

Social Impact Assessment Addendum

Planning Proposal 146 Newbridge Road, Moorebank

Prepared for Benedict Industries Pty Ltd

July 2023

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1 Introduction

1.1 Planning proposal

A planning proposal has been prepared by EMM Consulting Pty Limited (EMM) on behalf of Benedict Industries Pty Limited (the applicant) to amend Schedule 1 of the Liverpool Local Environmental Plan 2008 (LLEP 2008) to provide for an additional permitted use on the subject site at 146 Newbridge Road, Moorebank.

Under clause 7.22 of the *Liverpool Local Environmental Plan 2008* ('LLEP'), the subject site is identified as being within 'Area A' as mapped in the Land Zoning Map and in this regard clause 7.23 of LLEP 2008 applies to the subject site.

Clause 7.23(2) states that development consent must not be granted to development for the purposes of retail premises on land identified as "Area A" on the Land Zoning Map if the gross floor area of the retail premises is more than 1,600 square metres (m²).

Specifically, an amendment is sought to Schedule 1 of the LLEP 2008 to permit a retail premises for this site with a maximum gross floor area (GFA) of 4,000 m².

1.2 Background

An earlier planning proposal, prepared by the applicant, was referred to the Liverpool Local Planning Panel and was considered at a Council meeting in September 2020. Council subsequently forwarded the proposal to the Department of Planning and Environment (DPE) for Gateway determination. DPE returned the Gateway Request in December 2020 noting a need to further address issues regarding flooding and evacuation.

The applicant has since revised the design and function of the proposed development, and hence the earlier planning proposal is being revised.

Note that the earlier planning proposal sought:

- provision of a child care centre, being prohibited development pursuant to the (then) land zoning of B6 Enterprise Corridor
- exceedance of the permissible 15 m building height control
- exceedance of the permissible floor space ratio of 0.75:1
- a gross floor area of 15,500 m² as per an existing Voluntary Planning Agreement (VPA).

These matters are no longer proposed.

In April 2023, Council was provided revised concept architectural plans and in June 2023 Council issued advice regarding the information required in order to progress the revised planning proposal, based on the revised drawings.

Specifically, Council requested the following:

The most recent Social Impact Assessment report is prepared by Cred Consulting, dated 13 October 2017 and is based on previous planning proposal land uses which are no longer sought.

In this regard an updated Social Impact Assessment report is to be submitted to Council. This may be in the form of an addendum as the development intensity of the subject site has been reduced as per the planning proposal concept architectural plans submitted in April 2023.

This report provides the addendum required by Council.

1.3 Employment zone reforms

At the time of lodgement of the earlier planning proposal, the subject site was zoned B6 Enterprise Corridor which permitted the land use of 'commercial premises'.

Since lodgement of the earlier proposal, the Employment Zone reforms initiated by the DPE – specifically via the Standard Instrument (Local Environmental Plans) Amendment (Land Use Zones) Order 2022 - revised the zoning of the land to E3 Productivity Support. The new zonings took effect on 26 April 2023.

There is a savings provision provided under item 5 of Schedule 3 of the 2022 Order, being:

Development that is permitted with development consent on land in a former zone under a local environmental plan, as in force immediately before 26 April 2023, continues to be permitted with development consent on the land until 26 April 2025.

This means any land use which was previously permissible on land under a former zone continues to be permitted with development consent until 26 April 2025. Pursuant to these savings provisions, a supermarket land use is permitted with consent on the subject site until 26 April 2025.

2 Previous social impact assessment

2.1 Introduction

A Social Impact Assessment was prepared by Cred Consulting (October 2017) with respect to the previous planning proposal. The SIA was completed in accordance with requirements of the *Environmental Planning and Assessment Act 1979*, and Liverpool City Council's adopted Social Impact Assessment Policy.

As noted at Section 1.2 of this Addendum, the previous Planning Proposal for the site included a range of changes however the current planning proposal only seeks one additional permitted use, being an increased floor area for retail premises.

As noted by Council, this represents a **decrease** in the intensity of use, relative to the previous Planning Proposal.

2.2 Key findings of the previous social impact assessment

Findings related to the additional floor area for retail premises were considered in the Cred SIA.

The Cred SIA considered a planning proposal which, in terms of the retail component, is generally but not entirely the same as is sought under the current planning proposal.

The design for the retail component of the previous planning proposal included 3,584.6 m² of retail space including:

- Supermarket (1,204 m²)
- Retail specialty (699 m²)

A medical centre (792.9 m²) and gym (487.4 m²) were also proposed.

The design for the retail component of the current proposal envisages:

- Supermarket (3,809 m²),
- Retail specialty (873 m²)

A medical centre and gym are no longer proposed.

This change is considered minor in terms of the potential social impact of the proposed additional retail space which is sought under the current planning proposal. The findings of the Cred report therefore remain valid in terms of the retail component and, subject to the consideration of the updated policy and planning context and the more contemporary data regarding the community profile (see Section 2.3 and Section 2.4 of this Addendum), the Cred findings can be relied upon.

Also note that economic impact is considered in a separate assessment report.

Broadly, the Cred SIA found that the proposed retail facilities, including a supermarket, would deliver a positive social impact. Other observations included the current forecast population growth for the area, which would require retail services such as a supermarket.

Other findings related to now-discontinued uses are not considered further under this Addendum as these matters are no longer part of the current Planning Proposal.

Other supermarket and retail space located nearby to the proposed development, but not within walking distance, were noted by Cred to include three facilities. Refer to Table 2.1. The nature of the surrounding development, both current and proposed, is generally medium to high density, and the supermarket and speciality retail would therefore tend to primarily service people within a walkable catchment.

No additional supermarket facilities have been identified.

Table 2.1 **Nearby supermarket facilities**

Facility name	Description	Distance from site
The Food Lovers Market	Small local supermarket	1 km
Moorebank Shopping Centre	Shopping centre with supermarket, post office and pharmacy	1.4 km
Aldi Bankstown Airport	Supermarket	1.6 km

As a result, Woolworths is extremely interested in locating a ~3800m² supermarket at this location.

2.3 Policy and planning context

The Cred SIA referenced a number of policy and planning documents which have now been superseded.

Contemporary policy and planning documents are examined below.

2.3.1 Community Strategic Plan 2022-2032

The Liverpool Community Strategic Plan 2022-2032 makes no specific arrangement or policy setting for Moorebank East or for retail premises, however the planning proposal is consistent with the strategic objectives of the Community Strategic Plan, and in addressing the challenges and opportunities articulated in the Community Strategic Plan.

As an example, Strategic Objective 1 in the Community Strategic Plan expresses the vision to create vibrant places and facilities, and to increase community satisfaction with key social and liveability indicators. Strategic Objective 3 also expresses a need to market Liverpool as a business destination and attract investment; to create high-quality, inclusive urban environments; and to facilitate quality local employment opportunities.

2.3.2 Economic Development Strategy 2022-2032

The Liverpool Economic Development Strategy 2022-2032 is currently in draft form.

The Economic Development Strategy is aligned with the Community Strategic Plan and sets out five pillars to guide the future growth of the local government area:

- Attract and support business
- Local jobs for local people
- Innovation and education
- Global links and connections
- A thriving city of culture and collaboration

These pillars will direct Council's decision-making, as well as the development and implementation of supporting plans and strategies over the next 10 years to realise Liverpool's economic potential.

Liverpool's economy supports 98,400 local jobs¹⁵ and 20,800 local business. It is an economy transitioning away from Liverpool's traditional industrial roots, to a more advanced manufacturing and freight and logistics offering, and, more recently, strong knowledge intensive and population serving sectors, including retail.

Total output of the population-serving sector has more than doubled since 2010 to be \$7.3 billion in 2020.

The jobs-to-worker ration for retail is noted to be 0.95:1, meaning that for each resident worker employed in these industries, there are at least 0.95 jobs in Liverpool. The proposed development would generate local jobs which could serve to improve this ratio.

The Economic Development Strategy states:

Over the next decade, Liverpool's growth will continue to outpace much of Greater Sydney. The city will welcome more than 97,000 new residents between now and 2031, and it is expected the economy will grow alongside this population growth [p 13].

2.3.3 Economic Development Roadmap – Phase 1

The Western Parkland City Economic Development Roadmap – Phase 1 is currently in draft form. It provides an overarching strategy to maximise economic opportunities in the Western Parkland City district. It focuses on leveraging the City's existing strengths and supporting the advancing industries that will create jobs for the next generation.

The skills profile of the Western Parkland City is influenced by the strong presence of manufacturing, construction, retail, freight and logistics industries.

Over the next 40 years, the population of the Parkland City is forecast to increase by more than 1 million people. This is recognised as leveraging a continuing demand for people-oriented jobs such as retail, business and community services. This will in turn create demand for investment in local and regional centres.

The Roadmap notes:

"Retail development is a major focus for most centres and with significant projected population growth, the demand for retail development will create the need to plan and deliver new centres as well as allowing the expansion of existing centres.

Retail growth in existing and new centres is also critical to delivering walkable communities so goods and services are in close proximity to people's homes and jobs."

Managing growth outside of the metropolitan and strategic centres and industrial areas is also important. [p 35].

2.4 Community profile

The Cred SIA utilised Census data from 2011.

The most recent Australian Census of Population and Housing was conducted in 2021.

An examination of whether the Cred SIA profiles have changed materially in the intervening period is therefore a valid consideration.

2.4.1 Liverpool local government area

i 2011 profile

The profile of Liverpool local government area (LGA) provided by Cred was as follows.

Compared to Greater Sydney, Liverpool LGA has:

- A younger median age (33 years compared to 36 years)
- A lower median household weekly income (\$1,229/week compared to \$1,447/week)

- A much higher proportion of couples with children households (46% compared to 35%). Around 14% of households are single parent households with children (higher than Greater Sydney at 10.8%)
- A higher proportion of children aged 0 to 4 (7.8% compared to 6.8%), 5 to 11 (11% compared to 8.7%) and 12 to 17 years (9.3% compared to 7.4%)
- A much lower proportion of medium and high density housing (26% compared to 40%)
- A much higher proportion of residents from Non-English speaking backgrounds (36% compared to 26%). The main non-English languages spoken at home were Arabic (9.5%), Hindi (4.5%), and Vietnamese (4.4%)
- Higher unemployment (7% compared to 5.8%), and
- A lower SEIFA Index (951 compared to 1011), which means it is more highly disadvantaged.

ii 2021 profile

There has been relatively little change in these overarching statistical indicators based on 2021 Census data.

For example, the median age is now 34 (compared to 33 in 2011), and the median household income is now \$1,819. Unemployment was 6.6% of the population (compared to 7% in 2011) and 27% of housing stock is medium or high density (compared to 26% in 2011).

2.4.2 Moorebank statistical area

i 2011 profile

The Cred SIA provided the following profiles for the Moorebank statistical area.

Total population

The population for Moorebank was 7,593 with an average household size of 2.9 people per dwelling.

Age profile

Compared to Liverpool LGA, Moorebank had:

- A higher proportion of empty nesters and retirees 60 to 69 years (11.6% compared to 7.4%)
- A higher proportion of young workforce 25 to 34 years (15.9% compared to 14.6%)
- A higher proportion of children aged 0 to 4 (8.5% compared to 7.8%) and a lower proportion of children aged 12 to 17 years (8.3% compared to 9.9%)

Between 2006 and 2011 in Moorebank, the age groups with the greatest percentage increase were:

- Elderly aged 85 and over (+60% or +53 people).
- Primary school aged 5 to 11 years (+27% or +208 children)
- Parents and homebuilders aged 35 to 49 (+24% or +387 people)

Population density

At 6.08 persons per hectare, the current residential population density of Moorebank is low but similar to the Liverpool LGA (at 5.89 persons per hectare), given its small residential population and large areas of industrial

land and open space. This compares to the Liverpool suburb (with 47% high density dwellings) which has a population density of around 37.91 persons per hectare.

Household income

Moorebank has a higher median weekly household income (\$1,445/week) comparable with Greater Sydney (\$1,447) but higher than Liverpool LGA (\$1,299).

Unemployment

Moorebank has a lower unemployment rate (4.3%) than Liverpool LGA (7.0%) or Greater Sydney (5.7%).

ii 2021 profile

Population

The estimated population of Moorebank in 2021 was 11,446, indicating a marked growth in population for the neighbourhood.

Age profile

Moorebank has a median age of 36, a marginal increase from 34 in 2011.

The proportion of the population which comprises couples with children is 47%, an increase of 0.7% since 2011.

As a cohort, older couples without children has conversely reduced to 9% from the 2011 result of 9.7%.

Population density

In 2021, Moorebank had a density of 12.32 people per hectare. This represents a doubling of density since 2011.

Total dwellings in Moorebank for 2021 was 3,808, up from 2,445 in 2011, which also aligns with the population growth noted above.

Dwelling types in 2021 were separate house (82%), medium and high density (18%). There has been a slight increase in the proportion on medium and high density, relative to separate dwellings, in the past 10 years.

Average household size in Moorebank in 2021 was 3.10.

Household income

Liverpool LGA had a slightly increased median household income of \$1,834 in 2021, however Moorebank also increased to a median household income of \$2,234 in 2021.

Unemployment

The unemployment rate for Moorebank in 2021 was 4.8%, which is slightly higher than 2011 however it remains slightly better than the Liverpool LGA which had an unemployment rate of 6.6% in 2021.

3 Conclusion

The policy and planning strategies, both at regional and local scale, point to

- A growing population.
- The need for retail and other services, at neighbourhood scale, in order to achieve place-making which is walkable and promotes liveability.
- A shift from traditional industries to greater reliance on people-oriented jobs, including retail.

The population profile of Moorebank reveals a shift to slightly higher density, and a recent marked uplift in population within the suburb. The incoming population reveals a slightly increasing household size and slightly better employment and income metrics than the Liverpool LGA as a whole.

In order to meet these population characteristics and to deliver these strategic outcomes, there needs to be provision for retail space and small/medium business support at a scale which is attractive and financially feasible for providers of supermarket or other retail services as well as for smaller businesses. The economic reality is that retailers make decisions based on location and available floor space. Small businesses preferably want their business/office premises located near their residences. Planning controls need to adapt to these contemporary needs if future developments are to attract the type of retail and commercial/light industrial businesses, and therefore the people-oriented jobs, which are envisioned under the new strategic planning instruments.

This suggests that the overall social impact of the proposed increase in floor area for retail and Commercial/Light Industrial premises at the site will be positive.

This finding remains consistent with the findings of the Cred SIA (2017).

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