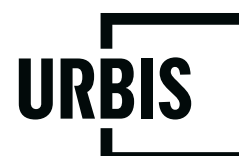




SOCIAL IMPACT ASSESSMENT

WESTFIELD HURSTVILLE - 3
CROSS STREET,
HURSTVILLE

Prepared for
SCENTRE GROUP
19 October 2020



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Project Code	P0023087
Report Number	Final

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices the Traditional Owners on whose land we stand.

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EXECUTIVE SUMMARY

This Social Impact Assessment (SIA) has been prepared for Scentre Group Ltd (Scentre Group) for the Westfield Hurstville Shopping Centre at 3 Cross Street, Hurstville (the site). The SIA is to inform a development application (DA) on site to provide alterations and additions to the existing entertainment and leisure precinct (ELP).

The DA specifically relates to the central portion of the shopping centre, above the intersection of Cross Street and Park Road.

Assessing social impacts

An SIA is a specialist study undertaken to identify and analyse the potential positive and negative social impacts associated with a development proposal. 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 potential impacts of the proposal are assessed by comparing the consequence of the impact (minimal – extreme) against the likelihood of the impact occurring (rare to very likely). This risk assessment methodology has been used from the International Association for Impact Assessment (IAIA) and the Department of Planning, Industry and Environment (DPIE) and is outlined below.

Limitations

The risk assessment methodology is a useful tool to assess impacts in a language that can be easily understood. However, this methodology does not reflect the lower level of impact typically associated with urban developments. The risk assessment matrix used by the IAIA and DPIE is weighted towards a high to extreme rating. This is likely due to its use in high risk environments where the threat to human health is great, such as mining proposals.

For urban development proposals, the likelihood of an impact is typically very likely or almost certain. This results in an impact level that will always be moderate or higher. As such, it is difficult for any positive or negative impacts associated with this proposal to be assessed as a low level impact. Anyone utilising this SIA for the purposes of assessing the proposal should recognise these limitations and not take the assessed impact levels out of context.

			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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Potential Social Impacts

Based on the assessment in this report, the key social impacts of the proposal are:

- **Increased employment and economic opportunities:** the development of a new ELP is expected to have a high positive impact by supporting new, local employment opportunities in an area of identified need. The Economic Impact Statement prepared by Urbis considers that the proposal will result in a net community benefit with the proposal expected to contribute to key strategic directions for the Hurstville City Centre and support ongoing employment and other economic benefits.
- **Stimulating the night time economy:** the proposal is expected to have a positive impact in the community by increasing the diversity, provision and quality of night time uses within the city centre, in line with strategic aspirations for Hurstville.
- **Community safety:** the proposal is not expected to increase opportunities for crime or negatively impact on community safety on site. The proposal has incorporated CPTED principles within its design, including increasing opportunities for activation and natural surveillance. The proposal also includes a new pedestrian accessway which does not travel through the entire carpark, thereby reducing potential conflicts between pedestrians and vehicles.

As such, the proposal will have a neutral to low impact on community safety and safe access on site, which could be further enhanced with the implementation of the recommendations contained in this SIA.

- **Increased access to open space:** the provision of a multi-purpose, publicly accessible community green is expected to have a high positive impact in the local community by increasing open space access in an area of identified need. The flexible design of the space provides the opportunity for the community green to support a range of community, cultural and recreational uses, which will benefit the community.

Recommendations are provided below to help further manage and improve the potential impacts arising from the proposal. Based on this assessment and the recommendations provided, it is likely the proposal will have a positive impact on the community.

Recommendations

The following recommendations are provided to further manage the potential impacts from the proposal:

- Consider creating an employment strategy for the construction and operation of the new ELP to target local hires. The plan may also include inclusion or diversity targets.
- Encourage programming events in collaboration with Council for the community green that will help support the local night time economy and promote inclusive evening activities.
- Implement the recommended management measures contained in the Noise Impact Assessment prepared by WSP to reduce potential noise impacts to neighbours during the evening.
- Install adequate lighting along the new accessway to ensure the pathway is lit throughout the night and any opportunities for concealment are minimised.
- Extend the current CCTV camera network along the new accessway to provide 24/7 surveillance of this area.
- Consider installing public art within the new accessway (e.g. pavement murals, mood lighting) to help increase the attractiveness of the space and contribute to a more cared for environment.
- Engage and collaborate with a local artist/s for the identified public art zone. Scentre Group should consider engaging a public art piece which celebrates the culture of Georges River LGA, in collaboration with Council.
- Establish a regular maintenance schedule to ensure all landscaping and plants are well maintained and do not block key sight lines.
- Develop clear internal guidelines which outline the intended use and principles for the community green to guide Westfield management in the types of events and activities which could be hosted on site. Based on this SIA, it's suggested the community green could be hired for activities which:
 - Support community health and wellbeing

- Provide affordable and accessible access to the Hurstville community
 - Support the needs of disadvantaged or marginal community groups, or
 - Celebrate the values and cultural diversity of Hurstville.
- Continue to inform Council around the final hiring policy/intended use of the community green to ensure Council are aware of the future opportunities to use this space.

1. INTRODUCTION

Urbis Pty Ltd (Urbis) was engaged by Scentre Group Ltd (Scentre Group) to prepare a Social Impact Assessment (SIA) for the Westfield Hurstville Shopping Centre at 3 Cross Street, Hurstville (the site). The SIA is to inform a development application (DA) on site to provide alterations and additions to the existing entertainment and leisure precinct (ELP).

The DA specifically relates to the central portion of the shopping centre, above the intersection of Cross Street and Park Road.

1.1. LEGISLATIVE REQUIREMENT

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

During the pre-lodgement meeting on 2 July 2020, Georges River Council (Council) requested for a SIA to be undertaken for this DA. This SIA has been undertaken in accordance with this request.

The development of this SIA has been informed by best practice guidelines outlined by the International Association for Impact Assessment (IAIA) and the Department of Planning, Industry and Environment (DPIE).

1.2. DEFINING SOCIAL IMPACTS

An SIA is a specialist study undertaken to identify and analyse the 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. In line with international best practice guidelines, social impacts can involve changes to people's:

- Health and wellbeing
- Economic livelihood
- Safety and security
- Community and belonging
- Environment and surrounds
- Fears and aspirations
- Social equity¹.

¹ Adapted from the International Association for Impact Assessment (IAIA)

1.3. METHODOLOGY

The following tasks were undertaken to prepare this SIA:

Background review	Impact scoping	Assessment and reporting
<ul style="list-style-type: none">▪ Review of surrounding land uses and site visit.▪ Review of relevant state and local policies to understand potential implications of the proposal.▪ Analysis of relevant data to understand the existing community.	<ul style="list-style-type: none">▪ Review of site plans and technical assessments.▪ Stakeholder mapping.	<ul style="list-style-type: none">▪ Assessment of significant impacts considering management measures.▪ Provision of recommendations to enhance positive impacts, reduce negative impacts and monitor cumulative impacts.

2. ASSESSING SOCIAL IMPACTS

The assessment of social impacts can be approached in several ways. The IAIA highlights a risk assessment methodology, whereby the significance of potential impacts is assessed by comparing the consequence of an impact against the likelihood of the impact occurring. This approach is also used in the DPIE Social Impact Assessment Guidelines for State Significant Mining, Petroleum Production and Extractive Industry Development (2017).

This risk assessment methodology is outlined below and has been used in this SIA.

			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 level

The consequence level of impact considers:

- Who is expected to be impacted, including the volume of people affected and the level of concern they feel about the matter
- When the potential impact will occur and the frequency of potential impacts
- The scale or degree of change from the existing condition as a result of the impact
- The extent to which people or an environment can adapt to or mitigate the impact².

Management measures

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

Section 8 of this report assess potential impacts prior to management measures as part of the impact scoping phase. Impacts which are assessed as moderate or higher are considered significant and included for further assessment in Section 9. The significant impacts are assessed with any planned mitigation measures to determine the residual impact level.

² Adapted from the DPIE SIA Guidelines 2017

Limitations

The risk assessment methodology is a useful tool to assess impacts in a language that can be easily understood. However, this methodology does not reflect the lower level of impact typically associated with urban developments.

The risk assessment matrix used by the IAIA and DPIE is weighted towards a high to extreme rating. This is likely due to its use in high risk environments where the threat to human health is great, such as mining proposals.

For urban development proposals, the likelihood of an impact is typically very likely or almost certain. This results in an impact level that will always be moderate or higher.

As such, it is difficult for any positive or negative impacts associated with this proposal to be assessed as a low level impact. Anyone utilising this SIA for the purposes of assessing the proposal should recognise these limitations and not take the assessed impact levels out of context.

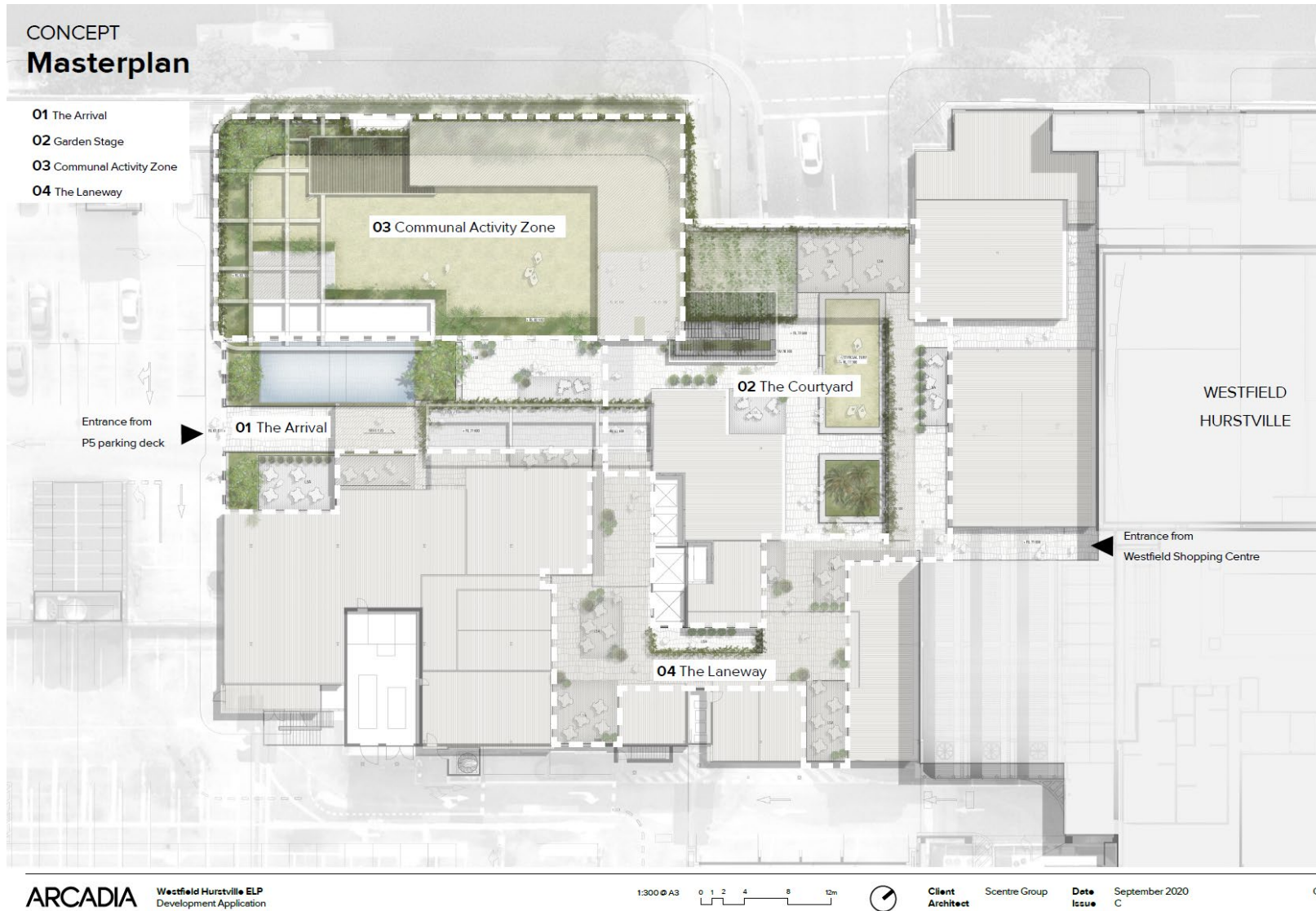
3. THE PROPOSAL

This DA specifically relates to the central portion of the rooftop, above the intersection of Cross Street and Park Road. In summary, the proposed development comprises:

- Demolition of the existing ELP and associated roof plant
- Removal of 69 car spaces
- Construction of and associated use of a new ELP split over Levels 3, 4 and 5 (new level) comprising:
 - Level 3 & 4 – recreation facility
 - Level 4 – food and drink premise (eat street)
 - Level 5 – food and drink premise (destination restaurant / anchor tenant)
 - Level 5 – community green space to be used for a variety of leisure based activities
- Relocation of cooling towers and plant
- New lifts, services and storage areas (including new lobby and lift core along Park Road)
- Modifications to the existing pedestrian accessway along the northern boundary adjoining the childcare centre
- Upgrades to the existing child care centre, including replacement of fence and awning and construction of a new entry portal
- Façade upgrades to Cross Street, between Park Road and Humphrey's Lane, and to the southern side of Park Road, including provision for public art
- Site landscaping including construction of a new rooftop garden, alfresco dining area and integrated planters
- New building and business identification signage zones.

Figure 1 overleaf outlines the proposed concept masterplan.

Figure 1 Concept masterplan



Source: Arcadia

4. SITE CONTEXT

The site is within the Hurstville City Centre, approximately 100m north of Hurstville train station. Westfield Hurstville is the most dominant building and retail destination within the City Centre, containing over 250 stores. Most other retail and dining venues within the town centre are either located within the Hurstville Central Shopping Mall (located above the train station) or situated along Forest Road. Forest Road, to the south of the site, is Hurstville's traditional 'high street' and is characterised by its local groceries, Asian eateries, and older shop fronts.

Aside from its scale, the site is also one of the key activity areas within the City Centre, being located next to the Hurstville bus interchange. A pedestrian bridge is located over Crofts Avenue to facilitate pedestrian access from the station to the site. This bridge provides direct access to Level 3 of the Westfield, where users then walk up the stairs to the rooftop car park and through this to access the existing ELP.

The site is surrounded by a mix of densities and building types. Higher density residential and mixed use developments are located opposite the site on Cross Street, while a mix of single storey houses and three – four storey apartments are located to the east along The Avenue. This mix of densities also represents the changing nature of the City Centre, which has seen an increase in newer, higher density development in response to Hurstville's growth as a strategic centre.

Figure 2 Site context



Source: Urbis

Figure 3 Site photos



Picture 1 Existing ELP



Picture 2 Existing rooftop car park and rooftop access to the existing ELP



Picture 3 Existing taxi rank on Cross Street and stair access to Level 03 of the Westfield



Picture 4 Pedestrian bridge from Hurstville Plaza to Westfield Hurstville



Picture 5 Older shops on Forest Road, Hurstville's high street



Picture 6 Example of newer high density development in the Hurstville centre

Source: Urbis

5. POLICY REVIEW

A review of relevant state and local policies was undertaken to understand the strategic context of the proposed development and any potential impacts. The complete policy review is contained in Appendix A.

A summary of the key findings from the policy review, as it relates to the proposal, is outlined below.

Table 1 Policy review impact scoping

Theme	Summary of findings
Strengthening Hurstville's role as a strategic and economic centre	<p>Hurstville is identified as a strategic centre within the Greater Sydney Commission's South District Plan (the District Plan). As a strategic centre, the District Plan notes employment growth is the underlying economic goal for Hurstville, with the centre expected to provide 15,000 – 20,000 jobs by 2036. To help support this, the District Plan notes the centre should retain and manage its existing commercial lands for future employment opportunities.</p> <p>Council's Economic Development Strategy (2018) also contains a number of actions to support Hurstville's economic growth. These include increasing the number of local jobs to match population growth, creating and promoting the centre's reputation as a destination space and the cultural heart of the LGA, and creating green, safe and healthy centres to attract workers and businesses.</p>
Growing and stimulating Hurstville's night time economy	<p>The District Plan recognises Hurstville City Centre as an important retail destination with its existing high street (Forest Road) and large shopping centres. However, Council's Cultural Strategy (2018) notes that the LGA's urban centres, where the opportunity for a night time economy is greatest, currently lack a thriving night life.</p> <p>As a strategic centre, Hurstville has an opportunity to leverage its existing retail precincts and diverse communities to grow and diversify its night time economy. To help achieve this, Council has established several key actions across its local strategies to grow the night time economy. These include:</p> <ul style="list-style-type: none"> ▪ Undertaking public space improvements to encourage night time economy growth and improve on night time safety ▪ Trialling low cost initiatives that encourage evening activity such as night markets, creative lighting installations and live performances ▪ Activating the public domain with outdoor restaurants and cafes ▪ Encouraging a variety of new businesses who operate late into the evening to locate within the Hurstville City Centre.
Increasing the provision of social infrastructure and open space	<p>Population growth, particularly in the larger centres of the LGA, has increased the demand for community facility space. Council's Open Space, Recreation and Community Facilities Strategy (2019) notes the LGA has a shortfall of 6,690 sqm of community facility floor space, which will increase to 9,243sqm by 2036 if no additional space is provided. To help improve this provision, Council have highlighted the demand for a new regional community hub within the Hurstville town centre, as well as potentially acting as brokers to use non-Council operated facilities.</p>

Theme	Summary of findings
	<p>In addition to community facility space, there is also a need to increase green space within the Hurstville town centre. This is particularly targeted to residents living in high rise apartment buildings to the north and south of Hurstville station who currently do not have access to open space within 200 metres of their homes. Council's Hurstville Place Strategy (2019) reflects this need, with the strategy developing a priority project to 'create a green and open Hurstville'. To support this, Council are actively investigating and implementing alternative ways to deliver public and privately provided open space within the centre, such as through voluntary planning agreements and development assessment conditions.</p>
<p>Celebrating and supporting Hurstville's cultural diversity</p>	<p>Georges River LGA is home to a highly culturally and socially diverse community. However, while rich in culturally activity, the LGA currently lacks the spaces for the expression of this cultural activity.</p> <p>As part of its growth as a strategic centre, Council's Local Strategic Planning Statement (2020) has established a vision for Hurstville to be the 'cultural hub of the south'. To support this, Council's Cultural Strategy (2018) and the Hurstville Place Strategy (2019) contains several priorities to embed cultural expression and diversity within the public domain. Some key actions include engaging with residents and businesses to facilitate opportunities for public art installations which celebrate the identity, story and vision for Hurstville, increasing and supporting spaces for creative expression, and working with artists to increase cultural expressions across the centre's wayfinding, signage and street furniture facilities.</p>

6. SOCIAL BASELINE

A social baseline identifies the demographic and social characteristics of the existing community. It is an important tool in understanding how a community currently lives and that community's potential capacity to adapt to changes arising from a proposal.

6.1. COMMUNITY PROFILE

A community profile has been developed for Hurstville based on demographic data from the Australian Bureau of Statistics (ABS Census 2016) and population projections from DPIE (refer to Appendix B). The demographic characteristics of Georges River LGA and Greater Sydney have been used for comparison purposes.

Hurstville is home to approximately 29,822 people, representing approximately 20% of the Georges River LGA population. Key characteristics of Hurstville's population include:



Young adult population

38% of the population is aged between 20 and 34 years (compared to 23% in Greater Sydney).



High density living

59% of the population live in flats or apartments, compared to only 33% in Georges River LGA and 28% in Greater Sydney.



Culturally and linguistically diverse population

80% of households speak a language other than English at home. The top three non-English languages include Mandarin (32%), Cantonese (18%) and Nepali (7%).



Strong retail and service industry

Three of the top five industries of employment are cafes and restaurants (6%), supermarket and grocery stores (3%) and building and industrial cleaning services (3%).



Levels of disadvantage

The median weekly household income in Hurstville (\$1,382) is lower compared to Greater Sydney (\$1,750). 23% of households are in rental stress (compared to 14% in Greater Sydney).



Rising unemployment

Recent employment data (August 2020) indicates that 7% of the worker population (15-64 years) are receiving JobSeeker or youth allowance, up from 2% in March 2019. This increase is likely due to COVID-19.



Moderate population growth

DPIE 2019 population projections indicate that the Georges River LGA population is expected to increase by 19.5% to 182,980 by 2036.



Ageing population

In 2036, the proportion of people aged 80+ years in the Georges River LGA is expected to increase to 6% (compared to 4% in 2016).

6.2. CRIME PROFILE

Crime data from the Bureau of Crime Statistics and Research (BOCSAR) was analysed to identify the crime profile at Hurstville. Data for Georges River LGA and NSW were used to help assess risk compared to LGA and state wide averages. The full crime profile is contained in Appendix C.

Key crime findings of relevance to this assessment include:

- Hurstville and Georges River LGA generally have lower rates of crime (per 100,000 people) compared to the Georges River LGA and NSW averages. However, yearly crime rates (July 2019 to June 2020) indicate that Hurstville does experience some higher rates of crime that typically occur in public settings including:
 - Steal from person (82.5 per 100,000 in Hurstville; 36.5 in NSW)
 - Steal from retail store (565.6 per 100,000 in Hurstville; 295.7 in NSW).
- BOCSAR publishes hotspot maps to illustrate areas of high crime density relative to crime concentrations across NSW. These maps show that the site is in a hotspot for several crimes including non-domestic assault, break and enter non-dwelling, malicious damage to property, motor vehicle theft, steal from motor vehicle and steal from person offences.

6.3. LIQUOR CONTEXT

The proposed redevelopment of the ELP will create new food and beverage tenancies. While this DA does not seek approval for any licenced premises, it is likely that some of these tenancies will apply for a liquor licence from the NSW Office of Liquor and Gaming (Liquor and Gaming NSW) at a later stage. As such, high-level liquor data has been considered as part of the overall scoping for this SIA.

Liquor and Gaming NSW provides data on the distribution of liquor licences to help understand potential alcohol-related risk in communities. The data below was accessed on 11 September 2020 and is accurate to that date.

Key liquor findings of relevance to this assessment include:

- There are 33 authorised liquor licences in Hurstville. Of these, nine are authorised to sell packaged liquor and 24 are on-premises licences. Four of the 33 authorised liquor licences in the suburb are located in Westfield.
- Hurstville has a lower outlet saturation³ (110.7 liquor licences per 100,000 residents) compared to the NSW average (196.6 per 100,000 residents). Outlet saturation has increased in the suburb over the past two years, from 100.6 in September 2018 to 110.7 in July 2020.
- Hurstville has a lower rate of outlet clustering (proximity of licenced premises in a local area to another)⁴ (33.1) compared to the NSW average (92.0). This rate has increased in Hurstville over the past two years, rising from 30.1 in July 2018 to 33.1 in July 2020.

³ Outlet saturation is a measure of the number of liquor licences compared to the population and is calculated per 100,000 residents.

⁴ Outlet clustering refers to the proximity of liquor licences to each other. Outlet clustering is calculated by drawing a 1km radius around each authorised liquor licence and then dividing the number of liquor licences within this radius by the total number of liquor licences in area.

7. DISCUSSIONS WITH COUNCIL

7.1. PRE-LODGE MENT DISCUSSIONS

Urbis held a pre-lodgement meeting with Council on 2 July 2020. This meeting was attended by the Applicants project team and Council officers to discuss key planning and design considerations.

A complete summary of the matters discussed during this meeting (and corresponding responses) are contained in the Statement of Environmental Effects. Council raised some key issues which have been considered as part of this SIA due to their relevance to potential social impacts. These include:

Table 2 Key pre-lodgement matters, as relevant to this SIA

Theme	Council comment
Safety and access	<ul style="list-style-type: none">▪ The proposed access route via the pedestrian bridge along Crofts Avenue and corresponding staircase/rooftop carpark pathway is considered unsafe due to potential conflicts between vehicles and pedestrians. This route also does not allow for accessible access.▪ Crofts Avenue is considered to be unsafe at times. It is seen to be very busy with pedestrians and difficult to access due to vehicle movements, differing gradients/footpath widths, and the presence of bus stops, taxi stops and delivery bays.▪ There is a lack of lighting on nearby pedestrian paths, which may create opportunities for concealment. Council noted pathways to the ELP should be accessible, have adequate pedestrian amenity and be well lit.
Amenity and traffic	<ul style="list-style-type: none">▪ Some concern was raised around potential acoustic impacts on adjoining and nearby development resulting from onsite activities and the operation of plant/equipment areas.▪ Council raised concerns around potential view loss from several locations within the Hurstville City Centre and facing south from the apartments above Level 5 at 25-35 Park Road, Hurstville (located immediately west of the proposal).▪ Some concern was raised regarding the removal of 69 parking spaces, as well as changes to the road network (including vehicle entries/exits to the shopping centre). Council requested that a traffic impact statement (TIS) be prepared to assess these potential impacts.
Community green space	<ul style="list-style-type: none">▪ Council noted that the proposed community green space provides a positive opportunity for residents and visitors to access open space in a CBD environment.▪ It was suggested that the community green space should include small elements of play and be suitable as a hireable community activation space.

7.2. SIA DISCUSSIONS

As part of this SIA, Urbis contacted Council to provide an opportunity to discuss any additional potential social impacts associated with the proposal. Urbis were advised by Council planning officers that they had no additional comments for the SIA at this time.

8. IMPACT SCOPING

A proposal may cause a range of direct and indirect social impacts which can have a positive, negative or neutral impact on the existing environment and community. A SIA should assess the impacts which are considered to have the most significant impacts on the community and identified stakeholder groups.

The following section outlines the impact scoping considerations which were used to inform the determination of significant social impacts. The assessment process used to determine each impact level is described in Section 2.

8.1. IMPACTED COMMUNITIES

Based on the local context and community profile, the following individuals and communities are likely to be impacted by the proposal:

- Georges River LGA community
- Hurstville community
- Visitors to Hurstville Westfield
- Residents and businesses on Cross Street and The Avenue
- Apartments at 25-35 Park Road, Hurstville.

8.2. PRELIMINARY ASSESSMENT

Table 3 outlines the social impacts which were considered as part of this SIA. These social impacts have been informed by the contextual information presented in Section 3 to Section 7 of this report.

The social impacts in Table 3 were assessed against the SIA criteria contained in Section 2, without considering management measures.

Any impacts which were assessed as having a moderate or higher impact are considered significant and included for further assessment in Section 9. Social impacts which were assessed as having a low or neutral impact are described below and are not included for further assessment.

Table 3 Impact scoping

Potential impacts	Potentially impacted communities	Preliminary assessment
Neutral to low impacts: not included for further assessment		
Potential increase in traffic generation and car parking demand from the proposal	Hurstville community Georges River LGA community	<p>The proposal will create an improved food and entertainment destination within the Hurstville City Centre, which is likely to attract visitors from across the LGA. Currently, there are 2,740 car spaces to accommodate visitors to the Westfield.</p> <p>As part of the ELP redevelopment, the proposal will remove 69 carparking spaces from the existing rooftop carpark. There was concern from Council that this may increase parking demand.</p> <p>A Traffic Impact Statement (TIS) was prepared by SLR Consulting Australia (September 2020) to assess the impact of the proposal on traffic and parking demand. The TIS found that:</p>

Potential impacts	Potentially impacted communities	Preliminary assessment
		<ul style="list-style-type: none"> The proposal is likely to result in an increase of less than one entry and one exit movement every minute during peak hour. As there are six entries and five exits that provide access to and from the proposal, traffic impact is expected to be minimal. Upon completion of the proposed works, the proposal will accommodate 2,671 car parking spaces. This exceeds the DCP requirements by 15 parking spaces. <p>As the TIS indicates that there will be minimal additional traffic demand and that changes to car parking will comply with DCP requirements, traffic impacts from the proposal are considered to be low.</p>
Noise impacts generated by the proposal	Residents and businesses on Cross Street and The Avenue	<p>The proposal will result in new indoor and outdoor retail tenancies, dining areas and community green space areas. The outdoor areas are expected to operate late into the evening, until 12 midnight. While Westfield Hurstville currently operates under extended operating hours, the development of a new outdoor dining area may change the existing noise environment, particularly to surrounding residential areas.</p> <p>A Noise Impact Assessment (NIA) was prepared by WSP (September 2020) to understand the environmental noise emissions of the proposal against relevant noise criteria. The NIA considered the potential noise emissions from various sources within the proposal, including expected patron noise from the new venues and road traffic noise. Based on this, the NIA considered that the proposal will not have any adverse impacts on immediate neighbours, including residences on Cross Street, Park Road, and The Avenue.</p> <p>Due to the NIA findings, the potential noise generation from the proposal is considered to have a low impact on the community.</p>
Potential view impacts from the proposal on immediate neighbours	Hurstville community Apartments at 25-35 Park Road, Hurstville	<p>Westfield Hurstville is a prominent feature within the Hurstville City Centre landscape and overlooks several streets. The proposal will result in an increased height to the existing ELP site and external façade works to the shopping centre. This will represent a change to the existing skyline and may potentially impact on viewpoints from surrounding neighbours.</p> <p>A View Impact Study was prepared by Scentre Group to understand how the proposal will be viewed by</p>

Potential impacts	Potentially impacted communities	Preliminary assessment
		<p>surrounding streets and immediate neighbours. The study indicated that at most public view points the proposal presents minimal change to the existing city centre environment, with the proposal integrated with the existing shopping centre and softened by green overhang and the landscaped rooftop terrace.</p> <p>Viewpoints were also considered from levels 6 – 10 of the apartment units located at 25 – 35 Park Road, Hurstville. Apartments on levels 6 and 7 currently overlook the existing rooftop carpark and plantroom. The proposal is expected to enhance this view with the removal of part of the carpark with a landscaped rooftop, perimeter planting and contemporary façade works. Apartments on levels 8 and 10 currently experience district views of Hurstville's skyline. The study indicates that there will be no loss of significant views, with these apartments again replacing their current view of the rooftop carpark with a new landscaped rooftop terrace.</p> <p>Based on the photomontages undertaken for the View Impact Study, it's expected the proposal will not significantly impact or detract from the current viewpoints of surrounding neighbours and is therefore considered to have a low impact on the community.</p>
Moderate to very high impacts: significant impacts, assessed further in Section 9		
Increased employment and economic opportunities	Georges River LGA Hurstville community	<p>As a strategic centre, employment growth is a key goal for Hurstville. The proposal will increase the available job and business opportunities for the area and is likely to have a positive impact.</p> <p>This impact has been included for further assessment in Section 9.</p>
Stimulating the night time economy	Georges River LGA Hurstville community	<p>The proposal will introduce new and diverse night time offerings to the city centre, helping to grow the evening economy in line with strategic objectives. The new ELP, coupled with the existing cinema and entertainment uses within Hurstville Westfield, is also expected to attract visitors throughout southern Sydney to the city centre.</p> <p>This impact has been included for further assessment in Section 9.</p>
Community safety	Hurstville community Visitors to Hurstville Westfield	<p>Westfield Hurstville is one of the key activity generators for the city centre and attracts thousands of visitors. There was concern from Council about the safety of the</p>

Potential impacts	Potentially impacted communities	Preliminary assessment
		<p>existing pedestrian accessways and how this could be managed within the proposal.</p> <p>This impact has been included for further assessment in Section 9.</p>
Increased access to open space	Georges River LGA Hurstville community	<p>Population growth and density is placing pressure on the existing supply of social infrastructure and open space. The proposal seeks to introduce a new, multi-purpose community green on site to help meet this gap.</p> <p>This impact has been included for further assessment in Section 9.</p>

9. ASSESSMENT OF SIGNIFICANT IMPACTS

The following section provides a detailed assessment of the significant social impacts to the proposal, as identified in Table 3. The significant impacts are assessed with any planned mitigation measures to determine the residual impact level. The assessment process used to determine each impact level (low to very high) is described in Section 2.

9.1. INCREASED EMPLOYMENT AND ECONOMIC OPPORTUNITIES

Description of impact	Impacted groups
Increased employment and economic opportunities through the expansion and development of the new ELP.	<ul style="list-style-type: none"> Georges River LGA community Hurstville community
Current environment	
<p>Hurstville City Centre is one of the main economic and retail centres within the LGA. As a strategic centre, the District Plan notes employment growth is the underlying economic goal for Hurstville, with the centre expected to provide 15,000 – 20,000 jobs by 2036. Council strategies contain various actions to help support this growth including increasing the number of local jobs to match population growth and promoting the centre's reputation as a destination space to attract workers and businesses.</p> <p>Based on 2016 ABS Census data, Hurstville currently has lower employment outcomes compared to the surrounding area, with a higher unemployment rate (9.8%) compared to the LGA (6.5%) and Greater Sydney (6.0%). More recent economic data from August 2020 indicates that unemployment in the suburb is rising due to COVID-19 impacts, with 7.3% of the population aged 15 to 64 years receiving JobSeeker or youth allowance payments. This is up from 2.2% in March 2019. Of those employed in Hurstville, the most common industry of employment is in cafes and restaurants (6.2%).</p>	
Impact of the proposal	
<p>The proposal will support approximately 112 jobs (full time, part time and casual), helping to increase local employment opportunities and contribute to meeting projected job targets and aspirations for the city centre. The proposal will provide these new jobs in a highly accessible location, being next to Hurstville bus interchange and train station. The Economic Impact Statement prepared by Urbis considers an additional 84 jobs could also be supported through the construction of the new ELP.</p> <p>In addition to job creation, the development of a new ELP is also expected to deliver broad economic benefits to Hurstville. The Economic Impact Statement prepared by Urbis considers the larger ELP will appeal to new market operators who otherwise would not seek a presence within the city centre, aligning with Council's aim to increase the attractiveness and appeal of Hurstville for new businesses. The Hurstville City Centre is also expected to attract a proportion of the additional visitors generated by the expanded ELP, helping to boost local foot traffic.</p> <p>The proposal is not expected to impact on trading or economic opportunities to existing businesses within the Hurstville City Centre. The Economic Impact Statement considers the potential trading impacts on competing centres will be minor, given the broad range of food and beverage expenditure, and the modest increase in food and beverage tenants proposed. The total impact of the proposal on economic spend within the catchment area is also expected to be negligible.</p>	
Management measures	SIA recommendations
<ul style="list-style-type: none"> Creation of new jobs within the hospitality sector, reflecting the most common 	<ul style="list-style-type: none"> Consider creating an employment strategy for the construction and operation of the new ELP

<p>employment industry of the existing local community.</p> <ul style="list-style-type: none"> Preparation of Economic Impact Statement to assess the potential impact of the proposal on existing businesses. 	<p>to target local hires. The plan may also include inclusion or diversity targets.</p>
Residual impact (considering management measures)	
Likelihood: Likely	Consequence: Moderate – Major
<p>Based on the above assessment, the development of a new ELP is expected to have a high positive impact by supporting new, local employment opportunities in an area of identified need.</p> <p>The Economic Impact Statement considers that the proposal will result in a net community benefit with the proposal expected to contribute to key strategic directions for the Hurstville City Centre and support ongoing employment and other economic benefits.</p>	

9.2. STIMULATING THE NIGHT TIME ECONOMY

Description of impact	Impacted groups
Increased opportunities to grow and diversify Hurstville's night time economy	<ul style="list-style-type: none"> Georges River LGA community Hurstville community
<p>Current environment</p> <p>Hurstville City Centre is an established retail destination for the LGA, with the centre's existing shopping centres and Forest Road precinct being key attractors for locals and visitors. As part of Hurstville's growth as a strategic centre, both the District Plan and Council strategies recognise there is an opportunity to strengthen, grow and diversify the centre's night time economy.</p> <p>As outlined in Section 5, Council have established several strategies to help grow Hurstville's night time economy. Key strategies include undertaking public space improvements to encourage growth and improve on night time safety, trialling low cost initiatives that encourage evening activity (such as night markets, creative lighting installations, live performances etc.), activating the public domain with outdoor restaurants/cafes, and encouraging the establishment of new businesses that operate late into the evening.</p>	
<p>Impact of the proposal</p> <p>The redevelopment of the ELP will create a new entertainment and leisure precinct for the city centre, helping to further stimulate and grow Hurstville's night time economy. The provision of a semi-outdoor eat street on Level 4 and anchor food and drink premises on Level 5 will create an attractive late night dining area for Hurstville residents and workers, and visitors throughout the southern Sydney region.</p> <p>Successful night time economies rely on supporting a range of uses and age groups to help grow a safer and more activated environment. The inclusion of non-alcohol based uses within the proposal helps to contribute to this by providing greater opportunities for people of different ages and backgrounds to use the space. This includes a dedicated internal recreation area on levels 3 and 4 to support uses such as a bowling alley, dodgem car track and climbing wall, as well as a community green space on level 5. The</p>	

community green will be open during the night and has capacity to support a range of evening programming events such as outdoor cinemas, markets and live performances.

Management measures	SIA recommendations
<ul style="list-style-type: none"> Design of the proposal to incorporate both alcohol and non-alcohol based uses (including an indoor recreational area and community green space) to support a diverse night time economy. Any premises applying for a liquor licence will be subject to an additional community impact statement and licencing conditions set by Liquor and Gaming NSW. Council, stakeholders and neighbouring premises will have the opportunity to comment on the proposed liquor uses as part of this process. Management of patron safety under Westfield Hurstville existing security and centre management procedures. 	<ul style="list-style-type: none"> Encourage programming events in collaboration with Council for the community green that will help support the local night time economy and promote inclusive evening activities. Implement the recommended management measures contained in the Noise Impact Assessment prepared by WSP to reduce potential noise impacts to neighbours during the evening.
Residual impact (considering management measures)	
Likelihood: Likely	Consequence: Minor – moderate
Based on the above assessment, the proposal is expected to have a positive impact in the community by increasing the diversity, provision and quality of night time uses within the city centre, in line with strategic aspirations for Hurstville.	

9.3. COMMUNITY SAFETY

Description of impact	Impacted groups
Potential impact of the proposal on community safety and safe access on site	<ul style="list-style-type: none"> Hurstville community Visitors to Hurstville Westfield
Current environment	
<p>The Westfield shopping centre is one of the largest land holdings and retail destinations within the Hurstville City Centre. The shopping centre attracts thousands of visitors daily and is a site of considerable activity, being also located at the Hurstville bus interchange and within close proximity to the train station.</p> <p>As outlined in Section 7, discussions with Council indicate there are some existing safety issues around the site, including a lack of lighting on nearby pedestrian paths and limited pedestrian safety on Crofts Avenue. Council also raised concern about existing primary access to the ELP area, with comments that the route through the rooftop staircase and carpark is unsafe due to potential conflicts between vehicles and pedestrians.</p>	

Crime data from BOCSAR indicates the site is a hotspot for assault, property damage and theft-related crimes. This is typical of city centre environment, given the concentration of retail services and the high number of daily visitors.

Impact of the proposal

The proposal will redevelop part of the open-air rooftop carpark and levels 3 and 4 of the existing Westfield to create a new ELP. The proposal has incorporated Crime Prevention Through Environmental Design (CPTED) principles within its design to help reduce for opportunities for crime and help facilitate safe community access.

The proposed ELP includes a mix of uses which are expected to attract a range of visitors throughout the day and night, continuing the prolonged activation of the site. The development of part of the rooftop carpark into a new dining area and community green space will also provide greater opportunities for activation and natural surveillance than presently available. New outdoor seating and gathering areas within this space will overlook key access points, including Cross Street, parts of the rooftop carpark and the new access path, contributing to greater natural surveillance of these areas, particularly at night.

The proposal will also introduce a new, safer pedestrian access to the ELP by reopening the existing accessway along the northern boundary of the site. This accessway connects users directly from the Crofts Avenue pedestrian bridge to the new ELP area, reducing the need for people to walk through the rooftop carpark and, in turn, reducing potential conflicts between pedestrians and vehicles. As part of the proposal, this new accessway will also be embellished with glazing and a new balustrade to ensure pedestrian safety.

Management measures

- Installation of new glazing to the north-west tenancies along the new pedestrian accessway to help reduce the appearance of blank walls and provide further opportunities for natural surveillance over passing pedestrians. Secure glazing along the childcare centre and a new balustrade will also be installed to maximise user safety.
- Provision of green planters and significant landscaping on the new rooftop to improve the appearance of the public domain and contribute to the appearance of a livelier and more vibrant centre.
- Preparation of an Access and Wayfinding Assessment by Scentre Group to identify pedestrian access and appropriate signage to the ELP from within the Westfield.
- Installation of a new lift lobby on Park Road to provide accessible access to the ELP from the street.
- Identification of a public art zone on the northern façade to help improve street

SIA recommendations

- Install adequate lighting along the new accessway to ensure the pathway is lit throughout the night and any opportunities for concealment are minimised.
- Extend the current CCTV camera network along the new accessway to provide 24/7 surveillance of this area.
- Consider installing public art within the new accessway (e.g. pavement murals, mood lighting) to help increase the attractiveness of the space and contribute to a more cared for environment.
- Engage and collaborate with a local artist/s for the identified public art zone. Scentre Group should consider engaging a public art piece which celebrates the culture of Georges River LGA, in collaboration with Council.
- Establish a regular maintenance schedule to ensure all landscaping and plants are well maintained and do not block key sight lines.

<p>activation and contribute to a more cared for and lively environment.</p> <ul style="list-style-type: none"> Management of patron safety under Westfield Hurstville existing security and centre management procedures. 	
Residual impact (considering management measures)	
Likelihood: Unlikely	Consequence: Minimal
<p>Based on the above assessment, the proposal is not expected to increase opportunities for crime or negatively impact on community safety on site. The proposal has incorporated CPTED principles within its design, including increasing opportunities for activation and natural surveillance. The proposal also includes a new pedestrian accessway which does not travel through the entire carpark, thereby reducing potential conflicts between pedestrians and vehicles.</p> <p>As such, it is considered the proposal will have a neutral to low impact on community safety and safe access on site, which could be further enhanced with the implementation of the recommendations contained in this SIA.</p>	

9.4. INCREASED ACCESS TO OPEN SPACE

Description of impact	Impacted groups
Potential for increased community access to open space	<ul style="list-style-type: none"> Georges River LGA community Hurstville community
Current environment	
<p>As part of its growth as a strategic centre, Hurstville has seen an increase in newer, higher density development around the city centre. The increased density and associated population growth is placing pressure on the supply of open space and social infrastructure.</p> <p>As outlined in Section 7, Council has identified a need to increase green space within the Hurstville City Centre, with a priority action to 'create a green and open Hurstville'. This is particularly targeted to residents living in high rise apartment buildings to the north and south of Hurstville station who currently do not have access to open space within 200 metres of their homes. Council has also identified a lack of spaces for creative expression and community facility floor space within the LGA.</p>	
Impact of the proposal	
<p>The proposal will improve community access to open space within the Hurstville City Centre by providing a new 600 sqm community green on level 5. The community green space will be publicly accessible, with the main pedestrian access linking directly to the green. While situated in a shopping centre, this direct access (opposed to access via a series of shops), welcomes the public to use the space and helps reinforce that it is open for community use.</p> <p>The community green has been designed as a highly functional and multi-purpose space, containing two large turf areas, flexible seating, shade, storage and various landscaping treatments. As outlined in the</p>	

Landscape Masterplan prepared by Arcadia, this design allows the community green to support a diverse range of community, cultural and recreational uses including:

- Seasonal programming, such as fitness/sport events, markets, outdoor cinemas, performances, and informal games
- Casual play for families and children
- Community gatherings and passive recreation (e.g. socialising, reading).

Management measures	SIA recommendations
<ul style="list-style-type: none"> ▪ Direct access to the community green via the new pedestrian accessway to encourage greater public accessibility and use of the space. ▪ Design of the community green to be flexible and adaptable to host a variety of events and activities. ▪ Design of the open space to provide considerable shade to combat the urban heat impact. 	<ul style="list-style-type: none"> ▪ Develop clear internal guidelines which outline the intended use and principles for the community green to guide Westfield management in the types of events and activities which could be hosted on site. Based on this SIA, it's suggested the community green could be hired for activities which: <ul style="list-style-type: none"> – Support community health and wellbeing – Provide affordable and accessible access to the Hurstville community – Support the needs of disadvantaged or marginal community groups, or – Celebrate the values and cultural diversity of Hurstville. ▪ Continue to inform Council around the final hiring policy/intended use of the community green to ensure Council are aware of the future opportunities to use this space. ▪ Establish a regular maintenance schedule to ensure all landscaping and plants are well maintained and do not block key sight lines.
Residual impact (considering management measures)	
Likelihood: Likely	Consequence: Moderate
<p>Based on the above assessment, the provision of a multi-purpose, publicly accessible community green is expected to have a high positive impact in the local community by increasing open space access in an area of identified need. The flexible design of the space provides the opportunity for the community green to support a range of community, cultural and recreational uses, which will benefit the community.</p>	

10. CONCLUSION

This SIA has been undertaken to assess the potential social impacts arising from the development and expansion to the existing entertainment and leisure precinct (ELP) at Westfield Hurstville. This DA specifically relates to the central portion of the shopping centre, above the intersection of Cross Street and Park Road.

Based on the assessment in this report, the key social impacts of this proposal are considered to be:

- **Increased employment and economic opportunities:** the development of a new ELP is expected to have a high positive impact by supporting new, local employment opportunities in an area of identified need. The Economic Impact Statement prepared by Urbis considers that the proposal will result in a net community benefit with the proposal expected to contribute to key strategic directions for the Hurstville City Centre and support ongoing employment and other economic benefits.
- **Stimulating the night time economy:** the proposal is expected to have a positive impact in the community by increasing the diversity, provision and quality of night time uses within the city centre, in line with strategic aspirations for Hurstville.
- **Community safety:** the proposal is not expected to increase opportunities for crime or negatively impact on community safety on site. The proposal has incorporated CPTED principles within its design, including increasing opportunities for activation and natural surveillance. The proposal also includes a new pedestrian accessway which does not travel through the entire carpark, thereby reducing potential conflicts between pedestrians and vehicles.

As such, the proposal is likely to have a neutral to low impact on community safety and safe access on site, which could be further enhanced with the implementation of the recommendations contained in this SIA.

- **Increased access to open space:** the provision of a multi-purpose, publicly accessible community green is expected to have a high positive impact in the local community by increasing open space access in an area of identified need. The flexible design of the space provides the opportunity for the community green to support a range of community, cultural and recreational uses, which will benefit the community.

Section 10.1 below contains recommendations to help further manage and improve the potential impacts arising from the proposal. Based on this assessment and the recommendations provided, it is likely the proposal will have a positive impact on the community.

10.1. RECOMMENDATIONS

The following recommendations are provided to further manage the potential impacts from the proposal:

- Consider creating an employment strategy for the construction and operation of the new ELP to target local hires. The plan may also include inclusion or diversity targets.
- Encourage programming events in collaboration with Council for the community green that will help support the local night time economy and promote inclusive evening activities.
- Implement the recommended management measures contained in the Noise Impact Assessment prepared by WSP to reduce potential noise impacts to neighbours during the evening.
- Install adequate lighting along the new accessway to ensure the pathway is lit throughout the night and any opportunities for concealment are minimised.
- Extend the current CCTV camera network along the new accessway to provide 24/7 surveillance of this area.
- Consider installing public art within the new accessway (e.g. pavement murals, mood lighting) to help increase the attractiveness of the space and contribute to a more cared for environment.
- Engage and collaborate with a local artist/s for the identified public art zone. Scentre Group should consider engaging a public art piece which celebrates the culture of Georges River LGA, in collaboration with Council.

- Establish a regular maintenance schedule to ensure all landscaping and plants are well maintained and do not block key sight lines.
- Develop clear internal guidelines which outline the intended use and principles for the community green to guide Westfield management in the types of events and activities which could be hosted on site. Based on this SIA, it's suggested the community green could be hired for activities which:
 - Support community health and wellbeing
 - Provide affordable and accessible access to the Hurstville community
 - Support the needs of disadvantaged or marginal community groups, or
 - Celebrate the values and cultural diversity of Hurstville.
- Continue to inform Council around the final hiring policy/intended use of the community green to ensure Council are aware of the future opportunities to use this space.

DISCLAIMER

This report is dated 19 October 2020 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 (**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

POLICY REVIEW

State Government

Greater Sydney Commission – South District Plan (2018)

The Greater Sydney Commission's District Plans divide Greater Sydney into five districts which represent their common locality and planning opportunities. The site is located within the South District.

The South District Plan (2018) (the District Plan) is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. The District Plan is guided by four key themes that represent the planning priorities for each district, with ten directions to guide delivery.

The priorities relevant to this proposal are summarised below:

Key planning priorities	Relevance to proposal
S3 Providing services and social infrastructure to meet people's changing needs	<ul style="list-style-type: none">▪ Growth places demand on existing services and infrastructure that are, in some cases, at or nearing capacity.▪ Residents need the right mix of local services, programs and infrastructure to meet their needs.▪ Community facilities need to be accessible with direct walking connections that are suitable for people of all ages. This helps to improve health outcomes by providing the opportunity for people to remain physically and socially active and enhances the overall liveability of a centre.▪ Joint and shared use of facilities can support growth and respond to the different needs of local demographic groups.
S4 Fostering healthy, creative, culturally rich and socially connected communities	<ul style="list-style-type: none">▪ Research identifies strong social connections, physical activity and access to fresh food as integral to supporting healthy lifestyles and improved health outcomes.▪ Connections to open spaces and opportunities for recreational physical activity are also essential for positive mental health outcomes.▪ Hurstville's cultural diversity presents an opportunity to grow tourism and night economy activities within the town centre.▪ The provision of arts and creative spaces in areas experiencing urban renewal can also support local identity, innovation and community resilience.▪ Place-based planning to enhance social connections should focus activities at the heart of neighbourhoods and in local centres.
S6 Creating and renewing great places and local centres, and respecting the District's heritage	<ul style="list-style-type: none">▪ To create great places, the mechanisms for delivering public benefits need to be agreed early in the planning process.▪ Co-locating activities and social infrastructure in mixed use areas enhances the viability of, and to access great places, centres and public transport.

Key planning priorities	Relevance to proposal
	<ul style="list-style-type: none"> Streets, plazas, parks, recreation spaces, podiums and rooftops can provide places for community events, markets, and festivals.
S9 Growing investment, business opportunities and jobs in strategic centres	<ul style="list-style-type: none"> Hurstville is identified as a strategic centre and an important retail destination for the South District. Employment growth is the underlying economic goal for strategic centres. Research indicates that the South District will need to accommodate more than 680,000 sqm of additional retail floor space over the next 20 years to support expected population growth. Improvements to Hurstville's public spaces and better integration of these with the area's shopping centres will help activate streets and attract visitors to the centre, creating opportunities for local employment and new economic activity. To help support employment growth, Hurstville has a baseline target to provide 15,000 jobs by 2036 with a higher target of 20,000 jobs. The Hurstville strategic centre can be strengthened by: <ul style="list-style-type: none"> Encouraging and supporting shopping centre improvements to better integrate with the surrounding public spaces Creating a strong sense of place by celebrating Hurstville's cultural diversity Encouraging new lifestyle and entertainment uses to active streets and grow the night time economy Retain and manage existing commercial lands for future employment opportunities

Local Government

Georges River Council – Local Strategic Planning Statement 2040 (2020)

The Georges River Local Strategic Planning Statement (LSPS) provides a 20-year plan for LGA's future. Council's vision for the LGA is *"a productive place to live, work and enjoy - with diverse, active, green, well designed and connected places"*. This vision is expressed through five interrelated themes and associated planning priorities. The themes, priorities, and actions of relevance to this proposal include:

Access and movement

- P2. Everyone can navigate and experience the LGA in safety

Infrastructure and community

- P4. Collaboration supports innovation and delivers infrastructure, services and facilities
- P5. The community is involved in planning our future

Housing and neighbourhoods

- P8. Place-based development, quality building design and public art deliver liveable places

Economy and centres

- P13. Planning, collaboration and investment delivers employment growth and attractive, lively, accessible and productive centres
- P14. Hurstville, Beverly Hills and Kogarah are supported to grow safe night-time entertainment, dining and other recreational opportunities

Environment and open space

- P19. Everyone has access to quality, clean, useable, passive and active open and green spaces and recreation places

Additional information relevant to the proposal include:

- As of June 2018, Hurstville LGA contributed to \$7.79 billion of gross regional product and was home to 16,471 local businesses
- The LGA contains 50ha of business zoned land, providing around 738,00sqm of employment floor space

Georges River Council – Open Space, Recreation and Community Facilities Strategy 2019–2036 (2019)

The Open Space, Recreation and Community Facilities Strategy 2019-2036 provides a high-level direction for social infrastructure in the LGA and informs Council's LSPS.

Key findings of relevance to the proposal are summarised below:

Facility type	Key findings
Community centres	<p>There is a need for additional community facility space in the LGA. Benchmarks indicate a current deficit of 6,609 sqm of community facility space in the LGA, which will increase to 9,4243 sqm by 2036. This is considered to be very low.</p> <p>Most hireable community space is located around Hurstville and Kogarah. However, most facilities are less than 500 sqm which limits its usability.</p> <p>Community facility provision could be improved by:</p> <p>Council acting as a broker to use non-Council operated facilities</p> <p>Developing a new regional community hub within the Hurstville town centre. The hub could be a premier destination for library, community and performance facilities for the whole LGA.</p>
Open space	<p>The existing provision of open space in the LGA is 2.7ha per 1,000 people (excluding golf courses). This figure is comparable to nearby LGAs.</p> <p>Nearly all Georges River residents live within 400m of an open space. However, some residents in high density residential areas along the train line do not have access to open space within 200 metres. This includes areas to the north and south of Hurstville train station.</p>

Georges River Council – Economic Development Strategy 2018-2022 (2018)

The Georges River Economic Development Strategy 2018-22 takes a place-based approach to local economic development, where growth responds to and respects the character of the LGA's centres. The Strategy is guided by the following three themes:

Theme 1: Building on local jobs for local people for a 'local' lifestyle

- There are 16,471 registered local businesses in the LGA.

- A reasonable proportion of people live and work in the LGA. An increase in population should be matched with more local jobs to maintain a 'local' lifestyle.

Theme 2: Attractive and healthy places to work live and invest in – day and night

- Centres need to be attractive and healthy places for residents, workers, students and business investors. They should be clean, safe, offer green space and opportunities for physical activity.
- Where appropriate, there should be local opportunities for night-time entertainment, dining and recreational pursuits.
- Planning for local centres should aim to increase local economic productivity, and ensure each centre reflects its local community to help the people who live, work and study there feel like they belong.

Theme 3: Growing a progressive, innovative, diverse and productive economy

- It is important to promote the place-based economic development to the local community, while also promoting Georges River's access to the Sydney CBD, Airport and Port Botany to a broader audience of businesses and investors.
- There is a need to explore ideas on how the Georges River area can be a significant contributor to the regional economy.

The Strategy also contains a list of opportunities and challenges for the Hurstville centre. These are summarised in the table below.

Opportunities	Challenges
<ul style="list-style-type: none"> ▪ Promoting, branding and building the centre's reputation as a destination main street and the cultural heart of Georges River ▪ Leveraging off existing restaurants, cafes, theatre, pubs and clubs to create a stronger night time economy ▪ Less than 30-minute commute to the Airport and Sydney CBD 	<ul style="list-style-type: none"> ▪ The transient nature of some new migrant-based businesses ▪ Changing trends and technologies in retail ▪ Keeping the centre clean and presentable ▪ Comparatively high unemployment rate

Georges River Council – Create Georges River Cultural Strategy (2018)

Create Georges River Cultural Strategy provides a 10-year framework for supporting and strengthening the Georges River community's cultural activities and initiatives. The key findings of relevance to the proposal are provided below and grouped into broad themes:

Creative spaces

- There are very few permanent artist studios or maker spaces in the Georges River LGA. This results in a situation where artists, creatives, musicians, theatre practitioners and other cultural workers leave the LGA to create their work.
- Developing a thriving creative industries sector is a key component of celebrating the arts and cultivating creative activity, innovation and participation
- Partnerships with property developers and health and education providers can facilitate the creation of creative spaces and programs through voluntary planning agreements and cultural partnerships.

Cultural expression and night time economy opportunities

- The LGA is rich in cultural activity but relatively poor in spaces for the expression of that activity. Cultural events are often divided into cultural groups which is a silo approach that does not necessarily encourage social cohesion and cultural communication.
- Lunar New Year is a major cultural event for the Georges River area, attracting over 50,000 visitors.

- The urban centres, where the opportunity for a night time economy is the greatest, lack a thriving night life. The public domains need to be activated with outdoor seating for restaurants and cafes and licensed for night time activity.
- Forms of cultural expression that occur in public spaces in the evenings can include food fairs, night markets, live music, late opening hours and eat streets.

There is currently a lack of indigenous expression across the public domain. Working with artists on elements such as wayfinding and signage, street furniture, public art and heritage interpretation will contribute to cohesive connections across place.

Georges River Council – Hurstville Place Strategy (2019)

The Hurstville Place Strategy provides a vision, priority projects and key actions to achieve the goal of Hurstville becoming the 'heart of the LGA'. The strategy outlines 12 key priority projects that will transform Hurstville through innovative, economic, cultural and infrastructure improvements.

The priority projects and associated actions that are relevant to the proposal include:

Planning for a healthy community

- Facilitate the community's access to health services in the City Centre
- Develop and lead small initiatives that encourage the community to interact in the City Centre (such as talking tables in cafes, or Random Act of Kindness days).
- Implement child friendly planning and universal design approaches throughout the City Centre to become a place that is accessible, welcoming and safe for all.

A bustling night-time economy

- Trial low-cost initiatives that enable activity after dark activity and promote the local night-time economy (such as night markets, creative lighting installations, live performances).
- Engage with and assist local businesses to facilitate late/outdoor trading.
- Actively encourage a variety of new businesses that operate into the evening to locate in Hurstville City Centre.
- Undertake public space improvements to encourage night-time economy and improve night-time safety.

Create a green and open Hurstville

- Investigate and implement procedural means for gaining more open public space in the centre, both Council provided and privately provided (such as through Voluntary Planning Agreements, Development Assessment conditions, urban design guidelines and open space strategies)

Expressing our culture

- Commission and install iconic art installations to celebrate the identity, story and vision for Hurstville.
- Engage with the local business community to identify opportunities to activate the public domain and engage with the community.
- Develop and support events, spaces, resources and programs that highlight diverse community stories and the aspirations, cultural celebrations and character of Hurstville City Centre

APPENDIX B

POPULATION PROJECTIONS

Georges River LGA	Year						% of 2036 population
	2016	2021	2026	2031	2036	2041	
Aged 0 to 4	9,191	10,606	11,152	11,692	11,260	10,854	6.2%
Aged 5 to 9	8,629	8,568	10,123	10,364	10,531	10,464	5.8%
Aged 10 to 14	8,013	8,537	8,776	9,963	10,057	10,375	5.5%
Aged 15 to 19	9,274	8,908	9,539	9,532	10,409	10,745	5.7%
Aged 20 to 24	12,166	12,168	11,833	11,779	11,544	12,636	6.3%
Aged 25 to 29	13,955	14,677	14,814	13,709	13,438	14,042	7.3%
Aged 30 to 34	12,316	13,319	14,549	13,702	12,618	13,255	6.9%
Aged 35 to 39	10,096	11,511	13,020	13,368	12,375	12,086	6.8%
Aged 40 to 44	9,862	9,803	11,469	12,443	12,487	11,982	6.8%
Aged 45 to 49	9,708	9,810	10,087	11,447	12,190	12,467	6.7%
Aged 50 to 54	9,974	9,629	10,004	10,137	11,310	12,205	6.2%
Aged 55 to 59	9,225	9,715	9,662	9,885	9,933	11,202	5.4%
Aged 60 to 64	7,804	8,823	9,430	9,275	9,411	9,636	5.1%
Aged 65 to 69	6,776	7,236	8,298	8,742	8,579	8,854	4.7%
Aged 70 to 74	5,107	6,241	6,792	7,709	8,088	8,073	4.4%
Aged 75 to 79	4,061	4,563	5,691	6,181	7,009	7,459	3.8%
Aged 80 to 84	3,212	3,387	3,938	4,925	5,375	6,214	2.9%
Aged 85 +	3,792	4,019	4,427	5,127	6,366	7,673	3.5%
Total persons	153,161	161,520	173,604	179,980	182,980	190,222	-
% Change from 2016	-	5.5%	13.3%	17.5%	19.5%	24.2%	-

Source: DPIE 2019

APPENDIX C

CRIME PROFILE

Table 4 Crime rates per 100,000 people, July 2019 – June 2020

Crime type	Hurstville	Georges River LGA	NSW
Non-domestic assault	327.1	212.1	376.6
Break and enter non-dwelling	27.5	36.6	112.5
Liquor offences	42.8	20.2	116.3
Malicious damage to property	464.7	387.6	682.8
Motor vehicle theft	85.6	91.5	157.7
Steal from motor vehicle	210.9	254.4	419.2
Steal from person	82.5	29.7	36.5
Steal from retail store	565.6	164.8	295.7
Trespass	94.8	54.3	136.4

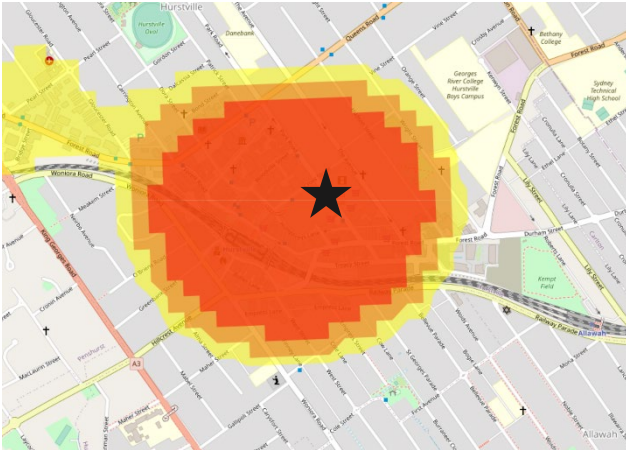
Source: BOCSAR

Table 5 Two-year crime trend, June 2018 – June 2020

Crime type	Hurstville	Georges River LGA	NSW
Assault (non-domestic)	Stable	Stable	Stable
Break and enter non-dwelling	n.c.	-35.6% per year	Stable
Liquor offences	n.c.	Stable	-22.4% per year
Malicious damage to property	Stable	-16.7% per year	-5.4% per year
Motor vehicle theft	Stable	Stable	Stable
Steal from motor vehicle	Stable	Stable	-12.1% per year
Steal from person	Stable	Stable	-24.4% per year
Steal from retail store	Stable	Stable	Stable
Trespass	Stable	Stable	+3.8% per year

Source: BOCSAR

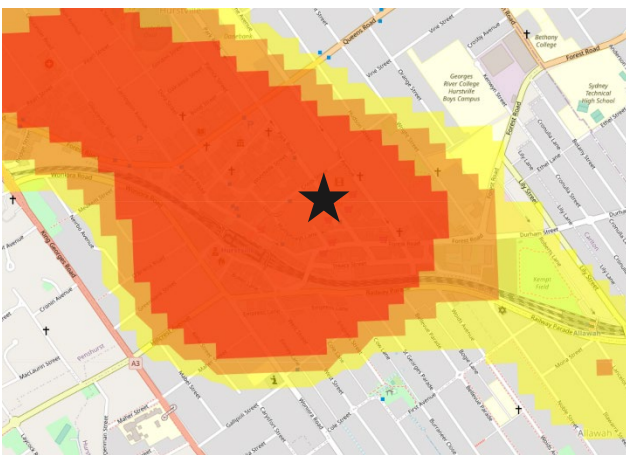
Figure 4 Crime hotspots, July 2019 – June 2020



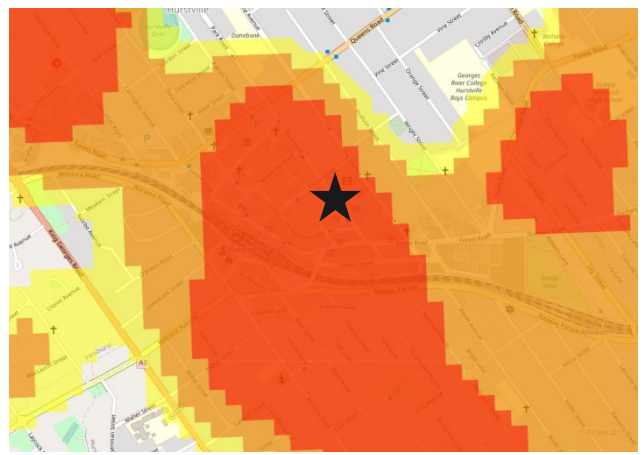
Picture 7 Non-domestic assault



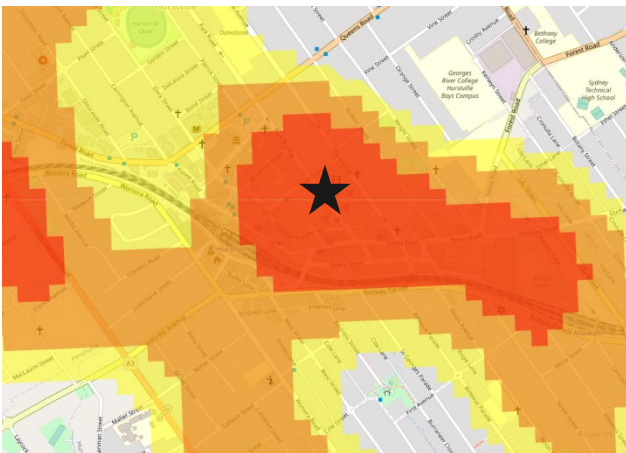
Picture 8 Break and enter non-dwelling



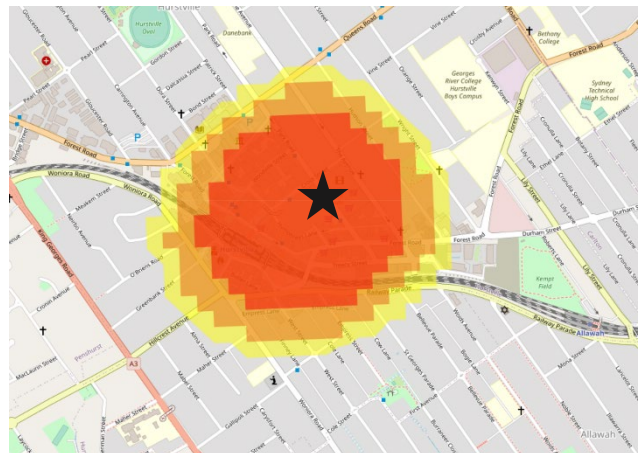
Picture 9 Malicious damage to property



Picture 10 Motor vehicle theft



Picture 11 Steal from motor vehicle



Picture 12 Steal from person

Source: BOCSAR

NB: Approximate site location indicated by black star

