

SOCIAL IMPACT STATEMENT

PARRAMATTA RSL CLUB SECTION 4.55 (1A) MODIFICATION

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FINAL
PREPARED FOR CASTLE HILL RSL CLUB GROUP

URBIS

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Clare Brown
Associate Director	Lucy Band
Assistant Researcher	Isabelle Kikirekov
Project Code	SA7037
Report Number	Final

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EXECUTIVE SUMMARY

Introduction

Urbis Pty Ltd (**Urbis**) has been engaged by Castle Hill RSL Group to prepare a Social Impact Statement (SIS) for a Section 4.55 application, which seeks to modify the approved operating hours and number of gaming machines for Parramatta RSL Club, located at 2 Macquarie Street, Parramatta.

This SIS provides an update to the comprehensive Social Impact Assessment (SIA) prepared by Urbis for DA/805/2013/B, submitted to Parramatta Council in 2014 and will accompany a modification application.

The previous SIA concluded that the re-development of the Parramatta RSL would provide the community with a new and modern hospitality venue which will attract a wide range of patrons and better meet the needs of the existing and incoming population of young couples and families who live and work in the area.

Requirement to assess social impact

Under section 4.15 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, social, environmental and economic impacts that are reasonably foreseeable are required to be considered and addressed as part of the planning process.

Parramatta Council requires social impact to be assessed for development applications (DA) that seek consent for 10 or more gaming machines or licenses.

This SIS analyses the impact of an additional 55 gaming machines within the Parramatta suburb, and does not take into consideration the potential increases in additional GMs at other licensed venues.

Proposed modifications

The section 4.55 application seeks approval to modify conditions 109 and 118 of the development consent to allow the following:

- Increase the number of gaming machines provided from 145 (as approved) to 200. Further incremental increases are also proposed which will be the subject of a separate approval under the *Gaming Machines Act 2001*.
- The approved hours of operation extended to 7am to 4am (Monday to Sunday), with all outdoor areas not to be used between 1am to 7am (Monday to Sunday). This SIS seeks to assess any additional social impact, both positive and negative, based on the amendments to the development approval.

Summary of social impacts

The following potential social impacts were identified during this SIS:

Extended operating hours

It is proposed to amend Condition 118 of the development consent to modify the hours of operation of the Parramatta RSL Club.

The currently approved hours of operation are 10am to 11pm Sunday to Wednesday, 10am to 12am Thursday and 10am to 1am Friday and Saturday. The proposed hours are 7am to 4am for internal areas and 7am to 1am for all outdoor areas (Monday to Sunday).

The proposed extended operating hours will allow the club to offer a wider range of events, including breakfast conferences early in the morning and evening functions. The extended hours also provide the opportunity for Parramatta RSL Club to generate increased patronage and revenue.

Potential noise impacts from the extended hours were assessed in an Acoustic Noise Impact Assessment by Acoustic Logic. This assessment found that noise emissions from the loudest events expected would comply with the OLG guidelines and will not adversely impact sensitive receivers around the site. Management control measures are recommended to ensure that the overall noise emissions comply with the noise objectives, including closure of the outdoor dining area and roof terrace after 1am.

A Traffic and Parking Assessment was undertaken by Transport and Traffic Planning Associates to assess the projected traffic movements and parking demand associated with the extended trading hours and increased number of gaming machines. This assessment found that the traffic movements would be entirely

imperceptible in the context of the local traffic network and that the approved Club carpark of 699 spaces will have sufficient capacity required of the anticipated peak patronage level.

The extended operating hours are considered to provide a long-term benefit for the financial operations of Parramatta RSL Club, provide additional events and recreation opportunities for the local community and through the implementation of acoustic mitigation measures, the potential negative impacts can be mitigated.

Ongoing monitoring of potential noise and traffic impacts and consultation with surrounding properties is recommended.

Increased number of gaming machine

It is proposed to amend Condition 109 of the development consent to increase the number of gaming machines from the approved 145 to 200 in 2018.

Currently there are 977 gaming machines¹ (GMs) in licensed venues in the Parramatta suburb. Due to the closure of two venues and significant population growth in Parramatta, this has resulted in a decrease in GM density (no of GMs per 1,000 people), since the original development consent was approved in 2014. A significant level of population growth is expected to continue in Parramatta suburb and the broader LGA in the next 20 years and this is likely to result in further decrease in GM density, subject to no new major venues opening in the local area.

In June 2017 Parramatta LGA was given local area classification of Band 1 by the Office of Liquor and Gaming, indicating a low gaming machine density, low gaming machine expenditure and a higher Socio-Economic Index for Areas (SEIFA) score. The addition of 55 gaming machines is unlikely to change the classification of Parramatta LGA, which is currently considered to have low socio-demographic risk.

Problem gambling can have significant negative social and financial impacts for gamblers and their families, having detrimental effects on wellbeing. Therefore, ongoing monitoring of problem gambling and provision of gambling education services is recommended.

Conclusions

The proposed modification to Conditions 109 and 118 of DA/805/2013 to amend the total number of gaming machines to be provided at the Club and the hours of operation are not expected to result in significant short or long-term negative impacts when compared with the approved development.

Based on the population growth anticipated in Parramatta suburb this has resulted in a decrease in GM density (no of GMs per 1,000 people), since the original development consent was approved in 2014.

The extended hours of operation will not impact on the local traffic movements or the parking on site. The site is predominately surrounded by commercial buildings and the Noise Impact Assessment indicates that provided recommendations are implemented, noise emissions from the loudest events predicted would not adversely impact sensitive receivers around the site.

Overall, the amendments proposed to the development consent are considered to have a neutral impact, with the recommended mitigation measures designed to minimise potential adverse impacts on the local community.

¹ Gaming machine data from the NSW Liquor and Gaming (October 2017).

1. INTRODUCTION

Urbis Pty Ltd (**Urbis**) has been engaged by Castle Hill RSL Group to prepare a Social Impact Statement (SIS) for a section 4.55 application, which seeks to modify the approved operating hours and number of gaming machines for Parramatta RSL Club, located at 2 Macquarie Street, Parramatta.

This SIS is an update to the comprehensive Social Impact Assessment (SIA) prepared by Urbis for the original development application (DA/805/2013/B) submitted to Parramatta Council in 2014 and will accompany a modification application.

The previous SIA found that overall, the potential benefits of the redevelopment of Parramatta RSL outweighed the negative impacts, and mitigation measures would reduce any negative impacts to a minor and localised nature. The key findings from this SIA are provided in **Appendix A**.

1.1. PURPOSE OF THIS REPORT

This report presents the assessment of the potential positive and negative impacts associated with the modifications proposed to development consent DA/805/2013/B and details of proposed mitigation measures to manage potential adverse impacts.

1.2. ASSESSING SOCIAL IMPACT

Under section 4.15 of the Environmental Planning and Assessment Act (1979), all social, environmental and economic impacts that are reasonably foreseeable are required to be considered and addresses as part of the planning process.

An SIA is a specialist study undertaken to identify and analyse key social impacts associated with a particular development proposal. It involves a detailed and independent study to outline socially-related impacts, identify mitigation measures, if any, and provide recommendations in accordance with professional standards and statutory obligations.

In 2013, Parramatta City Council published their Social Impact Assessment Guidelines (Parramatta City Council, 2013) to assist individuals or organisations preparing a Development Application related to land or activity within the Parramatta LGA. Under this policy an SIA is required for a liquor and gaming venue where 10 or more gaming machines are proposed.

1.3. METHODOLOGY

The following key steps and tasks have been in preparation of this SIS:

- Prepare and analyse the community profile of Parramatta suburb based on the 2016 census data.
- Review gaming machine density based on the increase and proposed future incremental increase.
- Review of technical reports prepared as part of the section 4.55 modification application. These include the Noise Impact Assessment prepared by Acoustic Logic and the Traffic and Parking Report prepared by Transport and Traffic Planning Associates.
- Assess potential positive and negative social impacts associated with the changes proposed under section 4.55 modification application.

2. LOCAL CONTEXT

2.1. ABOUT PARRAMATTA RSL CLUB

Established in the 1950's, the Parramatta RSL Club has provided ongoing community facilities and services to club members, their guests and the community of people who live and work in the Parramatta CBD. Currently the site is undergoing construction in accordance with the development application granted by Council in 2015.

2.1.1. Corporate responsibility

Parramatta RSL Club provides a free and confidential service for gambling and financial counselling. This service includes:

- Confidential counselling.
- Assessment to provide a range of assistance approaches to help problem gamblers.
- Support and advice in addressing the associated problems with problem gambling.
- Information and referral where required.

2.2. SITE LOCATION

Parramatta RSL Club is located at 2 Macquarie Street in Parramatta, on the western edge of the Parramatta CBD and directly adjoins Parramatta Park. Parramatta CBD is forecast by 2036 to be one of Australia's most important business hubs. The draft Central City District plans outlines the importance of growing a stronger and more competitive Greater Parramatta.

The site currently accommodates the Parramatta RSL Club building in the western portion, with associated bowling greens in the eastern portion, which is currently undergoing redevelopment. The site is bounded to the north and west by Parramatta Park, with vehicle access from existing car parking at the site onto Byrnes Avenue. To the east is O'Connell Street and high-density commercial properties as well as the Family Court of Australia building on the corner of O'Connell and George Street. To the south lies Macquarie Street followed by a mix of high-density dwellings and commercial properties, including new developments.

Figure 1 – Site locality



Source: Six Maps

2.3. LOCAL CONTEXT

2.3.1. Parramatta park

Parramatta Park is located adjacent to the Parramatta RSL Club to the west of the CBD and has an area of approximately 85ha. The park provides vital open space and recreation areas in close proximity to Parramatta CBD and contains areas of Aboriginal and European heritage of local, State, National and International significance.

2.3.2. Residential dwellings

The closest residential dwellings to the Parramatta RSL Club are located on the corner of Macquarie and Pitt Street, approximately 40m from the site. These high density apartments are typical of the high density profile of the City Centre. Many developments are considered mixed use, and include commercial and retail premises on the ground floor.

3. APPROVAL AND PROPOSED MODIFICATION

On June 2015, development consent for DA/805/2013 was granted by Parramatta City Council (Council) for the demolition of the existing bowling greens, and the construction of a two storey club over three levels of basement parking. The club building was approved to contain (but not limited to) bar, lounge and dining room areas, outdoor terrace areas, back-of-house areas and a gaming room area.

It is proposed to submitted a section 4.55 to modify conditions 109 and 118 of the consent to seek the following:

- Increase the number of gaming machines provided from 145 (as approved) to 200. Further incremental increases are also proposed which will be the subject of a separate approval under the *Gaming Machines Act 2001*.
- Extend the approved hours of operation to 7am to 4am (Monday to Sunday), with all outdoor areas not to be used by patrons of the club from 1am to 7am (Monday to Sunday).

3.1. TECHNICAL REPORTS

This SIS will form part of the section 4.55 modification application together with other technical reports.

The following technical reports have been prepared to inform the section 4.55 Application. These reports have been reviewed to inform the SIS. A summary of the key impacts, considerations, and comments contained in these studies is provided below.

3.1.1. Acoustic Noise Impact Assessment

An Acoustic Noise Impact Assessment (NIA) was undertaken by Acoustic Logic to discuss the proposed function activities, outdoor seating, lounge, roof terrace and gaming activities within the project site. The predicted activities' impacts for Parramatta RSL Club were measured against criteria determined using the Licensed Premises - NSW Office of Liquor and Gaming (OLG) Noise Criteria and the measured existing background noise conditions.

Typical noise levels within the outdoor gaming areas were measured at a similar Club facility during the evening period (9pm to 10pm) by Acoustic Logic on 28th of June 2012. The predicted noise to the nearest receivers was measured to Macquarie Street residents before midnight, midnight to 1am and 1am to 4am.

The assessment indicated that provided the recommendations are implemented, noise emissions from even the loudest events would comply with the OLG guidelines and will not adversely impact sensitive receivers around the site. Section 6 of the NIA provides a number of recommendations and management controls to meet complying noise emission objectives. Recommendations which relate directly to the extended hours of operation and number of gaming machines include:

- The outdoor dining area and roof terrace area are not to be used between 1am and 7am.
- Club to cease operation at 4am.
- Outdoor seating areas are to cease operating after 1am.
- The retractable roof of the roof terrace is to be closed after 6pm.
- Maximum patron numbers in the roof terrace area are not to exceed 475 patrons between 7am and 1am and 0 patrons between 1am and 7am.
- A minimum of 2.4m high solid, imperforate wall/screen is to be constructed along the western and southern facades of the gaming area. Screen may be constructed of material similar to 6mm fibre cement sheet.
- Management controls should be utilised to manage patron departure particularly at night and at closing times to ensure that patrons leave the development in a prompt and orderly manner.

The NIA also provides a number of recommendations relating to acoustic treatments which include glazing requirements for the Club walls, external doors, roof and ceiling.

3.1.2. Traffic and Parking Assessment

A revised Traffic and Parking Assessment was undertaken by Transport and Traffic Planning Associates based on the projected traffic movements to occur during the extended trading hours, the projected parking demands during extended trading hours and the potential impact of the proposed increased number of gaming machines.

Parking

An assessment of the parking demands was undertaken against the extended hours of operation. The approved Parramatta RSL Club will have 699 spaces which are to be provided via the existing driveways on Macquarie Street and the near 'park roadway'. As a benchmark, parking demands were undertaken at the Lantern Club carpark on Friday and Saturday to provide a salient indication of what might eventuate of the extended Club trading hours. The carpark occupation rates are as follows:

Friday

- 12am – 1am: 41
- 1am – 2am: 28
- 2am – 3am: 24
- 3am – 4am: 16

Saturday

- 12am – 1am: 36
- 1am – 2am: 28
- 2am – 3am: 15
- 3am – 4am: 12

Based on the collected patronage movements and car parking occupancy data (excluding staff) the average vehicle occupancy rate expressed in persons per vehicle (ppv) are:

- Friday 1.2 ppv
- Saturday 1.7 ppv

Based on the above, the anticipated peak patronage of 57 persons would indicate a parking requirement of 48 spaces. Additionally, staff levels would be in the order of 8-10 persons and as such the peak parking demand would be 60 spaces.

The approved Club carpark of 699 spaces will have far excess capacity than that required of the anticipated peak patronage level.

Traffic

Traffic movement surveys were carried out at the intersection of O'Connell Street and Macquarie Street and the club car park accesses during the peak club activity periods. The results of the surveys indicate that the access movements for the two car park areas are relatively consistent throughout Friday and Saturday periods from early afternoon to late at night without any significant peak for either ingress or egress.

In order to understand the implication of additional gaming machines on the traffic and parking, a benchmark study was conducted using The Lantern Club at Roselands which is a club of similar size and operation with 157 gaming machines. At the busiest time between 12 midnight and 4am there were 30-40 people to 157 gaming machines.

A conservative 'linear' relationship was applied to the new proposed 200 gaming machines at the Parramatta RSL Club which anticipated that there could be a maximum of some 57 persons during the busiest hours past midnight.

The Traffic and Parking Assessment suggests that this is a clear indication that the number of machines available at the Parramatta RSL Club is not critical to patronage at the proposed extended trading hours.

Based on both the patronage data anticipated and vehicle occupancy rates the projected two-way traffic generation during the extended hours will be:

- Friday 48vtph
- Saturday 34 vtph

These will be distributed as follows:

Friday

- 16 vtpH IN
- 32 vtpH OUT

Saturday

- 12 vtpH IN
- 22 vtpH OUT

Traffic movements of this order of magnitude represents 1 vt every 2-3 minutes in each direction and distributed across three access points will be imperceptible in the context of the local traffic network, particularly during off peak hours.

4. COMMUNITY PROFILE

To understand the social context that the development will operate in, a community profile has been developed for Parramatta suburb (the study area) based on the 2016 Census data. For comparison purposes, the study area has been compared to the Parramatta Local Government Area (LGA) and the Greater Sydney Statistical Area (Greater Sydney). A brief summary of the club member profile is also provided.

4.1. CLUB MEMBER PROFILE

In 2014 there were 6,729 members of the Parramatta RSL Club which has increased to approximately 9,500 members. It is anticipated that the club members will continue to increase with the redevelopment of the club due to a variety of function spaces, extension of hours during the morning and improved facilities.

4.2. COMMUNITY DEMOGRAPHIC PROFILE

A community demographic profile has been prepared for the Parramatta suburb (study area) based on the 2016 census data. This data indicates that Parramatta suburb is characterised by the following key trends. A full demographic summary table is provided at **Appendix A**.

4.2.1. Population

- The study area has a population of 25,798 people, which equates to 11% of the Parramatta LGA population (226,149). The population of the study area has grown by 6,053 people since 2011, which represents a growth of 23%.
- The population density of the study area is 4,867.5 people per square kilometre, which is higher than that of the Parramatta LGA (2,698.7) and Greater Sydney (390.0). The study area includes the Parramatta CBD and therefore is a densely populated area characterised by higher density living when compared with other suburbs in the Parramatta LGA.

4.2.2. Age

- There is a younger population, with a median age of 31 years, lower than that of Parramatta LGA (34) and Greater Sydney (36).
- There is a higher proportion of adults aged 25-39 (46.4%) than Parramatta LGA (29.1%) or Greater Sydney (23.4%).

4.2.3. Household structure

- Family household is the dominate household structure (69.5%), followed by lone person (21.3%) and group (9.2%).
- There is a higher proportion of renters (68.4%), compared to Parramatta LGA (41.4%) and Greater Sydney (34.1%)
- Flat, Unit or apartment make up the largest proportion of dwelling structure at 81.6%, which is higher than that of Parramatta LGA (38.4%) and Greater Sydney (28.1%).

4.2.4. Diversity

- The study area is culturally diverse with two thirds (67.5%) of the population born overseas. This is higher than that of Parramatta LGA (55.3%) and Greater Sydney (42.9%). Parramatta is a culturally diverse suburb.
- There is a lower proportion who speak English only at home (23.5%), compared to Parramatta LGA (41.7%) and Greater Sydney (58.4%).

4.2.5. Income and employment

- The median weekly household income for Parramatta suburb is \$1,739, which is higher than that of Parramatta LGA (\$1,532) yet marginally lower than Greater Sydney (\$1,750)

- The unemployment rate is higher at 9.6% compared to Parramatta LGA (7.0%) and Greater Sydney (6.0%)
- Majority of employed persons are professionals (37.5%), higher than that of Parramatta LGA (31.7%) and Greater Sydney (26.3%)
- Almost half (47.1%) have received a bachelor degree or higher, which is higher than that of Parramatta LGA (37.2%) and Greater Sydney (28.3%).

4.2.6. SEIFA index

The Socio-Economic Indexes for Areas (SEIFA) measures the relative level of socio-economic advantage based on a range of Census characteristics. The index is derived from attributes that reflect disadvantage such as low income, low education attainment, high unemployment and jobs. A higher score on the index means a *lower* level of disadvantage and a lower score on the index means a *higher* level of disadvantage.

The SEIFA index results indicate that the population area of Parramatta LGA has relatively high overall levels of advantage, being in the top 20% of LGA's for advantage and disadvantage. Comparatively Parramatta suburb is in the top 40% indicating a slight contrast between the LGA and the suburb in terms of advantage.

Both Parramatta LGA and suburb have low levels of economic advantage. Parramatta LGA is in the bottom 30% while Parramatta suburb is in the bottom 10%. The index of Economic Resources focuses on the financial aspects of relative socio-economic advantage and disadvantage, by summarising variables related to income and wealth. It misses some aspects such as savings or equities, which could not be included because this information was not collected in the 2011 Census. A low score indicates a relative lack of access to economic resources in general, an area may have a low score if there are few owned homes and few households with high income.

Table 1 – SEIFA Index

Location	Advantage and disadvantage		Disadvantage		Economic resources		Education and occupation	
	Score	Decile	Score	Decile	Score	Decile	Score	Decile
Parramatta LGA	996	8	984	6	959	3	1037	9
Parramatta (suburb)	1003	6	993	5	891	1	1079	9

Source: SEIFA, 2011

4.3. POPULATION PROJECTIONS

The population of the Parramatta LGA is expected to increase significantly from 238,850 in 2016 to 416,750 by 2036. This represents a growth of 74% over the next 20 years.

Growth in the Parramatta LGA will be driven by increased capacity for new knowledge-intensive jobs and enhanced transport infrastructure including Sydney Metro West and the Parramatta Light Rail supported by high density development.

Summary	2011	2016	2021	2026	2031	2036	Total change	Total change %
Population	203,100	238,850	296,450	338,000	379,200	416,750	213,650	105%

4.4. LOCAL AREA CLASSIFICATION

The Independent Liquor and Gaming Authority is required to classify each LGA in NSW into one of three 'bands' – Band 1, Band 2, or Band 3 (s.33, *Gaming Machines Act 2001*). The methodology that has been adopted classifies LGAs as part of a ranking process, with all LGAs ranked according to:

- per capita gaming machine expenditure
- gaming machine density, and
- the ABS Socio-Economic Indexes for Areas (SEIFA) score.

Ranks for each of these measures are combined to give a final score for each LGA. LGAs are then divided into Bands:

- A Band 1 LGA usually has a low gaming machine density, low gaming machine expenditure and high SEIFA score.
- A Band 2 LGA usually has moderate gaming machine density, moderate gaming machine expenditure and a moderate SEIFA score.
- A Band 3 LGA usually has high gaming machine density, high gaming machine expenditure and a low SEIFA score.

A Band 1 LGA has relatively the least risk of gaming-related harm. As at June 2017 Parramatta LGA was classified a Band 1.

4.5. SUMMARY

From 2011 to 2016, the population of Parramatta suburb has grown by 23% to a total population of 25,798 people. This growth is anticipated to continue over the next 20 years, driven by enhanced transport infrastructure including Sydney Metro West and the Parramatta Light Rail, new knowledge intensive jobs and investment in high density residential development.

Generally, the demographic profile of Parramatta suburb has remained consistent from the 2011 census and continues to be characterise by younger family households, a diverse population and is densely populated with most residents living in flats, units or apartments.

A higher portion of the population in 2016 are employed as professionals when compared to the 2011 data (26% in 2011 to 37.5% in 2016). Additionally, in 2011 27% of the population attended University which has increased to nearly half (47.1%) in 2016. The growth in professional employment and education attainment is representative of the significant growth of Parramatta as a second CBD.

5. CRIME STATISTICS

Crime data from the NSW Bureau of Crime Statistics and Research (BOCSAR) was analysed to identify the crime profile for Parramatta suburb and Parramatta LGA, compared to NSW.

5.1. TYPES OF CRIME

Table 2 shows the top ten crime categories for the Parramatta suburb based on rates of crime per 100,000 of the population between October 2015 and September 2017.

Parramatta suburb has higher rates of crime than the NSW in all categories with the exception of 'motor vehicle theft.' Parramatta CBD is major centre, and increased rates of crime are reasonably expected within this location.

The following categories have significantly higher rates of crime in the Parramatta suburb compared with NSW:

- Fraud
- Malicious damage to property
- Assault- non-domestic
- Steal from retail store

Table 2 – Crime rate per 10,000 (October 2015-September 2017)

	(Rate per 10,000 population)	
	Parramatta suburb	NSW
Fraud	2293.3	615.1
Malicious damage to property	1385.6	793.2
Steal from motor vehicle	870.6	504.4
Break and enter – dwelling	489.0	361.0
Assault – non-domestic	1248.5	413.0
Assault – domestic	611.3	365.7
Steal from retail store	2297.0	313.5
Steal from dwelling	385.3	259.0
Liquor offences	303.8	140.5
Motor vehicle theft	170.4	171.7

Source: BOSCAR 2017

5.2. TRENDS

Table 3 below presents the two-year trends (October 2015-September 2017) in the incident rates from key crime types in the Parramatta suburb.

Overall, the LGA has experienced stable rates of crime except for domestic assault which has increased by 47% and liquor offences which has decreased by 51%.

Table 3 – Two-year crime trends (October 2015-September 2017)

Type of crime	24-month trend (2015-2017)	
	Parramatta suburb	NSW
Fraud	Stable	-8.8%
Malicious damage to property	Stable	-3.1%
Steal from motor vehicle	Stable	Stable
Break and enter – dwelling	Stable	-8.2%
Assault – non-domestic	Stable	Stable
Assault – domestic	+47%	-3.9%
Steal from retail store	Stable	Stable
Steal from dwelling	Stable	-6.1%
Liquor offences	-51%	Stable
Motor vehicle theft	Stable	Stable

Source: BOSCAR

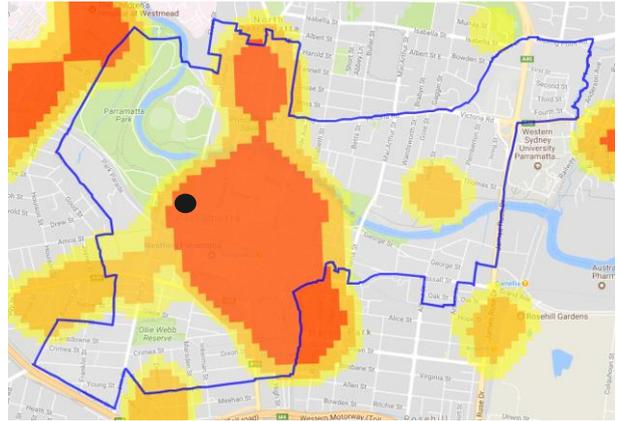
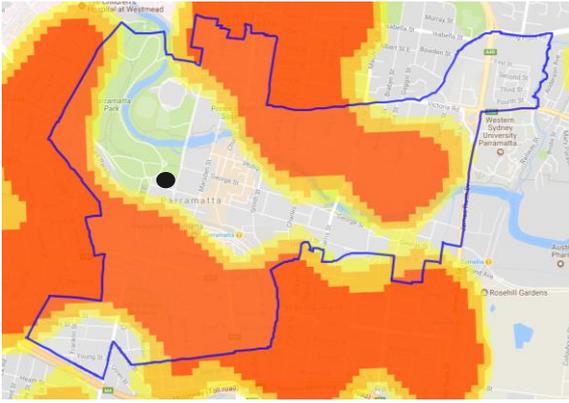
5.3. CRIME HOTSPOTS

BOSCAR publishes ‘hotspot’ maps to illustrate areas of high crime density relative to crime concentrations across NSW. The site is within several hotspots including:

- Domestic assault;
- Non-domestic assault;
- Robbery;
- Break & enter non-dwelling;
- Steal from motor vehicle; and
- Malicious damage to property.

Figure 2 overleaf illustrates the crime hotspots in accordance with the site location as indicated. While the site is located in several hotspots, the crime trend rates are generally stable for Parramatta suburb.

Figure 2 – Crime hotspots

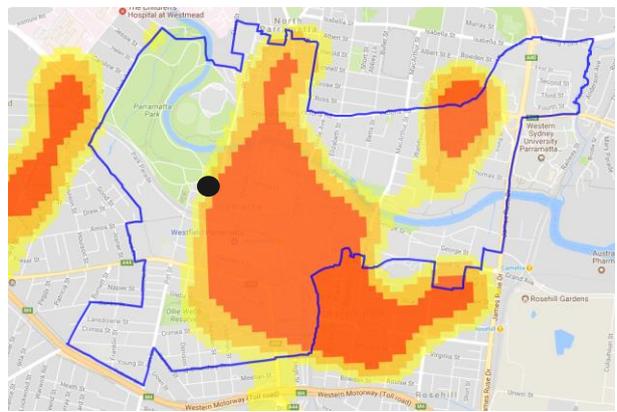
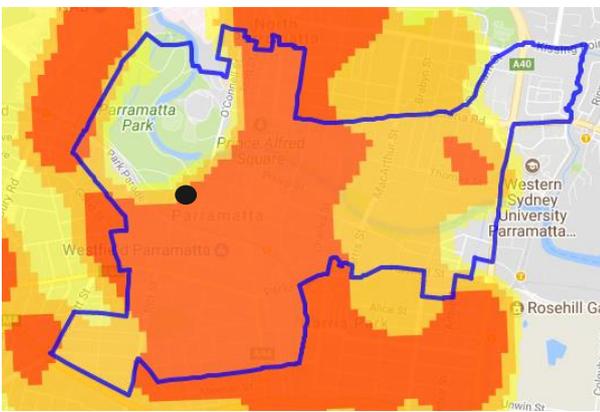


Picture 1 – Break & enter dwelling

Source: BOSCAR

Picture 2 – Break & enter non-dwelling

Source: BOSCAR

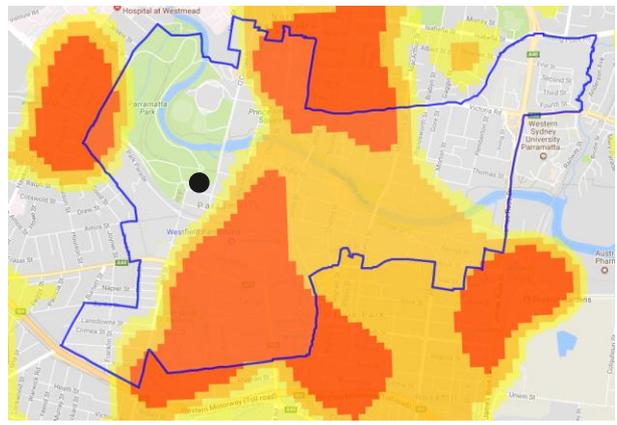
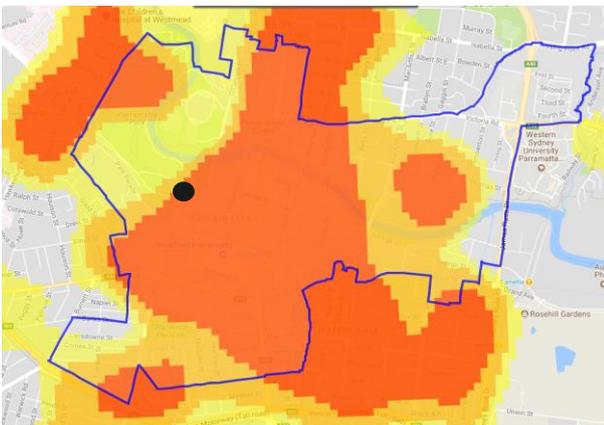


Picture 3 – Domestic assault

Source: BOSCAR

Picture 4 – Incidents of robbery

Source: BOSCAR

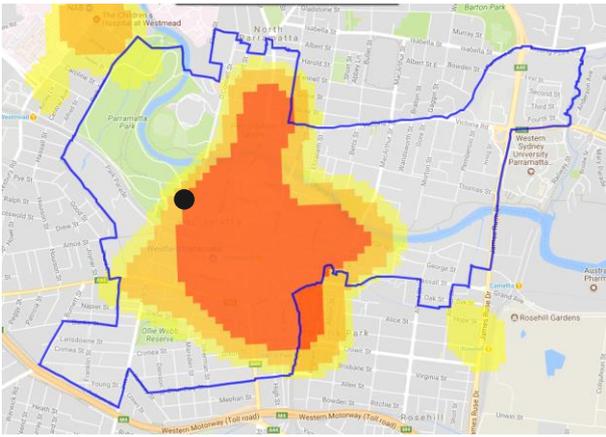


Picture 5 – Malicious damage to property

Source: BOSCAR

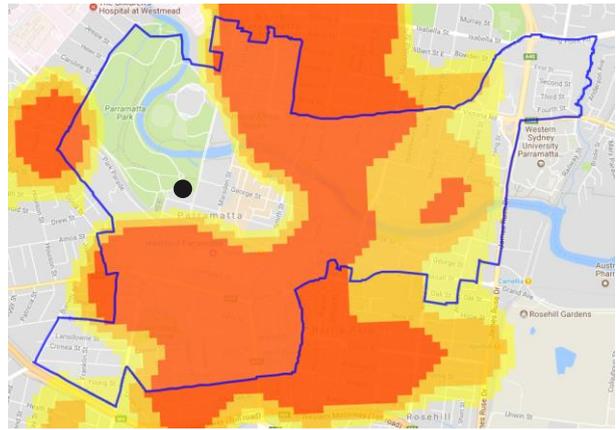
Picture 6 – Motor vehicle theft

Source: BOSCAR



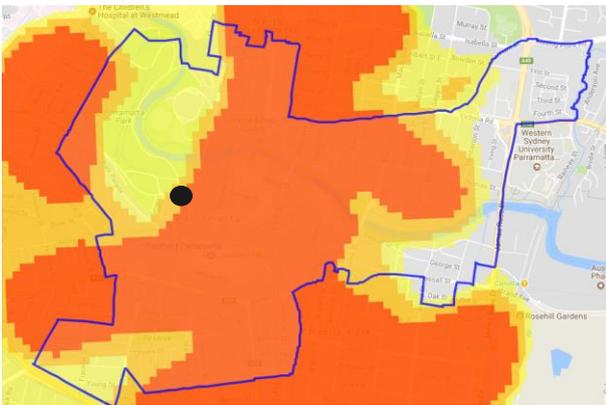
Picture 7 – Non-domestic assault

Source: BOSCAR



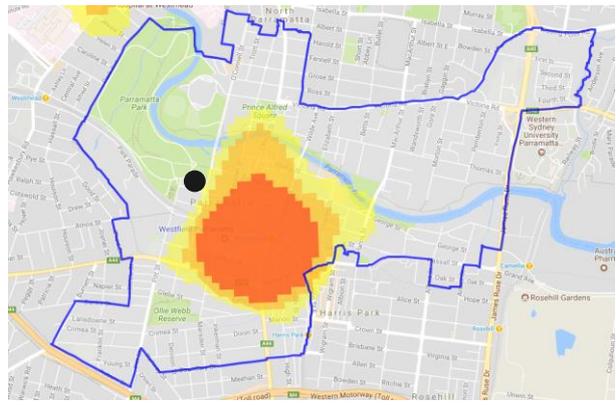
Picture 8 – Steal from dwelling

Source: BOSCAR



Picture 9 – Steal from motor vehicle

Source: BOSCAR



Picture 10 – Steal from person

Source: BOSCAR

6. LICENSED VENUES AND GAMING MACHINES

The following section provides analysis on the number of licensed venues and gaming machine data from the NSW Liquor and Gaming (October 2017).

6.1. PARRAMATTA RSL CLUB

Council granted consent for 145 gaming machines under DA/805/2013. It is noted that the Club has a license for 149 gaming machines from NSW Liquor and Gaming.

6.2. LICENSED VENUES

Recent licensed venues and gaming machine data has been acquired from the NSW Liquor and Gaming (October 2017). The data indicates that there are approximately 113 licensed venues in the suburb of Parramatta, including restaurants, clubs, bars, hotels, theatre and function centres.

Of the 113 venues there are approximately 12 licensed venues which have gaming machine licenses in the suburb of Parramatta.

Table 4 provides details about these licensed venues and the number of gaming machines. The data indicates that in total there are 977 gaming machines (GM's) in licensed venues in the Parramatta suburb. Parramatta RSL Club, with a license for 149 gaming machines, has the second largest number of gaming machines in the area (after the Parramatta Leagues Club).

Table 4 below presents the location of licensed venues within a 1km radius of the Parramatta RSL Club. This shows that there are five clubs, six hotels, eight nightclubs and 54 other licensed venues within close proximity of the Club premises.

Table 4 – Licensed venues with gaming machines in Parramatta

Name	Location	No. Gaming Machines
Parramatta Leagues Club	13-15 O'Connell St	520
City of Parramatta RSL Club	O'Connell & Macquarie Streets	149
Rosehill Bowling Club	Cnr James ruse Drive & Hassell Street	34
Albion Hotel	135 George Street	34
Commercial Hotel	2 Hassall St	30
PJ's Irish Pub Parramatta	74 Church St	30
Collector Hotel	100 George St	30
Tollgate Hotel	625 Church Street	30
Rose & Crown Hotel	11 Victoria Rd	30
Royal Oak Hotel	387 Church St	30
Woolpack Hotel	George St	30
Crown Hotel Parramatta	295 Church St	30
Total		977

6.2.1. Gaming machine density

Table 5 below provides an analysis between the number of gaming machines in Parramatta suburb, Parramatta LGA and NSW compared to the total populations of these areas. The analysis indicates that the suburb of Parramatta has less people per gaming machine when compared with the rest of the LGA and NSW as a whole.

Table 5 – Number of gaming machines per head of population in 2016

Locality	Total population	Total no. GM	No. people per GM	No. GM's per 1,000 people
Parramatta Suburb	25,798	977	26	38
Parramatta LGA	226,149	1,891	119	8
NSW	7,480,228	92,651	80	12

It should be noted that Parramatta suburb includes the Parramatta CBD, while it accommodates an area of high density residential it also includes a large number of licensed venues. The suburb also includes large venues such as the Parramatta Leagues Club which has nearly 500 gaming machines. Due to this level of activity and number of venues it is expected that the suburb would have a higher number of gaming machines per head compared to less densely developed areas.

Table 6 below provides the 2014 analysis between the number of gaming machines in Parramatta Suburb, Parramatta LGA and NSW.

Table 6 – Number of gaming machines per head of population in 2014

Locality	Total population	Total no. GM	No. people per GM	No. GM's per 1,000 people
Parramatta Suburb	19,745	923	21	47
Parramatta LGA	166,858	1,235	135	7
NSW	6,917,658	16,479	420	0.42

This indicates that when the previous SIA was prepared, the gaming machine density (no of gaming machine per 1,000 people) in the Parramatta suburb has decreased. In 2014 there was 47 gaming machines per 1,000 people, compared to 38 gaming machines per 1,000 people using 2016 ABS census data. This is a result of the significant population growth in the Parramatta suburb which is projected to reach a population of 55,598 people in 2036, representing a growth rate of 115%.

6.2.2. Impact of additional gaming machines

Table 7 provides an analysis of the approved and proposed gaming machine increase compared to the total population of Parramatta suburb.

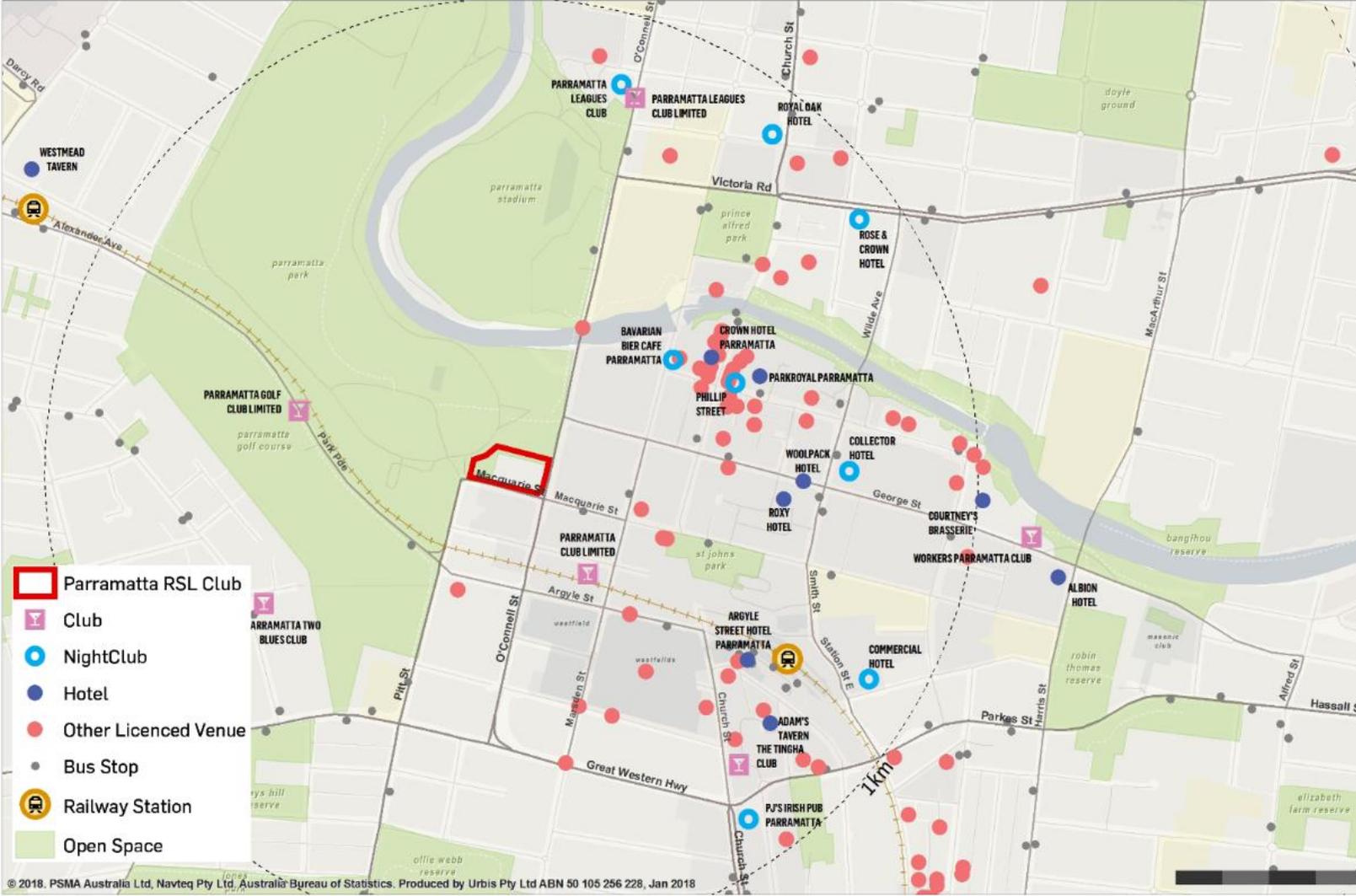
This analysis indicates that the total number of people per gaming machine will decrease by 1 and the number of gaming machines per 1,000 people will marginally increase by 2.

These minor changes are unlikely to have any significant short-term or lasting negative impact. However, it should be noted that this analysis only takes into consideration the impact of additional gaming machines at the Parramatta RSL Club and does not consider gaming machine increase at other licensed venues.

Table 7 – Existing and proposed gaming machines compared with the Parramatta suburb population in 2016

Year	Total population	Total no. gaming machines	No. people per GM	No. GM's per 1,000 people
2016	25,798	977 (existing)	26	38
2016	25,798	1,032 (+55)	25	40

Figure 3 – Facilities audit within 1km of Parramatta RSL Club



7. SOCIAL IMPACT ASSESSMENT

This Social Impact Statement has focused on the key positive and negative impacts on the local community based on the proposed modifications that relate to the increased number of gaming machines at the site and extended hours of operation.

Based on the data analysis undertaken in the previous sections, the following key impacts have been identified for assessment. Under each impact area, the current environment is reported, the proposed development, potential negative or social impacts are identified, mitigation measures are proposed and an overall significance of impact discussed.

The impact areas assessed are:

- Operating hours
- Additional gaming machines

7.1. OPERATING HOURS

Table 8 – Operating hours – impacts, benefits and recommendations

Current Environment
<p>Parramatta RSL Club currently provides a venue for entertainment, dining and corporate events as well as other facilities to club members, their guests and the community of people who live and work in the Parramatta CBD. Currently the site is undergoing construction in accordance with the development consent DA/805/2013 granted by Council in 2015.</p> <p>Parramatta RSL Club currently has the following approved operating hours:</p> <ul style="list-style-type: none">• 10am to 11pm Sunday to Wednesday• 10am to 12am Thursday• 10am to 1am Friday and Saturday
Proposed Development
<p>Parramatta RSL Club is proposing to amend its hour's operation to the following:</p> <ul style="list-style-type: none">• 7am to 4am Monday to Sunday (internal areas)• 7am to 1am Monday to Sunday (external areas) <p>The club will be required to adhere to the general shutdown period, between 4am and 10am each day, as required under section 39, <i>Gaming Machines Act 2001</i>.</p> <p>The extended operating hours in the morning period (7am to 10am) will facilitate the opportunity for breakfast functions and events. The proposed hours of extension will positively contribute to the night time economy of Parramatta CBD and provide a contemporary club development which will better meet the needs and interests of its members. The extension of operating hours will generate increased employment opportunities within Parramatta CBD and provide a variety of function spaces, including space for morning functions and meetings.</p>
Potential Impacts
<ul style="list-style-type: none">• Increased traffic from extended operating hours• Extended periods of noise

- Increase patronage, revenue and use of the club
- Potential increase in problem drinking and gambling from increase in access
- Potential increase in liquor offences
- The extended hours may generate a different club profile demographic

Mitigation Measures

- Implementation of the mitigation measures outlined in the Noise Impact Assessment (NIA) prepared by Acoustic Logic. These include glazing, balustrade and music recommendations. A detailed summary of the NIA is provided in section 3.1 of this report.
- Consideration of staff and security during extended hours of operation.
- Parramatta RSL Club provides a free and confidential service for Gambling and Financial Counselling.
- Continued RSA and GSA.

Significance of Impact

The extended hours of operation proposed will not have an adverse impact on traffic and parking implications. The Traffic and Parking Report used the Lantern Club at Roselands as a benchmark to assess the Club's patronage levels between 12 mid-night and 4am. The patronage data showed that customers significantly dropped after 2am and there were some 30-40 persons at its busiest between 12am and 4am. Therefore, as the site has approval for 699 spaces it is not anticipated that there will be any parking implications as a result of the extended hours of operation.

However, operational traffic and parking impacts should be monitored on an ongoing basis to manage any changes or disruptions.

Similarly, incorporating the recommendations outlined in the Noise Impact Assessment will mitigate potential noise impacts associated with the extended hours of operation. Noise impacts should also be monitored on an ongoing basis.

7.2. ADDITIONAL GAMING MACHINES

Table 9 – Additional gaming machines – impacts, benefits and recommendations

Current Environment

There are approximately 73 licensed venues within 1km of the site, including five clubs, eight nightclubs, six hotels and forty-four other licensed venues. In the suburb of Parramatta there are 12 licensed venues which hold a total of 977 gaming machines.

The Parramatta RSL Club provides 149 gaming machines. This represents a total of 26 people per gaming machine in the suburb of Parramatta compared to 119 people per machine for Parramatta LGA.

However, it should be noted that the Parramatta suburb includes the Parramatta CBD which has high levels of night time activity including restaurants, small bars, pubs and nightclubs. The suburb also includes large venues such as the Parramatta Leagues Club which has over 500 gaming machines. Due to this level of activity and number of venues it is expected that the suburb would have a higher number of gaming machines per head compared to less densely developed areas, such as other suburbs in the Parramatta LGA context.

Proposed Development

In 2013 development consent was granted for the redevelopment of the Club. Condition 109 of the consent prescribed a maximum of 145 gaming machines within the site. It is proposed to amend this condition to allow 200 gaming machines to operate at the Club.

This will not have a significant impact on the number of gaming machines per head of population in 2016 (34 people per GM, or 31 GM's per 1,000 people). It is noted that this SIS has considered the impact of the additional 55 gaming machines at the Club and does not assess any additional gaming machines across the Parramatta suburb or Parramatta LGA.

In addition, the population in the Parramatta suburb is expected to increase by 115% in the next 20 years, and therefore it is unlikely that the additional gaming machines proposed will have a negative impact.

Potential Impacts

- Increased revenue from the Gaming Machine Tax
- Potential issues associated with problem gambling

Mitigation Measures

- Review and compliance with the NSW Office of Liquor and Gaming responsible gambling legislation
- Educational programs on prevention of gambling

Significance of Impact

The proposed modification to the approved redevelopment of the Club will increase the number of gaming machines at the Parramatta RSL Club from 145 to 200 (+55).

This would have no significant impact on gaming machine density. In addition, as the population in the Parramatta suburb is expected to increase in the future by 115% any negative impact on the number of Gaming Machines is unlikely.

8. CONCLUSIONS

The proposed modification to Conditions 109 and 118 of DA/805/2013 to amend the total number of gaming machines to be provided at the club and the hours of operation are not expected to have a significant impact when compared with the approved development.

The increase of gaming machines at the site may negatively impact potential gambling issues amongst the local community. This SIS analyses the impact of an additional 55 gaming machines within the Parramatta suburb, and does not take into consideration the potential accumulative impact of additional gaming machines at other licensed venues. However, as the population growth of Parramatta is projected to grow significantly over the next few years it is unlikely that the additional gaming machines will have a negative impact on the Parramatta suburb.

The extended hours of operation will not impact on the local traffic movements or the parking on site. The site is predominately surrounded by commercial buildings and the Noise Impact Assessment indicates that provided recommendations are implemented, noise emissions from even the loudest events would not adversely impact sensitive receivers around the site.

Overall, the amendments proposed to the development consent will have a neutral impact, with the recommended mitigation measures helping to minimise potential impacts on the local community.

DISCLAIMER

This report is dated 7 March 2018 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Castle Hill RSL Club Group (**Instructing Party**) for the purpose of Social Impact Statement (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A DEMOGRAPHIC ANALYSIS

Data item	Parramatta	Parramatta LGA	Sydney GCCSA
Total population	25,798	226,149	4,823,991
Population Density (Persons per Sq.km)	4,867.5	2,698.7	390.0
Median Annual Personal Income	\$39,260	\$37,544	\$37,388
Age Distribution (%)			
Aged 0-4	9.0%	7.3%	6.4%
Aged 5-9	4.6%	6.2%	6.4%
Aged 10-14	2.6%	4.9%	5.8%
Aged 15-19	2.9%	5.1%	6.0%
Aged 20-24	7.6%	6.6%	7.1%
Aged 25-29	16.1%	9.2%	7.9%
Aged 30-34	19.0%	11.1%	8.1%
Aged 35-39	11.3%	8.8%	7.4%
Aged 40-44	5.5%	7.0%	7.1%
Aged 45-49	4.2%	6.0%	6.7%
Aged 50-54	3.8%	5.8%	6.3%
Aged 55-59	3.6%	5.3%	5.8%
Aged 60-64	3.0%	4.6%	5.0%
Aged 65-69	2.2%	3.8%	4.4%
Aged 70-74	1.5%	2.9%	3.3%
Aged 75-79	1.2%	2.2%	2.4%
Aged 80-84	0.9%	1.6%	1.8%
Aged 85+	1.0%	1.7%	2.0%
Median age	31	34	36
Country of Birth and Indigenous Identification (%)			
Australia born	24.3%	44.7%	57.1%
Overseas born	67.5%	55.3%	42.9%
India	29.8%	10.6%	2.7%

Data item	Parramatta	Parramatta LGA	Sydney GCCSA
China	12.0%	10.3%	4.7%
Sri Lanka	0.7%	1.5%	0.6%
Philippines	2.2%	1.6%	1.6%
Nepal	1.5%	0.5%	0.6%
Aboriginal and /or Torres Strait Islander	0.5%	0.7%	1.5%
Language Spoken at Home (%)			
English only	23.5%	41.7%	58.4%
Indo-Aryan languages	23.0%	22.17%	4.6%
Chinese languages	16.7%	17.0%	7.6%
Arabic	3.8%	3.2%	4.0%
Weekly Household Income (%)			
\$Neg/Nil	2.5%	2.0%	1.9%
\$1-\$149	0.7%	0.7%	0.7%
\$150-\$299	1.9%	1.8%	1.8%
\$300-\$399	2.1%	2.2%	2.4%
\$400-\$499	3.3%	4.3%	4.9%
\$500-\$649	2.8%	3.2%	3.4%
\$650-\$799	4.7%	5.1%	5.5%
\$800-\$999	5.3%	5.3%	5.4%
\$1,000-\$1,249	7.7%	7.3%	6.9%
\$1,250-\$1,499	8.1%	7.1%	6.5%
\$1,500-\$1,749	7.6%	6.5%	5.7%
\$1,750-\$1,999	8.6%	6.3%	5.5%
\$2,000-\$2,499	14.8%	12.8%	11.1%
\$2,500-\$2,999	7.0%	8.0%	7.1%
\$3,000-\$3,499	5.6%	5.6%	5.1%
\$3,500-\$3,999	4.5%	4.9%	5.3%
\$4,000 plus	5.8%	8.5%	1.1%
Median Household Income	\$1,739	\$1,532	\$1,750

Data item	Parramatta	Parramatta LGA	Sydney GCCSA
Housing Status (%)			
Owner	10.7%	24.6%	29.1%
Purchaser	17.4%	30.5%	33.2%
Renter	68.4%	41.4%	34.1%
Households in Mortgage Stress (% Households)	5.5%	8.4%	8.4%
Loan Mortgage Repayments (monthly \$)	\$1,874	\$2,167	\$2,167
Households in Rental Stress (% Households)	23.0%	15.5%	14.2%
Rent Payments (weekly \$)	\$430	\$440	\$440
Car Ownership (%)			
0 Cars	25.3%	10.6%	11.1%
1 Car	52.5%	41.4%	36.3%
2 Cars	14.9%	32.9%	32.8%
3+ Cars	3.7%	12.2%	15.7%
Household Structure (%)			
Family Households	69.5%	75.3%	73.6%
Group	9.2%	4.7%	4.7%
Lone Person	21.3%	20.1%	23.8%
Family Composition (%)			
Couple family with no children	38.0%	32.9%	33.4%
Couple family with children	47.3%	52.2%	49.5%
One parent family	11.5%	13.0%	15.2%
Other family	3.2%	1.9%	1.8%
Labour Force (%)			
% Unemployed	9.6%	7.0%	6.0%
Labour Force Participation	65.1%	62.1%	
Occupation (%)			
Professionals	37.3%	31.7%	26.3%
Clerical & Administrative Workers	13.5%	15.4%	14.6%

Data item	Parramatta	Parramatta LGA	Sydney GCCSA
Technicians & trades workers	8.7%	10.3%	11.7%
Labourers	7.2%	6.5%	7.5%
Managers	10.5%	12.7%	13.7%
Sales Workers	8.1%	8.4%	9.0%
Community & Personal Service Workers	7.7%	8.3%	9.6%
Machine Operators & Drivers	4.9%	4.8%	5.6%
Tertiary Education (%)			
Bachelor Degree or Higher	47.1%	37.2%	28.3%
Advanced Diploma and Diploma level	7.8%	9.3%	9.3%
Highest Level of Schooling Achieved (%)			
Year 8 or Below	2.1%	2.6%	4.0%
Year 9 or Equivalent	1.6%	2.9%	3.8%
Year 10 or Equivalent	6.5%	11.7%	16.6%
Year 11 or Equivalent	2.0%	3.0%	4.0%
Year 12 or Equivalent	75.7%	70.4%	62.1%
Did not go to School	2.2%	1.3%	1.4%
Dwelling Structure (%)			
Separate House (%)	10.2%	45.7%	56.9%
Semi-detached (%)	6.7%	15.2%	14.0%
Flat, Unit or apartment (%)	81.6%	38.4%	28.1%
Other dwelling (%)	1.2%	0.3%	0.6%



BRISBANE

Level 7, 123 Albert Street
Brisbane QLD 4000
Australia
T +61 7 3007 3800

MELBOURNE

Level 12, 120 Collins Street
Melbourne VIC 3000
Australia
T +61 3 8663 4888

PERTH

Level 14, The Quadrant
1 William Street
Perth WA 6000
Australia
T +61 8 9346 0500

SYDNEY

Level 23, Darling Park Tower 2
201 Sussex Street
Sydney NSW 2000
Australia
T +61 2 8233 9900