



**BARR PROPERTY  
& PLANNING**

Continual Progress

# Social Impact Assessment Lakeside Parade, Jordan Springs

Prepared By Barr Property and Planning

For FDC Construction (NSW) Pty Ltd

August 2020

## Document Control

**Title:** Social Impact Assessment – New Tavern  
**Address:** Lakeside Parade, Jordan Springs, NSW, 2747  
**Job No.** 20NEW0042

**Client:** FCD Building (NSW) Pty Ltd

### Document Issue:

Issue	Date	Prepared by	Reviewed by
<b>Draft 1</b>	11 May 2020	Katrina Walker	Kirsty Hammer
<b>Draft 2</b>	13 August 2020	Katrina Walker	Kirsty Hammer
<b>Final Draft</b>	13 August 2020	Kirsty Hammer	Client
<b>Final</b>	14 August 2020	Kirsty Hammer	

### Signed



**Katrina Walker**  
Project Planner  
B.Sc, B.Ed, MPlan (Prof), PIA (Assoc.)



**Kirsty Hammer**  
Principal Planner Social and Economic  
BTP, Grad Cert ELG LAW, MEcRD, RPIA, MUDIA, MIAIA

For queries about this report please contact

**Kirsty Hammer**



# Table of Contents

Document Control.....	2
Table of Contents.....	3
List of Figures .....	4
List of Tables .....	5
List of Abbreviations .....	6
Executive Summary.....	7
1 Introduction .....	8
1.1 Aim and Scope .....	8
1.2 Qualifications .....	9
1.3 Background and Methodology .....	9
1.4 Review of Reports.....	10
1.5 Site and Location.....	10
1.6 Scope and Area of Consideration .....	14
2 Proposed Development.....	16
2.1 History.....	16
2.2 Development Proposition.....	16
2.2.1 Construction of Tavern and associated parking area .....	16
2.2.2 Operation.....	16
3 Community Profile .....	18
3.1 Demographic Profile .....	18
3.1.1 Population.....	18
3.1.2 Age Structure .....	20
3.1.3 Income and Employment.....	21
3.1.4 Housing .....	23
3.1.5 SEIFA Index of Disadvantage.....	24
3.2 Crime Profile .....	27
3.2.1 Crime trends .....	27
3.3 Health Profile .....	32
3.2.2 Alcohol Related Health Profile.....	32
3.4 Gambling Profile .....	36
3.4 Social Infrastructure Profile .....	39
3.4.1 Transport Infrastructure .....	40



3.4.2	Social and Community Infrastructure.....	40
4	Community Consultation .....	43
5	Social Impacts.....	44
5.1	Methodology .....	44
5.2	Potential Social Impacts.....	45
5.2.1	Residential Uses.....	45
5.2.2	Commercial Uses .....	46
5.2.3	Recreational Uses .....	46
5.2.4	Visual impacts .....	46
5.2.5	Equity of Access .....	47
5.2.6	Noise .....	47
5.2.7	Traffic Generation and Car Parking.....	48
5.2.8	Crime Prevention .....	48
5.2.9	Health impacts .....	49
5.2.10	Cumulative Impacts .....	50
6	Mitigation Measures .....	55
6.1	Hotel Policy and Responsible Service of Alcohol .....	55
6.2	Advertising .....	55
6.3	Health.....	55
6.4	Transport .....	56
6.5	Noise .....	56
7	Conclusion .....	58

## List of Figures

<b>Figure 1:</b>	Site location (SIXMaps, 2020, Accessed 11 May 2020) .....	11
<b>Figure 2:</b>	Site, looking west (Author, 2020) .....	12
<b>Figure 3:</b>	Residential development under construction on Lakeside Parade, east of the site, looking west (Author, 2020) .....	12
<b>Figure 4:</b>	Low density housing adjacent to the site on Jubilee Drive, looking south (Author, 2020) ...	13
<b>Figure 5:</b>	Jordan Springs (SCC) (ABS, SSC12042 , 2016, Accessed: 11 May 2020) .....	14
<b>Figure 6:</b>	Broader community locality – Penrith (LGA) (ABS, Community Profile 16350, 2016, Accessed: 11 May 2020) .....	15
<b>Figure 7:</b>	Population growth rate Penrith LGA and NSW (ABS LGA16350, STE 1, 2016, Accessed: 11 May 2020) .....	19
<b>Figure 8:</b>	Age structure (ABS, QuickStats LGA16350, STE, 2016, Accessed: 11 May 2020) .....	21



<b>Figure 9:</b> Comparison of median weekly household income (ABS, QuickStats 124031464, LGA16350, STE, 2006-2016, Accessed: 2 April 2020) .....	22
<b>Figure 10:</b> Unemployment rate (ABS, QuickStats LGA16350, STE, 2006-2016, Accessed: 12 May 2020) .....	23
<b>Figure 11:</b> IRSD Penrith (SA2) (ABS, 2020) .....	25
<b>Figure 12:</b> IRSAD Penrith (SA2) (ABS, 2020).....	25
<b>Figure 13:</b> Comparison of 2019 crime statistics (BOSCAR Interactive Map Collated by Author, 2020) .....	27
<b>Figure 14:</b> Comparison of 2019 crimes which can be related to alcohol across Jordan Springs, Penrith LGA and NSW (BOSCAR Interactive Map Collated by Author, 2020).....	28
<b>Figure 15:</b> Comparison of 2019 assaults related to alcohol and not related to alcohol across Penrith (SA2), Penrith LGA and NSW (BOSCAR Interactive Map Collated by Author, 2020) .....	29
<b>Figure 16:</b> Alcohol related domestic assault offence density; Source: Liquor and Gaming LiveData, accessed 12 May 2020 .....	29
<b>Figure 17:</b> Longitudinal comparison of domestic violence related to alcohol within the Penrith suburb (BOSCAR Interactive Map, Collated by Author, 2020).....	30
<b>Figure 18:</b> Comparison of Alcohol Related Non-Domestic Violence between Penrith suburb area, Penrith LGA and NSW (BOSCAR Interactive Map, Collated by Author, 2020).....	30
<b>Figure 19:</b> Drinking trends across the Sydney – Outer West and Blue Mountains Statistical Area 4 (Source: AIHW, Supplementary data tables, State and territory chapter 7, adapted by author, 2017) .....	33
<b>Figure 20:</b> Drinking trends across the unemployment sector of major cities (Source: AIHW, Supplementary data tables, State and territory chapter 8, adapted by author, 2017).....	34
<b>Figure 21:</b> Proportion of gambling activities in NSW (Source: NSW Gambling Survey, 2019, <a href="https://www.responsiblegambling.nsw.gov.au/research2/nsw-gambling-survey-2019">https://www.responsiblegambling.nsw.gov.au/research2/nsw-gambling-survey-2019</a> , adapted by author, 2020) .....	36
<b>Figure 22:</b> Percentage of gambling population classified by the PGSI; Source: NSW Gambling Survey, 2019, page 137.....	37
<b>Figure 23:</b> Jordan Springs, July 2016 (Google Earth, Accessed 11 May 2020).....	39
<b>Figure 24:</b> Jordan Springs March 2020; (Google Earth, Accessed 11 May 2020) .....	39

## List of Tables

<b>Table 1:</b> Alcohol use for SEIFA Index 5th quintile populations and major cities between 2010 and 2016 (Source: AIHW, Supplementary data tables, Specific population groups Chapter 8, 2017).....	33
<b>Table 2:</b> Local educational facilities within 2km as the crow flies to the site, (Source: Google maps, collated by author, 2019).....	40
<b>Table 3:</b> Entertainment venues and opening hours (Source: Premises websites, collated by author, 2020) .....	41
<b>Table 4:</b> Summary of Social Impacts as a result of the increased trading hours.....	1



## List of Abbreviations

<b>ABS</b>	Australian Bureau of Statistics
<b>AIHW</b>	Australian Institute of Health and Wellbeing
<b>BOCSAR</b>	NSW Bureau of Crime Statistics and Research
<b>CIS</b>	Community Impact Statement
<b>CSP</b>	Community Strategic Plan
<b>DCP</b>	Development Control Plan
<b>EGM</b>	Electronic Gaming Machine
<b>EPA Act</b>	Environmental Planning and Assessment Act 1979
<b>IRSD</b>	Index of Relative Socio-Economic Disadvantage
<b>IRSAD</b>	Index of Relative Socio-Economic Advantage and Disadvantage
<b>LEP</b>	Local Environmental Plan
<b>LGA</b>	Local Government Area
<b>LSPS</b>	Local Strategic Planning Statement
<b>NDSHS</b>	National Drug Strategy Household Survey
<b>PGSI</b>	Problem Gambling Severity Index
<b>SIA</b>	Social Impact Assessment
<b>SEIFA</b>	Socio-Economic Indexes for Areas
<b>TfNSW</b>	Transport for New South Wales



## Executive Summary

This Social Impact Assessment (SIA) assesses the likely social impacts arising from the proposed new Tavern in Jordan Springs. This SIA forms part of a Development Application to Penrith City Council for the proposed development of the Tavern and associated car parking.

The scope of the SIA is outlined in Part 1, along with methodology and area of consideration. The proposed development is outlined in Part 2, and involves the construction of a new Tavern, including an ancillary car park.

This SIA has considered the existing characteristics of the community in Part 3, through an examination of its demographic, crime, health and gambling characteristics and the existing social infrastructure available to the community.

An examination of the proposal, baseline characteristics of the community, and consultation results has yielded the conclusion that social impacts arising from the proposal are likely to be minor, and are both positive and negative in nature. These are outlined in Part 5. Proposed mitigation measures are further documented in Part 6. As a result of this process, the conclusion in Part 7 recommends approval on the basis that minor mitigation measures are carried out by the Tavern operators.

Accordingly, it is recommended that consent be granted for the construction of the new Tavern and associated car parking, with conditions as outlined in Part 7.



## • Introduction

### 1.1 Aim and Scope

This report provides a Social Impact Assessment (SIA) of the proposed development of a new tavern at Lot 3989 in Deposited Plan 1190132, Lakeside Parade, Jordan Springs, NSW. The key objective of this report is to allow the likely social impacts of the proposal to be assessed under Section 4.15(1)(b) of the *Environmental Planning and Assessment Act, 1979* (EPA Act), which states:

*“(1) In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:*

*...*

*(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality...”*

The scope of this report has been determined in accordance with current practice in SIA, and Penrith City Council’s Social Impact Assessment Guideline outlined in Appendix F5 Technical Information of the Penrith Development Control Plan 2014.

SIA is defined in current practice by the following:

*Social Impact Assessment includes the processes of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions. Its primary purpose is to bring about a more sustainable and equitable biophysical and human environment.*

(Vanclay, 2003, p.5)

SIA is recognised by Vanclay *et al.* as an impact prediction mechanism and decision-making tool, as well as a contributor to the ongoing management of social issues (Vanclay *et al.*, 2015, p.iv).

In recognition of current practice and Council’s expressed guidelines for SIA, and the objective to provide an assessment of social impacts under the EPA Act, this SIA provides an analysis of the following:

- Consideration of the proposed development within its existing environment;
- The present social, land use, demographic, health and crime characteristics of the Jordan Springs community;
- Aspects of the proposal likely to impact on that community and further afield;
- Consideration of the potential crime risk arising from the proposal;
- Potential mitigation measures; and
- Conclusion: evaluation of social and crime impacts of the proposed development.



## 1.2 Qualifications

This report was prepared by:

### **Kirsty Hammer**

Principal Planner Social and Economic  
Bachelor Town Planning (Hons1)  
Grad Cert Environmental and Local  
Government Law,  
Masters, Economics and Regional  
Development,  
Memberships: Planning Institute of Australia  
(RPIA), Urban Development Institute of  
Australia, International Association for  
Impact Assessment

### **Katrina Walker**

Project Planner – Social and Economic  
Bachelor of Science,  
Bachelor Education,  
Master of Planning (Professional),  
Member Planning Institute of  
Australia (Assoc)

## 1.3 Background and Methodology

In accordance with the Penrith Development Control Plan 2014 (DCP) a SIA may be required for certain commercial and retail development. The applicant, in collaboration with the Council, is required to assess whether the proposed development is likely to have a social impact, and a SIA should be prepared if it is deemed necessary. It was determined that assessing the likely social impacts as a result of the proposed development is necessary. Accordingly, this SIA has therefore been prepared to accompany the Development Application for the development of a new tavern. This SIA meets the relevant Guidelines within the Penrith City Council DCP 2014 and the Penrith City Council Social Impact Principles outlined within the Technical Manual.

In accordance with these guidelines, and current SIA practice, the following activities were undertaken to complete the SIA:

- Project area definition, determining an area for the SIA through preliminary scoping of the project area;
- Research of the community social profile and crime statistics of the project area;
- Literature review, including reviewing relevant documentation and technical studies;
- Identify, respond to and mitigate where necessary, potential social and crime impacts; and,
- Assess the overall likely social impact of the proposal.

Data and information for the community social profile were gathered from various sources as identified below:

- Australian Bureau of Statistics (ABS) Census data – 2016, 2011 and 2006 including TableBuilder;
- The General Community Profile and Time series Profile for Jordan Springs (SCC) (SSC12042);



- The General Community Profile and Time series Profile for Penrith (C)(LGA) (16350);
- The General Community Profile and Time series Profile for NSW (STE) (1);
- Jordan Springs Community Profile website:  
[https://profile.id.com.au/penrith/about?WebID=205;](https://profile.id.com.au/penrith/about?WebID=205)
- NSW Government Agencies, including NSW Bureau of Transport Statistics, Bureau of Crime Statistics and Research, Australian Institute of Health and Wellbeing and Liquor and Gaming NSW;
- Information from technical studies and other websites.

## 1.4 Review of Reports

Reliance has been made on a range of expert assessments that are to be submitted along with the Development Application, to form a complete view of likely social impacts and their associated mitigation measures. The reports and plans reviewed for the purposes of this SIA are:

- Draft Statement of Environmental Effects, Stimson Urban and Regional Planning, August, 2020
- Architectural Plan Set, Team 2 Architects, Project # 930, Rev 2, Jordan Springs Tavern
- Civil Plan Set, EFWW Consulting Engineers, July 2020, Job # 21933-001, Jordan Springs Tavern
- Landscape Plan Set, Site Image Landscape Architects, July 2020, Job # SS20-4376, Rev B, Jordan Springs Tavern
- Draft Hotel Plan of Management, GJ Consulting, July 2020
- Access Design Assessment Report, Design Confidence, July 2020
- Development Application Acoustic Assessment, Acoustic Logic, July 2020
- Traffic Impact Assessment, ptc., July 2020
- Preliminary Site Investigation, Geotechnique, June 2020
- Sustainability Report, Northrop, July 2020

## 1.5 Site and Location

The site for the proposed tavern is located at Lot 3989 in Deposited Plan 1190132, Lakeside Parade, Jordan Springs, NSW. The site approximately 5026m<sup>2</sup>, triangular in shape and is presently vacant. The site is located within the Penrith Local Government Area (LGA). Pursuant to the Sydney Regional Environmental Plan No. 30 – St Marys the site is classified as being Urban zone.





**Figure 1:** Site location (SIXMaps, 2020, Accessed 11 May 2020)

The site, depicted in yellow in Figure 1, is located on the southern side of Lakeside Parade. Figure 2 shows the current locality at the time of the site visit, March 2020. To the north of the site is a construction site for a proposed multi-storey residential development. A second substantially completed multi-storey residential development is located north east of the site, shown in Figure 3. Further north lies the Jordan Springs Lake, a key recreational area for the residents of Jordan Springs. The Jordan Springs shopping precinct lies to the north west of the site with a large residential area located directly west of the shopping precinct. A primary school under construction is located north of Cullen Avenue.



**Figure 2:** Site, looking west (Author, 2020)



**Figure 3:** Residential development under construction on Lakeside Parade, east of the site, looking west (Author, 2020)



The allotments to the west are identified as undeveloped Urban Zone land. An aged care facility has been constructed on Lot 1 DP 1248137, being 1208 The Northern Road, Jordan Springs. A Development Application to extend the aged care facility is under assessment. Further west of the aged care facility is an undeveloped small residential estate consisting of 31 vacant residential allotments (Hortsmann Circuit). Lying directly to the south of the site is a drainage easement and Regional Park. A low-density residential precinct is located to the south east of the proposed development site, shown in Figure 4. Further east along Lakeside Parade lies further low-density residential housing.



**Figure 4:** Low density housing adjacent to the site on Jubilee Drive, looking south (Author, 2020)

The site has a long frontage to Lakeside Parade, being approximately 180m. The site is a corner allotment with a minor frontage to Jubilee Drive. Access can only be gained to the site from Lakeside Parade. A shared footpath connects the site to the shopping precinct to the north and the residential estates to the south east and north east.



## 1.6 Scope and Area of Consideration

As described, the site falls within the Penrith LGA in the suburb of Jordan Springs. Surrounding suburbs of the site include: Werrington Downs, Cambridge Gardens, Cranebrook and Llandilo, as shown in Figure 5.

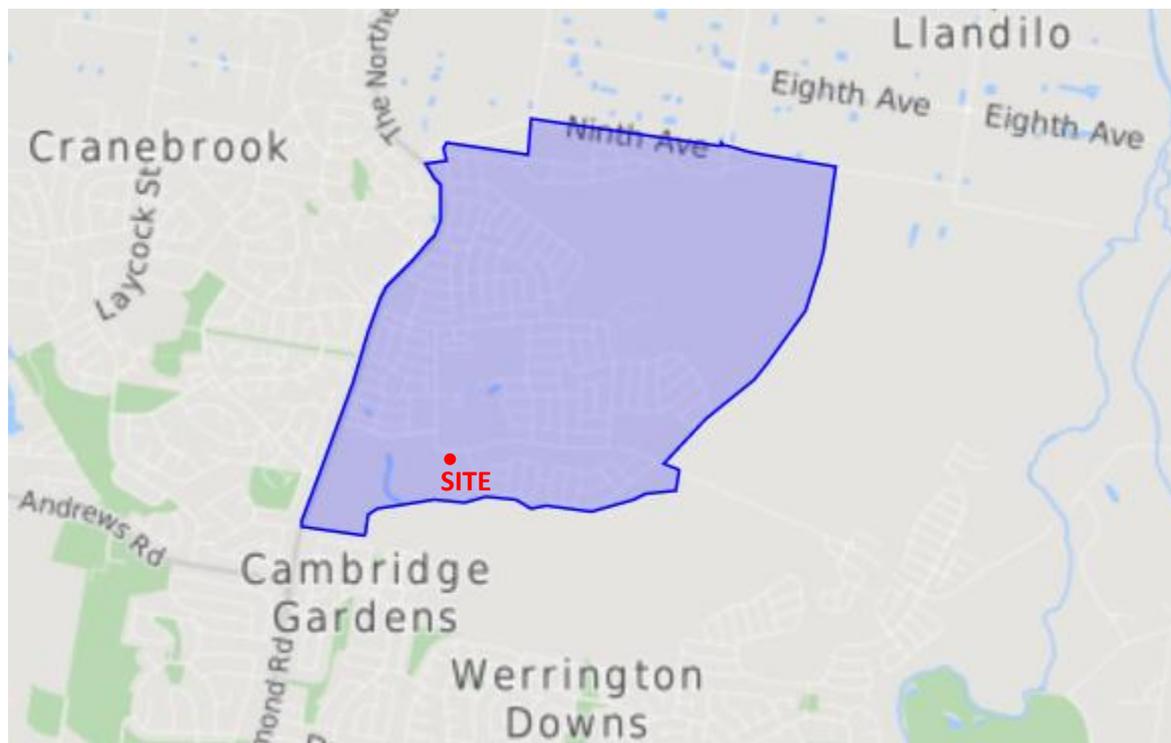


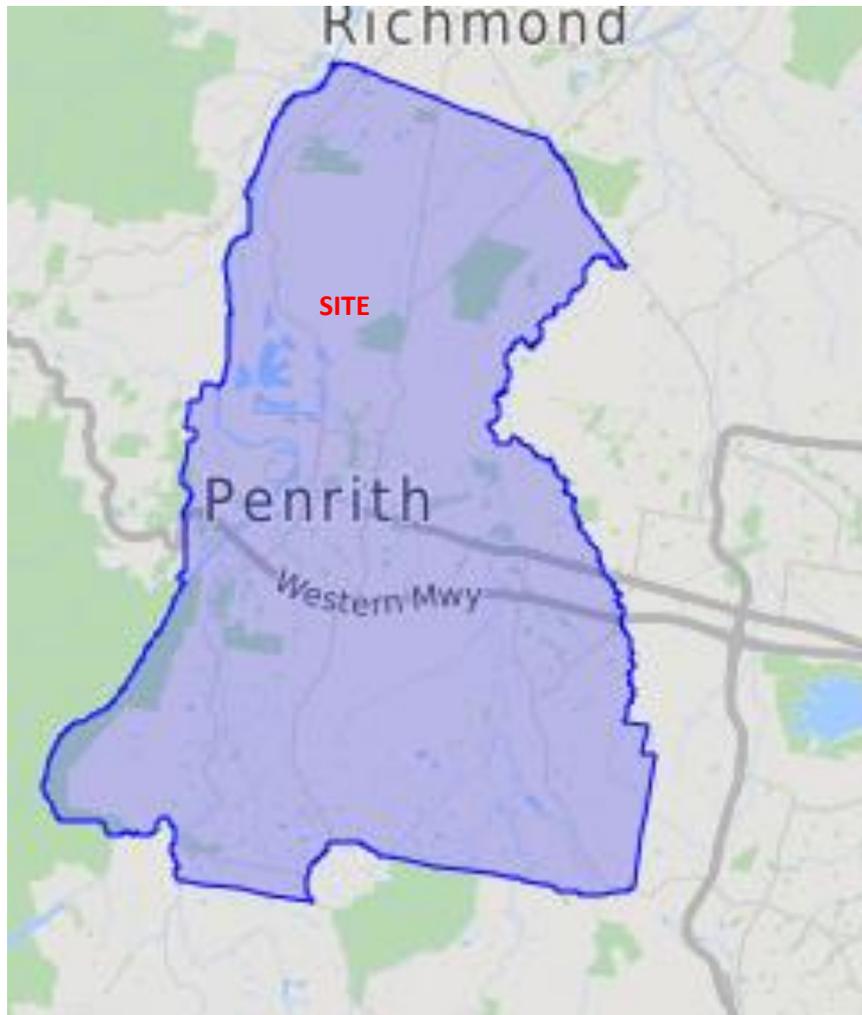
Figure 5: Jordan Springs (SCC) (ABS, SSC12042 , 2016, Accessed: 11 May 2020)

The primary locality is substantially developed and characterised by a mix of commercial, retail and residential properties. The largely residential suburb is accessed from The Northern Road via either Jordan Springs Boulevard or Greenwood Parkway. Between these key east-west linkages, lies the core of Jordan Springs including the central commercial, educational and recreational precincts.

Considering that Jordan Springs is a new and rapidly growing urban precinct, it is determined that the 2016 Census data is not reflective of the current and likely future community trends. It is believed that the general trends for Penrith LGA would more accurately reflect the community profile of Jordan Springs. Accordingly, this report will assess the likely social and crime impacts of the proposed development at two levels:

- Within the broader community surrounding Jordan Springs, being Penrith LGA defined by the ABS as LGA “16350”, Figure 6. The communities of Penrith LGA encapsulate Jordan Springs whilst also considered to be drawing areas for people visiting the venue in which the broader impacts of the proposal may be experienced; and
- Against the reference point of NSW (Code 1 STE).

The broader LGA is substantially developed and characterised by a mix of commercial, retail, industrial and residential development. This catchment area is considered to be an equitable representation of the trends expected to be experienced within Jordan Springs.



**Figure 6:** Broader community locality – Penrith (LGA) (ABS, Community Profile 16350, 2016, Accessed: 11 May 2020)



## 2 Proposed Development

### 2.1 History

The site has been cleared during the establishment of the Jordan Springs Estate. There have been no previous uses on this allotment.

### 2.2 Development Proposition

#### 2.2.1 Construction of Tavern and associated parking area

The proposed development is an application to construct the new 'Jordan Springs Tavern' and associated car parking. Details have been derived from the architectural plans prepared by Team 2 Architects, Project 930, SK-001-SK-006.

The proposed Tavern is of medium size, single storey. It is proposed that the venue will be able to accommodate 472 people. The main areas of entertainment are:

- Main bar and dining (291m<sup>2</sup>)
- Indoor / outdoor gaming room (153m<sup>2</sup>; provision for 25 machines)
- Male and female amenities, parents' room and accessible amenities
- External deck for outdoor dining
- Beer garden and kids play area
- Back of house areas including kitchen, keg store, loading dock, dry store.

The car parking area is located to the east of the venue on the same allotment and contains 48 car parking spaces (including one accessible), associated circulation areas, drop-off zone and landscaping.

#### 2.2.2 Operation

The Draft Hotel Plan of Management (GJ Consulting, July 2020) has been reviewed for details of the proposed operation of the Tavern.

The Tavern is intended to be open for trade from 10:00am to 3:00am Monday to Saturday, and 10:00am to 12:00am (midnight) on a Sunday. Restricted Trading Days, as defined under the Liquor Act 2007, include Good Friday and Christmas Day. On these days the venue is to operate from 12:00pm (midday) to 10:00pm.

The gaming room is proposed to trade within the abovementioned hours, subject to the requirements of the Gaming Machines Act regarding compulsory shutdown periods, and the results of the Gaming application.

Take-away alcohol sales are proposed between the hours of 10:00am and 12:00pm (midnight) Monday to Saturday and 10:00am to 10:00pm on Sunday. The kitchen, cellar and other non-public areas of the venue may be in operation at any stage throughout the day or night, and may be accessed by staff and authorised persons at any time. The dining area will have full meals available for lunch and dinner, and a snack menu from 3:00pm to 6:00pm and 9:00pm until close.

Low-key entertainment is proposed at the venue, focussing on acoustic-based soloists and duos.



Smoking areas have been identified as the indoor/outdoor gaming area and outdoor in the beer garden.

A shuttle bus service will be provided for Tavern patrons. It is proposed that the bus will run in the afternoon and evenings to provide an alternative and safe travel option.



## 3 Community Profile

The community profile examines the present state of the community before the Tavern is constructed. This is necessary to build understanding of the broader community as it currently exists, identify areas where the proposal may harm or benefit the community, and provide information on groups within the community who may be particularly susceptible to harm. It also provides a reference for future study of the impacts of the Tavern, once it is operational, if there are issues that warrant further consideration. As such, the community profile provides a baseline, showing the community as it exists now. This may be referred to when future changes occur, and may help isolate changes that are due to the proposed Traven.

### 3.1 Demographic Profile

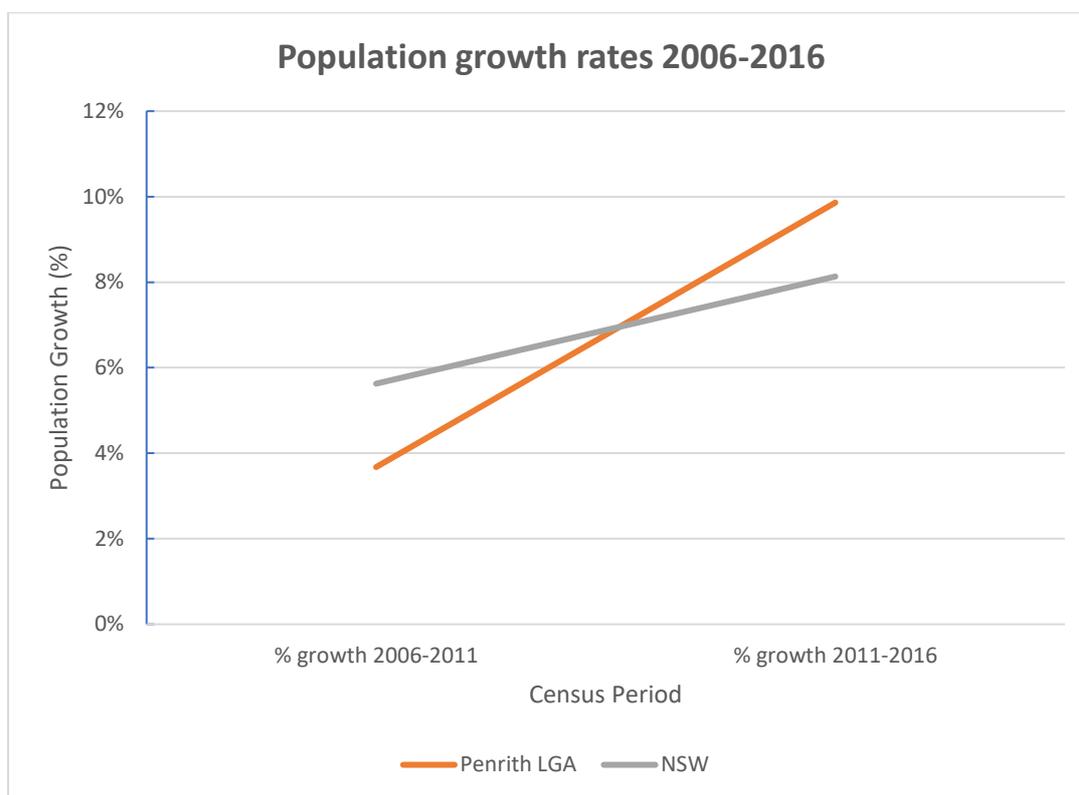
As discussed in Section 1.6 of this Report, Jordan Springs is considered a newly formed suburb with rapid growth. It has been estimated that the resident population in Jordan Springs has grown by 56% between 2016 and 2019 (ABS, 2016, profile.id 2019). Accordingly, the 2016 ABS Community Profile Data for Jordan Springs is considered to be unsuitable for the analysis of the demographic profile. The ABS Community Profile for Penrith encompasses the predominant catchment area for the venue and provides a more appropriate social context for the venue. Therefore, the following statistical profile is based on people residing within the Penrith LGA (Figure 5) with comparisons against the rest of the State as a reference point.

The information collated for the demographic profile was gathered from the ABS 2016 Time Series Profile for Penrith LGA and NSW (STE) and the 2016 Census Quick Stats for Penrith LGA (16350) and NSW (STE), unless otherwise specified.

#### 3.1.1 Population

Penrith comprises an area of 404.7km<sup>2</sup>. The 2016 Census estimated the resident population of this statistical area to be 196,066 people, equating to a population density of 484 people per square kilometre. The 2011 Census estimated the resident population to be 178,467, demonstrating an increase of 9.86% during the five-year period. Between 2016 and 2019 Penrith LGA has seen an 8.63% growth in population (to 212,977) resulting in a population density of 526 people per square kilometre. In comparison, the rest of NSW experienced an 8.1% population growth between 2011 and 2016 and a growth of 6.8% between 2016 and 2018. Figure 7 shows the variance in growth rates for Penrith LGA and NSW.





**Figure 7:** Population growth rate Penrith LGA and NSW (ABS LGA16350, STE 1, 2016, Accessed: 11 May 2020)

The locality of Penrith has experienced more rapid growth than NSW. The higher population growth rate observed for the LGA may be attributed to strong population growth due to the release of new residential land, as reflected in the population growth experienced by Jordan Springs. This could be coupled with potential job growth and lower property prices compared with other Sydney suburbs. There has also been an increase in new dwellings and conversion of low density residential to medium density residential accommodation, providing increased housing options within the LGA.

In 2019 the NSW Department of Planning and Environment released new population projections for LGAs across NSW from 2016-2041. The series projects a growth of 83.2% for the Penrith LGA over this period, compared with 51.5% growth across the Greater Sydney Region. Rapid growth is predicted between 2021 and 2036, up to 20% during the period 2031-2036. Overall, it is projected that the population of the LGA will reach 369,246 by 2041. It is likely that much of this growth will be focused within the Penrith CBD and new land release areas such as Jordan Springs. It is anticipated new apartment, townhouse and villa constructions replacing older single dwelling stock in some areas will accommodate the growth. This projection is based on a series of assumptions derived from historic population growth, trends in new dwellings and the release of new residential land.

Within the subject community the proportion of males and females was equivalent to the State average. People who identified themselves as Aboriginal and/or Torres Strait Islander contributed 3.9% of the Penrith LGA population, this is 1% higher than the than the rest of NSW (2.9%). A large proportion of the population aged 15 years and over were married (47.3%). This proportion was 1.4% lower than the State average of 48.7%. It is estimated that 36.1% of the Penrith LGA community are

identified as never being married, 1.7% higher than the State average. 16.6% of the population identified as being either separated, divorced or widowed. Of these groups the percentage of people identified as being separated or divorced were marginally higher than the State average (0.6% and 0.1% respectively) with people identifying as widows being 1% lower than the State average.

The most common ancestries in the Penrith LGA community were Australian (26.3% of population), English (24.5%), Irish (7.2%), Scottish (5.5%) and Maltese (2.8%). English was the most dominant household language, with 77.17% of people in the Penrith LGA community speaking only English at home. This is 8.63% higher than the proportion of the State population speaking only English at home (68.5%). Most of the Penrith LGA resident population nominated a religious affiliation with Christianity being the top response (64.11%); 21.4% of the population identified as having no religion.

### **3.1.2 Age Structure**

The median age of the Penrith LGA rose from 32 years old to 34 years old between 2006 and 2011 and then has remained constant at 34 years old between 2011 and 2016. The median age remains lower than the median age recorded for the rest of the State (38 years). Figure 8 shows the age structure in comparison the broader community of the Penrith LGA and against the rest of NSW.

Figure 7 demonstrates that the Penrith LGA has a greater proportion of 0-44 year old residents compared with the proportion of these age groups for the rest of NSW. These age brackets represent almost two thirds (64.36%) of the entire population. Age brackets 45-54, 55-64, and 65-74 together represent approximately 31.33% of the population with age cohorts 75 and above representing 4.31% of the community. The percentage of youth aged 0-19 years old in the Penrith LGA was 3.17% higher than the State average, in contrast the percentage of residents aged 65+ was 4.59% lower than the rest of the State. Penrith LGA is considered to be a younger community with a large portion of workforce ready residents.



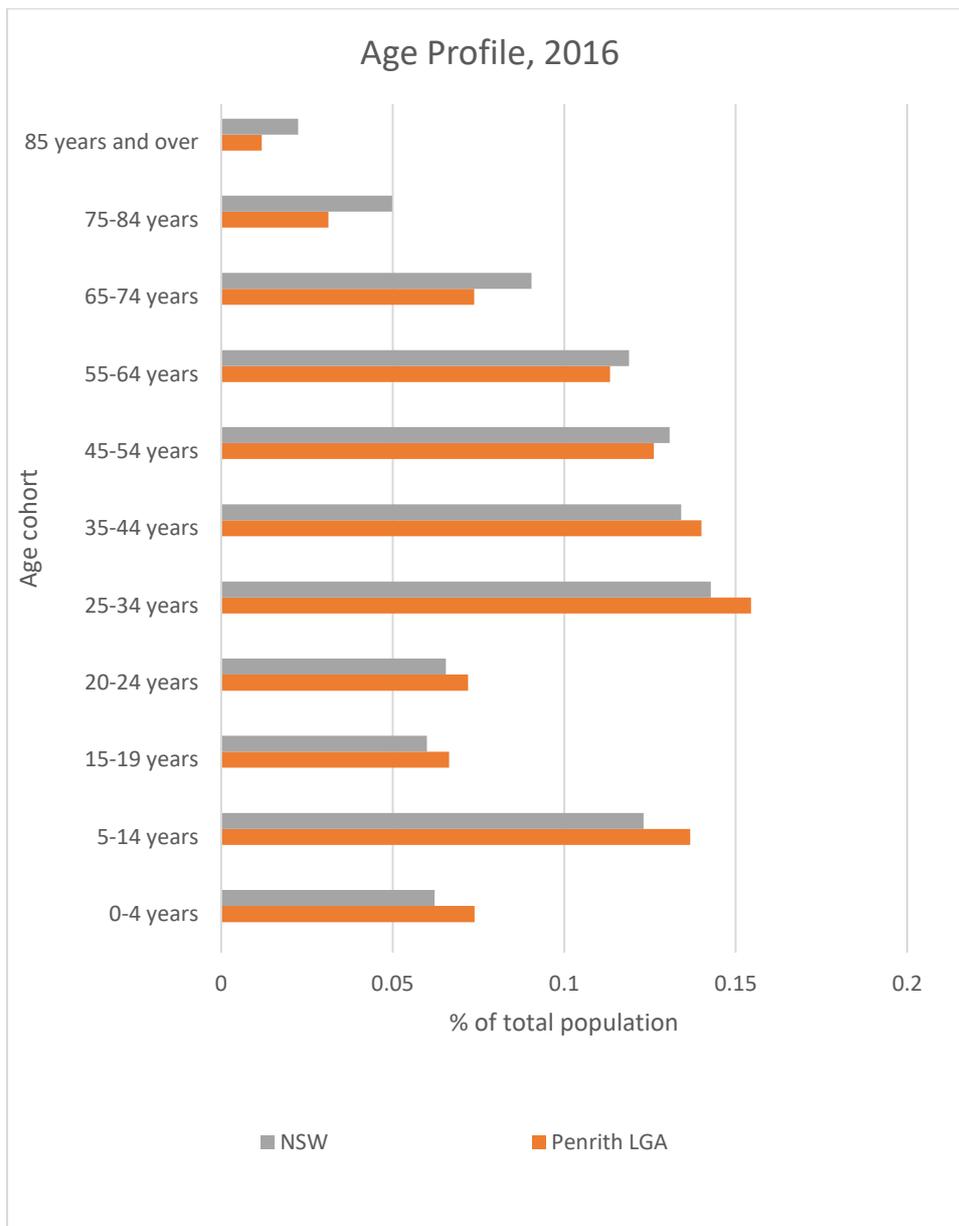
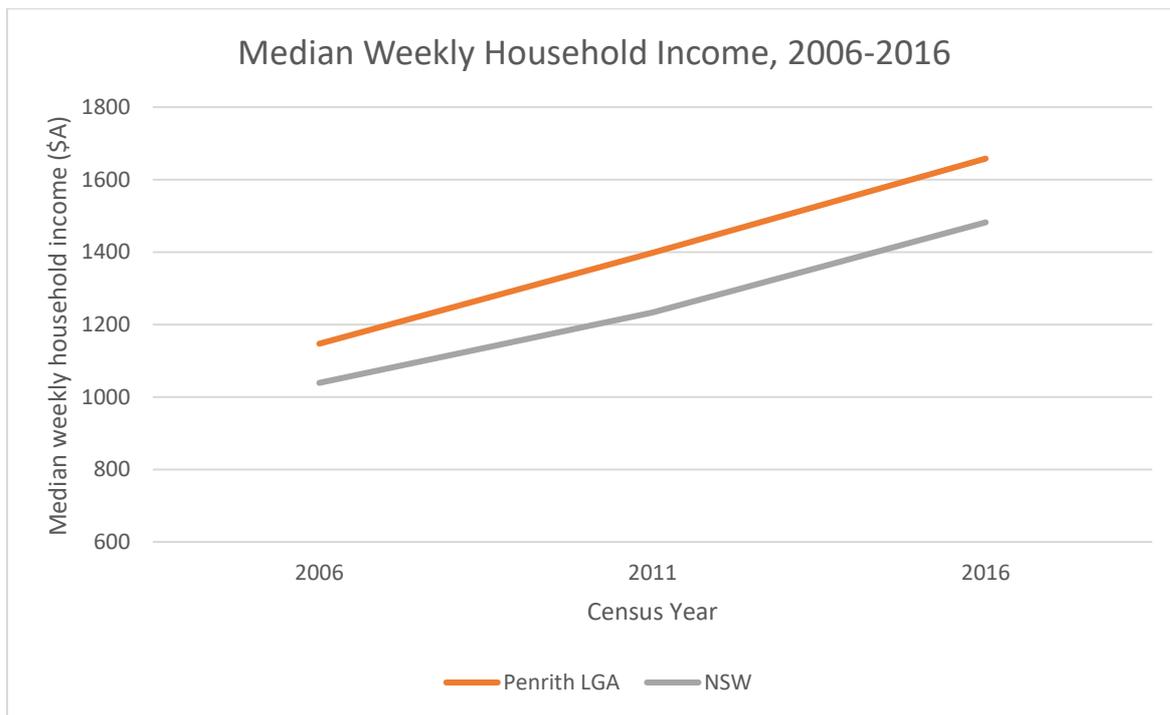


Figure 8: Age structure (ABS, QuickStats LGA16350, STE, 2016, Accessed: 11 May 2020)

### 3.1.3 Income and Employment

The 2016 Census estimated the median weekly income for an individual resident of Penrith LGA was \$782, being \$118 greater than the State average (\$664). Similarly, the median weekly family income was \$1,858, being 14.38% higher than the State median (\$1,780).

Figure 9 shows the median weekly household income for the Penrith LGA, compared to the State between 2006 and 2016. The median weekly household income has grown consistently since 2006 and generally in line with the trend experienced for the rest of NSW. The gap between median weekly household income has marginally widened since 2011. The locality consistently sits above the State for median incomes.

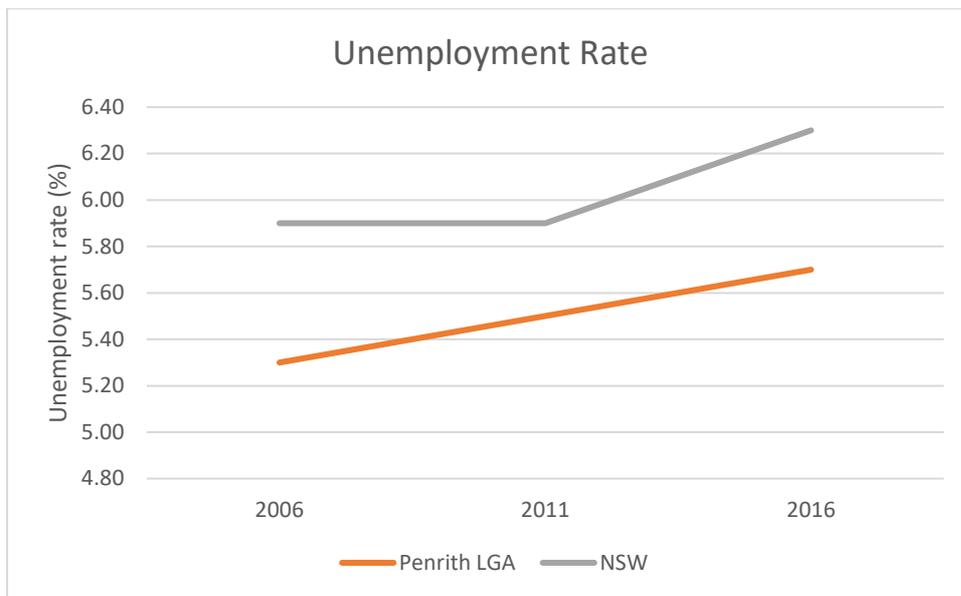


**Figure 9:** Comparison of median weekly household income (ABS, QuickStats 124031464, LGA16350, STE, 2006-2016, Accessed: 2 April 2020)

Of the residents aged 15 years or older, 89.5% of the LGA were engaged in either full-time or part-time work in 2016. The proportion of residents engaged in full-time work was 4.7% higher than the State average. Conversely, the percentage of part-time workers was 4.1% lower than the State average. The community was estimated to have an unemployment rate of 5.7% in 2016, being 0.6% lower than the rest of NSW.

Figure 10 shows the unemployment rates for both Penrith and NSW statistical areas has been increasing over the past 10 years. Whilst both statistical areas have observed 0.4% increase in unemployment over the 10-year period, for Penrith LGA, this was spread evenly across two census periods. In contrast, NSW had net zero change in unemployment rate between 2006 and 2011 yet observed a 0.4% increase to unemployment rate between 2011 and 2016. The locality of Penrith LGA has a consistently lower unemployment rate than the average across for NSW.





**Figure 10:** Unemployment rate (ABS, QuickStats LGA16350, STE, 2006-2016, Accessed: 12 May 2020)

Of the people employed in the community aged 15 years and older, 17.8% were Clerical and Administrative Workers followed by Professionals at 14.8%, Technicians and Trades Workers at 14.8% and Machinery Operators and Drivers at 10.8%. This varies from NSW where the highest employment percentage was in Professional occupations, comprising 23.6% of the workforce, followed by Clerical and Administrative Workers (13.8%) and Managers (13.5%). Machinery Operators and Drivers comprised 6.1% of the most common occupations across NSW.

In the Penrith LGA, the highest bracket of hours worked each week was 40 or more hours (45.6%) followed by 35-39 hours per week (22.1%), 25-34 hours (9.5%), 16-24 hours (8.5%) and 1-15 hours (9.1%). A similar trend is observed across the NSW average, with a marginal increase to the percentage of the population engaged in part time work hours.

### 3.1.4 Housing

The 2016 Census estimated there were 67,640 total private dwellings in Penrith LGA, compared to 62,632 in 2011, an increase of 8%. The growth observed in the Penrith LGA was 2.43% higher than the growth observed by the rest of NSW. Of the total dwelling count in 2016, dwellings owned outright was lower in Penrith LGA, at 26% compared to 32.2% in NSW. Dwellings owned with a mortgage comprised 8.4% more of total dwellings in Penrith LGA compared with the rest of NSW. Just under one third (30.2%) of dwellings were rented in Penrith LGA, comparable to the 31.8% rented for the rest of NSW.

The median weekly rent in Penrith LGA is \$370, which is 22.32% of the median weekly household income (\$1,658). Household costs in Penrith LGA are slightly lower than NSW, which has a median rent of \$380. There were 11.9% of households with rent payments higher than 30% of their household income. This is 1% lower compared to the rest of NSW (12.9%). This represents an average level of rental stress among residents.

Penrith LGA has a median monthly mortgage repayment of \$2,000. In comparison, NSW has a marginally lower median monthly mortgage repayment of \$1,986. There were 9.2% of households with mortgage repayments higher than 30% of their household income. This is 1.8% higher compared to the rest of NSW (7.4%). This indicates a slightly higher than average level of mortgage stress among residents.

### 3.1.5 SEIFA Index of Disadvantage

Socio-Economic Indexes for Areas (SEIFA) ranks areas in Australia according to relative socio-economic advantage and disadvantage. SEIFA consists of four indexes which attempt to represent people's access to material and social resources, and their ability to participate in society. Each index is derived from a combination of a number of weighted indicators, which provide a summary of an area's relative advantages and disadvantages:

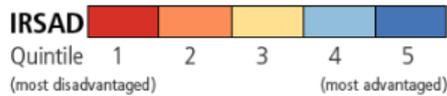
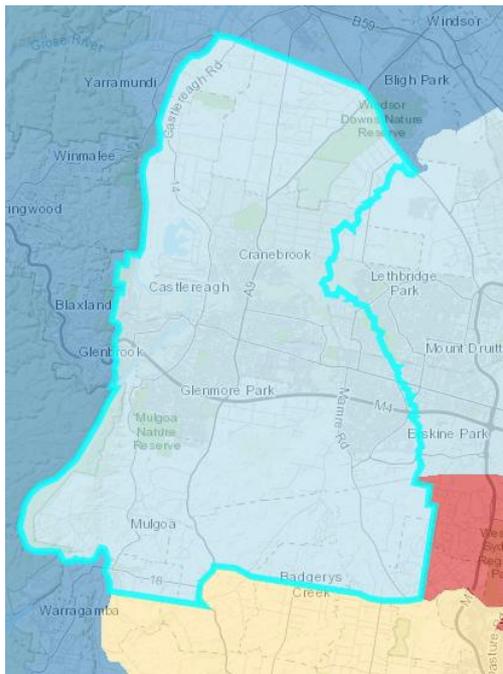
- The Index of Relative Socio-Economic disadvantage (IRSD);
- The Index of Relative Socio-Economic Advantage and Disadvantage (IRSAD);
- The Index of Education and Occupation (IEO); and,
- The Index of Economic Resources (IER).

Relative to this SIA, the IRSD and IRSAD are the relevant Indexes to be analysed.

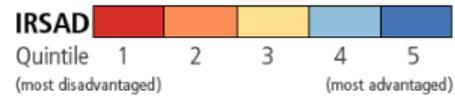
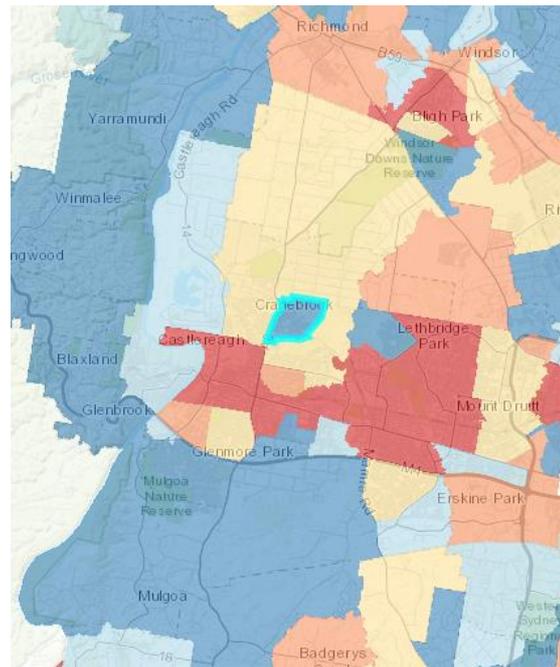
The IRSD is based on a collation of indicators of disadvantage only, including low income, high unemployment, disability, low-paid occupations, and low educational outcomes. Review of the IRSD interactive map for Penrith LGA identified an IRSD score of 999 and a quintile of four classifying the community as being 'advantaged'.

The IRSAD is based on a collation of indicators of disadvantage, offset by a collation of indicators of advantage. Indicators of advantage include high income, professional or managerial occupations, high mortgage or rental payments, larger houses, and higher educational attainments. Review of the IRSAD interactive map (Figure 11) identified the Penrith LGA community with a score 988 and a quintile of four, classifying the average community as being 'advantaged'. While these classifications of the LGA describe the area as a whole, examination of the State Suburbs (SCC) provides a more detailed picture of the socio-economic status of the locality. Figure 12 shows the diversity within the LGA. In particular, Jordan Springs is classified as a 'most advantaged' community within the LGA with an IRSAD score of 1098 and quintile of 5. Penrith SCC achieves an IRSAD score of 926 and a quintile of 1 being 'most disadvantaged'.





**Figure 11:** IRSD Penrith (SA2) (ABS, 2020)



**Figure 12:** IRSD Penrith (SA2) (ABS, 2020)

Analysis of the IRSD and IRSAD scores indicate the residents of the Penrith LGA community are on the whole more ‘advantaged’ than the residents of the LGAs to the south east being Liverpool LGA, Cumberland LGA and Fairfield LGA. However, at the SCC level there is wide discrepancy in socio-economic status between areas within the LGA. Areas around Penrith and Cranebrook indicate higher quintiles of disadvantage, compared to some new and established residential areas, such as Jordan Springs which indicate the lowest quintiles of disadvantage.

### **Demographic profile summary**

The Penrith LGA has a slightly younger population compared with NSW. Population growth in the community was approximately 1.8% higher than the growth experienced across the rest of the NSW between 2011 and 2016.

The Penrith LGA is a growing suburb within the Sydney metropolis, with new land releases and higher density dwellings replacing old housing stock. Population growth may be attributed to strong population growth in the greater Sydney area coupled with potential job growth and lower property prices compared with other Sydney suburbs.

Generally, the residents of the Penrith LGA have a higher average income compared with NSW. There is also a lower unemployment rate being 0.6% lower than NSW.

Approximately 40% of the dwellings were owned with a mortgage, being 8.4% higher than the State average. This was coupled with a higher percentage of residents experiencing mortgage stress (9.2%). Almost one third of the residents rented within the Penrith LGA community. Rental stress was 1% lower compared to the rest of NSW.

Penrith LGA is generally classified as an 'advantaged' community. However, the level of advantage or disadvantage varies largely across the LGA. Penrith CBD, for example, is observed as an area classified as most disadvantaged, whereas new residential areas such as Jordan Springs are occupied by generally wealthier residents exhibiting higher levels of socio-economic advantage.



## 3.2 Crime Profile

The following information has been gathered through the NSW Bureau of Crime Statistics and Research (BOSCAR), unless otherwise stated. The information available through BOSCAR is collected annually and can provide a clear picture of the level of and variance of crime within Jordan Springs. Comparison has been made against the Penrith LGA and the baseline, NSW.

### 3.2.1 Crime trends

#### 3.2.1.1 All Crime

The data retrieved from BOSCAR identified that the most common crime to occur in the Jordan Springs community in 2019 was theft with 2607.5 incidents per 100,000 population, see Figure 13. This was 889 incidents less than the theft rate for Penrith LGA and 212.9 incidents less than the average for NSW (per 100,000 population). The statistical data indicated that the majority of theft incidents were theft from motor vehicles (29%) followed by fraud (20%). Following theft, the most prevalent crimes in Jordan Springs were malicious damage to property (701.4 incidents per 100,000 population), domestic violence (472.7 incidents per 100,000 population) and non-domestic violence (320.2 incidents per 100,000 population).

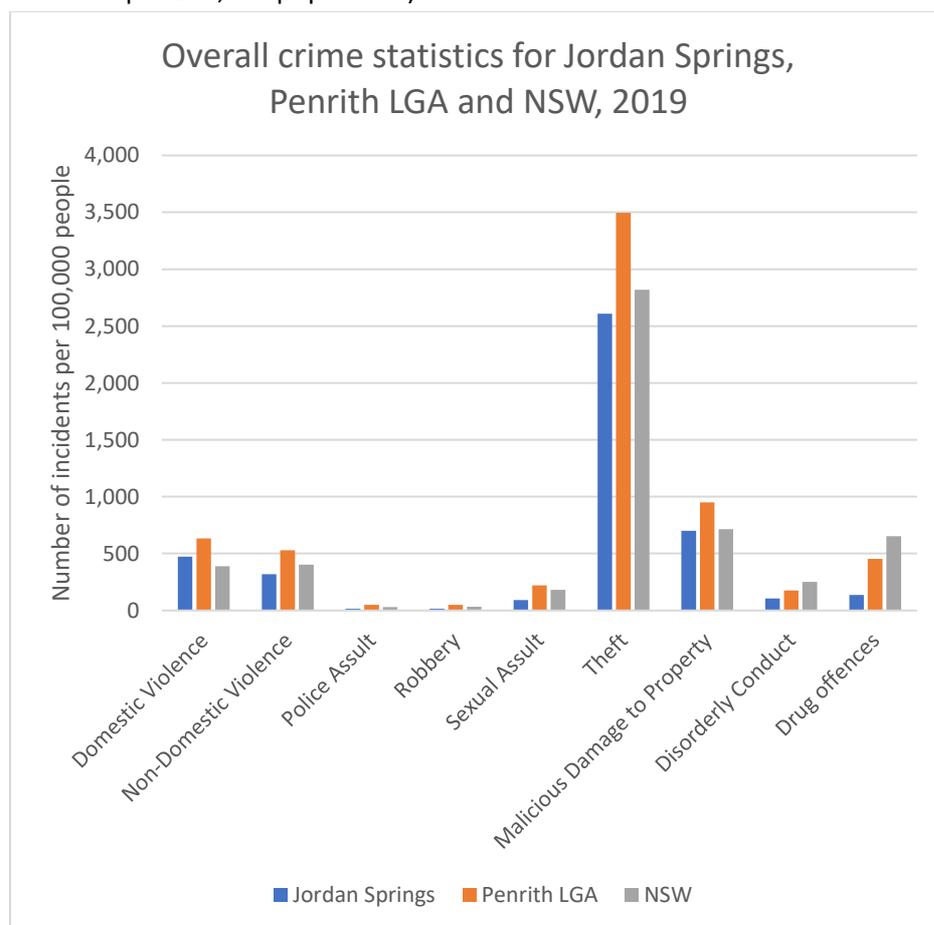
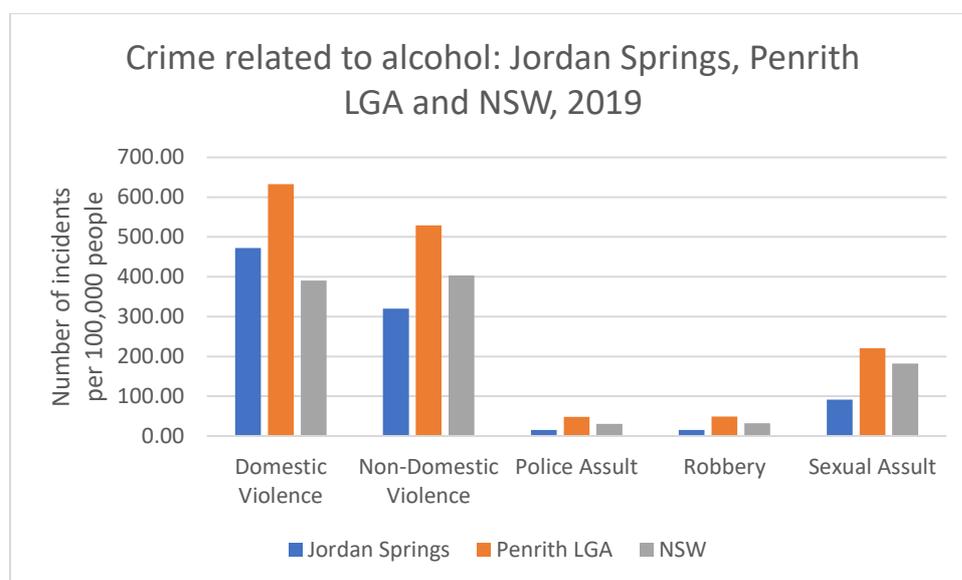


Figure 13: Comparison of 2019 crime statistics (BOSCAR Interactive Map Collated by Author, 2020)

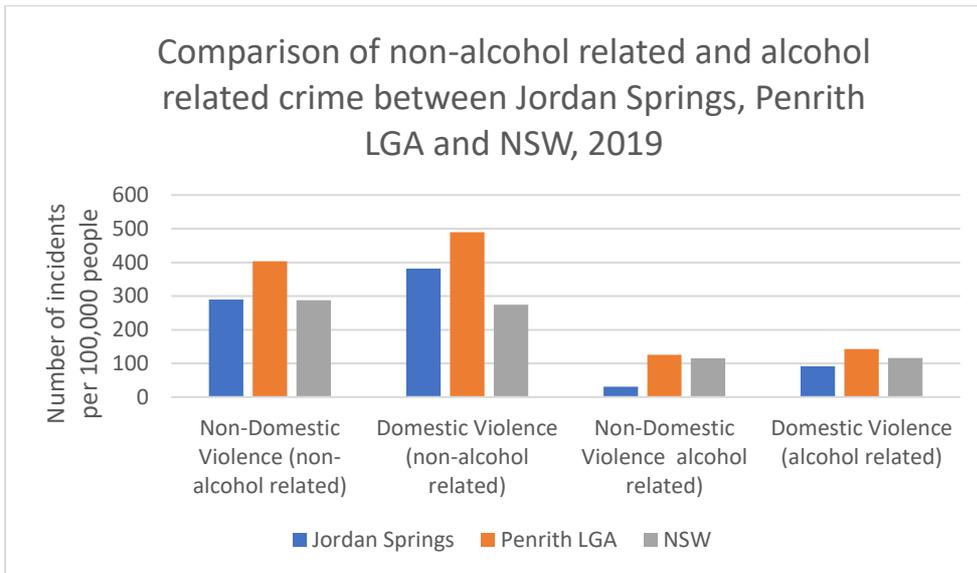
### 3.2.1.2 Crime related to Alcohol consumption

There is a considerable body of research which links alcohol consumption to violent crime, especially assault. The Bureau of Crime Statistics and Research (BOCSAR) provides data on five categories of crime associated with alcohol, being domestic and non-domestic violence, police assault, robbery and sexual assault. Of crimes related to alcohol, the data revealed domestic violence had the highest incidence (472.7 per 100,000 population) in Jordan Springs, see Figure 14. This rate was 159.7 incidents per 100,000 population lower than that for the Penrith LGA, however 82.3 incidents greater than the rest of NSW. Following domestic violence, of the crimes which can be related to alcohol, the highest incidence within the community were non-domestic violence followed by sexual assault.

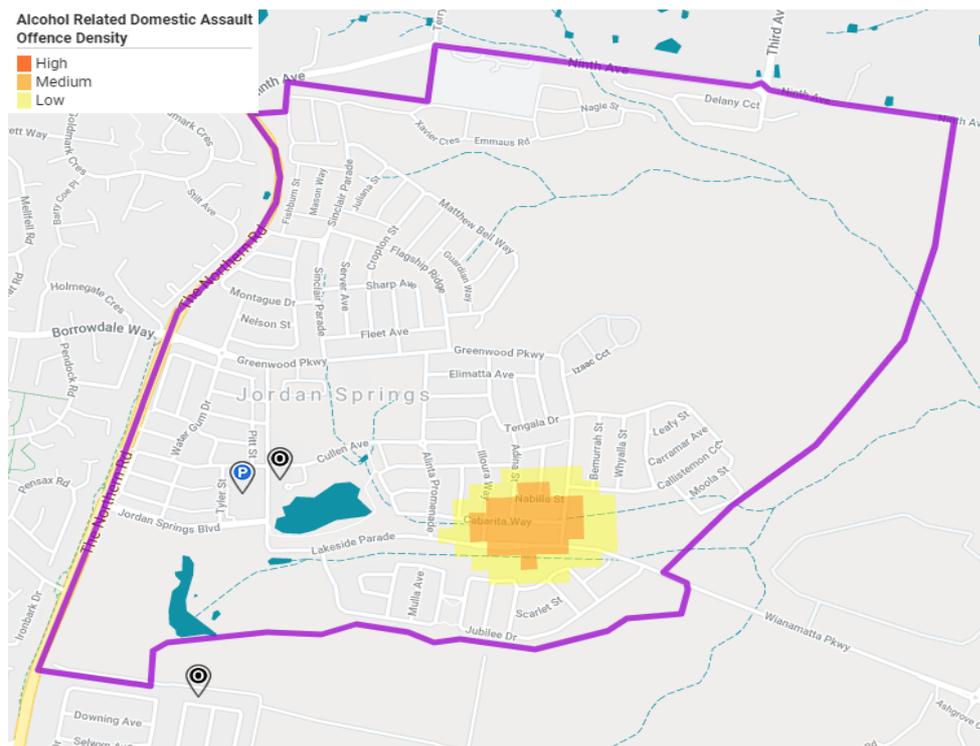


**Figure 14:** Comparison of 2019 crimes which can be related to alcohol across Jordan Springs, Penrith LGA and NSW (BOCSAR Interactive Map Collated by Author, 2020)

Domestic and non-domestic violence were the most prevalent crimes related to alcohol in the Jordan Springs community. Figure 15 shows the categorisation of assault related to alcohol and not related to alcohol for the subject area, the Penrith LGA and NSW. There is a higher proportion of both domestic and non-domestic violence that is not attributed to alcohol compared to the proportion of assaults that are attributed to alcohol consumption. In 2019 there was a total 792.9 reports of domestic and non-domestic assaults per 100,000 people in Jordan Springs. Of these incidents, 15.39% were related to alcohol. However, of the smaller proportion of alcohol fuelled assaults, 75% were domestic violence. Figure 16 shows a domestic violence hotspot east of the proposed venue.

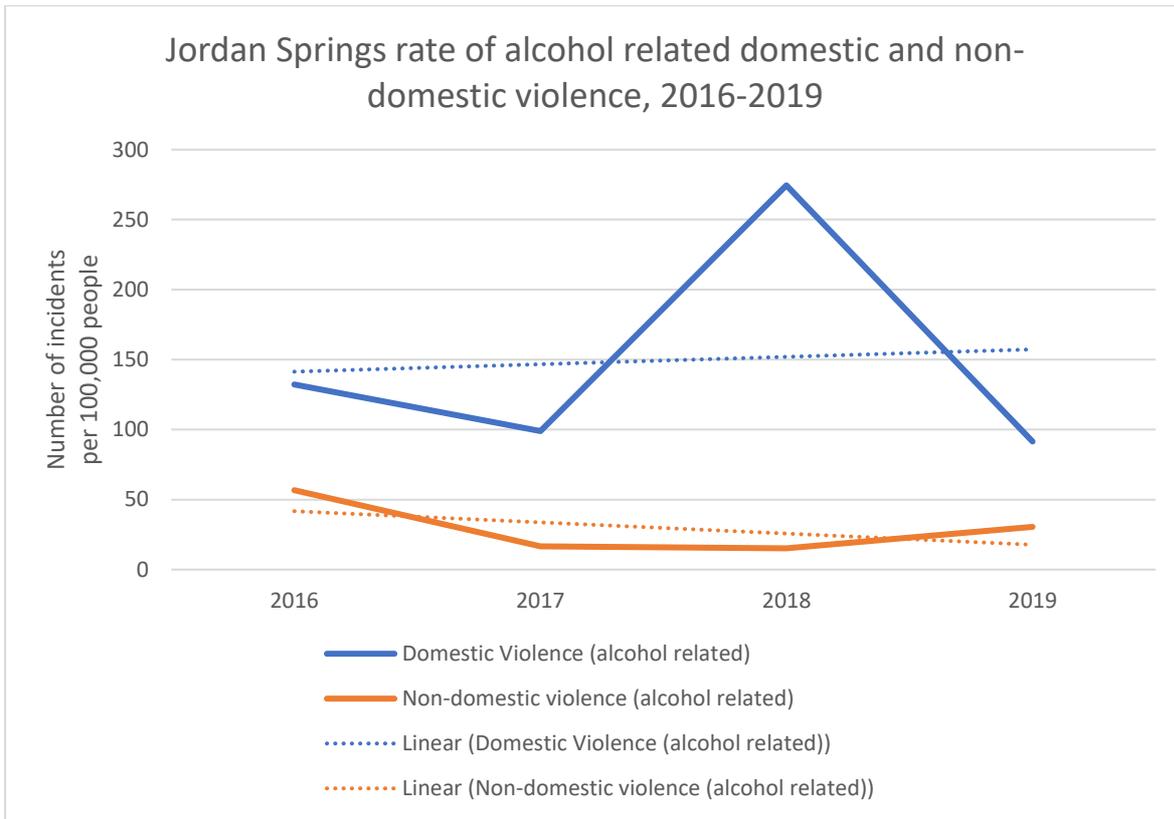


**Figure 15:** Comparison of 2019 assaults related to alcohol and not related to alcohol across Penrith (SA2), Penrith LGA and NSW (BOSCAR Interactive Map Collated by Author, 2020)

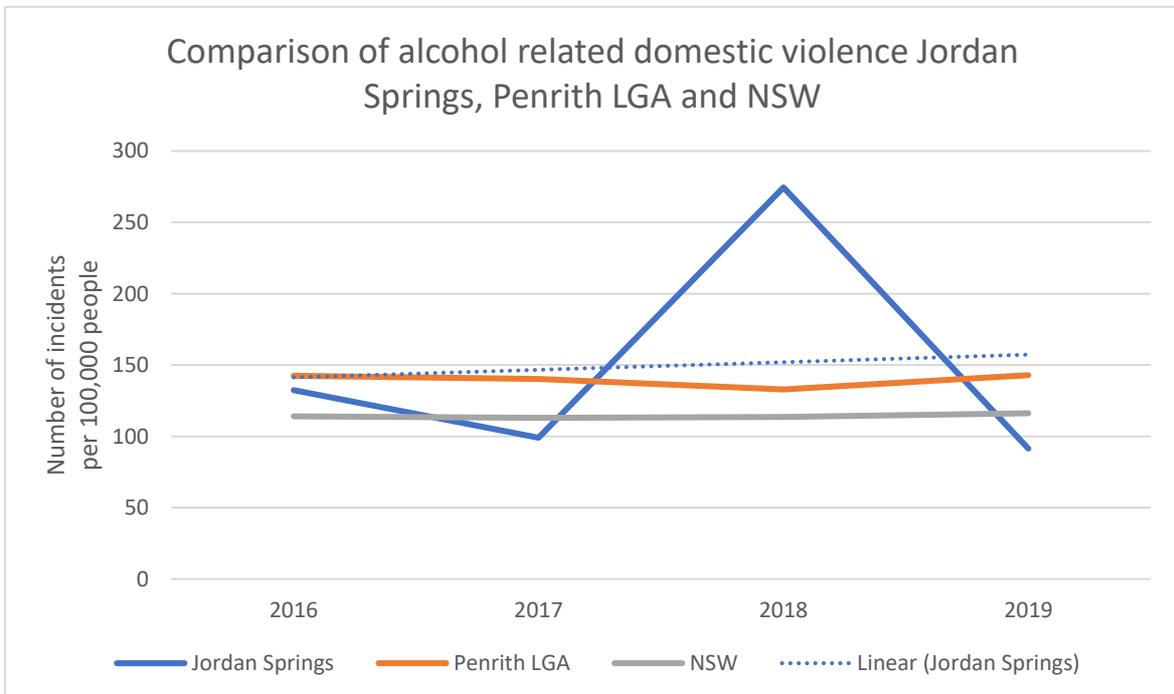


**Figure 16:** Alcohol related domestic assault offence density; Source: Liquor and Gaming LiveData, accessed 12 May 2020

Data collected between 2016 and 2019 for Jordan Springs shows an increase of domestic violence related to alcohol in 2018, interrupting what is otherwise a downwards trend. Overall, there is a declining trend for non-domestic violence related to alcohol seen within the subject community (Figure 17). Figure 18 demonstrates that the general trend for alcohol related domestic violence in Jordan Springs is at a higher frequency, compared to Penrith LGA and New South Wales. It is noted that the Independent Liquor and Gaming Authority (ILGA) has no record of Disturbance decisions for the locality.



**Figure 17:** Longitudinal comparison of domestic violence related to alcohol within the Penrith suburb (BOSCAR Interactive Map, Collated by Author, 2020)



**Figure 18:** Comparison of Alcohol Related Non-Domestic Violence between Penrith suburb area, Penrith LGA and NSW (BOSCAR Interactive Map, Collated by Author, 2020)

### **Crime profile summary**

The total rate of crime occurring in the Jordan Springs suburb is 12.65% lower than crime experienced in the Penrith LGA and 6.13% lower than NSW. Theft is the most prevalent crime occurring in the community; however, it was not identified as being related to alcohol. Furthermore, theft was associated to motor vehicle break ins or fraud. It is considered unlikely that the rate of theft would be altered as a result of the new tavern. It was identified that Jordan Springs had lower crime rates across all categories compared to the Penrith LGA which includes both crimes related to alcohol, and crimes not related to alcohol. Jordan Springs was found to have a higher rate of domestic violence compared to the average experienced across NSW.

Jordan Springs shows a spike in domestic violence related to alcohol in 2018, with an otherwise decreasing trend since 2016, in line with surrounding suburbs. The general occurrence of domestic violence is at a higher frequency compared with Penrith LGA and the rest of NSW. It is noted that this trend is skewed as a result of the rate identified in 2018. Both Penrith LGA and NSW show a stable trend for alcohol related domestic violence. Alcohol related domestic assaults in Jordan Springs contributes to 75% of all alcohol fuelled assault reports and are congregated east of the proposed venue. The data shows that non-domestic violence attributed to alcohol is declining in Jordan Springs.

Whilst the total crime rate for Jordan Springs is lower than the rate experienced for Penrith LGA and the rest of NSW, it is identified that domestic violence has occurred at higher rates than in NSW. Most of these cases are not attributed to alcohol.



### 3.3 Health Profile

The following information has been obtained from the Australian Institute of Health and Wellbeing Reports which include the National Drug Strategy Household Survey (NDSHS) 2016: Detailed Findings, Alcohol, tobacco & other drugs in Australia: Aboriginal and Torres Strait Islander people (2019), NDSHS 2016 Supplementary data tables Chapters 4 and 7-9. The Jordan Springs statistical area is classified by the Map of the 2016 Remoteness Areas for Australia as being within a Major City of Australia. Accordingly, data reviewed in this section will be related to the general trends that are experienced in other major cities across Australia and NSW.

#### 3.3.1 Alcohol Related Health Profile

##### 3.3.1.1 *Nation-wide trends in alcohol-related health impacts*

Alcohol abuse is known to place a significant burden on the health and wellbeing of an individual, leads to an increased potential for an individual to suffer from chronic disease and/or injury and impacts the broader community with flow-on effects to the health service industry. In 2011 alcohol abuse contributed 5.1% to the total burden of disease and injury experienced in Australia. The most recent estimate (2013) of social cost due to alcohol abuse across Australia was \$14.35 billion, comprising lost productivity (42.1%), traffic incidents (25.5%), and crime and health care related costs (32.4%).

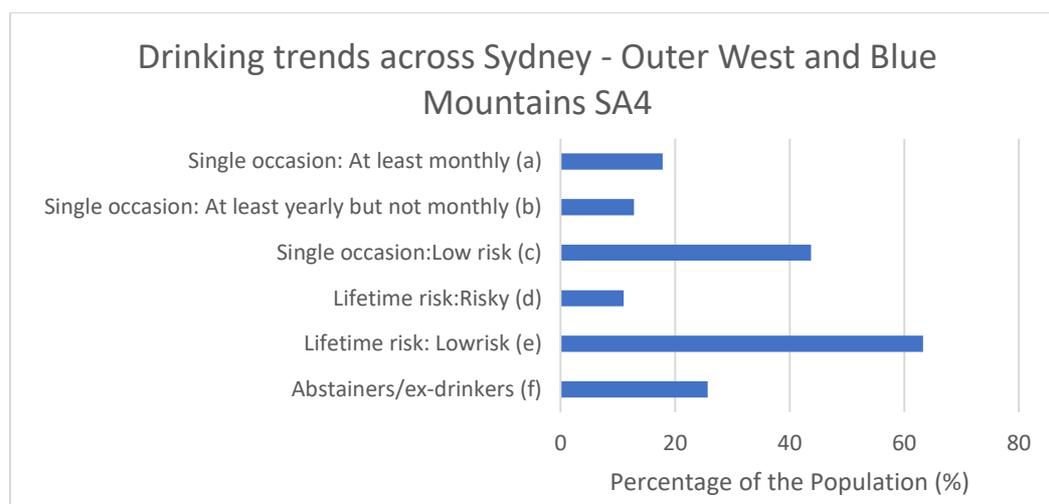
In 2019 approximately one in every six (17.4%) Australians aged 14 and over had put themselves or another individual at risk of harm whilst under the influence of alcohol. However, the rate in which individuals under the influence of alcohol partake in potentially risky activities has fallen 5.6% across Australia between 2007 and 2016. Aboriginal and Torres Strait Islander (ATSI) people were identified to be more likely to abstain from alcohol, however, of those ATSI individuals who consume alcohol, they were 2.8 times more likely to engage in risky alcohol consumption. Driving a vehicle whilst under the influence of alcohol fell 4.4% between 2007 and 2016 across Australia.

Between 2013 and 2016 a decline in the percentage of the community engaging in risky alcohol consumption was identified for major cities. Across NSW between 2010 and 2016 there was a 2.3% drop in the percentage of people who engaged in lifetime risky alcohol consumption.

##### 3.3.1.2 *Trends in Outer Western Sydney*

Jordan Springs is identified within the catchment area of Sydney – Outer West and Blue Mountains SA4. Of this community 63.3% of the population was identified to have lifetime low health risk due to alcohol consumption, with 11% of the population identified to have lifetime high health risk. Further detail of alcohol consumption trends is shown in Figure 19.





- (a) Had more than 4 standard drinks at least once a month but not as often as weekly  
 (b) Had more than 4 standard drinks at least once a year but not as often as monthly  
 (c) Never had more than 4 standard drinks on any occasion  
 (d) On average, had more than 2 standard drinks per day  
 (e) On average, had no more than 2 standard drinks per day  
 (f) Not consumed alcohol in the previous 12 months.

**Figure 19:** Drinking trends across the Sydney – Outer West and Blue Mountains Statistical Area 4 (Source: AIHW, Supplementary data tables, State and territory chapter 7, adapted by author, 2017)

### 3.3.1.3 Alcohol use among groups with socio-economic advantage

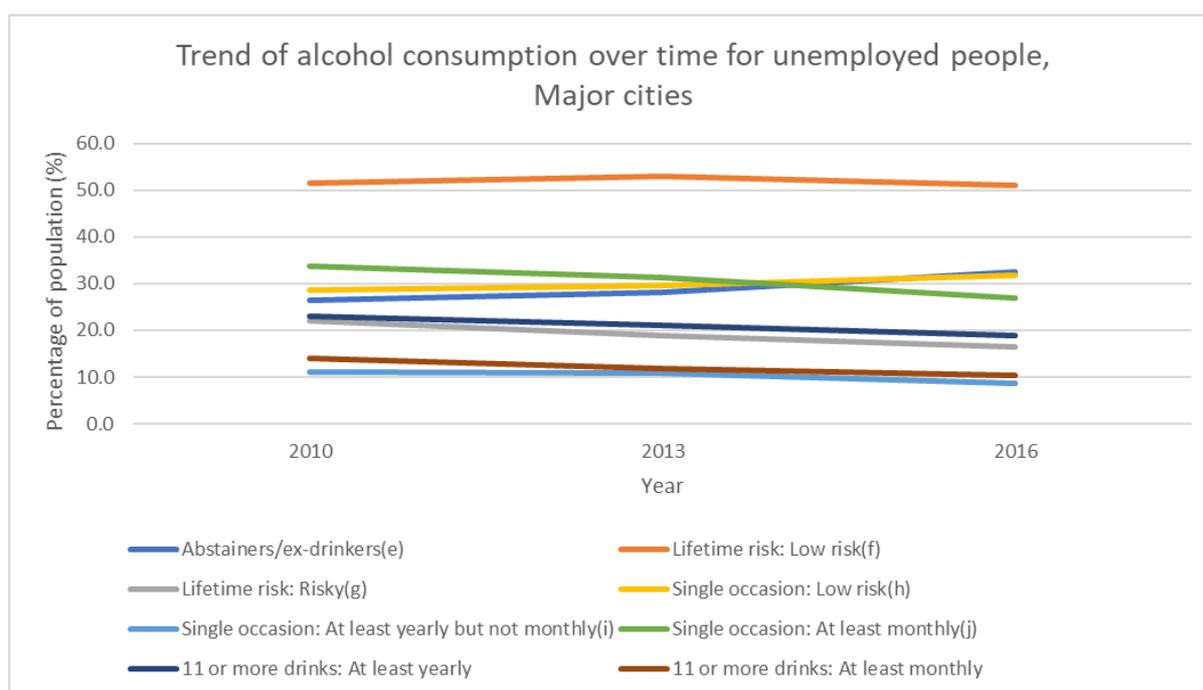
As detailed in Part 3.1.5 of this Report, Jordan Springs community is classified as a 5<sup>th</sup> quintile (most advantaged) community by the SEIFA Index. Accordingly, these populations are recognised to be less at risk to alcohol consumption and risky alcohol consumption behaviours. Between 2010 and 2016 communities of the 5<sup>th</sup> quintile SEIFA index have observed a stable or decreasing trend across all drinking behaviours with an increase in individuals abstaining from alcohol. Similar trends are observed for major cities. Alcohol use among communities of the 5<sup>th</sup> quintile SEIFA index (most advantaged) and major city communities are shown in Table 1, below.

**Table 1:** Alcohol use for SEIFA Index 5th quintile populations and major cities between 2010 and 2016 (Source: AIHW, Supplementary data tables, Specific population groups Chapter 8, 2017)

	5 <sup>th</sup> Quintile Populations			Major Cities		
	2010	2013	2016	2010	2013	2016
Abstainers/ex-drinkers	14.6	16.7	18.2	20.8	23.1	23.7
Lifetime risk: Low risk	64.2	65.0	64.2	60.3	60.2	60.9
Lifetime risk: Risky	21.2	18.4	17.6	18.9	16.7	15.4
Single occasion: Low risk	42.6	42.1	43.4	40.2	40.4	40.2
Single occasion: At least yearly but not monthly	13.6	13.7	12.5	11.6	11.5	11.9
Single occasion: At least monthly	29.2	27.5	25.9	27.4	25.0	24.2

	5 <sup>th</sup> Quintile Populations			Major Cities		
	2010	2013	2016	2010	2013	2016
11 or more drinks: At least yearly	16.6	16.5	14.4	16.1	15.1	14.4
11 or more drinks: At least monthly	8.3	7.1	6.4	7.9	7.0	6.3

Data collected from the NDSHS (2016) revealed a general declining trend of alcohol consumption between 2010 and 2016 across the unemployed sector of the community along with a 6.1% increase of residents abstaining from alcohol, Figure 20. An increase of 3.2% was observed for unemployed residents engaging in single occasion low risk alcohol consumption.



**Figure 20:** Drinking trends across the unemployment sector of major cities (Source: AIHW, Supplementary data tables, State and territory chapter 8, adapted by author, 2017)

### 3.3.1.4 Support for penalties

The NDSHS (2016) presented 18 policy measures associated with mitigating problems linked to alcohol consumption. Based on the results obtained from the 2016 NDSHS, 84% of the Australian community believe the most appropriate policy to reduce alcohol related harm was to implement 'more severe penalties for drink driving', followed by the 'stricter enforcement of law against supplying alcohol to minors' (80.9%) and 'stricter enforcement of the law against serving customers who are drunk' (80.5%). Comparison of survey results between 2013 and 2016 revealed the largest proportional decrease in policy support was against 'reducing the trading hours for pubs and clubs' (-8.1%), followed by 'restricting late night trading of alcohol' (-7.1%). A 2.7% decrease in support was observed against reducing the number of outlets that sell alcohol.

### **Health profile summary**

The alcohol related health profile for the Jordan Springs community has been collated on the trends observed for Major Cities, SEIFA Index 5<sup>th</sup> quintile communities and the Sydney – Outer West and Blue Mountains SA4 which can be generally applied to the subject community.

The data suggests that the overall trend of risky alcohol consumption for the community has decreased between 2013 and 2016. The majority of people consuming alcohol in the Sydney- Outer West and Blue Mountains area are likely to engage in lifetime low risk consumption of alcohol whereby they consume no more than two standard drinks daily. The Penrith LGA has a lower unemployment rate than the rest of NSW which can be attributed to the higher SEIFA index record for the LGA and Jordan Springs. The data shows an overall decline in rates of alcohol abuse in both 5<sup>th</sup> quintile SEIFA index (most advantaged) and unemployed segments of the population.

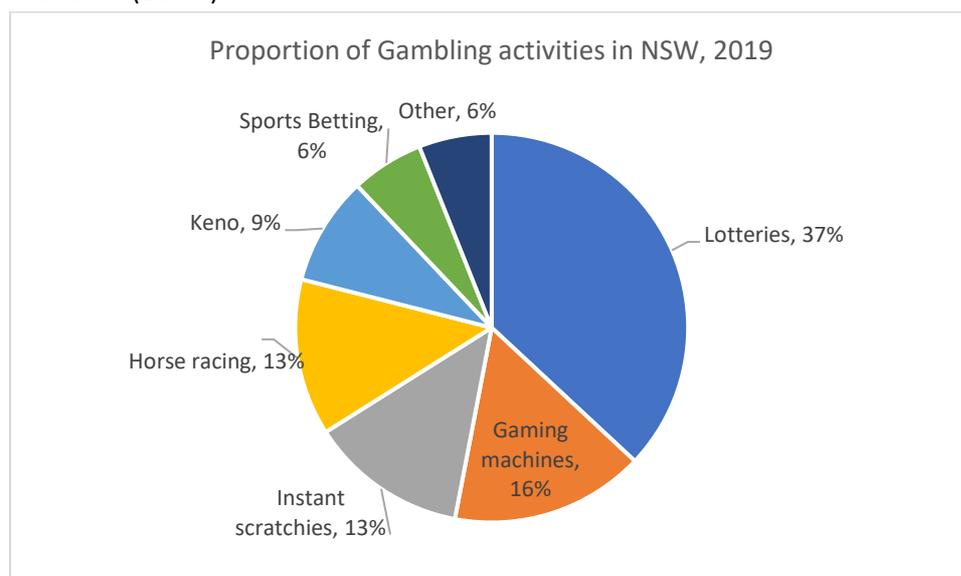
Community response to the NDSHS in regard to alcohol harm reduction policy was in favour of stricter penalties for drink drivers and the sale of alcohol to minors. There was a sway away from reducing the number of alcohol outlets between 2013 and 2016. It is noted that this is the opinion of community members and not experts in alcohol harm minimisation.



### 3.4 Gambling Profile

It is known that people with gambling problems can experience financial, physical and mental health, relationship, education and employment issues. It has been estimated that for any one person who is considered a problem gambler, six connected people are affected (Office of Responsible Gambling, NSW Gov, 2020). The following information has been gathered from the NSW Gambling Survey 2019 and the Liquor and Gaming NSW Gaming Machine Data 2018-2020. The reports capture statistical data for NSW as a reference point, and the Nepean Blue Mountains metropolitan area in which Jordan Springs is located. Risk associated to gambling is assessed by the Problem Gambling Severity Index (PGSI) which categorises gamblers as either a Problem Gambler, Moderate-risk Gambler, Low-risk Gambler or Non-problem Gambler.

Across NSW approximately one in two people (53%) aged 18 years and over engage in one or more gambling activities. Types of gambling activities in NSW are shown by their proportion of total gambling activities in Figure 21. People aged 45-64 were most likely to purchase lottery tickets compared with young people aged 18-24 more likely to engage in sports bets and electronic gaming machines (EGMs).



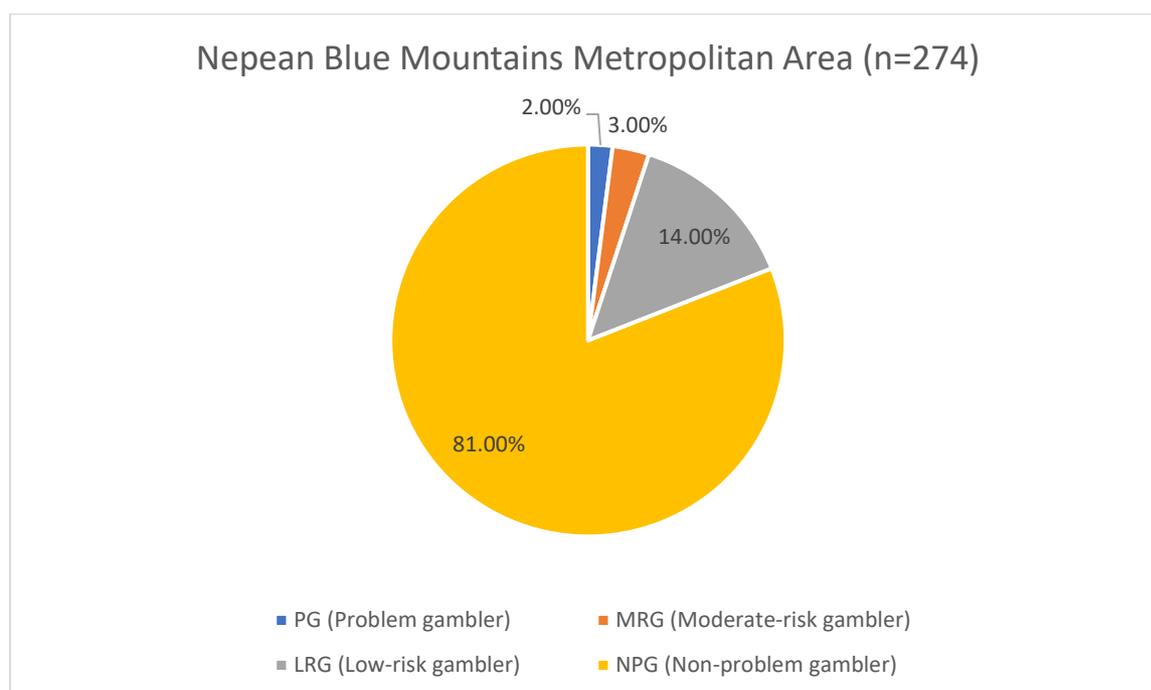
**Figure 21:** Proportion of gambling activities in NSW (Source: NSW Gambling Survey, 2019, <https://www.responsiblegambling.nsw.gov.au/research2/nsw-gambling-survey-2019>, adapted by author, 2020)

In 2019 it was estimated that 1% of the NSW population were classified as problem gamblers according to the PGSI, 2.8% of the population are considered to moderate risk gamblers followed by 6.6% of the population considered as low risk gamblers. Unemployed people or people who spoke a language other than English at home were more likely to participate in gambling activities. Overall, 42.9% of the NSW population are classified as gamblers. However, since 2006 participation rates in gambling activities across NSW have fallen, except for informal private betting which showed a 2% increase. Between 2011 and 2019 the greatest decrease in gambling activity was seen in the purchase of instant scratchies (15%) followed by engagement in EGMs and horse or greyhound racing both

seeing an 11% decrease. Furthermore, there has been a 12% increase since 2011 in the number of people not engaging in any gambling activities within the previous 12 months.

The 2019 NSW Gambling Survey identified that 53% of the Nepean Blue Mountains metropolitan population engaged in at least one gambling activity. The most prevalent activity in this region was the purchase of lottery tickets either online or in person (39%) followed by the use of EGMs (19%). Of the gambling population identified for the Nepean Blue Mountains metropolitan area, 10% engaged in gambling activities associated with horse or greyhound racing and 9% played Keno at a club, hotel or casino.

The survey identified that 2% of the Nepean Blue Mountains metropolitan gambling community are Problem Gamblers, being 1% higher than the State average. This was followed by 3% of the community being classified as Moderate-risk gamblers, which is in line with the NSW average. A further 14% were identified as Low-risk gamblers, being 7.4% higher than the state average. These figures are reflected in Figure 22.



**Figure 22:** Percentage of gambling population classified by the PGSI; Source: NSW Gambling Survey, 2019, page 137

Review of the Liquor and Gaming NSW Gaming Machine Data provides an overview of the density of EGMs across the Penrith LGA. As of November 2019 there were 2561 EGMs located in clubs and hotels. Between June 2018 and November 2019, the number of EGMs available in Penrith Club venues increased by 0.43%. In comparison the number of EGMs available in Penrith Hotel venues has increased by 3.6% between July 2018 and January 2020. In total, availability EGMs across Penrith LGA increased by 1% between June 2018 and January 2020.

### **Gambling Summary**

Across NSW engagement in gambling activities has been in decline since 2006 with the exception of informal private betting which increased by 2%. The most significant decline in NSW was seen in the purchase of instant scratchies by 15% with EGMs and horse or greyhound race betting decreasing by 11% each. Problem gambling and moderate risk gambling behaviours are more prevalent in the unemployed sector of the community and in people who spoke a language other than English at home. Prevalence of these gambling behaviours are lower among people who have a university degree.

The gambling community of the Nepean-Blue Mountains area engaged mostly in the purchase of lottery tickets either online or in person (39%) followed by the use of EGMs (19%) and horse or greyhound racing (10%). Of this gambling community 2% were classified by the PGSI as Problem Gamblers being 1% higher than the State average. However, the community showed a higher proportion of Low-risk Gamblers (14%) compared with the rest of NSW (6.6%).

Across Penrith LGA there was a 1% increase in EGM availability between June 2018 and January 2020.



### 3.5 Social Infrastructure Profile

The suburb of Jordan Springs is new urban zone with rapid residential growth. Figure 23 and 24 below demonstrate the variance in housing density between 2016 and 2020. Figure 2 shows large pockets of undeveloped residential land east and north east of Jordan Springs Lake in July of 2016. Whereas by March 2020, these areas have been filled with housing shown in Figure 3. This given the infancy of the locality, social infrastructure is being established in the area.



Figure 23: Jordan Springs, July 2016 (Google Earth, Accessed 11 May 2020)

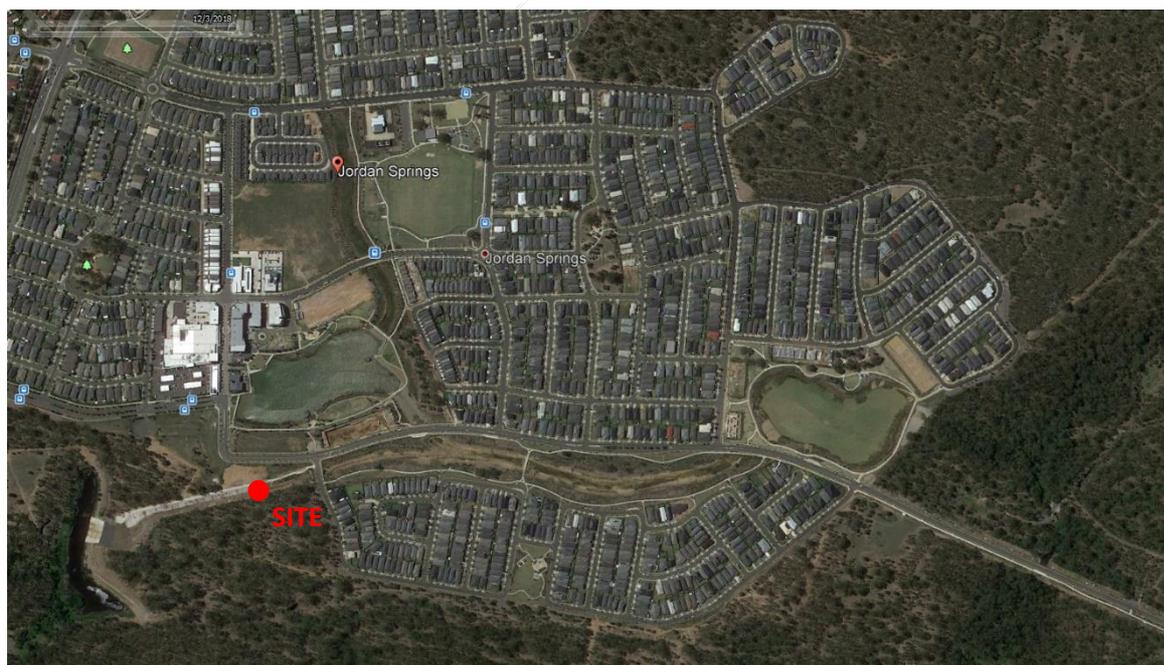


Figure 24: Jordan Springs March 2020; (Google Earth, Accessed 11 May 2020)

The following information provides an overview of the current social infrastructure within a 2km radius of the subject site. The information has been gathered from the ABS Community Profile for Penrith LGA and data gathered through internet related searches.

### **3.5.1 Transport Infrastructure**

The majority of residents aged 15 years and over within the Penrith LGA community travel to work by car as either the driver or a passenger (69.4%). This was 9.3% higher than the rest of NSW. A further 11.4% of the population use public transport. This is 4.6% lower than the trend observed for NSW. A further 0.76% of the population travel to work via active transport, compared with 2.1% of the rest of NSW.

The site is not directly serviced by public transport. The community is not serviced by train. Bus 783 services the Jordan Springs suburb with buses 786, 677 and 673 travelling along the Northern Road with stops located near the suburb. Bus 783 is available from at 5.27am to 7.38pm Monday to Friday, 8.08am to 5.10pm Saturdays, and 8.35am to 4.37pm Sundays and Public Holidays. The closest bus stop to the site is located at the Jordan Springs Shopping Centre, 230m from the proposed venue. The community is also serviced by a free community bus during peak periods Monday to Friday shuttling commuters to Werrington Train Station. This service will remain active until public transport can fully service the community. Penrith Train Station is the closest station, located 5.8km from the proposed venue. This station is manned 24 hours, seven days a week. Trains service this station 24 hours a day.

Taxi services are available 24 hours a day servicing the Penrith and wider Sydney areas.

It is noted that a thorough listing of bus and train services in the area is provided within the Traffic Impact Assessment (ptc., July 2020), and does not require coverage here.

### **3.5.2 Social and Community Infrastructure**

Social and community infrastructure are services and facilities which aid residents to live a fulfilling life. These services include, but are not limited to, access to education, food, entertainment venues and health and wellbeing services. A review of the existing social and community infrastructure has been conducted within a 2km radius of the site.

#### **3.5.2.1 Education**

Located within 2km of the venue are two early childhood centres, one primary school - under construction - and a religious college. These are outlined in Table 2. There are no secondary schools located within the specified radius; the nearest secondary school is Cranebrook High School located 2.5km from the proposed venue. The closest tertiary facility, TAFE NSW – Nepean, is located in Kingswood, approximately 7km from the proposed venue.

**Table 2:** Local educational facilities within 2km as the crow flies to the site, (Source: Google maps, collated by author, 2019)

<b>Educational Facility</b>	<b>Proximity</b>
Little Zak's Academy	500m
A Honey Pot Haven Preschool	1.5 km
Primary School – Under construction	600m
Strong Nation College	300m

### **3.5.2.2 Access to food and pre-packaged liquor**

Community members have access to a range of retail stores within the Jordan Springs Shopping Centre. Major food supply chain, Woolworths, is located within the centre. This service is usually open 7.00am to 10.00pm Monday to Sunday. Coles Supermarket is located at Cambridge Gardens and observes trading hours of 6.00am to 10.00pm Monday to Sunday. ALDI is located in Cranebrook and trades between 8.30am to 8.00pm Monday and Sunday. Pre-packaged liquor can be purchased from Woolworths BWS (9am to 8pm Monday to Saturday; 10am to 7pm Sunday) within the Jordan Springs Shopping Centre. There are no other pre-packaged liquor stores located in the Jordan Springs suburb.

### **3.5.2.3 Access to entertainment venues**

There are no other hotel/clubs or taverns located within a 2km radius of the proposed site. However, there are three restaurants located in close proximity, and a range of takeaway venues. Lakeside Vietnamese Cuisine holds an on-premises licence, the other restaurants are not licenced. Table 3 provides the opening times of the proximate restaurants servicing Jordan Springs.

**Table 3:** Entertainment venues and opening hours (Source: Premises websites, collated by author, 2020)

<b>Venue</b>	<b>Opening hours</b>
Five Stars Thaitanic	Monday - Friday 11am-3pm; 5pm-9pm Saturday – Sunday 5pm-9pm
Lakeside Vietnamese Cuisine	Monday – Sunday 11am – 9pm
Nahmthai Cuisine	Monday – Sunday 12pm-3pm; 4.30pm-9pm

### **3.5.2.4 Access to health facilities**

Local community health services can be accessed from the general practice medical centre located on Water Gum Drive, Jordan Springs. Emergency medical services are available 24 hours a day from Nepean Hospital, located 4.6 kilometres from the proposed site. Jordan Springs is serviced with community hub which runs a range of activities by local organisations and community not-for-profit groups. Detoxification facilities for people with alcohol related problems are accessible at the Nepean Blue Mountains Local Health District Drug and Alcohol Services located within the Nepean Hospital.

### **Social infrastructure profile summary**

Review of the local social infrastructure has identified a small number of educational facilities within the locality, predominantly early childhood education facilities.

The predominant mode of transport used in the locality is private vehicle, however, public transport is available to the community via bus until 7.38pm Monday to Friday, 5.10pm Saturday and 4.37pm Sunday. Train services are available from Penrith and Werrington Downs. Taxis service the area 24 hours a day providing an alternate method of transport.

The community has access to a range of major chain supermarkets. Woolworths is located within the Jordan Springs Shopping Centre, with the other two major chains, Coles and ALDI located in nearby suburbs. BWS is the only retailer in the suburb selling pre-packaged liquor.

There are no other venues with the same nature as the proposed venue within the locality. A number of restaurants provide lunch and dinner entertainment opportunities in Jordan Springs.

A range of medical facilities are located within proximity to the venue. These provide access to:

- General practitioner
- Emergency services
- Detoxification unit
- Nepean Hospital

The area is serviced with a range of transport, health and social infrastructure in proximity to the venue. Although there are early childhood facilities and a primary school within a 2km radius, this analysis has not identified any that are in close proximity to the venue. No other sensitive land uses were identified within a 2km radius of the site.



## 4 Community Consultation

Community consultation is a key component of SIA as it informs the identification of issues that are of importance to the community. It forms part of the baseline study which tells us about the community as it exists, prior to the proposed development. The likely impacts of the development can then be assessed against the baseline, providing a clearer picture of the impact of change within the community.

Consultation provides an opportunity to engage the public and respond to their concerns early in the design process, and present to Council a proposal that has already been informed by matters of relevance to the public. It also allows for complete assessment of the likely social impacts of the proposal, through a more complete understanding of the baseline community characteristics and likely issues of concern.

Community consultation has commenced as part of the Community Impact Statement (CIS) to form the application to the Liquor and Gaming Authority. As part of the CIS requirements the following stakeholders have been notified:

- Penrith City Council
- Penrith Police Station
- Department of Health
- Department of Family and Community Services
- Roads and Maritime Services
- Deerubbin Local Aboriginal Land Council
- The occupier of any neighbouring premises within 100m radius of the subject site
- Jordan Springs Community Hub
- Little Zak's Academy
- NSW Department of Education
- Wesley Counselling Services Western Sydney

The stakeholders have a 30 day period to raise any concerns regarding the application for a new hotel licence. The notification period runs from 3 August 2020 to 2 September 2020. As part of the consultation, any issues raised by the public will be addressed as part of the CIS and further assessed by the Liquor and Gaming Authority. The applicant has therefore opted to rely on the community consultation conducted as part of the CIS and public exhibition during the development assessment process as a basis for community consultation.

At the time of writing this Report, no submissions have been made.

Submissions within this period will be monitored, and an update can be provided to Council throughout the assessment of the Development Application. A summary of all issues raised in submissions, and a response to those issues, will be provided to ILGA and Council when the Community Impact Statement is lodged with ILGA.



## 5 Social Impacts

### 5.1 Methodology

Social impacts have been defined as changes to people's way of life, culture, community, political systems, access to and use of infrastructure, services and facilities, environment / surroundings, health and wellbeing, personal and property rights, and fears and aspirations (Vanclay, F, 2003, cf. NSW Department Planning and Environment, 2017). Most change will inevitably result in some social impact.

Social impacts can be:

- large or small,
- positive or negative,
- tangible or intangible,
- direct, indirect, or cumulative,
- actual or perceived, and
- range from being wholly quantifiable to being only determined through qualitative analysis.

This SIA attempts to capture the key social impacts that are pertinent to the proposed development, its site, and the community. It will not attempt to capture all of the social impacts that could possibly arise from the proposed development. After a consideration of the baseline characteristics of the community and the proposed development, those impacts considered below have been determined as the key matters for consideration for the purposes of determining the likely social impact of the proposal.

Impacts are considered based on their likely extent, duration, severity and sensitivity. This approach is based on the classification of impact characteristics within Table 5, Appendix B, of the Department of Planning and Environment's SIA Guideline (2017).

**Extent:** Impacts are considered for the immediate community (within 1-2 km radius including the Jordan Springs SA2), the wider community (Penrith LGA, 5km plus radius), and on the Western Sydney region as a whole, where applicable.

**Duration:** Impacts are identified as short, medium or long term. Short term impacts include those arising from construction, expected to occur over the two years following approval of the application. Medium and long term impacts will arise from the continuing operation of the proposal. Measures to mitigate these impacts have been identified below, where relevant.

**Severity and sensitivity:** All impacts are assessed as to whether they are positive, negative or negligible. Negative impacts are further assessed for their severity and sensitivity:

- Severity: the degree of change from the existing condition (high, medium or low)
- Sensitivity: the susceptibility or vulnerability of people, receivers or receiving environments.



## 5.2 Potential Social Impacts

The present development proposal is likely to have some social impact on the Jordan Springs community. Potential impacts have been considered below. Key likely impacts are summarised in Table 4.

This SIA considers, to the extent possible, the full range of potential impacts on the wellbeing of people affected by the proposal. It is informed by the reports listed within Part 1.4 of this Report, and by the community profiling completed within Part 3. It is a review of the characteristics of the community, combined with consideration of the plans and technical reports accompanying the Development Application, that informs the potential for social impacts.

Jordan Springs is a relatively new community with substantial residential growth since 2016. The proposed Tavern is located on a vacant site south of the Jordan Springs commercial precinct. The precinct has a range of retail, commercial and food outlets. There are no clubs or hotels located within the Jordan Springs suburb. The venue will provide the community with a place to gather locally and socialise with friends and family.

The community profile has identified potentially vulnerable groups within the community as those who are susceptible to alcohol abuse and gambling addiction and residents at social disadvantage including the unemployed. Social disadvantage varies significantly between suburbs within the Penrith LGA. The SEIFA index indicates a high level of advantage for Jordan Springs, where the site is located. However, a high level of disadvantage is found in the neighbouring suburbs including the Penrith CBD to the south. It is noted that among residents who are most disadvantaged, levels of alcohol and gambling abuse are declining. Those residents located nearest the Tavern, who will bear the amenity impacts of the proposal, have high levels of socio-economic advantage. Declining trends of alcohol misuse and risky gambling behaviours are also noted across this social group. It is considered that the location of the Tavern is not likely to compound any existing levels of socio-economic disadvantage.

Neighbouring land uses are recreational, commercial and residential. Social impacts are considered below for these uses, and also for specific issues which have arisen throughout the assessment and literature review.

### 5.2.1 Residential Uses

The proposed Tavern will have greatest impact on neighbouring residents. As discussed in the community profile, there are a wide range of socio-economic status amongst residents within the Penrith LGA. However, the SEIFA index, broken down to SA1 census areas, demonstrates what is otherwise evident from observation of the neighbourhood.

The area immediately to the north of the site, with residents fronting the Jordan Springs Lake, and the area to west being the aged care facility, will be most affected by the proposal. This residential area is generally of higher socio-economic status, accordingly has higher living costs. Impacts on these residents will mostly focus on amenity issues: traffic, noise, visual impacts and disturbance. These

issues are considered in detail below and summarised within Table 4. Detailed consideration has been made of the treatment of these issues in other specialist reports, as referenced below.

### **5.2.2 Commercial Uses**

The site is located south of the Jordan Springs commercial precinct. It provides a new entertainment venue to residents, workers and visitors within the suburb. The venue is likely to attract patrons for various functions. It is likely that these functions would have been held in existing venues in surrounding suburbs. As such the Tavern provides a local venue to hold such events. There are no other clubs or hotels located in the suburb, and it is considered that the venue provides a social service to the local community. Other similar commercial uses are some distance from the venue and are unlikely to be impacted.

### **5.2.3 Recreational Uses**

#### **Physical recreation**

This assessment has identified that the site is located within proximity to a key recreation precinct of Jordan Springs, being Jordan Springs Lake. This area is located north of the proposed venue and provides a key space for residents to engage in outdoor recreation. It is not anticipated that the proposed development will have any adverse impact on the existing recreational uses of Jordan Springs Lake.

#### **Social recreation**

The venue proposes the installation of 25 EGMs which provides recreational entertainment to patrons. Consideration of the negative impacts associated gambling addiction must be taken into account. The addition of 25 EGMs will increase the availability of EGMs by 1% with the LGA. The community profile determined that of the Nepean Blue Mountains area, 19% of the gambling population engage with EGMs, and that 2% of the gambling community are considered as problem gamblers. It is considered that increasing the availability of gaming machines within the LGA will marginally increase the risk to this vulnerable group of people. It is recommended that harms associated with gambling are advertised throughout the gaming area along with pamphlets for gambling support groups.

The provision of an entertainment venue in this location will complement the commercial uses to the north and is likely to enhance public enjoyment of the precinct. The proposed development increases the availability of alcohol with the LGA. However, provided the Plan of Management is correctly implemented, it is not considered that the venue will generate a significant negative impact on the surrounding locality that cannot be mitigated. The proposed venue services the local community and is considered a positive social outcome.

### **5.2.4 Visual impacts**

A line of sight analysis has been undertaken by Team 2 Architects (DA011) and referenced for this assessment. Views of the proposal approaching the venue from the north and east along Lakeside Parade have been analysed by the architects. The line of sight analysis takes into consideration the

massing from proposed Development Application 19/0808 located west of the proposed Tavern. The analysis demonstrates that the proposed venue is subservient to the proposed development to the west. The venue is not considered obtrusive in its locality. The venue fits within the local context and does not visually impinge on the nearby dwellings.

The proposal will activate Lakeside Parade and likely to have a positive visual impact on passers-by. The visual impact of the proposal is a localised positive impact; it does not extend beyond users of the immediate locality.

### **5.2.5 Equity of Access**

The Access Report prepared by Design Confidence (July 2020) assesses the building design for compliance against accessible building and access route guidelines. The report identifies that the current design is not compliant in relation to:

- D3.2 Access to buildings
- D3.3 Parts of building to be accessible

The Report outlines recommendations to achieve compliance. Provided that the recommendations of the report are implemented, it is likely that the proposal will not result in exclusion or discrimination. No social impact is anticipated due to access considerations.

### **5.2.6 Noise**

The proposed development is likely to generate noise that, if left unmitigated, would result in disturbance to adjoining residents. Noise at the venue would result from several sources, including entertainment, patrons and vehicles.

The proposed site is surrounded by a number of sensitive receivers being:

- The newly constructed aged care facility to the north-west of the site;
- The DA approved multistorey residential development north of the site;
- The newly constructed multistorey residential development to the north-east of the site; and
- The existing residential house to the south east of the site.

Potential noise impact has been monitored and analysed within the Acoustic Assessment (Acoustic Logic, July 2020).

Excess noise has the potential to result in quality of life decline for affected residents. This is particularly true of night-time noise that disturbs sleep. Adequate measures must be taken to ensure that night-time noise is contained to appropriate levels and adequately managed. The Acoustic Assessment (Acoustic Logic, July 2020) proposes measures to monitor and mitigate the potential impacts of noise. These measures are outlined in Part 6.



### **5.2.7 Traffic Generation and Car Parking**

The Traffic Impact Assessment (ptc., July 2020) has been reviewed for additional context, impact on roads, congestion, potential for on-street overflow parking, and similar effects of the development that could impact on residents and other users of the road network.

The Report identifies that the development will generate traffic. Though considering its location, the provision of public transport and the 800m walking catchment encapsulating a large residential area, it is unlikely to have an adverse impact on the local road network (ptc., p.21). The location of the driveway is on a straight portion of Lakeside Parade, which provides adequate sightlines for safe ingress and egress. The carpark is design to allow vehicles to enter and exit in a forward motion, reducing potential conflict points.

The development includes an at grade carpark with the provision of 48 parking spaces. The Penrith DCP requires the provision of 111 carparks based on one carpark for every 4m<sup>2</sup> of gross floor area. The Report determined, based on a detailed carparking analysis of similar venues in the locality, that the reduction in car parking is suitable to accommodate the likely demand for onsite parking.

Based on the findings of the Traffic Impact Assessment, it is unlikely that there will be any adverse social impact arising from traffic generation in the locality.

### **5.2.8 Crime Prevention**

The crime profile above demonstrates that crime levels in Jordan Springs are generally lower than both the Penrith LGA and State averages, excluding domestic violence. To help manage and maintain lower levels of crime within Jordan Springs, the design will need to give careful consideration to Crime Prevention through Environmental Design. Potential crime impacts have been considered within Table 4 below.

Low level fencing proposed around the beer garden and other external areas along Lakeside Parade allow for passive surveillance of the street. Approaches to the Tavern are proposed to be well lit and not obscured by landscaping or other features. The facility will be highly visible from the car park, given its flat topography, and further wayfinding signage is not necessary between the car park and the venue.

Internal security management measures have been incorporated within the Tavern Plan of Management (GJ Consulting, July 2020). The plans by Team 2 Architects demonstrate maximum capacity on the site of 472 persons at any time. Security guards will be employed at the discretion of Tavern management, to manage crowds and any anticipated drunken or disorderly behaviour. This is considered to be acceptable, given that the Tavern is unlikely to function at maximum capacity all the time. The Tavern Plan of Management proposes to rely on Police to manage social disturbance and unruly or drunken behaviour. This is considered acceptable.



However, when the Tavern is likely to be at full capacity, contingencies for crowd management should be enacted. It is recommended that the Tavern Plan of Management be further detailed to demonstrate acceptable measures for crowd management. These may include a trigger for the engagement of security guards, such as when the venue is likely to approach full capacity.

### 5.2.9 Health impacts

The proposed development has the ability to impact upon the physical and mental wellbeing of patrons. In particular, the venue increases accessibility to alcohol and gambling in the Penrith LGA.

Alcohol misuse has the potential to cause adverse health impacts to the individual and others. It is considered that provided Tavern staff are competently trained in the Responsible Service of Alcohol, the risk of alcohol misuse in the community will not be significantly increased. It is recommended that staff have ongoing training on effective methods to deal with alcohol misuse in the venue.

Risky gambling behaviours are known to impact the mental health of the individual and likely to impact up to six close contacts (Office of Responsible Gambling, NSW Gov. 2020). The minor increase in access (1%) to EGMs is not considered likely to significantly increase the proportion of problem gamblers in the community. This assessment is made on the information that the most vulnerable group to problem gambling is the unemployed and the unemployment rate across the Penrith LGA is lower than what is experienced for the rest of NSW. This is not to say that those individuals who are employed are not at risk. Accordingly, it is recommended the Tavern staff are competently trained in the Responsible Conduct of Gaming to lower the potential risk. Additionally, appropriate advertising on the harms of EGM use should be displayed throughout the gaming room.

To minimise gambling harm, the Tavern will practice all its legal requirements with respect to Responsible Conduct of Gambling, and staff will be trained in this aspect. The Tavern will be registered with Gamecare, providing an online based Multi-Venue Self Exclusion (MVSE) Policy.

The Plan of Management outlines that smoking is permitted in the indoor/outdoor gaming room and within the outdoor beer garden. The potential health impacts of passive smoking must be considered as part of this assessment. The design of the proposed gaming room has considered the legal requirements and guidelines of the Smoke-free Environment Act 2000, and accompanying Smoke-free Environment Regulation 2016. The Act regulates where smoking is permitted in indoor and outdoor areas, classifying areas as an enclosed public space or an outdoor public space. The regulations (clause 8) further outline the guidelines for determining if a place is enclosed.

Provided that over 25% of notional ceiling and walls areas are open, the gaming room can be classified as an outdoor public space under the Act, in accordance with clause 8 of the Regulation. While enclosed public places must be smoke-free (per s.6 of the Act), smoking is permitted in outdoor public areas provided that they meet the criteria of the Act and Regulation, and are not one of the smoke-free outdoor public places nominated in s.6A of the Act. The gaming room does not fall under any of the categories required to be smoke-free outdoor public places. On this basis, the gaming area will

provide suitable ventilation that minimises the risks of passive smoking. This report assumes that these measures will be implemented in accordance with the Smoke-free Environment Act, 2000.

### **5.2.10 Cumulative Impacts**

Cumulative impacts are impacts arising not only from the proposed development, but from its interrelationships with other existing development within the locality. These can have a significant social impact due to the accumulation of impact arising from other development, even when the additional impact caused by the subject development is minor.

The most significant cumulative impacts of the proposal are considered to be:

- the increased provision of liquor and gambling facilities within the Penrith LGA;
- increased traffic within the locality; and
- increased noise arising from entertainment, patrons and traffic.

These have been considered for the development above. Given there are no other clubs, pubs or taverns with the Jordan Springs community, it is not considered that there are any features of the locality that would make these impacts significant in a cumulative sense. The provision of a new Tavern on the site is not considered likely to result in undue cumulative impact in terms of the availability of liquor and gaming activities.



**Table 4:** Summary of Social Impacts as a result of the increased trading hours

<b>Type of impact</b>	<b>Extent of impact:</b> - Immediate locality - Wider LGA - NSW	<b>Duration:</b> - Short - Medium - Long	<b>Potential impact:</b> - Positive - Negligible - Negative (severity and sensitivity)	<b>Recommended mitigation</b>
<i>Amenity</i>				
Perception of safety in public places	Immediate	Long	Negative Severity: Minor Sensitivity: Minor	Licensee to take all reasonable measures to ensure that the behaviour of staff and patrons of the hotel when entering or leaving the venue does not result in a detrimental impact on neighbourhood amenity.
Accessibility	Immediate	Long	Negative Severity: Minor Sensitivity: Minor	The current design does not meet the requirements for accessibility. It is recommended that the design of the building incorporates the recommendations provided by the Access Report completed by Design Confidence (July 2020).
Noise	Immediate	Long	Negative Severity: Minor Sensitivity: Minor Confirmed by Acoustic Assessment (Acoustic Logic, July 2020)	Refer to Acoustic Report and summary of recommended mitigation measures in Part 6.4.
Traffic	Immediate	Long	Negligible – The car parking provisions are deemed suitable for the proposed development. The traffic generation will not result in a negative impact on the existing road network.	Not applicable



Type of impact	Extent of impact: - Immediate locality - Wider LGA - NSW	Duration: - Short - Medium - Long	Potential impact: - Positive - Negligible - Negative (severity and sensitivity)	Recommended mitigation
			The location on the driveway and the configuration of the carpark permits safe ingress and egress from the site in a forward motion. Confirmed by Traffic Assessment (ptc., July 2020)	
Visual	Immediate	Long	Positive – the proposed development will be visible from pedestrian and vehicular approaches. It is in scale and contributes to the activation of the area.	Not applicable
<i>Crime</i>				
Domestic violence	Immediate/wider study area	Long	Negative Severity: Minor Sensitivity: High	Tavern staff are to follow Plan of Management and to engage in Responsible Service of Alcohol protocols to help mitigate alcohol fueled domestic and sexual assault. Provide signs promoting where to access support in bathrooms and other areas of the venue.
Non-domestic Assault	Immediate/wider study area	Long	Negative Severity: Minor Sensitivity: Moderate	Tavern staff are to follow Plan of Management and to engage in Responsible Service of Alcohol protocols to help mitigate alcohol fueled assault. Security guards to be engaged on as needed basis.
Sexual assault	Immediate/wider study area	Long	Negative Severity: Minor Sensitivity: Moderate	Provide signs promoting where to access support in bathrooms and other areas of the venue.



<b>Type of impact</b>	<b>Extent of impact:</b> - Immediate locality - Wider LGA - NSW	<b>Duration:</b> - Short - Medium - Long	<b>Potential impact:</b> - Positive - Negligible - Negative (severity and sensitivity)	<b>Recommended mitigation</b>
Theft	Immediate/wider study area	Long	Negligible – theft in the community is not identified to be related to alcohol	Not applicable
Drink driving	Immediate/wider study area	Long	Negative Severity: Minor Sensitivity: Low	Assistance to be offered to patrons needing alternative travel arrangements. The provision of a courtesy bus in the afternoon and evenings will be provided seven days a week as per the Tavern Plan of Management.
<b>Health</b>				
Risky drinking behaviours	Immediate/wider study area	Long	Negligible – general trends indicate a decline in risky drinking behaviours.	Provide advertising of the implications of risky drinking. Staff to follow Responsible Service of Alcohol protocols.
Risky gambling behaviours	Immediate/wider study area	Long	Negligible – general trends indicate a decline in risky gambling behaviours.	Provide advertising of the implications of risky gambling, and the gambling help line. Measures to encourage a “break-in-play” for problem gamblers to be incorporated within the Plan of Management.
Smoking in gaming room	Immediate	Long	Negative Severity: Moderate Sensitivity: Moderate	It is assumed that the gaming room will be defined as an “outdoor public place” under the Smoke-free Environment Act 2000 and Regulation 2016. Additional ventilation for the gaming room should be considered to mitigate the impact of passive smoking on patrons.

Type of impact	Extent of impact: - Immediate locality - Wider LGA - NSW	Duration: - Short - Medium - Long	Potential impact: - Positive - Negligible - Negative (severity and sensitivity)	Recommended mitigation
				Advertising on the harms of smoking be displayed in the gaming room.
<i>Children and Youth</i>				
Cultural exposure	Immediate	Long	Negligible – young children accessing local pre-schools or other children’s facilities in the area are unlikely to be exposed to any additional drinking behaviour.	Not applicable.
<i>Social capital</i>				
Social relations	Immediate/wider study area	Long	Positive – allows patrons to engage in social events and partake in social connectedness.	Not applicable.
Entertainment	Immediate/wider study area	Long	Positive – access to entertainment improves social and mental wellbeing.	Not applicable.



## 6 Mitigation Measures

### 6.1 Hotel Policy and Responsible Service of Alcohol

A Plan of Management has been prepared to guide the safe management of the venue. All new staff will be acquainted with the policy and procedures through an induction process. These include Responsible Service of Alcohol and Prevention of Intoxication procedures, Noise and Amenity of the Neighbourhood procedures, Behaviour of Patrons procedures, Security requirements and Control of Patrons Numbers procedures. All staff are to be qualified in Responsible Service of Alcohol and Responsible Conduct of Gambling. In addition, the Tavern will keep an Incident Register in which any incident raising concern is recorded. This will be regularly inspected by, and kept to the satisfaction of, local Police and the Independent Liquor and Gaming Authority.

It is recommended that the Tavern Plan of Management be further detailed to demonstrate acceptable measures for crowd management when the venue is at full capacity. These may include a trigger for the engagement of security guards, such as when all function areas are booked, and the venue is likely to approach full capacity.

The proposed Tavern policies and practices along with these recommended mitigation measures are considered sufficient to mitigate potential impacts of the proposed development.

### 6.2 Advertising

It is considered that the proposed development will have negligible impact on the local community. However, this assessment has identified that the subject community has a high domestic violence incidence rate compared with the Penrith LGA and NSW. Mitigation measures to reduce the risk of alcohol fuelled domestic violence will assist in addressing the potential for increased domestic violence due to the increased availability of alcohol.

It is recommended that the venue displays advertising addressing the harms of alcohol consumption as an important mitigation measure to address the two key impacts of alcohol abuse and domestic violence, that are associated with alcohol consumption in general. Providing information to access alcohol abuse and domestic violence services is recommended. Advertising is considered an effective measure to reduce the risk of harm to the community. Providing information for support and help to address these issues will help mitigate the social, physical and mental wellbeing impacts that arise through domestic violence and risky alcohol consumption. Such information should be displayed appropriately throughout the Tavern.

### 6.3 Health

It is considered that the proposed venue will have a moderate negative impact on the health of non-smoking gamblers due to smoking permitted in the indoor/outdoor gaming area. The following is recommended to help mitigate health impacts:



- Amend the Plan of Management to incorporate ongoing monitoring of ventilation within the indoor-outdoor gaming room, to ensure that vegetated screening does not impede the flow of air, and that air quality is maintained; and
- The outdoor (unenclosed) status of the gaming room is to be confirmed at detailed design stage to meet the requirements of Clause 8 of the Smoke-free Environment Regulation 2016.

These measures are considered to adequately manage the health impacts of passive smoking.

## 6.4 Transport

The proposed location for the Tavern is serviced by a range of transport modes which permits the safe travel of patrons to and from the venue throughout day and night to their place of residence. The Tavern will be supplying a shuttle bus service in the afternoon and evenings, 7 days a week. The venue can further facilitate safe travel by helping patrons arrange alternative travel if required.

## 6.5 Noise

The proposed development will have a minor negative impact on sensitive receivers in close proximity to the venue, including residents located on the north of Lakeside Parade, and the aged care facility to the west of the site. This has been documented in the Acoustic Assessment prepared by Acoustic Logic (July, 2020). The assessment has identified that if noise is not suitably managed by the venue this could result in sleep disturbance.

It is recommended that the venue implements the mitigation measures outlined in the Acoustic Assessment, which includes:

- The awning of the outdoor area to have acoustic absorptive lining installed evenly across a minimum 60% of the ceiling area. The absorptive material is to have an NRC of minimum 0.65;
- In the event that the outdoor area located beneath the awning is utilised between 10pm and 12pm the patron numbers are not to exceed 35 people; the area is to be closed after midnight;
- The indoor dining and gaming area are to implement following:
  - glazing installed must be minimum 6.38mm laminate, with the frame and glazing system to achieve minimum Rw31;
- Venue capacity in specified areas are to be in accordance to Table 7.1 of the Report;
- Amplified music within the venue is not to exceed a sound pressure of 75 dB(A) L<sub>10</sub>;
- No amplified music is permitted in external areas between the hours of 6:00pm and 7:00am;
- Amplified music within the outdoor dining is not to exceed a sound pressure of 65 dB(A) L<sub>10</sub>;
- Speakers are to be vibration isolated by NRD mounts or equal;
- Doors and windows may remain open during the day and evening hours of operation but must be closed after 10pm except for ingress and egress;
- Signs are to be displayed at the entry/exit of the venue reminding patrons to minimise noise when departing the premises, especially after 10pm; and
- Where possible garbage collection, deliveries and disposal of bottle/waste should be completed between the hours of 7am and 6pm. In particular glass bottles and similar should not be disposed of after 10pm.



It is considered that the suggested measures will sufficiently manage noise emissions that would have the potential to result in sleep disturbance. These measures should be detailed in the Operational Plan of Management.



## 7 Conclusion

The proposal involves the construction of a single storey Tavern and associated car parking on Lot 3989 in Deposited Plan 1190132. The likely impact of the proposal on the local and wider community has been reviewed, with consideration given to the existing community characteristics.

Positive social impacts of the proposed development include the activation of the area through aesthetically pleasing views of the site within the locality. In addition, there will be increased opportunity for social relations and gathering, due to the availability of a local venue and the decreased need to travel outside the suburb in order to obtain this service. Jordan Springs has a growing population and the provision of an entertainment venue is considered to have positive social interconnectedness and mental health outcomes.

It has been found that the proposal will result in some minor negative impacts associated with entertainment venues, general consumption of alcohol and engagement in gambling activities. These impacts can be successfully mitigated by implementing late night noise attenuation methods and providing advertising around risky drinking behaviour, alcohol-fuelled violence and risky gambling behaviours. These advertisements should demonstrate local resources available to assist those at risk.

As a result of this Assessment, recommendations have been made in Table 4 and outlined in full within Part 6. The key recommendations are summarised below:

1. Provide signage and advertising to promote support for domestic violence victims and protagonists in bathrooms and other appropriate areas of the venue;
2. Adhere to the Tavern Plan of Management to mitigate alcohol fuelled assault and manage responsible alcohol consumption;
3. Provide trigger mechanisms within the Plan of Management to indicate when security guards will be engaged, and detail plans for crowd management at times of full capacity;
4. Offer assistance to patrons for access to taxi services when required;
5. Adhere to the Tavern Plan of Management to reduce the harms of risky gambling behaviours, and include additional measures to encourage problem gamblers to “break-in-play”;
6. Provide signage and advertising relating to the health implications of smoking, risky drinking and risky gambling, and/or services available, in appropriate locations throughout the Tavern;
7. Incorporate the recommendations provided by the Access Report completed by Design Confidence (July 2020);
8. Implement the noise attenuation methods suggested in the acoustic report (Acoustic Logic, July 2020) and summarised in Part 6.4 of this report, including restricting amplified music after 6pm in outdoor areas, and update the Tavern Plan of Management to reflect these arrangements.

It is considered that these strategies, where implemented, will mitigate any potentially negative impacts of the proposed Tavern.

Accordingly, the proposed Tavern is recommended for consent, subject to the implementation of the above recommendations.

