1 Crescent Street, Holroyd

Comprehensive Social Impact Assessment

June 2015





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Table of contents

Executive	Summary	i
Introducti	on	1
Section 1:	Understanding of the Proposal	4
1.1	Detailed Proposal Description	4
1.2	Proposed Zoning	7
1.3	Planning Pathway	7
Section 2:	Locality Description	8
2.1	Existing Physical Attributes	8
2.2	Socio – Demographic Profile	14
Section 3:	Impact Identification and Evaluation	.28
3.1	Population Projections	28
3.2	Provision of Open Space	30
3.2	Education Facilities	38
3.3	Childcare Facilities	42
3.4	Community Centres or Health Centres	44
3.4	Libraries	45
3.5	Emergency Services	47
3.6	Accessibility and Transport	47
3.7	Built Form	49
3.8	Loss of Manufacturing Employment Opportunities	52
3.9	Vehicular Traffic Impacts	53
3.10	Housing Affordability	54
3.11	An Ageing Population	54
Section 4:	Impact Mitigation Measures	.56
4.1	Proposed Social Impact Mitigation Measures	56
4.2	Community Infrastructure	58
Section 5:	Conclusion	.61

4
5
6
7
8
(

Executive Summary

MacroPlan Dimasi has been engaged by Tiberius (Parramatta) Pty Ltd to undertake a Comprehensive Social Impact Assessment (CSIA) in relation to a proposed mixed use development at 1 Crescent Street, Holroyd. The development is pursuant to a Planning Proposal, which seeks to rezone the subject site from B5 - Business Development to part B4 – Mixed Use, part R4 – High Density Residential, and part RE2 – Private Recreation pursuant to the Holroyd Local Environmental Plan (LEP) 2013.

The concept plans prepared by Architectus currently provide for approximately 1,800 – 1,900 new apartments, 8,500m² of retail/commercial floorspace; community based facilities such as childcare and up to 1.1 hectares of new outdoor recreation space. The composition of dwellings in the concept plans is 5% three bedroom apartments, 50% two bedroom apartments and 45% one bedroom apartments.

Taking into account fluctuations in housing demand however, this assessment is based on a dwelling range of between 1,800 to 1,900 new apartments for the subject site. Based on this range, and the average occupancy rates of one, two and three bedroom apartments within the Parramatta and Holroyd Local Government Areas¹ (LGA), the proposal's new resident population is likely to range from 3,586 people to 3,785 people.

The methodology for this social impact assessment draws on numerous sources and accepted practices including those outlined in *Social Impact Assessment: Guidance for assessing and managing the social impact* (2015) by Frank Vanclay, as well as Holroyd Council's *Social Impact Assessment Policy*, adopted by Council in August 2012.

In relation to benchmarks for the provision of community services, such as schools, libraries and the like, this assessment relies upon the standards outlined

¹ ABS Census data, 2013



in *Growth Centres Development Code (2006)*, prepared by the then NSW Growth Centres Commission. It is recognised that this code relates primarily to greenfield developments, and therefore, its standards are considered on merit.

Due to the proposal's proximity to the local Government boundary, this assessment adopts a study area that considers relevant considerations in the local Government area (LGA) of Holroyd, as well as parts of Parramatta (LGA).

Demographic data was derived from the Australian Bureau of Statistics (ABS) 2011 census. A comprehensive assessment of relevant community facilities and social services was undertaken in the study area, including their size, area and usage. In addition, direct feedback from community stakeholders was also sourced through two community consultations sessions, as well as targeted communication with schools, child care centres and the like.

Upon examination of the immediate locality, it is evident that the proposal will form part of a wider precinct, which is subject to planned major urban renewal. Specifically, 'Auto Alley', the Granville Town Centre as well as the northern end of Crescent Street were considered in 2010 by the former NSW Department of Planning as part of initial urban renewal studies. These Government-led studies culminated in several key environmental planning instruments, or proposed instruments with the purpose to encourage urban renewal. For example, State Environmental Planning Policy (Urban Renewal) 2010 seeks to encourage multi storey, mixed use urban renewal in and around the Granville Town Centre.

Similarly, Auto Alley has been subject to several statutory planning amendments, which would substantially increase its supply of commercial floor space. The most recent amendment proposes floor space ratios between 4.0:1 to 10:1 with potential to deliver a maximum of 400,000m² of commercial floor space².

The Parramatta Road Urban Renewal Strategy, whilst currently in draft format, is expected to further enhance the opportunities for high density, mixed use developments in the subject locality. We note the site has been specifically

² Parramatta City Council Business Papers, 8 September 2014 (page 224)

included in this strategy. More broadly, the Parramatta City Centre Local Environmental Plan 2007 and its recent amendments permit developments of a scale consistent with major cities and their catchment. Albeit in a different LGA, these activities present a significant shift in employment generating activity in close proximity to the subject site.

The opportunities presented by these wider planned developments coupled with large scale urban renewal at 1 Crescent Street, Holroyd, will satisfy many 'day-today' needs of the new residents. Particularly, employment opportunities, convenience retailing needs and other services such as childcare and medical services combined with the generous existing and proposed recreational open space opportunities.

Upon consideration of concept architectural plans prepared by Architectus, it is evident that the proposed built form character differs substantially to the existing surrounding street patterns. This is also likely to result in changes to existing daily movement of people in the immediate locality. However, this assessment finds that the resultant impacts are acceptable given the railway line effectively guarantees distinct set-backs and isolates the site from the existing traditional, low density housing. Further, the site's location ensures it relates to similarly scaled development around 'Auto Alley' and the Granville Town Centre, as discussed earlier.

Following an assessment of population trends within the study area, compared with generally accepted NSW Government benchmarks for the provision of community infrastructure, it is expected that the proposal will likely increase demand for certain services. The capacity of some existing community facilities will be affected. For example, existing schools are likely to experience an increase in demand due to the expected growth in school-age population. This assessment concludes that existing schools within the subject site do have capacity to expand their assets, as required. Similarly, childcare centres, community centres, libraries, and existing open space provisions would experience increased demand, commensurate with the in-flow of specific cohorts of population. Indeed, many of the impacts are mitigated on site as the proposal presents a degree of self-



sufficiency. The proposal does incorporate childcare and health services, which will add to the supply of essential community facilities.

Whilst there would be a direct increase in demand on such facilities as a result of this proposal, this assessment finds that it will not result in unreasonable impacts. Specifically, the assessment finds that existing facilities can respond to such demands, or plans are already in place to accommodate anticipated population growth. For example, Holroyd Council intends to expand the existing Merrylands Central Library, build a new community centre within the Merrylands Town Centre, as well as increase community awareness of the currently underutilised Greystanes Branch Library. It is expected that the usual means of land rates, Section 94 Developer Contributions and fees would cater for such plans.

Overall, this assessment finds that the proposal's social impacts are largely positive. Mitigation measures are identified for any potentially adverse impacts. In conclusion, social impacts identified in this assessment are consistent with typical expectations associated with a locality that is subject to major urban transformation and population growth.



Introduction

Brief Introduction

MacroPlan Dimasi has been engaged by Tiberius (Parramatta) Pty Ltd to undertake a Comprehensive Social Impact Assessment (CSIA) in relation to a proposed mixed use development at 1 Crescent Street, Holroyd. The concept plans for the site, prepared by Architectus, currently provide for approximately 1,800 – 1,900 new apartments, 8,500m² of retail/commercial net floor area (NFA), and 1.1 hectares of publicly accessible open space.

The development is pursuant to a Planning Proposal which seeks to rezone the subject site from B5 - Business Development to part B4 – Mixed Use, part R4 – High Density Residential, and part RE2 – Private Recreation. For a detailed proposal description, reference can be made to **Section 1** of this report, as well as the concept plans included at **Appendix A**.

The purpose of this report is to assess the social impacts of the proposed development. As part of the assessment, any mitigation measures would also be identified. Mitigation measures include those which can be adopted on site as part of any concept, or which are implemented by either local council or other State Government agencies.

<u>Methodology</u>

The methodology for this social impact assessment draws on numerous sources. This CSIA relies largely on principles outlined in *Social Impact Assessment: Guidance for assessing and managing the social impact* (2015) by Frank Vanclay, as well as Holroyd Council's Social Impact Assessment Policy, adopted in August 2012. Data from the Australian Bureau of Statistics (ABS) was also analysed, particularly data from the 2011 census.



In relation to benchmarks for the provision of community services, such as schools, libraries and the like, this assessment relies largely upon the standards outlined in *Growth Centres Development Code (2006)*, prepared by the then NSW Growth Centres Commission. It is recognised that this code relates primarily to greenfield developments, and therefore, its standards are considered on merit. Other sources include *People Places: A Guide for Public Library Buildings in New South Wales. Third Edition, 2012. State Library of New South Wales.*

Specifically, the methodology is as follows:

- Understand the development's character, including its residential capacity, its retail capacity as well as its built form.
- Understand the context of the subject locality, including its sociodemographic profile and expected urban character.
- Identify the proposal's likely population, including total population and likely age structure.
- Establish a broad study area, being a flexible geographic area over which the proposal would have most impact on, and conversely, the area on which the proposal could draw upon. Any established catchment is not necessarily definitive, but rather establishes those facilities which the proposal is likely to have greatest impact on.
- Undertake a comprehensive analysis of the study area, including generating an inventory and subsequent assessment of its existing private or public community infrastructure items such as public parks, schools, libraries and the like.
- Identify and evaluate any notable positive or negative social impacts. This would rely on both a qualitative assessment, as well as an assessment against commonly accepted benchmarks for the provision of community services.
- Obtain community feedback via direct communication with local service providers such as schools, childcare centres and the like. Community consultation sessions would be conducted to obtain further direct feedback from community stakeholders.
- Develop and document relevant mitigation measures.





Due to the site's location at the periphery of both the Holroyd and Parramatta Local Government Areas, the analysis took into consideration elements of both. For example, statistical data and existing community infrastructure across both local Government areas were considered. Nevertheless, potential impacts upon the Holroyd LGA remain the focus of this assessment.

In terms of the number of dwellings which are included in the proposal, this CSIA relies on a range of total housing numbers. That is, at the time the proposed concept is developed, demand for housing may have increased or decreased. Accordingly, this assessment is based on a dwelling range of between 1,800 to 1,900 new dwellings for the subject site. Based on this range, and the average occupancy rate of one, two and three bedroom apartments within the Parramatta and Holroyd Local Government Areas³ (LGA), the proposal's new resident population is likely to range from 3,586 people to 3,785 people.

Report Structure

The report is structured as follows:

- Section 1 Understanding the Proposal
- Section 2 Locality Geographic and Demographic Analysis
- Section 3 Identification and Evaluation of Potential Social Impacts
- Section 4 Mitigation Measures
- Section 5 Conclusion

³ ABS Census data, 2013



Section 1: Understanding of the Proposal

In order to undertake a CSIA, a detailed understanding of the proposed development must be established initially. This section of the report describes the proposal in detail. This includes a description of retail and services capacity, residential capacity, open space provision, the relevant statutory outcomes sought by the proposal, as well as the pathway to achieve those outcomes.

The proposal's concept plans, prepared by Architectus, are included at **Appendix A.** They can referenced for further understanding of the proposal. This CSIA recognises that the concept plans are largley for indicative purposes only. If and when the development proceeds, any final built form outcomes are likley to have changed, albeit only marginally, due to changes in market demands, design preferences and the like.

1.1 Detailed Proposal Description

General Proposal Description

The proposal is to convert the site's existing 'light industrial' land use to mixed use, comprising generally of residential, commercial and recreational land uses. The development's built form includes a combination of medium to high rise towers, inclusive of retail and/or commercial uses on the ground floor. Apartments would generally be provided above the ground floor.

Residential Component

The proposal's residential component generally includes:

- Approximately 1,875 new dwellings in apartment format (although for the purposes of the assessment, a range of 1,800 to 1,900 dwellings is considered).
- The composition of new apartments is generally 45% 1 bedroom dwellings, 50% 2 bedroom dwellings, and 5% 3 bedroom dwellings. Based on the



current scheme of 1,875 new dwellings, this equates to 844 one bedroom, 937 two bedroom and 94 three bedroom apartments.

The current concept plans currently provide for seven (7) towers comprising of five (5) high rise towers, and two (2) medium rise towers. Most of the high rise towers are positioned towards the north eastern corner of the site (i.e. towards the M4 and Woodville Road intersection). The mid-rise towers are concentrated along the Crescent Street frontage. The CSIA has been prepared on the basis that this built form may be altered if and when the development proceeds.

Retail/Commercial Component

The proposed retail/commercial component will account for traditional retail uses (e.g. a supermarket, specialty fashion shops, cafes/restaurants/take-away stores and the like) as well as non-traditional retail uses (e.g. a gymnasium, childcare centre, showroom and the like). The net retail/commercial floor space is 8,500m², which would be allocated approximately as follows:

Land Use	Total Net Lettable Area (NLA) (m ²)
Traditional retail (e.g. supermarket, speciality stores, take-away food shops)	4,900
Non – traditional retail (e.g. showroom)	2,000
Other commercial (e.g. gym, childcare centre)	1,600
TOTAL	8,500

Onsite Car Parking

Approximately 2,455 car spaces will be provided on site, as part of the development. This includes 2,269 dedicated for residents/visitors and 186 spaces for the retail/commercial component. The parking will be provided within a basement as well as at grade for visitors.



<u>Open Space</u>

Approximately 1.1 hectares of publicly accessible open space will be provided as part of the development. This area is sufficient to accommodate both active and passive open space activities, on a variety of surfaces. Ultimately, any final configuration of open space at the subject site would be determined during any subsequent Development Application. However, the concept plans which form part of this CSIA demonstrate that both informal and formal open space activities, on both hard and soft surfaces, could be adequately accommodated for within the proposed open space area.

In addition to the proposed active open space provisions, the concept plans demonstrate that a variety of passive open space activities will also be catered for. For example, seating, tables as well as BBQ facilities could also be easily accommodated within the proposed open space areas. Both the passive and active open space areas will be complimented by formal landscaping.

It is also noted that the existing concrete lined stormwater channel along the site's northern boundary could be rehabilitated as part of the proposal. Reference can be made to the landscaping plans for specific details on this aspect (**Appendix B**), however, the rehabilitation may include improvement of the existing concrete lined channel with 'soft' landscaping measures such as terracing and native shrubs. Several pedestrian bridges could be provided over the channel to provide connectivity to the adjoining Holroyd Sportsground facilities, as well as walkways and bicycle path networks located just beyond the sportsground (i.e. adjacent and beneath the M4 motorway).

<u>Built Form</u>

The proposal's built form is largely characterised by medium to high rise towers atop a podium allocated along the principle frontages of Crescent Street and Woodville Road. They assist in defining these primary public roads as well as reinforcing their role as transport corridors. Their location and orientation shall also provide casual surveillance throughout the adjoining public areas, including



the Holroyd Sportsground. The towers are proposed to range in height from 35 metres to 115 metres.

The concentration of towers in the north eastern corner of the site relates appropriately to the expected tower development along Auto Alley and the Granville Town Centre. Towers also provide for improved sunlight penetration for private residences and larger outdoor open space areas for communal use.

The proposed ground floor built form comprises primarily of retail/commercial and showroom floor space as well as childcare and other community based facilities. This shall provide appropriate activation of the ground level, as well as the proposed outdoor open space.

Finally, the built form is supported by identifiable pedestrian pathways, providing connectivity throughout the entire site, as well as to adjoining facilities such as Holroyd Sportsground and the nearby network of pedestrian and bicycle paths.

1.2 Proposed Zoning

The subject site is currently zoned B5 – Business Development pursuant to the Holroyd Local Environmental Plan 20103 (HLEP 2013). The proposal seeks to convert the zoning to part B4 – Mixed Use, part R4 – High Density Residential, and part RE2 – Private Recreation.

1.3 Planning Pathway

The proposed rezoning will be pursued through the Planning Proposal process permitted by Part 3, Division 4 of the Environmental Planning & Assessment Act, 1979 (as amended).



In addition to having a comprehensive understanding of the proposed development, it is also necessary to understand the locality within which the development will take place. This generally provides the benchmark by which potential social impacts, positive or otherwise, can be gauged.

This section of the CSIA provides a description of the physical attributes of the locality, including its current social and community infrastructure provision. A socio-demographic analysis is also provided, including consideration of population growth, housing structure, age structure, employment and the like.

2.1 Existing Physical Attributes

This section provides an inventory of existing, largely socially oriented infrastructure in the subject locality. The inventory of relevance in this case primarily includes existing or proposed:

- public open space,
- pedestrian and bicycle path networks,
- major hospital facilities,
- places of public worship,
- child care centres,
- primary schools, high schools, TAFE and universities,
- libraries,
- community centres,
- community health centres,
- major public transport nodes, and
- major city, regional or local centres.

The inventory was developed through desktop analysis as well as on-site physical analysis of the locality.



Appendix C and **D** of this CSIA outlines the inventory in both table and map format. Aerial images of the site and its broader context are provided below.

In preparing the inventory, it became evident that there were two 'catchment areas' which the proposal could rely upon for social infrastructure needs, and conversely, which the proposal may impact upon. As outlined in the mapping in **Appendix D**, the first catchment generally encompasses a radius of approximately 1 kilometre from the subject site. This accessible catchment is well serviced in terms of social infrastructure provision. This assessment finds that the catchment is reasonably accessible. The second catchment is approximately 1.5 kilometres in radius from the subject site and includes a comprehensive range of community, retail, professional and health related services. This catchment is not easily accessible, but is likely to nevertheless be accessed by the proposal's resident population. This is likely because of the generous range of community infrastructure within the catchment, and the generous public transport options which makes them attractive. An aerial of the catchment is also provided below.



Locality Aerial View (Source: <u>http://maps.six.nsw.gov.au/</u>)





Site Aerial View (Source: <u>http://maps.six.nsw.gov.au/</u>)

A further, brief description of each of the catchments is outlined below. As mentioned earlier, the table and maps in **Appendix C** and **D** itemise the community related infrastructure in each of the catchments in further detail.

<u>Catchment 1</u>

10

Although up to 1 kilometre in radius, this report contends that the vast majority of the catchment is walkable terrain. Although it exceeds the generally accepted distance of 500 - 800 metres for 'walkability', facilities are largely accessible due to the established bicycle and pedestrian network within the catchment. This network includes dedicated and shared bicycle and pedestrian pathways and which extend from the Merrylands Town Centre, through Harris Park and into the Parramatta CBD.

This catchment is characterised by the Holroyd Sportsground and its ancillary parks, which are immediately adjacent the subject site. In total, these facilities provide approximately 5.5 hectares of public open space. They accommodate both active and passive recreational activities. Although these facilities are used by a range of recreational organisations, casual observations during site visits suggest it is underutilised, largely due to its isolated nature.



Other notable infrastructure in this catchment includes various educational establishments. For example, there are a total of six (6) public and private primary schools and high schools as well as five (5) childcare centres. Granville TAFE is also located in the catchment. All such facilities are generally within the adjoining suburb of Granville.

The part of Granville within Catchment 1 includes the Rosehill Local Area Command (Police), Granville Railway Station, numerous bus stops along Woodville Road, and the multi-purpose Granville Community Centre, which includes indoor space for youth services as well as three (3) outdoor pools.

Granville Town Centre and 'Auto Alley' are also located within the catchment. Both are expected to undergo major urban renewal, which will generate significant employment opportunities, whilst offering additional access to retail and professional services.

Catchment 2

The second catchment is up to 1.5 kilometres from the subject site and would generally be regarded as reliant on other modes of public or private transit (non-walkable). Nevertheless, this area offers existing and proposed elements which would support the proposal's residential population. Conversely, the impact of the proposal's population on the viability and future success of such elements is considered positive.

This catchment provides several public open space facilities, which cater for organised sport activities generally. For example, Jones Park located to the north of the site provides three (3) separate sporting fields accommodating organised soccer, rugby/union, as well as cricket activities.

The Parramatta CBD as well as the Merrylands Town Centre, are also located within this catchment. Each provides a comprehensive range of professional, educational, and retail services, as well as corresponding employment opportunities. They also provide numerous privately operated health services, such as General Practitioners, publicly operated community health centres, senior's centres and the like. Alternatively, Westmead Public Hospital, the



11

Westmead Rehabilitation Hospital, and the Northside West Mental Health Clinic are located 3.3 kilometres, 2.3 kilometres and 3.2 kilometres north west of the subject site, respectively.

Although the vast majority of private or public oriented community facilities within catchment 2 are generally not within walking distance, most are well serviced in terms of public bus transport.

No aged care housing facilities were observed in the locality. However, there are four (4) such facilities located just beyond the subject catchments.

Summary of Findings – Existing Physical Attributes

This assessment suggests numerous opportunities for either passive or active outdoor recreation exist within the subject locality. Similarly, there are numerous existing primary and high schools, which will experience an increase in demand as a result of the proposal. Notably, Granville TAFE is also in close proximity to the site. Most educational facilities appear to benefit from generous capacity to expand in the form of vacant or underutilised adjoining land. There is a moderate supply of child care centres.

The locality is well serviced in terms of public bus and rail transport. Both such services provide connections to other regional and local centres, as well as higher order medical facilities, including specialist services, and other educational institutions.

There are two (2) community centres within the locality. Consistent with current practice, they are reasonably accessible being centrally located within the Merrylands and Granville Town Centres. These multipurpose facilities provide capacity for youth as well as elderly, social and health services.

There appears to be a lack of aged care housing facilities in the locality. There are four (4) such facilities just beyond the subject catchments, however, there did not appear to be any serving this particular locality.

The locality is well served in terms of employment opportunities. Both the Holroyd LGA and the Parramatta CBD currently provide numerous employment opportunities across all employment sectors. It is expected that Auto Alley as well as Granville Town Centre will provide generous employment opportunities in the near future as they experience planned urban renewal.

All such centres, as well as the Merrylands Town Centre, provide a comprehensive range of retail, convenience and professional services.



			Existing & Propo	osed Community Infrastruc	ture – Summary Table (F	Refer to Appendix C for	comprehensive in	ventory)		
Childcare Centres	Primary Schools	High Schools	TAFE and Universities	Hosp, Rehab Cntr, Comm Health Cntr	Public Parks	Places of Worship	Emergency Services	Libraries	Community Centres	Youth Centres
Granville Early Childcare Centre 2 Diamond Ave, Granville	Parramatta West Public School Auburn and Young St, Parramatta	Dellaney College 40 Grimwood St, Granville	Granville TAFE 136 William St, Granville	Westmead Rehabilitation Centre 7 Coleman St, Merrylands	Jones Park 1W Landsdowne St, Parramatta (5.6ha)	Sydney Murugan Temple 217 Great Western Hway Mays Hill	Rosehill LAC 2 Carlton St, Granville	Merrylands Central Library 17 Miller St, Merrylands	Merrylands Multi-Purpose Community Centre 14 Memorial Ave, Merrylands	Granville Youth and Community Recreation Centre 3A Memorial Ave, Granville
Granville Public Pre- School 133 William St, Granville	Holy Trinity Primary School 40 Grimwood St, Granville	Granville Boys High School 10 Mary St, Granville	UWS Rydalmere Campus	Granville Mental Health Rehabilitation Centre 38 Jamieson St, Granville Merrylands	Ollie Web Reserve 32 Pitt St, Parramatta (5.8ha)	Life Christian Church 151 Burnett St, Mays Hill		Wentworthville Branch Library 2 Lane St, Wentworthville	Granville Youth and Community Recreation Centre 3A Memorial Ave, Granville	
Francis Childcare Centre 64 The Avenue, Granville	Granville Public Primary School 133 William St, Granville		UWS Parramatta CBD Campus	Merrylands Community Health Centre 14 Memorial Ave, Merrylands	Kurrung Reserve 6P Robert St, Holroyd (8,900m ²)	St Mary's Church 139 Burnett St, Parramatta		Greystanes Branch Library 732 Merrylands Rd, Greystanes		
Golden Rose Childcare Centre 22 – 24 Waratah St, Granville					Holroyd Gardens 32 Walpole St, Holroyd (9ha)	Ukrainian Orthodox Church 45 William St, Granville		Parramatta City Library 1A Civic PI, Parramatta		
Palm Childcare Centre 60A The Avenue, Granville					Holroyd Sports Ground 14 Robert St, Holroyd (6.47ha)			Granville Branch Library 8 Carlton St, Granville		
South Parramatta Granville Pre- School 20 Margaret St, Granville					Granville Park 188 Woodville Road, Merrylands (13.5ha)			Mobile Library Service		
					Bicycle and Pedestrian Path 2 Junction Street					



2.2 Socio – Demographic Profile

Total Population and Population Growth

As at 2013, the Holroyd and Parramatta Local Government Areas (LGA) comprised a resident population of 108,889 and 184,622 respectively. Respectively, they were the 8th and 18th largest LGAs in metropolitan Sydney, by population.

Population Change, Holroyd LGA, Parramatta LGA and Greater Sydney (2008 – 2013)

LGA	2008	2013	Change (no)	CAGR* (%)
Holroyd LGA	98,038	108,889	10,851	2.1%
Parramatta LGA	161,894	184,622	22,728	2.7%
Greater Sydney	4,409,562	4,757,083	347,521	1.5%

Source: ABS Regional Population Growth, Australia

Between 2008 and 2013, the population in Holroyd increased by a total of 10,851 people, equating to an average growth rate of 2.1% per annum. In Parramatta, the additional population during the same period was 22,728 people, which equates to an even greater growth rate of 2.7% per annum. Both LGA's growth eclipsed that observed for Greater Sydney (1.5% per annum) over the same period.

Compared to other Greater Sydney LGAs, the Parramatta and Holroyd LGAs incurred the fourth and sixth highest rates of growth, respectively, between the period 2008 - 2013.



LGA	2008	2013	Total Change (no.)	CAGR (%)
Camden	53,736	63,248	9,512	3.3%
Canada Bay	72,320	84,906	12,586	3.3%
Auburn	72,630	83,367	10,737	2.8%
Parramatta	161,894	184,622	22,728	2.7%
Blacktown	292,002	325,185	33,183	2.2%
Holroyd	98,038	108,889	10,851	2.1%
Manly	39,852	44,232	4,380	2.1%
Botany Bay	39,018	43,292	4,274	2.1%
Sydney	172,985	191,918	18,933	2.1%
Ku-Ring-Gai	107,976	119,027	11,051	2.0%
Liverpool	177,372	195,355	17,983	2.0%
Wollondilly	42,401	46,295	3,894	1.8%
North Sydney	63,484	69,248	5,764	1.8%
Pittwater	57,137	62,070	4,933	1.7%
Strathfield	35,343	38,358	3,015	1.7%
Randwick	131,136	142,310	11,174	1.6%
The Hills Shire	169,508	183,563	14,055	1.6%
Bankstown	182,679	196,974	14,295	1.5%
Leichhardt	53,133	57,266	4,133	1.5%
Ryde	104,602	112,545	7,943	1.5%

Population Growth, Top 20 Greater Sydney LGAs (2008-2013)

Source: ABS Regional Population Growth, Australia

Population by Age

The Holroyd LGA resident population is comparatively young, with a notable increase in population between the 0-4 and 25 – 39 cohorts. There is a consistent decline in the Holroyd LGA resident population from 40 years onwards, although the proportion of people aged within the 65+ age cohort is increasing (3.0% average annual growth rate between 2008 to 2013). Overall, Holroyd remains a relatively youthful resident population.





Holroyd LGA Resident Population by Age 2001 - 2011

The trend within the Parramatta LGA is similar. However, the total population is greater at 184,622 persons, with the rate of growth between 2001 and 2013 being marginally greater at 20.4%.



Parramatta LGA Resident Population by Age 2001 - 2011

Source: ABS Census Data



Source: ABS Census Data

Population Origin

Marginally less than half of Holroyd's total resident population is of local origin, being Australia and its Territories (50,005 persons). Other major contributors are Southern Asia, China and the Middle East.



Population by Origin – Holroyd LGA (2011)

Source: ABS Regional Population Growth, Australia & MacroPlan Dimasi

The country of origin for residents within the Parramatta LGA is similar with more originating from Australia or its Territories (81,145 persons). This is followed by residents from Southern Asia, China, the Middle East and South East Asia.





Population by Origin – Parramatta LGA

Source: ABS Regional Population Growth, Australia & MacroPlan Dimasi

Relative to Greater Sydney, the Holroyd and Parramatta LGAs have a larger proportion of persons born overseas (39.6% and 51.4% compared with 31.1% for Greater Sydney).

<u>Dwelling Stock</u>

As at 2011, the stock of dwellings in Holroyd LGA is similar to that of Greater Sydney. In both areas, 'separate house' is the dominant form of housing, accounting for 60.6% and 61.7% of total private occupied dwelling stock respectively. Within the Parramatta LGA, 'separate house' also remains the dominant form of housing, but with a notably less proportion (i.e. 51.2%). At 34.8%, 'apartments' account for a reasonably large share of all housing types within the Parramatta LGA.

In relation to other dwelling typologies within the Holroyd LGA, it entails a greater share of semi-detached, row or terrace house and townhouse dwellings relative to



Greater Sydney (14.3% compared to 12.8%), but less apartments (23.9% compared to 25.8%).

Dwelling Structure Composition, Holroyd LGA, Parramatta LGA and Greater Sydney (2011)

Dwelling Structure	Holroyd LGA	Parramatta LGA	Greater Sydney
Separate House	61.7%	52.8%	61%
Semi-detached house, row or terrace house, townhouse etc	14.3%	13.4%	12.8%
Flat, unit or apartment	23.9%	33.5%	25.8%
Other dwelling	0.2%	0.2%	0.5%
Total	100%	100%	100%

Source: ABS Census

Over the five years to 2011, the share of 'semi-detached, row or terrace house, townhouse etc.' has increased in Holroyd LGA – rising from 10.9% to 14.2%. This increase has been achieved at the expense of separate houses, which decreased from 63.9% to 60.6% over the five year period to 2011.





Dwelling Structure, Holroyd LGA (2006 & 2011)

Source: ABS (2006 & 2011)



Dwelling Structure, Parramatta LGA (2006 & 2011)

Source: ABS (2006 & 2011)



Household Composition

As at 2011, the dominant household format in both the Holroyd and Parramatta LGAs was 'couple families with children', accounting for 38.1% and 35.2% of households, respectively. This was followed by 'couple family with no children', 'lone person' and 'one parent family' for both LGAs.

Holroyd LGA **Greater Sydney** Family/household structure Composition (%) Composition (%) Couple Family with children 13,175 38.1% 556,697 34.8% Couple Family with no children 20.4% 22.6% 7,048 361.158 Lone Person Household 21 5% 6,902 19.9% 343,808 **One Parent Family** 4,403 12.7% 173,045 10.8% Other Household 1,602 4.6% 80,136 5.0% Group Household 885 2.6% 64,950 4.1% **Other Family** 599 1.7% 21,735 1.4%

Household Composition, Holroyd LGA and Greater Sydney (2011)

Source: ABS Census

Total

Parramatta LGA **Greater Sydney** Family/household structure Composition (%) Number *Composition (%)* Number Couple Family with children 21,053 35.2% 556,697 34.8% Couple Family with no children 12,806 361,158 22.6% 21.4% Lone Person Household 13,159 22.0% 343,808 21.5% **One Parent Family** 10.6% 173,045 10.8% 6,326 Other Household 3,065 5.1% 80,136 5.0% 4 1% Group Household 2,376 4.0% 64,950 Other Family 984 164.0% 21,735 1.4% Total 59,769 100.0% 1,601,529 100.0%

100.0%

1,601,529

100.0%

Household Composition, Parramatta LGA and Greater Sydney (2011)

34,614

Source: ABS Census

Relative to Greater Sydney, representation in the Holroyd LGA is higher amongst 'couple family with children' (38.1% compared to 34.8%), 'one parent families' (12.7% compared to 10.8%) and 'other family' (1.7% compared to 1.4%) households, but lower in regards to 'couple family with no children' (20.4% compared to 22.6%), 'lone person' (19.9% compared to 21.5%), 'other household' (4.6% compared to 5.0%) and 'group household' (2.6% compared to 4.1%) arrangements.



The Parramatta LGA's household formation displays some similarities to the Holroyd LGA when comparing to Greater Sydney, however, there are notable differences. For example, as in the case of the Holroyd LGA, the representation of 'couple family with children' in the Parramatta LGA remains higher than Greater Sydney (35.2% compared to 34.8%). However, there is a marginally lower representation of 'one parent families' in the Parramatta LGA compared to Greater Sydney (10.58% compared to 10.8%). There is also a marginally greater representation of 'other families' (1.5% compared to 1.4%), 'lone person' (22% compared to 21.5%) and 'other' households (5.1% compared to 5%).

Family/household structure	2006	2011	Change	Contribution (%)
Couple family with children	11,588	13,175	1,587	71.3%
One parent family	4,047	4,403	356	16.0%
Couple family with no children	6,725	7,048	323	14.5%
Other family	530	599	69	3.1%
Other households	1,607	1,602	-5	-0.2%
Group households	906	885	-21	-0.9%
Lone person households	6,985	6,902	-83	-3.7%
Total	32,388	34,614	2,226	100.0%

Change in Households, Holroyd LGA (2006 & 2011)

Source: ABS (2011)

Change in Households, Parramatta LGA (2006 & 2011)

Family/household structure	2006	2011	Change	Contribution (%)
Couple family with children	18,239	21,053	2,814	53.3%
One parent family	5,879	6,326	447	8.6%
Couple family with no children	11,300	12,806	1,506	28.5%
Other family	939	984	45	0.9%
Other households	3,277	3,065	-212	-4.0%
Group households	2,220	2,376	156	3.0%
Lone person households	12,631	13,159	528	10.0%
Total	54,485	59,769	5,284	100.0%

Source: ABS (2011)

22

Between 2006 and 2011, the number of households in Holroyd LGA increased by 2,226, with the largest contribution coming from 'couple family with children'. Over this period, this cohort accounted for 71.3% of the total increase. A solid



contribution was also observed amongst 'one parent families' (16.0%) and 'couple families with no children' (14.5%).

The Parramatta LGA is similar in that the 'couple family with children' and the 'one parent family' households experienced sizeable increases (53.3% and 8.6% respectively). However, the increase in 'couple family with no children' and the 'lone persons' households is significantly greater in the Parramatta LGA than the Holroyd LGA. This may suggest higher preference by young singles and couples to reside in the Parramatta district. It also supports the preference for a greater proportion of 2 and 1 bedroom apartments in apartment style redevelopments such as the proposal.

Occupancy Rates Per Household

On average, there were 2.8 people per household within the Holroyd and Parramatta LGAs at 2011. The occupancy rates of the most common household types are as follows:

	Persons per dwelling type		
Dwelling Type	Holroyd LGA	Parramatta LGA	
Separate House	2.9	2.9	
Semi-detached/Town house, Terrace house/Row House	2.6	2.5	
Flat/unit/apartment	2.1	2.1	

Source: ABS 2011 data

The ABS also provides data on the average occupancy rates for one, two or three bedroom apartments. The table on the following page shows average occupancy rates for apartments within the Holroyd LGA:



	Persons per apartment type
Apartment Type	Holroyd LGA
1 bedroom	1.4
2 bedroom	2.39
3 bedroom	3.34

Source: ABS 2011 data

This data has been relied upon to estimate the total population and age structure of the proposed development (refer to **Section 3** below).

Household Income

Both the median total personal income and household incomes have tended to be higher within the Parramatta LGA compared to the Holroyd LGA during the period 2001 to 2011. As at 2011, both are lower than Greater Sydney's median personal income (Holroyd, \$500/week, Parramatta \$552/week and Greater Sydney, \$617/week). As at 2011, household weekly incomes are notably less in Parramatta and Holroyd compared to Greater Sydney (Holroyd, \$1380/week, Parramatta, \$1468/week, Greater Sydney, \$1683/week).



Source: ABS Regional Population Growth, Australia & MacroPlan Dimasi





Source: ABS Regional Population Growth, Australia & MacroPlan Dimasi

<u>Employment</u>

As at 2011, the top three industries in which residents of Holroyd were employed in were manufacturing, healthcare and social assistance, as well as retail trade (4,683, 4,637 and 4,462 persons respectively). For Parramatta residents, the top three industries were health care and social assistance, retail trade and manufacturing (8,851, 7,470 and 6,822 persons respectively). Professional, scientific and technical positions, as well as finance and insurance services were also notable employers within the Parramatta LGA accounting for 6,377 and 5,033 persons respectively.

It would also appear as though more professional, or at least 'white collar' employees reside within the Parramatta LGA compared to the Holroyd. The higher population within the Parramatta LGA would not necessarily explain the higher proportion of Parramatta LGA residents with professional, clerical and/or administrative occupations.





Source: ABS Regional Population Growth, Australia & MacroPlan Dimasi



Source: ABS Regional Population Growth, Australia & MacroPlan Dimasi

26



Summary of findings – Socio Demographic Profile

It is evident that both the Holroyd and Parramatta LGAs have consistently youthful populations. This profile, together with the proposed development may have implications for social services such as childcare, primary schools, high schools as well as local community health centres. Similarly, both LGAs have experienced a continuing increase in the number of people aged 65+. This would also have implications for related social services such as health, as well as housing types appropriate to this age group.

Both LGAs have experienced above average overall population growth. Whilst a notable proportion of the population originates from overseas, in particular the Southern Asia, China and Middle Eastern regions, the majority are of Australian origin.

Whilst traditional, detached housing remains the dominant housing type for both LGAs, other dwelling structures such as attached, semi-attached and apartment housing is proportionally increasing and expected to continue to do so. The proposal would therefore be consistent with this emerging trend.

Household composition within Holroyd and Parramatta LGA's is largely consistent with established patterns of the Sydney metropolitan area. Further, couples with children represent the largest household group.

Evidence also suggests that both the Parramatta and Holroyd LGA's resident population adopt ongoing trends away from traditional manufacturing occupations. Although the manufacturing industry continues to employ a notable number of residents, it is clear the region is becoming increasingly 'white collar'. In particular, the health care and social assistance sector is the dominant employer for the combined region. Compared to Greater Sydney, the average weekly incomes for both Holroyd and Parramatta residents is lower.



This section primarily identifies social impacts which may arise as a result of the proposal. Both positive and negative impacts are considered. These findings rely on observations made during desktop studies; a physical inspection of the site and locality; an analysis of the locality's socio-demographic profile; as well as consultation with relevant service providers as well as the community generally. The potential impacts are identified, and subsequently discussed in detail. Any necessary mitigation measures are provided and discussed in **Section 4**.

3.1 Population Projections

This section estimates the likely total resident population within the proposed development. It also seeks to estimate its age structure. The estimates are based largely on:

- The range of dwellings the proposal is likely to accommodate (i.e. 1,800 1,900 dwellings).
- The proportion of all dwellings proposed in the concept plans being configured as follows – 5% 3 bedroom dwellings, 50% 2 bedroom dwellings, and 45% 1 bedroom dwellings.
- The locality's existing demographic trends such as average occupancy rates per one, two or three bedroom apartment, as well as existing age structure. These are supplied by the ABS and have been detailed in **Section 2** of this assessment.
- Population projections provided by the NSW Department of Planning & Environment (DPE).

Maximum Population

The proposal's maximum expected population has been determined by applying the average occupancy of apartments within the Holroyd LGA, as outlined in **Section 2** above (page 24), to the range of apartments likely to be


accommodated on the site (i.e. 1,800 - 1,900 apartments). The outcomes are demonstrated in the following table:

1,800 apartments scenario	1,900 apartments scenario
3,586 people	3,785 people

Age Structure

The following table estimates the age structure of the proposal's resident population. The estimates rely on the 2016 population projections provided by the NSW Department of Planning & Environment (DPE). Estimates are provided for both the 1,800 and 1,900 apartments scenario.

Age Cohort	No. of Residents (1,800 apartment scenario)	No. of Residents (1,900 apartment scenario)
0-4	299	316
5-9	252	266
10-15	209	220
15-19	201	212
20-24	229	242
25-29	301	318
30-34	330	348
35-39	290	306
40-44	245	259
45-49	213	225
50-54	201	212
55-59	186	197
60-64	159	168



65-69	148	156
70-74	113	119
75-79	86	91
80-84	59	62
85 and over	64	62
TOTAL	3,586	3,785

When analysing the resident population's likely age structure, consideration should also be given to the locality's existing age structure as provided by the ABS (and as outlined in **Section 2.2** of this report). This is because the DPE's projections differ to existing trends as noted by the ABS, presumably due to a consideration of social and economic trends by DPE.

Specifically, the DPE's population projections for the subject locality suggest a marginally lower proportion of people within the 0 - 34 age cohort, and a marginally higher number of people within the 65+ age cohort. The change in age composition during the period 2008 – 2013 however (as provided by the ABS), suggests the proportion of residents within the 0 - 34 age group would be greater and the rise in the 65+ cohort would not be as great. Irrespective, both sets of data suggest the proposal's resident population is likely to be generally youthful.

3.2 Provision of Open Space

Given the proposal is relatively large in terms of both physical scale and density, it is reasonable to assess whether existing and/or proposed open space provision is in line with typical expectations.

The conventional benchmark for open space provision is 2.83 hectares per 1,000 people. This figure has been interpreted and applied liberally for contemporary social planning and master planning circumstances and was derived in 1970 through greenfield master planning exercises in the United Kingdom. In this case it would be unreasonable to strictly apply such a rate in a 'brownfield' estate due

30



to the cost implications associated with acquiring land compared to greenfield locations.

Further, it is commonly accepted that this benchmark does not reflect contemporary expectations for recreation, or more specifically, the diverse range of methods in which people now meet their recreational expectations. For example, it did not account for the rise in popularity of gymnasiums, dedicated bicycle tracks and dedicated walking tracks. Finally, it is now commonly accepted that the role of parks, as well as public facilities in general, are 'multi-purpose', rather than single purpose as they had been in the past. Therefore, the capacity of contemporary facilities has increased, in terms of both numbers and range of uses. A contemporary example of this is the dual use of sporting fields for rugby league as well as cricket, for instance.

A similar view is adopted for other community facilities such as community centres. In the past, separate facilities would have been constructed for different services (e.g. separate buildings for community health services, youth counselling services, senior's citizen's centres etc...). Such facilities would have also been built on separate allotments, in addition to open space provisions. Due to contemporary cost implications, and increasing scrutiny around spending finances derived from the public, this is no longer the preferred method. Rather, local councils in particular tend to build fewer but larger centres. They also tend to be multi-purpose in nature, and located in centralised locations to maximise their accessibility.

Proposed onsite recreational facilities

The concept plan prepared by Architectus for 1 Crescent Street indicate that a generous open space area could be included as part of any development. This open space area is generally described as follows:

One (1) primary area of open space generally along the northern boundary comprising approximately 1.1 hectares. This is expected to be a largely turfed area, although impervious pathways, trees, seating as well as BBQ and children's playground facilities could be easily accommodated. This entire space is adequate to cater for the development's active and organised



recreational open space demands on site. It will also assist in addressing demands for passive open space.

 Approximately 650 metres of additional paved pedestrian private and public pathways is also proposed to be located generally along the southern (Crescent St) and eastern (Woodville Rd) frontages of the site. It is intended that the pathways will be formally landscaped with a combination of shrubs and trees. Typically, such pathways provide for passive recreation (e.g. walking) as well as visual amenity (from both ground level as well as the above ground dwellings).

The following is an extract from the concept plans prepared by Architectus, highlighting the previously mentioned possible open space provisions.



Concept site plan demonstrating overall open space provisions (Source: Architectus)

In addition to the abovementioned conventional open space provisions, the proposal's concept floor plans also make generic provisions for a gymnasium as well as a childcare centre. This quantity of floor area, as well as all of the proposal's commercial/retail floor area, was determined according to expert



advice from Polaris Property Group as well as Deep End Services (refer to **Appendix E**). It concludes that the proposed commercial/retail floor space would be absorbed, as would the designated uses, including the gymnasium.

Given such advice, and the specific design intent for the subject floor area, it is considered reasonable to include these elements as part of this assessment. Such elements increase the overall quantity of area for recreational activities. Just as importantly, they provide further diversity for recreation activities.

<u>Holroyd Sportsground</u>

In terms of recreational opportunities, the proposed concept is ideal in that its future occupants will have direct access to the resident's facilities outlined above. However, in addition to the abovementioned private facilities, the locality also provides an opportunity for access to a wide variety of public, open space and recreational facilities. The most obvious of which is the adjoining Holroyd Sportsground. Whilst there are several sporting organisations which use the facility primarily in the evenings, anecdotal evidence suggests the facility is underutilised. The proposal would therefore not unreasonably impact upon its availability for existing users.

The proposed concept plan is designed such that it could integrate with any future Council led rehabilitation of the existing concrete stormwater channel, which currently presents an obstacle to Holroyd Sportsground. The sportsground is effectively inaccessible from the subject site, at present. If rehabilitated, the concept plan allows for pedestrian bridges across the channel which would allow for convenient, direct access between the two.

<u>Other Parks</u>

Various other parks are also situated within the subject site's locality. Although they are not as ideally located to the site as Holroyd Sportsground, they are nevertheless in close proximity, with several being within walking distance. They include:



- Kurrung Reserve is a small reserve primarily used for passive recreational activities. It is located adjacent to Holroyd Sportsground and within walking distance of the subject site. Its area is approximately 7,500m².
- Holroyd Gardens was developed as part of the recent Merrylands Quarry redevelopment. It is approximately 8 hectares in area and comprises a range of facilities for active and passive recreation, bicycle tracks, playground equipment, BBQ facilities and the like. This park is approximately 600 metres from the subject site. Anecdotal evidence suggests the park's maximum capacity is not being met, although it is well frequented by residents of the adjoining, recent medium density developments, as well as established residents along Pitt Street.
- Ollie Web Reserve and Jones Park would be regarded as being at the perimeter of the subject locality, located approximately 1.4 kilometres from the subject site. They are located on the northern side of the 'M4' Motorway. They remain accessible by bicycle or walking via an existing bicycle network, which includes a dedicated bridge over the motorway. These recreational facilities accommodate much of the organised sporting activities for the locality and are therefore regularly used. They provide five (5) full sized fields for rugby league, soccer, cricket etc. Passive recreational activities can also be accommodated, whilst children's playground equipment and a bicycle track is also included. The combined area of both is approximately 11.61 hectares.
 - Granville Park is a regional park with dedicated rugby league/union field which is accompanied by a small stadium. An additional three (3) formal fields are included, as well as an informal activity area, passive recreation space, a skate park and a bicycle track. Its area is approximately 13 hectares. For the purpose of this assessment, Granville Park is just beyond the relevant study area but serves it as part of the wider region. It is accessible from the subject site, being approximately 1.5 kilometres directly south along Woodville Road.

Bicycle/Walking Track Network

34

Access to an extensive network of walking and bicycle tracks exists just beyond Holroyd Sportsground. As provided in the following extract of the NSW Roads &



Maritime (RMS) bicycle mapping service, the bicycle and walking network extends from the Holroyd Sportsground, beneath and beside the 'M4' Motorway, and then into the Parramatta CBD via either Station Street (Harris Park), or Inkerman Street (Parramatta).



Source: http://www.transport.nsw.gov.au/cycling

Further, the network comprises a combination of dedicated bicycle/walking tracks, as well as shared on-street facilities. The network in the vicinity of the subject site is listed as either 'low or medium difficulty'.

This particular network also extends to the Granville and Merrylands Town Centres.

Summary of Findings – Open Space Provision

Based on the quantity, quality and diversity of all existing and proposed recreational facilities, this assessment provides that the proposal's residential population should have their recreational needs adequately catered for. Conversely, the increase in population arising from the proposal would not result in unsustainable demand on existing or proposed recreational facilities in the local or regional area. This is largely because of the generous private open space provisions which form part of the proposal.

Excluding the proposed private open space provisions, the outcome remains the same when the traditional benchmark is applied (i.e. 2.83 hectares/1000 people). That is, the general study area equates to a permanent population area of approximately 16,550 people (Census, 2011). An additional population of 8,500 residents would be added accounting for the increase arising from the proposal as well as developments along Auto Alley and the Granville Town Centre.

An estimated total population for the locality is therefore 25,050 people. This would generate a need for 25 hectares of open space.



The extent of conventional open space in the study area (as documented above) equates to approximately 30 hectares. This does not account for alternative recreational activities such as gymnasiums, bicycle tracks and the like, which would be in excess of this provision.





Comprehensive SIA – 1 Crescent St, Holroyd Tiberius (Parramatta) Pty Ltd

3.2 Education Facilities

The proposal would clearly increase population within the immediate locality. The locality's socio-demographic profile (refer to **Section 2.2** of this report) suggests the proposal would increase the number of people between 0 – 29 years of age.

This may occur directly or indirectly (i.e. younger cohorts residing within the proposed new dwellings, or occupying those existing dwellings whose original occupants 'upgrade' and move into the proposed development).

Given the above, it is likely the proposal would generate additional demand on the surrounding education network, specifically primary and high schools. This section of the reports considers these potential social impacts.

Consultation with local schools has confirmed that all public schools must offer a place at the school for students located in their enrolment area.

<u>Primary Schools</u>

Based on the proposal's estimated population age structure, as determined in **Section 3.1**, the proposal is likely to house between 350 - 370 children who would normally attend primary school. This accounts for both the 1,800 and 1,900 apartment scenario.

As per **Appendix C**, the existing primary schools within the stated catchments are:

- Parramatta West Public School.
- Holy Trinity Primary School.
- Granville Public Primary School.
- Holroyd School (for children with disabilities).

As stated earlier, it is expected that 2 or 3 new schools would also be delivered as part of NSW UrbanGrowth's Parramatta Road renewal program.



Conventional benchmarks for the provision of primary schools suggest one school should be provided for every 1,500 new dwellings. The benchmarks also suggest an area of 3 hectares should be provided for such schools, or 2.3 hectares in the case of a combined primary and high school. This would suggest at least one new primary school should be provided to cater for additional demand generated by the proposal.

As stated earlier in this report, the industry typically interprets the conventional benchmarks liberally and applies them on a case-by case basis. The benchmarks were also developed for 'greenfield' scenarios and not urban renewal scenarios such as the subject site. The expectation that a new primary school be developed in the subject locality, on a land parcel of at least 2.3 hectares, is challenging if not prohibitive due to land costs in established areas.

Further, an assessment of the land parcels on which the existing schools are located suggests there is capacity to expand their physical assets. This would cater for additional demand. This would negate the need for acquiring new or additional land parcels for an entirely new primary school. For example, this assessment is of the opinion that at least Parramatta West Public School and Granville Public Primary School could expand their physical assets.

This CSIA also sought to gain direct feedback from the local primary schools in relation to their current enrolment numbers and capacity. This included phone calls, emails as well as invitations to community consultation sessions to the schools. As the schools are not obliged to provide their feedback, the following information was obtained from the following schools⁴.

- Parramatta West Public School Currently full.
- Granville Public Primary School Currently has some capacity and is actively seeking to fill this capacity as well as expand their physical assets. The current school year's enrolments are 20 less than the previous year. Current maximum enrolment is 570 students and current enrolments are 550 students.

⁴ Feedback received direct from schools via email correspondence or telephone conversations during the period 30 April 2015 to 8 May 2015.

Secondary Schools

Based on the proposal's estimated population age structure, as determined in **Section 3.1**, the proposal is likely to house between 310 - 350 children who would normally attend a secondary school. This accounts for both the 1,800 and 1,900 apartment scenario.

As per **Appendix C**, the existing secondary schools within the stated catchments are:

- Delaney Co-educational College.
- Granville Boys High School.

Conventional benchmarks for the provision of high schools suggest one school should be provided for every 4,500 new dwellings. The benchmarks also suggest an area of between 6 – 10 hectares should be provided for such schools. Based on such figures, the proposal in itself would not necessitate the provision of a new high school.

This aside, this assessment suggests the existing schools within the stated catchment have existing or potential capacity to cater for additional enrolment demand. For example, initial investigations suggest Granville Public High School has an oversupply of undeveloped land. Similarly, multi storey high schools are generally accepted by contemporary standards and this could be an option for Delaney Co-educational College given its existing land parcel would appear to be substantially developed. Specifically, a 3 or 4 storey built form would not be unreasonable for this facility, given contemporary expectations and its existing built form format of only 2 storeys.

There are substantial, if not prohibitive cost implications associated with acquiring between 6 – 10 hectares of land within the subject locality for a new secondary school. Accordingly, this assessment finds that expanding existing facilities, if the need arises, is a reasonable option. This assessment is of the opinion that such an option would be in line with community expectations.





Further, direct consultation with the local high schools suggests there are some existing enrolment capacity, as well as current plans to expand their physical assets. For example, Granville Boys Public High School has advised that there is currently capacity for approximately an additional 100 students at the school. That is, their feedback advises an existing enrolment of 601 students whilst their maximum enrolment capacity is 700 students. The school also advised of current plans to build a new Trade Skills Centre on site.⁵

Tertiary Education

Tertiary education typically includes Technical and Further Education (TAFE) facilities as well as universities. The proposal is likely to house a resident population of between 300 - 350 people who are likely to attend a TAFE or university.

The subject site and the proposal benefits from Granville TAFE being within relatively close proximity. It is located within Catchment 1, or approximately 1 kilometre (south) from the subject site. Granville TAFE is the second largest TAFE facility in New South Wales (NSW), after Ultimo TAFE. Its maximum enrolment capacity is 15,000 students, depending on part time and full time enrolments. Its current enrolment is 8,000 students, with most students enrolled in a full time capacity.

Several attempts were made to discuss the proposal with relevant staff at Granville TAFE. It is understood that a formal response to such proposals is only provided once a formal application is lodged with Council or other relevant body. However, general phone conversations with such staff suggest the TAFE could accommodate any additional demand generated by the proposal.

Further, this assessment finds that there is ample capacity within Granville TAFE's existing allotment to expand its physical assets horizontally and vertically, if required. Specifically, the eastern half of the site is occupied largely by a ground level car park only.

⁵ Feedback received direct from schools via email correspondence or telephone conversations during the period 30 April 2015 to 8 May 2015.



The site also benefits from being in relatively close proximity to university facilities. That is, the University of Western Sydney (UWS) Parramatta City Campus commenced operation in 2014. In addition, the UWS Westmead is also within relatively close proximity. Alternatively, there are a range of alternative options such as the University of Sydney, the University of New South Wales (UNSW), as well as the University of Technology, Sydney (UTS) which are reasonably accessible from the subject site via existing public transport routes.

3.3 Childcare Facilities

Impacts associated with childcare services are likely to be similar to those described in **Section 3.2** above. This is particularly the case given the sociodemographic profile indicates a high proportion of 0 - 4 year olds within the subject locality.

As indicated in the Community Infrastructure Inventory Table provided in **Section 2.1** above, there are in fact, numerous childcare centres currently within the subject locality. Specifically, a total of 9 centres are within the subject locality. 6 of these are within the catchments identified earlier, with the remaining just beyond. 5 of the centres are privately owned and operated with the remaining 4 being owned and operated by either Holroyd Council, Parramatta Council or the NSW Department of Education and Training.

Each of the local centres was contacted via telephone in relation to their existing enrolment capacity or plans to increase such capacity. The centres are not obliged to provide such information, although most did. The following is a summary of their feedback:

Centre	Capacity
Granville Early Childcare Centre	N/A
Granville public preschool	Licensed for 40 places. Currently full.
Francis Fisk Child Care Centre	Licensed for 40 places. 4 places available.

42



Golden Rose Childcare Centre	Licensed for 25 places. Currently full.
Palm Childcare centre	Licensed for 38 places. Between 13 – 2 places available
South Parramatta Granville Pre School	Licensed for 29 places. Currently full.
Jubilee Park Childcare centre	Licensed for 42 kids. Currently full.
Holroyd's Children Centre - Gumnut Grove	N/A
Holroyd's Children Centre - Gumnut Grove	N/A

Despite the above, it is highly likely the proposal would create demand for additional childcare places, for the reasons stated earlier. Conventional community infrastructure benchmarks suggest one 1 childcare place should be provided for every 5 children aged between 0 – 4 years.

Based on the proposal's estimated maximum 0 - 4 population of 316 children (1,900 apartment scenario), this would necessitate the need for 63 childcare places. Given the proposed concept makes provision for a ninety (90) place childcare centre within a $600m^2$ tenancy on the ground floor, the additional demand is already addressed. An extract of the indicative ground floor plan, demonstrating the abovementioned childcare tenancy, is provided below.



Extract of indicative floor plans by Architectus



3.4 Community Centres or Health Centres

Local community centres typically refer to facilities owned and operated by Local Government. Health centres are either publicly funded by the State Government or private. They are typically used for a variety of activities, including being hired by local citizens for private functions, or used to conduct activities such as senior citizens gathering, youth counselling, as well as administering children's immunisations.

Conventional community infrastructure benchmarks indicate one (1) community centre should be provided per 20,000 people. It is understood that Holroyd Council owns and operates six (6) such facilities, whilst an additional facility is also provided within the Merrylands shopping centre which is owned and operated by Stocklands. This suggests an ample supply of such centres.

Despite the above, casual observations suggest the existing Holroyd Council owned centre located within the Merrylands Town Centre has high visitation and usage rates. Due to the centre's location within a primary urban centre, it would appear as though it attracts demand from beyond any theoretical catchment. Given the proposal is within relatively close proximity to this centre, and will result in a notable population increase, this centre may experience a further increase in demand.

A review of Holroyd Council's Section 94 Development Contributions Plan 2013 (Holroyd S94 Plan) indicates provisions are already in place to supplement the existing Merrylands Town Centre community centre⁶. Specifically, the Holroyd Section 94 Plan makes provisions for a new 1,500m² facility, also within the town centre⁷.

This assessment provides that the expanded Merrylands Town Centre community centre should adequately cater for any additional demands generated by the proposed concept. This, together with the private facility within the Stocklands Merrylands Shopping Centre, and the generous passive recreational facilities



⁶ Holroyd Section 94 Development Contribution Plan 2013, page 35.

⁷ Holroyd Section 94 Development Contribution Plan 2013, page 32.

proposed as part of the proposed concept plan, should ensure a high level of community/health centre services for the subject locality.

The proposal's impacts in relation to community centres and youth centres were also considered in light of such facilities within Granville Town Centre. This is because Granville Town Centre is effectively adjacent to the subject site and it is reasonable to expect residents of the development to source such facilities within this centre.

As noted in the Community Infrastructure Inventory Table at **Section 2.2**, there are in fact numerous facilities which could accommodate community based services within the Granville Town Centre and its immediate surrounds, particularly schools. However, there are few conventional community centres or youth centres which are owned and operated by Local Government. Further, Parramatta City Council's Section 94A Development Contribution Plan (amendment No. 3) does not suggest a major increase or expansion of such services in the centre.

The Granville Youth and Community Recreation Facility would appear to be the main community facility within the Granville Town Centre, and whilst it provides a comprehensive range of facilities, they are likely to be absorbed by the population increase already expected for this locality (i.e. the Granville Town Centre). Accordingly, residents of the proposed development are likely to rely on the generous facilities proposed as part of the concept plan, as well as the expanded Merrylands Town Centre community centre.

3.4 Libraries

Conventional community infrastructure benchmarks suggest the following library provisions:

- Branch Library 1: 33,000 people
- District Library 1: 40,000 people

Holroyd Council owns and operates three (3) libraries, being the Merrylands Central Library, the Greystanes Branch Library and the Wentworthville Branch Library. A mobile library service is also provided.



With a population at 2013 of 108,889 people, the abovementioned benchmarks suggest the Holroyd LGA is currently adequately catered for in terms of library services. Although, casual observations suggest the Merrylands Central Library is particularly well utilised by the community. The subsequent increase in population as a result of the proposed concept is likely to increase its utilisation.

The Holroyd Section 94 Plan 2013 makes provisions for expanding the Merrylands Central Library as well as the Wentworthville Branch Library by 600m² each⁸. It should also be recognised that the Greystanes Branch Library is largely underutilised⁹. These measures will increase the libraries capacity, and address anecdotal evidence which suggest the Merrylands Central Library is highly utilised.

It should also be recognised that current and future improvements in technology is expected to continue to lessen the traditional demands of libraries (i.e. sourcing information). Rather, recent trends suggest libraries are increasingly places for social gathering, other than just for sourcing information¹⁰.

Given the subject site's location in close proximity to the Parramatta CBD, this assessment provides that there would be a tendency for new residents to access this centres library facilities, particularly in light of its more extensive resources. This would lessen expected usage for libraries within the Holroyd LGA.

In light of the above, this assessment provides that the proposal would not generate an unreasonable impact on existing library facilities within the Holroyd LGA. The proposed expansion of two (2) existing libraries, and the underutilised capacity of the Greystanes library should adequately cater for demand. Advancement in the range of information available 'online', and its accessibility, will also assist in adequately managing demand.

46



⁸ Holroyd Section 94 Development Contribution Plan 2013, page 32.

⁹ Holroyd Section 94 Development Contribution Plan 2013, page 30.

¹⁰ People Places: A Guide for Public Library Buildings in New South Wales. Third Edition. State Library of New South Wales, June, 2012.

Further, Section 94 of the Environmental Planning & Assessment Act, 1979, enables Council's to levy funds from development, in order to meet perceived community expectations. Given the scale of development, this is likely to be a major source of additional funds for Council, which it may decide to use to expand its library services beyond that listed in the Holroyd Section 94 Plan 2013.

Lastly, there should be some recognition that the proposed concept is not likely to apportion all of its likely demand to resources within the Holroyd LGA, particularly given its proximity to the Parramatta CBD.

3.5 Emergency Services

Emergency services provisions already serve this existing urban area. They include the following:

- The Rosehill Local Area Command (LAC) at 2 Carlton Street, Granville.
- The Holroyd LAC located at 15 17 Memorial Avenue, Merrylands.
- Merrylands Fire Station at 340 Merrylands Road, Merrylands.
- Parramatta Fire Station at 110 114 Wigram Street, Harris Park.

It is assumed that this development will not result in demand for additional emergency services facilities, as it is within an existing, accessible location and will not limit response times for emergency services call outs.

3.6 Accessibility and Transport

Accessibility and transportation is a key social consideration given the site's apparent isolation, and its capacity for a sizeable resident population. However, this assessment provides that the site is currently relatively accessible, with such accessibility likely to improve with a new access road and driveways to and from the site onto Crescent Street. Further, the plans for on-site services, retail and commercial elements will reduce the need for day to day trips. Whilst, expected development in the Granville Town Centre as well as along Auto Alley would enhance this further.

As noted in **Section 3.1** of this report, there is currently a comprehensive bicycle and walking network in close proximity to the site. This provides relatively easy access to the Parramatta CBD, the Granville Town Centre, Granville Railway



Station and Harris Park Railway Station. The network provides connectivity to a range of other retail, employment and recreational facilities up to approximately 1.5 kilometres from the subject site, including the Merrylands Town Centre. The network's accessibility from the subject site would only be improved due to the bridges proposed as part of the stormwater channel rehabilitation.

As part of the development, a reasonably comprehensive range of services would also be made accessible to future residents. For example, the development would include a generous range of passive and active recreation space. Provision has also been made for a range of commercial tenancies which are typically expected to support a development of this scale. That is, the development makes provision for a supermarket as well as casual dining and/or takes away stores.

Currently, there is only a limited range of bus services in close proximity to the site. The nearest stop is approximately 390 metres to the south, near the intersection of Woodville Road and Hassall Street. This may be attributable to the site's industrial character and it's relatively proximity, and subsequently the perceived walkability to the Granville Town Centre.





The apparent lack of bus stops in immediate proximity to the site may change as a result of the proposed development through consultation with service providers. Nevertheless, based on current services, the lack of bus stops may impact upon elderly residents of the proposal, given anecdotal evidence suggests this age group tends to favour buses as a form of public transport. Further, whilst the proposed development is expected to include a reasonably comprehensive range of services, including convenience retailing and open space, anecdotal evidence suggests the elderly desire to frequent town centres and the like.

3.7 Built Form

The concept's built form, scale and density would clearly differ from existing development in the subject locality and throughout the Holroyd LGA generally. Anecdotal evidence suggests there has been some resistance throughout metropolitan Sydney to what could be described as large scale urban renewal. The proposal's scale, built form and density may polarise views in the existing community.

It may be particularly incongruous to existing residential development given it is well established and its character is dominated by a maximum 3 storey building envelope, detached buildings and Torrens title allotments.

Despite the current differences, it is highly likely the proposal will be generally consistent with the emerging built form character of the wider subject locality. In particular, it should be consistent with the built form character expected within the Granville Town Centre, Auto Alley as well as vast majority of the Parramatta Road Corridor. Specifically, existing statutory planning instruments permit building heights between 118 metres and 12 metres along Auto Alley as well as 9 metres up to 52 metres in or around the Granville Town Centre.





Whilst existing statutory planning instruments already allow for tall buildings, there have been several recent planning proposals which seek higher building envelopes. For example, Parramatta City Council has initiated a Planning Proposal to increase building heights along Auto Alley even further, whilst developer initiated Planning Proposals seek building heights up to 105 metres (approximately 35 storeys) within and just beyond the Granville Town Centre.

Most of these Planning Proposals have been formally endorsed by Parramatta City Council staff and Councillors, and are under consideration by the NSW Department of Planning & Environment (NSW DPE)¹¹.

50



¹¹ <u>http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=1948</u>



Built form proposed as part of endorsed Planning Proposal for 171 – 189 Parramatta Road, Granville. Proposed buildings are highlighted orange and yellow. Source: Architectus

The expected built form and density in the locality will also be influenced by the Draft Parramatta Road Urban Renewal Strategy released by the NSW DPE in December, 2014. In summary, the strategy encourages multi storey, mixed use redevelopments extending along part of Parramatta Road between Parramatta and Sydney CBD. The subject site has been specifically nominated as part of this redevelopment corridor by NSW UrbanGrowth. Accordingly, the proposal's built form character would be consistent with the strategy's anticipated built form outcomes.

Differences in scale, built form and density between the proposed scheme and existing surrounding development must also be considered in light of the railway line. The elevated railway line goes some way to mitigate this, by physically separating the subject site from the lower scale, lower density development to the south. This assessment considers that the railway and the M4 Motorway to north, effectively isolates the site, thereby lessening the relationship between the subject site and existing lower scale residential development and minimising its impact.

Overall, this assessment acknowledges that the proposal's scale, built form and density are different from existing surrounding development in Holroyd. Subsequently, this assessment acknowledges that these differences have potential to result in some impacts to the surrounding community.



However, the impacts will be isolated, and within reason given the similarly scaled development already permitted in close proximity to the subject site, specifically within and around the Granville Town Centre as well as along Auto Alley. Further, the proposal's built form and scale would be consistent with that envisaged by the Draft Parramatta Road Urban Design Strategy.

The net community benefit of the proposal outweighs these impacts through provision of housing, retail and recreational opportunities, as well as employment opportunities. The proposal would also activate a site that is effectively redundant and no longer fit for purpose given the vast majority of WesTrac's services have already relocated to a new purpose built facility in Newcastle.

3.8 Loss of Manufacturing Employment Opportunities

It is reasonable to expect that there may be some local concerns with the loss of traditional manufacturing employment opportunities as a result of the proposal. This potential impact has been addressed in detail in the Economic Assessment, also prepared by MacroPlan Dimasi (dated June 2015), which separately accompanies this Planning Proposal.

The current building stock at the subject site was purpose built by the previous CAT dealer, being Gough & Gilmore. WesTrac acquired this dealership, including its land holding after it was built and occupied by Gough & Gilmore. WesTrac has since relocated it NSW/ACT operational headquarters, including numerous aspects of the subject site's services, to Newcastle with the support of a NSW Government grant. This relocation leaves the site at risk of long term dereliction, if a suitable land use is not planned now.

The economic assessment report further details as to why the loss of traditional employment opportunities such as those relocating from the subject site do not present a significant or unreasonable outcome in the context of the local economy and wider drivers affecting business relocation.

In summary, the report provides that the impacts would be acceptable given the site's current B5 – Business Development zoning already permits a range of non-



industrial land uses, and hence, it must be accepted by the community that the loss of traditional employment opportunities is already a potential outcome.

The economic justification report also outlines that whilst the site's location historically may have been suitable for industrial type land uses in the past, it no longer suites current industrial type operating requirements largely due to traffic congestion, accessibility constraints and market demand for residential developments in accessible locations. In particular, it does not suit the current occupants of the site given their customer base is now largely located in regional NSW locations.

In response to locational expectations, the economic assessment also outlines how traditional industrial land uses in NSW are establishing or relocating to locations which have convenient access to main transport routes and intermodal terminals such as the M5 or M7. This has occurred within the Holroyd LGA with the establishment of the new Pemulwuy industrial estate which has direct access to the M4.

Further, the proposal would contribute to offsetting the loss of traditional employment opportunities at the subject site. The proposal's commercial floor space component along with likely childcare, health and leisure tenants provide alternative employment opportunities. It should also be recognised that WesTrac expects to retain a presence in Sydney, albeit in a smaller capacity and not necessarily within the Holroyd LGA. Nevertheless, this would ensure some of the traditional employment opportunities would be retained in the Sydney metropolitan area.

3.9 Vehicular Traffic Impacts

The potential for increased traffic congestion is typically a consideration in proposals which would increase residential densities. This is particularly the case given the social impacts associated with increased traffic congestion are increasingly the topic of investigation (take Bureau of Transport and Regional Economics, 2007, Estimating urban traffic and congestion cost trends for Australian cities, Working paper 71, BTRE, Canberra ACT).



This Planning Proposal is accompanied by a separate parking and traffic impact assessment by GTA Consultants. Overall, the assessment provides that the proposal's traffic related impacts are not unreasonable. In particular, the assessment recommends a range of measures to ensure intersections in the immediate vicinity of the subject site continue to operate adequately. The assessment acknowledges that the proposal would have a notable impact upon on major intersections in the broader locality, but that these should be considered by relevant State Government authorities.

3.10 Housing Affordability

Perceived housing unaffordability is increasingly a topic for consideration in the Sydney Metropolitan area. By increasing the supply of new dwellings, this proposal would support increased housing affordability. Further, new large scale redevelopments tend to support first home buyers. That is, existing home owners tend to be owners of older dwelling stock. These owners tend to 'trade up' into new dwellings within a redevelopment. Their existing homes, which are typically more affordable due to their age, are typically acquired or occupied by first home owners.

3.11 An Ageing Population

Section 2.2 of this report demonstrates that the population within both the Holroyd and Parramatta LGAs could be described as largely youthful. However, this section also demonstrates that the number of people aged 65+ is increasing. Overall, it is increasingly accepted that life expectancy at least in Australia is increasing¹².

The implications associated with an ageing population have been widely discussed. One such implication includes the provision of housing which responds to the diminished physical capabilities associated with the elderly. New apartment housing, which the proposal is categorised as, is typically seen as a suitable form of housing for the elderly. This is largely because dwellings in such developments



¹² Productivity Commission 2013, An Ageing Australia: preparing for the Future, Commission Research Paper Over, Canberra.

are generally of a manageable size, are designed with contemporary private accessibility provisions such as accessible bathrooms, and include contemporary communal accessibility measures such as lifts. The development presents an opportunity to include a range of measures which address the social needs of elderly occupants such as convenience retailing and generous open space provisions. This form of housing would be particularly relevant in this location given traditional detached housing represents the dominant form of housing (refer to **Section 2.2**).

In light of the above, this assessment finds that the proposal would provide a positive social impact. Specifically, it would provide housing forms suited to an ageing population. As noted in **Section 3.5** above however, the proposal's elderly resident population may be somewhat isolated. Despite the site's relative accessibility and high level of amenity, the potential for isolation is derived from casual observations which suggest the elderly prefer to attend town centre like destinations for social activities as well as essential services.



This section of the report outlines relevant mitigation measures for those social impacts arising from the proposed development.

4.1 Proposed Social Impact Mitigation Measures

Impact (As outlined in Section 3)	Mitigation Measures
Open Space	Section 3 concludes that the impacts to existing and/proposed open space as a result of the proposal are largely negli the proposal's residents would have adequate access to open space. In this regard, no major mitigation measures are aspects should be considered:
	 Careful consideration of any landscaping or new accessibility measures across the existing concrete channel whice ensure it would provide reasonable access and amenity. Additional funds, such as rates, derived from the proposal's residents could be attributed towards improving or in Holroyd Sportsground as well as Kurrung Reserve (which currently has no facilities). This may include new or improving rooms, tennis courts, walking or bicycle track and the like.
Educational Facilities	As a result of the subsequent increase in resident population, it is likely the proposal would increase the demand on lo indicated there are currently plans to increase their capacity. Further, a general assessment of their facilities su opportunity to increase their physical assets. For example, several schools have substantial undeveloped land, whilst most schools are only two storeys in height, with three of four storey schools being common place). The Granville TAFI extend horizontally and/or vertically.
Childcare Facilities	It is highly likely the proposal would generate the need for a new childcare centre with at least 50 places. The pro commercial component, 600m ² of which is designated for a 90 place childcare centre. Had the proposed concept not incl it is highly likely the private sector would have addressed any shortfall.
Community Centres/Health Centres	Although the existing number of community centre and health centres within the Holroyd LGA suggests an ample su above average usage of the Merrylands Town Centre community centre. The proposal is likely to increase such usage. be marginal due to the generous communal facilities included in the proposed concept (e.g. passive open space, active landscaping, pedestrian pathways, gymnasium, childcare centre, pools and the like). Nevertheless, a new 1,500m2 co built within the Merrylands Town Centre according to the Holroyd Section 94 Developer Contribution Plan 2013. This additional demand generated by the proposed concept. The Section 94 levies as well as rates derived from the propose managing the costs associated with establishing and managing the new proposed centre.
Libraries	It is likely that existing library facilities within the Holroyd LGA will soon be operating at their preferred capacity. The outcome. As in the case of the LGAs community centres, it is understood that the Merrylands Central Library will be emerging demand. This should adequately cater for any additional demand arising from the proposed development. The derived from the proposed development would assist with managing the costs associated with establishing and managing
Accessibility and Transport	The site is currently relatively accessible being in close proximity to the Granville Town Centre, the transforming Auto space facilities. Section 3 of this report does however identify some accessibility constraints for possible elderly occu particularly the case given there does not appear to be a bus service within the site's immediate proximity. Given t residential density, the local bus operator should amend their routes to address the shortfall. There are several rout amending the course of some or one route would not represent a major disposition. Alternatively, it is understood that two (2) community bus services, with plans to add an additional service. Their routes could take into account the sub



gligible. Section 3 also provides that are required. However, the following

ich is proposed for rehabilitation to

increasing facilities at the adjoining oved children's playgrounds, change

local schools. Several schools have suggests most schools have ample t others could extend vertically (i.e. AFE site has substantially capacity to

roposed concept includes a sizeable ncluded such commercial floor space,

supply, casual observations indicate e. However, any increase is likely to ve open space, tennis courts, ample community centre is expected to be his should adequately cater for any osed development would assist with

he proposal is likely to advance this be expanded by 600m² to cater for he Section 94 levies as well as rates ing the expanded library.

to Alley, as well as vast public open cupants of the development. This is a the proposal's sizeable increase in putes in the vicinity of the site, and at Holroyd Council currently provides ubject site. The Section 94 levies as

Impact (As outlined in Section 3)	Mitigation Measures
	well as rates derived from the proposed development would assist with managing the costs associated with managing the existing the costs associated with acquiring the additional service. It is likely such funds could contribute to a fourth service.
Built Form	It is evident that the proposal's built form will differ from the existing. There is no mitigation available to minimise the built forn this assessment concludes that the impacts are not unreasonable, largely due to the similar built form emerging along Auto Alley Centre. Further, the separation achieved by the existing rail line between the traditional low rise built form, and the proposed h will provide some mitigation.
Loss of Manufacturing Employment Opportunities	 The loss of traditional manufacturing employment opportunities from the site has, and will continue to be offset via the following normality of the stablishment of WesTrac's new 51,430m², purpose built facility in Newcastle which provides 400+ traditional employment. WestTrac's intention to relocate their existing service elsewhere within the Sydney metropolitan region, rather than coperations. Inclusion of a sizeable commercial component in the proposed development which, whilst not being manufacturing based en will nevertheless provide employment opportunities. It is arguable that such opportunities are aligned with the already of dominant sectors within the Holroyd and Parramatta LGAs. The increase in resident population as a result of the proposal is likely to generate further demand for goods and services in to increase employment opportunities.
Vehicular Traffic Impacts	Vehicular traffic impacts, such as congestion, are a likely outcome from the proposal. The impacts would be lessened as the discourages multiple car ownership (i.e. one car space per proposed dwelling as well as on site car share scheme). The site's discourages private car ownership or usage. For example, it is in relatively close proximity to a range of services such as p Similarly, the proposal has been designed such that it can accommodate a range of essential and discretionary retail tenancies wh need for some private vehicle trips. Its varied recreational facilities should also provide similar outcomes.
Housing Affordability	It is unlikely the proposal would have any adverse impacts in relation to housing affordability. Rather, it is likely that positive in detailed in Section 3 of this report. Specifically, recent trends suggests long term home owners as well as down sizers are likely to the proposed development (by means of utilising the capital in their existing homes), thereby allowing their existing, typically old by prospective home owners, which includes first time home buyers.

These aspects should be considered in detail during any subsequent Development Application (DA) stage.



An Ageing Population

Emergency Services Resources

dwelling dimensions as opposed to traditional detached dwellings.

The locality is currently well catered for in terms of emergency services.

ng bus services, as well as

rm outcomes. Section 3 of ley and the Granville Town higher density built form,

means:

ent opportunities. completely ceasing such

employment opportunities, dominant or likely to be

n the locality. This is likely

he onsite parking strategy e's location attributes also parks and retail services. which will again, lessen the

impacts would emerge as to acquire and reside with older homes to be occupied

As stated in Section 3, the proposal is likely to result in a beneficial impact with regard to this issue. Specifically, contemporary developments are designed and built with a variety of accessibility measures as prescribed by the relevant regulations such as the Building Code of Australia/National Construction Code as well as the Australian Standards. Apartment living is also becoming increasingly popular for the elderly due to the manageable

However, given the vulnerability associated with ageing residents, and similarly for children, it will be important that the proposed scheme includes a variety a security measures which would discourage them being targeted. For example, the final development should include closed circuit television cameras (CCTV), ample lighting in appropriate locations, as well as adopt Crime Prevention Through Environmental Design (CPTED) measures generally.

4.2 Community Infrastructure

The following table estimates the demand for new community infrastructure as a result of the proposal. It references the benchmarks prescribed in *Growth Centres Development Code (2006)*, prepared by the then NSW Growth Centres Commission, as well as *People Places: A Guide for Public Library Buildings in New South Wales. Third Edition, 2012. State Library of New South Wales.* As noted throughout this assessment however, the benchmarks should be applied liberarly as they typically do not apply to brownfield redevelopments such as the subject site.

Type of Facility	Conventional Benchmark	Provision
	EDUCAT	ION
Public Primary Schools	1 new school:1,500 new dwellings (approx.)3 hectares or 2.3 hectares if used in conjunction with a high school.	The proposed concept includes between 1,800 to 1,900 new a new public primary school should be provided either separately. The proposed concept does not include a new public pri
		Section 3 of this assessment, acquiring or dedicating la prohibitive to both the NSW Department of Education & Trai of the proposed concept. Further, an analysis of existing p locality suggests spare capacity currently exists within their are obvious opportunities to expand their physical assets to a
Public High Schools	1 new school:4,500 new dwellings (approx.) 6 – 10 hectares	With between 1,800 – 1,900 new dwellings, the proposed necessitate a new public high school. This aside, the provision as part of the concept or separately is cost prohibitive established urban areas.
		An assessment of existing high school facilities in subject lo currently exists within their existing assets. Further, there expand their physical assets to expand their capacity further
Tertiary	-	As identified in Section 3 of this assessment, there are seven within the subject region (e.g. UWS Parramatta City Campu as Granville TAFE). Further, the site is within close proxim nodes (e.g. Granville Railway Station), which provide c facilities not within the region.
	HEALTH & SOCIA	AL WELFARE
Community Health Centre	1 new centre: 20,000 people 2,000m ² for 80,000 people	Holroyd Council operates six (6) community centres which opurposes, including health related services, private function population within Holroyd was 108,889 as at 2013, this centres. Further, Holroyd Council's Section 94 Developer Co a new 1,500m ² centre will be constructed within the Merryla
Hospital	2 beds: 1000 people	The proposed concept could accommodate between 3,586 would necessitate up to 3.7 new hospital beds. The existin Westmead Private Hospital and/or the Westmead R accommodate this demand.



w dwellings. This would suggest er as part of the concept or

primary school. As provided in land for a new school is cost raining as well as to the viability primary schools in the subject ir existing assets. Further, there o expand their capacity further.

sed concept in itself would not sion of such a new facility either ive given the cost of land in

locality suggests spare capacity re are obvious opportunities to ner.

veral tertiary education facilities pus, Rydalmere, Penrith as well imity to major public transport connectivity to other tertiary

h could be used for a variety of ctions and the like. Given the s suggests an ample supply of Contribution Plan 2013 suggests lands Town Centre.

6 to 3,785 new residents. This ting Westmead Public Hospital, Rehabilitation Hospital could

Type of Facility	Conventional Benchmark	Provision
Aged Care Housing	1: 10,000 people	0.37 aged care housing facilities would be required as pactric currently several such facilities in the broader locality immediate vicinity. The proposal in itself could cater for e the private sector could address such demand.
Aged Care Housing (High Care)	40 beds: 1,000 people	With maximum resident population of 3,785 people, the pr for 40 high care beds. It is expected that the private sector
Aged Care Housing (Low Care)	48 places: 1,000 people	With a maximum resident population of 3,785 people, the need for 177 low care places. It is expected that the prive demand.
Youth Centres	1: 20,000 people	The proposal in itself would not generate a need for a meta stated earlier, Holroyd Council operates 6 existing co accommodate youth related activities. Given the Holroyd people at 2013, this would suggest ample centres are a centre is also provided within the Granville Town Centre, we adequately cater for youth related activities given the gen likely gymnasium tenancy and other likely features such as
Community Service Centre	1: 60,000 people	The proposal in itself would not generate the need for a n Further, as stated earlier, Holroyd Council operates 6 exis can accommodate a variety of activities. Given the Holroy people at 2013, this would suggest ample centres are a Council chambers are located within the Merrylands T provides a range of community services.
Childcare Facility	1 place: 5 children (0-4 years)	The proposal is likely to accommodate a maximum resider Approximately 8% of the locality's existing population is with suggests the proposal's resident population would include the 0 – 4 age cohort. This would generate the need for 60 concept includes commercial floor space, $600m^2$ of which place childcare centre. Consultation with existing centres capacity already exists. Any such demand is therefore adequ
After School Care Facility	1 place: 25 children (5-12 years)	The proposal is likely to accommodate a maximum resider Approximately 7% of the locality's existing population is This suggests the proposal's resident population would incl in the 5 - 12 age cohorts. This would generate the need for Given there are currently 6 primary and high schools w demand can be adequately catered for.
	c	ULTURE
Branch Library District Library	1: 33,000 people 1: 40,000 people	The Holroyd LGA population is 108,889 people at 2013, would accommodate up to 3,691 new residents. The LGA being the Merrylands Central Library, the Greystane Wentworthville Branch Library. A mobile library services is the existing library facilities are nearing capacity. The H Contribution Plan 2013 indicates that the existing Merry expanded by 600m ² . It also indicates the Greystanes District



part of the proposal. There are ty, although none within the elderly residents. Alternatively,

proposal would generate a need r would address such demand.

the proposal would generate a vate sector would address such

new youth centre. Further, as community centres which can byd LGA population is 108,889 available. In addition, a youth , whilst the proposal itself could enerous open space provisions, is pools.

new community service centre. tisting community centres which royd LGA population is 108,889 available. In addition, Holroyd Town Centre, which currently

lent population of 3,785 people. within the 0 – 4 age cohort. This de approximately 302 people in 0 childcare places. The proposed ch has been designed for a 90 s in the locality suggests some equately addressed.

lent population of 3,785 people. s within the 0 – 12 age cohort. clude approximately 264 people for 10 after school care places. within the subject locality, this

3, whilst the proposed concept A currently provides 3 libraries, nes Branch Library and the is also provided. This suggests Holroyd Section 94 Developer rrylands Central Library will be crict Library is underutilised. This

Type of Facility	Conventional Benchmark	Provision
		capacity will address additional demand generated by the recognised that due to the site's proximity to the Parramatt Centre, the proposal's resident population is likely to u resources.
Performing Arts/Cultural Centre	1: 33,000 people	With a population at 2013 of 108,889 people, 3 such ce within the Holroyd LGA. However, an analysis of existing co the Holroyd LGA did not reveal any dedicated performing a earlier however, there are 6 community centres which could Further, the Riverside Theatre complex is within the adjoin periphery of the Parramatta CBD). These facilities are consid
	EMERGENCY	SERVICES
Ambulance, Fire and Police Station	N/A	All such services currently exist within the locality.
	COMMUNITY	CENTRES
Local Centres District Centres	1: 6,000 people 1: 20,000 people	 With a population at 2013 of 108,889 people, these figure community centres are required throughout the Holroyd adaptable in greenfield estates, it is clearly onerous in estatotal of 7 centres are located within the LGA. 6 are operate remaining centre is within the Merrylands Stocklands evidence suggests these centres address current demand ad With a maximum resident population of 3,691 within the does not generate demand for a new centre. This aside, Holroyd Council's Section 94 Developer Comprovision for a new 1500m2 community centre within the located within the generous op within the proposed concept should adequately address dem
	OPEN SPACE & I	RECREATION
	2.83 hectares; 1,000 people	The provision of open space and recreation facilities is address of this assessment. In summary however, the local approximately 16,550 people (Census, 2011). An additional would be added accounting for the increase arising fro developments along Auto Alley and the Granville Town Centr An estimated total population for the locality is therefore generate a need for 25 hectares of open space. Earlier analysis indicates approximately 30 hectares of publ in the locality. The existing open space supply is therefore suggests the supply is in fact more than adequate as the alternative recreational facilities currently or likely to be in include gymnasiums, bicycle tracks, pedestrian walking path



the proposal. It should also be atta CBD and the Granville Town utilise their respective library

centres should be provided for community infrastructure within arts/cultural centres. As stated ild accommodate such activities. joining Parramatta LGA (at the sidered sufficient.

ures suggest in the order of 20 byd LGA. Whilst this may be stablished estates. This aside, a ated by Holroyd Council and the s Shopping Centre. Anecdotal adequately.

e proposed concept, it in itself

Contribution Plan 2013 makes e Merrylands Town Centre. This open space provisions included emand.

dressed in detail in **Section 3.2** calities existing population is al population of 8,500 residents from the proposal as well as ntre.

ore 25,050 people. This would

ablic open space currently exists fore adequate. This assessment the 30 hectare figure excludes in the locality. These facilities of the like. MacroPlan Dimasi was engaged to undertake a Comprehensive Social Impact Assessment of a Planning Proposal relating to land at 1 Crescent Street, Holroyd. In summary, the proposal seeks to rezone the land from B5 - Business Development to part B4 – Mixed Use and part R4 – High Density Residential. It also includes approximately 1,875 new dwellings in apartment format, up to 8,500m² of retail/commercial floor space, plazas, generous passive and active open space provision (1.1ha), as well as onsite basement parking.

This assessment was generally based on the methodology outlined in Social Impact Assessment: Guidance for assessing and managing the social impact (2015) by Frank Vanclay, as well as Holroyd Council's Social Impact Assessment Policy, adopted in August 2012. Other key sources of information include data from the Australian Bureau of Statistics 2011 census data, community infrastructure benchmarks prescribed in the Growth Centres Development, and a qualitative assessment of existing facilities in the locality. Feedback from stakeholders within the community was sourced through direct contact with schools and childcare centres, for example. In addition, two (2) community consultation sessions were arranged; inviting over 400 members of the community.

It is inevitable that a development of this scale would result in some significant social impacts. In this particular case, the proposal would limit the potential to reinstate traditional manufacturing employment opportunities in this precinct. Notwithstanding this reflects broader market trends. The proposal is also likely to increase traffic as well as place capacity constraints on certain existing social services such as community centres, libraries and schools.

Reasonable mitigation measures can or are already instigated for such impacts. For example, Holroyd Council plans to expand the existing Merrylands Central Library, as well as increase community awareness of the currently underutilised



Greystanes Branch Library. Similarly, most schools have capacity to expand their assets. The proposal also makes provision for a ninety (90) place childcare centre.

Overall, this assessment finds that the proposal's likely social impacts are largely positive. The notable positive impacts of the proposal include:

- The likely built form will enable Holroyd to provide new housing and jobs in a mixed use precinct, which will compliment expected growth in the adjoining Granville Town Centre, Auto Alley as well as the Parramatta CBD more broadly.
- Increasing opportunities for apartment living reflects the broader locality's emerging acceptance of such built form, and more importantly, an ageing demographic
- Generous passive and active recreation facilities are included in the proposed scheme. These, combined with the existing public and private recreation facilities in the subject locality, will ensure the proposal's residents will have adequate recreational resources.
- The site is relatively accessible, being within relatively close proximity to Granville Town Centre, Parramatta CBD, Merrylands Town Centre as well as various open space facilities. Many of these destinations are accessible via dedicated bicycle/walking tracks. Population growth derived from new residents will increase expenditure in these centres.
- Employment opportunities provided as part of the proposal are consistent with increasingly dominant employment sectors including retail, professional, health etc.).
- The expected office/commercial based floor space in nearby Auto Alley will further support the employment needs of the proposal's resident population.
- The provision of various services on site including childcare, medical, leisure amongst others, will off-set the potential pressure on existing provision of community facilities and social infrastructure.

Overall, this comprehensive social impact assessment finds that impacts arising from this proposal are largely positive. Mitigation measures are identified to address any adverse social impacts. All social impacts are consistent with expectations typically associated with a locality, which has been earmarked by



State and Local Governments for major urban transformation and population growth.



Refer to "Appendix 1" of Planning Proposal


Appendix B: Landscape Plans

Refer to "Appendix 1" of Planning Proposal





Name	Address	Suburb	Post code	Within study area	Approx walking distance	Which LGA	Phone
Granville Early Childcare Centre	2 Diamond Ave	Granville	2142	No	1.5km	Parra	96371580
Granville public preschool	133 William Street	Granville	2142	No	800m	Parra	96371083
Francis Fisk Child Care Centre	64 The Avenue	Granville	2142	no	1km	Parra	96826342
Golden Rose Childcare centre	22 - 24 Waratah Street	Granville	2142	Yes	550m	Parra	96373834
Palm Childcare centre	60A The Avenue	Granville	2142	No	1km	Parra	96372828
South Parramatta Granville Pre So	ch 20 Maragret Street	Granville	2142	No	410m	Parra	96377948
Jubilee Park Childcare centre	Jubilee Lane	Harris Park	2150	No	840m	Parra	96334468
Holroyd's Children Centre - Gumr	nu 13 Windsor Road	Merrylands	2160	No	Not walking distance 2km	Holroyd	96379716
Holroyd's Children Centre - Gumr	nu 1 Windsor Road	Merrylands	2160	No	Not walking distance 2.2km	Holroyd	

Name	Address		Within study area	Approx Walking Distance	Which LGA
Merrylands Multi Purpose Community Health Centre	14 Memorial Ave	Merrylands	2160 No	Not within walking distance	Holroyd
High Street Youth Health Centre	65 High Street	Parramatta	2150 Yes	650m	Parra
Multi Cultural Disability Advisory Centre	10-12 Hutchinson St	Granville	2142 No	1.1km	Parra

Name	Address		Within Study Area	Approx Walking Distance	Which LGA
Rosehill Local Area Comm	ar 2 Carlton Street	Granville	2142 No	780m	Parra

Name	Address		Within Study Area	Approx Walking Distance	Which LGA
Westmead Rehabilitation Hospital	7 Coleman Street	Merrylands	2160 No	2.5km	Holroyd
Granville Mental Health Rehabilitation Centre	38 Jamieson Street	Granville	2142 No	950m	Parra
Merrylands Multi Purpose Community Health Centre	14 Memorial Ave	Merrylands	2160 No	Not within walking distance	Holroyd
Northside Mental Health Clinic	23 - 27 Lytton St	Wentworthville	2145 No		Holroyd

Facility Name	Address			Within Study Area	Approx walking distance	Which LGA
Merrylands Central Library	17 Miller Street, Merrylands	Merrylands	2160	No	Not within walking distance	Holroyd
Wentworthville Branch Library	y 2 Lane Street, Wentworthville	Wentworthville	2145	No	Not within walking distance	Holroyd
Greystanes Branch Library	732 Merrylands Road, Greystar	ne Greystanes	2145	No	Not within walking distance	Holroyd
Parramatta City Library	1A Civic Place Parramatta	Parramatta	2150	No	Not within walking distance	Parra
Mobile library service				Yes		Holroyd
Granville Branch Library	8 Carlton Street	Granville	2142	No	800m	Parra

Name	Address		Within Study Are	a Approx walking distance	Which LGA
Sydney Murugan Temple	217 Great Western Highway,	Mays Hill	2145 No	2km	Holroyd
Life Christian Church	151 Burnett Street	Mays Hill	2145 No	1.8km	Holroyd
St Marys Church	139 Burnett Streeet	Parramatta	2150 No	1.8km	Holroyd
Ukranian Orthodix Church	45 William Street	Granville	2142 No	1.3km	Parra

Name	Address		Within Study Area	Approx Walking Distance	Which LGA	Ph.
Parramatta West Public School	Auburn Street and Young Street	Parramatta	2150 No	1.2km	Holroyd	96359
Holy Trinity Primary School	40 Grimwood Street	Granville	2142 Yes	700m	Parramatta	96824
Granville Public Primary School	133 William Street	Granville	2142 No	800m	Parramatta	96371
Holroyd School (for children with	di Willara Ave	Merrylands	2160 No	2.2km	Holroyd	

Name	Address		Within Study Area	Approx Walking Dist	tance Which IGA	Area/ha
Jones Park	1W Lansdowne Street	Parramatta	2150 No	1.2km	Holroyd	5.6
Ollie Web Reserve	32 Pitt Street	Parramatta	2150 No	1.3km	Parramatta	5.4
Kurrung Reserve	6P Robert Street	Holroyd	2142 Yes	484m	Holroyd	9400m2
Holroyd Gardens	32 Walpole Street	Holroyd	2142 Yes	795m	Holroyd	9.3
Holroyd Sportsground	14 Robert Street	Holroyd	2142 Yes	80m	Holroyd	5.5
Bicycle and Pedestrian Path Network	2 Junction Street	Granville	2142 Yes	100m	Holroyd/Parra	a
Granville Park	188 Woodville Road	Merrylands	2160 No	1.5km	Parramatta	12.4

5.6 5.4 9.3 5.5

2.4

Name	Address		Within Study Area	Approx Walking Distance	Within Study Area	Which LGA	Ph.
Dellaney co-ed College	e 40 Grimwood Street	Granville	2142	700m	Yes	Parra	9637778
Granville Boys High	10 Mary Street	Granville	2142 No	1km	No	Parra	9637048

Name	Address			Within Study Area	Approx Walking Distance	Which LGA	
Granville TAFE	136 William Street	Granville	2142	No	1.3km	Parramatta	137974
UWS	Rydalmere Campus						
UWS	Parramatta CBD Campus			No	1.6km	Parramatta	

Name	Address		Within Study Area	Approx walking distance	Which LGA
Granville Youth and Community recreation					
centres	3A Memorial Ave	Granville	2142 No	1.2km	Parra
Merrylands Youth Centre	289 Merrylands Road	d Merrylands	2160 No	2.1km	Holroyd

Appendix D: Community Infrastructure Mapping





Refer to "Appendix 9" of Planning Proposal



Melbourne

Level 4 356 Collins Street Melbourne VIC 3000 (03) 9600 0500

Gold Coast

Suite 5 492 Christine Avenue Robina QLD 4226 (07) 5562 0767

Sydney

Level 4 39 Martin Place Sydney NSW 2000 (02) 9221 5211

Perth

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