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## Social Impact Statement

**Sutherland Entertainment Centre and Peace Park**  
**22 and 30 Eton Road, Sutherland**



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11 Dartford Road, Thornleigh NSW 2120  
207/506 Miller Street, Cammeray NSW  
2062

PO Box 230  
Pennant Hills NSW  
1715

t: 02 9980 6933  
e:  
dfp@dfpplanning.com.au

DFP Planning Pty Limited  
ACN 002 263 998

[www.dfpplanning.com.au](http://www.dfpplanning.com.au)

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## Abbreviations

Council	Sutherland Shire Council
DA	development application
DCP	development control plan
DFP	DFP Planning Pty Limited
DPIE	NSW Department of Planning, Industry and Environment
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPI	environmental planning instrument
LEP	local environmental plan
LGA	local government area
PoM	plan of management
RSA	responsible service of alcohol
SEARs	Secretary's Environmental Assessment Requirements
SEC	Sutherland Entertainment Centre
SIS	social impact statement

# 1 Introduction

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## 1.1 Commission

DFP has been commissioned by Sutherland Shire Council (Council) to prepare a Social Impact Statement (SIS) as a supporting document to the Environmental Impact Statement (EIS) which accompanies a development application (DA) to the NSW Department of Planning, Industry and Environment (DPIE) for the redevelopment of the Sutherland Entertainment Centre, including alterations and additions to the existing building, and upgrading of the adjoining Peace Park.

## 1.2 Purpose of this Statement

This report has been prepared to respond to the Secretary's Environmental Assessment Requirements (the SEARs) which were issued on 8 November 2019 and requires the preparation of a SIS stating the following:

### **"2. Social**

*The EIS shall include a social impact statement which:*

- *identifies any social impacts and any concerns or aspirations people may have about how the proposal might affect their surroundings, way of life, health and wellbeing, or their access to and use of infrastructure, services, and facilities*
- *considers social impacts (positive and negative) from the points of view of community stakeholders and how they expect to experience the proposal (i.e. using primary research and outcomes of engagement)*
- *investigates the extent to which any group in the community may disproportionately benefit or experience negative impacts."*

This report addresses the requirements of the SEARs by addressing the likely social impacts of the proposal.

## 1.3 Context and Scope

The following outputs form part of this report:

- The community profile of the population of the area and those likely to use the facility;
- Responses to the community consultation undertaken to date;
- Response to SEARs;
- A Crime Prevention Through Environmental Design (CPTED) assessment of the proposal; and
- An assessment of the likely impacts of the proposal, including any recommendations to mitigate identified negative social impacts.

## 1.4 Methodology

The following methodology has been adopted for the preparation of this SIA:

- Statistical analysis of the characteristics and trends of the Sutherland Shire LGA to highlight broad trends of the population most likely to utilise the facility.
- Statistical analysis of these demographic characteristics against those of the Greater Sydney Statistical Area population to provide a comparison.
- Consideration of crime statistics relevant to Sutherland LGA using Bureau of Crime Statistics and Research (BOCSAR) web based crime mapping tool.
- Preparation of a CPTED Assessment.
- Review of consultation responses, identification of stakeholders and identification of key themes arising from consultation.

# 1 Introduction

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## 1.5 Proposed Development

The SEC is 40 years old and does not meet the Building Code of Australia or the latest Australian Standards for access and mobility. The intent is that the SEC will improve the theatre space so that it can accommodate a variety of theatrical performance and can be used by a wide range of groups. It is anticipated that the improved facilities will enhance the experience of performers and audiences.

The renovations to the SEC will include:

- A 700 tiered seating with enhanced theatre experience.
- A new flexible teaching and rehearsal space.
- A larger foyer with enhanced user services and accessibility, including lift access and improved amenities.
- A refreshed entry forecourt incorporating a flexible outdoor event space.
- Improved performer/hirer functionality in back-of-house, stage and wings.
- Improved accessibility with the provision of three lifts, two for public use and one for back of house.
- New, energy efficient and sustainable heating, cooling and lighting systems.
- Upgrades to Peace Park, including revitalisation of the connection of Peace Park with Eton Street.
- Repairs required to the current building including the roof.

The current SEC provides for the sale of alcohol and this arrangement will continue with a bar integrated into the main foyer and a portable bar located at an upper level. The bars would only operate during events.

Upgrades to Peace Park interfere with the SEC are also proposed. To integrate the two spaces works within Peace Park include:

- Way finding and improved connectivity through Peace Park from areas to the east, including the Flora Street car park will be provided.
- The southern interface of the park with the SEC will be made more permeable and active, by the addition of a verandah to the SEC. This space will serve as a protected threshold between the SEC and the park.
- Upgrades to Peace Park, including revitalisation of the connection of Peace Park with Eton Street will be undertaken.



## 2 Characteristics of Sutherland

### 2.1 Site Description

The Sutherland Entertainment Centre (SEC) is located at 22 and 30 Eton Road, Sutherland. Peace Park adjoins the SEC to the north. The legal property description of the site is Lot 1 DP1253156 and Lot 7, Section 46, DP802.

**Figure 1** is a location plan of the site within the Sutherland town centre and **Figure 2** is an aerial photograph of the site with the cadastre overlaid.

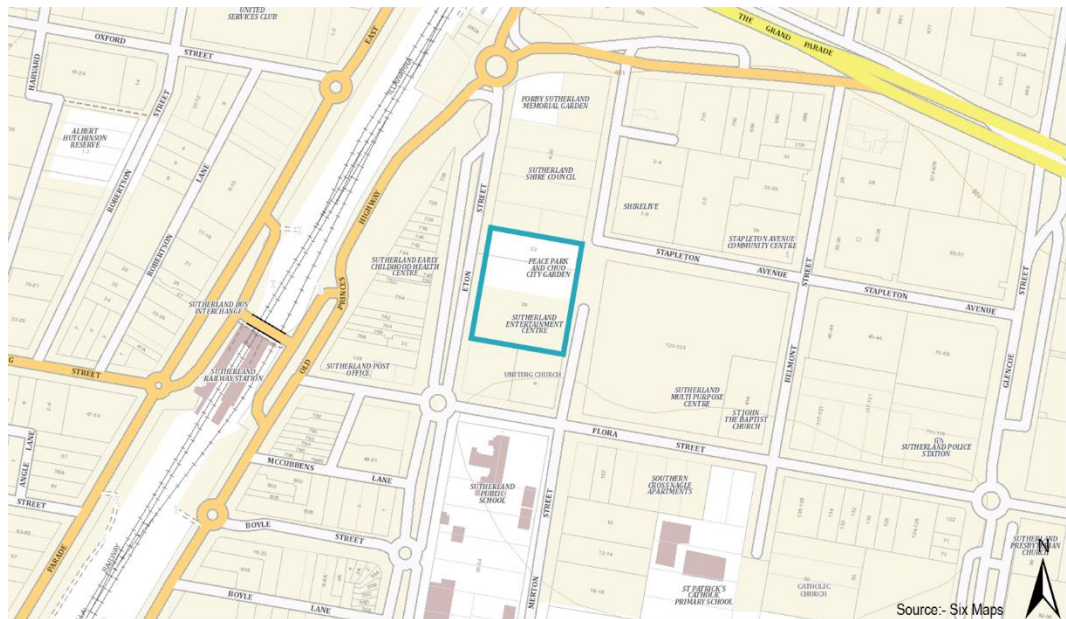


Figure 1 Site Location



Figure 2 Aerial photograph of the site

The site has frontage to Eton Street (to the west) and Merton Street to the east.

There is an existing War Memorial located in the north western corner of Peace Park. The War Memorial is listed as a heritage item in Sutherland LEP 2015.

Existing vegetation within Peace Park comprises lawn areas with selected tree planting. There are street trees along the Eton Street frontage of the site.



## 2 Characteristics of Sutherland

### 2.2 Surrounding Development

The site is located within the Sutherland Town Centre, **Figure 3** below is a plan identifying the site in the context of surrounding development.



Figure 3 Surrounding Development

To the north of Peace Park is the at grade car park associated with the Sutherland Council civic centre and the civic centre building. The civic centre building is a 4 storey structure.

To the east of Merton Street is an at grade car park known as the Flora Street Carpark and Japanese Gardens. The Flora Street Carpark hosts the weekly Shire Farmers Market which occurs every Saturday morning.

To the west is Eton Street which contains angled car parking in the centre of the road and parallel kerbside parking. To the west of Eton Street are retail and commercial buildings associated with the Sutherland town centre. Sutherland railway station, which is to the west of Old Princes Highway, is approximately 220m (walking distance) from the SEC.

To the south is a two-storey commercial building (Centrelink office) and the Sutherland Uniting Church. The building associated with Sutherland Uniting Church is a heritage item. The existing SEC building directly abuts the Sutherland Uniting Church.

### 2.3 Sutherland Context

The site is located within the suburb of Sutherland which is a strategic centre within southern Sydney. The likely draw area for the SEC is the Sutherland Local Government Area (LGA) due to the geographical separations of the regions being the Georges River to the north, the Royal National Park to the south and the Holsworthy Barracks to the west.

As such the following demographic assessment focuses on the Sutherland suburb statistics and the Sutherland LGA statistics.



## 2 Characteristics of Sutherland

### 2.3.1 Characteristics of the 2016 Sutherland Population

The most recent available statistics relating to the Sutherland population are those available from the 2016 ABS Census.

In **Table 1** below is a snap-shot of relevant characteristics of the 2016 population of the Sutherland LGA and Greater Sydney. **Figures 4 and 5** below are maps showing the statistical areas for these two sets of data.

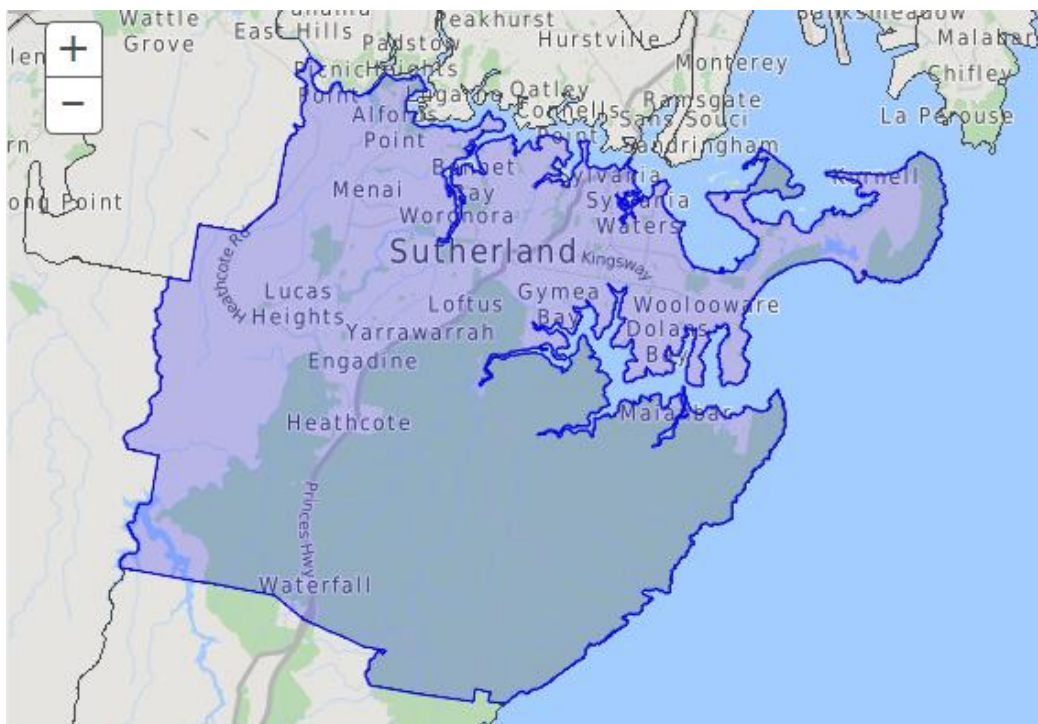


Figure 4 Sutherland LGA (ABS, 2016)

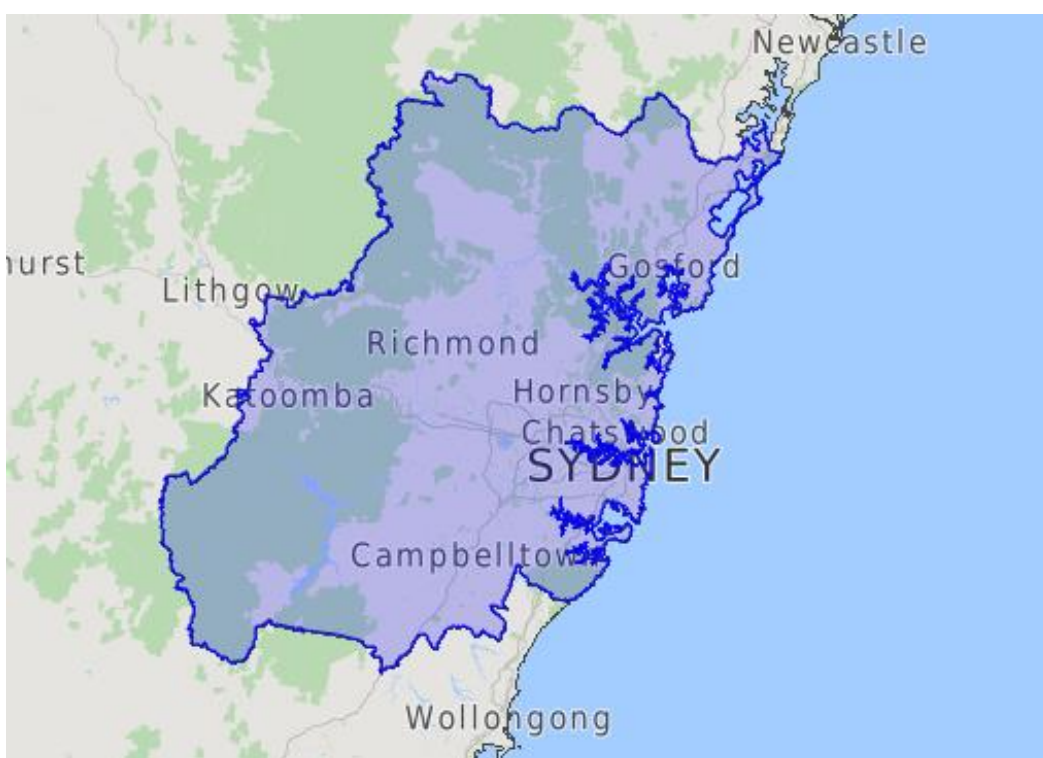


Figure 5 Greater Sydney Statistical Area (ABS, 2016)

## 2 Characteristics of Sutherland

**Table 1 Selected Characteristics of the population of Sutherland– ABS 2016 Census**

Characteristic	Sutherland LGA		Greater Sydney
Population			
Total persons	218,464		4,823,911
Total no. of males	106,713	49%	49%
Total no. of females	111,750	51%	51%
Total no. of persons aged 18 years or more	168,829	77%	78%
Total no. of school aged children (5-18 years old)	38,627	18%	17%
Median age	40 years		36 years
Country of Birth			
Australia	169,667	78%	57%
England	7,890	4%	3%
China	3,007	1%	5%
New Zealand	3,258	1%	2%
India	1,108	0.5%	3%
Philippines	1,182	0.5%	2%
South Africa	1,214	0.5%	0.7%
Other	31,138	14.5%	27.3%
Household Income (weekly)			
\$0 - \$999	17,080	22%	26%
\$1,000 - \$1,999	17,656	23%	25%
\$2,000 - \$2,999	15,165	20%	18%
\$3,000 - \$3,999	9,187	12%	10%
\$4,000+	9,730	13%	11%
Income not stated	7,534	10%	10%
Median Weekly Incomes (people aged 15+)			
Personal	\$837		\$719
Family	\$2,312		\$1,988
Household	\$1,979		\$1,750
Dwellings			
Tenure			
Owned outright	28,488	37%	29%
Owned with a mortgage	29,552	39%	33%
Rented	16,118	21%	34%
Other tenure type	589	1%	1%
Not stated	1,609	2%	3%
Median Rent	\$450/week		\$440/week
Household paying < 30% of household income in rent	92%		88%
Household paying > 30% of household income in rent	8%		14%
Mortgage Repayments	\$560/week		\$500/week
Household paying < 30% of household income on mortgage repayments	92%		92%
Household paying > 30% of household income on mortgage repayments	8%		8%
Hours worked (employed persons aged 15+)			
0 hours per week	3,607	3%	5%
1-15 hours per week	12,395	11%	10%
16-24 hours per week	11,934	10%	10%
25-34 hours per week	11,472	10%	10%
35-39 hours per week	18,335	16%	19%
40+ hours per week	55,385	50%	46%

## 2 Characteristics of Sutherland

**Table 1** Selected Characteristics of the population of Sutherland– ABS 2016 Census

Characteristic	Sutherland LGA		Greater Sydney
Occupation (persons aged 15+)			
Professionals	27,083	24%	26%
Clerical and Administrative workers	18,813	17%	15%
Technicians and Trades Workers	15,188	14%	12%
Managers	16,977	15%	14%
Community and personal service workers	11,832	11%	10%
Sales workers	10,692	10%	9%
Labourers	6,066	5%	8%
Machinery operators and drivers	4,339	4%	6%
Voluntary Work (persons aged 15+)			
Volunteer	33,876	19%	17%
Not a volunteer	134,072	76%	76%
Not stated	8,864	5%	7%
Family Composition			
Family households	58,577	77%	74%
Lone person households	16,039	21%	21%
Group households	1,736	2%	5%
Number of Motor Vehicles per dwelling			
0 Vehicles	4,325	6%	11%
1 Vehicle	24,010	32%	37%
2 Vehicles	30,491	41%	33%
3 Vehicles	9,654	13%	16%
4+ Vehicles	5,900	8%	3%

The statistics in **Table 1** provide a snap-shot assessment of selected characteristics of the population of Sutherland Shire LGA compared with Greater Sydney. This is not to say that the only patrons likely to frequent the future SEC will only be residents from the LGA, however as discussed in **Section 2.3**, due to the geographical separations of the regions it is likely that the patrons most likely to frequent the SEC will be from the Sutherland LGA.

The following seeks to quantify the statistical information provided by the 2016 Census data for the LGA in order to identify potential users and provide the basis on which to consider the likely social impacts on the local community.

Key characteristics of the population of the LGA (in 2016) are:

- The population characteristics (gender, school/age median age) are similar to Greater Sydney;
- Almost one fifth of the LGA is made up of school aged children;
- The LGA has a significantly greater proportion of people born in Australia compared to Greater Sydney. There are no significant groups of people from other countries in the LGA;
- The LGA has a greater household income than Greater Sydney;
- The median weekly personal income of the LGA is higher than the Greater Sydney median;
- In the LGA 21% of people rent and 76% of people own their dwelling.
- Weekly mortgage and rent payments are slightly greater in the LGA than in Greater Sydney;

## 2 Characteristics of Sutherland

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- For renters, there is lesser housing stress<sup>1</sup> for those living in the LGA compared to Greater Sydney;
- For those with a mortgage there is the same level of housing stress<sup>1</sup> for those in the LGA and Greater Sydney;
- Data indicates that there is almost the same percentage of full time workers (i.e. working 35+ hours a week) in the LGA and Greater Sydney;
- The occupation breakdown the LGA and Greater Sydney is similar;
- Voluntary work rates for the LGA and Greater Sydney are similar;
- Within Sutherland there is a greater proportion of family households than Greater Sydney. While Greater Sydney has a higher population of group homes than the LGA;
- There is higher car ownership in the LGA than Greater Sydney, with 94% of the population owning a car and 62% of the population owning two or more cars.

An assessment of the demographic profile and the implications of these findings is provided in **Section 5.2** below.

### 2.3.2 Assessment of Demographic Profile

The population is generally consistent with the Greater Sydney population, however on average people in the area have a greater personal and family income. Within the LGA the rate of renters in housing stress is less than that of Greater Sydney, while rates of housing stress relating to mortgage repayments are consistent with Greater Sydney rates. Based on these figures approximately 53,500 households in the LGA are not living in housing stress<sup>1</sup> (based on housing costs alone).

These two factors indicate that it is likely that many locals will have disposable incomes and therefore are able to afford to attend events at the SEC. Due to the large number of households in the LGA which are not living in housing stress it can therefore be assumed that people living in the LGA are most likely to be able to afford to pay for tickets

In addition, almost one fifth of the population (38,627) comprise school aged children. This proportion indicates there will be a demand for children events (i.e. children's concerts, dance and performance concerts, school holiday entertainment shows etc) and school events at the SEC.

Within the LGA there is a high proportion of car ownership. This indicates that people would be likely travel by car to visit the SEC. However, the train station is very closed and convenient alternative for those living near other train stations.

The LGA has a 21% higher proportion of people born in Australia compared to the Greater Sydney rates. This indicates that there is a much smaller population of first generation migrants and therefore there will not be as great a need for cultural group use of the SEC. For example, the Georges River LGA (where the Hurstville Entertainment Centre is located) has only 50% of the population born in Australia, with 16% of the population born in China. The Hurstville Entertainment Centre would therefore be more likely to include cultural group events or celebrations as a regular event compared to the SEC.

Based on the findings of the demographic study the main users based on the characteristics of those living in the LGA will be those attending:

- Children's entertainment events;
- School events;
- Local performances (i.e. dance eisteddfods);

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<sup>1</sup> Households paying more than 30% of their household income on mortgage repayments or rent are considered to be in housing stress.



## 2 Characteristics of Sutherland

- Plays and theatre;
- Music concerts;
- Live comedy;
- Conferences/presentations;
- Large dinners/balls; and
- Movie screening.

### 2.4 BOSCAR Statistics

The following data has been sourced using the information available on the BOSCAR website<sup>2</sup>.

#### 2.4.1 Hotspot Data

Hotspot crime data has been reviewed for the suburb of Sutherland. Hotspot areas in Sutherland which could relate to the SEC operation include non-domestic assault, motor vehicle theft, stealing from a vehicle and stealing from a person. These hotspots relate to the period from October 2018 to September 2019. There was a high density significance hotspot for non-domestic assault and malicious damage, a medium density significance hotspot for motor vehicle theft and stealing from a vehicle, and no records of stealing from a person. Maps showing these hotspots is provided at **Attachment 1** of this Report.

It is not possible to determine any direct link between any of these crimes and the SEC or Peace Park as there are other factors that could contribute to this pattern. For example, the clearest link identified on this map is the relationship of a town centre/train station to a hotspot where the density often increases to high. This is especially obvious for the Sutherland, Gymea, Miranda Caringbah and Cronulla town centres. Consequently, there is no specific evidence that points to a link increased rates of crime and the operation of the SEC or Peace Park.

#### 2.4.2 Rates of Crime

For the 5 year period from September 2015 to September 2019, the following incident related statistics in relation to the Sutherland Shire LGA were recorded.

**Table 2 BOSCAR reported rate non-domestic incidents assault in NSW and Sutherland LGA, September 2015 – September 2019**

(The rate illustrates the relative rate of crime per 100,000 people of the residential population)

Incident	Year to Sept 2015	Year to Sept 2016	Year to Sept 2017	Year to Sept 2018	Year to Sept 2019
Alcohol related offences - NSW	140	135.5	131.3	125.1	118.8
Alcohol related offences - Sutherland	94.3	125.6	108.7	90.1	86.1
Non alcohol related offences - NSW	268.6	275.3	279.2	285.5	287.5
Non alcohol related offences - Sutherland	127.6	148.1	143.5	167	165.7
Incidents relating to recreation premises - NSW	5.2	5	6.1	5.2	5

<sup>2</sup> <http://crimetool.bocsar.nsw.gov.au/bocsar/> (October 2018 to September 2019)

## 2 Characteristics of Sutherland

Incidents relating to recreation premises - Sutherland	1.3	5.3	5.3	3.1	4.4
Incidents occurring during nights - NSW	201.2	202.1	199.4	195.6	187.6
Incidents occurring during nights - Sutherland	127.6	158.3	147.9	132.7	122.2
Incidents occurring during days - NSW	207.4	208.7	211.1	215.1	218.7
Incidents occurring during days - Sutherland	94.3	115.4	104.3	124.4	129.6

Source: BOCSAR web based crime mapping tool <sup>[1]</sup> <http://crimetool.bocsar.nsw.gov.au/bocsar/>

As demonstrated in the table above, the crime rates for the Sutherland LGA are generally significantly lower than the crime rates for NSW. Crime rates are also generally stable with the exception of alcohol related offences and incidents occurring at night which have both experienced reductions in offences.

Particular attention should be paid to the alcohol related offences and the incidents occurring during night as performances at the SEC are likely to occur at night where alcohol could also be available. As identified in the above table the alcohol related offences are lower in Sutherland LGA than for NSW. In addition the incidents occurring at night are also lower than the NSW rate.

This indicates that the local area is currently not highly susceptible to these two offences and is not likely to be a 'problem' area. Assessment of this data is provided in **Section 5.3** below.

### 2.4.3 Assessment of Crime Data

There are no clear trends of crime surrounding the existing entertainment centre as such it is not possible to anticipate possible crime patterns with the redevelopment of the SEC. Nonetheless, it is expected that the proposed works to the SEC will increase the activity around Peace Park and the SEC, this will create further presence and casual surveillance which can act as a deterrent to opportunistic crimes.

There is potential for the proposal to generate crime as a result of the sale of alcohol, as such it will be important that the sale of alcohol is undertaken by people who have current RSA training where any person who is intoxicated is not served any alcohol. In addition security at events should always ensure patrons are acting in an appropriate manner and if any patrons are displaying disorderly conduct they should promptly be removed from the site and if necessary police should be called.

## 3 Consultation Responses

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### 3.1 General

To date there has been significant consultation with the local community and relevant stakeholders commencing with the initial design concepts and then again following the more detailed design options.

The current SEC user groups in particular have provided advice and feedback in relation to the operational and functional aspects of the SEC. Where possible, the design has been modified to respond to this feedback.

The EIS provides a full description of consultation responses. As such this section provides a summary of consultation.

### 3.2 Community Engagement

The community was asked to provide feedback in relation to the concept designs from the three shortlisted firms between 20 March 2019 and 3 April 2019. In relation to the online surveys of the three concept schemes, the NBR/Chrofi scheme ranked highest for all four assessment criteria.

Following appointment of the design architectural team, further consultation was undertaken in November 2019. In summary key points raised in this round of consultation included:

- Positive responses to the design;
- Positive responses to the interaction between Peace Park and the SEC;
- Concerns whether the proposal will provide a better outcome in terms of functionality and capacity;
- Negative feedback to the design;
- Concerns regarding the ability of smaller groups to use the space;
- Request for playground areas to be provided; and
- Alternate design options were suggested.

### 3.3 Stakeholder Groups

Three stakeholder workshops were held during May 2019 to gauge feedback in relation to the initial proposals for the SEC, having regard to the specific and particular needs of each interest group.

#### 3.3.1 Arts and Culture Sub-Committee

On 24 September 2019 a meeting of the Arts and Culture Sub-Committee was convened. The proposed refurbishment of the SEC was presented to the Sub-Committee and key features of the upgrade were discussed.

Overall the Sub-Committee were primarily concerned with the functionality of the space from a performance and viewing perspective. The feedback from the Sub-Committee was positive with the following points raised by various members:

- Flooring of the stage is good for dance;
- The facilities and features, including the fly tower, are all very high quality and it appears the SEC will be very comfortable for both performers and the audience;
- The design takes performers into consideration and provides good spaces for them;
- Disabled access has been well considered and addressed; and
- Smaller performance spaces can be achieved by using stalls only or by using the foyer area.

## 3 Consultation Responses

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### 3.4 Authorities

As part of the consultation process various authorities were contacted for feedback. Generally, authorities stated that they would review and respond to the proposal in the SSDA process once referred by the DPIE.

### 3.5 Nearby affected landowners

Adjoining landowners have also been contacted in order to gain feedback on the proposal.

Sutherland Uniting Church were met with to discuss the proposal. Feedback from a meeting undertaken in November 2019 included:

- Construction would need to be mindful of weddings and funerals undertaken at the Church;
- Entry into Merton street is narrow and any reversing would be a safety concern along with truck access, Council should consider widening it;
- Markets are very busy early on Saturday morning with local market operators parking on Merton Street;
- Currently the mechanical plant (presumably the cooling tower) can be heard from within the Church and would like lessened mechanical noise in the upgrades.

Centrelink were also contacted as they are a tenant in the Council owned building adjoining the site. Feedback gained from a meeting undertaken in November 2019 was

- They are not particularly concerned about construction;
- Stated that access to Centrelink's car park should not be blocked;
- Centrelink would like to be kept up to date on the projects progress.

### 3.6 Consultation Strategy

Council has prepared a Communication and Engagement Strategy which has guided the communications and engagement for the SEC refurbishment project. This report is attached to the EIS.

The Strategy has two objectives which are:

***Objective 1:** We will keep stakeholders informed about the SEC redevelopment – the vision for the project and the value it will provide to the whole community.*

***Objective 2:** We will engage with stakeholder groups, and provide appropriate opportunities for collaboration and involvement through all stages of the project."*

The overall outcome of the communication and engagement process is to ensure trust and confidence in Council decision making and financial management, foster an understanding of the value the SEC provides as the key cultural and performing arts facility in the Sutherland Shire and ensure primary stakeholders feel valued and heard, and are advocates of the project and the benefits it will provide.

The Strategy identifies several stakeholders and lists the types of communication and engagement activities. A timeline for the various engagement activities is also provided. Key community consultation dates occurred before a tender was awarded and before lodgement of the Application.



## 4 Response to SEARs

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### 4.1 Social Impact Statement Requirements

The SEARs required the following to be addressed in the SIS:

*“identifies any social impacts and any concerns or aspirations people may have about how the proposal might affect their surroundings, way of life, health and wellbeing, or their access to and use of infrastructure, services, and facilities.*

*considers social impacts (positive and negative) from the points of view of community stakeholders and how they expect to experience the proposal (i.e. using primary research and outcomes of engagement).*

*investigates the extent to which any group in the community may disproportionately benefit or experience negative impacts.’*

The following subsections address each of these points in order to meet the SEARs.

### 4.2 Community Concerns and Aspirations

The consultation has highlighted some of the concerns and aspirations the community has for the SEC in relation to their surroundings, way of life, health and wellbeing, and their access to and use of infrastructure, services, and facilities.

#### 4.2.1 Concerns

The following outlines concerns the community raised and provides a comment as to how the proposed modifications to the SEC address these concerns.

- The ways smaller groups can use the SEC as:
- Booking spaces can be difficult;
- Booking spaces can be expensive; and
- A lack of smaller venues within the SEC.

Comment: The SEC will provide new alternate spaces providing a range of opportunities for performance and meeting spaces. The foyer and outdoor space which opens onto the lawn can be used for smaller performances. In addition, for a smaller production, the central seats in the stalls can be used to reduce the number of available seats.

Council is exploring opportunities to ensure smaller groups still have access to booking the SEC. Currently Council offers lower rates for non-Saturday events and off-peak times to local voluntary community groups. It is recommended in **Section 5.5** below that this arrangement be maintained.

- Seating within the auditorium and outdoor seating will be reduced;

Comment: The SEC currently contains 884 seats; the total number of seats will be reduced to 700 seats. Although this is a reduction in number of seats, the new seating will be more comfortable than current seating. In addition, the new seating will be tiered, providing equitable views of the stage for all audience members.

- The cost of adaption is too great;

Comment: The current building is physically sound, not adequately accessible and does not contain any physical defects. The building however does not provide functional and efficient spaces and does not appropriately address Peace Park. In this instance alterations and additions rather than knocking down and rebuilding has been assessed as the most efficient and sustainable outcome. The retention of major structural elements of the SEC reduces costs while other building works will ensure the SEC better addresses and connects with the surrounding spaces and provides a better experience for all users.

- No additional parking is generated;

## 4 Response to SEARs

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Comment: The proposal reduces the total number of seats and therefore the capacity of the SEC compared to the current operation.

- The proposal does not appear accessible;

Comment: One of the primary drivers behind the redevelopment of the SEC is to achieve full accessibility. The SEC will include several sets of stairs, however lift access inside the building and ramps externally ensure that access to all areas of the building (with the exception of the grid floor in the fly tower) is possible for all people.

In addition, one of the overarching goals of the SEC redesign has been to increase accessibility. This included improving the accessibility and flow between the SEC and Peace Park. This has been achieved by the foyer of the building opening directly onto Peace Park with four steps between the two which will act as informal seating. A ramp is also provided.

- Generally do not like the design and do not think it reflects the leafy character of the LGA

Comment: The design choice was based on community feedback for each of the three designs prepared for the design competition for the SEC. 423 people were surveyed to establish the preference for external appearance, entrance and foyer, theatre experience and connection with the park. Based on this survey data Concept C scored highest in all four categories and was subsequently chosen as the design. Design preference is unfortunately very subjective and therefore it is not possible for every person to have their preference fulfilled.

### 4.2.2 Aspirations

In addition, the surveys conducted in November 2019 provided feedback and suggestions indicating how they would like the SEC to be used. The following provides details of the ways in which the community hope to use the SEC:

- A local park for children;
- For smaller groups to do performances; and
- Allowing rehearsal, exhibition and gallery space.

A playground with equipment is not proposed, however an interactive water feature with mist jets among sandstone boulders is proposed adjacent to the pillars displaying indigenous artwork (see **Figure 6** below). This will be accessible to children and will act as a play area for children, particularly in the summer months.

As discussed above Council is exploring opportunities to ensure smaller groups still have access to booking the SEC. Recommendations in **Section 5.5** below seek to ensure that smaller groups have access the SEC for performances.

The proposal allows for a range of activities and activity spaces beyond the auditorium space. For example it is envisaged that the foyer can be used as an exhibition space for art shows or as a banquet space for up to 200 seats allowing for formal dinner events on site. The foyer will also open onto the level lawn area of Peace Park and will contain tiered seating (also acting as a steps) to provide an amphitheatre like setting which can function as an outdoor performance space. In addition Peace Park can be used for market stalls.

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Figure 6 Example of the type of water feature proposed (Sydney Olympic Park)

### 4.3 Community Stakeholder Perspective

Several stakeholders have been consulted in order to establish the social impacts on their use of the SEC. The Sutherland Arts and Culture Sub-Committee provided very targeted feedback on the SEC. Members of this Sub-Committee were from musical societies, historical societies, theatre companies, an orchestra and dance school.

Overall the Sub-Committee were primarily concerned with the functionality of the space from a performance and viewing perspective. The overall feedback from the sub-committee was supportive stating the following were key positive attributes of the proposal:

- Floor material of the stage is good for dance;
- Design includes significant amenity and comfort and the fly tower and back stage are very high quality;
- The design takes performers into consideration and provides a good space for them;
- Disabled access has been well considered and addressed;
- Smaller performance spaces can be achieved by using stalls only or by using the foyer area;

Overall there will be positive social impacts to the existing stakeholders who are most likely to use this venue for performances. The stakeholders consider that the *“space will be of a very high quality, especially when compared to the existing space and other venues with the same capacity. Performers needs have been well considered which allows a highly functional back of house, easing performance stress and making the operation of the event uncomplicated”*.

## 4 Response to SEARs

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By providing a high quality space there will be opportunity for the SEC to host more exclusive productions. This will provide an opportunity for people in the LGA to see a wider range of performances than is currently possible and without the need to necessarily travel outside the LGA. In addition, it will allow local performance groups to produce higher quality performances than is currently achievable. This will bolster the arts culture in the LGA as residents will have access to view higher quality shows while performers will be able to participate in productions which can rely upon the state-of-the-art facilities.

Negative social impacts may arise due to an increase exclusivity of the venue which has the potential to result in smaller productions not being able to perform in the space due to the size of the venue or the cost of hiring the venue. As such it will be important for the operators to ensure that these smaller groups are still able to access the services of the SEC.

### 4.4 Potential Impacts

The SEC is unlikely to have any significant adverse impacts as the proposal is for a substantial community facility which seeks to be fully inclusive and improve the functionality of the internal performance spaces and connections to adjoining public space. Despite the overall positive nature of the proposal there may be several social impacts that could arise.

Firstly, it has been raised in community consultation that there is concern that smaller groups may not be able to afford to rent the space or that the space may be too big for their productions. Additional concern is raised as people acknowledge that the higher quality facilities are also likely to result in more expensive rental costs compared with the current SEC.

Linked to this is the potential for increased ticket prices to cover the increase in rental costs. This has the potential to price out those who are in financial stress in the locality and may result in exclusivity of events at the SEC.

It is also proposed that alcohol will be sold during events. The current SEC operation allows for the sale of alcohol and practices RSA. Licensed premises are highly regulated and consequently management and mitigation measures will be imposed to ensure that the SEC operations is consistent with the NSW Liquor and Gaming Licensing regulations.

Its potential to have direct effects on residents who live nearby, by affecting their amenity (for example, by generating excessive noise). This has been taken into account by the adoption of the recommendations of the applicant's acoustic consultant. Noise will generally be controlled by physical characteristics of the building, but some operational measures will be required. These are set out in the accompanying PoM.

Recommendations to address these potential impacts have been included in **Section 5** of this Assessment.

#### 4.4.1 Benefits of the Project

The proposed SEC is likely to have a number of positive social impacts including:

- Providing a space suitable to host larger performances which require modern and high quality facilities. This will allow for events or shows to be performed at the SEC allowing locals to experience professional performances in a local setting and with out necessarily having to travel outside the LGA;
- Feedback from The Sutherland Arts and Culture Sub-Committee has indicated that the SEC will meet their current and future needs;
- The modifications will provide additional flexibility to host other events outside of the auditorium including outdoor performances, art exhibitions, markets and dinner events. This will allow for increased opportunities for community events creating further opportunities for social cohesion;



## 4 Response to SEARs

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- The water fountain area will provide a new local play space for children, particularly during the summer months;
- Better connection between Peace Park and the SEC which will assist in promoting the site as the social heart of Sutherland;
- Specific consideration has been given to the accessibility of the building and connection to Peace Park to ensure the SEC is inclusive where all people can access all areas of the SEC.

The greatest benefit of the proposed development will be to those already participating in the performing arts culture in the LGA. In particular events which require large spaces (i.e. dance groups, well known comedians and well known music acts) will benefit greatly by having a performance space which provides all required features and facilities.

Those attending performances will also benefit from an improved user experience. The local Sutherland community will benefit from being able to experience productions that they might otherwise have had to travel to outside the LGA to experience.

A further benefit will be increased casual surveillance and presence to Peace Park and the surrounding streets. The increased presence and operations will discourage crime in these surrounding areas.

### 4.4.2 Potential Negative Impacts

Smaller theatre and musical societies may disproportionately experience negative impacts by being excluded from use of the SEC. This may occur due to the price of hiring the venue and the size of the SEC being too large for the production. This could be combatted by using only the central seats for a performance and with a lower price to rent the SEC being offered to smaller local theatre and musical societies.

Due to the high quality facilities of the SEC it is likely shows and performances may need to have more expensive tickets to cover the cost of renting the venue. Careful consideration of rental prices should be made to ensure the events are not too expensive to exclude lower socio-economic groups or those with less disposable income. In addition, Council should seek to provide discounted or free events sporadically throughout the year for the benefit of the wider community.

#### Alcohol

The SEC will include the sale of alcohol during some performances. The existing SEC has facilities for the sale of alcohol and is such the proposal is a replacement of this component of the use. Although this is not necessarily a negative impact, it does have the potential to result in negative impacts if the sale of alcohol is not undertaken in a responsible manner. As such it will be necessary to ensure all staff are trained in the Responsible Service of Alcohol (RSA) and that any people acting in a disorderly manner are no longer served alcohol and are removed from the premises if necessary.

The consumption of alcohol is generally seen to have two types of impacts on populations: immediate and long term. These are discussed below.

#### Immediate Impacts

Immediate impacts are those which arise from the excessive consumption of alcohol over short periods.

Immediate impacts are usually manifested in anti-social behaviour such as public drunkenness, excessive patron noise, violence, accidents, vandalism and the like.

Such behaviour can occur on, or outside, licensed premises. The principal cause of immediate impacts is over-indulgence, particularly, binge drinking but can arise from such matters as the nature of the clientele and the design and operation of a venue. When it occurs outside

## 4 Response to SEARs

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licensed premises, anti-social behaviour is more likely to occur, and to be more severe, closer to the premises than at a distance from them. Exceptions to that are motor vehicle driving offences.

Most incidents of anti-social behaviour occur late at night and, particularly, on Friday and Saturday nights. This reflects the fact that attendances at licenced venues peak at those times.

The BOSCAR data in **Table 2** above sets out the numbers and rates per 100,000 persons of alcohol related non-domestic assault incidents which have been recorded in NSW and the Sutherland Shire LGA between 2015 and 2019.

Alcohol related offences are less in Sutherland LGA than for NSW. It seems reasonable to conclude from these data that alcohol- induced violence in licensed premises has not presented problems in the recent past. As such it is unlikely that the sale of alcohol when undertaken in accordance within RSA guidelines will result in adverse immediate impacts.

### Long Term Impacts

Long term impacts are generally manifested as chronic illnesses which are the result of the regular consumption of alcohol, usually above the recognised levels of safe consumption, over long periods. That is to say, a potential social impact could be on the health of the community.

It is unlikely that the redevelopment of the SEC would have any appreciable effect on the long-term impacts of alcohol on the community because alcohol is only sold from the venue occasionally and it is unlikely that any patrons will be visiting the venue on a regular enough basis to suffer long term health impacts from the sale of alcohol at the SEC. In addition, alcohol is readily available to any adult from a variety of alternate sources including pubs, clubs and packaged liquor outlets.

That is not to say it may not contribute to long term impacts, but it is likely that those impacts would arise even if the alterations to the SEC were not established.

### Measures to reduce and prevent the immediate impacts of alcohol

The quality of management proposed to be applied to the SEC is evident in the Plan of Management (PoM) which accompanies the EIS. Any consent which Council grants will run with the land, not with the applicant. By making compliance with the PoM a condition of consent, the future quality of management of the SEC can be assured in the unlikely event that the applicant is no longer responsible for its management.

The measures in the PoM will have beneficial effects by managing anti social behaviour in and around the SEC. Sutherland Council (the operator) have managed the current SEC operations and have not had negative incidents occur as a result of alcohol consumption.

### Design and Location

The design of the SEC will be spacious and well-staffed reduce overcrowding. Sale of alcohol will be limited to before events and intermission ensuring a limited opportunity for excessive consumption of alcohol.

The main bar is located in the ground level foyer which is accessible to Peace Park. Measures will need to be implemented to ensure alcohol is consumed within the facility not consumed in the adjoining park.

The PoM specifies the maximum number of patrons permitted in the premise at any one time so that over-crowding should not occur and the aggression that overcrowding can induce, will be avoided.

## 5 Conclusion and Recommendations

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This SIS provides information and assessment of the proposed alterations and additions to the Sutherland Entertainment Centre. This SIS has been prepared to address Point 2 of the SEARs which requires and SIS to be prepared which:

*“identifies any social impacts and any concerns or aspirations people may have about how the proposal might affect their surroundings, way of life, health and wellbeing, or their access to and use of infrastructure, services, and facilities.*

*considers social impacts (positive and negative) from the points of view of community stakeholders and how they expect to experience the proposal (i.e. using primary research and outcomes of engagement).*

*investigates the extent to which any group in the community may disproportionately benefit or experience negative impacts.’*

The social benefits of SEC are vast and outweigh potential negative impacts. The SEC will:

- Provide for performances which require modern and high quality facilities;
- Provide for improved user experience through improved sightlines and seating;
- Meet the current and future needs of existing arts groups;
- Allow additional flexibility to host other events outside of the auditorium;
- New local play space for children in the water fountain;
- Provide better connection between Peace Park and the SEC;
- Provide better accessibility.

Negative impacts associated with the proposal are limited to potential exclusion of smaller groups from use of the SEC due to rental prices and the size of the SEC, potential ticket price increases, risks associated with alcohol consumption and noise impacts.

The greatest benefit will be to those already participating in the performing arts culture in the LGA. In particular events which require large spaces will benefit greatly by having a performance space which provides all required features and facilities. This will provide benefit to locals by allowing them to see performances that they may otherwise have to travel elsewhere to experience.

This SIS also included a demographic study which was used to establish any groups at risk of exclusion and to determine the main users of the SEC. The demographic study found that the main users will likely live in the LGA and will be those attending:

- Children’s entertainment events;
- School events;
- Local performances;
- Plays and theatre;
- Music concerts;
- Live comedy;
- Conferences/presentations;
- Large dinners/balls; and
- Movie screening.

### 5.1 Recommendations

The following recommendations seek to address potential impacts generated by the SEC and its operation.

1. Ensure smaller productions are still able to use the facilities to ensure all societies and companies can have access to the new facilities. This could be achieved by using only the central seats for a performance and offering a lower price to rent the space.
2. Maintain the offer of lower hiring rates for non-Saturday events and off-peak times to local voluntary community groups.

## 5 Conclusion and Recommendations

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3. Consider the ways young children can interact with the space, this is especially important during school holidays. As such opportunities for school holiday programs and activities should be considered. Activities should include free activities to ensure inclusivity.
4. Consider hiring prices for the venue to ensure the events are affordable, particularly for not-for-profit and community organisations.
5. Council to investigate whether any discounted or free events could be hosted throughout the year for the benefit of the wider community.
6. Ensure all staff serving alcohol have up to date RSA training.
7. Security should always ensure patrons are acting in an appropriate manner.
8. Security staff to ensure that alcohol is consumed within the building to ensure patrons to not consume alcohol in Peace Park.
9. Implement all recommendations of the Acoustic Report.
10. Comply with the Plan of Management.

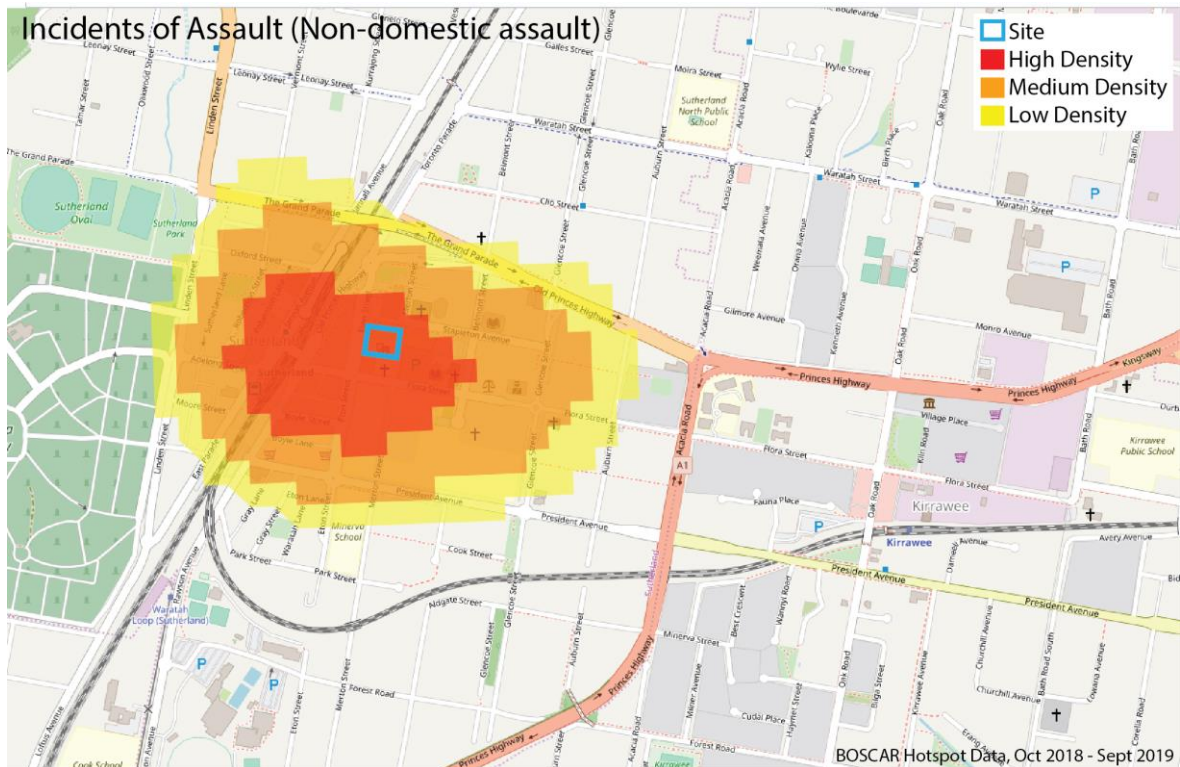
This SIS provides recommendations in **Section 5**. Adoption of these recommendations will create a more equitable operation where the entire community can benefit from the SEC.

Accordingly, the proposal is considered to satisfactorily respond to the social constraints of the locality and the relevant legislation and is unlikely to result in adverse social impacts in the locality.

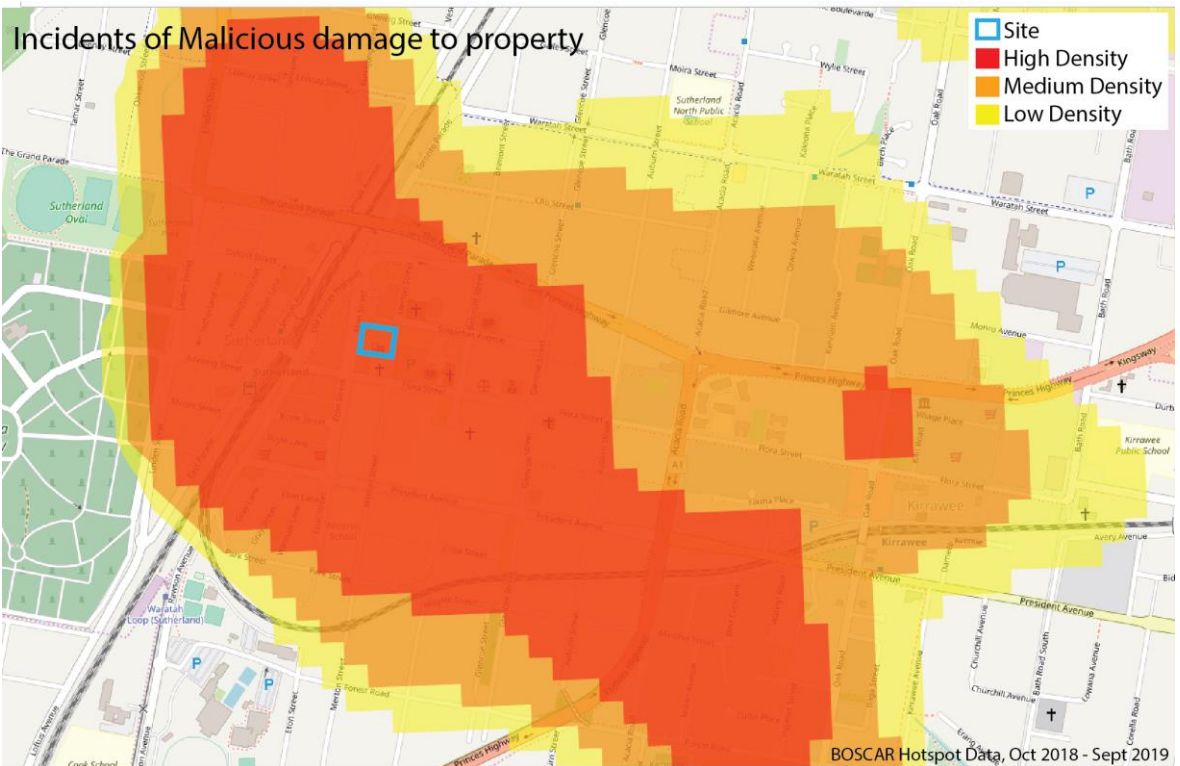


# ATTACHMENT 1

## BOSCAR Hotspot Mapping

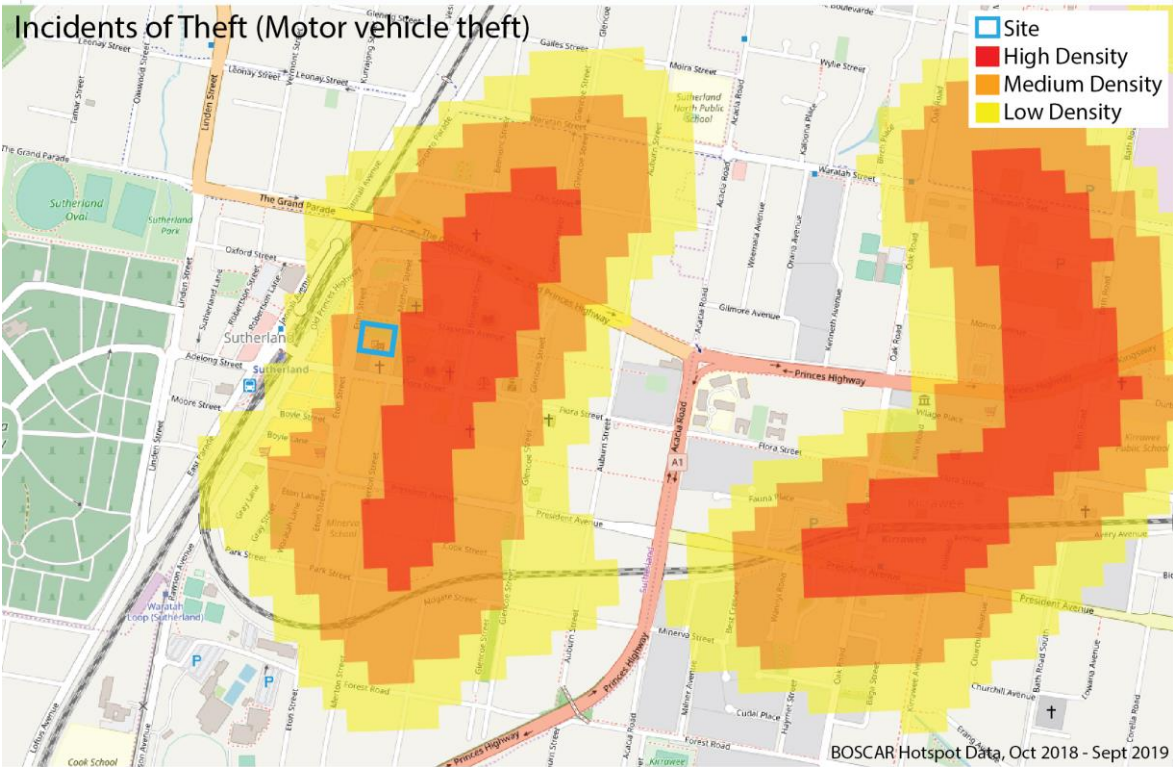


Incidents of Assault (Non-domestic assault) from October 2018 to September 2019, NSW BOSCAR

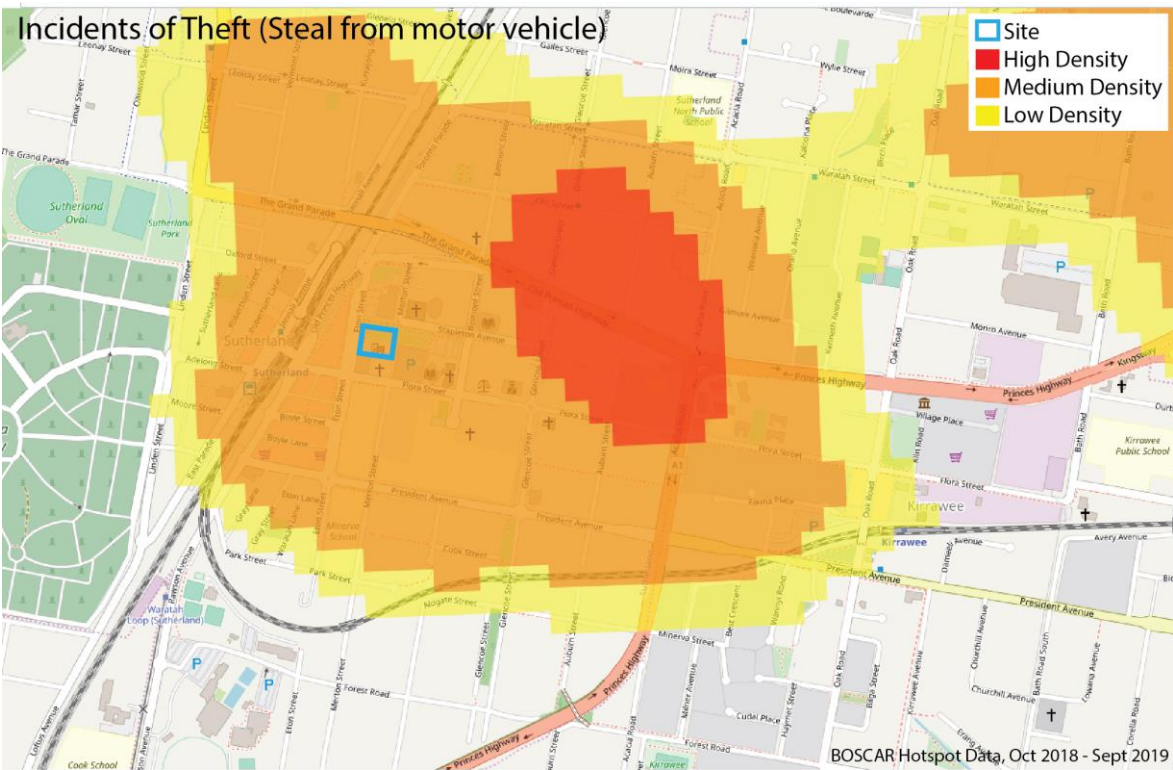


Incidents of Malicious Damage to Properties from October 2018 to September 2019, NSW BOSCAR

# ATTACHMENT 1



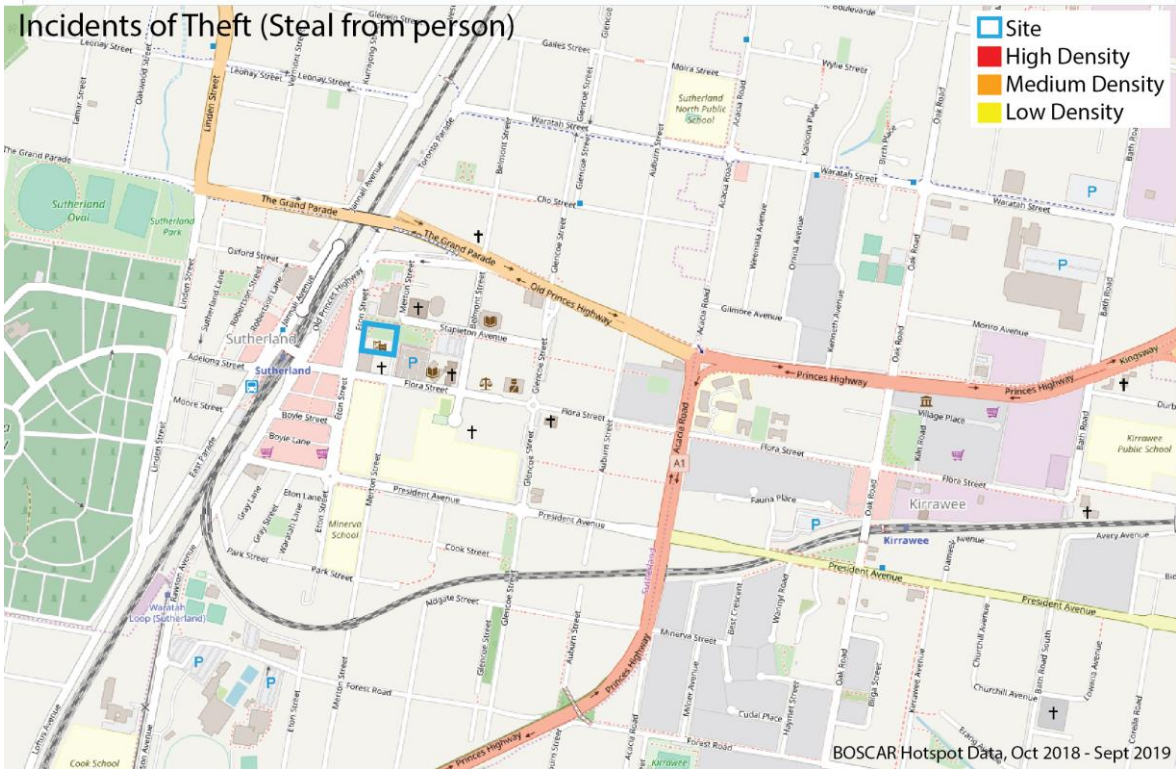
Incidents of Theft (Motor Vehicle) from October 2018 to September 2019, NSW BOSCAR



Incidents of Theft (Steal from Motor Vehicle) from October 2018 to September 2019, NSW BOSCAR



# ATTACHMENT 1



Incidents of Theft (Steal from Person) from October 2018 to September 2019, NSW BOSCAR