

**SOCIAL IMPACT ASSESSMENT**

**PROPOSED NEW TAVERN, DAN MURPHY'S LIQUOR STORE AND  
MOTEL**

**1423 CAMDEN VALLEY WAY, LEPPINGTON (LOT 81 DP 656970)**

**JULY 2018**

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Appendix A: SIA Author Resumes

## 1. DESCRIPTION

### 1.1 Introduction

This Social Impact Assessment report has been prepared for ALH Group Pty Ltd (ALH Group) by Milestone (AUST) Pty Limited (Milestone) to accompany a Planning Proposal to Camden Council (Council) for the subject property at 1423 Camden Valley Way, Leppington.

This Social Impact Assessment has been prepared with reference to the following:

- Planning Proposal Report prepared by Milestone, dated November 2017.
- Review of Development Plans prepared by Cayas Architects, dated 2 November 2017.
- Review of consultant expert reports submitted with the Planning Proposal, including:
  - Economic Impact Assessment prepared by MacroPlan Dimasi Pty Ltd dated November 2017.
  - Traffic and Parking Report Colston Budd Rogers & Kafes Pty Ltd dated November 2017.
- Camden LGA Destination Management Plan 2016
- Review of the following documents:
  - State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (SEPP).
  - Camden Local Environmental Plan 2010.
  - Camden Development Control Plan 2011.
  - Camden Council Economic Development Strategy Growth and Prosperity 2013.
  - Camden LGA Destination Management Plan 2016.
- Review of applicable crime, liquor outlet density and Social Profile Report (SPR) statistical data available from the Bureau of Crime Statistics and Research (BOCSAR) and Liquor and Gaming NSW.
- Review relevant community profile, health and Socio-Economic Indexes for Areas (SEIFA) data available from the Australian Bureau of Statistics website.
- Review of relevant academic studies (Refer to Section 10 of this Report).

### 1.2 Purpose of this Submission

This Social Impact Assessment provides an overview of the site and its context, a description of the proposed development, outlines the assessment undertaken of the socio-economic characteristics of the locality, a review of the applicable social and planning policy framework and assesses the potential impacts of the proposed ALH Group development, inclusive of a new Tavern, a Dan Murphy's Liquor Store and a Motel, on the existing and future local residents, adjoining commercial premises and the wider community.

This report also outlines the potential social and community benefits of the proposal and the management measures that will be implemented by ALH Group and Dan Murphy's to minimise any adverse impacts on the locality.

### 1.3 Site and Site Context

The site is located at 1423 Camden Valley Way, Leppington and comprises one lot legally described as Lot 81 DP 656970. The site is rectangular in shape with a total area of approximately 24,300m<sup>2</sup> and holds a primary frontage of approximately 112m to Camden Valley Way and secondary frontage of 230m to Ingleburn Road.

The site currently accommodates a large single storey building operating as 'Lockies Hotel' including a BWS Liquor outlet with at-grade car parking accessed from Ingleburn Road. The site also contains a number of mature trees and vegetation dispersed across the site.

Development surrounding the site consists of predominately semi-rural residential development to the north and west of the site, with more recent low to medium density residential development and subdivision works commencing to the south east on Camden Valley Way. The site is also located within proximity to some remaining agricultural uses, including a large flower farm and greenhouse facility located opposite the site to the north east. The Forest Lawn Memorial Park and Leppington Forest Lawn Cemetery is located 2.7km to the north east of the site.

The site is located within the Austral and Leppington North Precinct of the South West Priority Growth Area (SWPGA). According to NSW Department of Planning and Environment, the Austral and Leppington North Precinct will include:

- “...17,350 new homes and the delivery of local amenities close to transport options, including:
  - new Major Centre
  - the new Leppington station
  - three neighbourhood centres
  - 220 hectares of employment land
  - 135 hectares of open space and recreation areas
  - upgrades to major roads
  - new primary and high schools
  - protection of significant vegetation, and major creek corridors
  - improved connections to encourage walking and cycling.”

The site is Zoned R3 Medium Density Residential pursuant to the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (SEPP 2006). The site is however located within proximity to a number of business and commercial zones, being located approximately 400m south east of land zoned B7 Business Park, 800m south east of land zoned B3 Commercial Core and 1km south west of land zoned B4 Mixed Use. The site is also within close proximity to an isolated parcel of land zoned B2 Local Centre, located approximately 500m south of the site to the eastern side of Camden Valley Way.

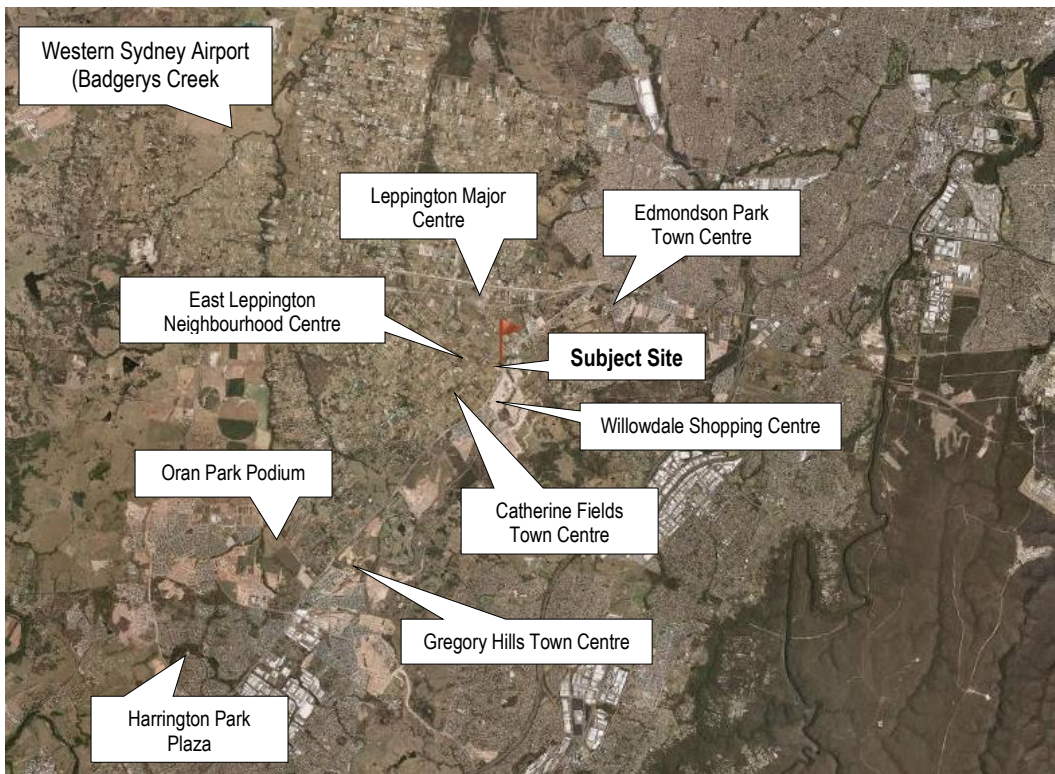
The site is located approximately 1.5km south of the recently constructed Leppington Railway Station, which will serve as an important transport hub for the South West Growth Centre. The locality is currently undergoing significant transition with further development anticipated in Leppington as a result of the area being identified as a Strategic Centre within the South West Growth Centre as referenced by the ‘A Plan for Growing Sydney 2014’. Major development has recently been approved by the State Government in the area, including a new Private Hospital Campus at Gledswood Hills.

Western Sydney Airport located at Badgerys Creek is located approximately 15km north west from the subject site. The Western Sydney Airport is due to commence operation in the mid-2020s, and will be a major generator of employment and economic activity in Western Sydney. The provision of an airport in Western Sydney will also increase the demand for tourism and accommodation services in the area.

The site is located on a prominent corner and enjoys accessibility to the arterial road network. Camden Valley Way is a major arterial road in the region, linking the Hume Highway, M7 and M5 interchange at Prestons, with Camden and Narellan in Sydney’s south west.



**Figure 1: Site Location**  
**Source: Six Maps 2016**



**Figure 2: Existing Retail Context**  
 Source: Six Maps 2016



**Photo 1: The existing Lockies Hotel, view facing north west within site car park**



Photo 2: The rear of the existing Lockies Hotel, view east

## 1.4 Planning Proposal

This report has been prepared to support a Planning Proposal to include additional permitted uses in Schedule 1 of Appendix 9 of SEPP 2006 for motel accommodation, pub and retail premises to facilitate the redevelopment of the site as follows:

- Demolition of existing Lockies Hotel and associated BWS Liquor Outlet buildings;
- Construction of a new Tavern;
- Construction of a new Dan Murphy's Liquor Store; and
- Construction of a new motel and associated facilities built over two stages.

The key development statistics include:

Site Area	23,089m <sup>2</sup>
Proposed Gross Floor Area:	
Dan Murphy's Liquor Shop	1,570m <sup>2</sup>
Tavern	3,115m <sup>2</sup>
Motel	2,790m <sup>2</sup>
<b>Total</b>	<b>7,475m<sup>2</sup> (32%)</b>
Car Spaces	257

Further details are held in the Development Plans in **Appendix A**.

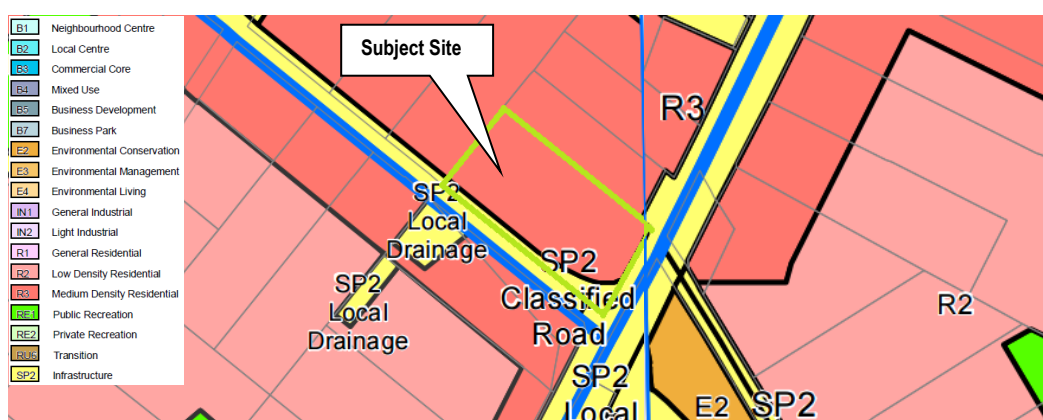
## 2. ZONING

The existing zoning of the site is R3 Medium Density Residential pursuant to SEPP 2006 as shown in Figure 3. The existing use of the site is defined as a 'pub' and is prohibited in the R3 Zone but benefits from existing use rights.

It is proposed to retain the existing R3 Zoning but to include additional permitted uses at Schedule 1 of Appendix 9 of SEPP 2006. The proposed uses are 'pub', 'motel accommodation' and 'retail premises' which are all prohibited in the R3 Medium Density Residential Zone. The objectives of the R3 Zone are:

- "To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To support the well-being of the community by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a medium density residential environment."

The proposal will satisfy the relevant objectives of the R3 Zone by providing facilities and services that meet the day to day needs of residents including an improved pub, Dan Murphy's liquor store and motel accommodation that will provide visitors with local accommodation and stimulate local businesses. The well-being of the community will be enhanced through the provision of a pub which functions as a community meeting place and services which are demanded by the local residents. The operation of the proposed development can be managed to ensure that it is compatible with the amenity of the surrounding medium density residential environment.



**Figure 3: Zoning Map**  
Source: SEPP 2006

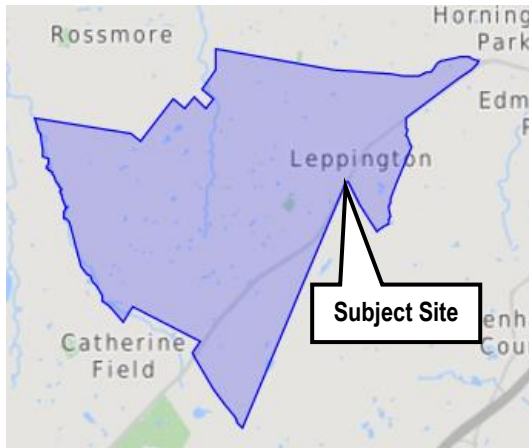
### 3. DEMOGRAPHICS

#### 3.1 Community Profile and Social Indicators

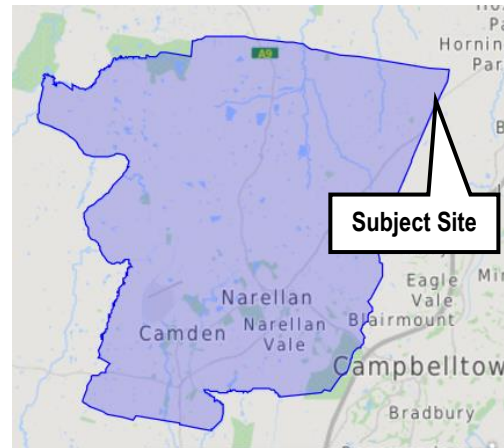
On 9 August 2016, the Australian Bureau of Statistics (ABS) conducted the 2016 Census. The results of the 2016 Census provide insight into the demographic, economic and housing characteristics of the population and are useful in determining the community profile and social indicators of particular communities. On 27 June 2016 the first comprehensive data set was released by the ABS, which includes data on key person, family and dwelling characteristics including age, sex, religion, language and income data. Further census data, including information on employment, qualifications and population mobility, including journey to work and internal migration was released on 27 October 2017.

The proposed development site is located within the Statistical Area of Leppington (refer to Figure 4 below). This section provides an analysis of the population, age and structure, ethnicity, income levels and employment characteristics and the family and household types for Leppington. The results of the 2016 Census for Leppington have been compared to the Camden LGA (refer to Figure 4 and 5 below).

The Australian Bureau of Statistics implemented a new geographic analysis structure within the 2011 Census called the Australian Standard Geographic Classification which uses the SA1 (Statistical Area Level 1). This classification replaces the 2006 Census use of the Census Collector District.



**Figure 4: Leppington State Suburb**  
Source: Australian Bureau of Statistics



**Figure 5: Camden Local Government Area**  
Source: Australian Bureau of Statistics

### 3.2 Demographic Characteristics

#### 3.2.1 Population size and age structure

In 2016, the Leppington State Suburb (Leppington) had a total population of 3,498 persons (usual residents) which represents 4.5% of the total population of Camden LGA. Of the total population of Leppington in 2016, 51% were males and 49% were female.

In 2016, 27% of the total population of Leppington was aged 19 or younger, 30.3% of the population between 20 to 39 years of age and 22.6% between 40 to 59 years of age. Only 20.4% of the population was over 60 years of age.

The median age of people living in Leppington was 35, slightly older than 33 for the entire Camden LGA.

#### 3.2.2 Ethnicity

Leppington is moderately linguistically diverse. The top responses for language other than English include Arabic at 6.8%, Cantonese at 5.1%, Italian at 4.7%, Serbian at 1.8% and Urdu at 1.7%. Within Leppington 53.7% of the population only speak English at home and 42.1% of the population belong to households where a non-English language is spoken. 60.2% of the population were born in Australia. This varies from Camden LGA where 81.2% of residents only speak English at home and 77.4% of the population were born in Australia.

Other languages spoken at home in the Camden LGA include Arabic 1.4%, Italian 1.3%, Spanish 1.3%, Hindi 0.9% and Mandarin 0.7%.

#### 3.2.3 Family and Household Composition

Of the 889 families living in Leppington in 2016, 32.3% of these were couple families without children, 53.5% were couple families with children and 12.4% were one parent families. This is relatively consistent with the Camden LGA which comprises of the following family composition: 29.8% couple families, 55.1% couple families with no children and 14.0% one parent families.

In Leppington 86.5% of single parents were female and 13.5% of single parents were male.

### 3.3 Economic Characteristics

#### 3.3.1 Income Levels

In 2016, the resident population of Leppington earn less on average compared to residents of Camden LGA. Profile.id Community's, Community Profile of Leppington - Rossmore - Catherine Field notes the following:



*“...analysis of individual income levels in Leppington - Rossmore - Catherine Field in 2016 compared to Camden Council area shows that there was a lower proportion of people earning a high income (those earning \$1,750 per week or more) and a higher proportion of low income people (those earning less than \$500 per week).*

*Overall, 7.4% of the population earned a high income, and 35.3% earned a low income, compared with 13.5% and 31.3% respectively for Camden Council area.”*

The primary differences between the suburbs of Leppington - Rossmore - Catherine Field individual incomes and Camden LGA include the following:

- *“A larger percentage of persons who earned \$300 - \$399 (8.4% compared to 6.5%)*
- *A smaller percentage of persons who earned \$2,000 - \$2,999 (3.1% compared to 6.4%)*
- *A smaller percentage of persons who earned \$1,750 - \$1,999 (2.9% compared to 4.9%)*
- *A smaller percentage of persons who earned \$1,500 - \$1,749 (4.7% compared to 6.6%)”*

### 3.3.2 *Employment Characteristics*

In 2011, of the 2,085 Leppington - Rossmore - Catherine Field residents reported being engaged in the labour force (comprising of persons aged 15 years and over), 64% work full time, 32% of the workforce work part time and 2.9% of residents were unemployed.

The most common occupations that workers are employed in Leppington - Rossmore - Catherine Field are Technicians and Trades Workers, (18.6%), Clerical and Administrative Workers (16.7%), Managers (16.1%), Professionals (11.7%) and Machine Operators and Drivers (10.3%). The most common industries for local residents in Leppington - Rossmore - Catherine Field are Construction Workers (14.6%), Retail Trade Workers (11.1%), Manufacturing (11.0%), Transport, Postal and Warehousing Workers (9.2%) and Health Care and Social Assistance Workers (7.2%).

For the Camden LGA, the breakdown varies from industries within Leppington - Rossmore - Catherine Field with the most common industries being Manufacturing, (11.1%), Retail Trade (11.0%), Construction (9.9%), Health Care and Social Assistance (9.8%) and Education and Training (9.3%).

## **3.4 Housing**

Leppington is currently characterised by low density dwelling types that reflect the relatively newly established suburbs of the SWPGA. In 2016, 95.8% of occupied private dwellings were separate houses, 0.9% were classed as semi-detached, row or terrace house, townhouse etc. housing and there were 0.4% instances of flat or apartment housing within the area. Of the total occupied private dwellings in Leppington, 36.8% were owned outright, 29.4% were owned with a mortgage and 29.4% were rented.

Of the total occupied private dwellings in Leppington, 56.9% of these dwellings comprised of four bedrooms. The average number of bedrooms per dwelling was 3.6 and the average household size was 3 people. This is similar to the Camden LGA which comprised of an average of 3.7 bedrooms per dwelling and an average household size of 3.1 people.

In 2011, Leppington experienced higher rents and mortgage repayments on average than the Camden LGA. The median rent was \$485 per week and the median mortgage repayment was \$2,518 per month within Leppington. In comparison the median rent was \$460 per week and the median mortgage repayment was \$2,220 per month within the Camden LGA.

## **3.5 Community Facilities**

The following section outlines the range of community facilities and services accessible to the site and available to future residents of Leppington and the broader Camden LGA.

### 3.5.1 Schools

The closest school to the site is the Leppington Public School which is located at 144 Rickard Rd, Leppington approximately 1.6km to the north west of the site. Care for Kindies (early childhood education centre) is located approximately 850 north east of the site on Camden Valley Way.

### 3.5.2 Transport

The site is serviced by the following Sydney Buses Routes along Camden Valley Way and Ingleburn Road:

- 856 - Bringelly to Liverpool via Prestons and Churchill Gardens.
- 857 - Narellan to Liverpool via Prestons and Churchill Gardens.
- 841 - Narellan to Leppington via Gregory Hills, Gledswood Hills and Willowdale Estate.
- 858 - Oran Park to Leppington via Camden Valley Way.

The site is serviced by the following Railway Station:

- Leppington Railway Station, approximately 2.1km to the north east of the site.

The site is located 15km south east from Western Sydney Airport located at Badgerys Creek (to commence operation in the mid-2020s).

### 3.5.3 Shops and Services

The subject site is located within the Leppington Major Centre which was rezoned on 15 March 2013, and which also includes the Leppington Railway Station. The Leppington Major Centre is identified as a major employment, shopping and government services area to accommodate the new residents and visitors to the SWPGA, and is expected to provide 60,000m<sup>2</sup> to 80,000m<sup>2</sup> of retail floor space (inclusive of major supermarkets and department stores). Growth of the Leppington Major Centre is dependent on demand for development over the long term.

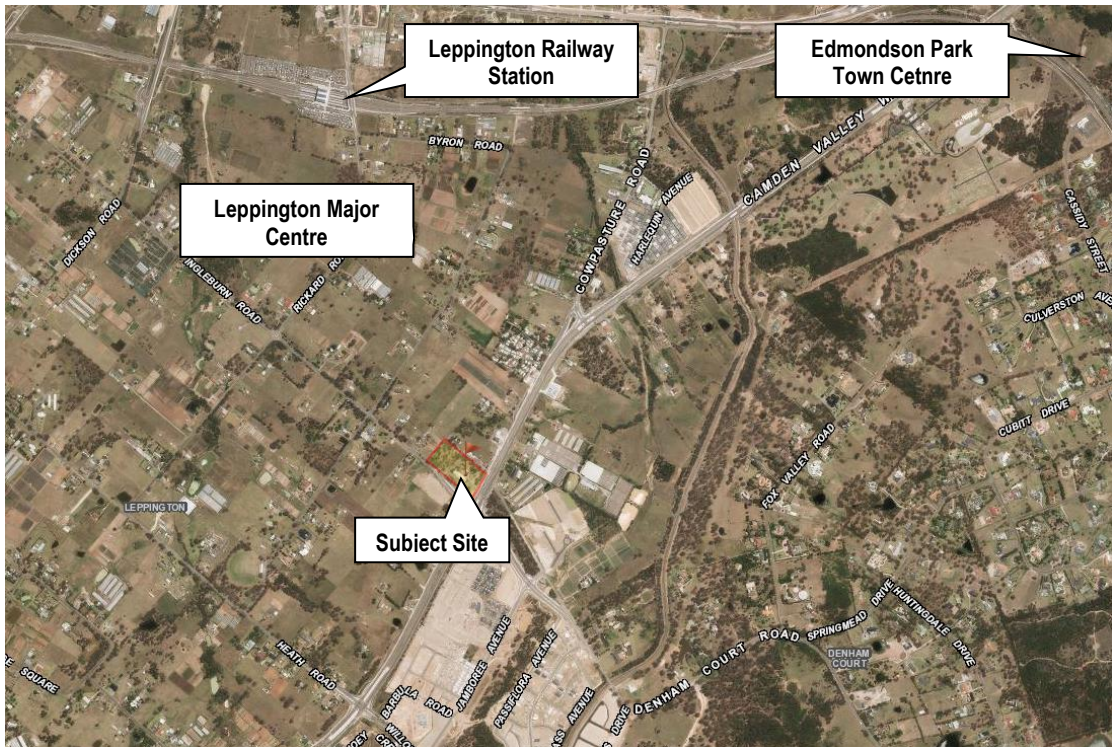
Existing shops and services in close proximity to the site, include:

- Willowdale Shopping Centre located approximately 1.1km south of the site.
- Oran Park Podium located approximately 11.1km south of the site.
- Harrington Plaza Shopping Centre located approximately 11.1km south west of the site.

Future shops and services in close proximity to the site, include:

- The Leppington Major Centre.
- Edmondson Park Town Centre.
- Catherine Fields Town Centre.
- Gregory Hills Town Centre.

Refer to **Figure 6** below for further details on the retail context.



**Figure 6: Retail Context**  
**Source: Six Viewer 2016**

### 3.5.4 Open Space and Leisure

A series of passive and active open space areas are zoned within the Leppington Precinct. The closest open space will be located approximately 1km to north and south of the site on Byron Road.

### 3.5.5 Community Centres

There is a lack of existing Community Centres within the Leppington Locality. The closest Community Centres are the Greenway Park Community Centre in West Hoxton, the Carnes Hills Community & Recreation Precinct in Carnes Hill and Camden Community Connections in Narellan.

### 3.5.6 Health Services

There are no general practitioners, health and medical centres located within 5km of the site. The closest hospitals to the site include:

- Campbelltown Hospital, 42 Parkside Cres, Campbelltown.
- Liverpool Hospital, Elizabeth Street, Liverpool.
- Camden Hospital, 61 Menangle Rd, Camden.

A new 473 bed Hospital Campus, Camden Private Hospital, has been approved at Gledswood Hills located approximately 7.2km south east from the subject site.

### 3.5.7 Child Care

Childcare centres in the locality include:

- Care for Kindies, 1412 Camden Valley Way, Leppington.
- Annabelle Early Learning Centre, 297 Bringelly Road, Leppington.
- Rossmore Community Preschool, 631 Bringelly Road, Leppington.

### 3.5.8 Libraries

There are no Council operated libraries located within the suburb of Leppington. The site is located approximately 5.0km from the Carnes Hill Library, 9.3km from the Liverpool City Council Library and 11.0km from Narellan Library.

## 3.6 Social Indicators

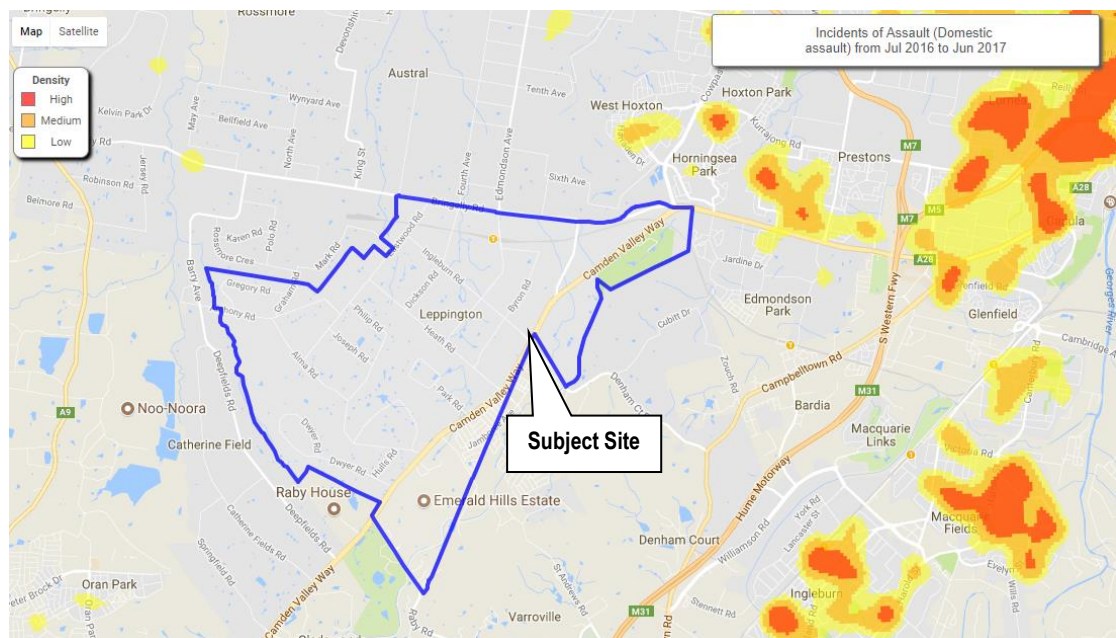
### 3.6.1 Crime

The latest statistics (January to December 2016) provided by the NSW Bureau of Crime Statistics and Research (BOCSAR) indicate the type of crimes most prevalent in the Camden LGA. The most prevalent crime types in Camden include:

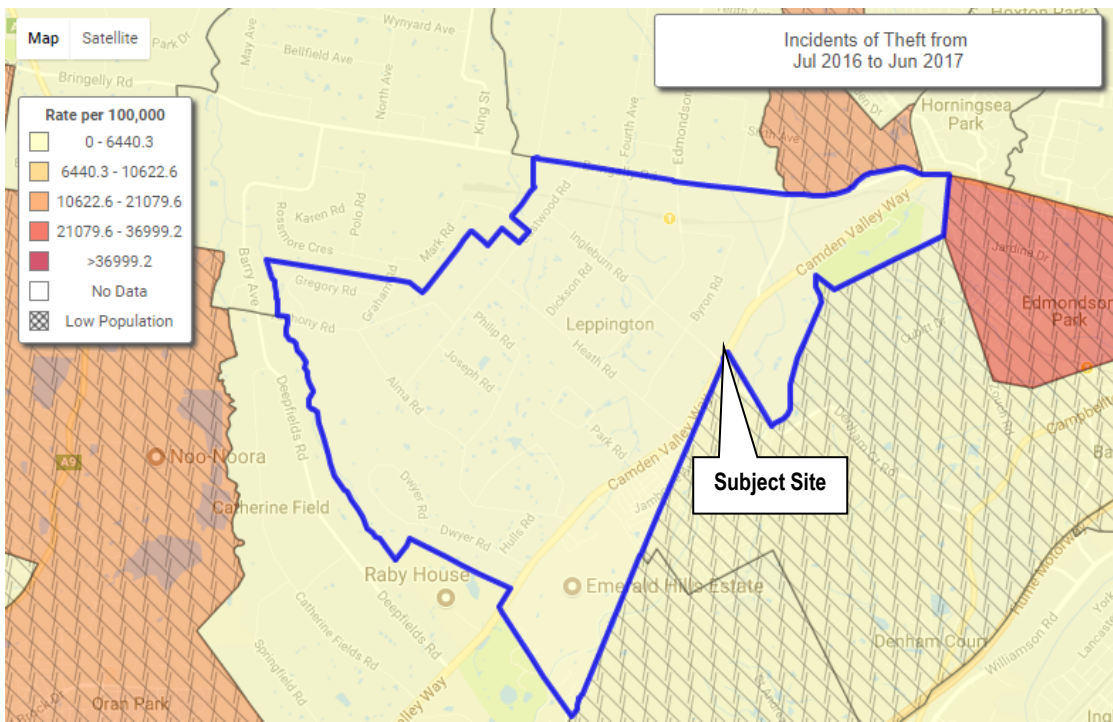
- Malicious damage to property – 443 incidents.
- Fraud – 433 incidents.
- Assault – domestic violence related – 223 incidents.
- Steal from motor vehicle – 181 incidents.
- Assault – non-domestic violence related – 175 incidents.
- Break and enter dwelling – 172 incidents.
- Steal from dwelling – 143 incidents.
- Steal from a retail store – 123 incidents.

The BOCSAR Crime Trends for the 24 month period from June 2015 to June 2017 shows that all 17 major offence types are stable.

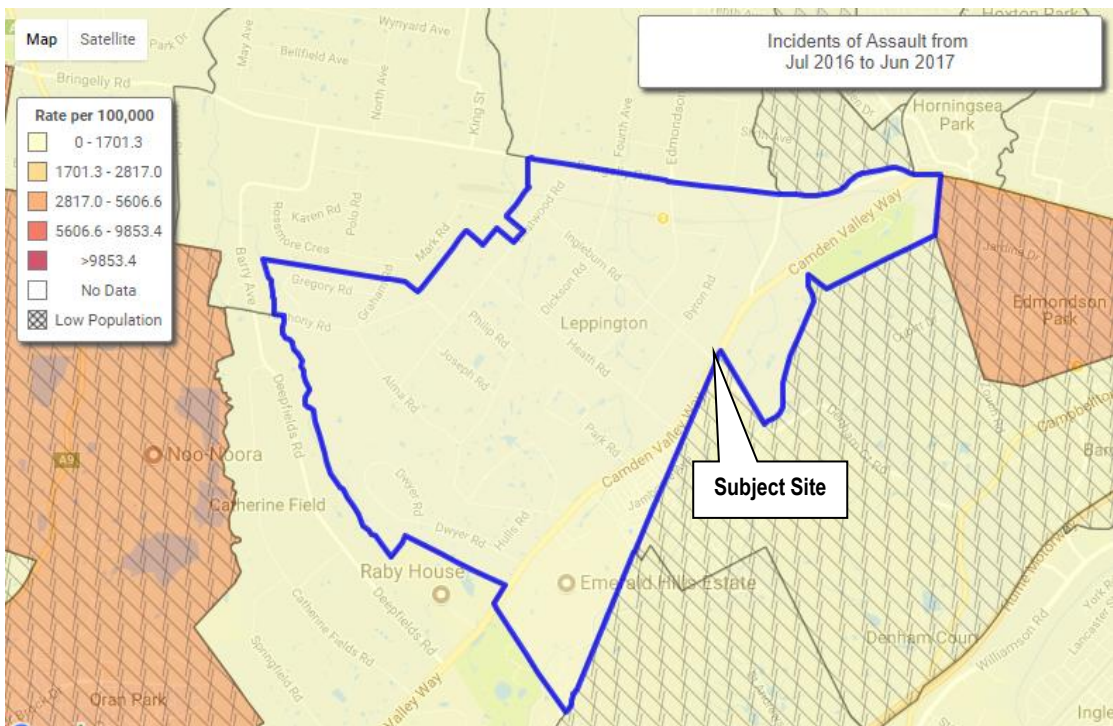
A review of the latest hotspot mapping data available (dated December 2014) from the BOCSAR website in relation to the subject site reveals that the subject site is not a crime hotspot for any type of offence (refer to **Figures 7 - 12** below).



**Figure 7: Crime Hotspot Map**  
Source: BOCSAR January 2014 – December 2014



**Figure 8: Incidences of Theft, Guildford suburb mapping.**  
 Source: BOCSAR, July 2015 – June 2017



**Figure 9: Incidences of Assault, Leppington suburb mapping.**  
 Source: BOCSAR, July 2015 – June 2017

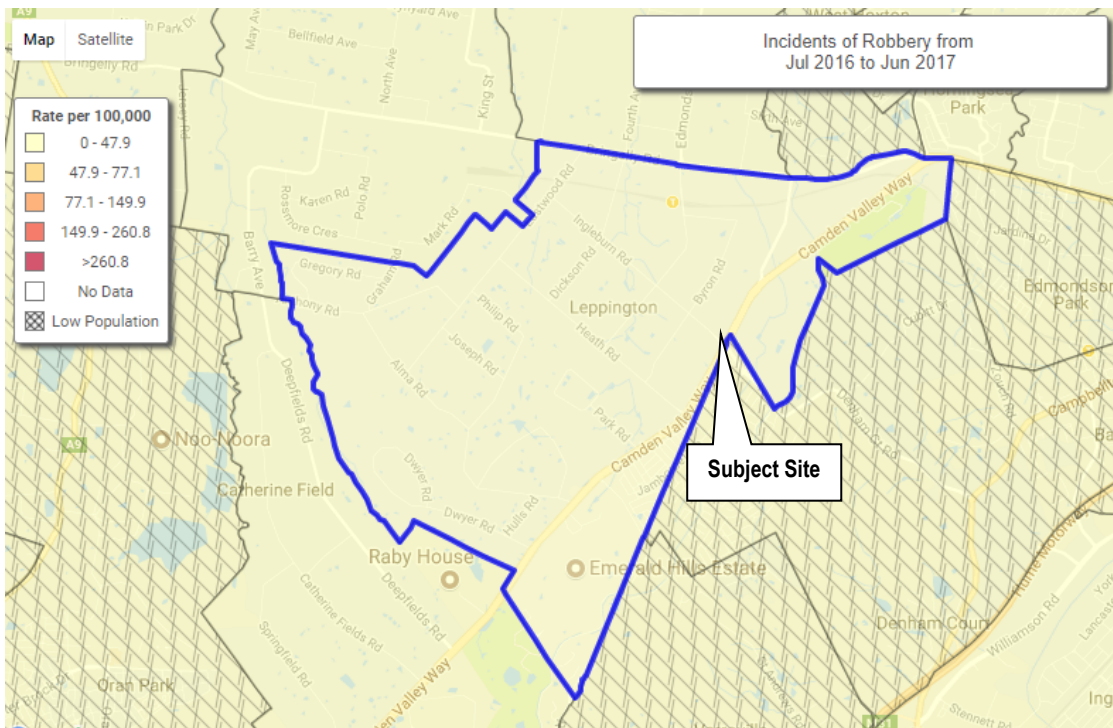


Figure 10: Incidents of Robbery, Leppington suburb mapping.  
Source: BOCSAR, July 2015 – June 2017

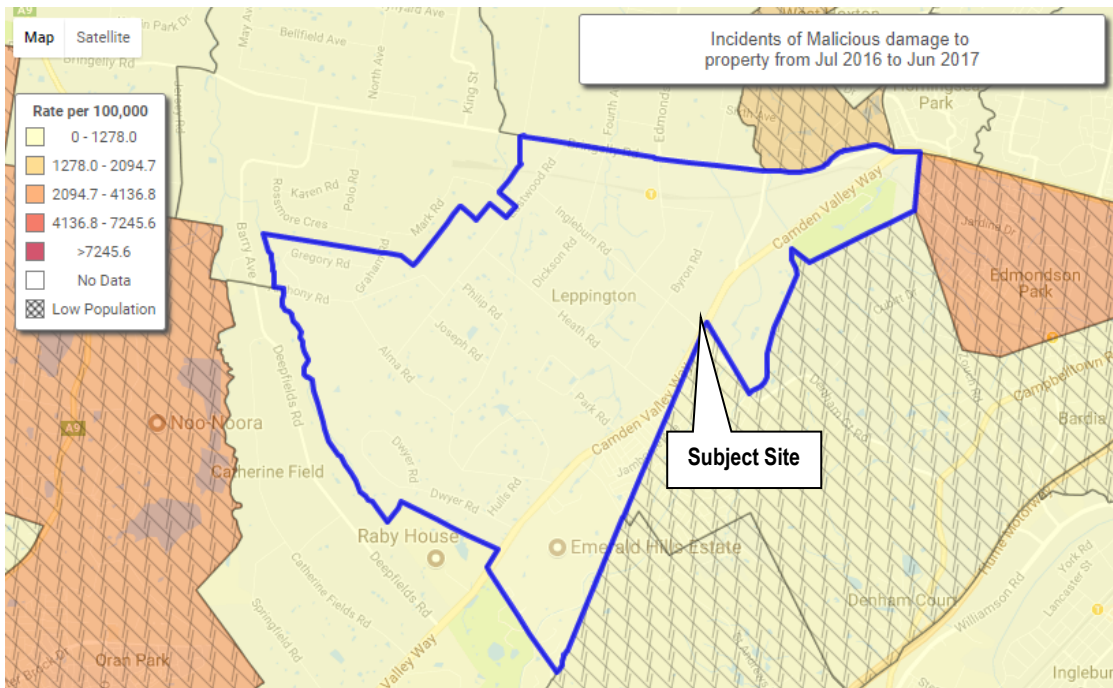
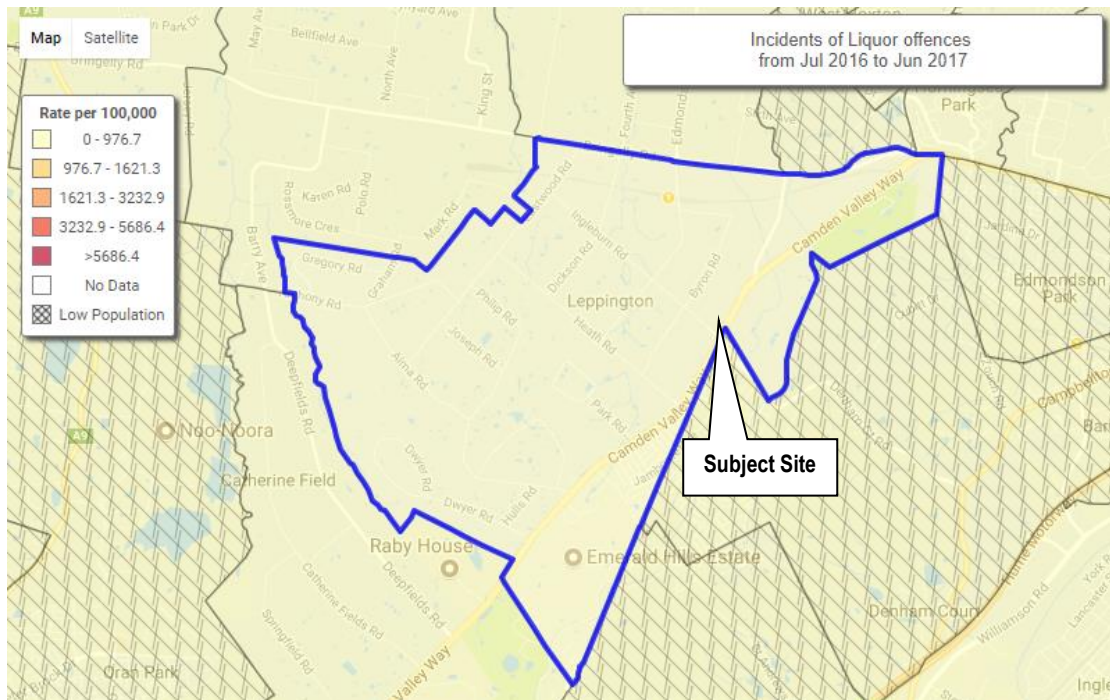


Figure 11 Malicious damage to property, Guildford suburb mapping.  
Source: BOCSAR, July 2015 – June 2017



**Figure 12: Incidents of Liquor offences, Leppington suburb mapping.**  
**Source: BOCSAR, July 2015 – June 2017**

### 3.6.2 Health

Data released by Health Statistics NSW (2013) relating to alcohol-related hospitalisations by LGA revealed that for the period of 2013 to 2015 the Camden LGA smoothed number of alcohol-related hospitalisations was 556.7 per 100,000 population. With a lower 95% credible interval of 72.9 and an upper 95% credible interval of 84.7, the Camden LGA has a lower alcohol-related hospitalisation rate to the NSW average (NSW average is 670.4 per 100,000 population).

### 3.6.3 Social-Economic Indexes for Areas (SEIFA)

**Table 1** and **Table 2** below outline the Social-Economic Indexes for Areas (SEIFA) from the 2011 Census for the Camden LGA.

**Table 1: SEIFA Index of Relative Socio-economic Disadvantage Ranking within Australia and NSW**

	Score	Ranking within Australia			Ranking within State		
		Rank	Decile	Percentile	Rank	Decile	Percentile
Camden LGA	1,047.1	511	10	91	133	9	87

**Table 2: SEIFA Summary for the Camden LGA based on 2011 resident population of 56,724 people**

Indicator	Score	Decile
Index of Relative Socio-Economic Advantage and Disadvantage	1056	10
Index of Relative Socio-Economic Disadvantage	1047	9
Index of Economic Resources	1094	10
Index of Education and Occupation	994	8

The above results reveal that the Camden LGA has a population that is somewhat more advantaged in comparison to the other LGAs within NSW and across Australia. The statistical average SEIFA score is 1,000 and therefore areas with an index above 1,000 are above the Australian average. Camden LGA is shown to be advantaged in comparison to NSW as a whole. A decile ranking of 9 indicates that the Camden LGA has a population with higher incomes and lower rates of unemployment and higher levels of education. The decile results above indicate that there are some households in the Camden LGA with lower levels of education and occupation.

### 3.6.4 Alcohol Consumption in Australia

Alcohol is a lawful, socially acceptable, recreational activity which provides considerable social benefit to large numbers of people and also provides significant economic benefit to the community.

The Australian Bureau of Statistics media release dated 1 September 2017 indicates that alcohol consumption in Australia per person has increased for the first time in nine years. Apparent total consumption per annum of pure alcohol per person in Australia in 2015 – 2016 increased to 9.7 litres.

### 3.6.5 Alcohol Free Zones

The site is not located in an alcohol free zone and there are no alcohol free zones located within the immediate vicinity of the site. The established alcohol free zones are located within town centres and within close proximity to recreational areas within the Camden LGA, and include:

- Camden Town Centre
- Camden
- Narellan
- Narellan Vale
- Mount Annan
- Currans Hill
- Harrington Park

## 4. STAKEHOLDERS

### 4.1 Identified Stakeholders

The proposed redevelopment of the site may potentially impact the following stakeholders or stakeholder groups:

- Camden Council.
- NSW Police Force, Camden Local Area Command, Camden Valley Way & Wilson Crescent, Narellan.
- NSW Health, Mental Health and Drug and Alcohol, North Sydney.
- NSW Department of Family & Community Services, Ashfield and NSW Department of Aboriginal Affairs, Surry Hills.
- South Western Sydney Local Health District.
- Local special interest groups, including:
  - NSW Aboriginal Land Council Head Office, Parramatta.
  - Drug Awareness, Rehabilitation and Management (DRUG ARM NSW) – State Office, Fairfield.
  - Salvation Army Community Services Centre, Parramatta.
  - South Western Sydney Local Health District – Drug and Alcohol Intake.
- Campbelltown Hospital, 42 Parkside Cres, Campbelltown.
- Liverpool Hospital, Elizabeth Street, Liverpool.
- Camden Hospital, 61 Menangle Rd, Camden.
- Places of worship and educational establishments, including:
  - Hope Anglican Church, Leppington.
  - Samoan Methodist Church, Leppington.
  - St Mary Mother of the Church, Leppington.
  - Al Madina Mosque, Leppington.
- Residents of Camden and surrounding suburbs.
- People living, working or visiting in the immediate vicinity of the site.
- Local businesses including those that would be competing with, or complementary to the proposed Tavern and Dan Murphy's Liquor Store.
- Residents and businesses in the wider Camden, Campbelltown and Liverpool Local Government Areas (LGA).



The scope of the potential impacts on these groups is considered in reference to the social issues identified in Section 6 and Section 7 of this report.

## **5. CONSULTATION PROCESSES**

Public consultation of the proposed development will be undertaken during the notification period of the Planning Proposal in accordance with any future Gateway Determination. Community consultation will be required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act (EP&A Act) and will be publically available for a minimum of 14 days. Consultation is likely to be required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Transport for NSW – Roads and Maritime Services
- NSW Police Force
- Department of Family and Community Services
- Department of Education and Communities

This SIA report along with the Planning Proposal documentation will be made available to the public for review and comment. Any submissions received by Council during the public notification period will be considered as part of the assessment of the Planning Proposal.

Public consultation will also be undertaken at the Development Application stage in accordance with the requirements of the Environmental Planning and Assessment Act 1979 and Camden Development Control Plan 2010.

Further public consultation will be undertaken by the Liquor and Gaming NSW as part of the liquor license application for the proposed Tavern and Dan Murphy's Store. The local community will have further opportunity to provide comment regarding the proposed Tavern and Dan Murphy's Liquor Store at that stage.

## **6. PROPOSED CHANGES**

### **6.1 Physical Changes**

There will be physical changes to the area as a result of the demolition of the existing Lockies Hotel and associated BWS liquor outlet, and the construction of a new Tavern (3,115m<sup>2</sup>), a Dan Murphy's liquor outlet (1,570m<sup>2</sup>) and a new motel (2,790m<sup>2</sup>) (for approximately 80 rooms in two stages of 40 rooms). The development will also include 257 car parking spaces.

The existing Lockies Hotel and BWS outlet provides a built form that is in a state of disrepair, provides minimal interface with Camden Valley Way and Ingleburn Road and provides no positive visual attributes or activation to street frontages.

The proposed development of the Tavern, Dan Murphy's and the Motel will provide a better built form outcome for the site, and following the rezoning of the land will be required to be assessed via a Development Application process which will ensure the site is developed to provide appropriate bulk and scale and an overall positive impact on the streetscape.

The proposed development will result in the loss of approximately 35 palms and 100 other tree species currently existing on the site, which will alter the visual impact, as well as have a potential impact in terms of biodiversity loss within the area. In this regard, an Arborist Assessment should accompany any future development application on this site.

The physical changes to the area as a result of the proposed development will not result in a material reduction in the amenity of the surrounding area. The proposal includes new development which will provide a greater visual cohesiveness and intensification of land use for the site overall. The proposal will provide a positive impact on the appearance of the site and streetscape.

## 6.2 Demographic Changes

### Residential and Workforce Population

There will be no change in the resident population as a result of the development. As outlined within the Economic Impact Assessment prepared by MacroPlan Dimasi dated November 2017, the construction of the proposed redevelopment of the site will create approximately 95 additional direct employment (long-term) jobs from the new tavern, Dan Murphy's Store and motel and approximately 94 new job opportunities through the construction of the development with both day and night time shifts available. The variety of roles caters to a large sector of the workforce, including students, working mothers and others requiring flexible works schedules.

The existing workforce on the site is comprised of approximately 14 positions at Lockies Hotel and 20 positions at the BWS outlet (including full time, part time and casual staff, in addition to contractors on an as required basis).

The construction of the development will result in approximately 245 jobs, inclusive of approximately 94 jobs created directly from the construction and 151 created from (supplier employment) multiplier induced effects.

### Accommodation Options

The proposed motel component of the development will attract more visitors to the area on a longer-term basis. Visitors are expected to be drawn to the area by the growing resident and workforce population of Leppington and the broader South West Priority Growth Precinct. There is a distinct lack of short-term stay accommodation opportunities within the area.

An Accommodation Audit published within the Camden LGA Destination Management Plan 2016 (DMP 2016) identifies the need for further accommodation options within the Camden LGA to support the region as a tourism destination. Table 3 outlines the current accommodation options within Camden LGA.

**Table 3: Current Accommodation Options in the Camden LGA**

	<b>Count</b>	<b>% Breakdown</b>
<b>Motel</b>	4	44%
<b>B&amp;B/ Guesthouse/Farmstay</b>	3	33%
<b>Camping/ Caravan Park</b>	1	11%
<b>Student Accommodation/ School Camps</b>	1	11%
<b>Serviced Apartments</b>	0	0%
<b>Total</b>	9	100%

The accommodation audit illustrates the small number of accommodation options within the LGA. The DMP 2016 notes that only 13% of visitors stay overnight. The proposed Motel will contribute to an increased number of accommodation options which are required for the increase in resident and visitor populations, and the growing tourism market within the Camden LGA.

Due to the site's location in close proximity to the Forest Lawn Memorial Park and Leppington Forest Lawn Cemetery and the future Camden Private Hospital and Western Sydney Airport, it is anticipated that the demand for accommodation services will increase further.

### Traffic and Parking

Traffic and parking requirements are included in the overall redevelopment, and in this regard parking requirements will not adversely impact on surrounding streets. The Traffic and Parking report prepared by Colston Budd Rogers & Kafes Pty Ltd dated November 2017 notes that the proposed parking provision of 257 car parking spaces (inclusive of accessible spaces) is appropriate and the additional traffic resulting from the development will not adversely impact on the existing road network.

## 7. PROBABLE IMPACTS

### Health

As outlined in Section 3 of this Report, alcohol related hospitalisation in the Camden LGA is lower than the NSW State average. There will be no increase in the ability to purchase alcohol as the existing development includes a BWS retail outlet which has a current packaged liquor licence and Lockies Hotel which has a primary service licence. Therefore it is envisaged the proposed development will not result in any increase in demand for health services. ALH Group and Dan Murphy's staff strictly comply with the Responsible Service of Alcohol (RSA) requirements and are trained not to serve persons who are already intoxicated.

The proposed development and the activity of retailing liquor does not pose any specific health impacts or risks. Alcohol will be available to consume in a controlled environment with (RSA) trained staff members within the proposed Tavern, however no alcohol will be permitted to be consumed on site at the Dan Murphy's Liquor Store.

The proposed development will not pose any specific risk. All staff will be trained in occupational health and safety.

### Safety

All entries and exits, pathways and car parks of the proposed development and the site overall will be well lit at night. The multi-use of the car park (between the proposed Tavern, Dan Murphy's Liquor Store and the Motel) will enhance public safety outcomes due to the varying closing times of each use, and the 24 hour nature of the motel accommodation.

Windows in the proposed Tavern, Dan Murphy's Liquor Store and Motel will overlook the car park to provide passive surveillance. CCTV Camera will also be included with the proposed development and will cover all entries into the proposed Tavern, Dan Murphy's Liquor Store and Motel and the associated car parking facilities. Further details on the type and location of the CCTV Camera will be specified at the Development Application and Construction Certificate stages.

The proposed Tavern and Dan Murphy's Liquor Store will include an active street level use on both Camden Valley Way and Ingleburn Road. The proposed Motel will be orientated towards Ingleburn Road.

Detailed landscaping plans have not yet been produced, however landscaping will be proposed at Development Application stage to allow clear sightlines from within the Tavern, Dan Murphy's Liquor Outlet and Motel to the car park and other public areas.

As outlined in Section 3 of this Report, alcohol related crime in Camden LGA is lower than the NSW State average. However, it is envisaged that the proposed development will not result in any significant opportunities for crime. It has been determined that the majority of alcohol related anti-social behaviour occurs between the hours of 9pm and 3am Friday and Saturday nights (Briscoe and Donnelly 2001a), with most of the anti-social behaviour occurring around areas where there are numerous licensed premises and late night trading premises including hotels and entertainment venues. Under current legislation relating to the sale of alcohol, no alcohol associated goods will be transacted or offered for sale at any time past the 11pm (Monday to Saturday) and 10pm (Sunday) restrictions. The proposed Dan Murphy's Liquor Store therefore will not trade during late nights when alcohol related anti-social behaviour mostly occurs.

The proposed hours for the Tavern will reflect existing approved hours and will include:

- 10:00am – 1:00am (the following day) Mondays to Wednesday.
- 10:00am – 4:00am (the following day) Thursday to Saturday.
- 10:00am – 12:00am on Sundays.

Although the proposed Tavern will be operating between the hours of 9pm and 3am, it is not located within a concentrated late-night entertainment precinct. Studies undertaken regarding alcohol generated violence reveal licensed venues such as hotels and night clubs concentrated in late-night entertainment districts account for a significantly disproportionate percentage of assaults and alcohol related incidents. Assaults and anti-social

behaviour are generally not associated with packaged liquor retail outlets such as a Dan Murphy's liquor store. Relevant studies that demonstrate this outcome include Moffatt, Mason, Borzycki and Weather Burn (2009), Briscoe and Donnelly (2003), Nicholas (2006), Livingston (2008) and the National Drug Law Enforcement Research Fund (2006).

Potential crime is minimised on site by virtue of the presentation of the Tavern and Dan Murphy's Liquor Store being well lit, well staffed and tidy. Furthermore, all staff will be required to be trained in safety procedures. The setback location of the proposed motel will increase pedestrian activity and passive surveillance further reducing the potential for crime.

The proposed Tavern and Dan Murphy's Liquor Store will operate in accordance with a strict management policy. Dan Murphy's are experienced liquor retailers. Dan Murphy's Liquor Stores have detailed management practices which draw upon experience from across Australia.

There is no evidence that the granting of a Packaged Liquor Licence will encourage drink-driving or other liquor-related harm. Dan Murphy's Liquor Store does not permit on-site consumption or encourage loitering in the area.

The Camden Local Area Command (Narellan) will be consulted in relation to the Planning Proposal. Any proposed conditions recommended by NSW Police will be incorporated into the final site design. Management will contact local Police immediately in the event of any incidents occurring at the proposed premises or in the immediate surrounds.

In light of the above the opportunities for crime to be created as a result of the proposed development are minimal.

#### Neighbourhood Identity

The proposal includes a significant improvement to the visual appearance of the site via a complete redevelopment of the existing Lockies Hotel and BSW liquor outlet buildings which will materially improve the appearance and provide a complementary streetscape and design outcome. Therefore, the proposed new buildings are considered to have a positive impact on the visual presentation of the site and the streetscape overall.

The Planning Proposal will facilitate the construction of a Tavern, Dan Murphy's Liquor Store and a Motel (constructed over two stages) with a total gross floor area of 7,475m<sup>2</sup>. The subject site is currently located within an undeveloped R3 Medium Density Residential Zone, and in this regard the proposal is unlikely to change the character of the Leppington neighbourhood and there is planning merit to provide non-residential uses alongside busy intersections where lower levels of amenity occur.

The ALH Group will provide a clean and well maintained professional premises. Littering is typically not associated with taverns, liquor stores and motels. Nevertheless, the ALH Group and Dan Murphy's provides strict policies and procedures to ensure that the subject tenancy will be well maintained, clean and devoid of litter. Litter management procedures for Dan Murphy's will be acted upon each day.

#### Belonging and Connection to Community

The nature of the Licence and type of proposed operation will further enhance the shopping experience for the local community. The local community will benefit from an expanded retail offering available in Leppington and the broader Camden LGA.

The proposed revitalisation of the Tavern will increase the sense of connection to the site with the local community. The proposed Tavern will include function rooms (available for hire for events such as weddings, wakes, birthdays etc.) and dining options. These function and dining spaces will be designed to bring people together, and to create and strengthen the connections and relationships between people and communities.

#### Social Equity

ALH Group is an experienced operator of packaged liquor retail and on-premises liquor sales and a number of policies will be in place to minimise the likelihood of minors gaining access to liquor, including by way of

secondary sales. There is an existing packaged liquor licence for the BWS retail outlet so the availability of packaged liquor will not be increased.

The ALH Group understands the cultural and socio-economic diversity of Western Sydney and the proposed Tavern will aim to be an inclusive venue for all members of the community to enjoy and utilise.

The discounted prices available at Dan Murphy's Liquor Store will result in a benefit to the community. Dan Murphy's offers a full range of products and operates the "*Lowest liquor price guarantee*" whereby competitor prices are checked every day and any lower prices found are beaten. Increasing selection and lowering prices has a material benefit for those on low incomes.

## **8. SUMMARY**

### **8.1 Key Changes as a Result of the Proposed Development**

The proposed development is unlikely to result in any significant changes in the locality or the Camden LGA. The proposal is for liquor retail and replaces an existing Tavern and BSW outlet on the site. There will be no net increase in the number of liquor retailers as a result of the proposal. The proposal, which will also include motel accommodation on the site, will provide a greater visual cohesiveness for the site overall. The proposal is therefore considered to have positive impacts on the appearance of the site overall.

### **8.2 Key Probable Positive Impacts**

Our analysis concludes that the proposed Tavern, Dan Murphy's Liquor Store and motel accommodation will not result in any significant adverse social impact on the existing and future local residents or the broader locality. The potential public benefits that may result from the proposed development include:

- Convenience – The location of the proposed Tavern and Dan Murphy's Liquor Store increases choice within Leppington and the broader Camden LGA. The proposed motel accommodation will be situated within an area that currently requires more accommodation options, and where the demand for accommodation is set to increase. The site is located on a key arterial road (Camden Valley Way) which will provide access to the site for existing residents and the forecasted population increase associated with the SWPGA.
- Choice – Customers will have greater access to a wider selection of alcohol at competitive prices. There is an existing ability to purchase packaged liquor within the Camden LGA and the proposed premises will provide increased choice in the Leppington area. The Tavern will provide individuals and families with further choice in terms of an expanded facility with venue hire and restaurant options. Additionally, additional accommodation options will be enhanced from the development of a motel within the area.
- Economic Activity – The proposed development will generate employment directly and indirectly and contribute to the local economy as well as supporting the businesses supporting the proposed use including delivery, warehouse and supply-chain employees. The motel component of the development will contribute to the emerging tourism market within the area, in addition to current and future demand for accommodation options.
- Strengthening the Viability of Other Nearby Businesses –The proposed Tavern, Dan Murphy's Liquor Store and Motel will generate greater activity on the site and provide the opportunity for customers to undertake multi-purpose trips on the site itself and in nearby surrounding centres.
- Revitalisation and Aesthetic Improvements – The proposal will revitalise an underutilised site and the new building work will provide a positive visual impact along Camden Valley Way and Ingleburn Road. The proposed development will replace structures that are in a state of disrepair, and will improve quality of services and safety currently offered on the site.

### **8.3 Key Probable Negative Impacts**

There are unlikely to be any significant material negative impacts as a result of the proposed ALH Group development. The expected impacts are as follows:

## Traffic

The Traffic and Transport Assessment prepared by Colston Budd Rogers & Kafes Pty Ltd dated November 2017 and submitted with the Planning Proposal states that the proposed development will result in 140-220 new vehicle movements during peak time periods along Camden Valley Way and Ingleburn Road (two-way). The Traffic and Transport Assessment concludes that the Camden Valley Way and Ingleburn Road and the Camden Valley Way and Denham Court Road intersection will continue to operate under similar conditions. The proposed development will have no significant impact on vehicle movements or reduce the intersections below the existing 'B' Level of Service, and would operate with average delays of less than 26 seconds per vehicle during the Friday evening and Saturday peak periods.

## Construction Impacts

Noise, dust and construction traffic would occur over the demolition and development period and this may cause temporary inconvenience to surrounding uses. Standard construction and environmental management practices will be followed and a Construction Management Plan will be prepared to ensure all construction impacts are reasonable and minimal.

### **8.4 Mitigation Strategies**

The ALH Group is an extremely experienced, well established and well regarded operator in Australia and they will continue to operate to the high standard and high expectations of management. Negative impacts as a result of liquor sales on the site from both the Tavern and Dan Murphy's Liquor Store are not expected as the ALH Group and Dan Murphy's have mitigation strategies in place as follows:

#### *8.4.1 Liquor Licensing Requirements*

The ALH Group and Dan Murphy's will comply with liquor licensing laws, and ensure that:

- All staff are trained in the Responsible Service of Alcohol;
- There is to be no sale of alcohol to people under the age of 18 years or to persons known or suspected of buying it to give to a person under the age of 18 years;
- Staff will ask for proof of age if the customer looks under the age of 25 years;
- Drunk or disorderly persons shall not be permitted on the premises (of the Tavern and Dan Murphy's Liquor Store);
- No liquor is to be consumed on the proposed premises of the Dan Murphy's Liquor Store with the exception of authorised wine tastings; and
- The proposed Tavern and Dan Murphy's Liquor Store will adhere to the provisions of relevant legislation including the liquor licensing competition laws.

#### *8.4.2 Management Procedures*

Management at the proposed Tavern and Dan Murphy's Liquor Store will:

- Ensure that all staff are familiar with liquor licensing legislation, industry codes of practice and their obligations and responsibilities;
- Ensure that all staff are familiar with the conditions of the licence and any trading or other restrictions which may be imposed;
- Ensure that all staff complete a certified responsible service of alcohol course and the principles of responsible service of alcohol are implemented at the premises; and
- Ensure appropriate and required signage is displayed at the premises.

In addition, management will stay informed about alcohol related problems in the local community including any incidents of public drinking, places frequented by groups of young people, particularly where alcohol is involved, types of drinks most popular with young people, incidents of anti-social behaviour where alcohol is involved and actions by Government authorities and community groups in the local community to address alcohol related issues.

### 8.4.3 Record and Monitor Incidents

The ALH Group management will record the details of any incidents of violent, threatening or offensive behaviour. Any such incidents will be reported to the Police immediately. Management will also record any incidents of minors attempting to purchase alcohol, suspected secondary supply to minors, refused sales to intoxicated persons, and complaints made by members of the public.

Such incidents will be recorded in an "incident register" which is to be kept on the premises at the Tavern and Dan Murphy's at all times in a location known to all staff. The incident register will be available for Police inspection upon request. Management will review entries in the incident book on a regular basis with a view to identifying any apparent trends or persons involved in incidents on a recurring basis.

## 9. CONCLUSION

The proposal seeks to include in Schedule 1 of Appendix 9 of SEPP 2006 additional permitted uses at 1423 Camden Valley Way, Leppington being pub, motel accommodation and retail premises. Based upon the demographic analysis, strategic planning documents and consultation undertaken with Council Officers on 16 June 2017, this report has examined potential social factors associated with the proposed development.

The proposed development is expected to generate a number of positive benefits for the local community, including:

- Enhanced convenience and access to a tavern, liquor retail outlet and motel accommodation in close proximity to a large (future) residential catchment which will enable multi-purpose vehicle trips to the site;
- Increased choice to a wider selection of alcohol retail outlets, function facilities and restaurants, and motel accommodation within the area;
- Increased local economic activity and employment opportunities;
- Increase accommodation services in an area which has a high existing and future demand for further accommodation services;
- Providing flow-on benefits to other nearby businesses and services; and
- Significant revitalisation of the site and enhanced positive safety outcomes.

The proposal is expected to result in short term impacts associated with construction, which can be managed by preparation of a Construction Management Plan. The proposal will result in long term additional traffic, however average delays will be increased by an average delay of less than 26 seconds per vehicle which is not a material traffic impact. Appropriate management and operational procedures will be implemented to manage environmental and social impacts associated with the sale of liquor on the site.

The proposal will:

- Follow a Council approved Construction Management Plan (proceeding the Development Application process);
- Accord with the broad State, Metropolitan and local policies regarding minimising potential harm and impacts on local communities;
- Upgrade an existing dilapidated site and complement the retail offer and community activation in Leppington and the wider Camden LGA for packaged liquor and pubs;
- Appropriately manage noise impacts during construction and on-going operation;
- Implement a House Policy to minimise impacts associated with alcohol consumption;
- Co-operate with NSW Police strategies to minimise alcohol related crime for this area; and
- Ensure all aspects of operations on the site are continually monitored by ALH Group management and Dan Murphy's.

In light of the benefits of the proposed development and in the absence of any significant adverse environmental or social impacts, the Planning Proposal is suitable to proceed.

## 10. SIA AUTHORS

This SIA has been prepared by suitably qualified persons.

Please refer to resumes held at **Appendix A**.

## 11. REFERENCES

Australian Bureau of Statistics census data for 2011 and 2016.

Bureau of Crime Statistics and Research data from 2014 - 2016.

Planning Proposal Report prepared by Milestone dated July 2018.

Economic Impact Assessment prepared by Macroplan Dimasi dated October 2017.

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Camden Local Environmental Plan 2010.

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Camden Council Economic Development Strategy Growth and Prosperity 2013.

Camden LGA Destination Management Plan 2016.

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## **MILESTONE (AUST) PTY LIMITED**