



LIVERPOOL WESTFIELD

COMPREHENSIVE SOCIAL IMPACT ASSESSMENT

OCTOBER 2019
P11616
FINAL
PREPARED FOR SCENTRE GROUP



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EXECUTIVE SUMMARY

Urbis Pty Ltd. (Urbis) was engaged by Scentre Group to prepare a comprehensive Social Impact Assessment (SIA) in relation to the development application to upgrade of a portion of the existing Westfield Liverpool that includes the creation of an Entertainment and Leisure Precinct (ELP)(ELP) and commercial tower.

LEGISLATIVE REQUIREMENT

Under Section 4.15 of the *Environmental and Planning Assessment Act 1979* (EP&A Act), the likely impacts of a development, including the social impacts in the locality are required to be considered and addressed as part of the planning process.

Clause 20, Part 1 of the Liverpool DCP 2008 (LDGP) indicates that applications for commercial development that propose bars, pubs and taverns or applications for liquor licenses warrants a comprehensive SIA. This comprehensive SIA has been undertaken in accordance with *Liverpool Council's Social Impact Assessment Policy (2015)*.

SUMMARY OF POTENTIAL IMPACTS

Health and wellbeing

The ELP will increase choice of leisure and entertainment options and create opportunities for increased social interactions. Improvements to the streetscape and pedestrian mall have potential to enhance mobility and activation, therefore having a positive impact on healthy pursuits, health and wellbeing.

The proposal includes a family friendly tavern, an Archie Brothers licenced arcade and has potential to include other licenced venues in the future. It is understood that increasing alcohol outlets in a local area has potential to increase alcohol related assault. At the time of this assessment there is no evidence to indicate that the proposal will have a negative impact on health and wellbeing. However, each venue will be required to seek a liquor licence from the Office of Liquor and Gaming where they will need to address specific health literature and will undergo an individual merit assessment.

Crime and safety

The proposal will improve the current site having potential to increase pride and a sense of place which can result in a reduction in crime and antisocial behaviour. The proposal will enhance activation and surveillance within the Macquarie Street Mall and site entrances. Mechanical surveillance and access control measures will remain in place for a continued sense of safety.

Liverpool CBD is a crime hotspot and has higher incidents of alcohol related crimes, and it is understood that an existing pub in the Liverpool CBD is due to close as a result of violence and crime. However, with the closure of this pub, alcohol density within Liverpool CBD will not increase. Each venue seeking a liquor licence will be required to prepare a plan of management to identify mitigation and management measures to reduce crime and antisocial behaviour. With mitigation measures in place and strategies to encourage a family friendly environment, responsible drinking and management of patrons leaving the venue, the proposal is likely to have a neutral impact on the Liverpool CBD.

Community identity and a sense of belonging

The proposal has potential to create a lasting impact on the local streetscape, enhance the profile of the area and increase local pride. The upgrade of the shopping centre can encourage increased choice of retail, leisure and entertainment options for the local community, enhancing social interactions and enjoyment. The proposal is likely to have a high positive impact on the Liverpool community.

Local economy and contribution to employment

The proposal will create new commercial floor space and increase retail, leisure and entertainment uses within the Westfield building. Development of the shopping centre will create employment during construction and throughout the life of the shopping centre. The proposal has potential to create new long-term employment opportunities as well as indirect employment and economic benefits to the local economy and Liverpool LGA.

Accessibility

Westfield Liverpool is accessed by good public transport networks, as well as having private vehicle connections. The proposal includes modifications to the existing traffic control signals on Bathurst Street to improve local traffic networks. Traffic improvements are likely to have a positive impact to the immediate locality.

The impact of accessibility of the building for disabled persons or people with a mobility issue have been addressed can be achieved. Improvements to the shopping centre and pedestrian networks will likely have a long-term positive impact on users of the site.

CONCLUSION

This comprehensive Social Impact Assessment (SIA) has been undertaken to assess the potential social impacts of the proposal in accordance with the requirements of the Liverpool Council *Social Impact Assessment Guidelines* (2015).

Based on the assessment in this report, it is expected the proposal will deliver long term positive impacts for the Liverpool CBD that will improve the visual appearance of Westfield Liverpool and have potential to enhance the community identity and sense of belonging to the area. Visual improvements including landscaping and enhancements to the Macquarie Street Mall will activate the site and increase opportunities for casual surveillance.

The proposed upgrade works are likely to contribute to the local economy and employment opportunities both during the construction stage and ongoing operation of Westfield Liverpool and associated commercial tower.

The proposal includes the development of a family friendly tavern, Archie Brothers licenced arcade and may include some additional uses in the future that permit the sale of alcohol. At the time of this assessment there is no information available to indicate the proposal will have a negative impact on alcohol related health and crime impacts. However, further assessment will be undertaken by the Office of Liquor and Gaming for each venue seeking a liquor licence. An in-depth assessment of alcohol related crime and health impacts will be undertaken, as well as the requirement to address specific literature and assessment criteria. Approval will result in strict conditions regarding the responsible service of alcohol and implementation of mitigation strategies to reduce potential negative impacts.

1. INTRODUCTION

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1.1. LEGISLATIVE REQUIREMENT

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1.2. ASSESSING SOCIAL IMPACT

An SIA is a specialist study undertaken to identify and analyse potential positive and negative social impacts associated with a development proposal. It involves a detailed and independent study to outline social impacts, identify mitigation measures, and provide recommendations in accordance with professional standards and statutory obligations.

Social impacts are those that impact on people's way of life, their culture, community, environment, health and wellbeing, personal and property rights, and their fears and aspirations.

The significance of potential positive and negative social impacts occurring as a result of the proposal is assessed by comparing the consequence of the impact (minimal – extreme) against the likelihood of the impact occurring (rare – very likely).

1.3. METHODOLOGY

The following key steps and tasks were undertaken as part of this SIA:

Background review	<ul style="list-style-type: none">• Site visit and review of surrounding land uses.• Review of relevant policies to assess key implications at local and state level.• Review of architectural plans.
Social baseline	<ul style="list-style-type: none">• Review of demographic and crime data.• Stakeholder mapping and consultation.
Impact scoping	<ul style="list-style-type: none">• Review of technical reports.• Identification of impacts.
Assessment and reporting	<ul style="list-style-type: none">• Assessment of social impacts prior to and after management measures.• Recommendation of management measures to enhance positive impacts, mitigate negative impacts and monitor ongoing impacts.

1.4. URBIS COMMUNITY PLANNING

This SIA has been prepared by Urbis Community Planning, a team of specialist planners who assess the social outcomes and impacts of planning and development. Urbis Community Planning has prepared SIAs for various land uses and development types and are suitably qualified and experienced to prepare this SIA.

Urbis Community Planning has prepared SIAs for schools, liquor and gaming, housing, mixed use developments and commercial centres.

2. THE PROPOSAL

The development application seeks consent for the construction of a commercial tower and entertainment and leisure precinct (ELP). Alterations are proposed to existing retail located at the basement (level 1) and ground floor (level 2) of the existing shopping centre and a new ELP precinct is proposed on Levels 3 and 4.

The key elements of the proposal can be summarised as follows:

- Demolition of a portion of the existing shopping centre and southern façade fronting Elizabeth Drive;
- Construction of a 7 storey commercial tower (above proposed retail) with 10,500m² of commercial GFA;
- Provision of an additional 7,982m² of retail GFA over four retail levels;
- Inclusion of the following new tenancies:
 - Commercial premises;
 - Retail premises;
 - Food and drink premises including restaurants, a family friendly tavern and licenced arcade;
 - Recreation facility (indoor) – including ancillary uses (amusement).
- Landscaping works including a new entrance to the shopping centre at street level and a new landscaped public domain on levels 3 and 4 for community activities and events.

Figure 1 – Photomontage – Proposed development from Elizabeth Drive and Macquarie



Source: Scentre Group

Macquarie Street Mall

The proposal will strengthen the vista and activation of the northern part of Macquarie Street Mall through the construction of a new pedestrian boulevard which will link Macquarie Street Mall to the southern entry point of the shopping centre.

3. SITE CONTEXT

3.1. LOCAL CONTEXT

Liverpool Westfield is located in the heart of Liverpool City Centre, opposite Macquarie Street Mall. The site has frontage to Elizabeth Drive, George Street, Bathurst Street and Campbell Street.

The local context is characterised by a mix of commercial, retail, residential and educational land uses. Surrounding development includes:

- Western Sydney University Campus is located directly adjacent the entrance to the shopping centre on the corner of George Street and Elizabeth Drive;
- Liverpool Bus Interchange and Railway Station is located to the south-east of the site, within approximately a 600m walking distance;
- Liverpool Hospital is located to the east of the site within a 500-metre radius;
- St Luke's Anglican Church is located directly opposite the site, which is listed as a State Heritage Item under the LLEP 2008;
- Bigge Park is situated to the east of the site and has significant historical and cultural importance as one of Sydney's oldest parks dating back to 1810;
- Macquarie Street Mall is a pedestrian section of Macquarie Street located directly south of the site and contains street furniture, landscaping and outdoor dining;
- Liverpool Memorial Pioneer Park is located along Campbell Street to the north of the site. The park is a state significant heritage listed item and contains a historic memorial cemetery and public park areas; and
- Liverpool CBD and commercial core are located to the south of the site.

3.2. REGIONAL CONTEXT

Liverpool is an existing urban centre with the plan to continue growth and establishment of Liverpool as a CBD in the 'Western City'. This will include opportunities for housing and employment.

Liverpool Westfield is one of the largest regional shopping centres in south-west Sydney. Other significant higher order retail facilities are located at Parramatta (approximately 14km to the north), Burwood (18km to the north-east) and Hurstville (approximately 18km to the south-east).

Liverpool Westfield performs a key economic and social role in Liverpool as it is located at the heart of a major commercial centre, 35km south-west of Sydney CBD. The centre caters to a trade area population in excess of 634,000 residents. The total retail spend by the Westfield Liverpool Trade Area was estimated to be \$7.6 billion in 2017. The shopping centre also provides for the social and leisure needs of the culturally diverse community.

3.3. THE SITE

The site is known as 25 George Street, Liverpool and is legally described as Lot 1 in Deposited Plan 554550; Lot 433 in DP 822256; Lot 21 in DP 613438; Lot 22 in DP 613438 and Lot 435 in DP 822222 (Survey Plan submitted at **Appendix A**). The location of the site is shown at Figure 1.

The site comprises a large parcel of land and is bounded by four street frontages being Campbell Street to the north, George Street to the east, Elizabeth Drive to the south and Bathurst Street to the west.

The principal features of the site include:

- The site has a total area of approximately 72,370m²;
- The site has primary street frontage to Elizabeth Drive, opposite Macquarie Street Mall;

- Vehicle access to the site is currently available at various locations along Campbell Street, Bathurst Street and George Street;
- The site contains limited vegetation with street trees planted along the perimeter of the site.

Figure 2 – Site location



Source: Urbis

The site currently accommodates Westfield Liverpool which is a three-storey shopping centre with basement level and associated car parking. Westfield Liverpool is a significant retail centre with the main provision of retail facilities provided over three levels. Car parking comprises 3,498 basement, under-cover and open-air spaces

The area to which this application relates is generally located on the central and eastern thirds of the shopping centre which currently comprise the following land uses:

- Cinemas;
- Retail; and
- Food and drink premises

3.4. SITE VISIT

A site visit was conducted by Urbis on 29 May between 10am and 1pm. The site visit was undertaken to understand the local context, how the site interfaces with surrounding land uses and to identify any potential impacts. Key observations from the site visit are provided below:

- The area is currently undergoing land use changes, with evidence of construction and higher density buildings currently under construction.
- The site is an area of high pedestrian and vehicle activity.
- The immediate area contains land uses that might be perceived as sensitive including community and residential uses, schools and areas of open space.

- The site is easily accessible by private vehicle and is services by bus networks.

Figure 3 – Site visit photos



Picture 1 – Elizabeth Street entrance



Picture 2 – Type picture caption here.



Picture 3 – Type picture caption here.



Picture 4 – Type picture caption here.

4. POLICY CONTEXT

Key state and local government policies were reviewed to understand the strategic context of the proposal, as outlined below.

Greater Sydney Regional Plan - A Metropolis of Three Cities (2018)

A Metropolis of Three Cities is the Greater Regional Sydney Plan which provides an over-arching vision built on the vision that residents in Greater Sydney live within 30 minutes of their job, education and health facilities, services and great places. The vision divides Greater Sydney into three cities with the aim to align infrastructure and growth to restructure economic activity and access. The three cities are:

- The established **Eastern Harbour City** – building on its recognised economic strength and addressing liveability and sustainability.
- The developing **Central River City** – investing in a wide variety of infrastructure and services and improving amenity.
- The emerging **Western Parkland City** – establishing the framework for the development and success of an emerging new city.

The plan identifies four key themes to guide the ten directions and relevant objectives for the strategic visions for Greater Sydney. The themes are infrastructure and collaboration, liveability, productivity and sustainability.

Greater Sydney Commission Western District Plan (2018)

The *Greater Sydney Commission Western City Plan (2018)* provides a vision for the area with the aim to improve economic and social opportunities for the next 20 years.

Liverpool is an existing urban centre, with the plan to continue the growth and establishment of Liverpool as a CBD in the 'Western City'. This includes opportunities for housing and employment.

Planning for Liverpool in the next 20 years will aim to:

- Increase housing diversity and provide affordable housing.
- Improve and coordinate transport and other infrastructure to support jobs growth.
- Develop smart jobs around the health and education precinct.
- Improve the night-time economy, mixed-use and transport connections.
- Improve the urban liveability and sense of place in Liverpool.
- Revitalise the Liverpool CBD.

The baseline target for employment opportunities in Liverpool in 2036 is 36,000 and the higher target is 39,000. The vision is to protect and develop the commercial core as well as improve on street activation during the day and night.

Draft Community Strategic Plan: Our Home, Liverpool 2027 (2017)

The *Draft Community Strategic Plan: Our Home, Liverpool 2027 (2017)* is a ten-year plan that defines the vision and priorities of the community. The plan sets the direction for Council, stakeholders, government, business and the not-for-profit sector including residents.

The plan sets out four directions to address key principles and direction for the plan. The plan sets out the aims of generating opportunity including:

- Number of new and expanding businesses in the LGA
- Employment rate
- Improved transport connections
- Reporting on Fit for the Future obligations.

Draft Liverpool Activation Strategy, Liverpool July 2018

The Draft City Activation Strategy harnesses an innovative model of precinct activation that will encourage the development of well-integrated and thriving city centre. It was produced to respond to the current and projected growth of Liverpool, and Council's ambitions of fostering an 18-hour walkable city with a lively mix of residential, commercial, corporate, retail, cultural and education activities.

Liverpool Social Justice Policy, July 2018

The Social Justice policy is to protect human rights and promote key social justice values of freedom, respect, equity and dignity for all people in Liverpool LGA. It seeks to promote high levels of social capital and that values diversity, and people are not discriminated against.

Liverpool Council responsibility is to support people who may have barriers to accessing services and opportunities.

5. SOCIAL BASELINE

5.1. EXISTING POPULATION

The following section contains a brief analysis of the demographic characteristics for Liverpool suburb based on the 2016 Australian Bureau of Statistics (ABS) Census data and the Department of Planning and Environment. The demographic characteristic of the Liverpool LGA and Greater Sydney have been utilised for comparison purposes. The full demographic summary table is provided in **Appendix A**.

In 2016 Liverpool had a population of 27,084 representing 7.4% of the Liverpool LGA population. Key findings of the suburb's current population include:

- Liverpool is characterised by **young to middle aged adults** as over one third (33.5%) of the population are aged 20-39 which is higher than Liverpool LGA (29%).
- Liverpool is a **culturally diverse suburb** as only one third (31.1%) of the population were born in Australia, compared with 51.7% for Liverpool LGA and 57.1% for Greater Sydney. The country of birth most common for the Liverpool population is Iraq representing 10.9% of the population. This is followed by India (6.4%) and Fiji (2.9%).
- Less than one quarter (22.2%) of the Liverpool population speak English only at home which is less than Liverpool LGA (41.4%) and Greater Sydney (58.4%). **Followed by English only, Arabic is the most common language spoken at home in Liverpool** representing 18.1% of the population. This is followed by Serbian (7.4%) and Hindi (3.9%).
- Liverpool is characterised by **family households**, representing 73.3% of all households. To further demonstrate approximately half (49.7%) of the Liverpool population are couple families with children. However, this is lower than Liverpool LGA (57.0%).
- Approximately one quarter (23.3%) of the Liverpool population are **lone persons** which is higher than Liverpool LGA (15.7%).
- Liverpool is characterised by **flat or apartment dwellings** representing more than half (57.8%) of the population. This is followed by separate houses (30.4%) and semi-detached dwellings (11.2%).
- Socio-Economic Indexes for Areas (SEIFA) data indicates that the **suburb is relatively disadvantaged**, with Liverpool residing in the bottom 30% of disadvantaged NSW suburbs. This is also evident by the high unemployment rate of 11.5% compared with Liverpool LGA (7.5%) and Greater Sydney (6.0%).
- Liverpool has a **low median household weekly income** of \$1,089 compared with \$1,550 for Liverpool LGA and \$1,750 for Greater Sydney.

5.2. POPULATION PROJECTIONS

The following section provides an analysis of the projected population for Liverpool LGA, based on ABS data obtained from the NSW Department of Planning and Environment. The complete population projections data set is contained in Error! Reference source not found..

The data indicates the following:

- Liverpool LGA is expected to grow by 54.6% between 2016 and 2036. The 2036 projected population is 331,000 for Liverpool LGA.
- The 5 to 9 age group will experience the highest growth representing 7.3% of the 2036 population. This is a 3.9% change from 2016 to 2036.
- The Liverpool LGA household projections indicate that between 2016 and 2036 the average annual household growth is between 2.0-3.0%. Family households will continue to represent the majority of family types in the LGA with 90,950 family households projected in 2036.

5.3. CRIME AND SAFETY

Crime data from BOCSAR was analysed to identify the crime profile at Liverpool suburb. For comparison purposes, data for both Liverpool LGA and the NSW average has been used to help assess risk compared to LGA and state-wide averages. The full crime profile is contained in Appendix B. Key crime findings of relevance to this assessment include:

- Liverpool suburb is an area of high crime activity. The suburb has significantly higher crime rates per 100,000 people (January 2017 – December 2018) compared to Liverpool LGA and NSW. The high crime rates are to be somewhat expected of a CBD area. However, the majority of crimes in Liverpool are opportunistic and can generally be reduced through the adoption of CPTED principles.
- The highest crime rates in Liverpool are malicious damage to property (750.8) and steal from retail stores (1276.7), which is higher than Liverpool LGA (613.5 and 322.8) and NSW (755.1 and 320.02).
- The site is also in a crime hotspot for all crime types assessed including:
 - assault (domestic and non-domestic),
 - break and enter (dwelling and non-dwelling),
 - theft (steal from persons, dwelling and motor vehicle) and
 - malicious damage to property.
- In the past two years (January 2017 – December 2018) steal from dwelling crimes have reduced by 21.9%. All other crime types remained stable in this period.
- The site is a hotspot for alcohol related assault and has higher rates per 100,000 people (March 2018 – March 2019) when compared with the Liverpool LGA and NSW. Alcohol related assaults are significantly more likely to occur at night within the suburb.
- Over the past five years (April 2014 – March 2019) alcohol related domestic violence has generally been decreasing in Liverpool suburb. During the year April 2014 to March 2015 there were 62 incidents of alcohol related domestic violence compared with 36 in the year April 2018 to March 2019.
- Alcohol related non-domestic violence has generally reduced over the five-year period April 2014 (53 incidents) to March 2019 (43 incidents), with the exception of the year April 2016 – March 2017 which experienced an increase (59 incidents).
- Over the past two years (January 2017 – December 2018) liquor offence crimes, which are those that relate to the sale of alcohol or consumption of alcohol in breach of licence or law, reduced by 47.1% in Liverpool suburb. Liquor offences are significantly higher in Liverpool suburb (122.6 per 100,000 people) compared with Liverpool LGA (61.6 per 100,000 people), however lower than NSW (146.6 per 100,000 people).

5.4. ALCOHOL ATTRIBUTABLE HEALTH DATA

Alcohol attributable hospitalisations and death data from the NSW Government has been analysed for the South Western Sydney Local Health District (LHD).

- The NSW Government provides health statistics of alcohol attributable deaths which indicates that deaths have decreased in the South Western Sydney LHD at a rate of 9.3 per 100,000 persons since 2001. In 2017-2018 the South Western Sydney LHD had a slightly lower rate of alcohol attributable deaths (18.1 per 100,000 people) compared with NSW (19.1 per 100,000 people).
- The NSW Government provides health statistics of alcohol attributable hospitalisations which shows that between 2016 – 2017 hospitalisations in the South Western Sydney LHD was 458.8 per 100,000 people. This is significantly lower than the NSW rate of hospitalisations, 610.3 per 100,000 people.

6. LIQUOR CONTEXT

Liquor licence data has been sourced from the Office of Liquor and Gaming NSW and is accurate from November 2018. The maps below show the existing distribution of liquor licences in Liverpool suburb (Figure 4) and Liverpool LGA (Figure 5). The type of liquor licences shown on the maps include 'hotel licence', 'on premises licence', and 'packaged liquor licence'. The complete list of all licences is provided at **Appendix D**.

Research by the NSW Bureau of Crime Statistics and Research (BOCSAR) assess the effect of liquor licence concentrations in local areas on rates of assault in local government areas across NSW.

The study found that incidence rates for both domestic violence and non-domestic violence assaults accelerated when the liquor outlet concentration exceeded 0.75 outlets per 1,000 people, known as the threshold of harm.

The density of packaged liquor outlets within Liverpool suburb and Liverpool LGA is shown in Table 1 overleaf. At the time of this assessment only the tavern and Archie Brothers arcade have been confirmed within the proposal, however, it is unknown whether it will contain a packaged liquor outlet.

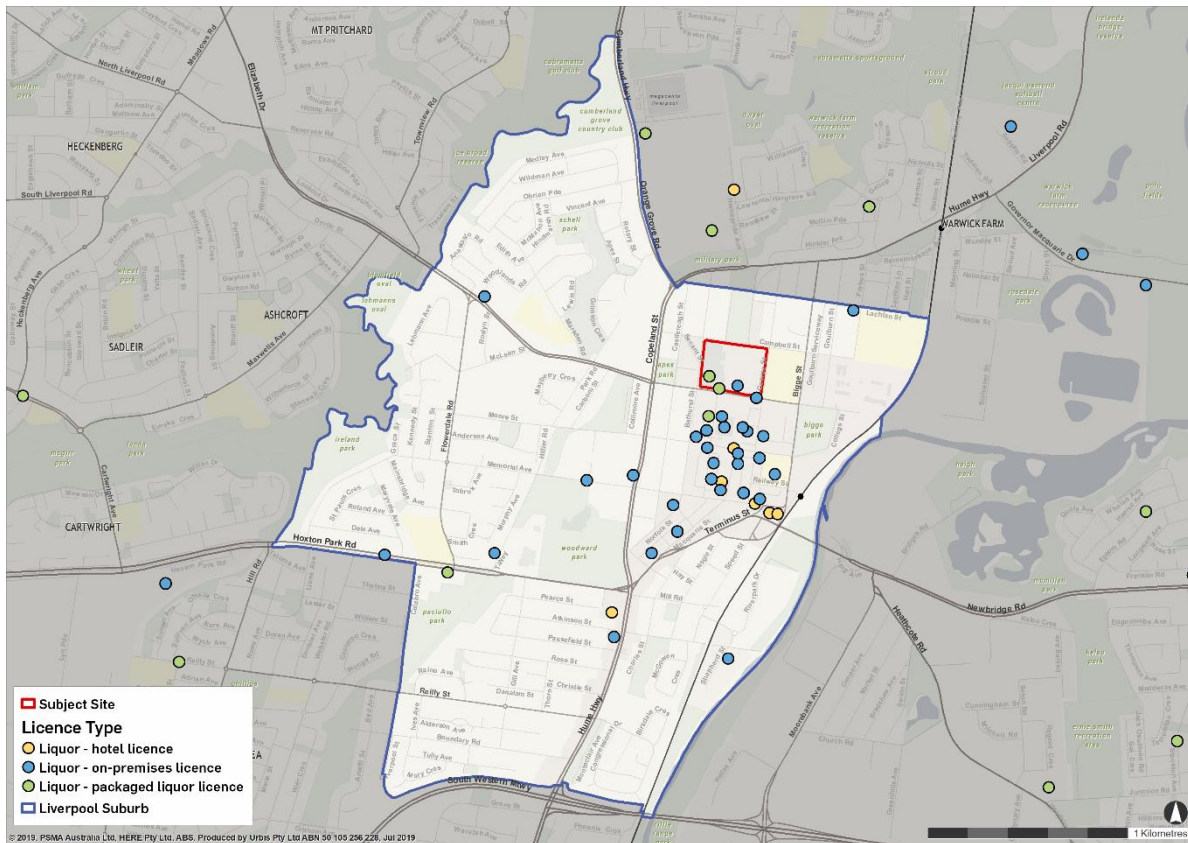
Based on the calculations in Table 1 it was found that Liverpool LGA is currently well below the threshold of harm for packaged liquor outlets and will remain well below with the inclusion of a tavern which may include a packaged outlet. The threshold will remain at 0.59 per 1,000 people.

Table 1 – Existing liquor licence density

	Liverpool suburb	Liverpool LGA
Existing number of packaged liquor licences	4	45
Existing number of on-premise licences	32	63
Existing number of hotel licences	7	12
Existing number of liquor licences (incl on premises, packaged and hotel)	43	120
2016 population	27,084	204,326
Density of packaged liquor per 1,000 people	0.15	0.22

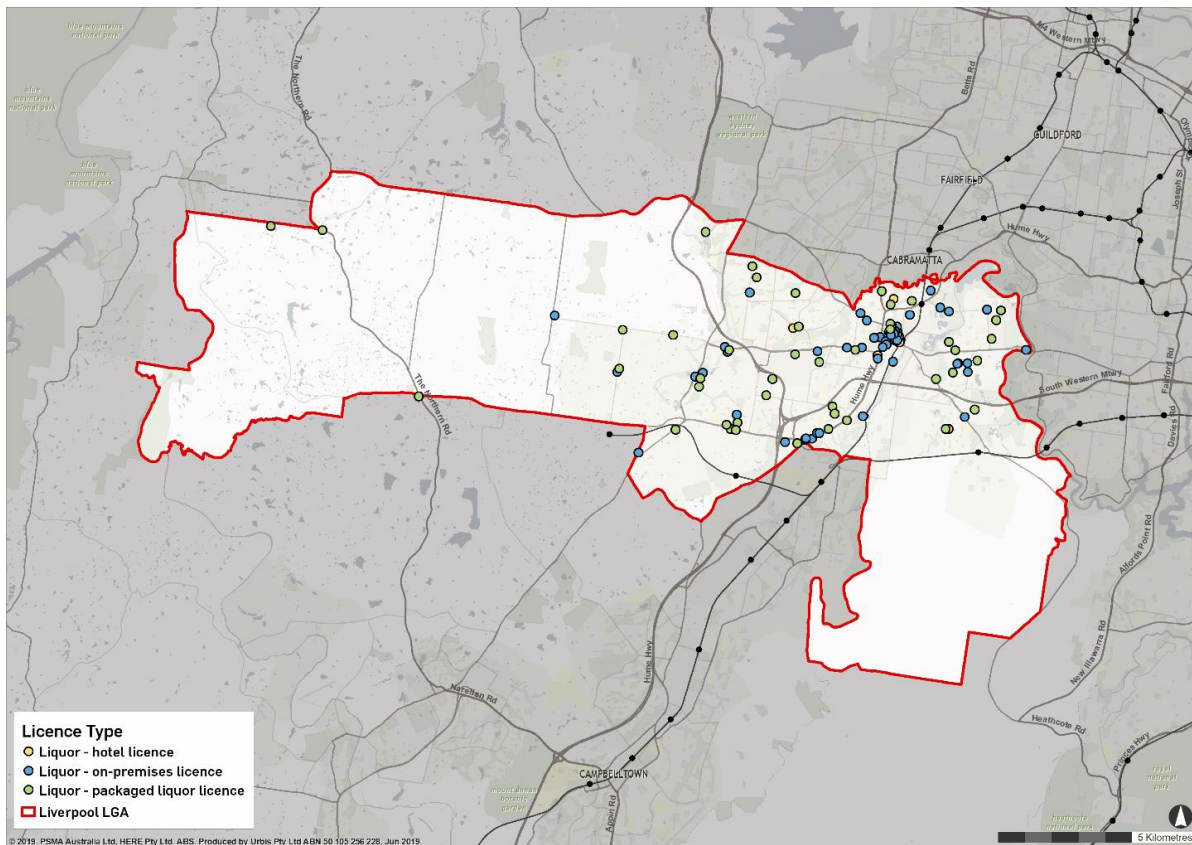
- Based on the calculations of existing concentrations of packaged liquor, both Liverpool suburb and LGA are below the threshold of harm and will remain below should the tavern contain a packaged liquor outlet.
- There are currently two packaged liquor licences within Westfield Liverpool associated with the Coles and Woolworths shopping centres.
- There are currently two on premises licences within the Westfield relating to the Event Cinema and a sushi restaurant.

Figure 4 – Location of liquor licences in Liverpool Suburb



Source: Urbis

Figure 5 – Location of liquor licences in Liverpool LGA



Source: Urbis

7. STAKEHOLDER AND COMMUNITY CONSULTATION

7.1. CONSULTATION

As part of the SIA, Urbis conducted an interview with Liverpool City Council to gain an understanding of the consultation requirements to satisfy the comprehensive SIA and to gain an understanding of the potential impacts the proposal might have within the Liverpool CBD.

Key themes which emerged from the consultation are summarised in **Table 2**.

Table 2 – Stakeholder and community consultation

Themes	Feedback
Cumulative developments in Liverpool	<ul style="list-style-type: none"> • Significant level of development occurring in Liverpool CBD. Consideration to the cumulative impacts of development should be given including: <ul style="list-style-type: none"> – Population projections have been significantly understated as a result of high-density developments. – Increase in high rise developments that have similar design features – Mixed use, residential developments that do not utilise the mixed uses – High rise developments creating a microclimate / urban heat. The provision of landscaping, green walls and public art could be used to combat this – Liverpool CBD has an affordable housing problem.
Crime and safety	<ul style="list-style-type: none"> • BOCSAR shows the site as a crime hotspot, however, the Westfield site is relatively safe. • South of the CBD has higher rates of crime and antisocial behaviour compared with the site. • The north end of the mall and Westfield is activated with a mix of uses and pedestrian activity that reduce crime.
Economic and employment	<ul style="list-style-type: none"> • There is need for more retail and commercial space in the CBD, however a comprehensive business case is required. • The CBD has a lot of unique shops that do not exist in main stream shopping centres. There is an opportunity to encourage this in Westfield. • There is a danger of putting existing businesses, particularly the unique and obscure retail uses out of business
Visual impact	<ul style="list-style-type: none"> • The upgrade will have an overall positive visual impact with design features that are good. • The height of the commercial tower is still an issue, however design has incorporated a podium to reduce impact

Alcohol and gaming	<ul style="list-style-type: none"> • Proposal includes a family friendly tavern. To encourage family atmosphere Council suggested live music and entertainment should be considered. • The tavern should have something different to the other pubs in the area. • The tavern should not include gaming facilities, however, if the licence is being relocated from another pub in the area it would be better. • Liverpool has some violent pubs and one that is about to be shut down as a result of being blacklisted.
Consultation	<ul style="list-style-type: none"> • The proposal should be notified to immediate residential neighbours to hear their thoughts about the upgrade.

8. REVIEW OF TECHNICAL STUDIES

The following section provides a summary of the technical studies that were reviewed to inform this SIA.

Arboricultural Impact Appraisal and Method Statement, Naturally Trees, September 2018

The proposal includes alterations and additions to the existing entry and landscaping improvements. Three high category trees will be lost as a result of the proposal, however a comprehensive landscaping scheme to mitigate these losses is proposed and will include the planting of new trees.

The proposal has potential to impact a further four high category trees and three low category trees, however if adequate protective measures are undertaken in accordance with the mitigation strategy proposed in the Arborist report the proposal will have no diverse impact on the trees or local character of the area.

Traffic Report, Colston Budd Rogers & Kafes Pty Ltd, October 2018

A Traffic Report has been engaged to examine the traffic effects and parking provision, access arrangements, internal circulation and services arrangements of the proposal.

The Westfield Liverpool proposes a new kiss and ride bay will be located on Northumberland Street to permit people to be dropped off and picked up to access the site. It is also proposed to modify existing traffic signal controls on Bathurst Street to improve capacity of the intersections by reducing the number of phases for traffic signals.

To accommodate the commercial tower, the existing rooftop car park layout will be modified and will result in a reduction in parking provision. The total number of car spaces will be 3,200 and are considered to meet Council requirements as identified in the DCP.

Statement of Heritage Impact, GBA Heritage, September 2018

A Statement of Heritage Impact (SHI) has been prepared by GBA Heritage to determine the suitability of the design and the heritage impact of the proposal in relation to surrounding heritage listed sites.

The site is not an item of heritage significance, however, is in the vicinity of four items listed in Schedule 5 of the Liverpool Local Environmental Plan (LEP) 2008. As such the property is subject to the provisions of the LEP and Liverpool Development Control Plan (DCP) 2008.

The assessment has found that the proposed redevelopment will have no physical impact on any of the surrounding heritage items, and the potential heritage impact is limited to that of views and setting.

Noise Impact Assessment, Acoustic Logic Consultancy, September 2018

Acoustic Logic has been engaged to conduct an assessment of potential noise impacts associated with the proposal.

The assessment has addressed noise music and patron noise from the operation of the proposal and is expected to comply with relevant noise emission criteria with proposed recommendations in place. Conditions include requirements for music to be played from speakers or live music.

9. ASSESSMENT OF SIGNIFICANT IMPACTS

The following section provides a detailed assessment of the significant impacts identified within the *Liverpool City Council Social Impact Assessment Policy (2015)* (the Policy). The Policy states that a comprehensive SIA must undertake a detailed analysis of the issues identified in Council's Social Impact Comment (SIC) Initial Assessment. The SIC Initial Assessment is located at Appendix E of this report.

In addition to the SIC assessment, Appendix B of the Policy, *Common Social Impact Types* identifies potential social impacts associated with different types of development. Table B2 of Appendix B provides that commercial development applications for major changes to packaged liquor outlets, hotels (bars, pubs, taverns), nightclubs and registered clubs should in the first instance consider a list of impact types that are:

- Health and wellbeing
- Crime and safety
- Community identity and sense of belonging
- Local economy and employment opportunities
- Accessibility

SIA is the process of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions which may include policies, programs, plans and projects.¹ The significance of potential impacts is assessed by comparing the consequence level of impact against the likelihood of the impact occurring. This is provided in **Appendix F**.

9.1. HEALTH AND WELLBEING

Description of impact	Impacted groups
<ul style="list-style-type: none">• Will the development strengthen or threaten opportunities for healthy lifestyles, healthy pursuits, physical activity and other forms of leisure activity	<ul style="list-style-type: none">• Community• Businesses• Government (Council and Police)• Surrounding health services
Current environment	
Consultation with Council and site visit observations identify that the site is currently well utilised. The northern part of the Macquarie Street Mall and entrance to Westfield are well activated with pedestrians and users of the sties.	
The site currently contains leisure and entertainment uses that permit the sale of alcohol.	
Impact of proposal	
The proposal includes the development of a new ELP that will increase choice of leisure and entertainment options, create opportunities for increased social interactions and leisure activities.	
The proposal includes improvements to the pedestrian mall and increased landscaping to encourage mobility and enhance activation. The proposal is likely to have a positive impact on healthy pursuits and activity at the site.	
The proposal includes a family friendly tavern, an Archie Brothers licenced arcade and has potential to include other licenced venues in the future. It is understood that increasing alcohol outlets in a local area	

¹ International Association for Impact Assessment

has potential to increase alcohol related assault. However, at the time of this assessment, based on the data available, there is no evidence to indicate that the proposal will have a negative impact on health and wellbeing. However, each venue will be required to seek a liquor licence from the Office of Liquor and Gaming in accordance with the *Liquor Act 2007*, where they will need to address specific health literature and assessment criteria. Each venue will be given careful consideration against the information available at the time and if approved will result in strict conditions of consent including responsible service of alcohol requirements and a plan of management to reduce potential negative impacts.

Impact level (without management measures)

Minor impact.

Planned management measures

- Obtain relevant liquor licences from the Office of Liquor and Gaming.
- Implement a plan of management for the responsible service of alcohol for staff, as well as implementation of management strategies to encourage responsible drinking for patrons and management of patrons leaving the venue.

Residual impact (considering management measures)

Consequence level: Neutral

Likelihood: Possible

The ELP will increase choice of leisure and entertainment options and create opportunities for increased social interactions. Improvements to the streetscape and pedestrian mall have potential to enhance mobility and activation, therefore having a positive impact on healthy pursuits, health and wellbeing.

At the time of this assessment there is limited data available to indicate that the proposal will have a negative impact on health and wellbeing, however further assessment will be required in order to obtain relevant licences. With mitigation measure in place the proposal can have a neutral impact on alcohol related health and wellbeing impacts.

9.2. CRIME AND SAFETY

Description of impact	Impacted groups
<ul style="list-style-type: none"> • Will the development increase or reduce public safety and opportunities for crime (perceived or actual crime) 	<ul style="list-style-type: none"> • Community • Businesses • Government (Council and Police) • Surrounding health services
Current environment	
<p>Liverpool suburb is an area of high crime activity, which is not uncommon for a CBD area. Liverpool CBD is a crime hotspot and has higher incidents of alcohol related assaults. An existing pub within Liverpool CBD is due to close as a result of high crime and violence rates.</p> <p>However, crime data and consultation with Council reveals that the high crime activity is generally located within the southern portion of the CBD and the Westfield facility is generally a well-managed and safe environment.</p>	

Impact of proposal

The upgrade has been designed to reduce opportunities of crime and increase the perception of safety. It includes architectural and landscape elements to enhance the site's visual appearance and improve the streetscape. The design of the main entrance off the Macquarie Street Mall will incorporate activation that will continue throughout the Mall for enhanced pedestrian movement and activation. Enhancing the site's visual appearance has potential to increase pride and a sense of place, therefore reducing incidents of crime and vandalism.

The proposal includes a tavern and Archie Brothers arcade and it is not known at this stage if there will be a packaged liquor outlet associated with them. However, with the closure of the existing pub, the alcohol density of Liverpool suburb and Liverpool LGA will both remain below the BOCSAR threshold of harm.

Urbis has undertaken a CPTED Assessment for the proposal which concludes that the development incorporates CPTED principles by improving surveillance and activation of the site, providing safe access control designs and enhancing gathering areas.

Impact level (without management measures)

Minor negative impact.

Planned management measures

- Implement mitigation strategies identified in the Urbis CPTED Assessment
- Existing onsite security patrols, lighting strategy and CCTV surveillance will be retained with the proposal and will be enhanced with the addition of separate lift access for staff of the commercial tower and access control measures.
- Preparation of a plan of management prior to seeking a Liquor Licence with the Office of Liquor and gaming to identify mitigation and management strategies to reduce antisocial behaviour on premises and for patrons exiting the premises.

Recommendation

- Family friendly activities should be supported at the tavern to encourage a family environment and patronage. Activities may include live music, family games and activities.

Residual impact (considering management measures)

Consequence level: Minor negative impact

Likelihood: Likely

The proposal will improve the current site having potential to increase pride and a sense of place, which can result in a reduction in crime and antisocial behaviour. The proposal will enhance activation and surveillance within the Macquarie Street Mall and site entrances. Mechanical surveillance and access control measures will remain in place for a continued sense of safety.

With the closure of an existing pub in Liverpool CBD, the introduction of the tavern and licenced arcade will have a neutral impact on alcohol density. Liverpool CBD is currently well below the packaged alcohol density threshold of harm and is likely to remain below should the tavern include a packaged liquor store. Mitigation strategies to encourage a family environment and reduce antisocial behaviour can further reduce potential alcohol related impacts.

9.3. COMMUNITY IDENTITY AND A SENSE OF BELONGING

Description of impact	Impacted groups
<ul style="list-style-type: none"> Will the development strengthen or threaten opportunities for social cohesion and integration within and between the communities? 	<ul style="list-style-type: none"> Community Businesses
Current environment	
<p>Liverpool July suburb is an area of high crime activity and lower levels of socioeconomic advantage.</p> <p>The façade of the existing Westfield Liverpool building that forms part of the upgrade is aging and showing signs of disrepair. Ageing and visually anaesthetic buildings can reduce pride in an area and therefore a sense of belonging.</p>	
Impact of proposal	
<p>The visual appearance and the form of an environment can have significant impacts on the way people perceive their environment. The proposal will improve the ageing portion of the shopping centre and will include landscaping within the plaza to improve the visual streetscape. Improvements to the streetscape will encourage activation and enhance casual surveillance for improved safety.</p> <p>The proposed eight storey commercial tower has been designed with contemporary architecture features to complement the adjoining Western Sydney University building. Together they will act as landmarks to the Liverpool CBD, having a lasting impact on the streetscape and improving local pride.</p> <p>Westfield Liverpool is a regional shopping centre and the upgrades will likely raise the profile of the area and support Liverpool's transition to become the 'Western City' in line with the State Government's directions.</p>	
Impact level (without management measures)	
Positive impact.	
Planned management measures	
<ul style="list-style-type: none"> None proposed 	
Residual impact (considering management measures)	
Consequence level: Major positive	Likelihood: Likely
<p>The proposal has potential to create a lasting impact on the local streetscape, enhance the profile of the area and increase local pride. The upgrade of the shopping centre can encourage increased choice of retail, leisure and entertainment options for the local community, enhancing social interactions and enjoyment. The proposal is likely to have a high positive impact on the Liverpool community.</p>	

9.4. LOCAL ECONOMY AND CONTRIBUTION TO EMPLOYMENT

Description of impact	Impacted groups
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<ul style="list-style-type: none"> Will the development increase or reduce the quantity and / or diversity of local employment opportunities (temporary or permanent) 	<ul style="list-style-type: none"> Community Businesses Government (Council)
Current environment	
Liverpool is an economically disadvantaged area. The LGA currently has higher unemployment rates compared to Greater Sydney and over 65% of Liverpool's working residents leave the area for employment.	
Impact of proposal	
The proposal is expected to support the creation new jobs in the Liverpool CBD across a range of industries and skills levels, including construction, hospitality and professional services. The proposal will support the retention of skilled workers in the local area. The mix of proposed uses will also support Liverpool economy during the day and help establish a more vibrant night time economy for the city centre.	
Impact level (without management measures)	
High positive impact.	
Planned management measures	
<ul style="list-style-type: none"> None proposed 	
Residual impact (considering management measures)	
Consequence level: High positive	Likelihood: Very likely
The proposal has potential to create local employment opportunities for a diverse range of people and support the local economy during the day and night.	

9.5. ACCESSIBILITY

Description of impact	Impacted groups
<ul style="list-style-type: none"> Will the development improve or reduce physical access to and from places, spaces and transport? 	<ul style="list-style-type: none"> Community Businesses
Current environment	
<i>Private vehicle access</i>	
The Liverpool CBD is easily accessed by private vehicle.	
<i>Parking</i>	
The shopping centre currently provides parking for 3,498 spaces. Parking is controlled by a parking management system that shows available spaces.	
<i>Public Transport</i>	

The Liverpool CBD is a major focus for public transport in the region. Liverpool station is located approximately 700 metres south west of Westfield and has connections to the South, Bankstown and Cumberland Lines.

A bus interchange is located immediately adjacent to the station and serves a terminus for all bus routes serving the CBD and the Liverpool to Parramatta Transitway. It also has a taxi rank and interstate buses.

Proposal

Private vehicle

The Westfield Liverpool upgrades will not alter existing road networks. A new kiss and ride bay will be located on Northumberland Street to permit people to be dropped off and picked up to access the site. In addition, the proposal includes modifications to traffic signal controls on Bathurst Street to improve capacity of the intersections.

Parking

The proposal comprises a new Entertainment and Lifestyle Precinct (ELP) and office tower on the roof of the existing shopping centre. To accommodate these changes the existing rooftop car park layout will be modified and will result in a reduction in parking provision to accommodate 3,200 spaces. The parking requirements have been considered in the Traffic Report and will meet Council requirements.

Accessibility

The Access Review Report concludes that accessibility requirements pertaining to external site linkages, building access, common area access, sanitary facilities and parking can be achieved. has been provided for the proposal to provide a design review of the proposal.

Impact level (without management measures)

Moderate negative impact.

Planned management measures

- Modifications to the existing traffic signal controls on Bathurst Street.
- MGA Consulting will continue to work with Westfield Liverpool to ensure appropriate outcomes are achieved in building design and external domain design.

Residual impact (considering management measures)

Consequence level: Minor negative impact

Likelihood: Possible

Westfield Liverpool is accessed by good public transport networks, as well as having private vehicle connections. The proposal includes modifications to the existing traffic control signals on Bathurst Street to improve local traffic networks. Traffic improvements are likely to have a positive impact to the immediate locality.

The impact of accessibility of the building for disabled persons or people with a mobility issue have been addressed can be achieved.

10. CONCLUSION

This comprehensive Social Impact Assessment (SIA) has been undertaken to assess the potential social impacts of the proposal in accordance with the requirements of the Liverpool Council *Social Impact Assessment Guidelines* (2015).

Based on the assessment in this report, it is expected the proposal will deliver long term positive impacts for the Liverpool CBD that will improve the visual appearance of Westfield Liverpool and have potential to enhance the community identity and sense of belonging to the area. Visual improvements including landscaping and enhancements to the Macquarie Street Mall will activate the site and increase opportunities for casual surveillance.

The proposed upgrade works are likely to contribute to the local economy and employment opportunities both during the construction stage and ongoing operation of Westfield Liverpool and associated commercial tower.

The proposal includes the development of a family friendly tavern, Archie Brothers licenced arcade and may include some additional uses in the future that permit the sale of alcohol. At the time of this assessment there is no information available to indicate the proposal will have a negative impact on alcohol related health and crime impacts. However, further assessment will be undertaken by the Office of Liquor and Gaming for each venue seeking a liquor licence. An in-depth assessment of alcohol related crime and health impacts will be undertaken, as well as the requirement to address specific literature and assessment criteria. Approval will result in strict conditions regarding the responsible service of alcohol and implementation of mitigation strategies to reduce potential negative impacts.

10.1. RECOMMENDATIONS

Based on the assessment in this report, the following management measures are recommended to reduce any potential negative impacts:

- Obtain relevant liquor licences from the Office of Liquor and Gaming and implement a plan of management for the responsible service of alcohol in accordance with conditions of consent.
- Implement mitigation strategies identified in the CPTED Assessment prepared by Urbis.
- Modifications to the existing traffic signal controls on Bathurst Street as outlined in the Traffic Report prepared by Colston Budd Rogers & Kafes.
- MGA Consulting will continue to work with Westfield Liverpool to ensure appropriate accessibility outcomes are achieved in building design and external domain design.
- Consider the development and implementation of a local employment strategy to support local workers and the local economy.
- To encourage a family atmosphere and provide something different to the tavern, live music and various live entertainment should be considered.
- Consider undertaking consultation with the surrounding residential community and local businesses to gain an understanding of potential concerns and opportunities for the ELP.

DISCLAIMER

This report is dated 9 October 2019 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 Scentre Group (**Instructing Party**) for the purpose of Social Impact Assessment (**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.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

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 DEMOGRAPHICS

Data item	Liverpool suburb	Liverpool LGA	Greater Sydney (GCCSA)
Population	27,084	204,326	4,823,991
Median age	34	33	36
Average people per household	2.8	3.2	2.8
Age distribution (%)			
Aged 0-4	8.5%	7.6%	6.4%
Aged 5-9	6.7%	7.7%	6.4%
Aged 10-14	5.8%	7.4%	5.8%
Aged 15-19	5.3%	7.3%	6.0%
Aged 20-24	7.3%	7.1%	7.1%
Aged 25-29	8.8%	7.0%	7.9%
Aged 30-34	9.2%	7.6%	8.1%
Aged 35-39	8.2%	7.3%	7.4%
Aged 40-44	6.7%	7.2%	7.1%
Aged 45-49	5.9%	6.7%	6.7%
Aged 50-54	5.8%	6.5%	6.3%
Aged 55-59	5.3%	5.7%	5.8%
Aged 60-64	4.6%	4.5%	5.0%
Aged 65-69	3.7%	3.6%	4.4%
Aged 70-74	2.8%	2.6%	3.3%
Aged 75-79	2.4%	1.9%	2.4%
Aged 80-84	1.6%	1.2%	1.8%
Aged 85+	1.4%	1.1%	2.0%
Country of birth and Indigenous identification (%)			
Australia	31.1%	51.7%	57.1%
Iraq	10.9%	4.8%	0.8%
India	6.4%	2.6%	2.7%

Data item	Liverpool suburb	Liverpool LGA	Greater Sydney (GCCSA)
Fiji	2.9%	3.2%	0.7%
Aboriginal or Torres Strait Islander	0.9%	1.5%	1.5%
Language spoken at home (%)			
English only	22.2%	41.4%	58.4%
Arabic	18.1%	11.4%	4.0%
Serbian	7.4%	2.4%	0.4%
Hindi	3.9%	4.0%	1.3%
Family composition (%)			
Couple family without children	25.1%	23.2%	33.4%
Couple family with children	49.7%	57.0%	49.5%
One parent family	22.9%	18.2%	15.2%
Other family	2.3%	1.5%	1.8%
Household composition (%)			
Family households	73.3%	82.6%	73.6%
Lone person households	23.3%	15.7%	21.6%
Group households	3.4%	1.8%	4.7%
Dwelling structure (%)			
Separate house	30.4%	75.5%	56.9%
Semi-detached	11.2%	10.5%	14.0%
Flat or apartment	57.8%	13.2%	28.1%
Other dwelling	0.2%	0.2%	0.6%
Employment (%)			
Unemployed	11.5%	7.5%	6.0%
Occupation (%)			
Professionals	16.0%	17.0%	26.3%

Data item	Liverpool suburb	Liverpool LGA	Greater Sydney (GCCSA)
Technicians and Trades Workers	15.9%	14.6%	11.7%
Clerical and Administrative Workers	12.6%	16.1%	14.6%
Managers	6.7%	10.0%	13.7%
Sales Workers	8.8%	9.2%	9.0%
Labourers	13.4%	10.4%	7.5%
Community and Personal Service Workers	11.7%	10.0%	9.6%
Machinery Operators and Drivers	12.0%	10.4%	5.6%
Income (\$)			
Median personal weekly income	\$466	\$584	\$719
Median family weekly income	\$1,188	\$1,663	\$1,988
Median household weekly income	\$1,089	\$1,550	\$1,750
Level of highest educational attainment (%)			
Year 9 or below	11.2%	9.9%	7.1%
Year 10	9.0%	11.6%	9.4%
Year 11	3.4%	4.0%	3.1%
Year 12	19.3%	20.1%	17.3%
Certificate level I-IV	10.9%	14%	12.2%
Advanced Diploma and Diploma level	8.7%	9.0%	9.3%
Bachelor Degree level and above	15.2%	15.7%	28.3%
Motor vehicles (%)			
None	17.1%	7.7%	11.1%
1 motor vehicle	44.7%	28.8%	37.1%

Data item	Liverpool suburb	Liverpool LGA	Greater Sydney (GCCSA)
2 motor vehicle	24.0%	36.5%	32.8%
3 or more vehicles	9.1%	23.0%	15.7%

Source: 2016 ABS Census

Socio Economic Indexes for Areas (SEIFA)

The Socio-Economic Indexes for Areas (SEIFA) was developed by ABS to provide a ranking for social and economic wellbeing and welfare of communities across a range of spatial scales. To gain an overview of the local area, this SIA examines the following SEIFA category:

- Index of Relative Socio-economic Advantage and Disadvantage: is a continuum of advantage (high values) to disadvantage (low values) and is derived from Census variables related to both advantage and disadvantage.

The following table contained the 2016 SEIFA index data for Index of Relative Socio-economic Advantage and Disadvantage.

LGA	Advantage & Disadvantage	
	Score	Decile
Liverpool suburb	915	3
Liverpool LGA	972	6

Source: SEIFA 2016

APPENDIX B POPULATION PROJECTIONS

LGA name	Year						
	2016	2021	2026	2031	2036	% of 2036 population	% change 2016 - 2036
Aged 0 to 4	17,100	19,350	21,350	22,850	24,200	7.3%	3.3%
Aged 5 to 9	15,650	18,400	21,000	22,350	24,050	7.3%	3.9%
Aged 10 to 14	15,200	16,600	19,550	21,650	23,200	7.0%	3.7%
Aged 15 to 19	15,050	16,200	18,000	20,500	22,750	6.9%	3.6%
Aged 20 to 24	15,600	16,550	18,150	19,500	22,250	6.7%	3.1%
Aged 25 to 29	16,050	17,400	18,900	19,600	21,550	6.5%	2.6%
Aged 30 to 34	16,800	18,300	19,950	20,450	21,750	6.6%	2.3%
Aged 35 to 39	15,300	18,150	20,100	20,800	21,700	6.6%	3.0%
Aged 40 to 44	15,100	16,350	19,550	20,900	21,800	6.6%	3.1%
Aged 45 to 49	14,300	15,800	17,350	20,100	21,650	6.5%	3.4%
Aged 50 to 54	13,750	14,700	16,350	17,650	20,550	6.2%	3.2%
Aged 55 to 59	11,900	13,600	14,700	16,150	17,500	5.3%	2.6%
Aged 60 to 64	9,550	11,650	13,400	14,300	15,800	4.8%	2.9%
Aged 65 to 69	7,750	9,200	11,300	12,850	13,850	4.2%	2.8%
Aged 70 to 74	5,650	7,450	8,950	10,850	12,400	3.7%	3.2%
Aged 75 to 79	4,100	5,250	7,050	8,400	10,250	3.1%	2.9%
Aged 80 to 84	2,750	3,550	4,700	6,250	7,500	2.3%	2.2%
Aged 85 +	2,550	3,400	4,500	5,950	8,100	2.4%	2.6%
Total persons	214,100	241,900	274,800	301,100	331,000	-	54.6%
Change	26,000	27,800	32,900	26,300	29,900	-	-
Growth rate (%)	2.6%	2.5%	2.6%	1.8%	1.9%	-	-

Source: 2016 ABS Census data, Department of Planning and Environment

Table 3 – Liverpool LGA household projections

Household type	Year				
	2016	2021	2026	2031	2036
Family households	58,600	66,600	75,700	82,850	90,950
Non-family households	10,950	12,950	15,500	17,800	20,550
Group households	950	1,050	1,200	1,300	1,450
Lone person households	10,000	11,900	14,250	16,500	19,100
Average annual household growth	3.0%	2.7%	2.8%	2.0%	2.1%

Source: 2016 ABS Census data, Department of Planning and Environment

APPENDIX C CRIME DATA

Crime rates per 100,000 people (January 2017 – December 2018).

Crime type	Liverpool suburb	Liverpool LGA	NSW
Assault – domestic violence related	727.5	420.8	382.1
Assault – non-domestic violence related	951.4	331.2	409.6
Break and enter – dwelling	444.2	309.6	342.4
Break and enter – non-dwelling	167.9	75.9	131.9
Liquor offences	125.9	63.1	147.7
Malicious damage to property	1217.2	613.5	755.1
Motor vehicle theft	290.3	197.9	168.8
Steal from dwelling	286.8	197.4	248.2
Steal from motor vehicle	247.1	510.3	492.1
Steal from persons	234.3	51.4	54.6
Steal from retail store	1276.7	322.8	320.02

Source: BOCSAR

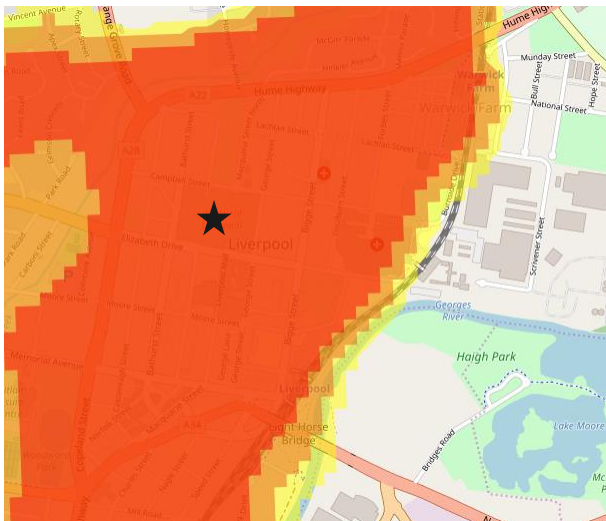
The following table contains the two year crime trends January 2018 – December 2018 for Liverpool suburb, Liverpool LGA and NSW.

Crime type	Liverpool suburb	Liverpool LGA	NSW
Assault – domestic violence related	Stable	Stable	Stable
Assault – non-domestic violence related	Stable	Stable	Stable
Break and enter – dwelling	Stable	Stable	Down 4.7%
Break and enter – non-dwelling	Stable	Stable	Stable
Liquor offences	Down 47.1%	Stable	Stable
Malicious damage to property	Stable	Stable	Stable
Motor vehicle theft	Stable	Stable	Stable
Steal from dwelling	Down 21.9%	Stable	Stable

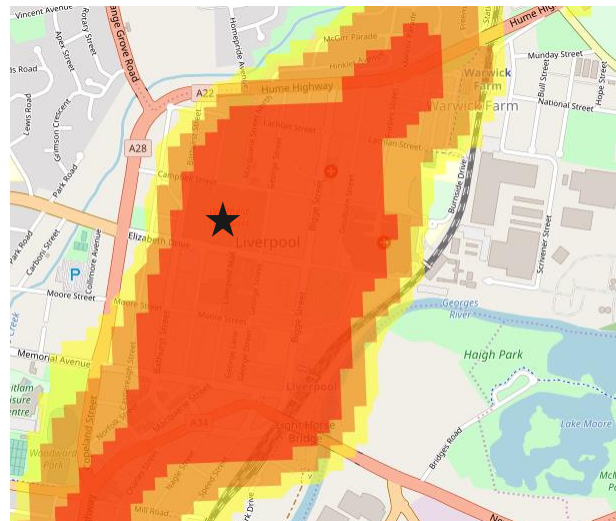
Crime type	Liverpool suburb	Liverpool LGA	NSW
Steal from motor vehicle	Stable	Down 11.5%	Stable
Steal from persons	Stable	Stable	Down 7.2%
Steal from retail store	Stable	Stable	Stable

BOCSAR publishes 'hotspot' maps to illustrate areas of high crime density relative to crime concentrations across NSW. The maps overleaf show that the site is in a crime hotspot for all assessed crimes in this report including: incidents of domestic assault, non-domestic assault, break and enter, break and enter non-dwelling, malicious damage to property, motor vehicle theft, steal from dwelling and steal from persons.

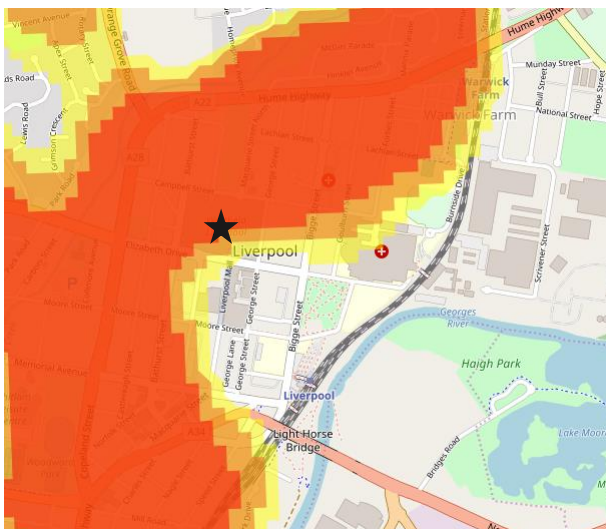
Figure 6 – Crime hotspots, January 2018 – December 2018. Site indicated by black star. Source: BOCSAR



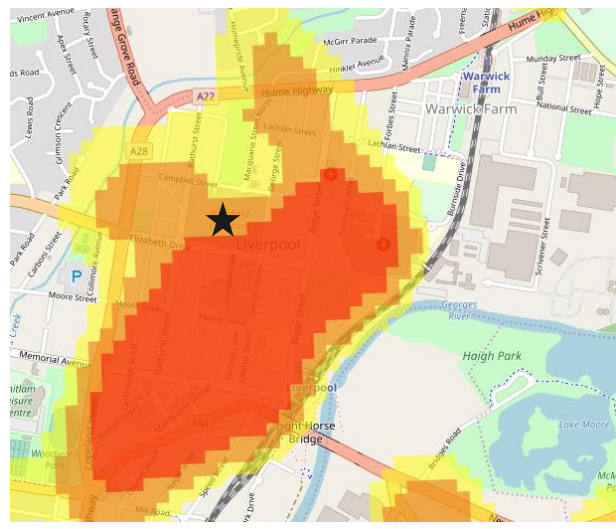
Picture 5 – Incidents of domestic assault



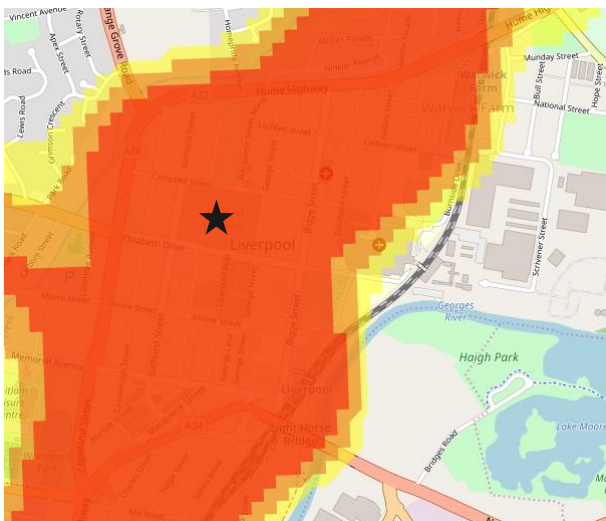
Picture 6 – Incidents of non-domestic assault



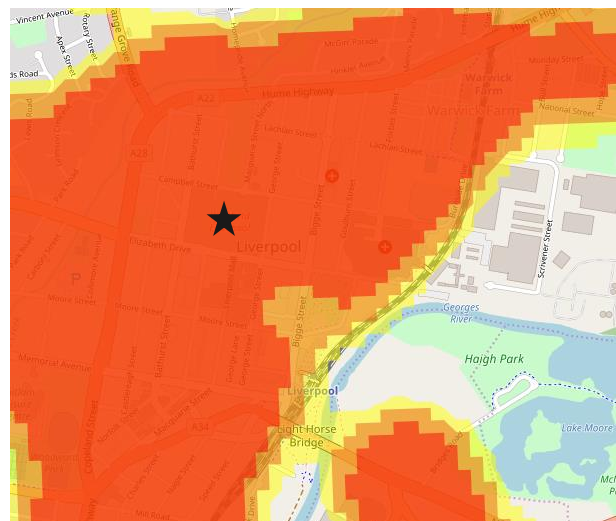
Picture 7 – Incidents of break and enter dwelling



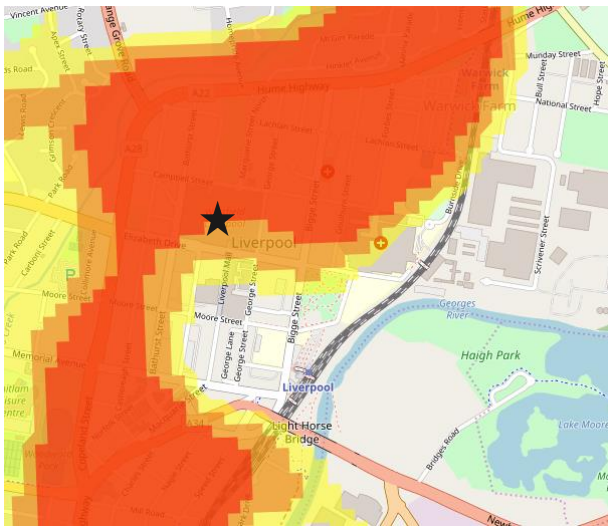
Picture 8 – Incidents of break and enter non-dwelling



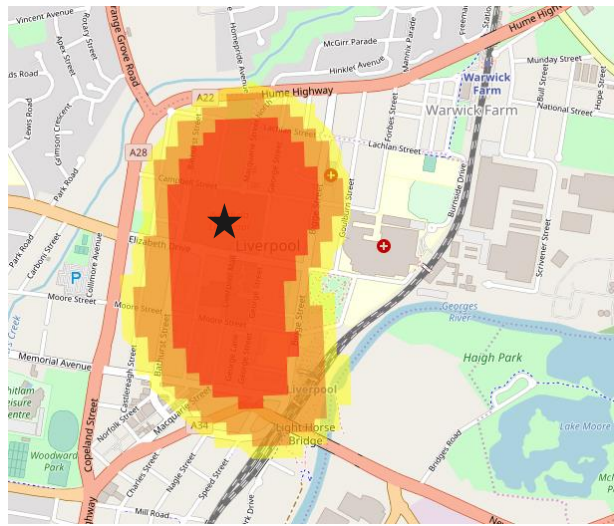
Picture 9 – Incidents of malicious damage to property



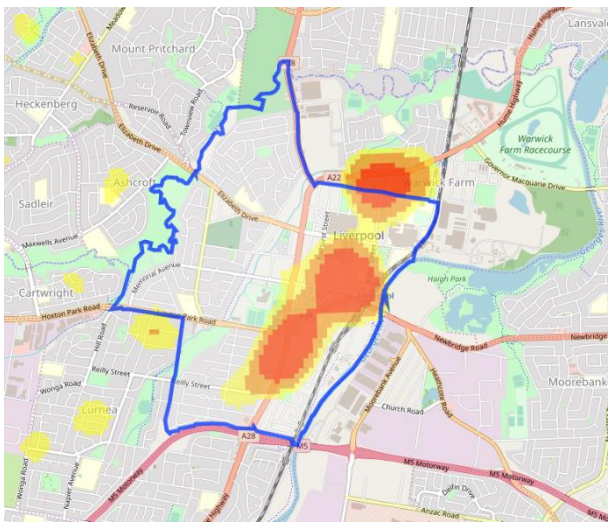
Picture 10 – Incidents of motor vehicle theft



Picture 11 – Incidents of steal from dwelling



Picture 12 – Incidents of steal from persons



Picture 5 – Incidents of alcohol related assault

APPENDIX D LIQUOR LICENCE DATA

Table 4 – Liquor Licences in Liverpool Suburb

Licence type	Licence name	Address	Suburb
Liquor - club licence	John Edmondson V C Memorial Club Limited	185 George St	Liverpool
Liquor - club licence	Liverpool Catholic Club	424-458 Hoxton Park Rd	Liverpool
Liquor - hotel licence	Collingwood Hotel	321 Hume Hwy	Liverpool
Liquor - hotel licence	Golden Fleece Hotel	Scott & Speed Sts	Liverpool
Liquor - hotel licence	The Corner Pub	1/214-220 Macquarie St	Liverpool
Liquor - hotel licence	Liverpool Hotel	Cnr Moore & Macquarie Sts	Liverpool
Liquor - hotel licence	Macquarie Hotel Liverpool	269 Macquarie St	Liverpool
Liquor - hotel licence	Railway Hotel Liverpool	2 Scott St	Liverpool
Liquor - on-premises licence	Roma Function Centre Pty Limited	L 1, 167 Northumberland St	Liverpool
Liquor - on-premises licence	Country Comfort Hunts Liverpool	Hume Hwy & York St	Liverpool
Liquor - on-premises licence	Chan's Canton Village Chinese Restaurant	71 Hume Hwy	Liverpool
Liquor - on-premises licence	Laylaty Theatre Restaurant	1st Floor 228-230 Northumberland St	Liverpool
Liquor - on-premises licence	Advanced Catering Systems Holdings Pty Limited	Memorial Ave	Liverpool
Liquor - on-premises licence	Macquarie Paradiso Function Centre	Part Ground Floor, 1st & 2nd Floors 279 Macquarie St	Liverpool
Liquor - on-premises licence	Liverpool Function Centre	19-29 Forbes St	Liverpool
Liquor - on-premises licence	Gemelle Restaurant Pty Ltd	79 Bathurst St	Liverpool
Liquor - on-premises licence	Rashays licensed Cafe - Restaurant	339 Hume Hwy	Liverpool
Liquor - on-premises licence	Black Rose Cafe	Shop 1 170 George St	Liverpool

Licence type	Licence name	Address	Suburb
Liquor - on-premises licence	Skyview Reception	Se 1 28-34 Railway St	Liverpool
Liquor - on-premises licence	Cucina 105	Ground Floor 105 Moore St	Liverpool
Liquor - on-premises licence	Aquacotta Restaurant	71 Hoxton Park Rd	Liverpool
Liquor - on-premises licence	Rashay's on Macquarie	371 Macquarie St	Liverpool
Liquor - on-premises licence	Hemani Mehmi Indian Restaurant	1 265 George St	Liverpool
Liquor - on-premises licence	Sushi Bay	Westfield Shopping Centre, Shops 2055-2057, Elizabeth St	Liverpool
Liquor - on-premises licence	Bona Fides Cafe	Shop 6, 165-191 Macquarie St	Liverpool
Liquor - on-premises licence	Cafe Darling	6/220 George St	Liverpool
Liquor - on-premises licence	Echo Cafe Restaurant	2/186 Macquarie St	Liverpool
Liquor - on-premises licence	Event Cinemas	Westfield Shopping Centre Shop M1 Rooftop L, Elizabeth Dr	Liverpool
Liquor - on-premises licence	Carpe Diem Cafe & Restaurant	Shop 2 182-184 Macquarie St	Liverpool
Liquor - on-premises licence	Haven Function Centre and Restaurant	Shop 8 187 Elizabeth Dr	Liverpool
Liquor - on-premises licence	VIP Karaoke Pty Ltd	L1 236 Macquarie St	Liverpool
Liquor - on-premises licence	Hermani Function Centre	L 1 265 George St	Liverpool
Liquor - on-premises licence	Quest Liverpool	39 Scott St	Liverpool
Liquor - on-premises licence	Ristretto & Co	158 Northumberland St	Liverpool
Liquor - on-premises licence	KKMT Pty Limited	165-191 Macquarie Street	Liverpool

Licence type	Licence name	Address	Suburb
Liquor - on-premises licence	Thai Essence	Shops 4 and 5 300 Macquarie St	Liverpool
Liquor - on-premises licence	The Solitaire	Level 1,199 Northumberland St	Liverpool
Liquor - on-premises licence	Zest Cafe Plus	10-11 218 Northumberland Street	Liverpool
Liquor - on-premises licence	Mac Street Diner	Shop 2 411 Macquarie St	Liverpool
Liquor - on-premises licence	Shepherd Street Developments Pty Ltd	20 Shepherd Street	Liverpool
Liquor - packaged liquor licence	BWS - Beer Wine Spirits	Woolworths Supermarket, Westfield Shop 4M Macquarie & Campbell Sts	Liverpool
Liquor - packaged liquor licence	Liquorland	Westfield Shoppingtown, Coles Supermarket L 1 Macquarie St	Liverpool
Liquor - packaged liquor licence	Chambers Cellars	Shop 1 147 Northumberland St	Liverpool
Liquor - packaged liquor licence	ALDI Liverpool	82 Hoxton Park Rd	Liverpool

APPENDIX E SOCIAL IMPACT COMMENT INITIAL ASSESSMENT

SOCIAL IMPACT ASSESSMENT POLICY

APPENDIX A – SOCIAL IMPACT COMMENT INITIAL ASSESSMENT FORM

Instructions for completing this form

Applicants of developments where social impact assessment is required must complete this form.

The completed form should either be submitted to Council prior to the pre-DA meeting (where a pre-DA meeting has been requested) or submitted with the development application (unless it has been determined that a CSIA report is required and is submitted with the development application instead).

SOCIAL IMPACT COMMENT INITIAL ASSESSMENT FORM			
Applicant's details:		Owner's details (if different to applicant):	
Name		Name	
Urbis on behalf of Scentre Group			
Postal address		Postal address	
123 Pitt Street Sydney NSW 2000			
Email		Email	
jleeds@urbis.com.au			
Phone	Mobile	Phone	Mobile
Proposal details:			
Lot number & Registered plan number			
Site address			
Westfield, 25 George Street, Liverpool			
Brief description of development proposal			
Construction of a commercial tower and entertainment and leisure precinct.			
1. Population change			
Will the development result in significant change/s to the local area's population (either permanently and/or temporarily)?			
<i>Explanation: Changes to the size, structure and capacity of the population can have significant implications for the provision and adequacy of community facilities, services, community cohesion and/or social sustainability</i>			
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		If yes, briefly describe the impacts below	

SOCIAL IMPACT ASSESSMENT POLICY

	Describe your proposed mitigations of negative impacts or enhancements of positive impacts below
2. Housing	
<p>Will the proposal increase or reduce the quantity, quality, mix, accessibility and/or affordability of housing?</p> <p><i>Explanation: A mix of housing types, sizes and costs is necessary for social diversity (in terms of age, family life cycles, income, cultural background) and social inclusiveness. Retention or expansion of affordable housing is necessary for social equity and to avoid displacement of individuals and families on lower incomes</i></p>	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p>If yes, briefly describe the impacts below</p>
	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p>
3. Accessibility	
<p>Will the development improve or reduce physical access to and from places, spaces and transport?</p> <p><i>Explanation: 'Access for all' is an essential component of a fair and equitable society. Accessible developments encourage inclusive communities, improve affordability of goods and services, maximise access to public transport, pedestrian and cycle networks and provide convenient and continuous paths of travel (thereby promoting healthy, sustainable lifestyles). Consideration must also be given to accessibility for people with a disability. Refer to Council's Disability Strategy 2012-2017 available for download from Council's website</i></p>	
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<p>If yes, briefly describe the impacts below</p>
	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <p style="text-align: center;">See Section 10.5 of comprehensive SIA</p>

SOCIAL IMPACT ASSESSMENT POLICY

4. Community and Recreation Services / Facilities

Will the development increase, decrease or change the demand or need for community, cultural and recreation services and facilities?

Explanation: Access to diverse and adequate community and recreation services and facilities is necessary for physical and mental health, well-being, personal productivity, social cohesion and social sustainability. Examples of facilities include community centres, leisure centres, recreation centres, sports fields and playgrounds

Yes ☐

No ☒

If yes, briefly describe the impacts below

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

5. Cultural and Community Significance

Will the development impact on any items or places of cultural or community significance?

Explanation: There may be certain places, items or qualities that are culturally valuable or significant to the community. They provide significant meanings and reference points for individuals and groups. This may include specific sites of Aboriginal significance. The acknowledgement and protection of these places, items or qualities is a key element in building strong and resilient communities.

For information about Liverpool's cultural and linguistically diverse communities, refer to Council's LEAPS Multicultural Plan available for download from Council's website

Yes ☐

No ☒

If yes, briefly describe the impacts below

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

SOCIAL IMPACT ASSESSMENT POLICY

6. Community Identity and Sense of Belonging	
<p>Will the development strengthen or threaten opportunities social cohesion and integration within and between communities?</p> <p><i>Explanation: Social cohesion and integration requires places and spaces for informal and safe social interaction. Developments can increase or decrease these interaction opportunities through their provision (or otherwise) of safe and connected pathways and linkages and attractive gathering places (town centres, parks, squares / plazas, civic spaces and streets)</i></p> <p><i>Consideration should be given to incorporating principles of good urban design into the development proposal. Refer to the Creating Places for People: An Urban Design Protocol for Australian Cities, available for download from the Federal government's Urban Design website</i></p>	
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<p>If yes, briefly describe the impacts below</p> <hr/> <p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <p>See Section 10.3 of comprehensive SIA</p>
7. Health and Well-being	
<p>Will the development strengthen or threaten opportunities for healthy lifestyles, healthy pursuits, physical activity and other forms of leisure activity</p> <p><i>Explanation: Developments can increase or decrease opportunities for healthy lifestyles through improving or reducing the liveability of places (due to things such as safety, noise, dust, aesthetics) or increasing or decreasing opportunities for:</i></p> <ul style="list-style-type: none"> • Walking, cycling, play and other physical activity • Healthy food choices • Drinking, gambling and smoking <p><i>Consideration should be given to incorporating healthy urban design principles into the development proposal. Refer to the Healthy Urban Development Checklist, available for download from the NSW Health website</i></p>	
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<p>If yes, briefly describe the impacts below</p> <hr/> <p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <p>See Section 10.1 of comprehensive SIA</p>

SOCIAL IMPACT ASSESSMENT POLICY

8. Crime and Safety

Will the development increase or reduce public safety and opportunities for crime (perceived or actual crime)?

Explanation: Developments can increase or decrease perceived and actual safety. For example, through generating increased traffic, providing venues that may attract unruly behaviour. This can diminish social cohesion and integration however impacts can be mitigated by appropriate design, traffic controls and management.

Safer by Design principles should be considered in the development proposal. Refer to Council's Community Safety and Crime Prevention Strategy available for download on Council's website. The Crime Prevention Through Environmental Design (CPTED) Guidelines are available for download on the [NSW Police website](#)

Yes ☒

No ☐

If yes, briefly describe the impacts below

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

See Section 10.2 of comprehensive SIA

9. Local Economy and Employment Opportunities

Will the development increase or reduce the quantity and/or diversity of local employment opportunities (temporary or permanent)?

Explanation: Unemployment and low income are associated with poor health and reduced social inclusiveness and resilience. Accessible and diverse local jobs (suited to the capacities of local populations) reduce the risk of unemployment (and the associated poorer health and social sustainability outcomes)

Yes ☒

No ☐

If yes, briefly describe the impacts below

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

See Section 10.4 of comprehensive SIA

SOCIAL IMPACT ASSESSMENT POLICY

10. Needs of Specific Population Groups

Will the development increase or decrease inclusive opportunities (social, cultural, recreational, employment, governance) for groups in the community with special needs?

Explanation: Council has a Social Justice Policy, which promotes access to life opportunities (e.g. jobs, education, full participation in the cultural life of the community) and inclusiveness for all (including those with special needs – young people, aged population, CALD communities, Aboriginal community, people with a disability, children and women). Developments can increase inclusiveness through the provision of culturally appropriate facility design and programs, and the avoidance of communication barriers.

Refer to Council's Community Strategic Plan, Growing Liverpool 2023, Social Justice Policy, LEAPS Multicultural Plan, Youth Strategy and Disability Strategy available for download on Council's website.

Yes ☐

No ☒

If yes, briefly describe the impacts below

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

APPENDIX F SOCIAL IMPACT ASSESSMENT

			Consequence level				
			1	2	3	4	5
			Minimal	Minor	Moderate	Major	Extreme
Likelihood	A	Very likely	A1	A2	A3	A4	A5
	B	Likely	B1	B2	B3	B4	B5
	C	Possible	C1	C2	C3	C4	C5
	D	Unlikely	D1	D2	D3	D4	D5
	E	Rare	E1	E2	E3	E4	E5

Low		Moderate		High		Very high	
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Consequence

The following criteria are used to assess the consequence level of a potential social impact:

- Duration – The timeframe over which the impact occurs or the frequency of potential impacts.
- Extent – The geographical area or the number of people affected.
- Severity – Scale or degree of change from the existing condition as a result of an impact.
- Sensitivity – The extent to which people or an environment can adapt to or mitigate the impact.

Likelihood

The following scale outlines the likelihood of a potential impact occurring throughout the project lifecycle, without mitigation.

- Rare – Extremely unlikely that the impact will occur, at any stage throughout the project lifecycle.
- Unlikely – Unlikely that the impact will occur, at any stage throughout the project lifecycle.
- Possible – Possible that the impact will occur, at any stage throughout the project lifecycle.
- Likely – Likely that the impact will occur, at any stage throughout the project lifecycle.
- Very likely – Very likely that the impact will occur, at any stage throughout the project lifecycle.

Management measures

Identified impacts are assessed both prior to and after the implementation of management measures. Management measures are designed to reduce negative impacts and to enhance positive impacts. These measures can take different forms and may be incorporated in the planning, construction or operation stage of the proposal.

Impact of the proposal

This SIA concludes with an overall impact level of the proposal. This is informed by the sum of all identified impacts and considers the likely impact on the status quo, depending if the proposal does or does not proceed.



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