

Lots 4-5, 6-7, and 8 Buchan Ave, Edmondson Park

Community Infrastructure Needs and Affordable Housing Assessment



Prepared for:
UPG Edmondson Parkland
February 2026

HiIPDA
CONSULTING

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INTRODUCTION

1.0 INTRODUCTION

This Community Infrastructure Needs and Affordable Housing Assessment (CINAHA) is submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) on behalf UPG Edmondson Parkland Pty Ltd, to support a State Significant Development Application (SSDA) and Concurrent Rezoning Report for the construction of a new multi-stage residential project at Lots 4-5, 6-7, and 8 Buchan Avenue, Edmondson Park (known as Sites 3, 4 and 5) (the site). The proposed development comprises a mix of shop-top housing, residential flat buildings, co-living housing, and affordable housing, together with public domain improvements including a new publicly accessible plaza, a public library and through-site pedestrian links.

The project has been identified by the NSW Housing Delivery Authority (HDA) as a key development to accelerate the delivery of well-located, diverse and affordable housing across Greater Sydney, with the HDA playing a coordinating role across government agencies to unlock complex sites through strategic planning, infrastructure coordination and streamlined assessment pathways. On 19 February 2025, the HDA recommended that the proposed development on Sites 4 and 5 (6-7 and 8 Buchan Avenue, Edmondson Park), as outlined in Expression of Interest (EOI) application 232588 dated 17 January 2025, be declared State Significant Development under section 4.36(3) of the Environmental Planning and Assessment Act 1979, followed by a similar recommendation on 2 June 2025 for Site 3 (4–5 Buchan Avenue, Edmondson Park), as described in EOI application 246574 dated 14 March 2025. These recommendations were formalised through the Minister’s issuance of State Significant Development Declaration Order (No. 9) 2025 on 12 June 2025, with the proposals to be facilitated by a concurrent amendment to the State Environmental Planning Policy (Precincts – Western Parkland City) 2021.

1.1 The proposal

1.1.1 Rezoning Proposal

To facilitate the proposed development described in Section 2.2, a Rezoning Proposal is sought to seek the following amendments to the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (Precincts SEPP):

- Amend the Height of Buildings Map to apply a suite of maximum building heights across the site, ranging from 52m to 135m
- Amend the Floor Space Ratio Map to apply maximum FSRs of 3.7:1 to 5.4:1 across the site
- Remove the requirement for a Development Control Plan for the site
- Permit development for the purposes of ‘commercial premises’ on Site 5.

1.1.2 State Significant Development Application

The proposed amendments to the Precincts SEPP, as outlined above, will facilitate the following development, sought via a concurrent State Significant Development Application (SSDA). Specifically, the proposed works sought under the SSDA include:

- Construction of 14 residential towers (ranging in height between 6 to 40 storeys) over five podiums (ranging in height between 2-5 storeys), comprising:
 - Mixed use podiums in Site 5
 - Public library in Site 3
 - A total of 1,805 residential apartments located above in a combination of build-to-sell, affordable, and co-living formats.
- Basement car parking

- Associated landscaping and public domain improvements, including a new publicly accessible plaza, public library and through-site links.

It is noted that the project will commit to providing 15 per cent of the gross floor area (GFA) as affordable housing for a minimum of 15 years, to be managed by a registered Community Housing Provider (CHP).

For a detailed description of the proposed development, refer to the Environmental Impact Statement (EIS) prepared by Beam Planning, and the Architectural Drawings prepared by Plus Architecture.

1.2 The site

The combined site is located at 4-5, 6-7, and 8 Buchan Avenue, Edmondson Park, and is legally described as Lots 4, 5, 6, 7 and 8 in DP1275478. The site has a total area of approximately 3.1 hectares, with a primary street frontage of approximately 298m to Buchan Avenue, and a secondary street frontage of approximately 186m to Horrie Road. The combined site is owned by UPG Edmondson Parkland Pty Ltd.

The site is located approximately 330m from the Edmondson Park Train Station and directly adjacent to a future high school (currently under construction). The site is also approximately 400m northwest of Frasers Ed Square Town Centre, placing it in a highly accessible and active urban precinct. The site and its surroundings are currently undeveloped, presenting a significant opportunity for coordinated and well-integrated urban development.

It is noted that earthworks, subdivision, and the construction of the major and minor roads surrounding the site has been undertaken under previous development consents.

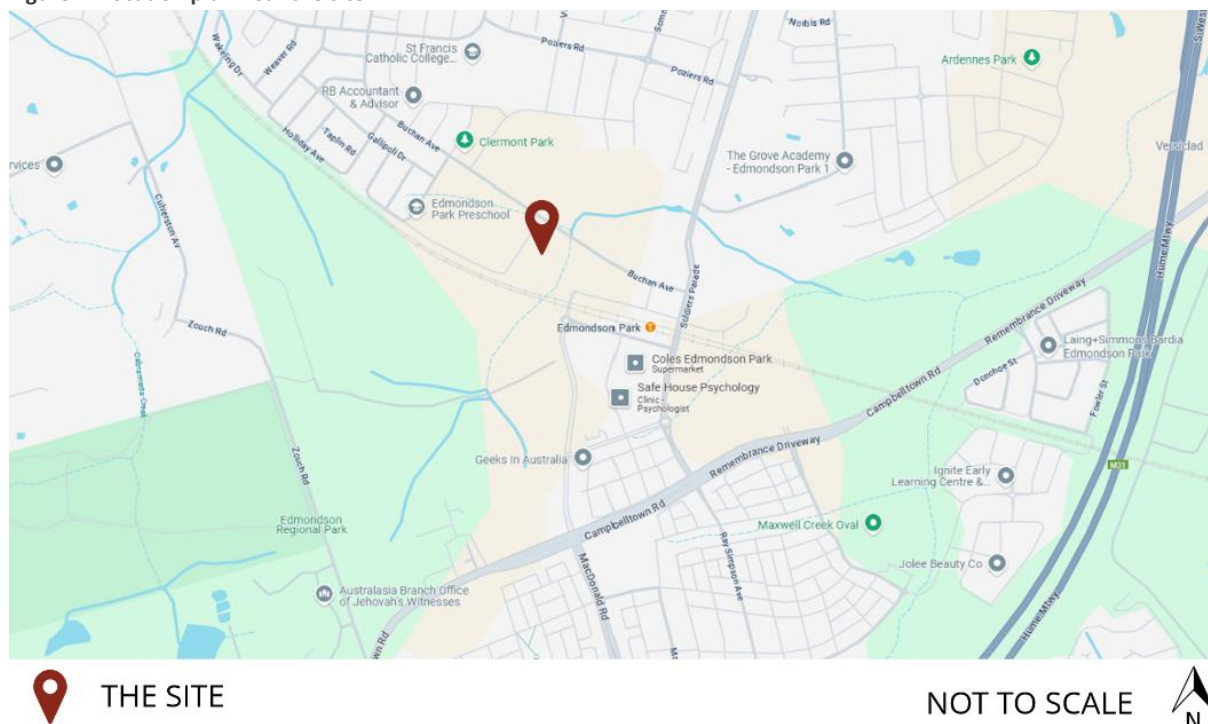
Figure 1 below provides an aerial image for the site. Figure 2 shows the location plan.

Figure 1: Sites 3-5, Edmondson Park town centre, collectively the site



Imagery: Google

Figure 2: Location plan near the site



Source: Beam Planning

1.3 Relevant SEARs/rezoning requirements

This CINAHA addresses the following requirements from the Planning Secretary’s Environmental Assessment Requirements (SEARs) issued for the SSDA and concurrent rezoning proposal on 25 August 2025.

Table 1: Excerpt of SEARs for SSD-88953706 Rezoning Report

Requirement	Response
4.1 Relevant Issues Including, but not limited to the following: <ul style="list-style-type: none"> • Social and Economic <ul style="list-style-type: none"> – Affordable housing • Address comments raised by Liverpool Council 	The section shall cover off all relevant issues relating to the subject site and proposed changes. <i>The CINAHA analyses affordable housing to inform the EIS, and addresses Council comments (outlined below).</i>

Table 2: Excerpt of SEARs for SSD-88953706 Environmental Impact Assessment Requirements

Requirement	Response
25. Infrastructure Requirements and Utilities Including, but not limited to the following: <ul style="list-style-type: none"> • Address comments raised at Appendix A. 	<i>The CINAHA addresses Appendix A comments (outlined below).</i>

The comments identified in Table 1 and Table 2 are outlined in Appendix A of the SEARs, which is a letter of recommendations dated 18 August 2025. This CINAHA addresses the requirements identified in Table 3.

Table 3: Excerpt of Appendix A of SEARs for SSD-88953706

Requirement	Response
1. Strategic Planning <ul style="list-style-type: none"> • Infrastructure Demand: The proposed current rezoning and SSD will result in a significant increase in infrastructure demand. The proposal should include justification how this is addressed as part of the rezoning. Required Documents: <ul style="list-style-type: none"> • Infrastructure Demand Analysis • Open Space Needs Analysis (including the additional needs as a result of additional density) • Community Facilities (including the additional needs as a result of additional density). 	<i>The CINAHA addresses social infrastructure demand, including analysis of social infrastructure, open space, and community facilities.</i>

Requirement	Response
<p>10. Community Planning Social Infrastructure Needs Assessment The proposal should include a social infrastructure needs assessment to identify the increased demand due to the proposed development. If any gap is identified, the assessment should recommend additional infrastructure and community facilities for future consideration of the relevant authorities.</p> <p>12. Contributions Submit supporting technical reports to inform infrastructure planning, including (but not limited to):</p> <ul style="list-style-type: none"> • Social Infrastructure Assessment. 	<p><i>The CINAHA includes a social infrastructure needs assessment, with recommendations relating to any gaps.</i></p> <p><i>The CINAHA includes a social infrastructure assessment.</i></p>

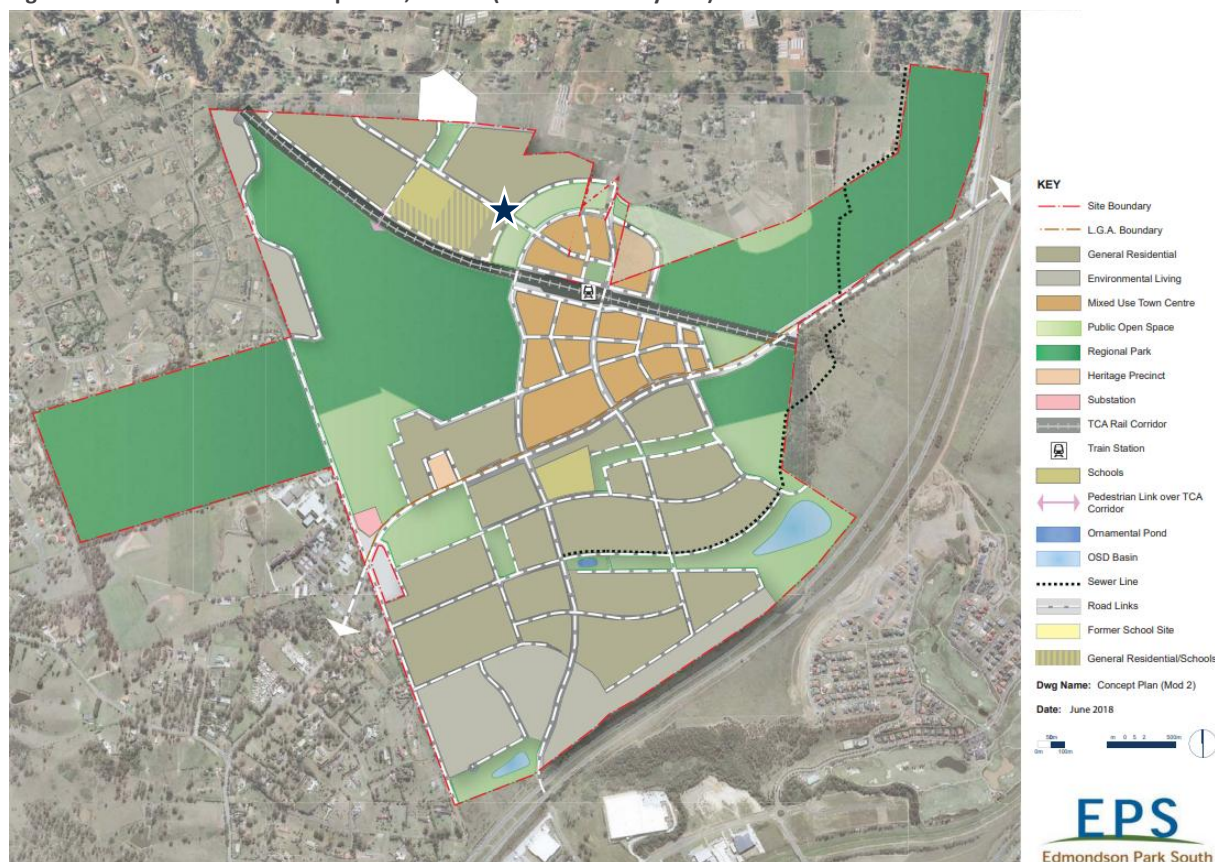
This CINAHA has been prepared to assist with addressing the above requirements of the SEARs and Appendix A. It analyses both affordable housing and social infrastructure.

1.4 Context

1.4.1 Site background

The site was previously owned by Landcom alongside neighbouring properties. At that time, the Edmondson Park Concept Plan (EPCP) was developed to facilitate development throughout Edmondson Park town centre. Figure 3 illustrates the most recent version of the EPCP, with a fifth modification (MOD 5, numbered MP 10_0118) having been approved in February 2025.

Figure 3: Edmondson Park Concept Plan, MOD 5 (site indicated by star)



Source: RobertsDay 2018

Under MOD 5, Landcom’s planned number of dwellings across the Edmondson Park town centre increased from 440 to 3,030 (with 605 dwellings planned for the site). Due to additional expected social infrastructure need, Landcom has offered a Voluntary Planning Agreement (VPA) with Liverpool City Council. The VPA, which is still

being drafted, offers around \$150M worth of land dedication, works in kind, and monetary contributions (discussed in section 2.2.2). This CINAHA takes the VPA as a baseline assumption for the site.

1.4.2 Social infrastructure provision

1.4.2.1 VPA

The VPA includes proposed infrastructure totalling an estimated 21.08ha of open space, 6,500sqm community centre/library floorspace, 60 childcare places, and 5,000sqm of plaza/event space (detailed in section 2.2.2). This CINAHA assumes that a VPA will be entered into.

1.4.2.2 The proposal

Separately to the above items, the Public Domain and Landscape Concept Plan prepared by Moir Studio, dated January 2026, identifies the following open space as part of the proposal:

- 1,600sqm 'Jericho Garden'
- 1,200sqm through-site link
- 650sqm retail plaza
- Library courtyard (quantified as 403sqm in architectural drawings prepared by Plus Architecture)
- Maxwell Creek interface (estimated by HillPDA at around 600sqm).

The above sites total 4,453sqm (or roughly 0.4ha) of anticipated open space within the proposal.

The proposal also includes social infrastructure comprising a 120-place childcare facility and a 1,419sqm library.

Further, the proposal includes other facilities, such as a gymnasium business and communal (resident-only) open spaces. However, these are not considered social infrastructure for the purposes of this CINAHA.

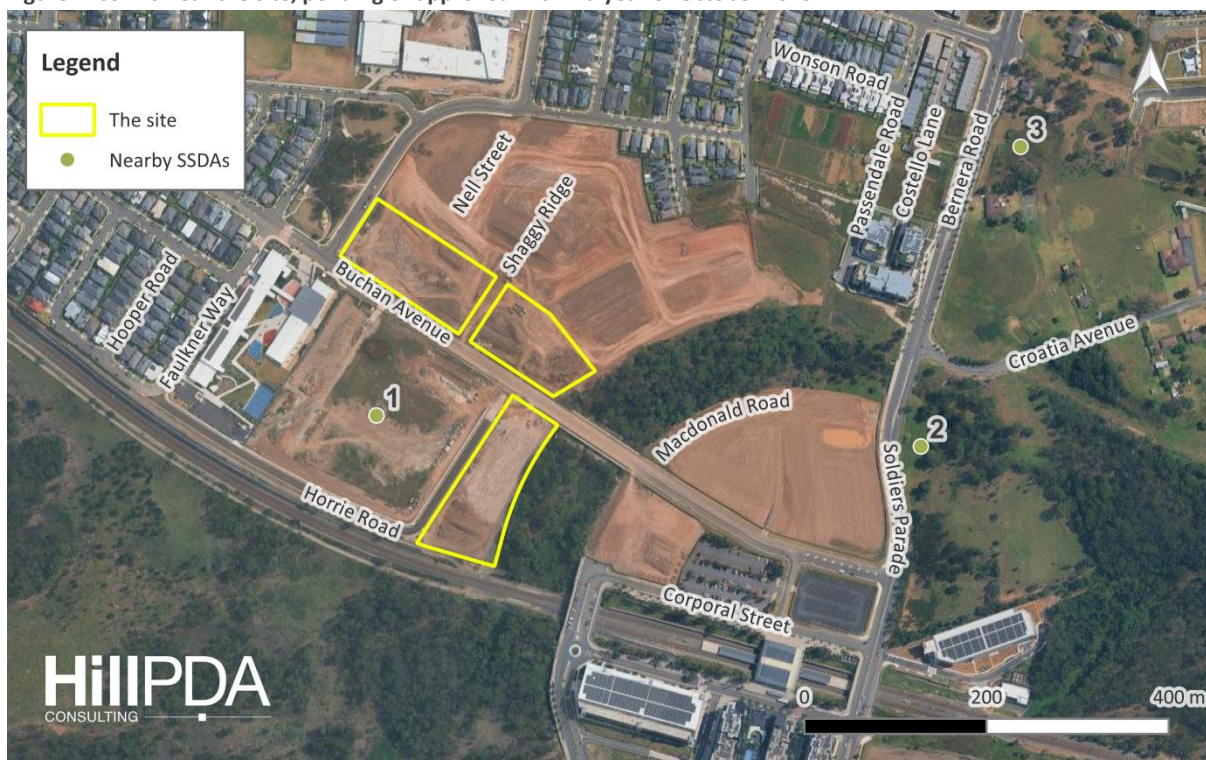
In total, the proposal would therefore provide 0.4ha open space, 120 childcare places, and 1,419sqm library floorspace beyond baseline provision under MOD 5 of the EPCP and its related VPA.

1.4.3 Site surrounds

The site reaches approximately 400m from Edmondson Park Railway Station. It is bordered by vacant land, on some of which a public high school is being constructed; open space; vegetation; and transport infrastructure. The site is very close to two new schools: Edmondson Park Public School and St Francis Catholic College.

A review has been undertaken of SSDAs surrounding the site, either pending or approved within the past year, as of October 2025. Figure 4 illustrates identified SSDAs, which are described in Table 4.

Figure 4: SSDAs near the site, pending or approved within a year of October 2025



Source: NSW Planning Portal. Imagery: Google

Table 4: SSDAs near the site, pending or approved within a year of October 2025

Label	Number	Description	Status
1	SSD-62028458	New public high school with eventual capacity of 2,000 students	Approved October 2024
2	SSD-77211717	9-storey development with 58 affordable housing units	In Assessment stage
3	SSD-93017956	8-storey shop top housing development over 3 buildings, with 229 apartments and 15% affordable housing	In Prepare EIS stage

Source: NSW Planning Portal

The public high school (SSD-62028458) is currently under construction. The above developments would contain significant educational facilities and affordable housing, which would contribute to meeting community needs.

The application for MOD 5 of the EPCP (numbered MP 10_0118, discussed in section 1.4.1) was lodged prior to the current SSDA pathway, but it forms another important part of the site’s development context, facilitating a mix of land uses to support growth of the Edmondson Park neighbourhood.

In addition to the above applications, the site is also near other expected development. A 178-unit townhouse development (DA-1245/2022) was approved by the Sydney Western City Planning Panel on 20 December 2024. DA-1245/2022 was approved for 43, 63 and 72 units respectively across separate lots known as sites 1, 2 and 3. Site 3 refers to sub-site 3 for the purposes of this CINAHA. It is understood that DA-1245/2022 is proceeding except for the sub-site 3 portion, therefore resulting in an expected 106 units.

Also near the site is Lot 411, DP 1318801, which is referenced in Division 4 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP). Division 4 establishes multi-dwelling housing and secondary dwellings as complying development on this lot.

Earthworks are also being undertaken on nearby land. It is expected that the broader area surrounding the site will experience additional development. Figure 5 illustrates the relationship of nearby land and development approvals to the site.

Figure 5: Other nearby (non-state-significant) development in relation to the site



Imagery: Google

1.5 Study objective and method

This CINAHA investigates provision rates for social infrastructure (including open space, community centres, schools and childcare), to calculate infrastructure that would be required for development. It also identifies affordable housing provision and demand for the area.

1.5.1 Method

The CINAHA has been developed using the following approach.

Figure 6: Our approach



1.5.2 What is social infrastructure?

Social infrastructure refers to infrastructure that directly supports community wellbeing. It has a significant impact on the quality of people’s lives, particularly in cases of population growth and urban densification.

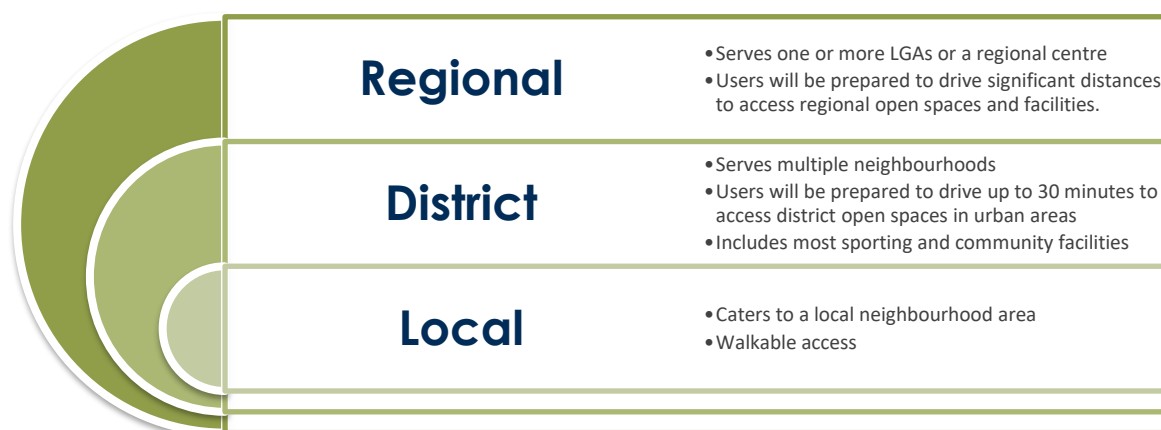
“Social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities.”

– Infrastructure Australia (2019), *Australian Infrastructure Audit 2019*.

Although some commercial or retail operations may offer various social benefits or services, these are not considered in this report. Such operations can provide valuable social functions; however, their current and future provision is typically market-led and thus generally differs in provision and funding to social infrastructure. They will therefore be considered separately by other studies.

Social infrastructure generally operates at three levels of provision: regional, district and local. These levels of provision service differently sized catchments. Catchments refer to both geographical areas and the size of the population serviced. For example, a primary school is intended to serve the local population, usually within walking distance. By contrast, a university will cater for a much wider, regional population. Figure 7 describes the three levels.

Figure 7: Levels of infrastructure catchments



Source: Adapted from Government Architect NSW (2020), *Draft Greener Places Design Guide*

This CINAHA considers the following types of social infrastructure:

- Open space and recreation
- Community and culture
- Education and childcare.

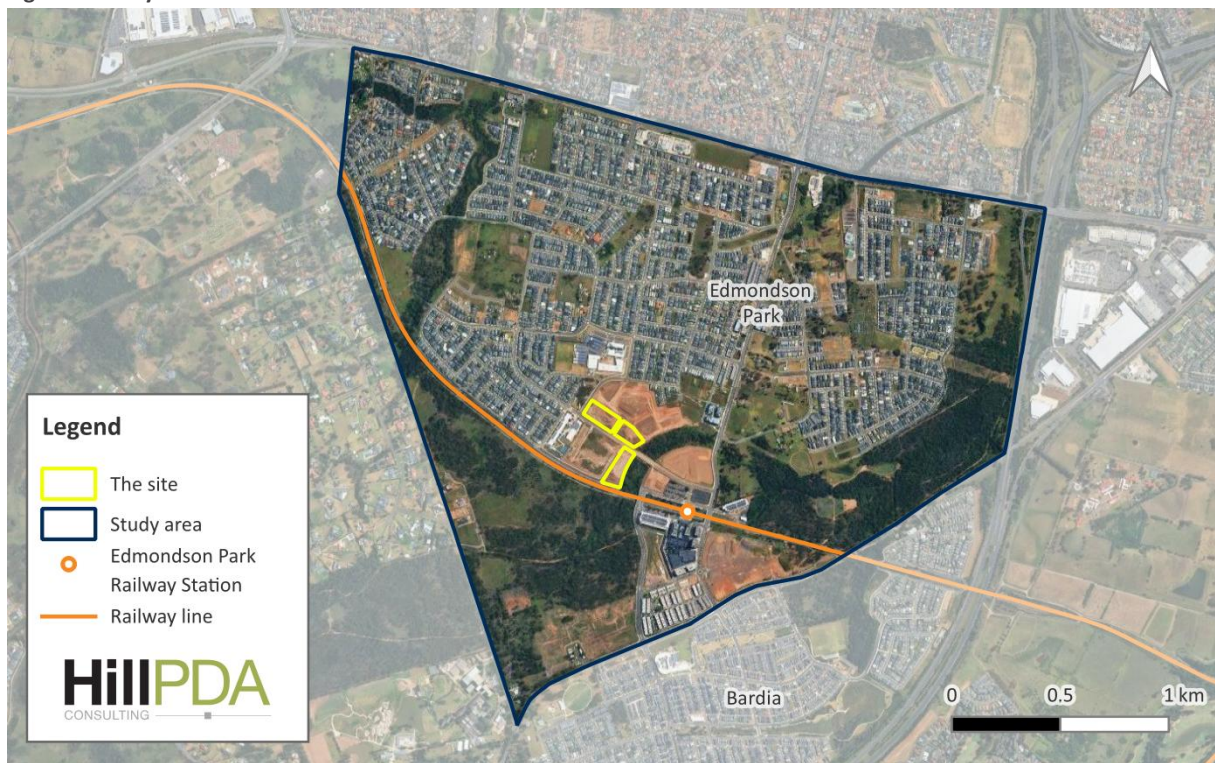
1.5.3 What is affordable housing?

Affordable housing refers to a type of partially subsidised rental housing targeted to people on very low, low, or moderate incomes. Affordable housing is managed by community housing providers, with tenant eligibility requirements. Under the *NSW Affordable Housing Ministerial Guidelines 2023/24*, it is generally intended to be rented at under 25-30 per cent of household income and under 80 per cent of market rent.

1.5.4 Study area

The CINAHA analyses social infrastructure and affordable housing throughout Edmondson Park. For this, a study area has been selected as the Edmondson Park Statistical Area Level 2 (SA2), illustrated in Figure 8.

Figure 8: Study area



Imagery: Google

The study area has been used as scope for demographic analysis, as well as social infrastructure auditing.

LITERATURE REVIEW

2.0 LITERATURE REVIEW

This chapter summarises relevant state and local government strategies, studies, and benchmarks for social infrastructure and affordable housing provision.

2.1 State government frameworks

2.1.1 Greener Places Design Guide 2020

In 2020, the NSW Government Architect prepared the *Greener Places Design Guide* (GPDG) as a design framework for urban green infrastructure. With respect to active and passive space, the framework provides guidance for provision at local (low- and high-density), district and regional levels, shown in Table 5.

Table 5: GPDG open space parameters

Type	Size	Distribution	Catchment	Capacity
Local access (high density >60 dwellings per hectare)	0.15 - 0.5 ha	<ul style="list-style-type: none"> 2–3 minutes' walk/ 200m walking distance to a local park (barrier free) 	<ul style="list-style-type: none"> Local neighbourhood 	<ul style="list-style-type: none"> 1,500 residents per 0.5 ha
Local access (low density <60 dwellings per hectare)	0.3 – 2 ha	<ul style="list-style-type: none"> 5 minutes' walk/ 400m walking distance to a local park (barrier free) 	<ul style="list-style-type: none"> Local neighbourhood 	<ul style="list-style-type: none"> 1,500 residents per 0.5 ha
District access	2 – 5 ha 10+ ha (sports)	<ul style="list-style-type: none"> 25 minutes' walk/ 2km proximity to a district park District parks also provide local access 	<ul style="list-style-type: none"> Less than one LGA or several neighbourhoods 	<ul style="list-style-type: none"> District sporting fields: 1,000 residents per ha District parks: 5,000 residents per ha within 5 km
Regional access	5+ ha	<ul style="list-style-type: none"> Up to 30 minutes travel time on public transport or by vehicle to regional open space Regional parks also provide local access and district access 	<ul style="list-style-type: none"> Cities Metropolitan districts One or more LGAs 	<ul style="list-style-type: none"> N/A

2.1.2 People Places 2020

In 2020, the State Library of NSW published an updated design guide, *People Places*. It outlines trends in the design of library systems, as well as considerations for how spaces should be designed to reflect community needs and expectations. The minimum recommended size overall for a public library building is 190 square metres. It is important to note that a library of this size is only capable of servicing communities of fewer than 2,750 people.

2.1.3 NSW Affordable Housing Ministerial Guidelines 2023/24

The *NSW Affordable Housing Ministerial Guidelines 2023/24* establish the legislative and policy framework for delivering affordable housing that has been delivered with assistance from the NSW Government or under the State Environmental Planning Policy (Housing) 2021 (Housing SEPP), the latter of which is relevant to the proposal.

It identifies that affordable housing is housing priced to service the following households in Greater Sydney (represented by the Greater Sydney Greater Capital City Statistical Area [GCCSA]):

- Very low income (less than 50 per cent of Greater Sydney median)
- Low income (50-80 per cent of Greater Sydney median)

- Moderate (80-120 per cent of Greater Sydney median).

The Ministerial Guidelines establish eligibility criteria including income limits. They also identify that affordable housing should generally be priced under 25-30 per cent of household income, with at least a 20 per cent discount from market rent.

2.2 Local frameworks

Several frameworks have been developed to address and plan for social infrastructure provision in the Edmondson Park area.

2.2.1 Liverpool Contributions Plan 2008 – Edmondson Park

The *Liverpool Contributions Plan 2008 – Edmondson Park* (Edmondson Park CP) outlines the future cost of infrastructure needed to enable development throughout Edmondson Park. It establishes levies for subdivision, new dwellings, and non-residential development. Payments can be made via monetary contribution, land transfer, works in kind, and/or land banking agreements (in exceptional circumstances).

The Edmondson Park CP forecasts Edmondson Park as growing by 6,706 dwellings, generating infrastructure demand for approximately 21,843 residents. Dwelling densities are forecasted to range between 2 and 38 dwellings/ha. It plans for a relatively large initial younger of young families, becoming more diverse over time. It includes the following forecasted social infrastructure requirements.

Table 6: Social infrastructure benchmarks and forecasted requirement in Edmondson Park (2008)

Infrastructure type	Standard	Requirement
Multi-purpose family and children's centre	1:8,000-1:10,000 residents	1
Multi-purpose community centre	1:8,000:1:10,000 residents	2
Childcare service	1 place:20 children (0-4 years). Generally equates to one 60-place centre per 8,000-10,000 residents	2 centres
Open space	2.4ha:1,000 people	1 district park. Multiple neighbourhood parks, passive parks, and conservation areas

Source: Edmondson Park CP

The above benchmarks and requirements have been noted for consideration in this CINAHA.

2.2.2 Edmondson Park North Social Infrastructure Assessment 2018

A *Social Infrastructure Assessment Report* (SIA) for Edmondson Park Town Centre North, dated August 2018, was prepared by Urbis to support MOD 5 for the EPCP (see section 1.4.1 of this report). The SIA provides demand and provision forecasts/recommendations for childcare, schools, and community centres. It also identifies the affordable housing intended to be provided by Landcom following MOD 5, citing an expected 5-10 per cent figure.

The SIA audits existing social infrastructure and identifies the following social infrastructure expected to be delivered within Edmondson Park, based on consultation and landscape planning for the town centre's southern portion:

- 153.67ha of conservation area
- 20.82ha active open space
- 18.83ha riparian open space
- 7.77ha passive open space
- Capacity increase of Bardia Public School from 300-1,000 students
- Development of St Francis Catholic College, a 1,600-student P-12 private school, by 2022

- Allocation of a 2ha site for a future public school.

Much of the above infrastructure has since been delivered, with St Francis Catholic College and a public primary school now both within 200m of the site.

Urbis' SIA identifies the following benchmarks and estimated requirement, based on the Edmondson Park CP, as well as the *Growth Centres Commission Development Code 2006*. Requirements are based on an assumed increased provision of 3,286 dwellings, accommodating a further 7,065 people in the area. The SIA also identifies affordable housing need in south-west Sydney.

Table 7: Social infrastructure benchmarks and forecasted requirement in Edmondson Park (2018)

Infrastructure type	Standard	Requirement
Open space	2.4ha:1,000 people	16.95ha
Childcare	<ul style="list-style-type: none"> ● Long day care: 1 place: 20 children (0-4 years) ● After-school care: 1 place: 25 children (5-12 years) 	<ul style="list-style-type: none"> ● 25.8 places ● 40.36 places
School	<ul style="list-style-type: none"> ● Public primary school: 1:1,500 new dwellings ● Public secondary school: 1:4,500 new dwellings 	<ul style="list-style-type: none"> ● 2.19 primary schools ● 0.73 secondary schools
Community health centre	1:20,000 people	0.35 centres
Community centre	1:8,000-1:10,000 people	0.7-0.8 centres
Library (branch)	1:33,000 people	0.2 libraries
Cultural centre	1:30,000 people	0.23 centres
Youth centre	1:20,000 people	0.35 centres

Source: SIA

For consistency, this CINAHA generally employs the above benchmarks in assessing the proposal's social infrastructure need. The after-school care benchmark is changed from the Urbis SIA, which uses 25 children (5-12 years) per place, where this report adopts the slightly less conservative 25 children (5-11 years), to align with the service age groups referenced in Chapter 3.0.

2.2.3 Landcom Voluntary Planning Agreement 2025

On 10 February 2025, Landcom issued a Revised Letter of Offer to enter into a Voluntary Planning Agreement (VPA) with Liverpool City Council and the NSW Minister for Planning and Public Spaces. An updated draft VPA has since been developed, as attached to a Council Planning & Design Report titled *Draft Planning Agreement – Edmondson Park Precincts 3, 5 and 9 – VPA 45*, dated 4 February 2026. If undertaken, this VPA would enable Landcom to make contributions of an equivalent of \$153,939,497, instead of contributions established by the Edmondson Park CP. These contributions would involve monetary contributions, land dedication, and works in kind for open space, community centre, and childcare facilities, as well as other (non-social) infrastructure.

Table 8 shows the social infrastructure that would be provided by these contributions, including the total quantity for each type.

Table 8: Infrastructure proposed by VPA

Infrastructure type	Description	Estimated quantity
Open space	<ul style="list-style-type: none"> ● Maxwell Creek open space (4.45ha) ● Lot 302 DP 1259974 (lot is 2.03ha; this has been used as an assumption) ● Park/sports field/environmental works/district sports ground (14.6ha) 	21.08ha
Community centre/library	Co-located community centre and library	6,500sqm floorspace
Childcare	Childcare centre	60 spaces
Plaza/event space	Urban event/place space	5,000sqm area

The VPA would meet most of the relevant baseline needs projected by the SIA – including providing a surplus of 4.13ha of open space and a combined library facility/community centre. The childcare centre would nearly meet childcare demand, with a shortfall of around 6 places, whereas the distribution of schools is subject to separate NSW Government planning and investment decisions. A plaza/event space could be considered as adding to the

cumulative demand for remaining facilities added together, though this more directly meets need for cultural/youth centres than for community health centres – a consideration responded to in section 4.1.1.

This CINAHA assumes that a VPA will be entered into, providing the above social infrastructure, to overall meet the baseline needs identified in the SIA.

DEMOGRAPHIC PROFILE



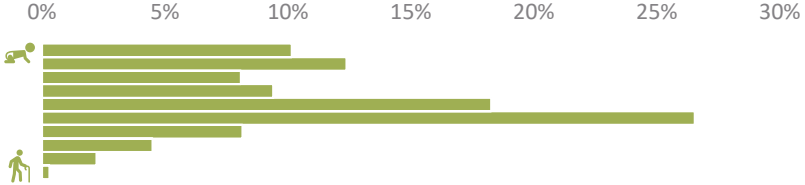







3.0 DEMOGRAPHIC PROFILE

3.1 Current and future population

3.1.1 Profile overview

The study area's demographic profile has been analysed based on the Australian Bureau of Statistics (ABS) 2021 Census. Where relevant, it has been compared to the Liverpool LGA and Greater Sydney (Greater Sydney GCCSA).

Table 9: Current population profile, study area, 2021

 <p>Population</p>	<ul style="list-style-type: none"> In 2021, the study area had a residential population of 12,080. This population included 1,227 children under 5, 1,125 children aged 5-9, and 520 people over 65.
 <p>Age structure</p>	<ul style="list-style-type: none"> Parents and homebuilders comprised the study area's largest service age group in 2021 (27%), followed by members of the young workforce (18%). Elderly people comprised the smallest (0.3%). * 
 <p>Language spoken</p>	<ul style="list-style-type: none"> In 2021, 74% of study area residents spoke a language other than English at home, higher than the LGA (64%) and particularly Greater Sydney (42%). The most common non-English languages were Arabic, Hindi, and Nepali, at 6% each.
 <p>Need for assistance</p>	<ul style="list-style-type: none"> In 2021, 3% of study area residents reported needing assistance with core activities, a smaller proportion than Greater Sydney overall (5%).
 <p>Household types</p>	<ul style="list-style-type: none"> In 2021, family households were the study area's most common household type (88%), as with the LGA (81%) and Greater Sydney (73%). Lone person households were less common in the study area (11%, compared to 17% and 23% respectively). Group households were relatively uncommon in all three areas.
 <p>Families</p>	<ul style="list-style-type: none"> In 2021, the study area's families most commonly comprised couples with children (67%), as with the LGA (56%) and Greater Sydney (48%). Compared to the other areas, the study area had a lower proportion of couples without children (22%), compared to 24% and 35%) and one-parent families (10%), compared to 19% and 15%).
 <p>Household sizes</p>	<ul style="list-style-type: none"> In 2021, the study area had an average of 3.4 people and 3.8 bedrooms per household, compared to 3.2 and 3.4 in the LGA, and 2.7 and 3 in Greater Sydney.
 <p>Dwelling types</p>	<ul style="list-style-type: none"> In 2021, separate houses were the most common dwelling type in the study area (84%), as with the LGA (73%) and Greater Sydney (56%). It had fewer flats/apartments (10%), compared to 16% and 31%) and semi-detached housing in particular (6%, compared to 10% and 13%).
 <p>Employment</p>	<ul style="list-style-type: none"> In 2021, study area residents most commonly worked in Health Care and Social assistance (15%), followed by Retail Trade (11%). The most common jobs were Professionals (21%), followed by Clerical and Administrative Workers (16%).

Source: ABS, Census All persons QuickStats; Census TableBuilder Pro

*Service age groups categorise a population into 10 life stages as follows: babies and pre-schoolers (0-4), primary schoolers (5-11), secondary schoolers (12-17), tertiary education and independence (18-24), young workforce (25-34), parents and homebuilders (35-49), older workers and pre-retirees (50-59), empty nesters and retirees (60-69), seniors (70-84) and elderly (85 and over).

3.1.2 Socio-economic indicators

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. They use indexes that rank areas against others of the same geographic type (e.g. SAL, LGA or equivalent statistical area) based on specific socio-economic metrics.

Each SEIFA index ranks areas based on a weighted sum of selected variables. SEIFA variables are derived from Census data, and cover a range of socio-economic dimensions including housing, income, education, employment and occupation, housing, and others.

The following sections contain analysis of national rankings of the study area and Statistical Area Level 1 areas (SA1s) near the site on two of the four SEIFA indexes:

- The Index of Relative Socio-economic Disadvantage (IRSD)
- The Index of Relative Socio-economic Advantage and Disadvantage (IRSAD).

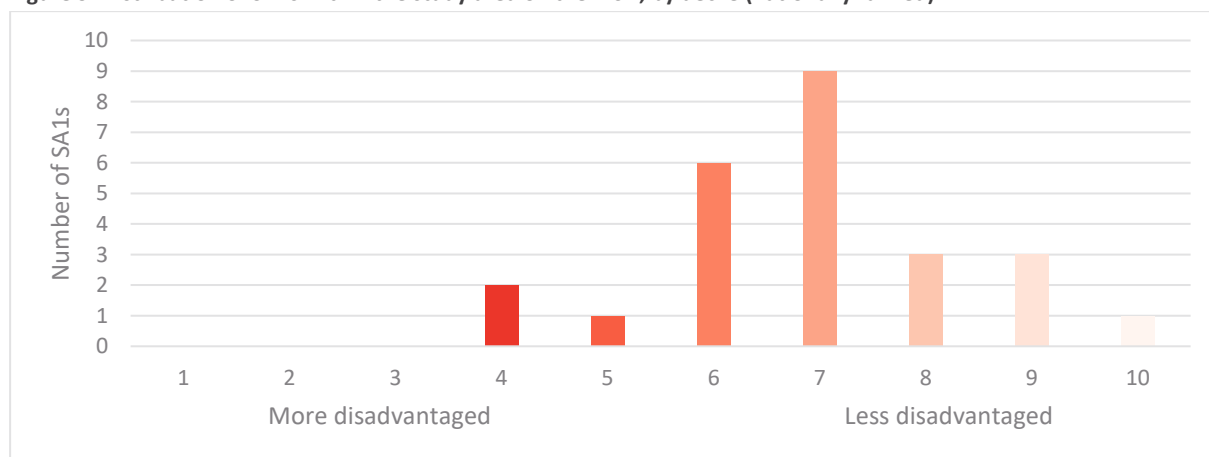
SEIFA data have been analysed as higher socio-economic disadvantage, or lower advantage, may contribute to a higher need for social infrastructure and/or affordable housing.

3.1.2.1 Relative disadvantage

The IRSD examines factors such as unemployment, proportion of lower income households, and lower education levels, to compare overall levels of disadvantage between areas.

At the 2021 Census, the study area was overall in the fourth-least disadvantaged decile. This represents somewhat low levels of disadvantage compared to the national average. Figure 9 illustrates how levels of disadvantage were distributed across SA1s within the study area.

Figure 9: Distribution of SA1s within the study area on the IRSD, by decile (nationally ranked)



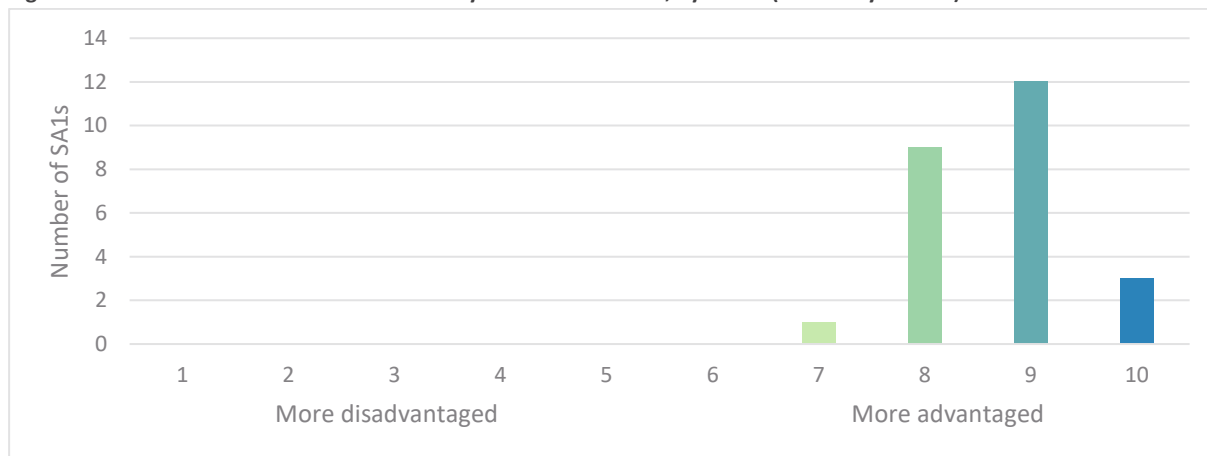
Source: Australian Bureau of Statistics (2021). SA1s for which no score is recorded (low population or insufficient data) have been excluded

3.1.2.2 Relative advantage and disadvantage

The IRSAD examines the socio-economic disadvantage indicators outlined above, as well as factors indicating socio-economic advantage, which include people in professional occupations, high household income, higher education attainment, higher mortgages and rents, and larger dwellings.

At the 2021 Census, the study area was in the second-highest decile for high advantage and low disadvantage. This represents significantly high levels of advantage relative to the national average. Figure 10 shows how combined advantaged and disadvantage were distributed among SA1s in the study area.

Figure 10: Distribution of SA1s within the study area on the IRSAD, by decile (nationally ranked)



Source: Australian Bureau of Statistics (2021). SA1s for which no score is recorded (low population or insufficient data) have been excluded

3.1.3 Future change

In 2024, the NSW Department of Planning, Housing and Infrastructure (DPHI) published *Common Planning Assumptions* (CPA) for population trends across NSW between 2001 and 2041. Table 10 shows CPA projections for the study area. As it shows, the study area is expected to increase by 24,779 residents (or 204 per cent) between 2021 and 2041, marking significant growth.

Table 10: Projected population, households and dwellings, study area, 2021-41

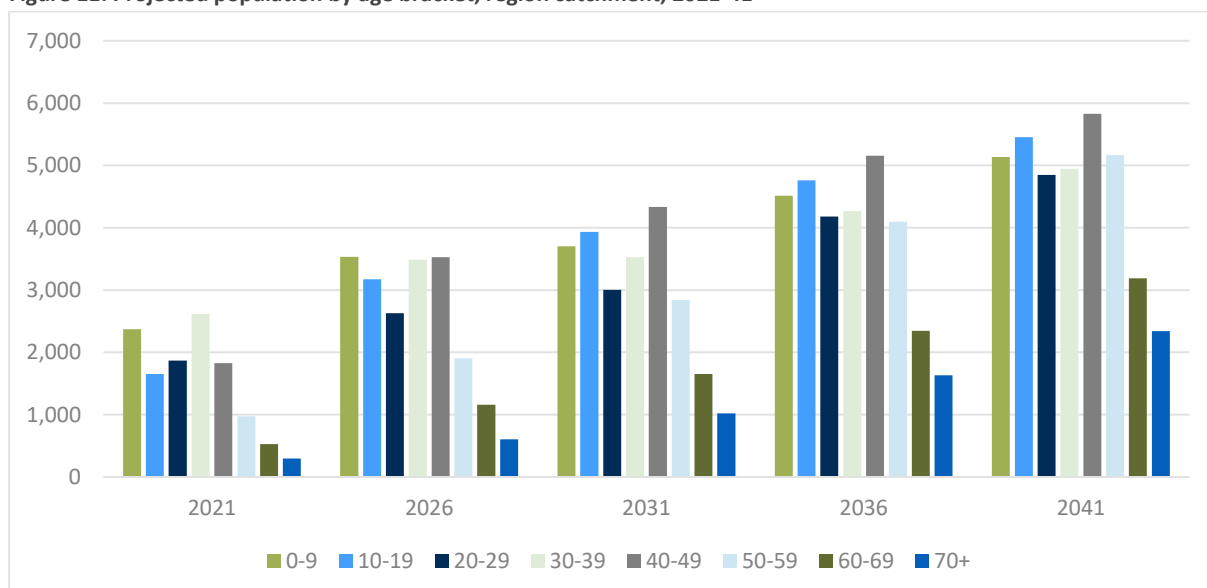
Measure	2021	2026	2031	2036	2041	2021-41 change
Population	12,136	20,027	24,007	30,948	36,915	+24,779
Median age	30	32	34	35	36	+6

Source: DPHI, CPA

Local population growth is expected to accompany a significant increase in the local median age, as young families begin to age within the area.

Figure 11 illustrates the study area’s projected population by age bracket. As it shows, every age group is projected to increase between 2021 and 2041, with the largest increase in residents aged between 40 and 49 (+4,003) and between 50 and 59 (+4,191).

Figure 11: Projected population by age bracket, region catchment, 2021-41



Source: DPHI, CPA

3.1.4 Implications

Key findings relevant to this study are as follows:

- The study area has a rapidly growing population, with a need for social infrastructure to service young families in particular
- The study area’s population is projected to grow more diverse in age ranges, as the community becomes more established
- The study area exhibits a high level of cultural diversity, creating a need for social infrastructure to be culturally adequate and appropriate
- Although the study area contains some single-person households, most dwellings have a higher number of residents and bedrooms, containing many families living in detached houses
- The study area showcases somewhat low levels of socio-economic disadvantage and significant levels of advantage. Levels of disadvantage may add to the need for social infrastructure and/or affordable housing in the area.

3.2 Population scenarios

This section analyses the population expected to increase on-site due to the proposal versus the baseline for MOD 5 of the EPCP (discussed in section 1.4.1).

3.2.1 Indicative residents

Based on apartment schedules dated 24 February 2026, the proposal would provide 1,805 high-density dwellings on-site, comprising a mix of co-living, studio, and 1-to-3-bedroom apartments. To ascertain the population that would be introduced on-site by the proposal, average residents per household have been calculated for the Liverpool LGA. Averages have been derived from the 2021 Census based on different bedroom counts for high-density dwellings (apartments in buildings of 4 storeys or higher). For this purpose, the studio apartment average from the 2021 Census has been applied to projected co-living apartments.

Table 11: Indicative apartment schedules, average household size, and resultant population for the proposal

Site no.	Co-living	Studio	1-bedroom	2-bedroom	3-bedroom	Total
3	0	0	165	254	72	491
4	0	0	108	264	75	447
5	180	173	231	212	71	867
<i>Total</i>	<i>180</i>	<i>173</i>	<i>504</i>	<i>730</i>	<i>218</i>	<i>1,805</i>
Average persons per household (2021)	1.09	1.09	1.36	2.32	3.32	-
Projected residents	197	189	687	1,691	725	3,489

Source: Urban Property Group; Census, TableBuilder Pro; HillPDA. Note: averages are based on high-density dwellings in 4+-storey buildings

Based on applying average household sizes to indicative apartment schedules, the proposal is expected to facilitate 3,489 people living on-site.

The proponent has also indicated that 15 per cent of dwellings would comprise affordable housing. Applying this rate to the total dwellings and residents, the proposal is expected to include 271 affordable housing dwellings, housing 523 residents.

3.2.2 Additional residents and dwellings

The projected population of 3,489 people resulting from the proposal, while substantial, represents a smaller increase when considering Landcom’s planning for the site under MOD 5 for the EPCP.

As identified in section 1.4.1, Landcom (and the related VPA) previously accounted for 3,030 dwellings across Edmondson Park town centre, of which 605 (or around 20 per cent) would be on the site. Applying this 20 per cent

proportion to the population estimated to result from MOD 5 (indicated in the SIA, discussed in section 2.2.2), there would be a population of 1,411 people on-site under the MOD 5 scenario.

Taking this 1,411-resident figure as a baseline, the new proposal would result in an *additional* population of **2,079 people on-site**. Taking the original 605-dwelling figure as a baseline, the proposal would add an *additional* **1,200 dwellings on-site**.

3.2.3 Age profile

Service age groups categorise a population by age into life stages. They can be grouped into 10 age brackets, with different implications for lifestyles and social infrastructure need.¹

At the 2021 Census, high-density dwellings in the Liverpool LGA largely housed young workforce and parent/homebuilder demographics, also with significant proportions of children. Applying these proportions to the projected on-site population of 1,411 (baseline scenario) and additional 2,079 (under the proposal), development would result in the range of residents indicated in Table 12, each with unique social infrastructure needs. These numbers have been used for age-specific social infrastructure benchmarking.

There may be population change over time, with the potential for the initial on-site population to grow gradually older, following local projected trends.

Table 12: Projected resident population on-site by service age groups, baseline (MOD 5 of EPCP) and proposal

Service age group	Proportion	Baseline population	Additional from proposal
Babies and pre-schoolers (0-4)	9%	132	+194
Primary schoolers (5-11)	8%	116	+172
Secondary schoolers (12-17)	5%	65	+96
Tertiary education and independence (18-24)	10%	138	+203
Young workforce (25-34)	28%	392	+578
Parents and homebuilders (35-49)	23%	323	+476
Older workers and pre-retirees (50-59)	8%	108	+158
Empty nesters and retirees (60-69)	5%	77	+113
Seniors (70-84)	4%	52	+76
Elderly (85 and over)	1%	8	+12
Total	100%	1,411	+2,079

¹ <https://profile.id.com.au/australia/service-age-groups>

NEED AND PROVISION ANALYSIS

4.0 NEED AND PROVISION ANALYSIS

This chapter analyses the need and provision of social infrastructure and affordable housing to service the population introduced by the proposal.

4.1 Social infrastructure need and provision

4.1.1 Social infrastructure to support proposed growth

Table 13 analyses the social infrastructure that would be required to support 1,200 additional dwellings beyond the EPCP MOD 5 baseline, housing 2,079 additional people, of which 194 would be aged 0-4 and 172 aged 5-11.

Table 13: Projected social infrastructure demand resulting from the proposal (beyond EPCP MOD 5 baseline)

Infrastructure type	Benchmark	Requirement
Open space	2.4ha:1,000 people	5.0ha
Childcare	<ul style="list-style-type: none"> Long day care: 1 place: 20 children (0-4 years) After-school care: 1 place: 25 children (5-11 years) 	<ul style="list-style-type: none"> 10 places 7 places
School	<ul style="list-style-type: none"> Public primary school: 1:1,500 new dwellings Public secondary school: 1:4,500 new dwellings 	<ul style="list-style-type: none"> 0.8 primary schools 0.3 secondary schools
Community health centre	1:20,000 people	0.1 centres
Community centre	1:8,000-1:10,000 people	0.2-0.3 centres
Library (branch)	1:33,000 people	0.1 libraries
Cultural centre	1:30,000 people	0.1 centres
Youth centre	1:20,000 people	0.1 centres

The above table indicates that development would primarily contribute to demand for open space, childcare, and schools beyond the baseline of EPCP MOD 5, with small cumulative increase to other social infrastructure demand. The below sections analyse expected demand for different types of infrastructure.

4.1.1.1 Open space

The proposal would generate additional demand for 5ha of open space. This demand can be mostly met by a combination of VPA provisions and on-site open space.

As noted in section 2.2.3, the baseline EPCP MOD 5 scenario involves a VPA that is expected to provide 21.08ha of open space, although only 16.95ha is projected to be required. This would leave the study area with a newfound surplus of 4.13ha of open space.

The proposal itself would also include on-site open spaces. These include publicly accessible open space infrastructure, as well as communal open space for residents (albeit not considered social infrastructure due to restriction of public access). As outlined in section 1.4.2.2, there would be an estimated 0.4ha of additional open space infrastructure on-site.

After the proposal's development, there would consequently be a minor residual shortfall in open space for the local community (0.47ha), assuming that the remainder of the EPCP is developed as planned.

Based on apartment schedules dated 24 February 2026, the proposal would include 1.18ha of outdoor communal space for residents. This space would offset some of the additional open space demand generated by the proposal, noting that the communal open space provision is more than double the open space shortfall.

4.1.1.2 Schools and childcare

The proposal is calculated to result in demand for 0.8 primary schools and 0.3 secondary schools. The distribution of schools is subject to separate NSW Government planning and investment decisions. Nonetheless, it is noted that several schools are being (or have recently been) developed very close to the site, adding to local capacity.

Development would generate demand for an estimated 17 childcare places, comprising 10 long day care and 7 after-school care places. However, the proposal would provide 120 new childcare places, leading to an expected surplus post-development. Through providing a facility of this scale, the proposal would provide for the demand generated by its residents during operation, while offering further benefit to the surrounding community.

4.1.1.3 Community and culture facilities

Libraries, community health, and community spaces can generally be grouped together as ‘community and culture’ facilities that provide space for people to gather, recreate, and access services. The proposal would generate low levels of demand for each type of facility, but a cumulative 0.6-0.7 facilities (if all libraries, community health, and community spaces are considered as one). The proposal includes 1,419sqm of library floorspace, therefore providing an overall surplus of community and cultural spaces, through the delivery of one entire facility. This would allow the proposal to more than meet the cumulative community/cultural space demand generated by its population. While generally providing a surplus, it is noted that this does not directly meet the need for unique community health facilities, adding to that of the EPCP overall (identified in section 2.2).

4.1.1.4 Conclusion

As above sections detail, the proposal would generate additional social infrastructure demand beyond the baseline of what is expected under MOD 5 of the EPCP. Nonetheless, there would still be a surplus of most social infrastructure provision post-development, with a small shortfall in open space infrastructure. This is due to the proposal’s inclusion of library floorspace and childcare places, and the existing VPA’s significant inclusion of surplus open space. Post-development, there would be an estimated shortfall of 0.47ha open space. However, it is noted that the proposal would include 1.18ha of outdoor communal space for residents, which is expected to compensate for some of the additional demand.

There may also need to be future consideration of community health facility demand in other developments; the proposal, like the VPA, provides for generic community/cultural space (in the form of the library) in place of facilities unique to community health needs.

The proposal’s inclusion of two complete facilities (in the form of the library and childcare) would more than accommodate the future demand generated by residents, while offering further benefit to the surrounding community. In particular, these could offer benefits by proximity to nearby schools. There is potential for the childcare facility to service the siblings or future students of nearby primary schools, and the library could provide spaces for learning and play for nearby primary and high school students. These are therefore seen as beneficial forms of social infrastructure to include on-site.

4.2 Affordable housing need and provision

4.2.1 Housing affordability

Affordable housing need can be ascertained by analysis of current supply, alongside residents’ ability to pay.

Affordable housing is targeted to households with very low, low, or moderate incomes – respectively defined as under 50 per cent, 50-80 per cent, and 80-120 per cent of the Greater Sydney median. At the 2021 Census, the study area contained 293, 360, and 635 households on very low, low, and moderate incomes respectively. This leads to a total of 1,288 households eligible for affordable housing, shown in Table 14.

Table 14: Study area households likely eligible for affordable housing by weekly income, 2021

Indicator	Median	Very low-income	Low-income	Moderate-income	Total eligible
Income range	\$2,077	\$0-\$1,039	\$1,039-\$1,662	\$1,663-\$2,492	\$0-\$2,492
Households in study area	-	293	360	635	1,288

Source: ABS, Census TableBuilder Pro

4.2.2 Affordable housing need and supply

Affordable housing need is often calculated in terms of households that are paying more than 30 per cent of income in rental or mortgage payments (respectively known as rent stress and mortgage stress), as affordable housing is intended to be rented at prices below this level. At the 2021 Census, the study area exhibited a significantly higher median income compared to the Liverpool LGA and Greater Sydney overall. Correspondingly, while its median rent was higher, it had the lowest rent stress rate. The study area’s mortgage rate stress was equal to the Liverpool LGA, both being higher than the Greater Sydney average.

Table 15: 2021 median household income/rent/mortgage; rates of rent/mortgage stress, study area/LGA/Greater Sydney

Indicator	Study area	LGA	Greater Sydney
Weekly income	2,562	1,819	2,077
Weekly rent	550	400	470
Monthly mortgage	2,800	2,200	2,427
Households in rent stress	34%	41%	35%
Households in mortgage stress	23%	23%	20%

Source: ABS, Census All persons QuickStats. Rent/mortgage stress rates are proportions of rental/mortgage households respectively

Comparing the income ranges in Table 14 with the median rent and mortgage costs in Table 15 indicates some unaffordability. If households paid the median rent/mortgage for the study area, it would result in rent/mortgage stress for 100 per cent of households with low-to-very-low incomes, and some moderate-income households.

Despite these indicators of affordable housing eligibility and need, the study area had no subsidised affordable housing in 2021. As Table 16 indicates, at the 2021 Census, 1 per cent of rental households comprised public housing, while no households were rented from community housing providers.

Table 16: Rental households by landlord type, study area, 2021

Landlord type	Number	Proportion
Real estate agent	894	83%
State/territory housing authority	10	1%
Community housing provider	0	0%
Person not in the same household	98	9%
Employer	74	7%
Total	1,076	100%

Source: ABS, Census TableBuilder Pro. Totals/proportions exclude not stated/not applicable

The low supply of local public housing dwellings (i.e. dwellings rented from a state housing authority) may also be contributing to very long waiting times for public housing. As of mid-2024, the NSW Department of Communities and Justice (DCJ) recorded expected waiting times for public housing applicants as over 10 years for every type of dwelling, with 1,932 general and 318 priority applicants in the GW11 Liverpool allocation zone.²

This indicates that it is likely difficult for households in need to access social or affordable housing in the study area.

4.2.3 Change over time

For more recent affordability data, the DCJ publishes quarterly rent and sales tables, which include the median rent lodged in new bonds and median property sales prices.

Table 17 compares the 2021 median weekly household rent across Postal Area 2174 (which encapsulates the study area and some adjacent land), Liverpool LGA, and Greater Sydney, with the median rent recorded in June 2025 bond tables. As it shows, the study area has experienced a smaller proportional change over this time, compared to the LGA and Greater Sydney overall. This decreases the likely scale of households potentially entering a state of rent stress since the 2021 Census.

² DCJ 2024, *Guide to waiting times for social housing at 30 June 2024*, accessed 10 October 2025, https://public.tableau.com/app/profile/dcj.statistics/viz/FACSSocialHousingExpectedWaitingTimes_17032189873020/EWT.

Table 17: Change in median weekly household rent, postal area/LGA/Greater Sydney, 2021 Census to June 2025

Area	2021	2025	2021-25 change	% change
Postal Area 2174	550	750	+200	+36%
Liverpool LGA	400	650	+250	+63%
Greater Sydney	470	680	+210	+45%

Source: ABS, Census All persons QuickStats; DCJ, Rent tables

Rent prices have a close relationship to residential vacancy rates; lower vacancy rates can be linked to higher rents, and vice versa. 3 per cent is generally considered a healthy vacancy rate. According to SQM Research, Postal Area 2174 (which largely comprises the study area) recorded a **1 per cent** vacancy rate as of August 2025. Over the previous five years, vacancy rates generally remained **under 3 per cent**, having previously been higher until during the COVID-19 pandemic.³ As a result, rents have risen strongly throughout this time, though not at the rapid scale of the Liverpool LGA or Sydney overall.

Table 18 compares the March 2021 median dwelling sales price across Postal Area 2174, Liverpool LGA, and Greater Sydney, with March 2025. As it shows, property prices grew significantly more over this time, compared to the LGA and Greater Sydney overall. This could contribute to rising rates of mortgage stress, which were already higher than Greater Sydney at the 2021 Census. Higher mortgage stress rates are also likely due to factors of increased interest rates adding to repayment costs.

Table 18: Change in median dwelling price ('000s), study area/LGA/Greater Sydney, March 2021 to March 2025

Area	2021	2025	2021-25 change	% change
Postal Area 2174	712	995	283	40%
LGA	745	926	181	24%
Greater Sydney	740	900	160	22%

Source: ABS, Census All persons QuickStats; DCJ, Sales tables

Although households targeted for affordable housing tend to be on incomes that make renting more likely than ownership, there is a segment of the population living in mortgaged homes, for whom affordable housing becomes appropriate, e.g. when income-earners change or mortgage repayments become unaffordable. The study area may therefore have some additional need for affordable housing, due to its mortgage stress rates.

DCJ sales tables also consider land titling. In the quarter to March 2025, median dwelling prices were recorded at \$1,280 for non-strata and \$765 for strata dwellings. This indicates that non-strata dwellings, such as detached houses, were 67 per cent more expensive than strata dwellings, such as apartments. This indicates that greater dwelling diversity, including more flats and apartments, may help to improve local housing affordability, given the current high proportion of detached housing.

4.2.4 Housing for key workers

While housing affordability is an important consideration in itself, the provision of affordable housing can also ensure a sustainable population mix in a community. In particular, communities often rely on key workers who perform essential services but are typically on lower incomes.⁴ Affordable housing can enable more of these workers to live in an area.

Table 19 shows the number of key workers by occupation living in the study area, as of the 2021 Census. As it shows, the study area had a relative strong and diverse mix of key workers, although there was a lack of fire/emergency workers and ICT/telecommunications workers.

Due to rising housing costs since the 2021 Census, affordable housing may help to ensure the study area maintains its key worker population, avoiding these residents being 'priced out' of the area.

Table 19: Key worker residents, study area, 2021

³ SQM Research 2025, *Residential Vacancy Rates: Postcode 2174*, accessed 10 October 2025, https://sqmresearch.com.au/graph_vacancy.php?postcode=2174&t=1.

⁴ <https://www.ahuri.edu.au/analysis/brief/key-workers-and-commuting-during-covid-19>

Occupation	# Residents
Registered Nurses	265
Nursing Support and Personal Care Workers	102
Aged and Disabled Carers	100
Child Carers	90
Secondary School Teachers	83
Primary School Teachers	61
Commercial Cleaners	61
ICT Support Technicians	50
Delivery Drivers	27
ICT Support and Test Engineers	20
Welfare Support Workers	20
Education Aides	20
Police	19
Prison Officers	19
Telecommunications Trades Workers	14
Bus and Coach Drivers	12

Occupation	# Residents
Enrolled and Mothercraft Nurses	10
Train and Tram Drivers	10
School Teachers, nfd	9
Special Education Teachers	9
Midwives	9
Social Workers	9
Early Childhood (Pre-primary School) Teachers	8
Laundry Workers	4
Middle School Teachers	0
ICT Network and Support Professionals, nfd	0
ICT and Telecommunications Technicians, nfd	0
Telecommunications Technical Specialists	0
Health and Welfare Support Workers, nfd	0
Fire and Emergency Workers	0
Total	1,031

4.2.5 Affordable housing provision

As the above sections show, there is a need for more affordable housing in the study area with clear benefits associated with an expansion of this housing type. The proposal would help to address this need through the provision of 15 per cent of the development to affordable housing.

As calculated in section 3.2.1, the proposal is expected to provide 271 affordable housing dwellings, housing 523 people.

4.2.6 Affordable housing compared to baseline

Under the baseline scenario, the SIA for MOD 5 of the EPCP indicated that 5-10 per cent of dwellings delivered would comprise affordable housing. Applying this flat rate to the 605 planned dwellings on site, this would result in between 30 and 61 affordable housing dwellings being provided. The proposal would therefore result in between 210 and 241 more affordable housing dwellings than under MOD 5.

CONCLUSION

5.0 CONCLUSION

This Community Infrastructure Needs and Affordable Housing Assessment (CINAHA) assesses social/community infrastructure and affordable housing for a proposed mixed-use development (the proposal) at Lots 4-5, 6-7, and 8 Buchan Avenue, Edmondson Park (the site), in the Liverpool Local Government Area (LGA). The CINAHA makes the following findings:

- The site is in a densifying area of south-western Sydney, experiencing rapid growth underpinned by an increase in young families. Edmondson Park is generally socio-economically advantaged, while having some disadvantage and housing stress. It has high cultural diversity and larger-than-average households
- The proposal involves the construction of 14 mixed-use towers over five podiums at the site. The towers are proposed to contain 180 co-living, 172 studio, 505 1-bedroom, 730 2-bedroom, and 218 3-bedroom apartments, totalling 1,805 dwellings
- Based on high-density dwelling occupancy rates in the Liverpool LGA, these dwellings would accommodate 3,489 residents on-site
- The site was previously owned by Landcom, who proposed to develop 605 dwellings on-site under Modification 5 (MOD 5) of the Edmondson Park Concept Plan (EPCP). Being around 20 per cent of a planned 7,065-resident area, these would have accommodated approx. 1,411 residents
- The proposal would therefore lead to an additional estimated 1,200 dwellings and 2,079 residents on-site *in addition to* the recently approved EPCP MOD 5 assumptions. These extra residents would include an estimated 194 children aged 0-4 and 172 children aged 5-11
- Collectively, these additional residents would generate demand for 5ha open space, 17 childcare places, 0.8 primary schools, around 0.3 secondary schools and community centres each, and 0.1 libraries, cultural, community health, and youth centres each
- EPCP MOD 5 involved a Voluntary Planning Agreement offer (VPA) from Landcom; an agreement of similar terms is expected to supersede the *Liverpool Contributions Plan 2008 – Edmondson Park*, with respect to the site. It is expected to provide social infrastructure to meet EPCP-related demand
- For open space, the VPA includes dedication for up to 21.08ha, despite a previous Social Infrastructure Assessment only scoping demand for 16.95ha under EPCP MOD 5. This is expected to result in a baseline surplus of 4.13ha open space across Edmondson Park
- As the proposal would result in 5ha open space demand (while providing an additional 0.4ha), this would produce a minor shortfall of 0.47ha post-development. However, the inclusion of 1.18ha outdoor communal spaces for residents, more than double the shortfall area would more than offset the shortfall
- For childcare places, the proposal would include a 120-place facility, therefore leading to a surplus of childcare provision. School infrastructure is dealt with separately by the NSW Government
- For community/library infrastructure, the proposal would provide 1 facility for collective community and cultural space demand, constituting a surplus. Nonetheless, there may need to be future consideration of community health facility demand in other developments
- The proposal would also provide an estimated 271 affordable housing dwellings, housing 523 people. This would be between 210 and 241 dwellings more than the estimated number under MOD 5
- There is currently no subsidised affordable housing in the area and very little public housing, limiting housing access for low-income people. The proposal's affordable housing component would therefore provide an added social benefit.



SYDNEY

Level 3, 234 George Street
Sydney NSW 2000
GPO Box 2748 Sydney NSW 2001
t: +61 2 9252 8777
f: +61 2 9252 6077
e: sydney@hillpda.com

MELBOURNE

Suite 114, 838 Collins Street
Docklands VIC 3008
t: +61 3 9629 1842
f: +61 3 9629 6315
e: melbourne@hillpda.com

WWW.HILLPDA.COM