



## SOCIAL IMPACT ASSESSMENT

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Excavation and construction of a commercial development involving the provision of an anchor supermarket, commercial and retail tenancies, public piazza and through-site links, with at-grade and basement parking, associated landscaping and public domain works.

495 Fourth Avenue,  
Austral

Prepared for: Fabcot Pty Ltd

REF. M230257

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# 1. Introduction

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## 1.1 OVERVIEW

This Social Impact Assessment (SIA) has been prepared on behalf of *Fabcot Pty Ltd* to assess the potential social impacts of the proposed commercial development at No. 495 Fourth Avenue, Austral ('site'). The subject application seeks to gain approval for the excavation and construction of a commercial development involving the provision of an anchor supermarket with ancillary liquor tenancy and direct-to-boot service, commercial and retail tenancies, public piazza and through-site link, with at-grade and basement parking, associated landscaping and public domain works.

The Report looks at the nature and operational details of the proposed development and the characteristics of the surrounding land uses, in addition to the community profile, local infrastructure and facilities and cultural and community identity of the Austral locality. This SIA assesses the proposal in social impact terms, and reviews the following legislative and strategic documents of Liverpool City Council:

- *State Environmental Planning Policy (Western Parkland City) 2021* (Western Parkland City SEPP), *Appendix 4 Liverpool Growth Centres Precinct Plan*;
- *Liverpool Growth Centres Precinct Development Control Plan* (LGCDP);
- *Liverpool Development Control Plan 2008* (LDCP 2008);
- *Liverpool City Council Local Strategic Planning Statement – Connected Liverpool 2040* (LSPS);
- *Liverpool City Council Social Justice Policy*, and
- *Liverpool Community Strategic Plan 2022-2032* (LCS).

In accordance with the above, this SIA has considered the relevant *Social Impact Assessment Policy and Guidelines*, dated March 2023, and *Social Justice Policy*, dated July 2018, both prepared by Liverpool City Council. This assessment has considered the potential impacts of the proposal and details the positive and negative social and cultural impacts of the development for both the short and long term. As part of preparing this SIA, a site visit of the subject site and surrounding locality was undertaken.

The social impacts of planned development activity are required to be addressed under Section 4.15 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act).



## 2. Site Analysis and Context

### 2.1 THE SITE

The subject site is known as No. 495 Fourth Avenue, Austral, and has a legal description of Lot 121 in DP 1220414. The total site area is 1.192 hectares or 11,192m<sup>2</sup>. The location of the site is shown edged in red, per the aerial image provided at **Figure 1**

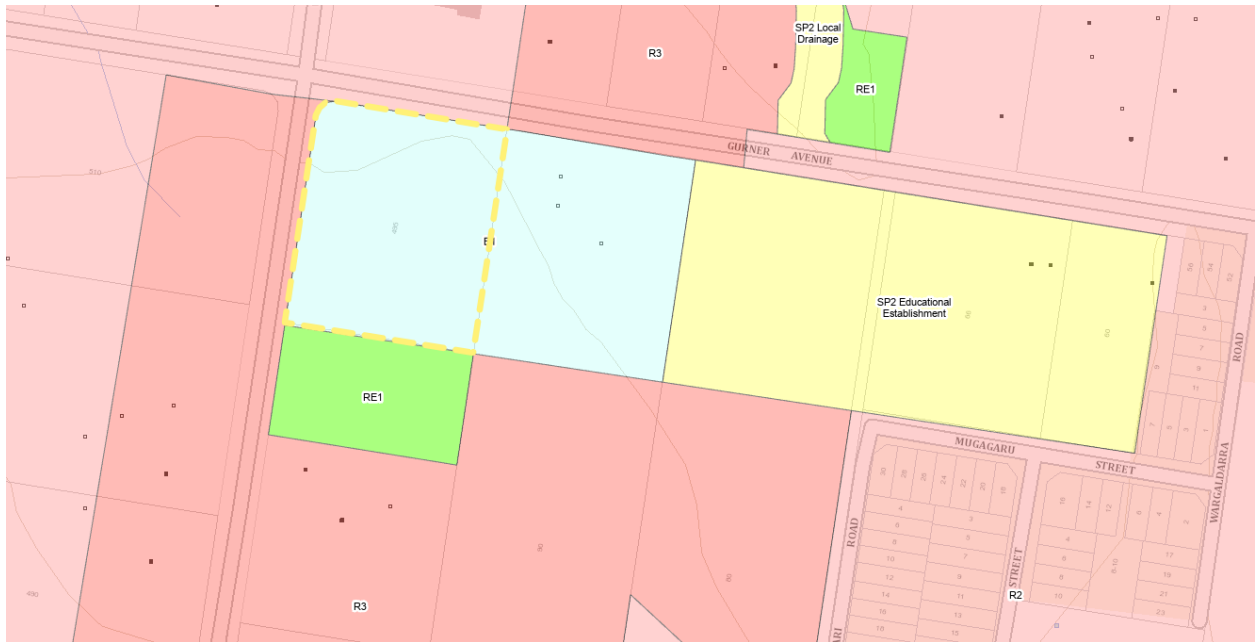


**Figure 1** Aerial image of the subject site and surrounds

The zoning of the subject site is demonstrated in **Figure 2** below. The site is zoned B1 Neighbourhood Centre land, as is the neighbouring property to the east, with RE1 Public Recreation and R3 Medium Density Residential zoned land to the south and west.







**Figure 2** Aerial image of the subject site and zoning (source: NSW Planning Portal)

The site is regular in shape with a western frontage of 109.7m to Fourth Avenue and northern frontage of 91.5m to Gurner Avenue. The site has an eastern boundary (shared with No. 90 Gurner Avenue) of 118.7m and a southern boundary of 100.5m. The site has a total area of 1.192 hectares or 11,192m<sup>2</sup>.

The site falls from the southern to northern boundary by approximately 7m across the length of the site and currently contains a dual frontage to both Fourth Avenue and Gurner Avenue. However, as part of the Precinct's Indicative Layout Plan (ILP) an additional roadway will be provided along the southern boundary which will provide a third streetscape frontage. Furthermore, the ILP indicates the provision of a town square in the north-eastern corner of the site and pedestrian through-site link along the eastern (side) boundary. The site is currently vacant and contains sparse vegetation.

The site as viewed from Fourth Avenue and Gurner Avenue is illustrated in **Figures 3** and **4** below.



**Figure 3** Subject Site viewed from Fourth Avenue



**Figure 4** Subject Site viewed from Gurner Avenue

## 2.2 CONTEXT

The locality generally consists of low-density residential dwellings on large allotments, open farmland spaces and rural structures. However, this characteristic is gradually altering, with an increased presence of low density residential dwellings on smaller allotments, reflecting the planning controls contained within the Western Parkland City SEPP and LGCDP. The site is identified as within the Gurner Avenue Neighbourhood Centre which is anticipated to accommodate an increase in commercial and community uses within proximity to the various R3 Medium Density Residential, R2 Low Density Residential and RE1 Public Recreation zoned land.

In addition to the above, the site is within proximity to Al-Faisal College to the north of the subject site, future public open space to the south and surrounding low density residential dwellings, open farmland spaces and rural structures. The subject site is also located 2.7km from Austral Town Centre, which currently contains a supermarket, pharmacy, food and drink premises and hardware outlet.

In terms of access and connectivity, a bus stop situated 600m to the south of the subject site along Fifteenth Avenue which provides infrequent services to Carnes Hill, Liverpool and Liverpool Railway Station. The closest railway station is Leppington Station which is situated approximately 5km from the subject site.

As mentioned, the subject site is located within the B1 Neighbourhood Centre zone which is anticipated to accommodate a significant increase in density in accordance with the Western Parkland City SEPP. The site is located within the Austral Precinct, specifically, the Gurner Avenue Neighbourhood Centre, and is expected to undergo a significant transformation as a result of the adopted planning controls, including the zoning, building height and building envelope. The increase in density, as informed by Sydney's *A Metropolis of Three Cities* vision, is consistent with the LSPS, which anticipates the addition of 10,000 – 20,000 housing and 1000 – 5000 new jobs. The LSPS provides 16 planning priorities which apply to the Liverpool Local Government Area (LGA), which are summarised as follows:

- *Connectivity* – Active and public transport, transit, access and innovation;
- *Liveability* – High quality and accessible facilities, open space, infrastructure and housing variety;
- *Productivity* – Jobs in health, education and research, including employment within the LGA; and
- *Sustainability* – Protection of bushland, waterways and ensuring a sustainable environment.

Another key document relevant to this SIA is the *Liverpool City Community Strategic Plan 2022-2032*, which includes four strategic objectives. These objectives are identified as follows:

- *Social* – Healthy, inclusive and engaging;
- *Environmental* – liveable, sustainable and resilient
- *Economic* – Evolving, prosperous and innovative; and
- *Civic Leadership* – Visionary, leading and responsible.



These directions summarise the community's social, environmental, economic and leadership goals and have been considered as part of the proposed scheme and this SIA.





### 3. Description of the Proposal

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The development application proposes the excavation and construction of a commercial development, involving the provision of an anchor supermarket with ancillary liquor tenancy and direct-to-boot services, commercial and retail tenancies, public piazza and through-site links with at grade and basement parking, associated landscaping and public domain works. The proposal will attain a building height of one to three storeys and is designed to address the various street frontages, public piazza and through-site links.

The proposed liquor tenancy ('BWS') will operate as ancillary to the Woolworths supermarket. The BWS will be accessible internally from the anchor supermarket. This tenancy will be subject to a separate liquor licence, which will also require an additional detailed social impact assessment, prior to its occupation and operation (per Section 13.6 Mitigation Strategies). The liquor tenancy will also be secured, including CCTV, toughened glass and alarm systems. The BWS will include the following hours of operation:

- **Monday to Saturday:** 8am-9pm
- **Sunday:** 9am-8pm

The fit out and use of the commercial and retail tenancies will form part of separate applications.

Integrated into the proposal are pedestrian access ways, identified as the north-south through-site links which provides access from Gurner Avenue to the future ILP road. The through-site links are provided through the internal mall and along the eastern boundary. In addition, the proposal includes a public piazza which is orientated to Gurner Avenue and is connected to the through-site link.

The at-grade parking is orientated to the future unnamed road (to the south) which will provide for 91 at-grade parking spaces and includes access to basement parking. The basement parking area, which can also be accessed from Gurner Avenue, will provide for a further 257 car parking spaces, for a total of 348 spaces across the site. These spaces include 8 accessible spaces, 4 electric charging spaces and 6 direct-to-boot spaces (DTB). A loading bay is provided as accessed from Fourth Avenue and is necessary for the building to function.

The proposed development is depicted on the plans prepared by *Clarke Hopkins Clarke*, which are submitted with this application.

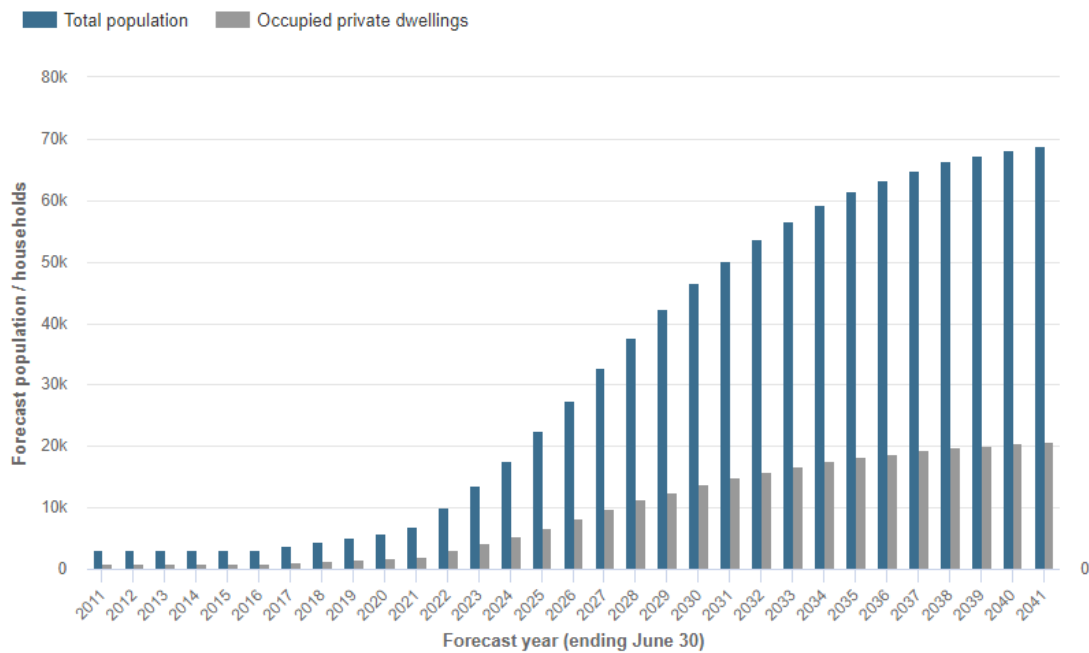


## 4. Demographic Profile of Austral

According to the Australian Bureau of Statistics (ABS), the most recent estimate of the residential population of Austral in 2021 is 6,847, with a population density of 607.3 persons per square kilometre. **Figure 5** shows the population growth projections for Austral, indicating that population growth will increase significantly. This population growth is estimated at 903.3% by 2041 and is reflective of the anticipated density which aligns with the Western Parkland City SEPP.

### Forecast population, households

Austral



Source: Population and household forecasts, 2021 to 2041, prepared by .id (informed decisions), January 2023.

**Figure 5** Predicted population and households in Austral (Source: .id)

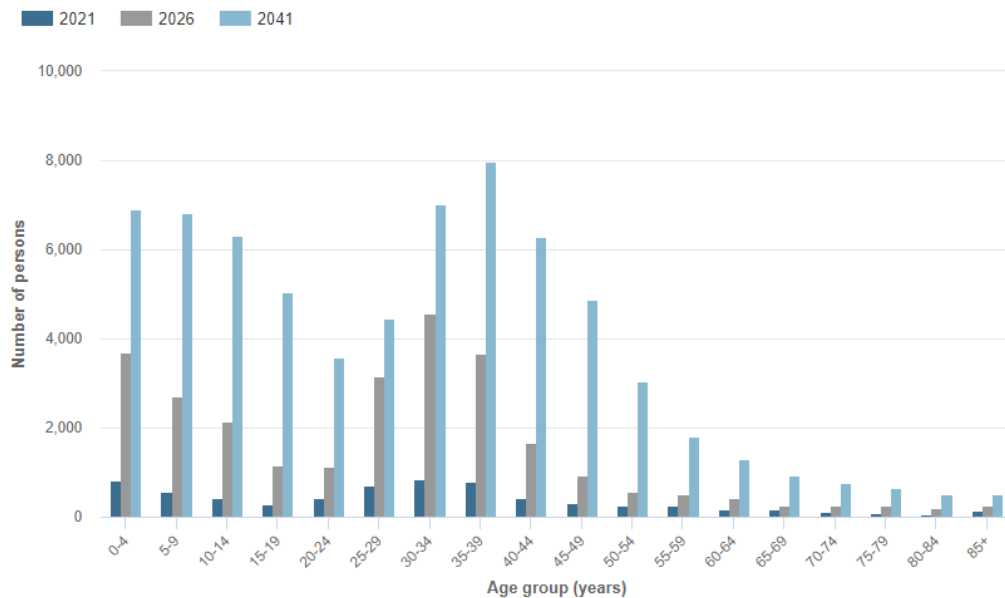
**Figure 6** shows the age specifics for this population growth. As demonstrated below, the largest population growth is forecasted for those aged 0-19 and 35-49, thus indicating that the locale is anticipated to see a significant increase in the family household type.





## Forecast age structure - 5 year age groups

Austral - Total persons



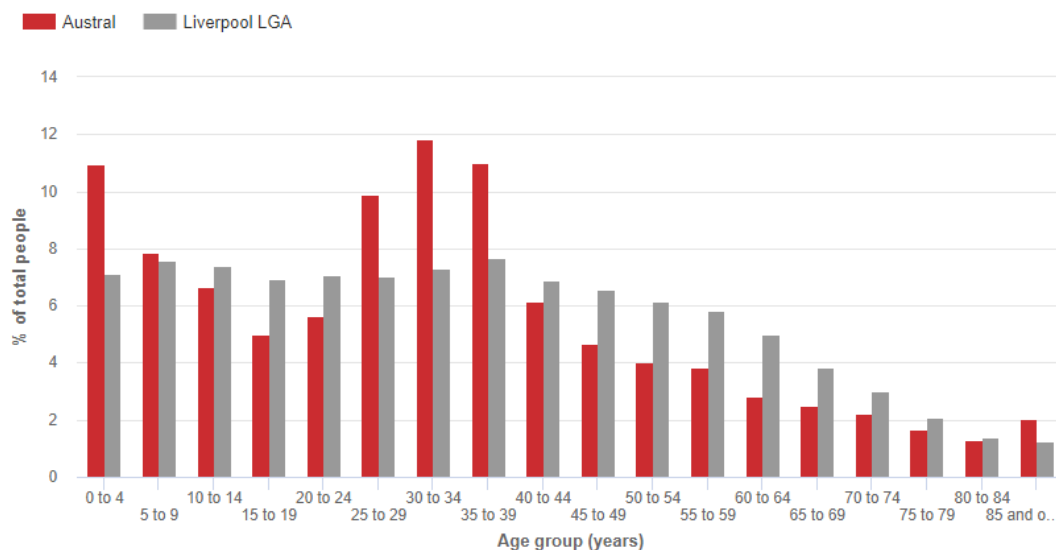
Source: Population and household forecasts, 2021 to 2041, prepared by .id (informed decisions), January 2023.

**Figure 6** Population forecast in age groups for Austral (Source: .id)

**Figure 7** outlines Austral's age structure compared to Liverpool LGA. **Figure 7** shows that the population of Austral is distinguished by a higher proportion of people aged 0-4 and 25-39 when compared to the overall Liverpool LGA. Austral has a lower proportion of persons aged 15-24 and 40-84 compared to the Liverpool LGA average. In accordance with **Figure 6**, it is noted that the age structure is anticipated to further change given the significant increase in affordable residential accommodation. This will reflect the growing family household structure as is detailed below.

## Age structure - five year age groups, 2021

Total persons



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in profile by .id (informed decisions).

**Figure 7** Age structure in Austral compared to Liverpool LGA (Source: .id)

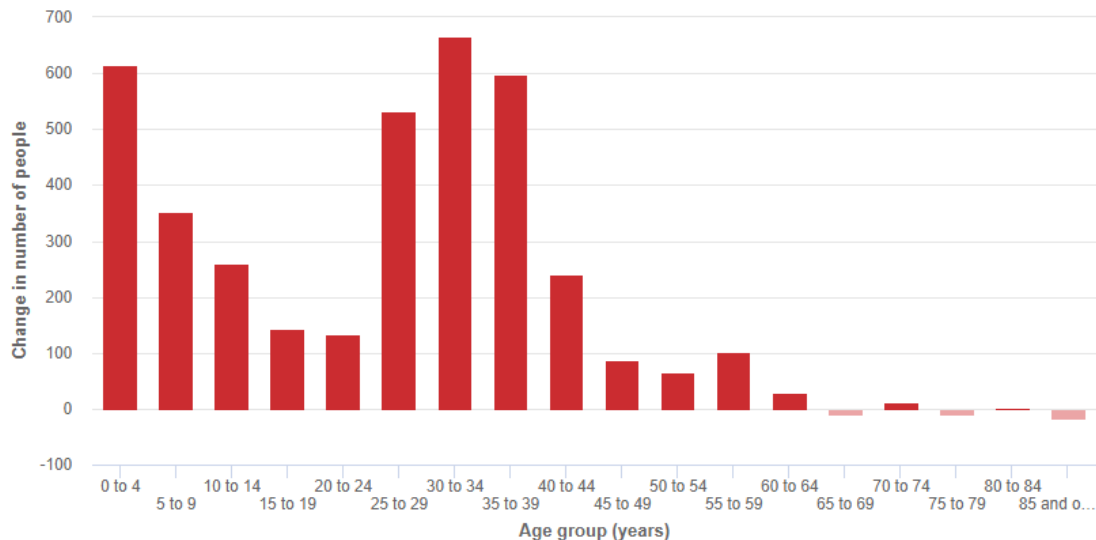




**Figure 8** shows the change in age structure of the Austral population in the most recent five-year data period available and shows there has been an increase in populations aged between 0-64 and 70-74. As demonstrated in **Figures 6** above, this will be subject to significant change in accordance with the envisaged controls under the Western Parkland City SEPP and Growth Centres DCP.

### Change in age structure - five year age groups, 2016 to 2021

Austral - Total persons



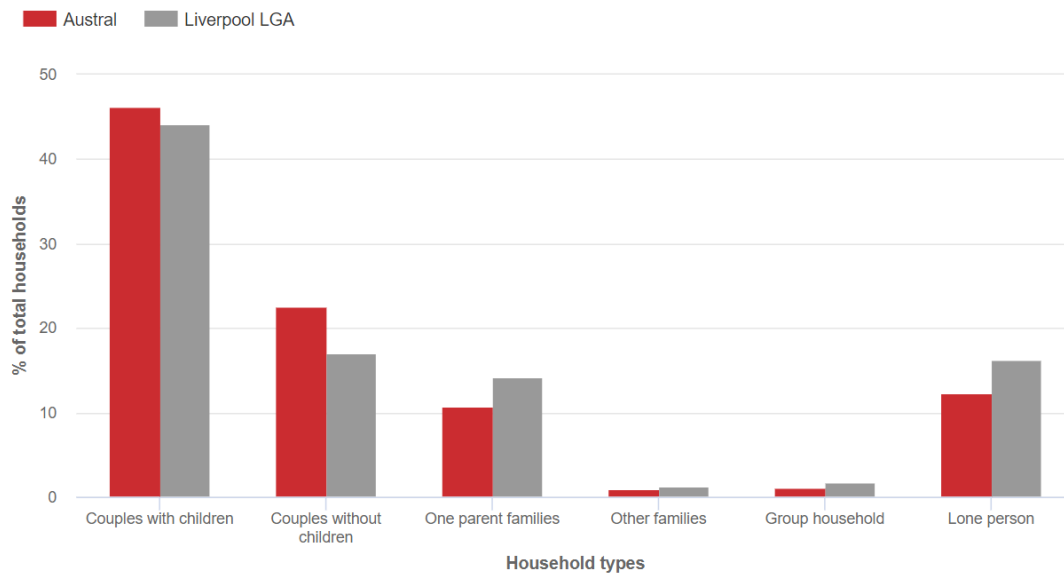
Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 and 2021 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).

**Figure 8** Change in age structure (Source: .id)

**Figure 9** is a breakdown of the different types of households existing in Austral at the 2021 Census. **Figure 9** shows there was a higher proportion of 'Couples with children' and 'Couples without children' in Austral than in the Liverpool LGA. 'One parent families', 'other families', 'Group household' and 'Lone person' were lower in number in Austral than the wider Liverpool region. Given the significantly changing density and character of the locality per the SEPP, it is reasonably anticipated that the number of families will increase in the locality. This will be achieved by virtue of increased dwelling types, including single dwelling houses, dual occupancies, multi-dwelling housing and residential apartment buildings.



## Household type, 2021



Source: Australian Bureau of Statistics, *Census of Population and Housing, 2021* (Enumerated data). Compiled and presented in profile.id by .id (informed decisions).

**Figure 9** Breakdown of household types in Austral and Liverpool LGA (Source: .id)

Separate housing is the dominant dwelling structure in Austral, as shown in **Figure 10**. The figure also shows that 'Medium Density' and 'High Density' dwelling structures in Austral are lower than the Liverpool LGA, and other dwelling structures are non-existent or negligible in significance.

As discussed above and per the Western Parkland City SEPP, the variety and quantum of dwelling types will increase within the locality, including a steady increase in single dwellings, dual occupancies, multi-dwelling and residential apartment buildings. Specifically, and per Forecast ID, the Austral locality is anticipated to account for a 19,904 growth in dwellings from 2021 to 2041. This is directly attributed to the implementation of the SEPP and its associated controls.

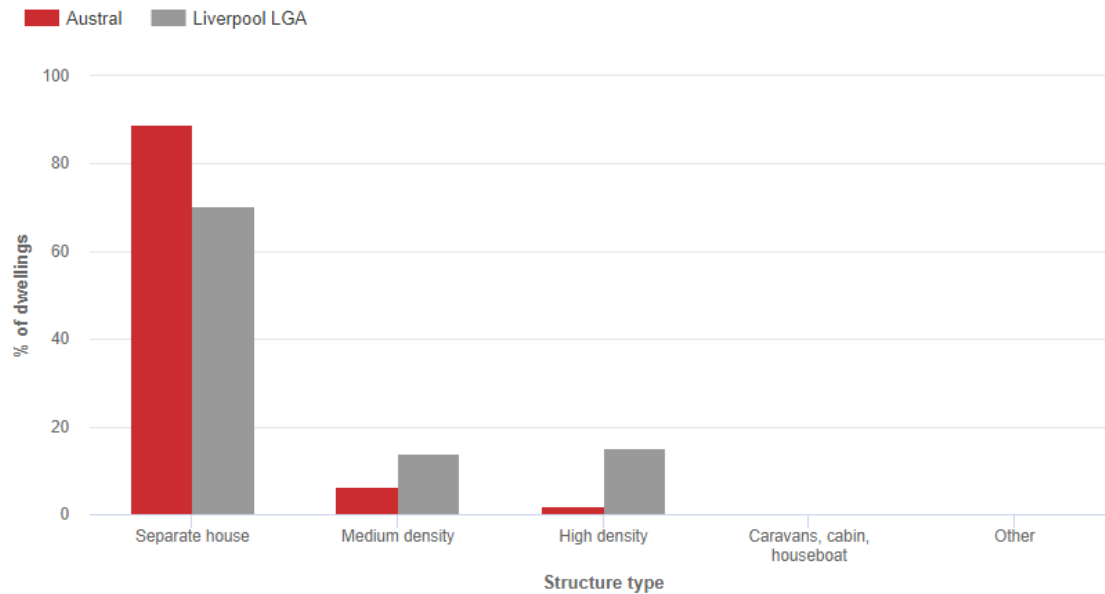
Furthermore, Forecast ID also stipulates the following for household growth from 2021 to 2041 for Austral:

- Group Households – Increase by 208 households;
- Lone Person Households – Increase by 2,037 households;
- One Parent Families – Increase by 2,222 households;
- Couple families with dependents – Increase by 9,345 households;
- Couples without dependents – Increase by 3,895 households; and
- Other families – Increase by 897 households.

Per the above, it is evident that the increase of larger household types will be significantly increasing in the locality. It is also noted that the average size of households will increase from 3.16 in 2021 to 3.31 in 2041. In accord with the above, the proposal aligns with the increase in population density and household types throughout Austral.



## Dwelling structure, 2021

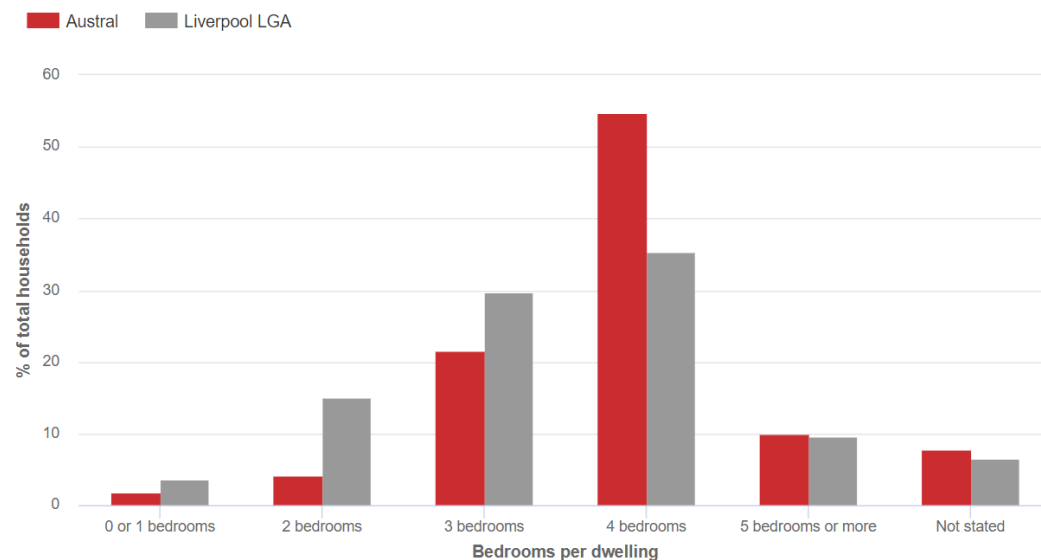


Source: Australian Bureau of Statistics, [Census of Population and Housing, 2021](#) (Enumerated data). Compiled and presented in profile.id by [.id](#) (informed decisions).

**Figure 10** Dwelling structure in Austral and Liverpool LGA (Source: .id)

**Figure 11** shows that 0-3 bedroom dwellings are underrepresented in Austral when compared to the wider Liverpool region, whilst 4-5 bedroom dwellings are overrepresented. This is a result of the low-density character which often contains large dwellings on larger allotments. This is to significantly change in accordance with the planning controls, which will see a variety of dwelling types in the locality.

## Number of bedrooms per dwelling, 2021



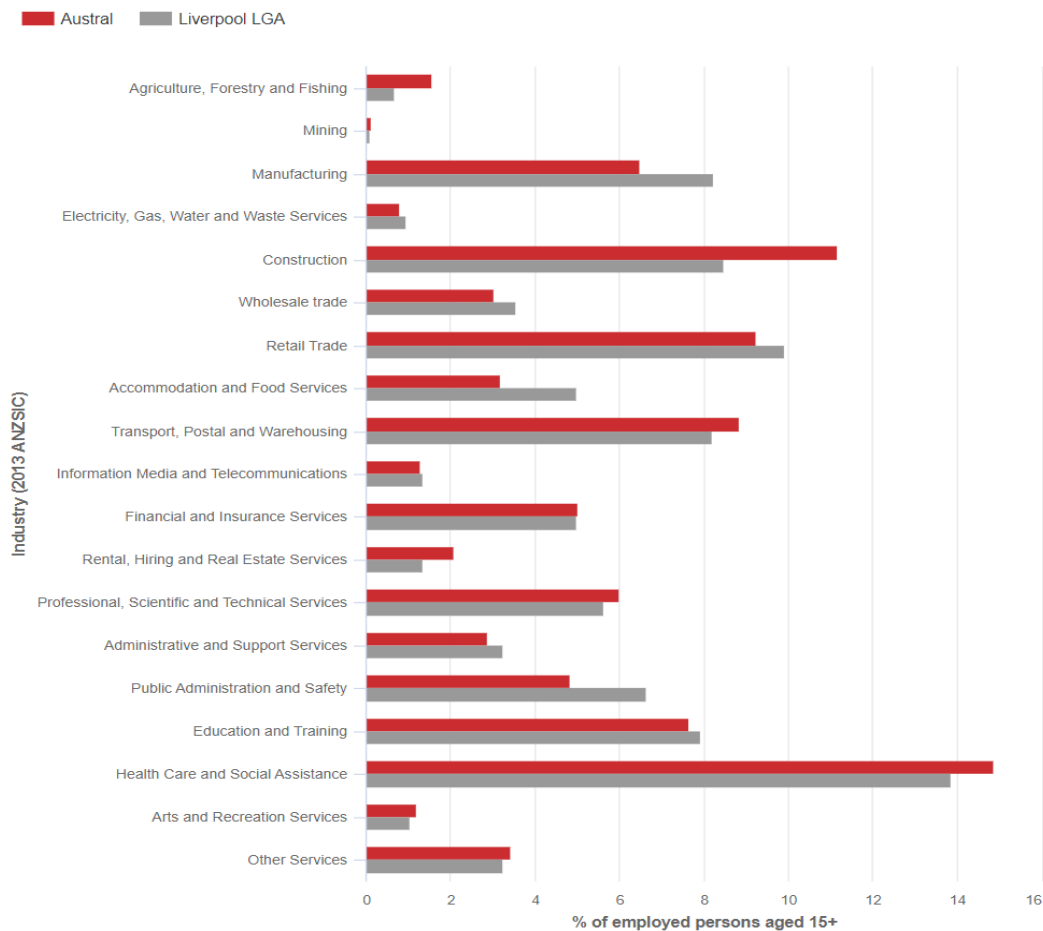
Source: Australian Bureau of Statistics, [Census of Population and Housing, 2021](#) (Enumerated data). Compiled and presented in profile.id by [.id](#) (informed decisions).

**Figure 11** Number of bedrooms per dwelling in Austral

**Figure 12** illustrates the industry of employment for Austral residents, with a higher proportion of persons employed in agriculture, mining, construction, transport, postal and warehousing, professional, scientific and technical services and health care and social assistance, when compared to the Liverpool LGA average. This indicates that a significant proportion of the population is employed in medium to high wage industries. This is confirmed in **Figure 13**, as Austral has the largest proportion of household income categorised in the medium to highest quartile compared to other quartiles. The provision of additional types of commercial tenancies on the subject site will significantly increase the variety of employment opportunities in the locality and is considered a positive social outcome.

### Industry sector of employment, 2021

Total employed persons

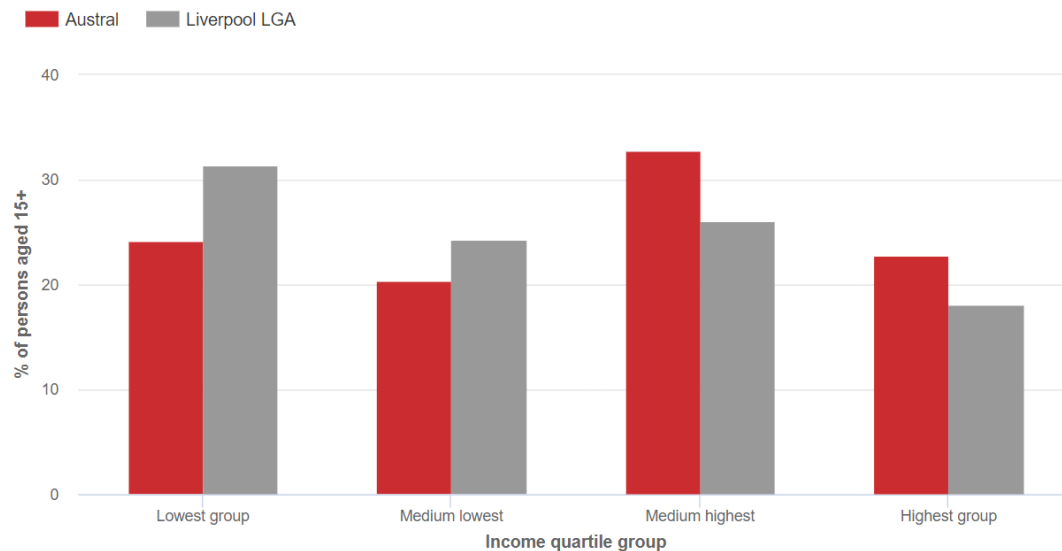


**Figure 12** Employment by industry sector in Austral and the Liverpool LGA (Source: .id)



## Individual income quartiles, 2021

Total persons



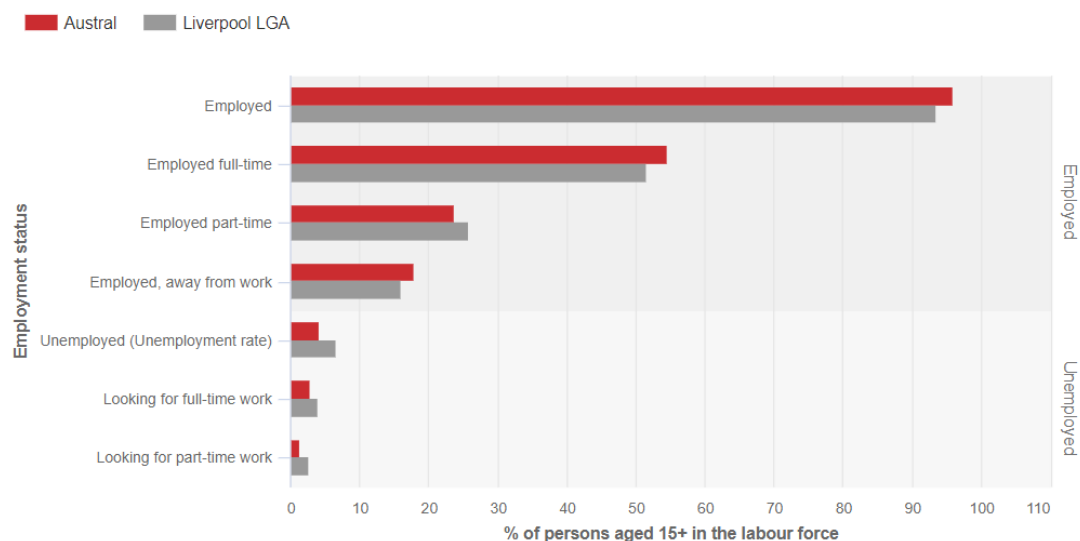
Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).

**Figure 13** Household incomes quartiles in Austral (Source: .id)

**Figure 14** illustrates persons aged 15+ in the labour force are underrepresented in 'Looking for part-time work', 'Looking for full-time work', 'Unemployed' and 'Employed part-time' when compared to Liverpool LGA. The provision of additional types of commercial tenancies on the subject site will increase employment opportunities for part-time and full-time persons in the labour force and is considered a positive outcome for Austral.

## Employment status, 2021

Total persons in the labour force



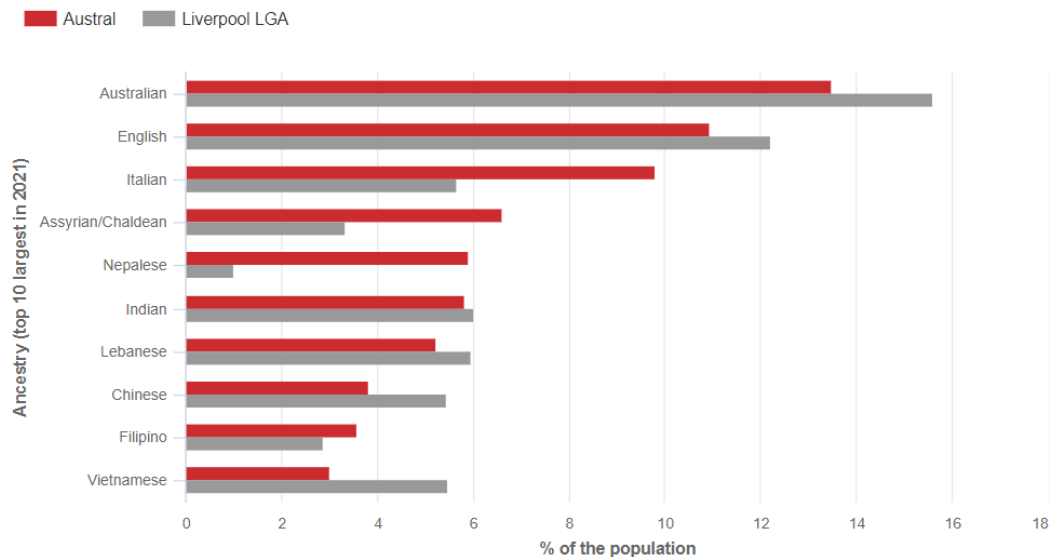
Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).

**Figure 14** Employment Status (Source: .id)



**Figure 15** shows that a higher proportion of Austral residents have Italian, Assyrian/Chaldean and Nepalese ancestries when compared to the Liverpool LGA average. This indicates that Austral is home to a diverse resident base.

### Ancestry, 2021



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).

**Figure 15** Ancestry in Austral

## 4.1 SUMMARY OF SOCIO-DEMOGRAPHIC PROFILE FOR AUSTRAL RESIDENT POPULATION

The demographic evidence for Austral can be summarised as follows:

- Austral is expected to see a significant increase in population, concentrated in the 0-19 and 35-59 age brackets;
- The current population is characterised by a higher proportion of young children aged 0-9, adults aged 25-39 and seniors aged 85+, when compared to the wider Liverpool region, whilst those aged 10-24 and 40-79 are underrepresented;
- Couples with children and couples without children are overrepresented. This is likely to be maintained, and couples with children will be dominant due to the provision of low density dwellings, dual occupancies and multi-dwelling housing;
- Separate housing is the dominant dwelling structure, which will be maintained in the future. This is however anticipated to change to a degree given the increase in dual occupancies, multi-dwelling housing and residential flat buildings;
- Larger households are more common, whilst 1 to 3 bedroom dwellings are underrepresented, noting this will change in accordance with the envisaged density; and
- The locality contains a range of employment and income quartiles. The proposal will provide additional employment opportunities on the subject site and will provide for a positive benefit to the locality.

Given the large number of dwelling houses, dual occupancies and multi-dwelling housing anticipated to be provided in the area, the variety of employment opportunities and services provided via the proposed development is appropriate for the anticipated population growth and will cater for the diverse resident population. Additionally, the site's location in proximity to the future public open space and educational facilities and supports the opportunity agglomerated uses, economy and growth.



Overall, the proposal suits the planned future character of the area in providing an anchor supermarket and commercial and retail tenancies, which are not to be extensively available, particularly when accounting for the population and economic growth projections in the Austral locality. This will have positive social impacts as a result and is considered beneficial as the site is within a strategic and accessible location. The provision of the liquor tenancy will not have any direct or indirect impact to the demographic traits of the Austral locality, as listed above. The tenancy is located outside of any area with a high concentration of alcohol outlets, and it is unlikely that this will have adverse impact to the existing and future demographics of the locality.







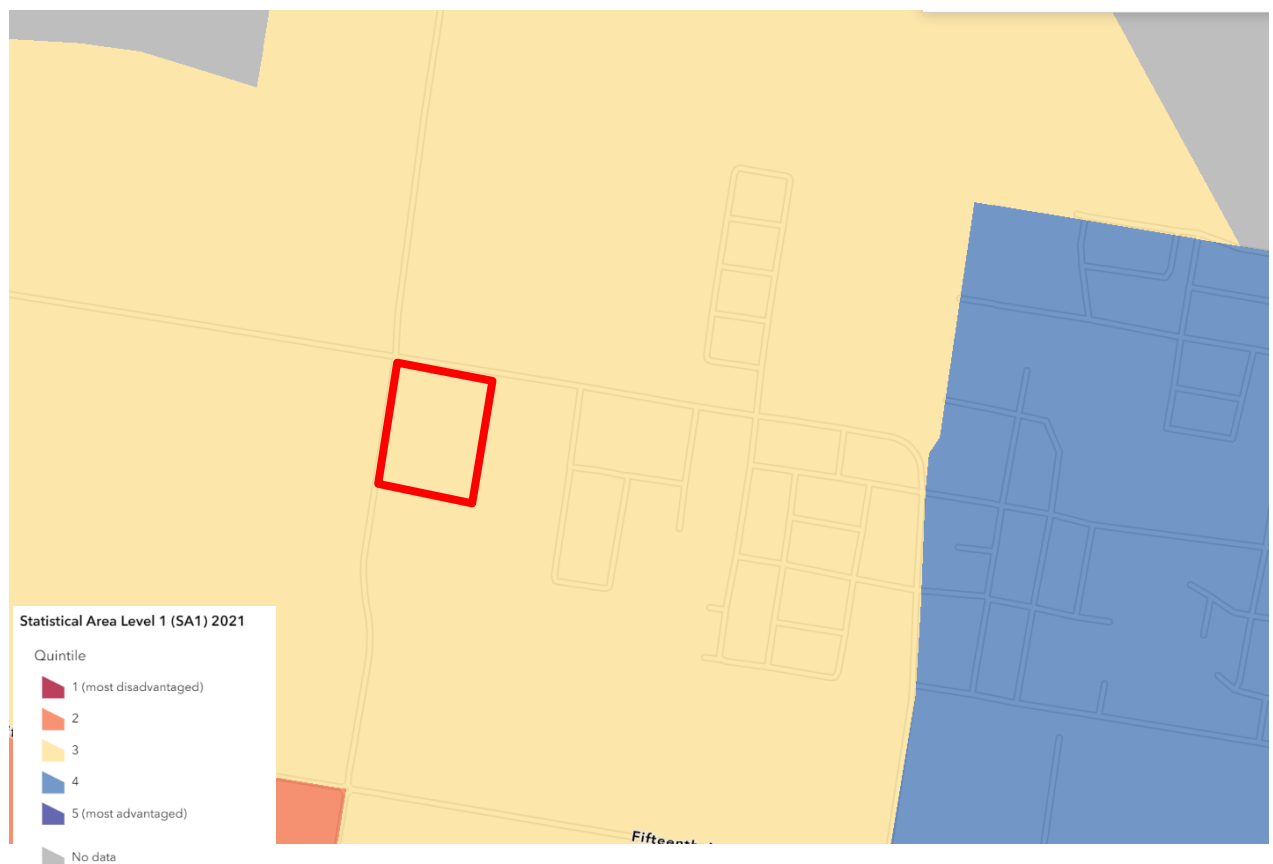
## 5. Social Disadvantage

The SEIFA Index of Relative socio-economic Disadvantage (IRSD) measures the relative level of socio-economic disadvantage based on a range of Census characteristics. It is a comparative measure of the relative level of disadvantage in an area compared to others across Australia.

The index is a compilation of data reflecting, income, education and skill, employment status and employment sector participation of the resident population. A low score indicates relatively greater disadvantage, and a high score indicates a relative lack of disadvantage. **Figure 16** shows IRSD for the subject site (marked in red) and surrounding Statistical Area Levels (SAL) indicates the subject site as situated in a quintile 3 area, out of a ranking of 5. This indicates a medium level of disadvantage.

The percentile measure of the SEIFA index indicates the position or ranking of a locality in comparison to all Australian suburbs or localities measured, for example a percentile of 72 indicates that approximately 72% of Australia's suburbs have a SEIFA index lower than this area (more disadvantaged), while 28% are higher. The subject site SAL percentile measure is 53, indicating that 53% of Australia's suburbs are relatively more disadvantaged. Therefore, 47% of Australia's suburbs are more advantaged than the site SAL.

Overall, the proposed development will have a positive social impact in providing more services and businesses, and thus employment opportunities. This will raise the level of advantage experienced in the general area. Discussions regarding the SEIFA Index, proposed liquor store and subsequent social impact are provided under Section 9.2 Community Identity.



**Figure 16** IRSD levels for the subject site and surrounding SALs





## 6. Community Consultation

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As detailed in the *Social Impact Assessment Guidelines* provided on the Liverpool City Council website, a consultation process is required for key stakeholders. With regards to the proposed development, the key stakeholders are as follows, including relevant government agencies:

- Transport for NSW;
- NSW Police; and
- Any other agency deemed relevant by Liverpool City Council.

In addition to the above, the other primary stakeholders which will be affected by the development are those residing and working within immediately neighbouring sites and the wider Austral Locality. As is typical in Development Assessment, the interests of the above groups will be dealt with through referral and DA Notification.

In particular, the DA Notification process offer the opportunity for the residents and workers in the locality the opportunity to comment on the proposal, which is inclusive of their concerns. Given the proposal is not intrusive or harmful in nature, that is, it only pertains to a commercial development, consultation prior to lodgement is not considered necessary.





# 7. Social Impact Assessment

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## 7.1 OVERVIEW

As detailed under Section 1, a Social Impact Assessment refers to an assessment and evaluation of the social consequences which result from a proposed development and its subsequent effect on people, including housing and access, cultural and community identity and health, amongst other things. This includes both negative and positive, intended and unintended, short and long-term social impacts.

Within Section 4 and 5 of this SIA, the demographics and the existing socio-economic characteristics of the immediate and wider locality have been considered with regards to the proposed development. This has assisted in the conclusions made below, which have been considered in light of the proposed commercial development, which seeks consent for a variety of commercial and retail tenancies, an anchor supermarket (with liquor store) and publicly accessible spaces.

In light of the analysis below, it is considered that the proposed development will not generate any significant negative medium or long term impacts beyond the site boundaries. The proposal will only have short term negative impacts created through the construction process, including acceptable impacts to the existing lower density dwellings located on large allotments immediately surrounding the site. The construction impacts will be mitigated through conditions of consent and construction management plans required prior to the issuing of a Construction Certificate.

Upon completion of the development, given the non-harmful and non-intrusive nature of the proposal, there will be negligible 'negative' impacts, particularly as the area is anticipated to undergo significant change as envisaged by the SEPP. In the medium to long term, it is considered that the proposed high-quality, commercial development and public spaces, will allow for the surrounding developments, including the subdivided and constructed residential accommodation (aligning with the SEPP), to thrive.

With regards to the expansion of the educational facility and public open space (to the south of the site), the potential negative impacts are negligible. The proposed development will not deliver any uses which are incompatible with the educational and open space. In fact, upon completion of the development, the provision of employment opportunities and commercial facilities in close proximity to the various land uses will activate the locality and provide numerous places for social interaction.

When considering the proposed liquor store, this is ancillary to the supermarket as is reasonably anticipated for a full-line supermarket development. This will operate as required by the relevant licences and will not be open for late night sales as to mitigate any potential adverse social impact to the future community. Specifically, the BWS will operate as set out under Section 3 and is appropriate to the locality. The proposed liquor store will also operate according to the strict guidelines and requirements (of the liquor licence) to ensure that there will be no sales to underage, intoxicated or unfit persons. This will ensure that the development will not negatively impact the current and future demographics of the locality, and will not result in any adverse impact to the current levels of disadvantage, particularly as it pertains to the SEIFA Index. That is, the management and sale of liquor will be managed to specifically mitigate any impact to vulnerable demographics. Importantly, the tenancy will not allow for the on-site consumption or tasting of liquor.

In addition, the centre management will be available during opening hours to resolve any conflict should they arise. Further, outside of operating hours the liquor store will be secured to remove forced entry, noting it is only accessible internally from the supermarket. The operation of the liquor tenancy will have no adverse short to long social impacts to these surrounding land uses, including the surrounding residents, as it will be appropriately managed and subject to a liquor licence. Whilst the tenancy will increase the availability of alcohol, it will not encourage unsafe consumption and sale will be strictly



managed. The Austral locality, which is undergoing considerable change, is not within an area containing an oversupply or overconsumption of alcohol, and alcohol related offences.

Overall, the proposed development will provide a much needed centre (as desired by the SEPP), which will serve the residents and workers of the immediate and wider locality. The provision of an anchor supermarket, supported by a variety of retail and commercial tenancies, will undoubtedly bring forth positive short to long term benefits to the social and economic strength of the Austral locality. This is further supported by the provision of public spaces, including the piazza and through-site links, which will improve connectivity and available of open space in the locality. Whilst there are minimal social impacts resulting from the operation of the centre, these are namely short term and are anticipated to dissipate upon redevelopment of the wider locality, as envisaged by the SEPP.





## 8. Social Impact - Housing, Accessibility and Community Facilities

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### 8.1 HOUSING

The proposed development will not result in the loss of any residential accommodation. With this being said, there will be a significant increase of residential accommodation as a result of subdivided land and residential dwellings within the locality, as envisaged by the SEPP and statistical data. In addition, the existing and future residential dwellings as they surround the site have been considered in terms of amenity impacts. This has been detailed in the Statement of Environment Effects prepared by *Planning Ingenuity*, where the development will not result in any adverse loss of privacy, solar access or views, by virtue of building design, site orientation and separation.

Notwithstanding the above, there will be some minor negative social impacts for current and future residents opposing the subject site, despite the minimal impacts of the proposal. This may include traffic, noise and safety impacts, however, is a direct result of the increase in density which is permitted by the relevant controls which aligns with the LSPS and LCS. To mitigate this, acoustic, traffic and safety has been considered in the planning and design of the proposal, as considered in the supporting documentation submitted with the application.

Therefore, as the proposal will deliver a high-quality commercial development, which includes a variety of uses and public spaces, the proposal will net significant positive social impacts and is therefore sufficient in mitigating any negative issues which may arise. Whilst there will be minor amenity impacts, wholesale improvements to the liveability of residents will be provided.

It is noted that the liquor tenancy has no social impact to the housing in the locality.

### 8.2 ACCESSIBILITY AND TRAFFIC

As has been noted, current public transport services are infrequent, poorly connected and inadequate at servicing the needs of a growing population. Thus, increasing public transport provision should be considered to supplement this higher density development as is reasonably anticipated within the Austral locality. Furthermore, given the sites location within the Gurner Avenue Neighbourhood Centre, improved public transport should be considered as key.

Currently, the site can only be accessed from Gurner Avenue and Fourth Avenue, which provides access to the wider locality and Liverpool LGA via private motor vehicle. The future ILP southern road, will provide additional connections to the site, including roadways and pedestrian pathways, which should improve traffic movement in the locality. This will improve connectivity to the wider Austral area, upon future redevelopment.

Of most relevance however, the proposed development includes a planned public piazza at the north-eastern corner of the site and north-south through site pedestrian links. These public open spaces allow pedestrians to easily access facilities within and around the development, as well as the planned road network, educational facilities and public recreation areas. The provision of the through-site links, public piazza and defined mall entries provide a simple and transparent network for pedestrians to access the relevant commercial facilities and move throughout the locality. These pedestrian access ways are also vital to improving the function of the Gurner Avenue Neighbourhood Centre and will directly benefit the opportunities for social interaction and longevity of the locality from an economic perspective. This accessibility built into the proposal aligns with the Liverpool City Community Strategic Plan in facilitating connectedness, illustrating a positive social impact.





Anticipated increases in traffic have been accommodated through the provision of efficient on-site parking. A Traffic Impact Assessment outlines that the proposal will not have any adverse impact on the traffic network in the locality. In terms of social impacts, although the proposal will increase traffic, this is not adverse and is therefore acceptable. Any short term impacts created by the proposal will be reasonably offset through the planned additional roadways surrounding the and pedestrian through-site link.

It is noted that the liquor tenancy has no social impact to accessibility and traffic in the locality.

### **8.3 COMMUNITY FACILITIES**

The proposed development does not remove any community or recreation facilities or services from the area.

As has been mentioned, the subject site is between 100m – 3.5km from existing shopping and community facilities. Thus, the provision of additional facilities in the form of specialty tenancies and an anchor supermarket will increase accessibility to essential services, improve affordability and provide employment opportunities in proximity to places of residence. The public piazza and through-site links will also deliver benefits to the community, as it will provide an area for members of the general public and residents in the locality to gather. The through-site links will also promote pedestrian activity throughout the site. The provision of these services provides short to long term benefits to the social qualities of the locality. That is, the offering of these services will provide additional employment opportunities whilst encouraging residents and the general public to utilise local services. This directly responds to the desired future character of the Gurner Avenue Neighbourhood Centre, LSPS and CPS.

It is also noted that the neighbouring site to the east, which is similarly zoned as B1, is earmarked to deliver to Council a community facility. This is to be acquired and operated by Council and will deliver a new community facility which will be directly supported by the proposed development. In the long term, the proposed commercial development, neighbouring community facility, future educational facilities, public open spaces and residential dwellings, will collectively improve the social qualities of the locality.

Overall, the proposed development will enhance the provision of facilities, however, greater connectivity to existing facilities in the locality (through public transport) should be considered to support the expected increases in population and demand for community facilities.

It is noted that the liquor tenancy has no social impact to community facilities in the locality.





## 9. Social Impact - Cultural Values and Community Identity

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### 9.1 CULTURAL VALUES

There is nothing about the proposed development that is likely to generate any negative impacts on cultural values or beliefs. The proposal involves the provision of commercial facilities which will not create any impact. As identified, the neighbouring B1 zoned land will include the provision of a community facility, in which the proposal will support.

It is noted that the liquor tenancy has no social impact to cultural values in the locality.

### 9.2 COMMUNITY IDENTITY

There is nothing about the proposed development that is likely to generate short to long-term impacts on community identity. As identified, the site will undergo significant transformation (as envisaged by the Western Parkland City SEPP) and therefore the existing community may be disapproving in the short term due to this change. However, this potential threat will be outweighed by the development's facilitation of social interaction and economic stimulation through the provision of essential services and facilities. These spaces will not only improve employment within the locality but will also bring residents of Austral and wider locality together. These development outcomes align with the goals of the LSPS and LCS, thus generating positive social impacts.

Overall, the suburb of Austral is anticipated to undergo significant changes in the future due to the construction and expansion of the Western Sydney Airport – Badgerys's Creek Aerotropolis and Austral classification as a Precinct. Therefore, the identity of the area is inherently undergoing transformation and a degree of community identity impact is unavoidable but considered acceptable as detailed.

It is noted that the liquor tenancy has no adverse social impact to community identity in the locality. As described in this Report, the tenancy will be strictly managed and operated so that it will not result in any adverse impact to vulnerable individuals in the locality. Specifically, no alcohol consumption will be permitted within the tenancy and the sale of alcohol to underage, intoxicated or unfit persons will be denied.

Furthermore, the proposed liquor tenancy is not located in an area with high alcohol outlet density, being located within a lower density area. In this regard, the tenancy, whilst increasing the availability of liquor in the locality, will not result in any significant alteration to the characteristics of the area, nor will it encourage adverse social outcomes. In terms of the SEIFA rating of Austral, it is noted that the locality is within an area of disadvantage. Whilst the proposal, as a whole, is considered to improve the advantage rating of the locality, the liquor tenancy has been specifically considered in terms of its social impact. As discussed in this Assessment, the tenancy will be managed and is located so that it does not encourage an agglomeration of alcohol outlets. It is located separate to any registered club (hotel, pub or the like) and will not permit the consumption of alcohol on-site. The sale of the alcohol will also be strictly managed, in accordance with Woolworths highest level of standards, so it does not impact vulnerable individuals in the locality.



# 10. Social Impact - Health and Wellbeing

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## 10.1 HEALTH AND WELLBEING

The proposed development does not generate any negative impacts in terms of the health and wellbeing of the community.

The proposed development will generate a positive impact in the local community in terms of attracting more residents to the area for employment purposes. This increase in population would benefit the local community in terms of providing support to local businesses and attracting improved provision of services. Furthermore, the proposed development will encourage future residents of the surrounding locality to walk or cycle to the subject site through attractiveness in design and through-site permeability and transparency. Specifically, the provision of the through-site links, public piazza and multiple access points is considered to encourage pedestrian movement throughout the locality, and offer an alternative to private vehicle transport.

In terms of the proposed liquor storey, this is not anticipated to result in any adverse impacts to the health and wellbeing of the community. As described under Section 7 of this SIA, the liquor store is to operate under the strict guidelines of the Woolworths company and in accordance with the relevant standards. The sale of alcohol from this premises will be strictly managed to ensure there will be no impact to the health and wellbeing of the community. This includes sale of alcohol to underage, unfit or intoxicated persons, to avoid any adverse impact to vulnerable cross sections of the community.

## 10.2 CRIME AND SAFETY

The proposal is accompanied by a Crime Prevention Through Environmental Design Report (CPTED Report) prepared by *Planning Ingenuity*. This includes analysis of the relevant crime statistics as they pertain to the Austral locality and Liverpool Local Government Area, in accordance with the NSW Bureau of Crime Statistics and Research (BOCSAR). The CPTED Report also considers the four principles, being Natural Surveillance, Site Access, Territorial Reinforcement and Environmental Maintenance. The CPTED Report outlines the proposed design sufficiently aligns with CPTED principles. Thus, the proposed development aligns with crime and safety principles, generating positive social impacts.

When considering the proposed liquor store, this is ancillary to the supermarket, will be monitored with CCTV cameras and will only be accessible via the supermarket to control movement. Furthermore, the liquor store will be secured after hours, is only accessible from the supermarket and alarm systems to deter and limit forced entry. Additionally, centre management will be available at during the hours of operation to respond to any conflict should it arise.

Within the Austral locality, the BOSCAR Crime Hotspots Maps demonstrate that subject site and surrounds do not contain not any hotspots for crime. This generally pertains to the lack of density surrounding the site, which is undergoing considerable change in accordance with the planning controls. Whilst the development will include the provision of a liquor tenancy, this will not result in any unreasonable increase to crimes within the locality as it will be appropriately managed, and will not result in an agglomeration alcohol outlet.





## 11. Social Impact - Economy

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The proposed uses, including retail and commercial tenancies and anchor supermarket will provide direct employment opportunities through the operation of these premises in both the short and long term. Employment opportunities will be generated directly on-site, as well as via contracting work such as cleaning and on-going maintenance of the building. The mixture of commercial uses will generate an economic ecosystem within the wider Austral region as envisaged within the Gurner Avenue Neighbourhood Centre, per the LSPS and LCS.

The provision of this high-quality commercial development is considered to be essential to the continuity and longevity of Austral, encouraging individuals residing in the locality to utilise local services. These services will also encourage dual purpose trips, particularly given prominence of the expansion of the existing school and future community facilities opposite to and adjoining the subject site.

In addition to the above, undertaking the construction works will have some short-term positive economic impacts through employment generation, both direct employment and multiplier effects. It is noted that during construction, the proposal may have short-term negative social impacts to the surrounding locality, however, will be appropriately mitigated through relevant conditions of consent and construction management plans.

It is noted that the liquor tenancy will have no adverse impact to the economy of the locality. This space will operate as ancillary to the Woolworths supermarket and will provide for additional employment opportunities, and is therefore acceptable in this regard.

Overall, the positive economic outcomes of the development will translate into positive social outcomes.





## 12. Social Impact – Public Interest

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The proposed development will increase the supply of commercial tenancies in the locality in a form that meets needs of the community and is consistent with the objectives of the locality. The proposed development will provide high quality commercial facilities, including speciality tenancies and an anchor supermarket, in a location that is suitably placed to benefit based on anticipated population increase per the ABS, LSPS and LCS.

Furthermore, the proposed development is consistent with the desired future character of the Austral Precinct and Gurner Avenue Neighbourhood Centre, providing a high-quality development with extensive public domain improvements to street frontages and internally within the site. The proposed development will provide a high degree of amenity for prospective residents within the proposed development.

The proposed development will generally have positive environmental impacts and as such, the proposed development is therefore considered to be in the public interest.





# 13. Conclusion

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## 13.1 DEMOGRAPHICS

The anticipated socio-demographic characteristics of Austral aligns with the outcomes of this development. That is, the anticipated increase in population will also support future retail, commercial and community facilities in close proximity to and on the subject site. This stimulation of economic activity will inevitably lead to more businesses in the area which will in turn lead to greater employment outcomes for the community. This will have a positive social impact on the community in raising the levels of advantage.

The provision of the liquor tenancy will have no adverse impact to the demographics of the locality, as this will be appropriately managed and operated.

## 13.2 SOCIAL DISADVANTAGE

As identified above, the provision of speciality retail tenancies, commercial tenancies and an anchor supermarket, will stimulate improved variety of economic activity and employment. This will have a positive social impact on the community in terms of raising the levels of advantage within the locality, offering a wide variety of services, facilities and employment opportunities in the locality. Furthermore, the proposal will deliver areas of social interaction not currently available within the Austral locality.

As described, the liquor tenancy will be strictly managed and operated so that the sale of liquor to underage, unfit or intoxicated persons will be denied. Additionally, no consumption of alcohol will be permitted within the tenancy and this will be secured with appropriate measures. Whilst the BWS will increase the supply of alcohol and this can cause a potential social impact, this is minor given the site is not located within an area containing an oversupply of alcohol.

## 13.3 ACCESSIBILITY AND COMMUNITY FACILITIES

The proposed development will substantially increase the provision of services and facilities on-site, in accord with the Gurner Avenue Neighbourhood Centre. The proposed design includes an accessible public piazza and through-site linkages for effective accessibility for pedestrians. Furthermore, these open spaces (in correlation with the commercial and retail premises) will offer future residents a point for social interaction whilst also encouraging economic productivity.



Considering the anticipated increases in population and economic activity, public transport services should be improved as well as public infrastructures such as footpaths and cycle ways. Accessibility through the provision of public infrastructures should be matched to the planned future character of the area.

## 13.4 CULTURE AND COMMUNITY IDENTITY

The development poses no threats to cultural identity in the area. In fact, the development will have net positive impacts on community identity through the provision of new shopping opportunities and employment. Furthermore, high quality design and integration of the public piazza and through-site links will deliver a gateway development in the locality which will ultimately improve the community identity of the locality. The proposal will deliver a focal development for the community, which will allow for social and economic growth and productivity.

Importantly, the management and operation of the liquor tenancy will ensure that the community identity will not be impacted. Furthermore, the liquor tenancy will have no adverse impact to the levels of disadvantage per the SEIFA Index, and when considering the development as a whole, will have positive benefits.

As discussed, there are some short term impacts given the underdeveloped nature of the site and surrounding locality which is anticipated to undergo significant change in accordance with the relevant standards. Given the envisaged



uplift, the short term negative impacts will be outweighed by the long term benefits of the proposal and deliver a community identity which aligns with the LSPS and LCS.

### 13.5 HEALTH AND WELLBEING

The development poses no threats to health and wellbeing in the area. The future increase in residents in the area will increase support for local businesses and attract improved public services. As detailed, the proposal will deliver high quality commercial facilities and public spaces which will provide a direct benefit to the general public.

The CPTED Report submitted with this application also identifies the proposal as aligning with crime and safety measures, ensuring the safety of future residents and the general public.

As detailed, the liquor store will operate in accordance with the relevant standards and strict guidelines of the liquor licence. This area will be secured after operating hours as it is only accessible via the supermarket, and will include CCTV cameras and alarm systems. During hours of operation, centre management will be available to respond to any conflict should it arise. Furthermore, the site and surrounding locality is not affected by a high volume of specific crime, per the BOSCAR Crime Hotspots Maps. This will ensure that the provision of the liquor tenancy will not exacerbate any crimes in the Austral locality.

This will mitigate any potential impact to the surrounding locality and existing and future community.

### 13.6 MITIGATION STRATEGIES

As identified above and throughout this assessment, the proposed development is unlikely to have any adverse social impacts which require any mitigation strategies. It is noted that whilst the proposed development increases the intensity of the site, this is consistent with the site's strategic location and the relevant planning instruments which apply to the subject site.

The majority of the impacts are short term and a result of construction. The issues as they pertain to construction will be dealt with through the implementation of relevant conditions of consent and construction management plans. Council improvements to public infrastructure should also be targeted in this area.

In terms of the ancillary liquor tenancy, as discussed in this Report, this space is to be appropriately managed in accordance with the relevant standards for liquor sales. This space will operate as set out in Section 3, and will be secured outside of operating hours. The liquor tenancy will require the issuance of a liquor licence prior to its operation, which at the time of obtaining, will require a separate detailed social impact assessment. As is standard practice for BWS and relevant standards, liquor will not be sold to anyone under the age of 18, to individuals who cannot produce identification, intoxicated or unfit individuals, amongst other things. Furthermore, the liquor to be sold in store will not be for on-site consumption, nor will there be any on-site tasting or the like.

The liquor tenancy will not be located in an area with a high density of alcohol outlet, oversupply or over consumption, thus ensuring that this use will not have any adverse social impacts to the locality.