



25 South Parade, Auburn Social Impact Comment

Prepared for South
Parade Auburn P/L

July 2023

HIIPDA
CONSULTING

Contents

- 1.0 Introduction 4**
 - 1.1 The Planning Proposal4
 - 1.2 The site5
 - 1.3 The surrounds.....5
- 2.0 Existing social environment..... 7**
 - 2.1 The study area7
 - 2.2 Demographic analysis8
 - 2.3 Sensitive receivers9
- 3.0 Social impacts..... 10**
 - 3.1 Potential impacts10
- 4.0 Conclusion..... 14**

Tables

- Table 1: Description of potential social impacts..... 11

Figures

- Figure 1: The site 5
- Figure 2: Study area 7
- Figure 3: Potentially sensitive receivers near the site 9



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Signature



Dated

13 July 2023

Report details

Job number P23001

Version 2

File name P23001 - 25 South Parade, Auburn SIC

Date issued 13 July 2023

1.0 INTRODUCTION

This social impact comment (SIC) has been prepared by HillPDA for South Parade Auburn P/L to accompany a Planning Proposal to Cumberland City Council. The planning proposal seeks to amend the Cumberland Local Environmental Plan (Cumberland LEP) 2021 to allow additional permitted uses at 25 South Parade, Auburn (the site).

The site is zoned E4 General Industrial under the Cumberland LEP, enabling a range of industrial and warehouse land uses and providing for employment opportunities, whilst prohibiting other land uses including medical centre and office premises. Nonetheless, development consent was granted under DA249/00 in September 2000 allowing the construction of an office premises development on the site. Subsequently, the site has been in use as office premises.

The proponent is preparing a Planning Proposal to provide for additional permitted uses at the site whilst retaining the current zoning. The additional permitted uses proposed are medical centre and office premises.

This SIC has been prepared to accompany the Planning Proposal to address the need to identify social impacts of the proposed change.

1.1 The Planning Proposal

The planning proposal seeks to amend the Cumberland LEP to:

- Include a clause identifying Lot 2, DP 806999 under *Schedule 1 Additional permitted uses* of the LEP; and add it to the *Additional Permitted Uses Map*; and
- Include a clause that permits (with consent) development for the purposes of medical centre and office premises at Lot 2, DP 806999.

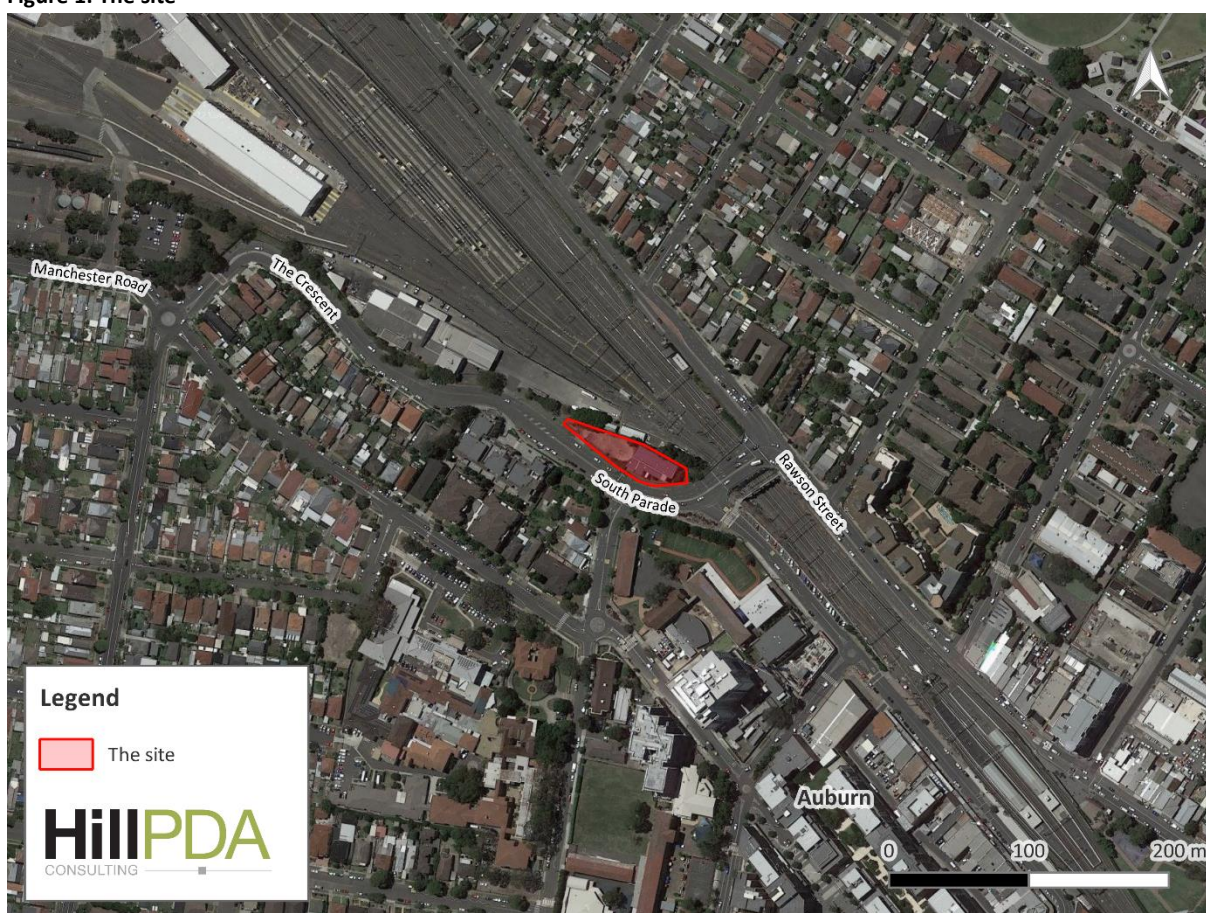
This report considers the potential social impacts to arise from the proposed amendments to the Cumberland LEP. Social matters relating to previous approvals at the site, including the construction of the current two storey office building, do not form part of the assessment.

1.2 The site

The site is located at 25 South Parade, Auburn, legally identified as Lot 2, DP 806999. The site is located approximately 16 kilometres west of the Sydney CBD and four kilometres southeast of the Parramatta CBD. The site is adjacent to the Auburn town centre, approximately 300m northwest of Auburn Railway Station. The location of the site is indicated in Figure 1.

The site has a total area of approximately 1,600 square metres, with approximately 100 metres of frontage to South Parade. South Parade bounds the site to the south, and it is bound to the northeast by the NSW Main Suburban rail line, and to the northwest by Lot 2, DP 827624. The site currently hosts a two-storey office building and at-grade car parking. The site is located within the Cumberland Local Government Area (LGA) and is zoned E4 General Industrial under the Cumberland LEP 2021.

Figure 1: The site



Source: HillPDA, Google satellite imagery (2022)

1.3 The surrounds

The land immediately surrounding the site consists of:

- The Main Suburban railway line to the northeast, with medium density residential development located beyond the railway line
- South Parade to the west and south of the site, with low and medium density residential development

- St John's Catholic Primary school, to the south of the site, also fronting South Parade
- Auburn town centre, to the southeast of the site, which hosts a mix of residential and commercial uses as well as Auburn railway station
- Rail and industrial land uses to the north and west of the site.

Aside from the small quantity of industrial-zoned land to the site's northwest, the surrounding area is predominantly characterised by a mix of residential, commercial, and office spaces, typical of a town centre. The site has excellent access to public transport networks, located approximately 300 metres from Auburn railway station, and approximately 150 metres from the nearest bus stop.

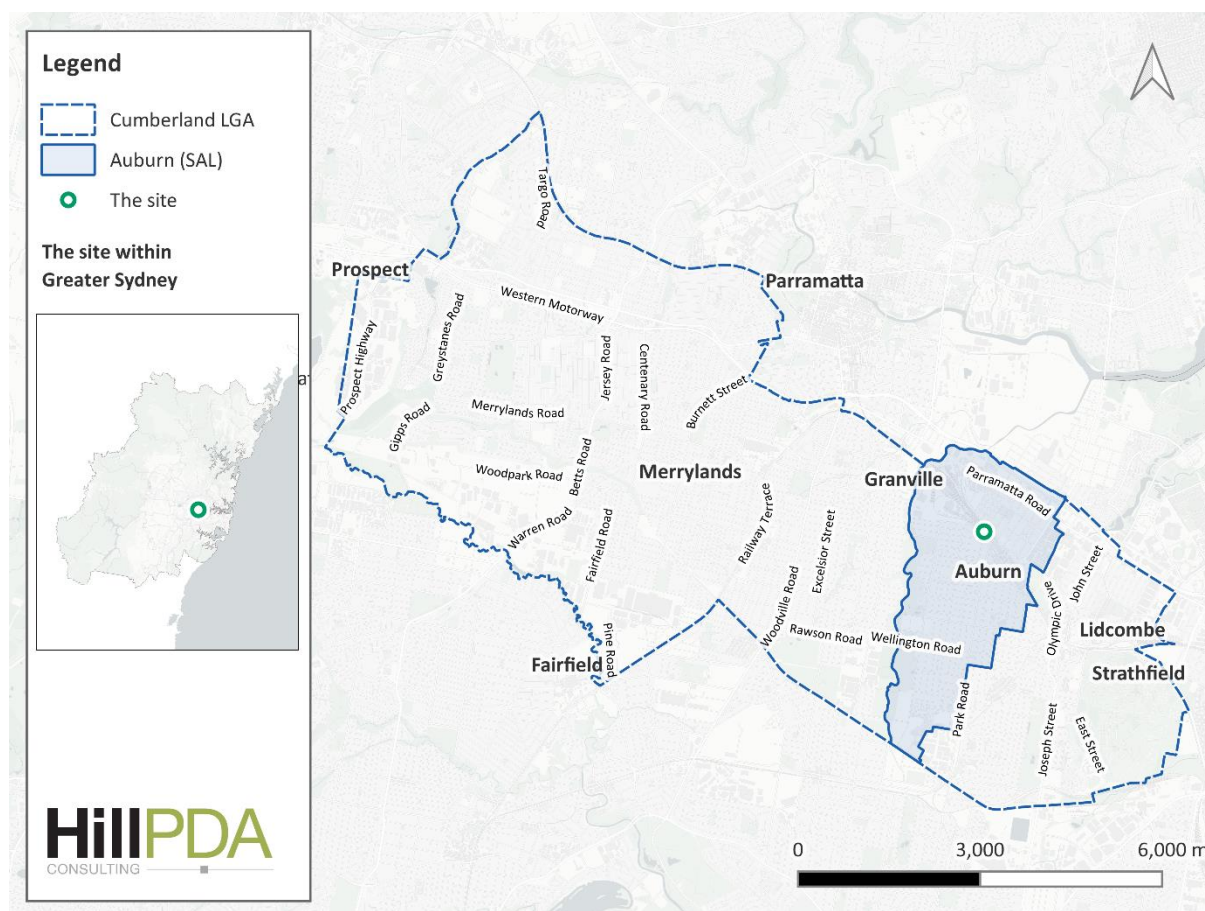
The site is also located close to key road transport routes, with the A6, the M4 Motorway and the A44 Great Western Highway providing access to the wider Sydney road network.

2.0 EXISTING SOCIAL ENVIRONMENT

2.1 The study area

The study area has been defined as Auburn SAL ('Suburb and Locality' under the Australian Statistical Geography Standard) as indicated in Figure 2. Demographic information for Auburn SAL has been compared with that of the Cumberland LGA and Greater Sydney, shown in the following section.

Figure 2: Study area



Source: HillPDA, CartoDB (2022) (base map)

2.2 Demographic analysis



The usual **resident population** of Auburn (SAL) in 2021 was 39,333, living in 12,921 private dwellings with an average household size of 3.3 persons.



In 2021 the **median age** in Auburn (SAL) was 31, younger than the median age in Cumberland LGA at 34 years and Greater Sydney, at 37 years.

There were 515 **people over the age of 85** living in Auburn (SAL) in 2021. This was somewhat below the proportion for Cumberland LGA and Greater Sydney. Auburn (SAL) had significantly higher proportions of residents **aged between 20 and 39 years old** than both Cumberland LGA and Greater Sydney.



In Auburn (SAL) in 2021, a **language other than English** was spoken in 88.9 per cent of households, a significantly higher proportion than that of the Cumberland LGA or Greater Sydney (73.9 per cent and 42 per cent, respectively).



As at the 2021 Census, 32.9 per cent of Auburn (SAL) residents were **attending a university or tertiary institution**, higher than the 26.2 per cent of residents attending tertiary education across Greater Sydney.

Approximately 32.7 per cent of Auburn (SAL) residents were reported as **attending primary or secondary school**, whilst 4.2 per cent were **attending preschool**. These figures were significantly lower than those across Greater Sydney, which recorded 47.0 per cent and 6.7 per cent respectively.



As of March 2022, 19,997 Auburn (SAL) residents were **in the labour force**. Of those residents in the labour force, 7.7 per cent were **unemployed**, a total of 1,547 persons, much higher than the rate across New South Wales of 3.3 per cent.



In 2021, 22.2 per cent of Auburn (SAL) households reported an **income of \$3,000 or more per week** compared to 32 per cent across Greater Sydney. In the same period, 10.8 per cent of households reported a **weekly income of less than \$650**, compared to 14.1 per cent across Greater Sydney.



In Auburn (SAL), 50.1 per cent of families were **couples with children** in 2021, compared with 53.1 per cent in Cumberland LGA and 48.4 percent in Greater Sydney.

Source: ABS QuickStats (2022), National Skills Commission *Labour Market Insights* (2022).

Overall, the local demography does not suggest the presence of any social issues pertaining specifically to the site, or that may be exacerbated by the proposal. The study area is notable for a high proportion of residents who speak a language other than English and low median age, as well as its relatively high unemployment rate.

2.3 Sensitive receivers

There are a variety of sensitive receivers in the vicinity of the site. Sensitive receivers are sites with occupants or users that may be disproportionately affected by any impacts arising from the proposal. HillPDA's analysis of nearby land uses has identified a small number of neighbouring properties that may be more sensitive to changes to the use of surrounding land. These are:

- Medium density residential developments located within 100m to the south-west of the site, with frontages to South Parade and Alice Street; and
- St John's Catholic Primary School at 77 Queen Street, Auburn.

The lots identified above are shown in Figure 3.

Figure 3: Potentially sensitive receivers near the site



Source: HillPDA, Google satellite imagery (2022)

Whilst these sensitive receivers would be vulnerable to the impacts of potential industrial development, the proposed medical centre and office premises uses are unlikely to have a significant effect within the site's context. These proposed additional permitted uses are aligned with much of the surrounding area, and would likely have a lower impact on any sensitive receivers than that of the major railway corridor and major road adjacent to the site. Additionally, the Planning Proposal seeks to align the planning regime for the site with the existing use at the site, suggesting that at least in the short term, sensitive receivers would not be exposed to change.

3.0 SOCIAL IMPACTS

A social impact is the effect of an activity on a community and the well-being of individuals and families. This section identifies potential changes to existing social conditions that may arise due to the Planning Proposal. Social impacts may include direct and indirect benefits and effects/impacts, as well as consideration of any cumulative impacts. These changes can be positive or negative; tangible or intangible; qualitative or quantitative; direct, indirect or cumulative; and subjectively experienced.

The analysis in this section represents a comment on likely social impacts rather than a full social impact assessment. This approach is generally consistent with guidance available on Cumberland City Council's website for social impact assessments.

3.1 Potential impacts

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

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

The potential social impacts are identified in Table 1. Impacts are categorised based on the Department of Planning and Environment's *Social Impact Assessment Guideline*.

Table 1: Description of potential social impacts

Impact category	Potential impacts	Potential mitigations and enhancements
Way of life	Reduced acoustic amenity impacts.	<p>The Acoustic Review undertaken by Koikas Acoustics Pty Ltd suggested that the increased noise attenuation requirements for additional development types that would be enabled by the Planning Proposal would likely improve noise impacts for nearby receivers and workers at the site.</p> <p>Any noise generation from building servicing or other future redevelopment of the site would be addressed under the relevant development application process.</p>
	Disruption to daily lives, through noise and vehicular movements affecting nearby residential properties.	The Traffic and Parking Impact Assessment (TPIA) undertaken by ML Traffic Engineers Pty Ltd found that the Planning Proposal would have an acceptably low impact on transport and connectivity in the area, as nearby intersections were shown to have spare capacity and the proposal was not seen to generate significant additional traffic.
Community	Positive impacts to community cohesion through improved access to employment, noting that the study area has a relatively high unemployment rate.	The Planning Proposal would support an increased range of employment-generating uses for a site that has already presented itself as suitable for this purpose.
	Benefit for community development and cohesion through economic activity and potential benefits for neighbouring businesses.	Increased and/or continued economic activity may support the economic performance of business premises in Auburn town centre.
Access	Reduced access to parking on nearby streets.	The TPIA undertaken by ML Traffic Engineers Pty Ltd found that adequate parking was provided within the site, mitigating access impacts for nearby residents and businesses.
	Potential reduction in industrial land.	The Planning Proposal preserves the industrial zoning at the site, ensuring the possibility of future industrial use.

Impact category	Potential impacts	Potential mitigations and enhancements
Culture	Potential negative impact to community and culture through impact to heritage.	<p>There are no known Aboriginal artefacts present, and the site is in a highly modified condition.</p> <p>A small part of the site includes a local heritage item (the Clyde Marshalling Yards). This item would not be impacted by the Planning Proposal, and any changes to the built environment at the site would be subject to the relevant heritage approvals required under the DA process.</p>
Health and wellbeing	Improved health and wellbeing through access to employment opportunities in close proximity to residential housing and public transport.	The Planning Proposal would allow for employment opportunities at the site, near public transport and existing residential communities.
	Improved access to healthcare services for residents and workers.	The inclusion of medical centre in permitted uses of the site would help to expand and develop healthcare coverage in the area. New premises would have the benefit of being co-located near existing ones.
	Exposure to unsafe intersection may reduce safety for active transport users.	<p>The TPIA undertaken by ML Traffic Engineers Pty Ltd found that the Planning Proposal could result in increased exposure to the unsafe pedestrian crossing at the western approach to the South Parade and Alice Street intersection.</p> <p>The TPIA recommended that a pedestrian crossing be constructed at this location, which may help to mitigate this potential impact.</p>
Surroundings	Positive impact on surrounding land uses.	The Planning Proposal may support land uses on the site which could serve an ancillary function for the Auburn town centre and other surrounding development.
	Impact on local character.	The Planning Proposal does not include any changes to existing built form, thus comprising an insignificant impact on local character. The land uses espoused by the Planning Proposal are also consistent with those of areas surrounding the site.

Impact category	Potential impacts	Potential mitigations and enhancements
Livelihoods	Positive impacts to livelihoods arising from economic activity.	While the current zoning of the site only allows for new developments that will provide industrial employment, the Planning Proposal would expand the range of economic activities possible, providing a variety of potential future employment sources.
Decision-making systems	Stakeholders may feel unable to influence the development outcomes and may come forward with queries or concerns about potential impacts.	<p>Communication about the Planning Proposal should ensure that local residents, businesses, and any other relevant groups are informed of planning outcomes and are provided with the opportunity to comment on any proposed changes.</p> <p>Any potential negative impacts to decision-making systems are likely to be mitigated by the Planning Proposal seeking to align the planning regime for the site with the existing use, rather than facilitating any significant change.</p>

4.0 CONCLUSION

This SIC has considered the potential social impacts of a Planning Proposal to amend the Cumberland LEP 2021 to include additional permitted land uses at 25 South Parade, Auburn. The findings of this SIC are summarised below:

- The Planning Proposal is likely to have very limited impacts on ways of life in terms of noise and traffic.
- The Planning Proposal is likely to benefit both community cohesion and development, by supporting local access to potential employment and services.
- The Planning Proposal would likely improve access to jobs in the local area.
- The Planning Proposal is unlikely to impact local culture due to any heritage implications. Simultaneously, the site may make a positive cultural contribution to the area, and to Auburn town centre in particular by increasing the range of uses that would be permissible on the site
- The Planning Proposal is likely to have a positive impact in terms of health and wellbeing, helping to expand the potential provision of local health services while supporting convenient employment opportunities for local residents
- The Planning Proposal does not involve any changes to built form; it therefore does not risk impacting local character in this way. At the same time, the site may strengthen its surroundings by providing ancillary services that could benefit wider industrial lands, as well as Auburn town centre and nearby residents
- The Planning Proposal would support a greater range of potential development on the site than what is currently possible, thus presenting a possible benefit for livelihoods in the area.

Overall, the research presented in this document raises no significant concern of potential negative social impact to arise from the planning proposal. The planning proposal may result in positive social outcomes through increased provision of health services and employment opportunities.

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