

Social Impact Assessment: Planning Proposal

53 – 73 Toongabbie Road TOONGABBIE



*Prepared by: **Think Planners***

Document Date: June 2015

Consent Authority: Holroyd City Council



Contents

Executive Summary	4
Scoping and Profiling	6
Site Description – Study Area and Site	7
The Suburb of Toongabbie	10
Local Community Profile.....	11
Transport	11
Commercial Precincts	11
Religious Institutes	11
Community Services	11
Educational Institutes	11
Child Care Centres	12
Identification of individuals/groups likely to be affected by the proposal.....	12
Prediction	14
Community consultation	14
Ways in which stakeholders are likely to be affected by the proposal	14
Relevant trends and social issues	15
Diversity.....	15
Housing Affordability	15
Proposed developments impacts on trends and social conditions in the locality.....	17
Diversity.....	17
Housing Affordability	18
Recommendations.....	19
Strategies to enhance positive and mitigate negative impacts	19
Loss of Existing Housing Stock	19
Traffic.....	19
Construction Noise and Subsequent Occupation Noise	19
Development Impacts such as Privacy and Solar Access	19
Overland Flooding	20
Safety	20
Conclusion	21
Appendix 1: Demographic and Economic Profiles.....	23
Baseline Demographic Profile – Population	23
Population	24
Age Structure	25
Ethnic Composition.....	26



Planning Proposal: 53-73 Toongabbie Rd, Toongabbie

Household Types	27
Weekly Individual Gross Income	27
Weekly Household Income	28
Baseline Demographic Profile – Housing Profile	29
Housing Type	30
Housing Tenure.....	31
Housing Loan Repayments	32
Housing Rent Repayments.....	33
Baseline Demographic Profile – Employment Profile	34
Appendix 2: Additional Data – Safety	36



Executive Summary

This Social Impact Assessment (SIA) has been prepared to support a Planning Proposal seeking amendments to the Holroyd LEP 2013. This report has been prepared consistent with the policies of Holroyd Council which states in relation to rezoning proposals -

This will allow Council to update its statutory planning instruments, with full knowledge of the possible social impacts of any proposed changes. Specifically, the SIA will:

- *Identify the potential impacts of the changes proposed*
- *Estimate potential demand for community facilities and services*
- *Identify opportunities to manage both positive and negative impacts*
- *Provide Council and future developers with a range of information about potential residents and their needs*

The planning proposal relates to multiple allotments referred to within this document as the 'subject site.' The subject site is situated in Toongabbie and is generally bound by residential land (zoned R4 – High Density Residential) to the north, Toongabbie Road to the east, a public car park (providing access to Girraween Park) to the south and Girraween Park to the west.

The planning proposal seeks to amend the Holroyd LEP 2013 by changing the land use zone, increasing the maximum building height control, increasing the maximum floor space ratio and increasing the minimum lot size control in order to allow for the redevelopment of the subject site for the purposes of high density housing. The intended outcome of the LEP amendment is consistent with key directions relating to accelerated housing provision and urban renewal contained within the document 'A Plan for Growing Sydney' as well as Council strategies described within the 'Living Holroyd – Community Strategic Plan 2013.' In relation to Social Impacts, the key matter for consideration is the increased dwelling yield and in turn number of people that will be capable of being housed on the land. An analysis of this increased housing and person potential on the site is undertaken in relation to key social criteria.

The planning proposal has been prepared in accordance with Section 55 of the 'Environmental Planning and Assessment Act 1979' and the Department of Planning and Infrastructure (Department of Planning and Environment) document 'A guide to preparing planning proposals' (October 2012).

The location of the site is such that public transport, recreational facilities and other amenities are in close proximity. It is anticipated that the future residential apartments are suitable for both investors and owner occupiers, with three bedroom units meeting the needs of shared accommodation and families with children who cannot afford detached dwellings, and one & two bedroom units catering for first home buyers, young couples and single occupants. The proposal will significantly contribute towards alleviating current shortage in housing by increasing the housing stock within the locality by an additional approximately 100 residential units.



The proposal having a mix of one, two and three storey residential dwellings will cater for a variety of socio-economic groups. This will ensure that Toongabbie will maintain its existing social diversity and increase housing choice, affordability and social mix. The development will be supported by the provision of high quality social infrastructure services and facilities, including public transport.

Data from the NSW Bureau of Crime Statistics and Research indicates that major crime within the Holroyd LGA is steady or declining. Future development applications will be designed in a manner that will permit the safe and efficient use of the site, incorporating CPTED principles where relevant including the provision of appropriate landscaping and access to the building being security controlled.

The proposed rezoning will contribute towards addressing the ongoing shortfall of housing currently experienced in Sydney by increasing the stock of residential dwellings within close proximity to Toongabbie Town Centre, public transportation, recreational opportunities and essential services.

This assessment concludes that the proposal is consistent with Councils social, economic and development plans and strategies for the area, and will not lead to any significant negative social impacts beyond those anticipated.

Scoping and Profiling

A review of Councils Social Impact Policy has been undertaken and in the current circumstances a Comprehensive Social Impact Assessment, and the extensive community consultation envisaged under such an assessment, is considered to be unnecessary based on a number of key elements:

1. The subject site and broader locality was subject to detailed community consultation and discussion regarding the increasing densities anticipated within the Draft Holroyd LEP in accordance with relevant statutory requirements in the preparation of the Draft LEP. Noting that the Holroyd LEP 2013 has now been gazetted and permits significant intensification of the densities within the locality;
2. The planning proposal has been designed to comply with the general nature of planning controls in the HLEP13 by proposing a transition in development intensity from the town centre to the edges, adjacent medium and low density zoned land. Therefore the proposal aligns with reasonable community expectations that the site be developed for a 4 storey residential flat buildings given its proximity to the town centre and relevant services and infrastructure;
3. The community will be afforded an opportunity to 'have their say' on the matters that may affect them as a result of the planning proposal as part of the statutory process and steps in the rezoning;
4. The social impacts of the proposal, while being discernible, do not generate additional significant impacts beyond those anticipated and considered as part of the preparation of the Holroyd LEP 2013; and
5. The proposal is unlikely to generate any negative impacts once the rezoning and subsequent development is complete, with the exception of the anticipated impacts during the construction phase of the development that can be adequately managed as part of a Construction Management Plan that would be expected of a development of this size.

Based on the above the current Social Impact Assessment focuses on relevant demographic data, and detailed community consultation is not considered relevant given the nature of the use (residential) and the absence of any significant negative social impacts relating to the proposal. The likely social impacts of the proposal are discussed further in this report.

Site Description – Study Area and Site

Toongabbie is a suburb of Sydney that is predominantly residential in nature. It is located approximately 30 kilometres west of Sydney and is located within the Local Government Area (LGA) of Blacktown, Holroyd and Parramatta. The LGA is bounded by other Sydney Local Government Areas. To the north the LGA of Holroyd bounds Parramatta LGA and Blacktown LGA, to the south the subject area adjoins the LGA of Fairfield LGA with the subject area bounding the LGA of Blacktown and Fairfield to the west and the LGA of Parramatta to the east.

The name of the suburb was arrived at after Governor Arthur Phillip asked the local Aborigines what they called this place, which happened to be Toongabbie which meant *“place by the water or the meeting of the waters”*.

Toongabbie was the third mainland to be settled after Sydney and Parramatta, although the site of the initial settlement is actually in the separate suburb of Old Toongabbie.

Toongabbie was originally a farm after Governor Phillip established a government farm and convict station on 640 acres of land in 1791 with an aim of growing food for the new colony and to supplement existing farms within Rose Hill. The farm was closed after 11 years of operation with the land given as grant to settlers and convicts.

The opening of Toongabbie Railway Station in 1880 promoted growth and a settlement developed around the station with the first school opening in 1886 and a post office in 1887. By 1922, the settlement has grown sufficiently to support a second post office in Toongabbie West.

The most significant development occurred in the post-war years, particularly from 1950s to the 1970s. The population has increased since the mid-1990s with the suburb experiencing a proliferation of medium density developments within Toongabbie. This trend is expected to continue with the area transitioning from low density housing to medium to high density.

The immediate locality is characterised by traditional single/two storey detached residential dwellings interspersed with multi dwelling housing developments. Dwelling density and commercial land uses increase within the northern section of the Toongabbie Town Centre, particularly near Toongabbie Train Station. Commercial land uses and residential flat buildings are generally located along Aurelia Street and Targo Road clustered on the eastern and western edges of the train station. The varied nature of land use in the locality has resulted in an urban form that currently lacks cohesion and sense of place. The character is evolving consistent with the recently gazetted Holroyd LEP that has seen a significant uplift in residential flat building applications in Toongabbie.

Toongabbie is situated a short distance (approximately 8km/four train stops) north west of Parramatta (identified as Sydney’s second CBD) and is therefore ideally positioned to act as a focus for significant urban renewal. The area is well serviced by schools, tertiary institutions, child care centres, community services, recreational and sporting facilities and

an established commercial centre. Furthermore, the locality has excellent connectivity with access to several key arterial road networks including the Great Western Highway, the M2, M4 and M7 Motorways as well as regular public transport services.

It is envisaged that the Toongabbie Town Centre has, and will continue, to undergo significant transformation as a result of zoning changes introduced by the Holroyd LEP 2013. Zoning changes have resulted in a number of substantial development proposals including mixed use and residential flat building developments which have either been approved by the Council or are under consideration. These proposals reinforce the role of Toongabbie as a focus for urban renewal.

The subject site is situated on the southern periphery of the Toongabbie Town Centre and south west of the Train Station. The subject site comprises eleven (10) allotments. The legal descriptions and street addresses are provided in Table 1.

Table 1: List of lots which form the subject site

Legal description	Street address
Lot 1 DP 869954	53-55 Toongabbie Rd, Toongabbie
Lot 191 DP 11508	57 Toongabbie Road, Toongabbie
Lot 192 DP 11508	59 Toongabbie Rd, Toongabbie
Lot 193 DP 11508	61 Toongabbie Road, Toongabbie
Lot 2 DP 207106	63 Toongabbie Road, Toongabbie
Lot 1 DP 207106	65 Toongabbie Road, Toongabbie
Lot 196 DP 11508	67 Toongabbie Road, Toongabbie
Lot 197 DP 11508	69 Toongabbie Road, Toongabbie
Lot 198 DP 11508	71 Toongabbie Road, Toongabbie
Lot 199 DP 11508	73 Toongabbie Road, Toongabbie

The subject site is generally rectangular in shape and has a direct frontage to Toongabbie Road (eastern boundary) and Girraween Park (western boundary).

The subject site is presently occupied by a variety of residential land uses including single/two storey detached residential dwellings and multi unit housing developments of mixed age and architectural style.

The aerial photograph provided at Figure 1 shows the subject site in its immediate context. Figure 2 shows the subject site in a broader context. Located near the south western edge of Toongabbie Town Centre, the subject site is within close proximity to essential services, recreation opportunities and public transportation.



Figure 1: Aerial photograph of subject site

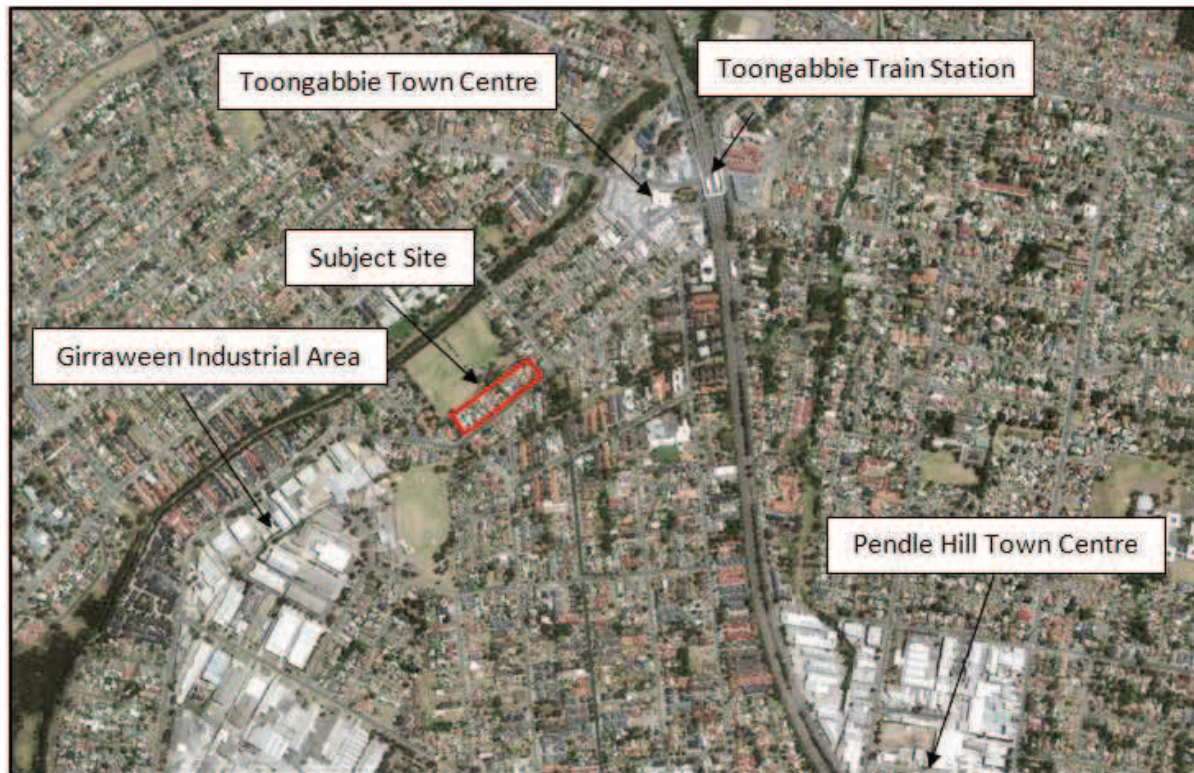


Figure 2: Aerial photograph of subject site and broader context

The Suburb of Toongabbie

The Western Sydney suburb of Girraween - Toongabbie is located within the Local Government Areas (LGA) of Blacktown, Holroyd and Parramatta, with the subject site residing within the Holroyd LGA. The suburb of Girraween - Toongabbie is situated approximately 30 kilometres from Sydney CBD covers an area of 29 hectares and was home to 6,300 residents at the time of the 2011 Census. To the north and north west, the subject suburb is bound by the suburbs of Toongabbie (North) and Wentworthville – Pendle Hill which are within the LGA of Parramatta. To the west, the subject suburb is bounded by the suburb of Toongabbie (West) which is within the LGA of Blacktown. Within the Holroyd LGA, the subject suburb is bounded by the suburb of Pendle Hill to the east and the suburb of Greystanes to the south. The subject suburb and its relationship to neighbouring suburbs are illustrated in the following page.

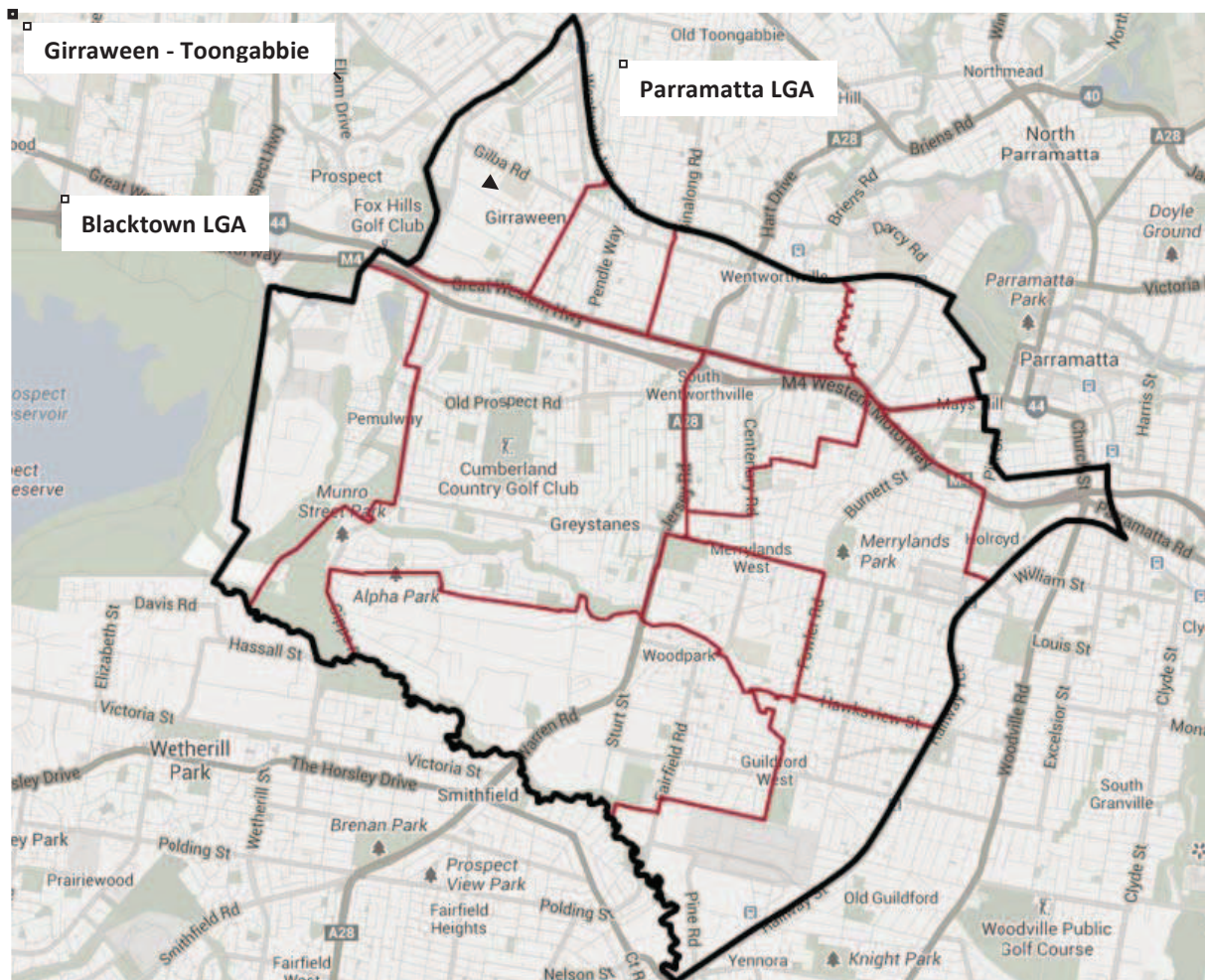


Image 3: Map extract .id forecasts

Local Community Profile

Transport

There is a bus stop with regular services to Parramatta and Blacktown (705) located within a 250m radius of the subject site. Furthermore, the subject site is located within close proximity to Toongabbie Train Station which is serviced by the North Shore, Northern & Western Line.

The subject site is also situated within a key arterial road (Toongabbie Road) that connects Toongabbie and Girraween to The Great Western Highway.

Commercial Precincts

Toongabbie Local Centre

The subject site is located on the south eastern edge of Toongabbie Local Centre, which is the large centre within the Holroyd LGA. The city centre provides a wide variety of commercial, retailing and other essential services.

Religious Institutes

5 religious institutes can be found within close proximity to the subject site and they include the following:

- Western Sydney Alliance Church (244 Targo Road, Toongabbie);
- Arabic Evangelical Presbyterian Church (238 Targo Road, Toongabbie);
- St Anthony's Catholic Church Toongabbie (27-33 Aurelia Street, Toongabbie);
- Westside Church (4-6 Wiltona Place, Girraween); and
- Seventh-Day Adventist Reform Church (121 Toongabbie Road, Toongabbie).

Community Services

A range of community related services can be found within close proximity to the subject site and they include the following:

Toongabbie Community Centre

Located on the corner of Targo and Toongabbie Road, the community centre is one of the largest venues within Holroyd, with halls and rooms able to cater up to 230 people within 4 rooms.

Educational Institutes

2 educational institutes are located within close proximity to the subject site including the following:

- Toongabbie Christian School (30-40 Metella Road, Toongabbie); and
- St Anthony's Primary School (216 Targo Road, Girraween).

Child Care Centres

4 local childcare centres are located within close proximity to the subject site include the following:

- Girraween Activities Centre (216 Targo Road, Girraween);
- Grow Early Learning Centre (204 Targo Road, Girraween);
- The Little Glitterz (4/381 Wentworth Avenue, Toongabbie); and
- First Academy Childcare Centre (35 Carinya Road, Girraween).

Identification of individuals/groups likely to be affected by the proposal

The broader subject area has been identified by Council to accommodate higher density developments by virtue of its R4 High Density Zoning, which permits buildings up to a height of 4 storeys. This is illustrated by Councils zoning map extract below, with the locality is expected to undergo substantial transformation of its built form over the next 5-10 years.

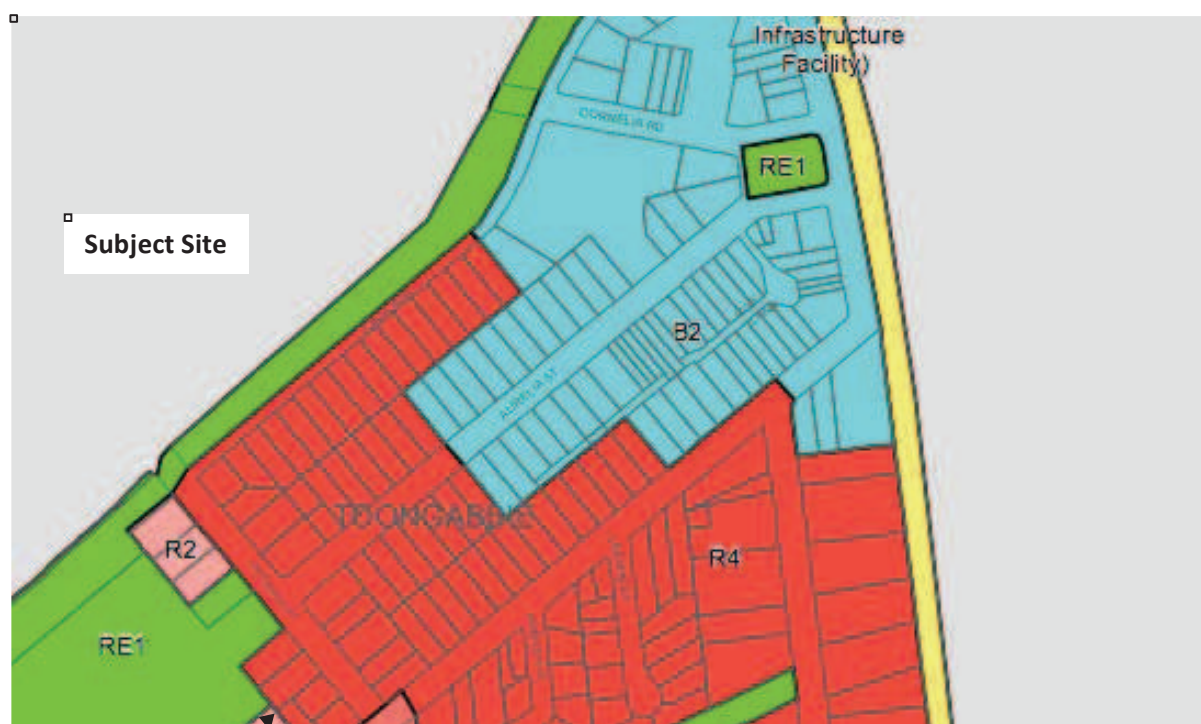


Image 4: Zoning Map Extract

The rezoning proposal will eventually necessitate the demolition of older single and double storey residential dwellings and associated structures. This is not considered significant in the context of the overall population of Toongabbie when considering the High Density Residential Zoning of the site renders the existing buildings an undercapitalisation of the land. The marginal displacement of these dwelling will be offset by the proposal that will contribute towards alleviating Sydney's housing shortage by approximately an additional 100 residential units.

Surrounding neighbouring properties will also be affected by the proposal in terms of noise and traffic. However, it is noted that the wider locality has been earmarked for future higher



Planning Proposal: 53-73 Toongabbie Rd, Toongabbie

density development and it is expected that the subject area will undergo a transformation of its existing low density housing stock to higher densities. Particular amenity impacts will be considered at the Development Application stage where conditions of consent can be applied to manage such impacts.



Prediction

Community consultation

The Holroyd Local Environmental Plan 2013 was recently gazetted and has come into effect since August 2013. The residents and stakeholders of Holroyd have had an opportunity to engage in community consultation during the exhibition phase of the new Local Environmental Plan.

The statutory requirements of the gateway planning process will lead to further community consultation.

Council will place the proposal on public exhibition and notify nearby residents of the proposal ensuring provision of adequate community consultation in the context of the scale of the development.

Ways in which stakeholders are likely to be affected by the proposal

The rezoning will lead to the inevitable demolition of existing structures in-order to construct 4 storey residential flat buildings. The key impacts of apartment development are as follows:

- Loss of Existing Housing Stock
- Traffic noise;
- Construction noise & noise during occupation;
- Privacy;
- Overshadowing;
- Overland flooding;
- Safety; and
- Streetscape character.

Discussion on mitigation measures is provided further in this report.

Relevant trends and social issues

Diversity

Sydney is currently experience a housing shortage that is resulting in creating pressure in the housing and rental market, driving prices and ensuring Sydney remains the least affordable capital city in Sydney. The most venerable groups that is effected by the acute shortage of affordable accommodation in Sydney and specifically within Toongabbie including:

- Key workers and low income earners including those in the retail, commercial and industrial sectors;
- Older persons; and
- Young workers and students.

Affordable housing opportunities are disappearing in suburbs like Toongabbie as they become gentrified over time. This has resulted in low-income singles, including students and key workers being excluded from the Parramatta and Toongabbie housing markets, resulting in the suburb to lose its diversity with those in the lower socio-economic background slowly being pushed out of the area.

Housing Affordability

The National Housing Supply Council's projections over the 20-year period to 2028 demonstrated that levels of dwelling production based on recent trends were likely to be insufficient to meet Australia's emerging housing needs. It is projected that underlying demand for dwellings would grow by around 3 million over the period 2008 to 2028, with a net increase of 2.7 million dwellings projected during that period (medium underlying demand and supply scenarios).

The housing shortfall in 2008 was estimated at around 85,000 dwellings. This estimate was based on the incidence of homelessness and the low level of vacancy rates in the private rental markets. Assuming medium growth in underlying demand and supply (including levels of construction), the shortfall was projected to rise to 431,000 by 2028. The annual additional shortfall was projected to be 23,000 dwellings in 2009-2010.

Housing affordability for first homebuyers and private renters declined over the decade to 2008. In 2005 - 06, there were 280,000 homebuyers in so-called 'housing stress' (i.e. paying more than 30 per cent of their income). Of these households, 131,000 had housing costs that exceeded 50 per cent of their income. In 2006, there was a shortfall of more than 250,000 affordable and available dwellings for lower income private renters (i.e. those in the bottom 40 per cent of the income distribution).

Figure 1 -Housing Affordability and Land Regulation Larger Metropolitan Markets



Source: 7th Annual Demographia International Housing Affordability Survey 2011 Ratings for Metropolitan Markets

According to NSW Department of Housing “Information on Holroyd Housing Market Housing Policy” around 45% of its residents were in housing stress in Holroyd in 2006.

The report highlighted that 48% of single person households, which comprised of 21% of the population comprised the majority of persons who were experienced housing stress followed by single parent households with 23%. This indicates that the private rental market is not catering well to the needs of low-income households. There may not be sufficient affordable private rental dwellings with one or two bedrooms to meet demand, indicating that there may not be sufficient affordable private rental dwellings with one or two bedrooms to meet demand. The proposal will contribute towards alleviating current shortage in suitable housing for single person households by providing a residential flat building providing an additional 74 residential units within Holroyd.

The report also indicated that in the 2006 Census, Holroyd had 49% of all low¹ and moderate² income households in the private rental market in housing stress. This is an increase of over 520 households from the 2001 Census.

¹ "Low income" households are those whose income is under 80% of the median household income.

² "Moderate income" households are those whose income is between 80% and 120% of the median household income.

The average in Sydney Statistical Division is 56%, so the proportion of low and moderate income earners in housing stress in Holroyd is below the Sydney average. However with rising capital values and associated rents it is expected that this will increase.

According to Holroyd City Councils “Homeless in Holroyd - A report on Homelessness and its impact on the Community” released in December 2008 housing in Holroyd is becoming increasingly unaffordable.

Toongabbie has a very minor increase in people renting with the suburb experience an increase of 1.9% of renters between 2006 and 2011. This could be attributed to a lack of rental stock in the area or that people are purchasing dwellings to live in. The substantial rezoning of parts of Toongabbie will see a substantial increase in the availability of rental stock.

It is also worth noting that there are more low and moderate income renters in housing stress in Holroyd than purchasers in stress and this is true at a national level as well.

Proposed developments impacts on trends and social conditions in the locality

Diversity

The proposed residential flat buildings will cater for a variety of socio-economic groups. This will ensure that Toongabbie maintains its existing social diversity and increases housing choice, affordability and social mix. The provision of approximately 100 additional residential units within the Toongabbie housing market will permit a greater number of working singles, couples and young families to take advantage of the excellent public transport, retail and recreation opportunities in the neighbourhood. This will contribute towards improving the diversity of the community in the area and have a beneficial impact on the community in terms of reducing demand on social infrastructure.

The development proposals will result in a mix of one, two and three bedroom apartments. Such units are suitable for both investors and owner occupiers, with the larger three bedroom units meeting the needs of shared accommodation and families with children who cannot afford detached dwellings, and the one & two bedroom units catering for first home buyers, young couples and single occupants.

The future residential flat buildings will provide opportunities for existing local residents to remain living in Toongabbie without the need to move further afield to more remote locations that are distant from shops, jobs and public transport.

The location of the development will provide opportunities for new residents to be part of the community of Toongabbie and utilise local facilities. With the site being within close proximity to Toongabbie Town Centre, future residents have the opportunity to take advantage of a wide range of services found within the town centre such as a supermarket and other local amenities, which would provide opportunities for people who may become socially isolated in other more remote locations.

Housing Affordability

The Council of Australian Governments (COAG) published the Housing Supply and Affordability Report in August 2012. That report outlined:

All things being equal, more efficient supply should put downward pressure on house prices. However, addressing supply-side impediments may not cause house prices to fall or rents to ease significantly. It is possible for high house prices to exist even in a relatively efficient market. This is because other structural and cyclical factors — such as population growth and interest and unemployment rates — also play a major role in determining the level and growth of house prices and rents.

As such, reducing the supply-side constraints will not necessarily be sufficient to address the housing affordability problems faced by lower-income households. The issue of (un)affordable home ownership may be largely confined to a lack of means for some segments of the population to purchase or rent a dwelling, rather than a physical lack of supply of dwellings.

That said, reforms that remove impediments to housing supply will remove unwarranted pressure on house prices and ensure that the quantity, location and type of housing stock meets the community's needs over time. Improving the responsiveness of the housing supply chain can also enhance other factors that contribute to community wellbeing, such as by increasing labour mobility.

The proposal will contribute, to a degree, towards alleviating Sydney's housing affordability by contributing towards the provision of approximately 100 residential units within the Toongabbie housing market. As noted by COAG increasing supply is one way of putting downward pressure on housing prices and the delivery of 100 residential units in a timely manner as part of the ongoing redevelopment of the locality will be a positive force in terms of tackling the issue of housing affordability. Whilst the proposal may not have a direct impact on house prices it will assist in delivery a range of housing forms that cater for a range of household types on a range of household incomes.

Recommendations

Strategies to enhance positive and mitigate negative impacts

The key impacts of the proposal were identified and strategies to mitigate potential impacts are discussed below:

Loss of Existing Housing Stock

The proposal involves demolition of existing dwellings which will displace a small number of families. The extended period for a rezoning proposal will enable sufficient notice to be provided to the occupants prior to any development applications being lodged. It is noted that the proponents of the rezoning are land owners.

Traffic

The proposal is not expected to significantly impact upon the existing traffic networks within the subject area. It is located on a key arterial road (Toongabbie Road) which has the capacity for accommodating high traffic volumes.

Furthermore, it is considered that the vehicular access and exit points to and from the site will be clearly defined and designed to allow for the safe and efficient movement of vehicular traffic on site and entering and exiting the site. The proposed parking areas and ancillary driveways will not contribute to the creation of traffic hazards, subject to appropriate design. The attached urban design analysis clarifies that the site is capable of accommodating sound parking and traffic management practices.

It is considered that the proposal will provide an appropriate outcome on site that provides adequate parking arrangements as well as ensuring the safe and efficient movement of vehicular and pedestrian traffic. See attached traffic report for more detail that provides analysis of impacts on the local traffic network.

Construction Noise and Subsequent Occupation Noise

Although this application relates to a rezoning of land, it is inevitable that its success will lead to the approval of Development Applications that will lead to future acoustic impacts arising from construction. Such acoustic impacts of the proposal are likely to be transient during the construction process, and the hours of operation will be limited to standard EPA guidelines of Monday through Saturday. It is anticipated that conditions of consent of future development applications would reinforce this issue.

Development Impacts such as Privacy and Solar Access

It is premature to consider the detail of any future potential impacts of matters such as privacy and overshadowing. However, it is noted that the subject site is of a size and scale that is capable of designing to manage impacts through appropriate building design.

More relevantly to this rezoning proposal, it is noted that the subject site only adjoins one residential property, also zoned R4. Furthermore, the site bounds local open space and a road where there will be no impacts on any privacy, assist in providing passive surveillance and shadows will fall over the road.

Overland Flooding

The site is not identified as being affected by overland flooding. The development of the site will enable the introduction of on site detention to the site and this design will contribute to a reduction in the potential impacts of flooding in the local area.

Safety

The rezoning will substantially increase the safety of people using the local open space through the provision of passive surveillance of the land.

At Appendix 1 relevant crime statistics are detailed. The future development will incorporate active façades (front and rear) that will permit casual surveillance of both Toongabbie Road and the Council open space, as well as common open space areas of the proposal.

Conclusion

Having regard to the above analysis it is clear that residents of Holroyd Local Government Area are experiencing housing stress due to a housing shortage which is resulting in creating pressure in the housing and rental market, driving prices and ensuring Sydney remains the least affordable capital city in NSW. With an increase in house prices, there is a significant demand for accommodation that meets the needs of people who are on low income, single, and key workers, with single families feeling the impact of housing stress more than any other household types.

The planning proposal will result in the opportunity for the site to be developed for residential flat buildings. The rezoning to R4 will result in a character that is consistent with future character and built form pattern envisioned by Council by virtue of the nearby sites zoned R4 High Density Residential. It is noted that the planning proposal is for controls of an appropriate height, bulk and scale and maintains appropriate transition in built form having regard to the sites location.

The potential negative social impacts resulting from the proposal are of minor scale noting that residential flat buildings are permissible with consent within the R4 Zone. The development will also significantly contribute towards alleviating Sydney's housing affordability by providing an additional 100 residential units within the Toongabbie housing market. This will permit a greater number of working singles, couples and young families to take advantage of the excellent public transport, retail and recreation opportunities in the neighbourhood and contribute towards improving the diversity of the community in the area and have a beneficial impact on the community in terms of reducing demand on social infrastructure.

Toongabbie has a very minor increase in people renting with the suburb experience an increase of 1.9% of renters between 2006 and 2011. This could be attributed to a lack of rental stock in the area or that people are purchasing dwellings to live in.

The rezoning proposal will result a mix of one, two and three bedroom apartments. The location of the site is such that public transport, recreational facilities and other amenities are in close proximity. The future units will be suitable for both investors and owner occupiers, with the larger three bedroom units meeting the needs of shared accommodation and families with children who cannot afford detached dwellings, and the one & two bedroom units catering for first home buyers, young couples and single occupants. The proposal will contribute towards alleviating current shortage in housing by increasing the housing stock within the locality by an additional approximate 100 residential units.

The proposal will cater for a variety of socio-economic groups. This will ensure that Toongabbie will maintain its existing social diversity and increase housing choice, affordability and social mix. The site is supported by the provision of high quality social infrastructure services and facilities, including public transport.



Planning Proposal: 53-73 Toongabbie Rd, Toongabbie

Data from the NSW Bureau of Crime Statistics and Research indicates that major crime within the Holroyd LGA is steady or declining. The proposal will be designed in a manner that will permit the safe and efficient use of the site. There will be a number of opportunities for surveillance by the future tenants of the redeveloped site to improve safety to the local open space.

This Social Impact Assessment reviews the demand for housing and concludes that the proposal to rezone the land will not generate negative social impacts, rather will contribute to meeting a social need, consistent with State and Local policies and planning controls.

A handwritten signature in black ink, appearing to read 'Adam Byrnes', is positioned above the printed name.

Adam Byrnes

Director

Think Planners Pty Ltd

BA Town Planning, Grad Dip. Environmental Studies

Appendix 1: Demographic and Economic Profiles

Baseline Demographic Profile – Population

The statistical analysis provided here allows a basic understanding of the socio-demographic context of Toongabbie. In order to gain an understanding of the performance of Toongabbie, it will be benchmarked against the City of Holroyd and also compared with its adjoining suburbs, and they include:

Blacktown LGA:

- Suburb of Toongabbie.

Holroyd LGA:

- Suburb of Pendle Hill; and
- Suburb of Greystanes.

Parramatta LGA:

- Suburb of Toongabbie (north); and
- Suburb of Wentworthville – Pendle Hill.

The following indicators are included in the demographic analysis:

Population;
Age profile;
Ethnic composition;
Household Type;
Weekly individual income; and
Weekly household income.

Population

In 2011, there were 6,300 people living in Toongabbie. Overall, the population of Toongabbie grew by an additional 852 residents between 2006 and 2011, a growth of 15.6%.

The majority of Toongabbie residents are Australian Citizens (79.5%) and have a slightly lower percentage of Australian Citizens when compared to City of Holroyd (80.3%).

Table 1. Population

Population							
Girraween - Toongabbie	2011			2006			Change
	Number	%	Holroyd City %	Number	%	Holroyd City %	2006 to 2011
Population (excluding O/S visitors)	6,300	100.0	100.0	5,448	100.0	100.0	+852
• Males	3,146	49.9	49.5	2,678	49.2	49.5	+468
• Females	3,154	50.1	50.5	2,770	50.8	50.5	+384
Australian citizens	5,008	79.5	80.3	4,477	82.2	81.2	+531
Eligible voters (citizens aged 18+)	3,637	57.7	59.4	3,393	62.3	60.9	+244
Overseas visitors	---	---	---	---	---	---	---

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2006 and 2011. Compiled and presented in profile.id by [id](#), the population experts.

The population growth rate for Toongabbie was higher than the population levels recorded for the City of Holroyd (10.5%). The suburb is experiencing a rapid growth in its population levels with Toongabbie experiencing an increase of 852 new residents between 2006 and 2011. This could be attributed to the proliferation of medium to high-density development within the suburb over the past five years. With the State Government encouraging higher density development along major transport nodes and centres and with Holroyd Council's new Local Environment Plan 2013 up-zoning lands along key arterial roads such as Toongabbie Road for higher densities, it can be assumed that the increase in population is going to continue over the next 5-10 years, with the majority of new growth to be concentrated near key centres and major transport nodes such as along portions of the Toongabbie Road.

Toongabbie had a higher growth rate than that of Greystanes and Pendle Hill (0.25% and 10.5% respectively). Furthermore, the suburb of Toongabbie (west) that falls within the LGA of Blacktown recorded a higher growth rate of 16.6% between 2006 and 2011 whilst the suburbs of Toongabbie (north) and Wentworthville – Pendle Hill recorded a lower growth rate (9.9% and 10.3% respectively) when compared to the subject suburb.

Data suggests that the subject area and the majority of surrounding suburbs has experience a steady increase of its population. This can be attributed to the proliferation of higher density housing within major centres and arterial roads within the subject area. The proposed residential flat building will be consistent with the emerging built form pattern and is in-line with growth figures recorded for the Blacktown, Holroyd and Parramatta LGA between 2006 and 2011.

Age Structure

Analysis of the age structure of Toongabbie indicates that the subject site has a young population with a high proportion of children (under 15) and also a low proportion of people within retirement age (65+).

The data indicated that Toongabbie in 2011 when compared to The City of Holroyd had a higher proportion of people in the young age groups (under 15) and a lower proportion of people in the older age groups.

Overall, 22.7% of the population was aged between 0 and 15, and 11.1% were aged 65 years and over, compared with 20.9% and 12.1% respectively for the City of Holroyd.

The largest age grouping for the subject area occurred in the 30 to 34 age cohort (9.0%) followed by the 25 to 29 age cohort (8.7%) and there was also a high proportion of people within the 0 to 4 age cohort (8.4%) and the 5 to 9 age cohort (7.8%), indicating that the subject area is attractive to young families. A younger population also bodes well for demand for well located higher density housing forms- noting the proximity of the site to the railway station and local services means that the site is well located to meet requirements of the younger population.

Table 2. Age Structure – 5 Age Groups (Years)

Age structure - five year age groups

Girraween - Toongabbie - Total persons (Usual residence)		2011			2006			Change
Five year age groups (years)	#	Number #	% #	Holroyd City % #	Number #	% #	Holroyd City % #	2006 to 2011 #
0 to 4		529	8.4	8.3	386	7.1	7.3	+143
5 to 9		494	7.8	6.6	383	7.0	6.8	+111
10 to 14		408	6.5	6.0	336	6.2	6.4	+70
15 to 19		348	5.5	6.1	338	6.2	6.5	+10
20 to 24		331	5.3	6.8	318	5.8	7.2	+13
25 to 29		434	6.9	8.7	394	7.2	8.2	+40
30 to 34		590	9.4	9.0	473	8.7	8.4	+117
35 to 39		560	8.9	7.8	425	7.8	7.5	+135
40 to 44		463	7.3	6.7	432	7.9	7.2	+31
45 to 49		435	6.9	6.4	410	7.5	6.4	+25
50 to 54		415	6.6	5.8	308	5.7	5.7	+107
55 to 59		276	4.4	4.9	316	5.8	5.6	-40
60 to 64		320	5.1	4.9	260	4.8	4.5	+60
65 to 69		210	3.3	3.6	207	3.8	3.6	+3
70 to 74		167	2.7	2.9	165	3.0	2.9	+2
75 to 79		126	2.0	2.2	157	2.9	2.5	-31
80 to 84		120	1.9	1.8	100	1.8	1.9	+20
85 and over		74	1.2	1.6	38	0.7	1.4	+36
Total		6,300	100.0	100.0	5,448	100.0	100.0	+852

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented in profile by id, the population experts.

Ethnic Composition

The dominant non-English speaking country of birth in Toongabbie was from India (51.4% of the population), followed by Sri Lanka (9.1% of the population).

Toongabbie is a very diverse and multicultural suburb with over 49.9% of its population born overseas, with 46.3% were from a non-English speaking background, compared with 43.1% and 39.1% respectively for City of Holroyd.

Toongabbie has a greater proportion of the population born overseas when compared to its neighbouring suburbs within the Holroyd LGA including Greystanes and Pendle Hill (49.7%, and 30.4% respectively).

Furthermore, when compared to the western neighbouring suburbs that fall within the Blacktown LGA, the subject suburb has a higher proportion of people born overseas when compared to Toongabbie (West) (43.7%) and also has a higher proportion of people born overseas when compared to its northern neighbouring suburbs of Toongabbie (North) and Wentworthville – Pendle Hill (36.7% and 47.9% respectively) that fall within the LGA of Parramatta.

Table 3. Birthplace - Ranked by Size

Birthplace - ranked by size

Girraween - Toongabbie		2011				2006			Change
Birthplace	#	Number	%	Holroyd City	%	Number	%	Holroyd City	2006 to 2011
India		972	15.4	7.5		321	5.9	3.8	+651
Sri Lanka		576	9.1	2.6		332	6.1	2.0	+244
Malta		181	2.9	1.5		195	3.6	1.8	-14
China		152	2.4	2.8		153	2.8	2.6	-1
Philippines		147	2.3	1.9		113	2.1	1.7	+34
United Kingdom		109	1.7	1.6		133	2.4	2.0	-24
New Zealand		97	1.5	1.8		103	1.9	2.1	-6
Lebanon		79	1.3	4.5		65	1.2	4.7	+14
South Korea		58	0.9	0.5		38	0.7	0.5	+20
Fiji		50	0.8	1.2		63	1.2	1.3	-13

Birthplace - summary

		2011			2006			Change
Birthplace		Number	%	Holroyd City %	Number	%	Holroyd City %	2006 to 2011
Total Overseas born		3,145	49.9	43.1	2,266	41.6	39.3	+879
• Non-English speaking backgrounds		2,916	46.3	39.1	1,979	36.3	34.6	+937
• Main English speaking countries		229	3.6	4.0	286	5.3	4.7	-57
Australia		2,852	45.2	50.4	2,805	51.5	53.0	+47
Not Stated		307	4.9	6.5	379	7.0	7.7	-72
Total Population		6,304	100.0	100.0	5,450	100.0	100.0	+854

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2006 and 2011. Compiled and presented in profile id by [id](#) the population experts.

Household Types

As indicated in the analysis above, Toongabbie is a very young suburb that has a high proportion of children under 15 (22.7%). This is reflected in household types with 42.3% of its population being couples with children.

Table 4. Household Types

Household type							
Girraween - Toongabbie		2011		2006		Change	
Households by type	Number	%	Holroyd City %	Number	%	Holroyd City %	2006 to 2011
Couples with children	941	42.3	38.1	739	36.4	35.8	+202
Couples without children	398	17.9	20.4	402	19.8	20.7	-4
One parent families	268	12.1	12.7	239	11.8	12.5	+29
Other families	28	1.3	1.7	17	0.8	1.6	+11
Group household	61	2.7	2.6	66	3.3	2.8	-5
Lone person	458	20.6	20.0	494	24.4	21.6	-36
Other not classifiable household	59	2.7	4.1	64	3.2	4.5	-5
Visitor only households	9	0.4	0.5	6	0.3	0.5	+3
Total households	2,222	100.0	100.0	2,028	100.0	100.0	+194

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented in profile.id by id the population experts.

Weekly Individual Gross Income

Table 5. Weekly Individual Income

Weekly individual income			
Girraween - Toongabbie - Total persons (Usual residence)		2011	
Weekly gross income	Number	%	Holroyd City %
Negative Income/ Nil income	548	11.3	10.4
\$1-\$199	390	8.0	7.6
\$200-\$299	516	10.6	11.6
\$300-\$399	436	9.0	9.8
\$400-\$599	496	10.2	10.8
\$600-\$799	563	11.6	10.7
\$800-\$999	412	8.5	8.7
\$1000-\$1249	419	8.6	7.9
\$1250-\$1499	307	6.3	5.2
\$1500-\$1999	291	6.0	5.5
\$2000 or more	193	4.0	3.3
Not stated	296	6.1	8.4
Total persons aged 15+	4,867	100.0	100.0

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2011. Compiled and presented in profile.id by id the population experts.

Nearly 40% of residents within Toongabbie are low-income persons, with 38.8% of the residents earning less than \$400 per week. Toongabbie also has a high proportion of persons earning a high income (those earning \$1,500 per week or more) when compared to City of Holroyd. Overall, 9.9% of the population earned a high income, and 38.8% earned a low income, compared with 8.8% and 39.4% respectively for City of Holroyd.

Weekly Household Income

Table 6. Weekly Household Income

Weekly household income

Girraween - Toongabbie		2011	
Weekly income	Number	%	Holroyd City %
Negative Income/Nil Income	16	0.7	1.3
\$1-\$199	51	2.4	1.8
\$200-\$299	90	4.2	3.1
\$300-\$399	139	6.4	6.2
\$400-\$599	175	8.1	9.1
\$600-\$799	165	7.6	8.4
\$800-\$999	129	6.0	8.0
\$1000-\$1249	206	9.5	8.7
\$1250-\$1499	177	8.2	7.7
\$1500-\$1999	265	12.2	12.3
\$2000-\$2499	202	9.3	8.5
\$2500-\$2999	158	7.3	6.8
\$3000-\$3499	88	4.1	4.0
\$3500-\$3999	33	1.5	1.8
\$4000-\$4999	43	2.0	1.6
\$5000 or more	31	1.4	1.0
Not stated	196	9.1	9.8
Total households	2,164	100.0	100.0

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2006 and 2011. Compiled and presented in profile id by [id](#) the population experts.

Household income is a function of labour force participation rates, individual incomes and household composition. The household income profile of Toongabbie when compared to Holroyd City shows that there was a larger proportion of high income households (those earning \$2,500 per week or more) and a similar proportion of low income households (those earning less than \$600 per week).

Overall, 16.3% of households within Toongabbie earned a high income, and 21.8% earned a low income, compared with 15.2% and 21.5% respectively for City of Holroyd.

Baseline Demographic Profile – Housing Profile

The housing profile provided here allows a basic understanding of the housing context of Toongabbie. In order to gain an understanding of the performance of Toongabbie, it will be benchmarked against the City of Holroyd and also compared with its adjoining suburbs, and they include:

Blacktown LGA:

- Suburb of Toongabbie.

Holroyd LGA:

- Suburb of Pendle Hill; and
- Suburb of Greystanes.

Parramatta LGA:

- Suburb of Toongabbie (north); and
- Suburb of Wentworthville – Pendle Hill.

The following indicators are included in the housing analysis:

Housing Type;
Housing Tenure;
Housing Loan Repayment; and
Housing Rent Repayment.

Housing Type

In 2011, there were a total of 2,334 dwellings located within Toongabbie. The dominant dwelling structure within the locality is separate houses (52.6%). However this type of dwelling structure is on a decline, with the suburb losing over 66 separate housing between 2006 and 2011. It is expected that this trend is going to continue with both the State Government via the Metropolitan Plan and Holroyd Council via its recently gazetted Local Environment Plan 2013 has up-zoned land around major centres and transport nodes for higher density.

When compared to the LGA as a whole, Toongabbie has a significantly higher proportion of medium density housing and a lower percentage of high-density dwelling types. Toongabbie experienced an increase in total dwelling stock with 173 additional dwelling being constructed between 2006 and 2011, with medium density housing being the most dominant (314 dwellings).

Overall, 52.6% of the total housing type within Toongabbie are separate houses, 41.2% are medium density housing and 5.9% are high-density housing, compared with City of Holroyd (60.7%, 23.3% and 15.8% respectively). The analysis of dwelling structure indicates that Toongabbie is experiencing a transformation of its housing stock from low density to medium to high density.

Table 7. Dwelling Structure

□ **Dwelling structure**

Girraween - Toongabbie		2011			2006			Change
Dwelling type	±	Number ±	% ±	Holroyd City % ±	Number ±	% ±	Holroyd City % ±	2006 to 2011 ±
Separate house		1,228	52.6	60.7	1,294	59.9	63.5	-66
Medium density		961	41.2	23.3	647	30.0	20.6	+314
High density		137	5.9	15.8	216	10.0	15.5	-79
Caravans, cabin, houseboat		0	0.0	0.0	4	0.2	0.0	-4
Other		8	0.3	0.2	0	0.0	0.2	+8
Not stated		0	0.0	0.1	0	0.0	0.1	0
Total Private Dwellings		2,334	100.0	100.0	2,161	100.0	100.0	+173

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented in profile id by id, the population experts.

With the Sydney Metropolitan Plan encouraging higher density housing along major transport nodes and urban centres and with the recently gazetted Holroyd Local Environment Plan 2013 up-zoning lands around Town Centres and major transport nodes as High to Medium Density Residential and Mixed Use Zone, it can be presumed that the percentage of medium to high density housing is going to increase within the next 5 years.

Housing Tenure

Over 60% of Toongabbie residents (63.5%) are purchasing or fully owning their own property, indicating that there is a high aspiration for home ownership within the suburb.

Table 8. Housing Tenure

□ **Housing tenure**

Girraween - Toongabbie		2011		2006		Change	
Tenure type	±	Number ±	% ± Holroyd City	Number ±	% ± Holroyd City	± 2006 to 2011	±
Fully owned		635	28.6	635	31.2	30.2	0
Mortgage		775	34.9	622	30.6	27.5	+153
Renting		660	29.8	648	31.9	34.1	+12
• Renting - Social housing		145	6.5	129	6.4	7.2	+16
• Renting - Private		512	23.1	509	25.1	26.2	+3
• Renting - Not stated		3	0.1	9	0.4	0.6	-6
Other tenure type		16	0.7	12	0.6	0.6	+4
Not stated		132	6.0	117	5.8	7.6	+15
Total households		2,218	100.0	2,034	100.0	100.0	+184

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented in profile id by id, the population experts.

In 2011, 29.8% of households in Toongabbie were renting, with the majority undertaking private renting arrangements. The number of households renting increased slightly by 1.9% between 2006 and 2011. This could be attributed to a lack of rental stock in the area or that people are purchasing dwellings to live in. The percentage of household renting within the subject area was lower when compared to City of Holroyd (33.4%).

Toongabbie has a greater proportion of household renting when compared to Greystanes (16.5%) but lower proportion of household renting when compared to Pendle Hill (39.7%).

When compared to the western neighbouring suburbs that fall within Blacktown LGA, the subject suburb has a similar proportion of household renting when compared to the suburb of Toongabbie (West) (29.5%). Furthermore, when compared to its neighbouring suburbs located within the LGA of Parramatta, the subject area had a higher proportion of households renting when compared to the suburb of Toongabbie (North) (23.3%), but a lower proportion of households renting when compared to the suburb of Wentworthville – Pendle Hill (47.9%).

Overall the suburb had a lower proportion of households renting when compared to the majority of its surrounding suburbs. This could be attribute to a lack of rental stock within the suburb.

The total number of households in Toongabbie has increased by 184 between 2006 and 2011. This number is expected to increase with more medium to high density housing to be built over the next 5 years.

Housing Loan Repayments

The analysis of the monthly housing loan repayments indicates that households in Toongabbie compared to the City of Holroyd shows that there was a smaller proportion of household paying high mortgage repayments (\$2,600 per month or more), as well as a smaller proportion of households with low mortgage repayments (less than \$1,000 per month).

Overall, 26.6% of households were paying high mortgage repayments, and 8.1% were paying low repayments, compared with 29.3% and 11.0% respectively in the City of Holroyd.

Table 9. House Loan Repayments

Monthly housing loan repayments

Girraween - Toongabbie		2011		
Monthly repayment amount	Number	%	Holroyd City %	
Nil repayments	12	1.5	1.9	
\$1-\$149	0	0.0	0.6	
\$150-\$299	0	0.0	0.5	
\$300-\$449	10	1.3	1.2	
\$450-\$599	13	1.7	1.1	
\$600-\$799	10	1.3	2.1	
\$800-\$999	18	2.3	3.5	
\$1000-\$1199	28	3.6	4.9	
\$1200-\$1399	48	6.2	5.8	
\$1400-\$1599	63	8.1	5.9	
\$1600-\$1799	67	8.6	8.3	
\$1800-\$1999	60	7.7	6.9	
\$2000-\$2199	93	12.0	11.9	
\$2200-\$2399	64	8.3	5.8	
\$2400-\$2599	46	5.9	5.4	
\$2600-\$2999	95	12.3	11.1	
\$3000-\$3999	83	10.7	12.8	
\$4000-\$4999	19	2.5	3.3	
\$5000 and over	9	1.2	2.0	
Not stated	37	4.8	4.8	
Total households with a mortgage	775	100.0	100.0	

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2011. Compiled and presented in profile id by [.id](#), the population experts.

Housing Rent Repayments

Analysis of the weekly housing rental payments of households in Toongabbie compared to the City of Holroyd shows that there was a smaller proportion of households paying high rental payments (\$400 per week or more), and a larger proportion of households with low rental payments (less than \$150 per week).

Overall, 16.25% of households were paying high rental payments, and 16.4% were paying low payments, compared with 19.6% and 15.6% respectively in the City of Holroyd.

Table 10. Monthly Housing Rental Payments

Weekly housing rental payments

Girraween - Toongabbie		2011		
Weekly rental amount	\$	Number	%	Holroyd City %
Nil		15	2.2	1.9
\$1 - \$74		26	3.9	2.3
\$75 - \$99		37	5.5	6.3
\$100 - \$124		15	2.2	2.4
\$125 - \$149		17	2.5	2.7
\$150 - \$174		21	3.1	3.2
\$175 - \$199		13	1.9	1.9
\$200 - \$224		17	2.5	3.2
\$225 - \$249		13	1.9	2.0
\$250 - \$274		29	4.3	4.1
\$275 - \$299		27	4.0	4.3
\$300 - \$324		94	14.0	11.2
\$325 - \$349		60	8.9	9.2
\$350 - \$374		103	15.4	15.1
\$375 - \$399		53	7.9	7.0
\$400 - \$424		44	6.6	8.3
\$425 - \$449		20	3.0	2.4
\$450 - \$549		29	4.3	6.8
\$550 - \$649		13	1.9	1.4
\$650 - \$749		3	0.4	0.3
\$750 - \$849		0	0.0	0.2
\$850 - \$949		0	0.0	0.0
\$950+		0	0.0	0.4
Rent not stated		22	3.3	3.7
Total households renting		671	100.0	100.0

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2011. Compiled and presented in profile id by id the population experts.

Baseline Demographic Profile – Employment Profile

The development proposal is likely to attract is likely to attract families, young couples and working age tenants who are in receipt of a market based income. The proximity to good train and bus connections will assist in access to employment.

Furthermore the proposal will provide additional employment opportunities within the locality both during the construction phase with an increase of 74 residential units in the locality will provide additional patronage Toongabbie's labour force in 2011 was 2,990 persons; of which 755 were employed part-time and 1,914 were full time workers.

Analysis of the employment status of the population in Toongabbie in 2011 compared to City of Holroyd shows that there was a lower proportion in employment, and a higher proportion unemployed. Overall, 91.3% of the labour force was employed (55.9% of the population aged 15+), and 8.7% unemployed (5.3% of the population aged 15+), compared with 92.8% and 7.2% respectively for City of Holroyd.

Between 2006 and 2011, the number of people employed in Toongabbie showed an increase of 248 persons and the number unemployed showed an increase of 105 persons.

Table 11. Employment Status

Employment status							
Girraween - Toongabbie - Total persons (Usual residence)							
	2011			2006			Change
Employment status	Number	%	Holroyd City %	Number	%	Holroyd City %	2006 to 2011
Employed	2,731	91.3	92.8	2,483	94.2	93.1	+248
• Employed full-time	1,914	64.0	62.8	1,747	66.3	64.1	+167
• Employed part-time	755	25.3	27.4	637	24.2	25.7	+118
• Hours worked not stated	62	2.1	2.6	98	3.7	3.3	-36
Unemployed	259	8.7	7.2	154	5.8	6.9	+105
• Looking for full-time work	145	4.8	4.6	93	3.5	4.4	+52
• Looking for part-time work	114	3.8	2.6	61	2.3	2.5	+53
Total Labour Force	2,990	100.0	100.0	2,637	100.0	100.0	+353

Labour force status							
	2011			2006			Change
Labour force status	Number	%	Holroyd City %	Number	%	Holroyd City %	2006 to 2011
Total Labour force	2,990	61.2	58.1	2,637	60.8	57.6	+353
Not in the labour force	1,667	34.1	35.3	1,446	33.3	35.5	+221
Labour force status not stated	232	4.7	6.6	256	5.9	6.9	-24
Total persons aged 15+	4,889	100.0	100.0	4,339	100.0	100.0	+550

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2006 and 2011. Compiled and presented in profile id by [id](#) the population experts.



Planning Proposal: 53-73 Toongabbie Rd, Toongabbie

The labour force participation rate refers to the proportion of the population over 15 years of age that was employed or actively looking for work. "The labour force is a fundamental input to domestic production. Its size and composition are therefore crucial factors in economic growth. From the viewpoint of social development, earnings from paid work are a major influence on levels of economic well-being." (Australian Bureau of Statistics, Australian Social Trends 1995).

Analysis of the labour force participation rate of the population in Toongabbie in 2011 shows that there was a higher proportion in the labour force (61.2%) when compared with City of Holroyd (58.1%).

Appendix 2: Additional Data – Safety

This section provides a preliminary review of crime and safety issues identified in the Holroyd LGA, derived from the NSW Bureau of Crime Statistics and Research (BOCSAR).

It is important to point out that the crime figures discussed in this section of the report relate to those crimes that have been recorded by BOCSAR i.e. Recorded Incidents (RI), not necessarily all crimes committed in the Holroyd LGA.

Levels of crime are sensitive to the willingness or ability of people to report crime, levels and nature of police activity and actual levels of criminal activity.

In addition, it is pointed out that crime data must be interpreted with caution as many factors may influence apparent trends. Police “crackdowns”, for example, on particular types of offences may push up recorded crime rates for those categories of offences. The increase in figures therefore does not necessarily translate to an increase in that type of crime, but rather an increase in convictions for that type of crime.

The table below shows crime trends within the Holroyd LGA between July 2012 to June 2014. These figures are not disaggregated to the suburb level. They show that most recorded crimes were stable.

Crime Statistics Table 1: Crime Trends in the Holroyd LGA

□

Recorded incidents of selected offences in the Holroyd Local Government Area
Annual totals and 24 month trend from July 2012 to June 2014

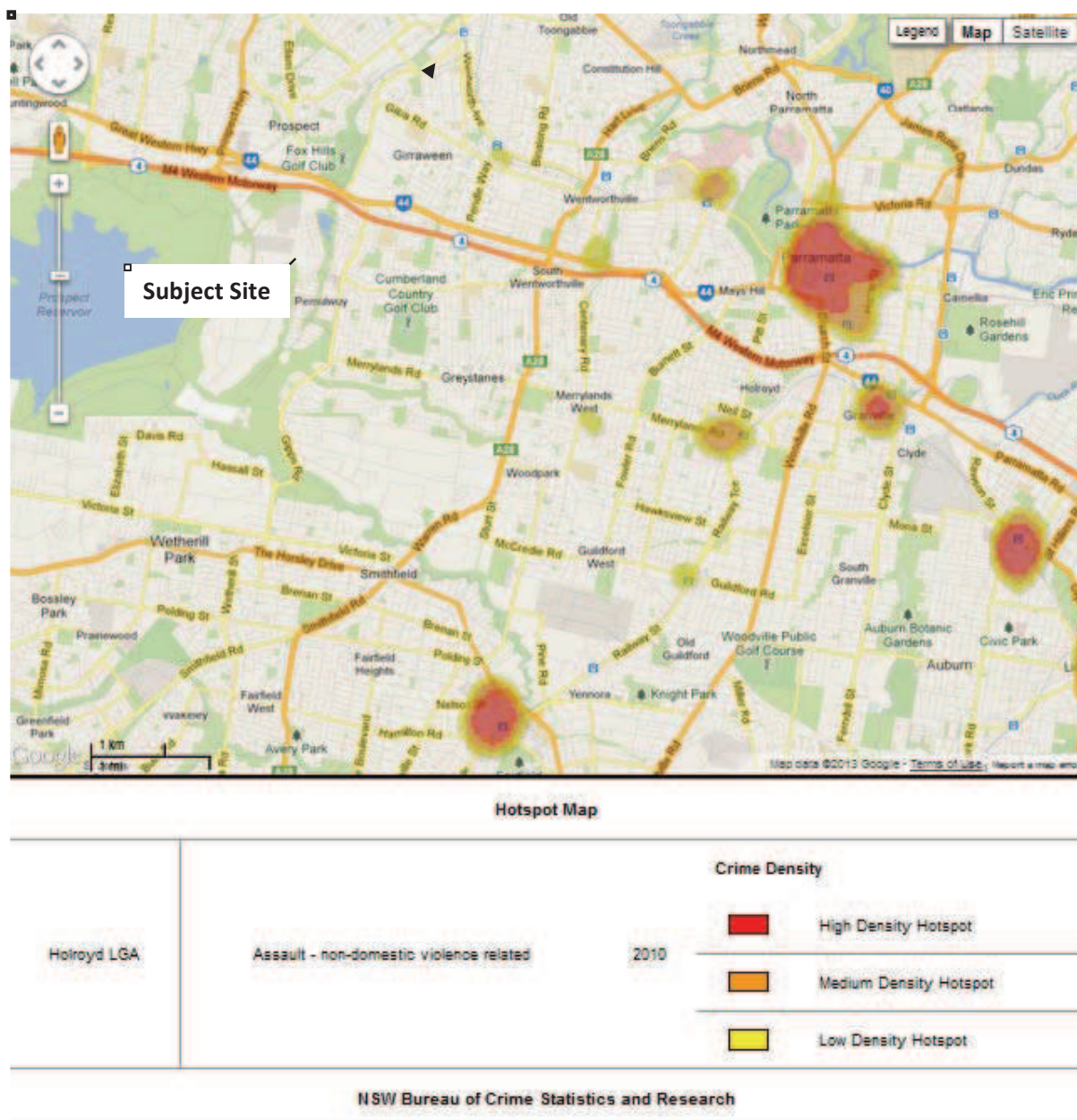
Offence	Jul 2012 to Jun 2013	Jul 2013 to Jun 2014	24 month trend
Assault - domestic violence related	421	420	Stable
Assault - non-domestic violence related	325	302	Stable
Break and enter - dwelling	703	672	Stable
Break and enter - non-dwelling	179	187	Stable
Motor vehicle theft	308	312	Stable
Steal from motor vehicle	757	720	Stable
Steal from dwelling	258	279	Stable
Steal from person	62	63	Stable

Source: NSW Bureau of Crime Statistics and Research 2014

Crime hotspot maps that are included below show that most property crimes occur in dense urban locations. Some crimes like steal from shop or steal motor vehicle are more likely to occur around large commuter hubs like Parramatta CBD, rail stations and major shopping centres. The subject site and its locality - Toongabbie shows low crime rates for some categories like non-domestic violence and steal from person. It can be ascertained from the data that Toongabbie is generally not a crime hotspot; although consistent with other residential areas near the edge of a town centre with some crimes (e.g. steal break and entry) are slightly higher.

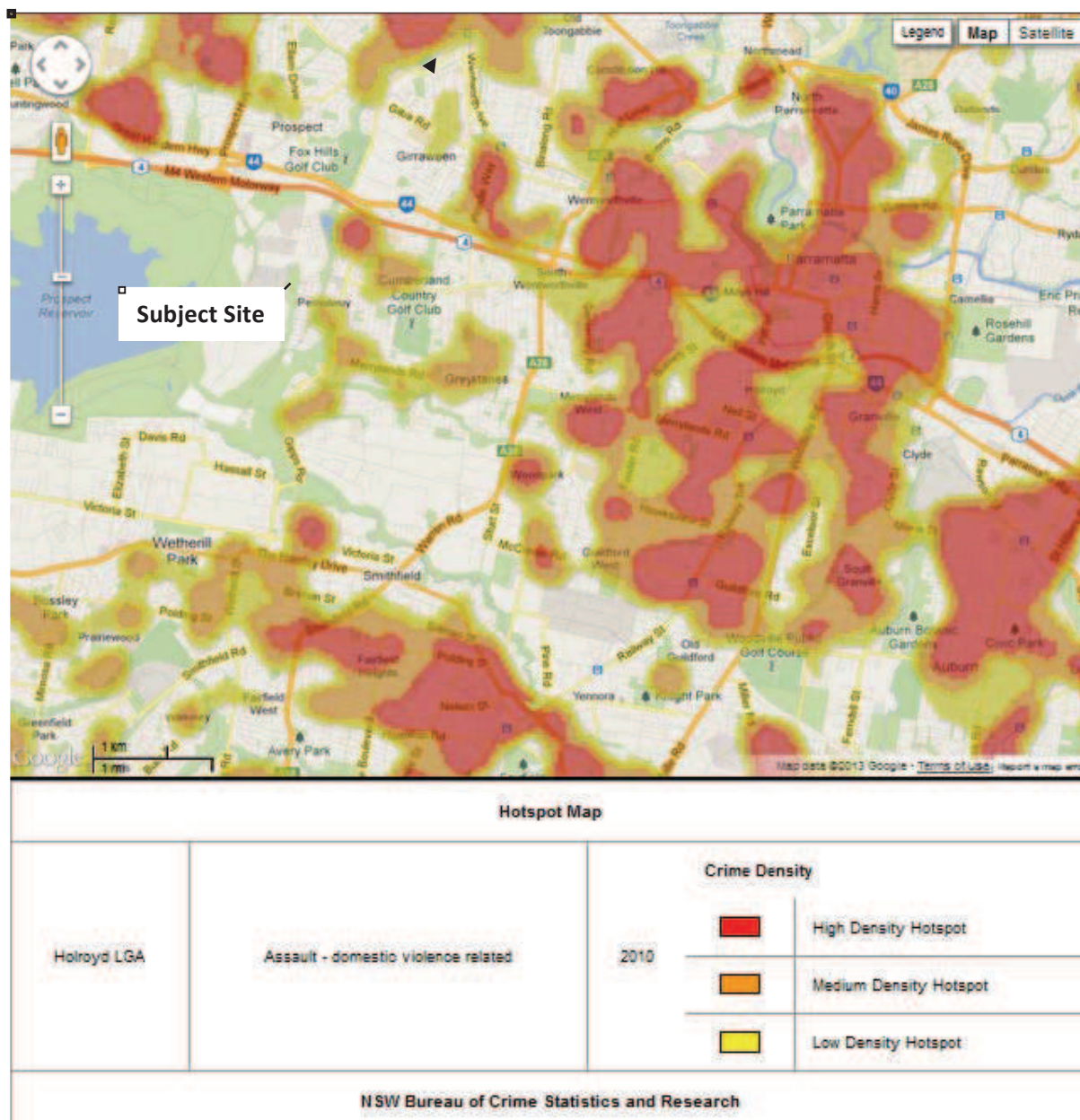
It is noted that the proposed residential flat building will be designed in a manner that will permit the safe and efficient use of the site. The proposal has incorporated CPTED principles where relevant including the provision of appropriate landscaping and access to the building will be security controlled. There will be a number of opportunities for surveillance by the future residents of the proposed building. In particular the design of the development provides for passive surveillance of the street frontage and of the communal areas. The proposed residential flat development is not expected to have any noticeable impacts on the safety of the Toongabbie local area.

Figure 1 - Crime Hotspot Map for the Holroyd LGA. Assault Non-Domestic Violence Related



Source: NSW Bureau of Crime Statistics and Research

Figure 2 - Crime Hotspot Map for the Holroyd LGA. Assault Domestic Violence Related



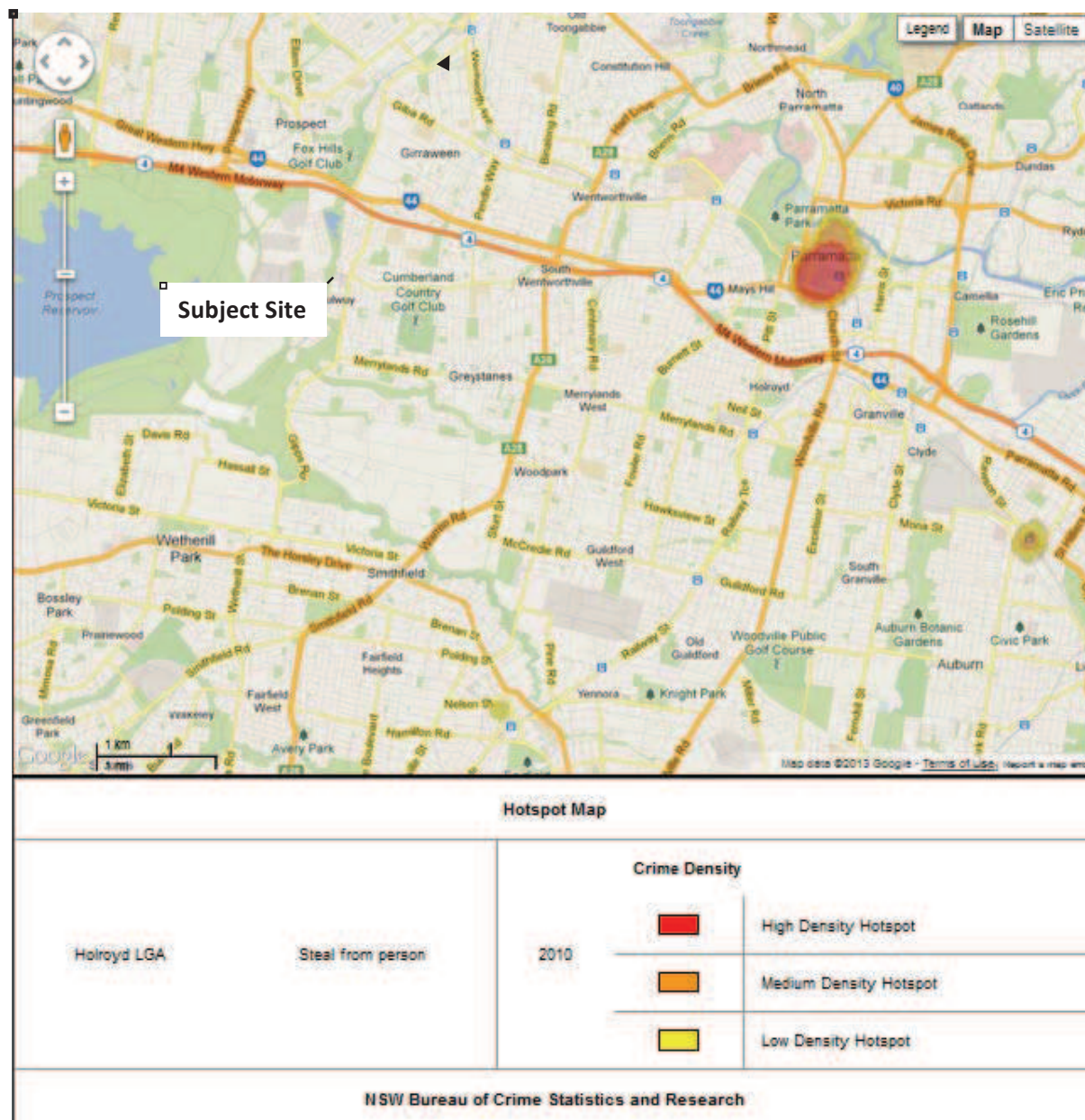
Source: NSW Bureau of Crime Statistics and Research

Figure 3 - Crime Hotspot Map for the Holroyd LGA. Motor Vehicle Theft



Source: NSW Bureau of Crime Statistics and Research

Figure 4 - Crime Hotspot Map for the Holroyd LGA. Steal From Person



Source: NSW Bureau of Crime Statistics and Research

Figure 5 - Crime Hotspot Map for the Holroyd LGA. Break and Enter dwelling



Source: NSW Bureau of Crime Statistics and Research