

Social Impact Assessment: Planning Proposal

42 – 44 Dunmore Street, WENTWORTHVILLE



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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 42-22 Dunmore Street, or known more locally as 'Wentworthville Mall'. The subject site is situated at the centre of Wentworthville Town Centre and is bound by one and two storey commercial buildings along its eastern and north western boundary and a commercial building, single storey residential dwelling and Wentworthville Fire Station along its western boundary.

The planning proposal seeks to amend the Holroyd LEP 2013 by changing the land use zone, increasing the maximum building height control and increasing the maximum floor space ratio in order to allow for the redevelopment of the subject site for the purposes of a high density mixed use development. 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', and 'Wentworthville Centre Revitalisation' Strategy.

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, improved and enhanced commercial experience for the local community and subsequent positive impact on the overall performance of the town centre and the introduction of a new pedestrian link and civic place. An analysis of this increased housing and person potential on the site, enhanced commercial experience and additional civic space 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, essential services, 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 significantly increasing the housing stock within the town centre, noting that providing a mix of one, two and three bedroom units will cater for a variety of socio-economic groups. This will ensure that Wentworthville 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.

The development will have a significant impact on the town centre not seen since development that occurred in the post-war years, with the proposal to redefine the role the centre plays in not only serving the local community but becoming a retail and dining destination. The proposal will also vastly improve linkages and pedestrian connectivity at the heart of the town centre and offer additional and valuable civil space whilst still retaining and renewing commercial services offered to residents and visitors to Wentworthville. The landmark development will clearly signal the centres transformation towards higher densities and will set the tone and scale for future redevelopment of the town centre whilst dramatically improving the site's engagement with its dual frontages, especially along Pritchard Street, improve street level activation and legibility of the area for pedestrians and residents and also providing additional employment opportunities both during the construction phase and the completion of the proposal. The significant increase in residential units within an established commercial centre will provide additional patronage and will contribute towards boosting the local economy of Wentworthville.

Data from the NSW Bureau of Crime Statistics and Research indicates that major crime within the Holroyd LGA is steady or declining. Future development application will be designed in a manner that will permit the safe and efficient use of the site, incorporating CPTED principles where relevant including greater interaction to the site's frontage and activation via commercial tenancies on the ground floor, introduction of a site ling and civic place, the provision of appropriate landscaping and access to buildings 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 an established town centre and within close proximity to 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 it has been determined that a Social Impact Assessment and relevant community consultation envisaged under such an assessment has been undertaken.

Notwithstanding the historical consultation, Think Planners Pty Ltd recently undertook community consultation with the general community, while also benefiting from previous consultation undertaken with the community undertaken with the last 6 months.

The community consultation was undertaken in the form of two community drop in sessions which were publicly exhibited. The views of the business community was obtained from the report that resulted from the two forums organised by the Wentworthville Business Community attended by some 80 members of the business community in 2015.

The outcomes of the community consultation are documented in the attached Community Consultation Summary Report.

This Social Impact Assessment focuses on relevant demographic data and likely social impacts associated with the proposal having regard to the data. The attitudes expressed by the community in relation to the proposal is outlined in the attached Community Consultation Summary Report.



Site Description – Study Area and Site

Wentworthville

Wentworthville is an established residential area. It is located 27 kilometres west of Sydney and is located within the Local Government Area (LGA) of 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.

Wentworthville was named after the Wentworth family, after D'Arcy Wentworth was granted 2000 acres in 1810. The area experience an increase in its population in the mid-1800s with Wentworth's land holdings sub-divided into 600 new lots. In 1864 a railway line ran through the suburb on its way to Penrith and in 1883 the Wentworthville Railway Station was built. A settlement grew around the railway station.

The most significant development occurred in the post-war years, particularly during the 1960s and 1970s. The population has increased slightly since the mid-1990s, a result of new higher density dwellings being constructed within the suburb. During the past 10 years, the proliferation of higher density housing within the suburb has contributed towards increasing the population of Wentworthville. This trend is expected to continue with the area transitioning from low density housing to medium to high density, especially within and on the periphery of the town centre.

Wentworthville Town Centre

Wentworthville Town Centre is the second largest commercial centre within the local government area of Holroyd City Council and services the surrounding residential estates while providing employment opportunities and vital services to the local community of Wentworthville.

The town centre, which runs north to south is predominantly concentrated along Station Street, Pritchard Street and Dunmore Street and is bounded by the Western Railway Line to the north, the Cumberland Highway and R2 Zoned residential dwellings to the west, the intersection of Station Street and Perry Street to the south and R4 zoned residential public recreational zoned land east. This is illustrated by a broad aerial map of the town centre in the following page.



Figure 1: Aerial Map of Wentworthville Town Centre (Source: Google Maps)

The built form pattern within the commercial centre comprises of an eclectic mix of one and two storey attached and detached commercial buildings interspersed which is a reflection of the historical development patterns of Wentworthville Town Centre and also the current and previous zoning controls that applied within the commercial centre. This has resulted in the subject area having a rich mix and diversity of predominantly single storey commercial built forms. With the exception of a five storey mixed use building on the intersection of Cumberland Highway and Dunmore Street, no large scale redevelopment has been undertaken within the town centre during the past 5 years.

The key community services including Wentworthville Public Library, a local pool and public reserves and a large shopping centre (the subject site) situated at the centre of the site that contains an IGA Supermarket and other speciality stores. The supermarket is near the end of its life span and is in need of internal and external renewal.



Site Analysis

With frontages to Dunmore Street and Pritchard Street, the development site is a large predominantly regular shaped land parcel that resides at the heart of Wentworthville Town Centre and currently accommodates an older 1980s shopping centre with carparking on the roof level.

The site is within walking distance to Wentworthville Train Station, local pool, parks and essential services. Bus stops with services to Blacktown, Northmead, Penrith, Parramatta and Sydney is within a 20m walking radius of the subject site.

Situated at the heart of Wentworthville Town Centre, the development site is a significant land parcel that is bounded by one and two storey commercial buildings along its eastern and north western boundary and a commercial building, single storey residential dwelling and Wentworthville Fire Station along its western boundary.

The JBA Planning Proposal notes the following in relation to the existing Wentworthville Mall –

The existing development on the site comprises a 2 storey enclosed shopping centre constructed in the 1980s. Retail stores are located on the ground floor, while the top floor is occupied by an open air carpark that accommodates 198 spaces and mechanical plant. The anchor tenant is an IGA supermarket, which is supported by 32 speciality shops.

The building is not listed as a state or local heritage item and the site or surrounding precinct is not located within a heritage conservation area.

The shopping centre is reaching the end of its lifecycle and in-need of renewal in-order to better cater and service expected population increase within the town centre and periphery residential areas.

The aerial extract of the locality is provided below.



Figure 2: Locality Map (Source: Google Map)

As outlined above, and as evident in the zoning map extract below, the subject site is zoned B2 Local Centre under the Holroyd Local Environmental Plan 2013. 'Commercial Premises' Retail Premises', and 'Residential Flat Buildings' are permissible with consent within the B2 Zone.

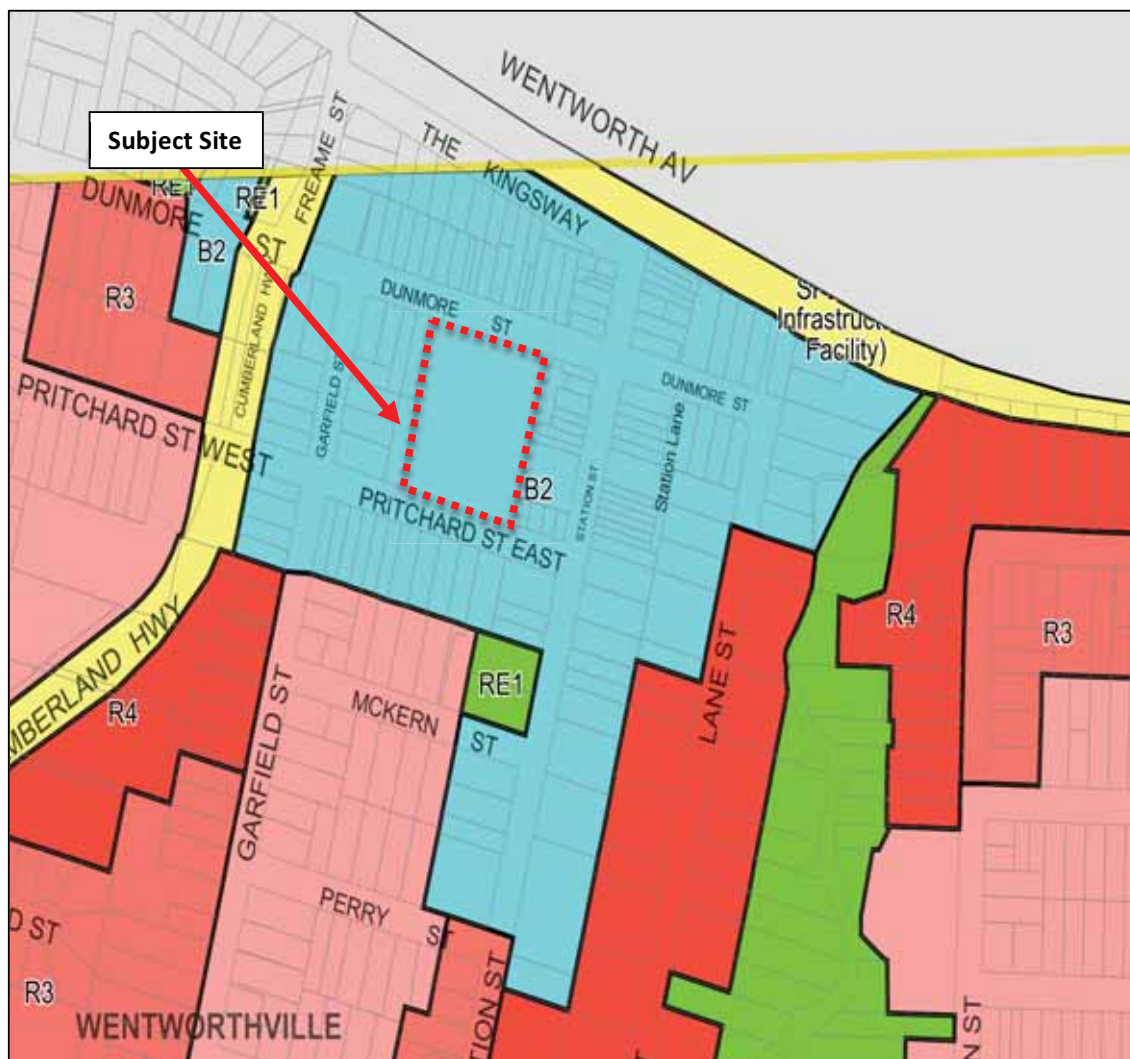


Figure 3: Zoning Map LZN_005 Sheet Extract (Source: Holroyd LEP 2013)

The development site is also located within a large commercial block bounded by Dunmore Street to the north, Station Street to the east, Garfield Street to the west and Pritchard Street to the south. Bounded by older style one and two storey commercial buildings, the subject site is the dominant land parcel within the block, as illustrated by an aerial map in the following page.



Figure 4: Aerial Map of Subject Block (Source: Google Map)

With demand for housing within established commercial centres serviced by railway lines combined with an up-zoning of land within the town centre and surrounding residential areas, it is expected that Wentworthville Town Centre will experience a significant increase in its population. The subject site is to provide valuable commercial and community service to the local community whilst significantly increasing housing stock within an established town centre serviced by public transport, key road networks and essential services.

Wentworthville is situated a short distance (approximately 3.2km/one train stop) 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.



The Suburb of Wentworthville

The Western Sydney suburb of Wentworthville is located within the Local Government Areas (LGA) of Parramatta and Holroyd, with the subject site residing within the Holroyd LGA. Wentworthville is situated approximately 27 kilometres from Sydney CBD covers an area of 190 hectares and was home to 6,992 residents at the time of the 2011 Census. The suburb bound by the suburbs of Westmead (north) and Wentworthville – Pendle Hill to the north which are within the LGA of Parramatta. The suburb of Pendle Hill to the west, Westmead (south) to the east and the suburbs of Greystanes and South Wentworthville to the south.

The subject area and its relationship to neighbouring suburbs are illustrated below.

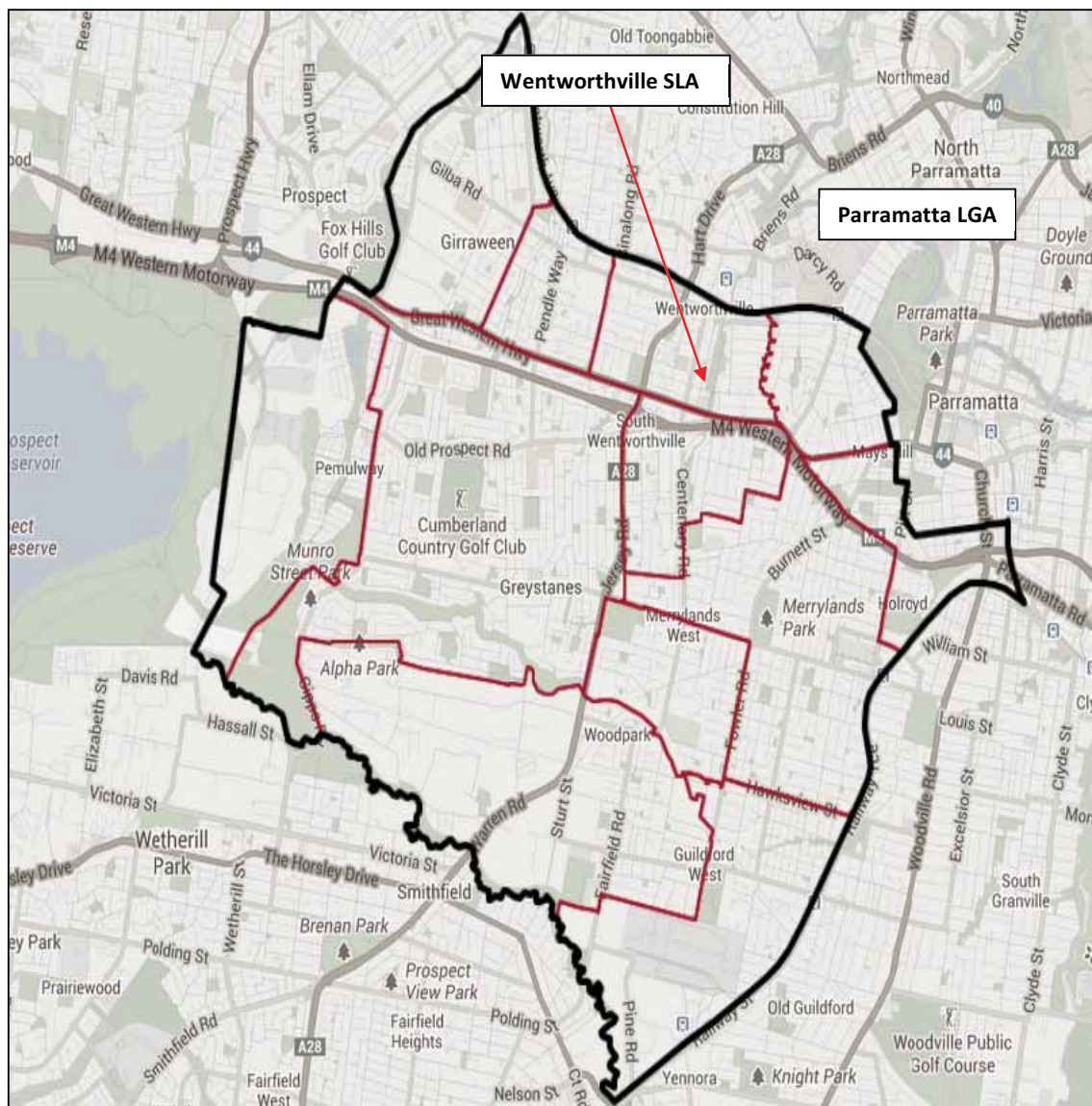


Figure 5: Subject Area Map (Source: Forecast ID.)



Local Community Profile

Transport

Bus stops with services to Blacktown, Northmead, Penrith, Parramatta and Sydney is within a 20m walking radius of the subject site.

The subject site is located within close proximity to Wentworthville Train Station which is serviced by the North Shore, Northern & Western Line, which operate peak morning and evening train services into the City during the weekdays. Bus stop with services to Parramatta, Blacktown, Penrith, Northmead, Merrylands and Westmead is located within Wentworthville Town Centre.

The main bus services includes:

- 705 Blacktown to Parramatta;
- 818 Merrylands to Westmead; and
- S8 Wentworthville to Northmead.

The subject site is located near key arterial road networks including The Cumberland Highway, and Hawkesbury Road.

Commercial Precincts

Wentworthville Town Centre

The subject site is located at the western edge of Wentworthville Town Centre. The centre provides a full range of local retail opportunities and services including a Supa IGA supermarket, ethnic supermarket, medical, pharmacy, dental and food services. Wentworthville Local Library and community centres are also located within the Town Centre.

Religious Institutes

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

- New Life Churches of Australia (Dunmore Street, Wentworthville);
- Uniting Church In Australia (115 Station Street, Wentworthville)
- Presbyterian Church in NSW (12 McKern Street, Wentworthville).
- Catholic Church (4 Bennett Street, Wentworthville); and
- Our Lady of Walsingham (16 Jordan Street, Wentworthville).



Community Services

Wentworthville Library

Located at 2 Lane Street, Wentworthville, the library is open 7 days per week and provides opportunities for learning and Internet access.

Wentworthville Community Centre

Located at 2 Lane Street, Wentworthville, and adjoining Wentworthville Library, the community centre has meeting rooms available to rent and hosts a number of local community groups.

Karabi Community Centre

Karabi is a community organisation that provides community development, youth services and undertakes indigenous/Koori Projects for the local community.

Wentworthville RSL Youth Club

Located on Dunmore Street, Wentworthville, the youth club provides youths services for the local community.

Educational Institutes

5 educational institutes are located within close proximity to the subject site include the following:

- University of Western Sydney – Westmead Precinct (158/160 Hawkesbury Road, Westmead);
- Westmead Public School (Hawkesbury Road, Westmead);
- Sacred Heart School (12 Ralph Street, Westmead);
- Parramatta Marist High School (2 Darcy Street, Westmead); and
- Our Lady of Mount Carmel Primary School (Bennett Street, Wentworthville).

Child Care Centres

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

- KU Westmead Preschool (16/18 Hawkesbury Road, Westmead);
- Possum's Place Kindergarten (31 Railway Street, Wentworthville);
- Kindyway Learning Centre (5 Short Street, Wentworthville);
- Bilby Baby Centre (90 Dunmore Street, Wentworthville);
- Scribbles Long Day Care Centre (8 Smiths Street, Wentworthville); and
- Garfield Childcare Centre (63-65 Garfield Street, Wentworthville).

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

The subject area has been identified by Council to accommodate higher mixed use developments by virtue of its B2 Local Centre Zoning. This is illustrated by Councils zoning map extract below.

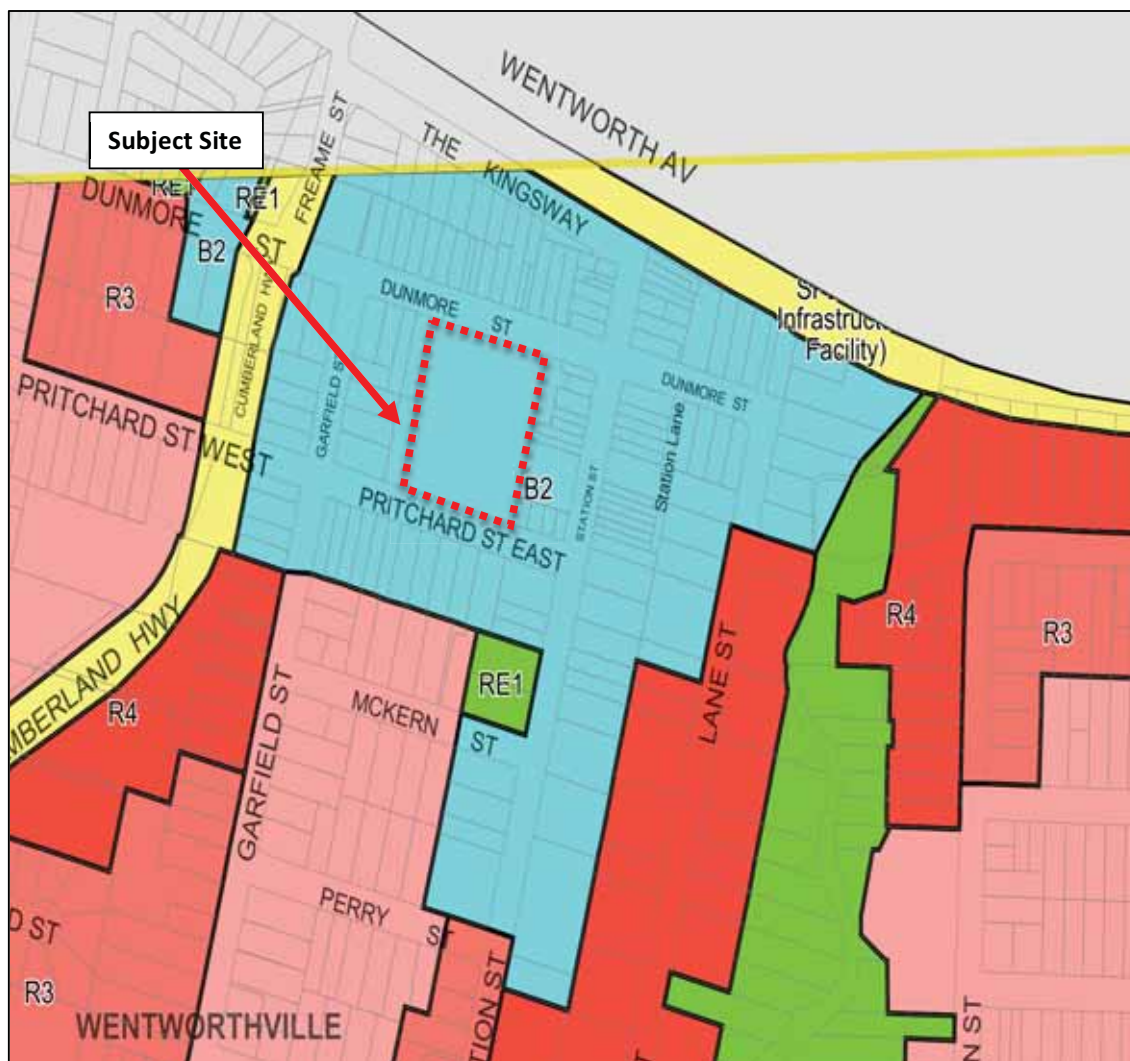


Figure 6: Zoning Map LZN_005 Sheet Extract (Source: Holroyd LEP 2013)

The rezoning proposal will eventually necessitate the demolition of the existing supermarket, however the proposal is to provide commercial floor space capable of accommodating a supermarket and speciality retail shops, increase dining opportunities and introduce a new site link from Dunmore Street to Pritchard Street and new civic plaza. The proposal will also significantly contribute towards alleviating Sydney's housing shortage.

Surrounding neighbouring properties will also be affected by the proposal in terms of noise and traffic. However, noting its location within the heart of the town centre, at the wider locality has been earmarked for future higher density development and it is expected that



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

Section 94 and Community Services

It is apparent from the above analysis of the existing community profile that there is a good provision of community services and facilities such as libraries, schools and child care centres.

The increase in density proposed as part of the planning proposal will lead to an increase in demand on and for local infrastructure and services. The Holroyd City Council Section 94 Plan anticipates increased density impacting on local infrastructure and establishes contribution requirements that are to be committed to –

- community facilities – libraries, child care, community centre and youth services;
- local and city-wide open spaces and parks;
- public domain works;
- roads and public transport facilities; and
- car parking.

In addition to the requirement of future development approvals to make contributions consistent with the Section 94 Plan, the Planning Proposal independently proposes the delivery of local infrastructure through its design and via a Voluntary Planning Agreement (VPA). As a result the Planning Proposal will improve local infrastructure through the delivery of through site links; public plaza; community facilities; street furniture; etc.

Notwithstanding the existing services; the levying of contributions through the S.94 Plan and the contribution to be made by the Planning Proposal to the delivery of additional social infrastructure; a separate Wentworthville town centre planning strategy is being undertaken by Council. This includes economic feasibility modelling and the identification of key priorities for transformation (such as the proposed Civic Plaza) and it is probable that at the one of the final outcomes of the strategic planning process will be a project to review the s.94 contributions for the town centre. However, in the short term, the proposal includes the valuable provision of new social infrastructure without any drain on public resources or the existing s.94 funds.



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 in relation to high level matters such as the land zoning of large areas and town centres.

Notwithstanding the historical consultation, Think Planners Pty Ltd recently undertook community consultation with the general community, while also benefiting from previous consultation undertaken with the community undertaken with the last 6 months.

The community consultation was undertaken in the form of two community drop in sessions which were publicly exhibited. The views of the business community was obtained from the report that resulted from the two forums organised by the Wentworthville Business Community attended by some 80 members of the business community in 2015.

The outcomes of the community consultation are documented in the attached Community Consultation Summary Report.

This Social Impact Assessment focuses on relevant demographic data and likely social impacts associated with the proposal having regard to the data. The attitudes expressed by the community in relation to the proposal is outlined in the attached Community Consultation Summary Report.

It is also noted that there will be further community consultation pursuant to the statutory requirements of the gateway planning process.

At that time the 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 a large scale mixed use development. The key impacts of apartment development are as follows:

- Traffic noise;
- Construction noise & noise during occupation;
- Privacy;
- Overshadowing;
- Overland flooding;
- Safety; and



- Streetscape character.

The Planning Analysis of these matters are considered separately. This SIA specifically discusses mitigation measures and social impacts associated with the proposal.

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 vulnerable groups that is effected by the acute shortage of affordable accommodation in Sydney and specifically within Wentworthville 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 Wentworthville as they become gentrified over time. This has resulted in low-income singles, including students and key workers being excluded from the Parramatta and Wentworthville 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).

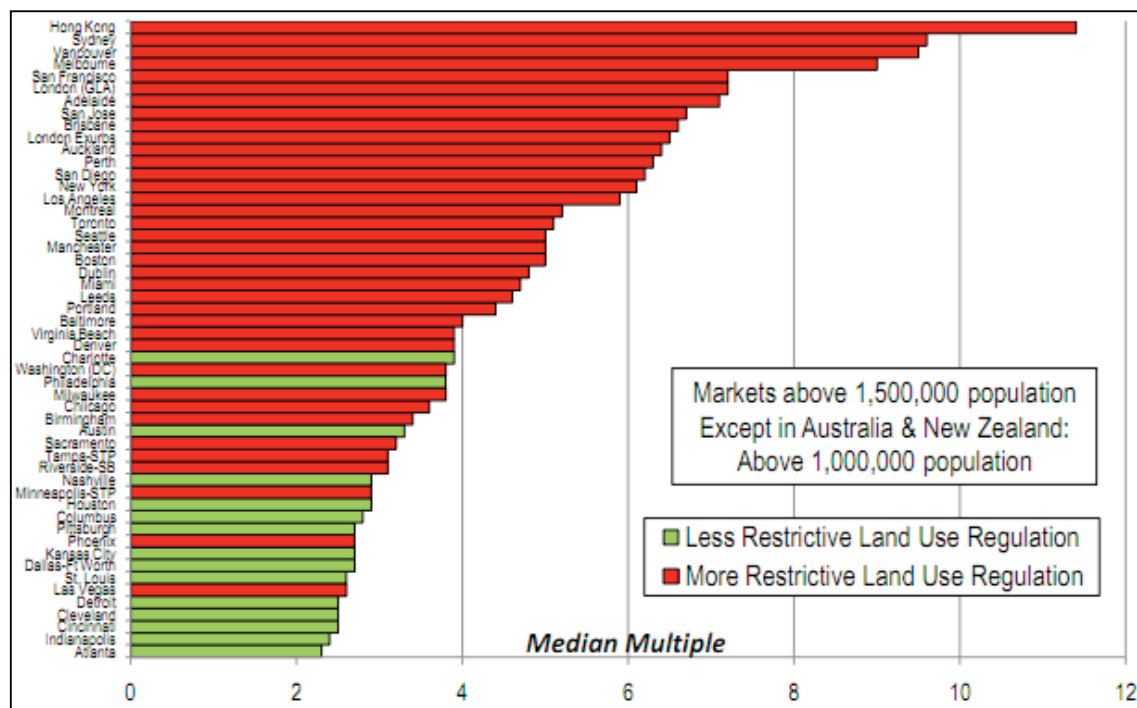


Figure 7: Housing Affordability and Land Regulation Larger Metropolitan Markets (Source: 7th Annual Demopgraphia International Housing Affordable Survey 2011 Ratings for Metropolitan Markets)

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 large scale mixed use development providing a significant portion of residential units within Wentworthville Town Centre.

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.

Wentworthville has an increasing rental population. In 2011, 26 more people were renting than in 2001. In the 2006 census 13.7% of households were paying high rental payments (\$450 per week or more), and 17.4% were paying low rental payments (less than \$150 per week).

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 development will cater for a variety of socio-economic groups. This will ensure that Wentworthville maintains its existing social diversity and increase housing choice, affordability and social mix. The provision of additional residential units within the Wentworthville 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 Wentworthville 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 Wentworthville and utilise local facilities. With the site being within Wentworthville 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 an additional residential units within the Wentworthville housing market. As noted by COAG increasing supply is one way of putting downward pressure on housing prices and the delivery of 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.

In addition to the proposal adding to the supply of housing, it is important to note the form of housing proposed. As established in the discussion above, the group that experiences the greatest stress in terms of housing affordability are single people and single person households. Clearly the provision of not only more housing quantity, but in particular the provision of housing where there is the greatest level of affordability stress (those with a need for smaller dwelling types) are the key benefits of the proposal in relation to housing affordability.



Recommendations

Strategies to enhance positive and mitigate negative impacts

The key impacts of the proposal have been reviewed and strategies to mitigate potential impacts are discussed below:

Traffic

The proposal is serviced by two road networks that have the capacity for accommodating high traffic volumes.

Furthermore, it is considered that future 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.

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.

Construction Noise and Subsequent Occupation Noise

Acoustic impacts arising from the eventual construction 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 would reinforce this issue.

With its B2 zoning the subject site is expected to generate noise that is consistent with a local centre. The residential component of the development will be designed to create different 'zones' with more active areas clustered together and more passive areas also clustered together to maximise acoustic privacy. In addition acoustic treatments are able to be proposed to mitigate impacts on residents, such as balcony and awning measures to prevent noise intrusion into living areas.

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. This is clearly demonstrated in the Planning Proposal submission that has analysed factors such as solar access impacts through out the day. Future apartment building development applications will be subject to the ADG requirements that set out best practice principles in terms of privacy protection, solar access, natural ventilation etc.



Solar Access and Overshadowing

The proposal has been designed with four residential towers above a podium level to reduce the potential for overshadowing of neighbouring properties as far as practicable. It is considered that appropriate solar access is to be provided on site and for neighbouring properties.

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 early design of the proposal has been informed after consideration of relevant crime statistics that are detailed at Appendix 2. The proposed development incorporates an active façade that will permit casual surveillance of both Dunmore Street and Pritchard Street. Activation at the street level, introduction of a new linkage between Dunmore Street and Pritchard Street and the provision of landscaping and fencing is appropriate when considering CPTED principles and will not permit easy concealment of intruders.

The proposal incorporates design elements including clearly defined and controlled access points as well as clearly defined public and private spaces in order to minimise opportunity for criminal activity.

It is considered that the proposal does not impact on amenity or the streetscape of the area but is in context with development and street presentation of surrounding development.

All materials and finishes are appropriate. The proposed development is appropriate and provides measures, built elements, landscaping and design features that are consistent with CPTED principles.

Streetscape Character

The proposal does not result in any adverse environmental or amenity impacts on site or on adjoining properties, noting that the existing shopping centre is near the end of its life span and is in need of internal and external renewal. It is considered that the proposal responds well to the individual context of its site and surrounds and positively contributes to the visual appreciation and cohesiveness of the streetscape. Furthermore, the landmark development will clearly signal the centres transformation towards higher densities and will set the tone and scale for future redevelopment of the town centre whilst dramatically improving the site's engagement with its dual frontages, especially along Pritchard Street, improve street level activation and legibility of the area for pedestrians and residents.

Overall it is considered that the proposal results in an appropriate outcome on site and within the context of the area and will contribute to the orderly development of the Holroyd LGA.



Open Space

As the proposal will result in an increased density and additional floor space for the site, careful consideration should be given to the accessibility to open space, and the form of the open space, available to future residents.

In modern cities the assessment of the provision of open space is not simply that of a ratio of open space to number of persons, which has been the traditional European town planning approach to open space. Rather in modern cities where urban density is increased, the provision of open space is measured by factors other than simply “size”. Open space is measured based on its quality; its accessibility; its flexibility; its ability to meet various needs and requirements. In higher density and town centre areas the communal open space is usually provided and enjoyed in the public domain. Higher density dwellings tend to house people with a different residential profile and different demands and expectations to that of the traditional suburban low density residential profile.

The Planning Proposal embraces the key principles for how residents of high density areas seek to use and experience open space, in the form of quantity of space; quality of space; accessibility to space; and type of space.

The proposal contemplates the provision of over one third of the development site as publicly accessible open space. A portion of this open space will take the form of a civic plaza that will be provided with landscaping, seating, etc; while having a relationship with and adjoining urban elements such as shops, cafes and other retail and commercial offerings. The planning proposal also contemplates in the VPA to be negotiated the potential dedication of floor space for community use, that would broaden the type of open space available.

The proposals co location of community facilities, passive open space plaza, and retail facilities in a multi purpose space is consistent with best practice for the provision of open space in high density areas. The opportunities for social interaction and community engagement is maximised and is conducive to improvement safety and consistent with the principles of Crime Prevention Through Environmental Design (CPTED).

Impact Management Plan

Holroyd Council’s Social Impact Policy particularly identifies the preparation of an Impact Management Plan (IMP) to *“document and guide the implementation of impact mitigation and enhancement strategies for development projects.”*

It is clear that the IMP is most suited and appropriate where there is a development application and subsequent construction process proposed. In this regard the Council policy makes reference to matters such as the “conditions of consent” and “construction and post-construction phases of the project”. Nevertheless, an IMP has a place in the Planning Proposal process and an attached IMP has been prepared for this part of the process. The purpose of the IMP is to provide a document that will assist in informing the preparation of the subsequent development application in relation to matters of social impact. The main



challenge at this stage of the process is to ensure that the positive elements of the proposal are retained and incorporated into the future development application; and those elements of the proposal aimed to mitigate potential negative impacts are equally retained and incorporated into the future development application.

Recommendations

As this SIA accompanies a Planning Proposal that seeks to amend zone, height and FSR for the site, detailed recommendations are not appropriate at this stage.

However, it is recommended that the key elements of the proposal that result in positive social impacts are not diluted or removed from the project. The attached Impact Management Plan is intended to ensure that this is achieved in a structured manner.

There is a clear nexus between the amount of additional floor space that translates to development profit and the ability to provide a series of social and community benefits. As a result it is recommended that the benefits of through site link, a new town centre gathering place, activated streets and through site link, and a renewed shopping precinct not be jeopardised by any insistence of Council to reduce the overall yield of the proposal. It is recommended that any amendment sought by Council or the Department to the scheme be carefully weighed against what a reduced yield may remove in relation to social and community benefit from the scheme.



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 potential negative social impacts resulting from the proposal are of minor scale noting that mixed use buildings are permissible with consent within the B2 Zone and therefore the proposal is consistent with the existing community expectations for mixed use development of the land. The development will also significantly contribute towards alleviating Sydney's housing affordability by providing an additional residential units within the Wentworthville 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.

In 2011, 41.8% of households in Wentworthville were renting, with the majority undertaking private renting arrangements. The number of households renting has marginally increased by only 2.5% 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 is significantly higher when compared to City of Holroyd (33.4%).

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 significantly increasing the housing stock within the locality.

The proposal will cater for a variety of socio-economic groups. This will ensure that Wentworthville 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.

The development will have a significantly impact on the town centre not seen since development that occurred in the post-war years, with the proposal to redefine the role the centre plays in not only serving the local community but becoming a retail and dining



destination. Proposed will also vastly improve linkages and pedestrian connectivity at the heart to the town centre and offer additional and valuable civil space whilst still retaining and renewing commercial services offered to residents and visitors to Wentworthville. The landmark development will clearly signal the centres transformation towards higher densities and will set the tone and scale for future redevelopment of the town centre whilst dramatically improving the site's engagement with its dual frontages, especially along Pritchard Street, improve street level activation and legibility of the area for pedestrians and residents and also providing additional employment opportunities both during the construction phase and the completion of the proposal. The significant increase in residential units within an established commercial centre will provide additional patronage and will contribute towards boosting the local economy of Wentworthville.

Data from the NSW Bureau of Crime Statistics and Research indicates that major crime within the Holroyd LGA is steady or declining. Future development application will be designed in a manner that will permit the safe and efficient use of the site, incorporating CPTED principles where relevant including greater interaction to the site's frontage and activation via commercial tenancies on the ground floor, introduction of a site ling and civic place, the provision of appropriate landscaping and access to buildings being security controlled

The planning proposal will result in the opportunity for the site to be developed for a high density mixed use development. An increase to the maximum building and maximum floor space ration will significantly contribute towards increasing the availability of additional housing stock, commercial opportunity and assist in providing a new site link and civil plaza for Wentworthville.

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'.

Adam Byrnes
Director

Think Planners Pty Ltd

BA Town Planning, Grad Dip. Environmental Studies



Appendix 1: Social Impact Comment Pro Forma

Social Impact Initial Review			
Contact Details:		Proposal Details:	
Name		Lot Number & Registered Plan Number	
Think Planners Pty Ltd			
Postal Address		Site Address	
9A O'Connell Street, Parramatta		42-44 Dunmore Street, Wentworthville	
Email		Brief Description of Development Proposal	
adam@thinkplanners.com.au		High scale mixed use development comprising of commercial tenancy open the ground floor including a supermarket, new site link and civic plaza and four residential towers above and car parking within basement levels.	
Phone	Mobile		
9890 8543			
1. POPULATION CHANGE			
<i>Will the development result in significant change/s to the local area's population (either permanent and/or temporary)?</i> Yes ☒ No ☐		If 'Yes', briefly describe the Impacts below The proposal will increase housing stock within Wentworthville. The increase in population will be catered for in terms of services given the imposition of Section 94 contributions for infrastructure. The proposal is consistent with the vision for mixed high density development.	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below Payment of Section 94 contribution will alleviate constraints on infrastructure.
Explanation: Changes to the size, structure and capacity of the population can have significant implications for the provision/adequacy of community facilities/services, community cohesion and/or social sustainability			
2. HOUSING			
<i>Will the proposal improve or reduce the quantity, quality, mix, accessibility and/or affordability of housing?</i> Yes ☒ No ☐		If 'Yes', briefly describe the Impacts below The proposal will enhance and increase dwelling diversity and housing mix by providing additional units within the locality and also provide commercial floor space and subsequent employment opportunities. The proposal also provides for a good mix of apartment to cater for a variety of households.	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below Proposal designed to provide a variety of dwelling sizes to meet the housing needs of the community. This includes a mix of 1, 2 and 3 bedroom units.
Explanation: A mix of housing types, sizes and costs is necessary for social diversity (in terms of ages, family life cycles, incomes, cultural backgrounds) and social inclusiveness. Retention/expansion of affordable housing is necessary for social equity and to avoid displacement of low-income persons and families			



3. MOBILITY & ACCESS			
<i>Will the development improve or reduce physical access to and from places, spaces and transport?</i>	Yes ☒	If 'Yes', briefly describe the Impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
	No ☐	Adaptable units will be provided as part of the development.	Development is designed to be accessible and will incorporate measures including lift to ensure the development is access for everyone.
Explanation: 'Access for all' is an essential component of a fair and equitable society. Additionally, accessible developments foster inclusive communities, maximise access to public transport, pedestrian and cycle networks and provide convenient and continuous paths of travel (thereby promoting healthy, sustainable lifestyles)			
4. COMMUNITY & RECREATION FACILITIES/SERVICES			
<i>Will the development increase, decrease or change the demand/need for community, cultural and recreation services and facilities?</i>	Yes ☒	If 'Yes', briefly describe the Impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
	No ☐	Increase in population with Section 94 plan in place to provide for community, cultural and recreation needs of the population. Furthermore, there are recreation opportunities within close proximity to the subject site (Wentworthville Memorial Park, and Friends Park).	Provisions of adequate private open space areas on site and commitment to paying Section 94 contributions.
Explanation: Access to diverse and adequate community and recreation services and facilities is necessary for physical and mental health, well-being, personal productivity, social cohesion and social sustainability			
5. CULTURAL VALUES/BELIEFS			
<i>Will the development strengthen or threaten cultural or community values and beliefs??</i>	Yes ☐	If 'Yes', briefly describe the Impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
	No ☒	Increase in population of approximately 92 persons however Section 94 plan in place to provide for community, cultural and recreation needs of the population. Furthermore, there are recreation opportunities within close proximity to the subject site (Wentworthville Memorial Park, and Friends Park).	Provisions of adequate private open space areas on site and commitment to paying Section 94 contributions.
Explanation: Access to diverse and adequate community and recreation services and facilities is necessary for physical and mental health, well-being, personal productivity, social cohesion and social sustainability			



6. COMMUNITY IDENTITY & CONNECTEDNESS			
<i>Will the development strengthen or threaten social cohesion and integration within and between communities?</i>	Yes ☒ No ☐	If 'Yes', briefly describe the Impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
Explanation: Social cohesion and integration require, in part, places and spaces for informal and safe social interaction. Developments can increase or decrease these interaction opportunities through their provision (or otherwise) of safe and connected pathways and linkages and attractive gathering places (parks, squares, civic spaces, streets).		Limited change given the nature of the proposal. However, proposal encourages interaction given common lobby and shared facilities on site.	Limited, however appropriate linkages to street and appropriate communal areas encourage social contact. Body corporate to manage common areas to give sense of ownership.
7. HEALTH & WELLBEING			
<i>Will the development strengthen or threaten opportunities for healthy lifestyles, healthy pursuits, physical activity & other forms of leisure activity?</i>	Yes ☐ No ☒	If 'Yes', briefly describe the Impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
Explanation: Developments can increase or decrease opportunities for healthy lifestyles through increasing or decreasing the livability of places (in terms of safety, noise, dust, aesthetics) or increasing or decreasing opportunities for: - walking, cycling, play and other physical activity; - healthy food choices; - drinking, gambling and smoking.		Proximity to public transport encourages alternative modes of transport such as walking/cycling. Furthermore, the proposal is within close proximity to public reserves (Wentworthville Memorial Park, and Friends Park).	Bicycle parking areas and appropriate private open space areas will be provided.
8. CRIME & SAFETY			
<i>Will the development increase or reduce public safety and opportunities for crime (perceived and/or actual)?</i>	Yes ☒ No ☐	If 'Yes', briefly describe the Impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
Explanation: Developments can increase or decrease safety (perceived and actual) (e.g. through generating increased traffic, providing venues that may attract unruly behaviour). This can diminish social cohesion and integration – but can be mitigated by appropriate design (CPTED), traffic controls and management		The proposal will reduce potential for crime given the passive surveillance of units over both frontages to provide 'eyes' on the street which can contribute towards deterring potential criminal activities. Furthermore, commercial tenancy on the ground floor will contribute towards activating the streetscape.	Orientation of balconies over the street and open space within the subject site.



9. LOCAL ECONOMY & EMPLOYMENT			
<i>Will the development increase or reduce the quantity and/or diversity of local employment opportunities (temporary and/or permanent)?</i>	Yes ☒ No ☐	If 'Yes', briefly describe the Impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
Explanation: Unemployment and low income are associated with poor health and reduced social inclusiveness and resilience. Accessible and diverse local jobs (suited to the capacities of local populations) reduce the risk of unemployment (and the associated poorer health and social sustainability outcomes).		Short term increase in employment during construction and long term employment increase with the provision of commercial floor space. The proposal will promote increased street level activity and the additional residential units will provide augmented patronage in the locality thus contributing towards boosting the local economy of Wentworthville.	Nil
10. NEEDS OF POPULATION GROUPS			
<i>Will the development increase or decrease inclusive opportunities (social, cultural, recreational, employment, governance) for groups in the community with special needs?</i>	Yes ☒ No ☐	If 'Yes', briefly describe the Impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
Explanation: Council has an Access and Equity Policy which promotes access to life opportunities (e.g. jobs, education, full participation in the cultural life of the community) and inclusiveness for all (including those with special needs – youth, aged, CALD, Aboriginals, people with disabilities, children, women etc). Developments can increase inclusiveness through the provision of culturally-appropriate facility design and programs and the avoidance of communication barriers.		Adaptable units will be provided as part of the development. Development is designed to be accessible and will incorporate measures including lift to ensure the development is access for everyone.	Ensuring compliance with Holroyd DCP in terms of accessible unit numbers.



Appendix 2: Demographic and Economic Profiles

Baseline Demographic Profile – Population

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

Holroyd LGA:

- Suburb of Pendle Hill,
- Suburb of Westmead (south)
- Suburb of Greystanes,
- Suburb of South Wentworthville,

Parramatta LGA:

- Suburb of Westmead (north)
- 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 6,991 people living in Wentworthville. Overall, the population of Wentworthville grew by an additional 609 residents between 2006 and 2011, a growth of 9.5%.

The majority of Wentworthville residents are Australian Citizens (74.3%) and have a lower percentage of Australian Citizens when compared to City of Holroyd (80.3%).

Table 1. Population

Population							
Wentworthville	2011			2006			Change
	Number	%	Holroyd City	Number	%	Holroyd City	2006 to 2011
Population (excluding OrS visitors)	6,991	100.0	100.0	6,383	100.0	100.0	+609
• Males	3,534	50.6	49.5	3,187	49.9	49.5	+347
• Females	3,457	49.4	50.5	3,195	50.1	50.5	+262
Australian citizens	5,197	74.3	80.3	4,692	73.5	81.2	+505
Eligible voters (citizens aged 18+)	3,858	55.2	59.4	3,516	55.1	60.9	+342
Overseas visitors	—	—	—	—	—	—	—

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

The population growth rate for Wentworthville was slightly lower than the population levels recorded for the City of Holroyd (10.5%). The suburb is still experienced a rapid growth in its population levels with Wentworthville experiencing an increase of 609 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 5 years. With the State Government encouraging higher density development along major roads and centres and with Council's LEP 2013 up-zoning lands within established commercial centres 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 centres and major transport nodes.

Wentworthville had a higher growth rate than that of Greystanes and South Wentworthville (0.25% and 5% respectively), but lower when compared to Pendle Hill (10.5%), Westmead – south (11.1%). Furthermore, the northern side of Westmead and Wentworthville - Pendle Hills that falls within the Parramatta LGA also experienced a higher population growth (26.1% and 10.3% respectively) between 2006 and 2011 when compared to the subject suburb.

Data suggests that the subject area and surrounding suburbs is experience an 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 proposal will play an integral role in the renewal of the town centre by increasing the housing stock of Wentworthville and additional commercial opportunities, provide valuable through link and civic plaza and support the centres role in not only providing for the major weekly shopping and



convenience retail needs of the surrounding population, but increasing additional dining and recreational opportunities.

Age Structure

Analysis of the age structure of Wentworthville 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 above indicated that Wentworthville in 2011 when compared to The City of Holroyd had slightly lower proportion of people in the young age groups (under 15) as well as similar proportion of people in the older age groups.

Overall, 20.4% of the population was aged between 0 and 15, and 11.9% 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 (10.1%) followed by the 25 to 29 age cohort (9.6%) and the 35 to 39 & 0 to 4 (8.2%), indicating that the subject area is attractive to families.



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

Age structure - Five year age groups							
Wentworthville	2011			2006			Change
Five year age groups (years)	Number	%	Holroyd City	Number	%	Holroyd City	2006 to 2011
0 to 4	572	8.2	8.3	506	7.9	7.3	+67
5 to 9	431	6.2	6.6	466	7.3	6.8	-36
10 to 14	423	6.1	6.0	377	5.9	6.4	+46
15 to 19	391	5.6	6.1	334	5.2	6.5	+57
20 to 24	441	6.3	6.8	422	6.6	7.2	+19
25 to 29	671	9.6	8.7	567	8.9	8.2	+104
30 to 34	704	10.1	9.0	652	10.2	8.4	+52
35 to 39	574	8.2	7.8	553	8.7	7.5	+21
40 to 44	472	6.8	6.7	485	7.6	7.2	-13
45 to 49	456	6.5	6.4	431	6.8	6.4	+25
50 to 54	421	6.0	5.8	340	5.3	5.7	+81
55 to 59	337	4.8	4.9	278	4.4	5.6	+59
60 to 64	266	3.8	4.9	229	3.6	4.5	+37
65 to 69	228	3.3	3.6	183	2.9	3.6	+45
70 to 74	192	2.7	2.9	159	2.5	2.9	+33
75 to 79	156	2.2	2.2	192	3.0	2.5	-36
80 to 84	154	2.2	1.8	119	1.9	1.9	+34
85 and over	103	1.5	1.6	91	1.4	1.4	+12
Total	6,991	100.0	100.0	6,383	100.0	100.0	+609

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

Ethnic Composition

The dominant non-English speaking country of birth in Wentworthville was from India (19.3% of the population), followed by Sir Lanka (7.3% of the population).

Wentworthville is a very diverse and multicultural suburb with over 53.2% of its population born overseas, with 49.7% were from a non-English speaking background, compared with 43.1% and 39.1% respectively for City of Holroyd.

Wentworthville has a greater proportion of the population born overseas when compared to Pendle Hill, Greystanes and South Wentworthville (49.7%, 30.4%, and 37.7% respectively) but a lower proportion of people born overseas when compared to Westmead -south (57.2%).

Furthermore, when compared to the northern neighbouring suburbs that fall within Parramatta LGA, the subject suburb has a great proportion of the population born overseas



when compared to Wentworthville – Pendle Hills (47.9%), but a lower proportion of people born overseas when compared to Westmead –north (68.8%).

Table 3. Birthplace - Ranked by Size

Birthplace - ranked by size							
Wentworthville	2011			2006			Change
Country of birth	Number	%	Holroyd City	Number	%	Holroyd City	2006 to 2011
India	1,348	19.3	7.5	654	10.3	3.8	+694
Sri Lanka	507	7.3	2.6	354	5.5	2.0	+153
China	286	4.1	2.8	263	4.1	2.6	+23
Philippines	162	2.3	1.9	161	2.5	1.7	+1
Lebanon	136	2.0	4.5	166	2.6	4.7	-30
New Zealand	121	1.7	1.8	157	2.5	2.1	-36
United Kingdom	97	1.4	1.6	108	1.7	2.0	-11
Afghanistan	73	1.1	1.6	63	1.0	1.4	+10
Fiji	67	1.0	1.2	80	1.3	1.3	-14
Malta	61	0.9	1.5	85	1.3	1.8	-24
Birthplace - summary							
Wentworthville	2011			2006			Change
Birthplace	Number	%	Holroyd City	Number	%	Holroyd City	2006 to 2011
Total Overseas born	3,724	53.2	43.1	3,009	47.2	39.3	+715
• Non-English speaking backgrounds	3,474	49.7	39.1	2,712	42.5	34.6	+762
• Main English speaking countries	249	3.6	4.0	296	4.7	4.7	-47
Australia	2,796	40.0	50.4	2,831	44.4	53.0	-35
Not Stated	474	6.8	6.5	539	8.5	7.7	-65
Total Population	6,995	100.0	100.0	6,380	100.0	100.0	+615
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, Wentworthville is a very young suburb that has a high proportion of children under 15 (20.5%). This is reflected in household types with 37.3% of its population being couples with children.



Table 4. Household Types

Household types							
Wentworthville	2011			2006			Change
Households by type	Number	%	Holroyd City	Number	%	Holroyd City	2006 to 2011
Couples with children	962	37.3	38.1	844	34.3	35.8	+118
Couples without children	467	18.1	20.4	455	18.5	20.7	+12
One parent families	281	10.9	12.7	264	10.7	12.5	+17
Other families	59	2.3	1.7	41	1.7	1.6	+18
Group household	68	2.6	2.6	76	3.1	2.8	-8
Lone person	604	23.4	20.0	663	26.9	21.6	-59
Other not classifiable household	123	4.7	4.1	108	4.4	4.5	+14
Visitor only households	18	0.7	0.5	12	0.5	0.5	+6
Total households	2,580	100.0	100.0	2,463	100.0	100.0	+118

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 area also has a high proportion of lone persons (23.4%). This could be attributed to the suburb having a high proportion of young people between 20-34 (26%).

Weekly Individual Gross Income

Table 5. Weekly Individual Gross Income

Weekly individual gross income			
Wentworthville	2011		
Weekly income	Number	%	Holroyd City
Negative income/ Nil income	655	11.7	10.4
\$1-\$199	412	7.4	7.6
\$200-\$299	502	10.4	11.6
\$300-\$399	535	9.6	9.8
\$400-\$599	536	9.6	10.8
\$600-\$799	564	10.1	10.7
\$800-\$999	526	9.4	8.7
\$1000-\$1249	471	8.4	7.9
\$1250-\$1499	310	5.6	5.2
\$1500-\$1999	352	6.3	5.5
\$2000 or more	204	3.7	3.3
Not stated	440	7.9	8.4
Total persons aged 15+	5,593	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 Wentworthville are low-income persons, with 39.1% of the residents earning less than \$400 per week. Wentworthville 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, 10.0% of the population earned a high income, and 39.1% earned a low income, compared with 8.8% and 39.4% respectively for City of Holroyd.

Weekly Household Income

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

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

Table 6. Weekly Household Income

Weekly household income			
Wentworthville		2011	
Weekly income	Number	%	Holroyd City
Negative Income/Nil Income	34	1.4	1.3
\$1-\$199	50	2.0	1.8
\$200-\$299	90	3.7	3.1
\$300-\$399	169	6.8	6.2
\$400-\$599	188	7.6	9.1
\$600-\$799	184	7.4	8.4
\$800-\$999	209	8.5	8.0
\$1000-\$1249	216	8.7	8.7
\$1250-\$1499	181	7.3	7.7
\$1500-\$1999	327	13.3	12.3
\$2000-\$2499	199	8.1	8.5
\$2500-\$2999	173	7.0	6.8
\$3000-\$3499	87	3.5	4.0
\$3500-\$3999	53	2.1	1.8
\$4000-\$4999	40	1.6	1.6
\$5000 or more	22	0.9	1.0
Not stated	245	9.9	9.8
Total households	2,464	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.



Baseline Demographic Profile – Housing Profile

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

Holroyd LGA:

- Suburb of Pendle Hill,
- Suburb of Westmead (south)
- Suburb of Greystanes,
- Suburb of South Wentworthville,

Parramatta LGA:

- Suburb of Westmead (north)
- 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 2,700 dwellings located within Wentworthville. The dominant dwelling structure within the locality is separate houses (60.7%). However this type of dwelling structure is on a decline, with the suburb losing 23 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, Wentworthville has a higher percentage of medium and high-density dwelling types. Wentworthville experienced an increase in total dwelling stock with 66 additional dwelling being constructed between 2006 and 2011, with high density housing being the most dominant (102 dwellings).

Overall, 60.7% of the total housing type within Wentworthville are separate houses, 27.9% are medium density housing and 20.9% are high-density housing, compared with City of Holroyd (60.7%, 23.3% and 15.8% respectively). The analysis of dwelling structure indicates that Wentworthville is experiencing a transformation of its housing stock from low density to medium to high density.

Table 7. Dwelling Structure

Dwelling structure							
Wentworthville	2011			2006			Change
Dwelling type	Number	%	Holroyd City	Number	%	Holroyd City	2006 to 2011
Separate house	1,216	45.0	60.7	1,239	47.0	63.5	-23
Medium density	836	30.9	23.3	850	32.3	20.6	-14
High density	645	23.9	15.8	543	20.6	15.5	+102
Caravans, cabin, houseboat	0	0.0	0.0	3	0.1	0.0	-3
Other	4	0.1	0.2	0	0.0	0.2	+4
Not stated	0	0.0	0.1	0	0.0	0.1	0
Total Private Dwellings	2,700	100.0	100.0	2,634	100.0	100.0	+66

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 Mix 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 50% of Wentworth residents (50.9%) 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							
Wentworthville	2011			2006			Change
Tenure type	Number	%	Holroyd City	Number	%	Holroyd City	2006 to 2011
Fully owned	577	22.4	27.7	566	23.0	30.2	+11
Mortgage	733	28.5	31.3	641	26.0	27.5	+92
Renting	1,074	41.8	33.4	1,049	42.6	34.1	+26
▪ Renting - Social housing	244	9.5	7.2	219	8.9	7.2	+25
▪ Renting - Private	812	31.6	25.7	811	33.0	26.2	+1
▪ Renting - Not stated	18	0.7	0.5	19	0.8	0.6	-1
Other tenure type	11	0.4	0.8	22	0.9	0.6	-11
Not stated	178	6.9	6.7	183	7.4	7.6	-5
Total households	2,572	100.0	100.0	2,460	100.0	100.0	+113

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, 41.8% of households in Wentworthville were renting, with the majority undertaking private renting arrangements. The number of households renting has marginally increased by only 2.5% 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 is significantly higher when compared to City of Holroyd (33.4%).

Wentworthville has a greater proportion of household renting when compared to Pendle Hill, Greystanes and South Wentworthville (39.7%, 16.5%, and 31.2% respectively) but a lower proportion of household renting when compared to Westmead –south (50%).

Furthermore, when compared to the northern neighbouring suburbs that fall within Parramatta LGA, the subject suburb has a great proportion of household renting when compared to Wentworthville – Pendle Hills (31.7%), but a lower proportion of household renting when compared to Westmead –north (65.6%).

The total number of households in Wentworthville has increased by 113 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 Wentworthville 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), and a larger proportion of households with low mortgage repayments (less than \$1,000 per month).

Overall, 24.1% of households were paying high mortgage repayments, and 12.5% were paying low repayments, compared with 29.3% and 11.0% respectively in the City of Holroyd.

Table 9. Housing Loan Repayments

Monthly housing loan repayments			
Wentworthville	2011		
Monthly repayment amount	Number	%	Holroyd City
Nil repayments	16	2.2	1.9
\$1-\$149	6	0.8	0.6
\$150-\$299	6	0.8	0.5
\$300-\$449	10	1.4	1.2
\$450-\$599	9	1.2	1.1
\$600-\$799	27	3.7	2.1
\$800-\$999	17	2.3	3.5
\$1000-\$1199	44	6.1	4.9
\$1200-\$1399	32	4.5	5.8
\$1400-\$1599	49	6.8	5.9
\$1600-\$1799	68	9.4	8.3
\$1800-\$1999	61	8.4	6.9
\$2000-\$2199	107	14.8	11.9
\$2200-\$2399	50	6.9	5.8
\$2400-\$2599	24	3.3	5.4
\$2600-\$2999	71	9.8	11.1
\$3000-\$3999	76	10.5	12.8
\$4000-\$4999	12	1.6	3.3
\$5000 and over	16	2.2	2.0
Not stated	24	3.3	4.8
Total households with a mortgage	724	100.0	100.0
Source: Australian Bureau of Statistics, <u>Census of Population and Housing</u> 2011 and 2011. Compiled and presented in profile id by <u>id</u> , the population experts.			

Housing Rent Repayments

Analysis of the weekly housing rental payments of households in Wentworthville 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, 13.7% of households were paying high rental payments, and 17.4% 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			
Wentworthville		2011	
Weekly rental amount	Number	%	Holroyd City
Nil	13	1.2	1.9
\$1 - \$74	25	2.3	2.3
\$75 - \$99	104	9.7	6.3
\$100 - \$124	26	2.4	2.4
\$125 - \$149	19	1.8	2.7
\$150 - \$174	40	3.7	3.2
\$175 - \$199	21	2.0	1.9
\$200 - \$224	29	2.7	3.2
\$225 - \$249	18	1.7	2.0
\$250 - \$274	42	3.9	4.1
\$275 - \$299	23	2.1	4.3
\$300 - \$324	117	10.9	11.2
\$325 - \$349	114	10.6	9.2
\$350 - \$374	223	20.7	15.1
\$375 - \$399	70	6.5	7.0
\$400 - \$424	75	7.0	8.3
\$425 - \$449	32	3.0	2.4
\$450 - \$549	34	3.2	6.8
\$550 - \$649	3	0.3	1.4
\$650 - \$749	0	0.0	0.3
\$750 - \$849	3	0.3	0.2
\$850 - \$949	0	0.0	0.0
\$950+	0	0.0	0.4
Rent not stated	43	4.0	3.7
Total households renting	1,073	100.0	100.0
Source: Australian Bureau of Statistics, <u>Census of Population and Housing</u> 2011 and 2011. Compiled and presented in profile.id by <u>.id</u> , 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 a significant increase in residential units in the locality will provide additional patronage and will contribute towards boosting the local economy of Wentworthville. The size of Wentworthville's labour force in 2011 was 3,358 persons; of which 826 were employed part-time and 2,172 were full time workers.

Analysis of the employment status of the population in Wentworthville in 2011 compared to City of Holroyd shows that there was a slightly lower proportion in employment, and a higher proportion unemployed. Overall, 92.0% of the labour force was employed (55.2% of the population aged 15+), and 8.0% unemployed (4.8% 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 Wentworthville showed an increase of 387 persons and the number unemployed showed an increase of 33 persons.

Table 11. Employment Status

Employment status							
Wentworthville	2011			2006			Change
Employment status	Number	%	Holroyd City	Number	%	Holroyd City	2006 to 2011
Employed	3,089	92.0	92.8	2,702	91.9	93.1	+387
• Employed full-time	2,172	64.7	62.8	1,969	67.0	64.1	+203
• Employed part-time	826	24.6	27.4	643	21.9	25.7	+183
• Hours worked not stated	91	2.7	2.6	91	3.1	3.3	0
Unemployed	270	8.0	7.2	237	8.1	6.9	+33
• Looking for full-time work	181	5.4	4.6	160	5.4	4.4	+21
• Looking for part-time work	89	2.6	2.6	77	2.6	2.5	+12
Total Labour Force	3,358	100.0	100.0	2,938	100.0	100.0	+420
Labour force status							
Wentworthville	2011			2006			Change
Labour force status	Number	%	Holroyd City	Number	%	Holroyd City	2006 to 2011
Total Labour force	3,358	60.1	58.1	2,938	58.5	57.6	+420
Not in the labour force	1,864	33.3	35.3	1,684	33.5	35.5	+181
Labour force status not stated	368	6.6	6.6	404	8.0	6.9	-36
Total persons aged 15+	5,592	100.0	100.0	5,026	100.0	100.0	+565
Source: Australian Bureau of Statistics, <u>Census of Population and Housing</u> 2006 and 2011. Compiled and presented in profile.id by <u>id.</u> the population experts.							



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 Wentworthville in 2011 shows that there was a higher proportion in the labour force (60.1%) when compared with City of Holroyd (58.1%).



Appendix 3: 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 2013 to June 2015. These figures are not disaggregated to the suburb level. They show that most recorded crimes were stable, with steal from person down.

Recorded incidents of selected offences in the Holroyd Local Government Area Annual totals and 24 month trend from July 2013 to June 2015			
Offence	Jul 2013 to Jun 2014	Jul 2014 to Jun 2015	24 month trend
Assault - domestic violence related	420	476	Stable
Assault - non-domestic violence related	302	362	Stable
Break and enter - dwelling	673	658	Stable
Motor vehicle theft	315	303	Stable
Steal from dwelling	279	279	Stable
Steal from motor vehicle	718	744	Stable
Steal from person	65	39	Down

Figure 8: Crime Statistic Table: Crime Trends in the Parramatta LGA (Source: NSW Bureau of Crime Statistics and Research 2015)

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 Wentworthville CBD, rail stations and major shopping centres.



The subject site and its locality - Wentworthville shows low crime rates for some categories like non-domestic violence and steal from person. It can be ascertained from the data that Wentworthville 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 high.

It is noted that the proposed mixed use development 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 activating its frontages, especially along Pritchard Street, 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 mixed-use development is not expected to have any noticeable impacts on the safety of the Wentworthville local Area.

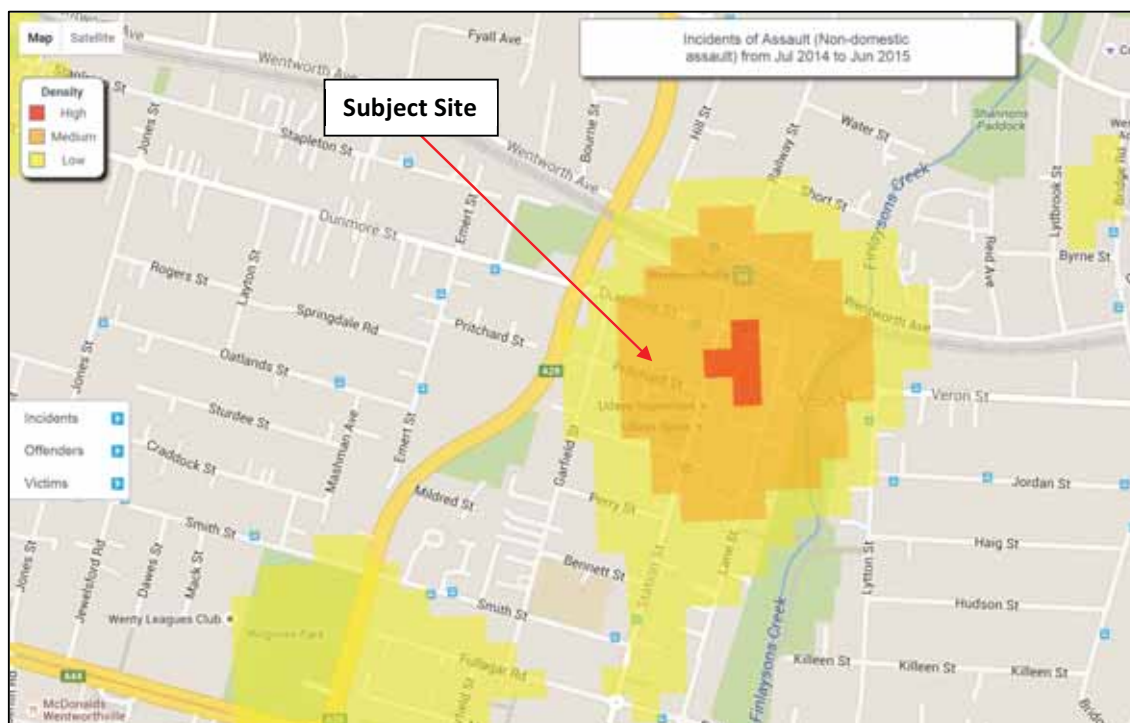


Figure 9: Crime Hotspot Map: Assault Non-Domestic Violence Related (Source: NSW Bureau of Crime Statistics and Research)



Figure 10: Crime Hotspot Map: Assault Domestic Violence Related (Source: NSW Bureau of Crime Statistics and Research)

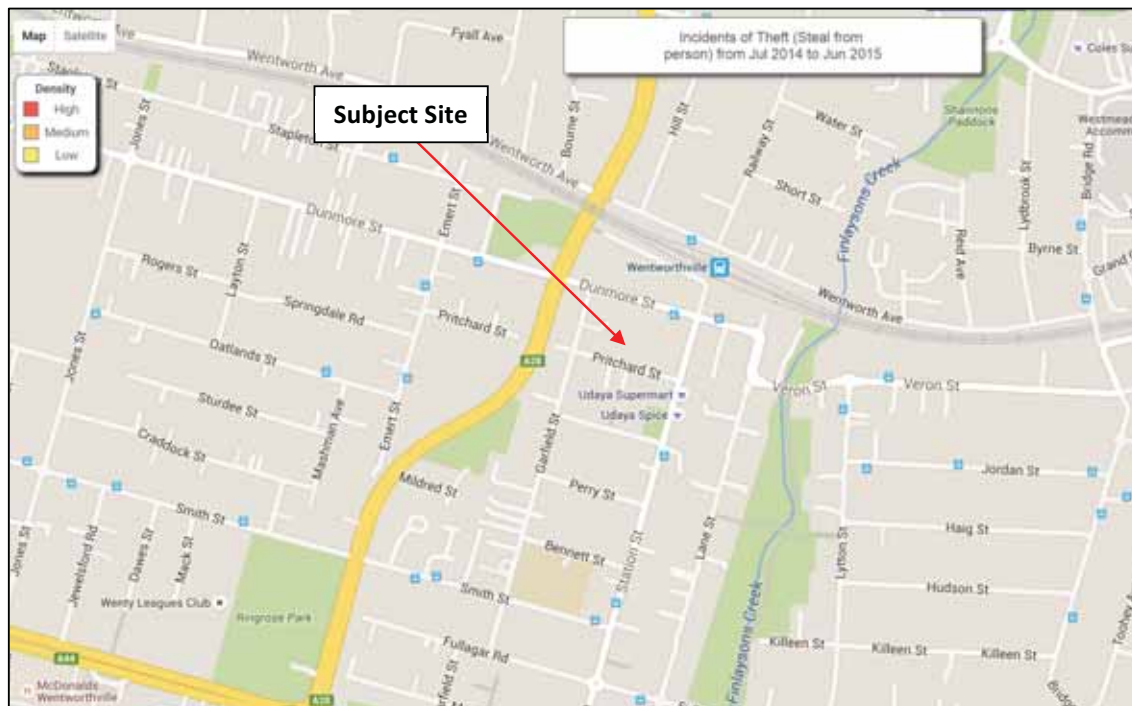


Figure 11: Crime Hotspot Map: Steal From Person (Source: NSW Bureau of Crime Statistics and Research)



Figure 12: Crime Hotspot Map: Steal from Motor Vehicle (Source: NSW Bureau of Crime Statistics and Research)

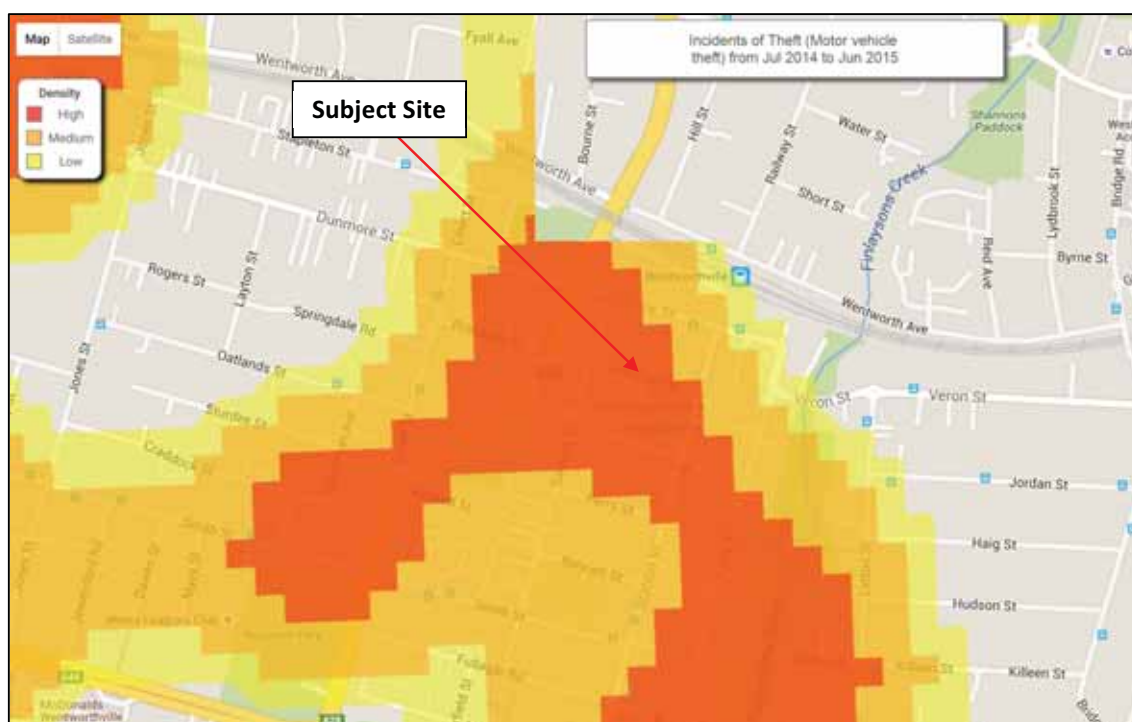


Figure 13: Crime Hotspot Map: Motor Vehicle Theft (Source: NSW Bureau of Crime Statistics and Research)

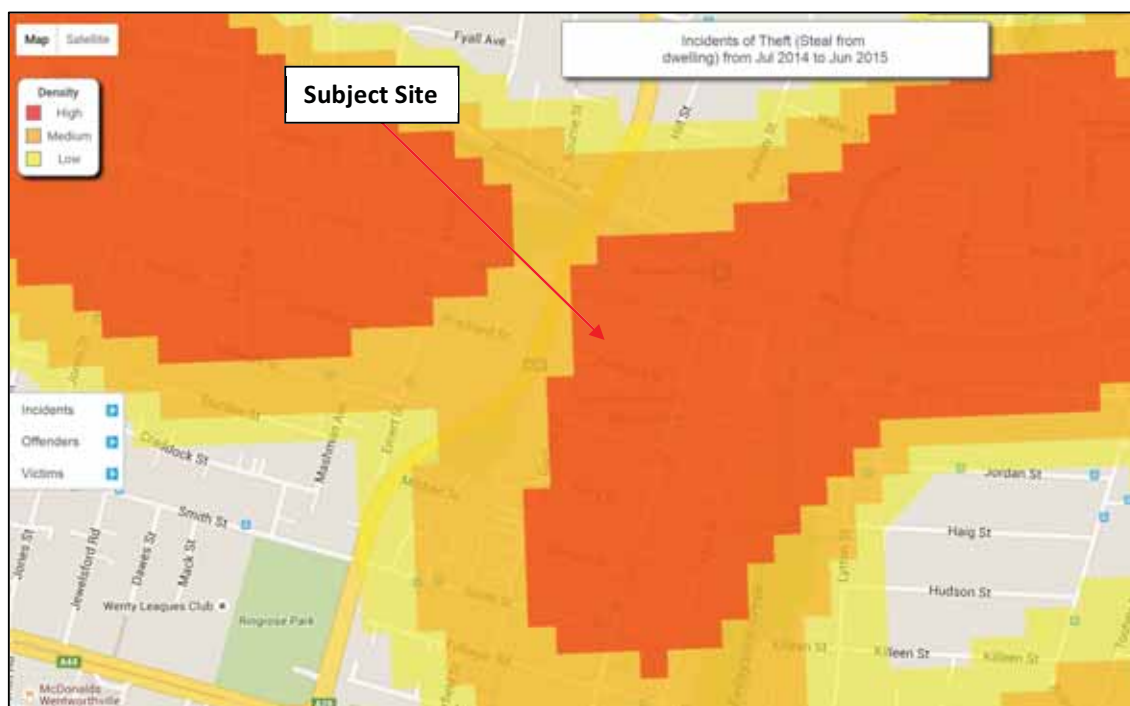


Figure 14: Crime Hotspot Map: Steal from Dwelling (Source: NSW Bureau of Crime Statistics and Research)