

Social Impact Assessment

9 ALBERT STREET &
31 O'CONNELL STREET
NORTH PARRAMATTA

23 FEBRUARY 2024



QUALITY ASSURANCE	
Project:	Social Impact Assessment
Address:	9 Albert Street and 31 O'Connell, North Parramatta
Council:	City of Parramatta
Author:	Think Planners Pty Ltd

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EXECUTIVE SUMMARY

This Social Impact Assessment (SIA) has been prepared in support of a Planning Proposal.

The Planning Proposal relates to 31 O'Connell and 9 Albert Street, North Parramatta referred to within this document as the '*subject site*'. The subject site is a highly visible location at the northern western edge of the Parramatta CBD. The site is strategically located near the river and key transport connections including Parramatta Light Rail and Bus Routes. The site will have visibility from the Westmead Health and Innovation Precinct and the highly active Parramatta Park and Parramatta River foreshore.

The site is located within proximity to employment opportunities, educational establishments, recreational activities and public transportation including Parramatta Female Factory, Parramatta CBD eat street as well as the new light rail station, Ngara station.

Additionally, the site is in close proximity to Parramatta North Public School, St Patrick's Primary, Our Lady of Mercy College Parramatta, Westmead hospital and more broadly all the services, facilities and opportunities of Parramatta CBD.

The amendments proposed in this Planning Proposal are specific to the site and will facilitate a new high-quality mixed-use development that will contribute to the vitality and activation of this precinct along with additional housing supply at the edges of the Parramatta City Centre. The Planning Proposal will contribute to the renewal of the CBD and character of Parramatta. The proposed amendments are driven by a desire to deliver a better built form outcome for the site and has been the subject of a design review by DKO Architects and heritage guidance by Paul Davies.

The proposed amendments are driven by a desire to deliver a superior urban design outcome for the site which addresses Council's vision for height and density which is consistent with the desired future character of Parramatta.

The proposed amendments to planning controls will facilitate the delivery of high quality development contributing to much needed housing supply within this strategic centre.

The Planning Proposal seeks to amend the Parramatta LEP 2023 to allow for the redevelopment of the site for the purposes of mixed use and high-density development by:

- Amending the maximum height of buildings map to permit 72m
- Amending the maximum floor space ratio map to permit 3.9:1

The key positive social impacts associated with the proposal derives from the development delivering a new fine grain, human scale architectural form in a highly accessible space within the Parramatta North Urban Transformation area, that also enjoys proximity and connection to the Parramatta CBD.

The proposal will positively contribute to the function, operation, and economic performance of the immediate precinct and nearby Parramatta CBD by increasing retail opportunities at the street level which will activate its frontages and provide apartments at the street level that directly connect to and activate the streets.

Data from the NSW Bureau of Crime Statistics and Research indicates that major crimes within the Parramatta LGA is steady or declining. The proposal will be designed in a manner that will permit the safe and efficient use of the site. The proposal has incorporated Crime Prevention Through Environmental Design (CPTED) principles, noting that this will be further developed as part of a future development application for the site.

This Social Impact Assessment reviews the social impact of the planning proposal within context of the site being a part of the Parramatta North Urban Transformation precinct and also having regarding to its proximity to the Parramatta CBD, and concludes that the proposal will not generate negative social impacts but rather will be consistent with Council's social, economic and development plans and strategies for the area. The development will meet the social and economic needs of the community while also being consistent with State and Local policies and planning controls.

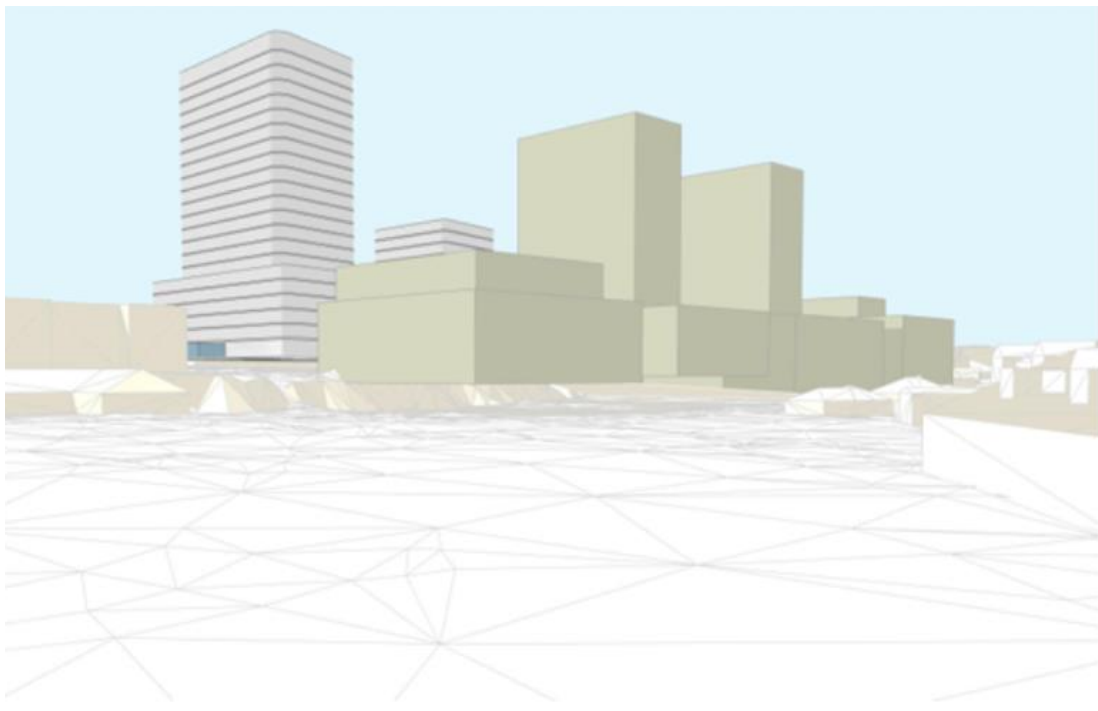
PLANNING PROPOSAL BENEFITS

The key social and other benefits arising from the Planning Proposal include:

- The Planning Proposal for 31 O'Connell and 9 Albert Street responds to and is consistent with the earlier **urban design analysis** conducted by the Department of Planning and Environment for the Parramatta North Urban Renewal area.
- The proposed amendment to Height and FSR is similar to existing controls on adjoining lands, and will contribute significantly to the housing stock of North Parramatta. Montages overleaf demonstrate the consistency of the proposed built form with the adjoining built form.
- Importantly, the Planning Proposal is **responsive to the immediate built form** and urban design factors / context that exist. The site sits within a comfortable scale that is commensurate with surrounding buildings responding to the topography and surrounding heritage items both local and state.
- The planning proposal responds to the surrounding heritage items and conservation areas and will facilitate the transition between the Heritage Conservation Area to the east and the urban renewal area. This is supported by the heritage assessment attached as part of this submission.
- The building envelopes illustrated in the Urban Design Report by DKO Architecture demonstrates a **high standard of design and amenity** can be achieved on the site. The scheme responds to the principles in the Apartment Design Guidelines for separation and privacy. The scheme has benefited from urban design advice from City of Parramatta and the Parramatta DCP.
- The proposal will ensure the delivery of upgraded pedestrian links along all street frontages and a new through-site link to **enhance the pedestrian environment** including the safety of people accessing the site and accessing surrounding land.
- The proposal delivers a **variety of housing opportunities** within Parramatta CBD. This enables the opportunity to create a genuine 30-minute city where housing is well connected to public transport, health services, education services, employment, and recreational facilities.
- The proposal will deliver retail and commercial floors space within North Parramatta, **contributing to street activation**.
- The proposal comprises **new housing supply and choice** with access to jobs, services and public transport.
- The proposal is accompanied by a VPA that commits to the dedication of four x 1 bedroom apartments to the City of Parramatta in perpetuity for the purposes of Affordable Housing and a monetary contribution dedicated to upgrades to Belmore Park. The VPA is in addition to the benefits set out above and also the provision of an east west through site link that is to be publicly accessible.

The subject land parcel is ideal to accommodate the proposed development as it is located within an accessible area and is consistent with the evolving character of developments within Parramatta. Furthermore, the development proposes to provide the opportunity to deliver a mixed use development in a location which is experiencing an intensification in terms of development as well as considering the site's proximity to educational establishments, employment opportunities and recreational activities.

Montage 1: Proposed development seen from the west, showing permissible height on adjoining site (DKO)



THE AREA

Parramatta is one of the oldest cities within Australia, being established in 1788 and at present operates as Sydney's second CBD. The LGA is surrounded by other Sydney Local Government Areas, with The Hills Shire and Hornsby Shire to the north, the City of Ryde to the east, Cumberland, Bankstown City and Fairfield City to the south and Blacktown City to the west.

Prior to colonial settlement, Parramatta was home to successive generation of Aboriginal peoples for thousands of years. As Australia's first inland European settlement, Parramatta is often described as the 'cradle of the colony'.

Settlement of the area dates from 1788 with the establishment of a farming colony. A township was established in 1790 and a railway station opened in 1860, with growth taking place between 1880s into the early 1900s. The most significant growth Parramatta experienced took place during the post-war years. Since the 1990s, the prominence of Parramatta as an economic, social, and cultural hub has significantly increased with the relocation of government agencies such as the NSW Police Force and Sydney Water from Sydney to Parramatta CBD. Furthermore, Parramatta has also experienced a rapid increase in its population with the proliferation of high density development within and on the edges of the city centre over the last 5-10 years.

With major upgrades to the railway station and bus exchange, the expansion of Westfield Parramatta and current office developments known as Parramatta Square, it is expected that Parramatta will continue to undertake its role as Sydney's second CBD. This trend is expected to continue with the City Centre Planning Strategy Parramatta Local Environmental Plan 2011 proposing to substantially up zone lands within and at the edge of the city centre for high density commercial, mixed use and residential development.

This is evident with the proliferation of large residential towers that has recently been constructed or in the process of being constructed within the town centre and along its edges.

Successive waves of migration and redevelopment have helped to shape Parramatta's rich and ongoing history and settlement.

SITE AND LOCALITY DESCRIPTION

LEGAL DESCRIPTION

The site is located at 31 O'Connell Street and 9 Albert Street, North Parramatta. The site is legally described as Lot 1, DP998240 and Lot 1, DP 1143431. The site has an area of approximately 8,921m².

The site is currently vacant and adjoins two Nursing Homes to the west, Southern Cross Care Marian Nursing Home and Lillian Wells Nursing Home. Both nursing homes have undergone or going through extensive upgrade and renovation works and are not intending to redevelop their site in the near future.

Currently 31 O'Connell Street has driveway access from O'Connell Street and 9 Albert Street from Albert Street. The proposed development will close the driveway access on O'Connell Street to support efficient traffic flow.

The following photographs overleaf and within the following pages provide a visual understanding of the site and its relationship to the street. It is noted that the site is currently vacant, with all buildings previously on the site having been demolished.



Photograph 1: view from the corner of O'Connell and Albert Street.



Photograph 2: view of the site from O'Connell Street.



Photograph 3: view from the site from Albert Street.



Photograph 4: view of the site from O'Connell Street looking North.



EASEMENTS OR RESTRICTIONS

There are currently no easements impacting on the future potential for the redevelopment of the site.

TOPOGRAPHY AND VEGETATION

There are approximately 65 trees on the site. The most significant corridor of trees are located at the corner of O'Connell and Albert Streets. Consideration will be given to retaining any trees that are in good health as part of the future development scheme. The rezoning proposed does not turn on the trees located on the site, as the site is of such size and configuration that a detailed assessment and response can occur as part of the future application process.

The subject site is best described as relatively flat land with a mild slope from the east to the west with the lowest point of the site being within the south western corner.

The application is accompanied by a concept landscape plan, discussed further below.

EXISTING VEHICULAR ACCESS

The existing vehicle access is provided to the site from O'Connell and Albert Streets. Noting that the proposed development will close vehicle access from O'Connell Street to reduce traffic congestion and impact on O'Connell Street.

ARCHAEOLOGY

There are no known Items of Aboriginal Heritage located on the site and due to the site's development history, the land has been excavated for various previous developments, thus is highly altered from its natural condition. This has been confirmed by the Aboriginal Heritage Preliminary Impact Assessment.

Opportunities to salvage archaeological items unearthed during excavation works are to be considered. If any items are found during the excavation, in the first instance opportunities to salvage and reuse the items are to be incorporated. When this is not practical or possible, an interpretation strategy is to be prepared.

ACID SULFATE SOILS

The site is part Class 5 Acid Sulfate Soils as shown in the Parramatta LEP 2023. A preliminary site and soil assessment is to be conducted as part of the future development application.

SITE CONTEXT AND SITE ANALYSIS

The subject site is in a highly visible location at the northern part of the Parramatta CBD and is strategically located near key transport connections including O'Connell Street.

The site is currently unoccupied. The neighbourhood locality is currently one to two storey single houses on the eastern side of O'Connell Street and predominantly medium and high density housing on the western side of O'Connell Street. There is currently no mixed-use development in the immediate locality, and this proposed development will act as a catalyst for future growth within the North Parramatta Precinct.

The site being centrally located has excellent connectivity to all forms of transport. The new Parramatta light rail will be approximately 250m from the site and the rail about 1.7km from the site which connects to the T1, T2 and T5 trainlines. There is also the new Metro proposed to connect to Parramatta Station which will be closer to the site. The site has good access to various bus routes.

The site is proximate to numerous cultural and recreational facilities and opportunities such as Parramatta River, Parramatta female factory, Old Orchard Park, Parramatta Gaol and Prince Alfred Square. The following figures assist with site context and site analysis.

The site is located to the east of Parramatta River and Westmead Health and Education Precinct. A bus stop is located on the eastern site boundary on O'Connell

Street which provides a number of local and regional bus connections to the site. There is also the Parramatta ferry wharf that is 500m to the east of this site.

Figure 1: Site Aerial Context (DKO Architects)

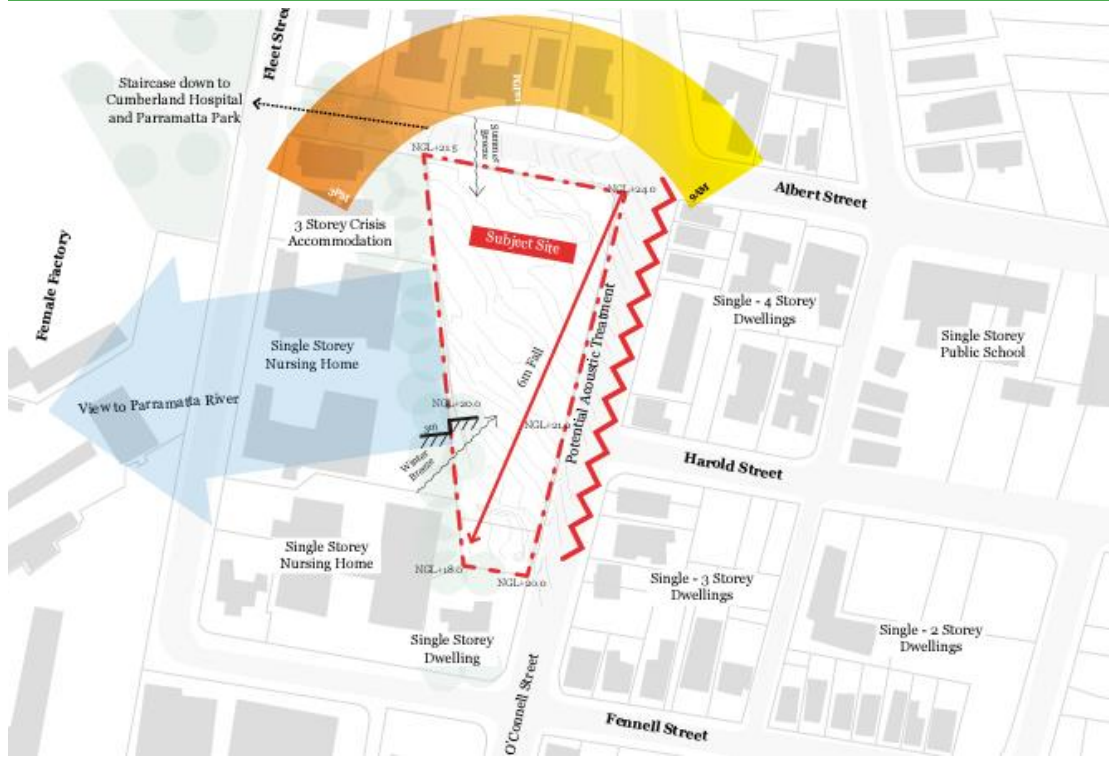
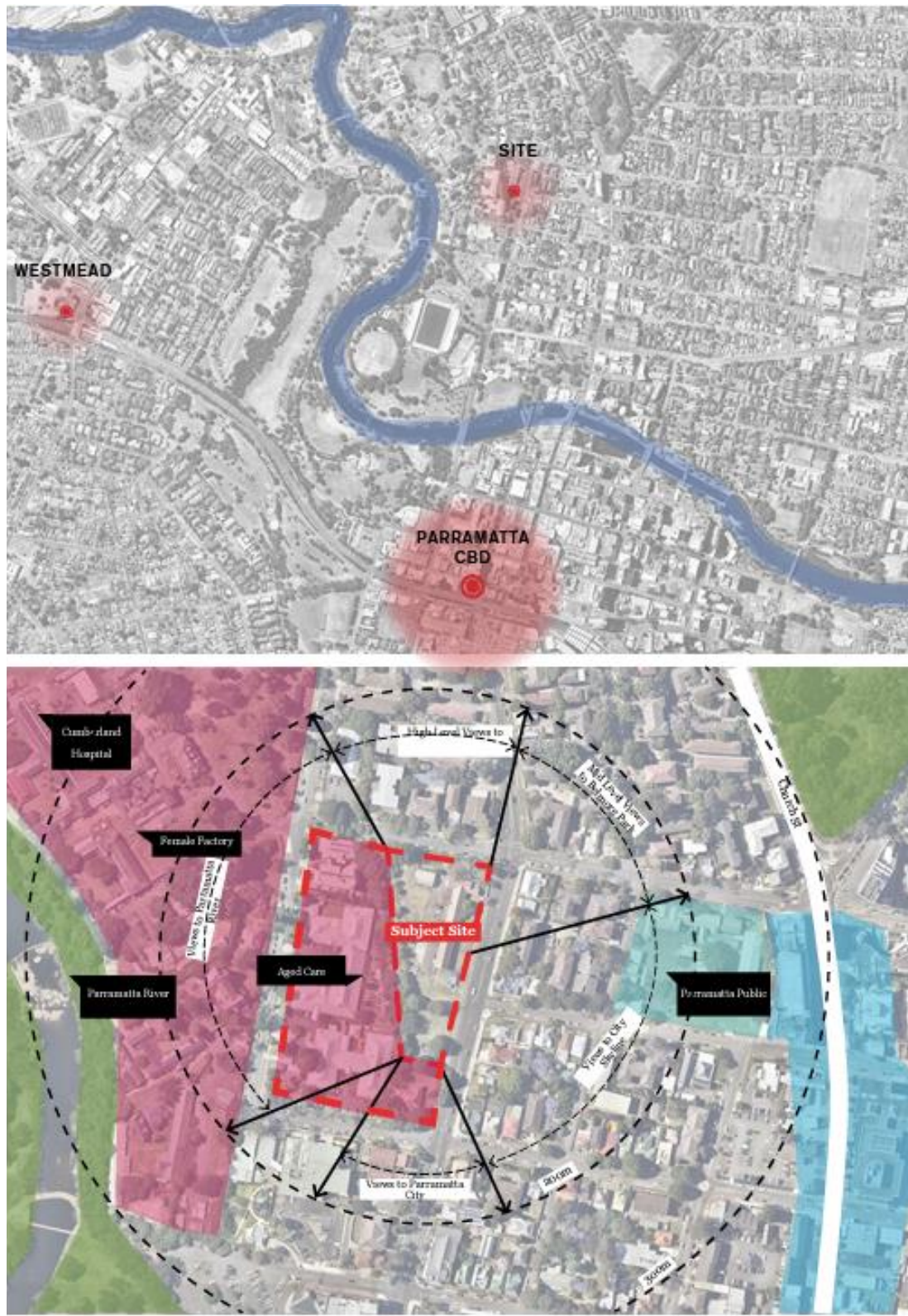


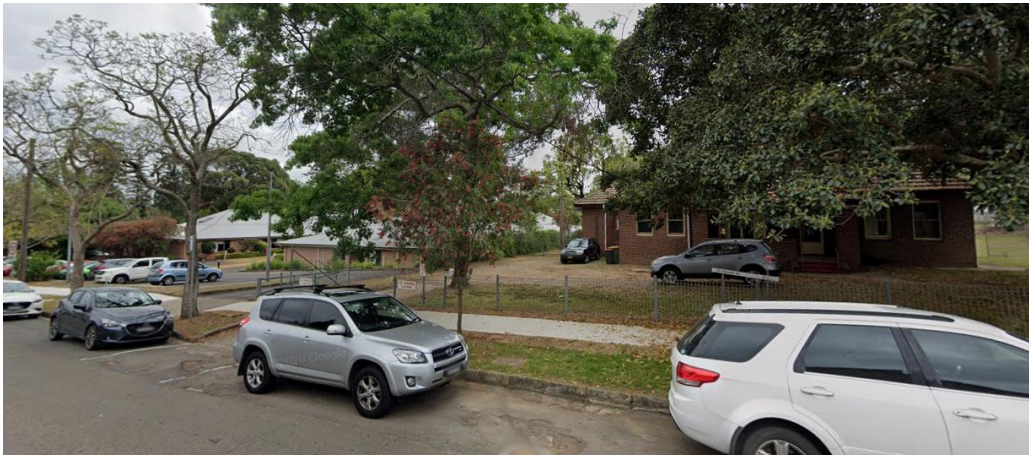
Figure 2: Broader Site Context (DKO)



CONTEXT IMAGES

As per photographs overleaf and subsequent pages, the following provides a series of images of the existing development surrounding the site.

Photograph 5: Shows the neighbouring building on Fennell Street. (Google Maps)



Photograph 6: Shows the recently renovated residential aged care home at 2 Fennell Street. (Google Maps)



Photograph 7: Existing aged care home at rear currently going through renovation on Fleet Street. (Google Maps)



Photograph 8: Surrounding context, UNESCO World Heritage Listed Parramatta Female Factory Precinct at the rear (Google Maps)

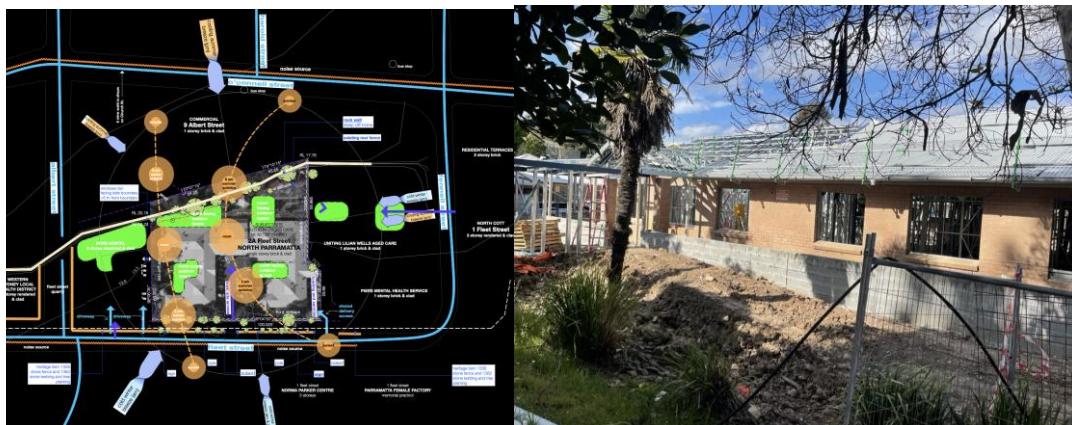


PROXIMATE DEVELOPMENT ACTIVITY

A proper understanding of the Planning Proposal requires a clear appreciation of the adjoining development being undertaken, in particular 2A Fleet Street to the west of the site.

Southern Cross Care obtained consent for alterations and additions to their existing Aged Care facility, including the construction of two extensions. The Council granted approval in 2020 and the works are currently being finalised, as shown in the image below, taken on 13 September 2022 and an extract from the approved plans.

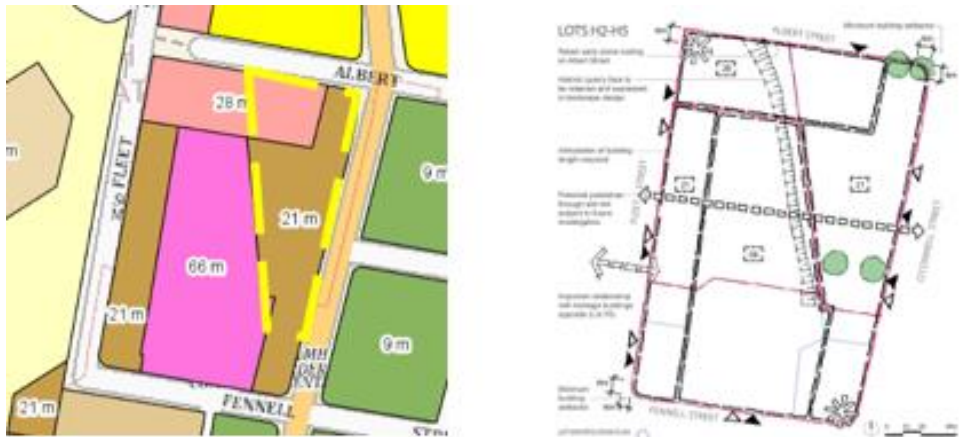
Figure 3: Extract of approved plans on neighbouring site 2A Fleet Street



It is submitted that this recent approval and construction is an important consideration in the assessment of the application.

The planning controls assume that the Southern Cross Care site redevelopment will be in the form of a tower of 72m in height as illustrated in the LEP and DCP extracts below.

Figure 4: Existing planning controls for neighbouring site



The indicative layout plan in the DCP illustrates that up to 3 towers of 72m in height would be constructed along the middle of the street block between Fennell Street and Albert Street. The Southern Cross Care site is being developed for 1-2 storey buildings and is not seeking to undertake the 2 towers of 72m shown for that land. This gives rise to the opportunity to develop a taller tower on the subject site, as was indicated early in the Parramatta North urban transformation precinct planning investigations. The Response to Submissions Report by Urban Growth in 2015 identified 2 towers of 20 and 30 storeys respectively on the subject site.

Figure 5: Existing DCP and figure from Urban Growth report



Parramatta DCP 2023

Urban Growth Response to Submissions Report 2015

SITE AND LOCALITY DESCRIPTION

A METROPOLIS OF THREE CITIES – THE GREATER SYDNEY REGION PLAN

The Greater Sydney Region Plan sets out a bold vision and strategy for the future of Greater Sydney for the next 40 years to 2054.

Map extract of the Greater Sydney Structure Plan is provided below.

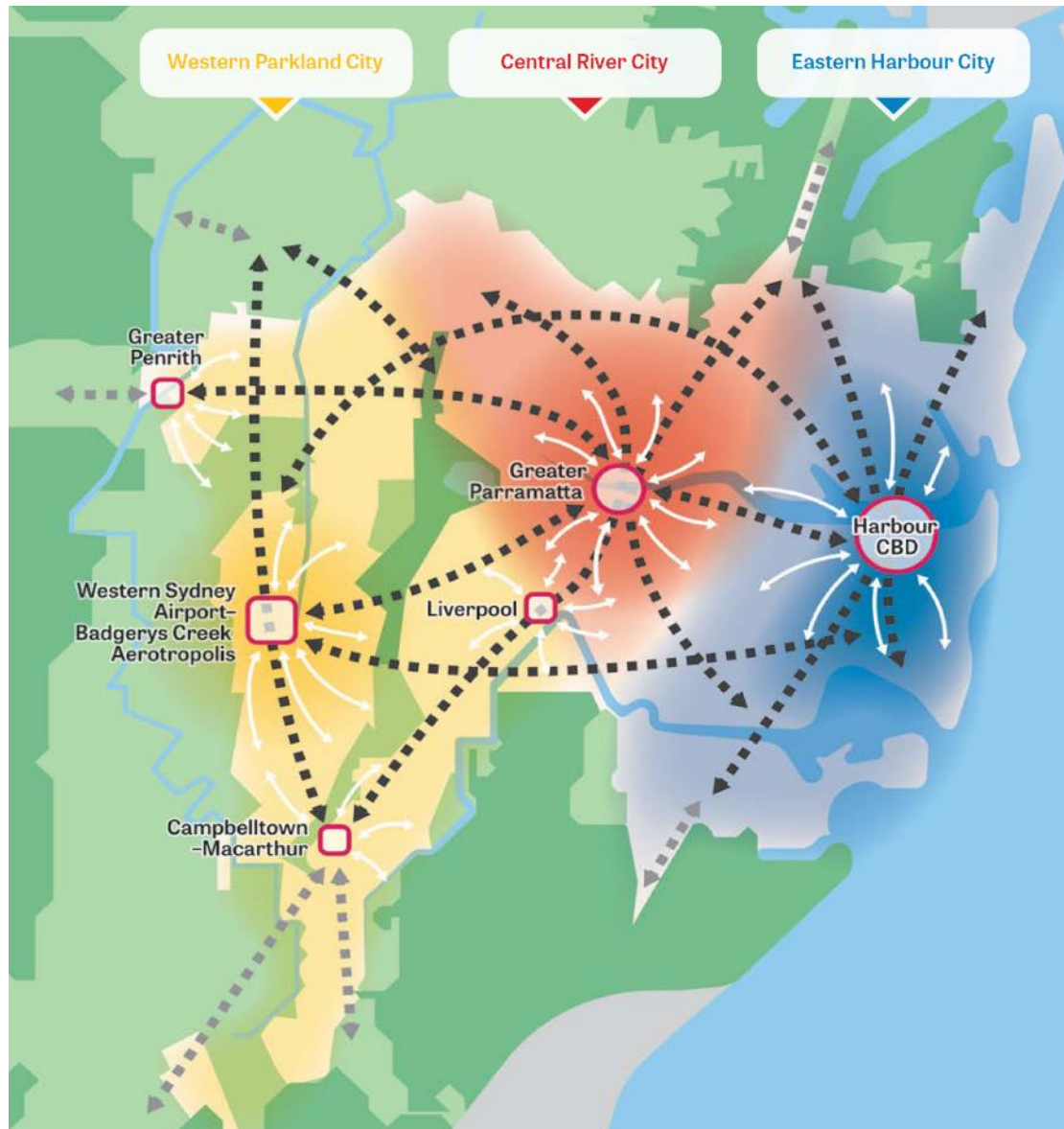
Figure 6: Plan for the Greater Sydney Map Extract (Source: The Greater Sydney Region Plan)



It is aiming to create a metropolis of three unique but connected cities: the Western Parkland City, the Central River City and the Eastern Harbour City and a 30-minute city, which is illustrated by a map extract overleaf.



Figure 7: Metropolis of Three Cities Map Extract (Source: The Greater Sydney Region Plan)



Central District Plan

The Greater Sydney Region Plan has split the wider metropolitan into 5 districts, with Greater Parramatta located within the Central District, as illustrated by the map extract overleaf.

The Central District Plan provided in the following page identifies the City of Parramatta or Greater Parramatta as a Metropolitan Centre.

Figure 8: Structural Plan for the Central City District Map Extract (Source: The Greater Sydney Region Plan)



The District Plan talks about renewing local centres so that they become great places to live work and visit, this includes all parts of the public realm such as open space, streets, centres and neighbourhoods and the interface with the public realm which includes residential, commercial and industrial streetscapes. They exhibit design excellence with a focus on open space and a people friendly realm.

A Metropolis of Three Cities has identified elements that create great places including:

- **Well-designed built-environment:** great places are enjoyable and attractive, they are safe, clean and flexible with a mix of sizes and functions

- **Social infrastructure and opportunities:** great places are inclusive of people of all ages and abilities, with a range of authentic local experiences and opportunities for social interaction and connection.
- **Fine grain urban form:** great places are walkable, of human scale, with a mix of land uses including social infrastructure and local services at the heart of communities.

The proposal achieves the elements that the strategy has identified as a great place as demonstrated below:

- The new through site link will positively contribute to the public domain and movement; in that it will provide through site east to west link, making a valuable contribution to accessible meeting spaces and broader areas of open space.
- The proposal will positively contribute to the function, operation, and economic performance of Parramatta CBD by increasing additional employment and retail opportunities to activate the site.
- The provision of mix of land uses will provide social and physical connectivity, local diversity and cultural richness which will contribute to the liveability of the local neighbourhood and North Parramatta.
- Considerable injection of local jobs during the construction phase

The public domain scheme comprising of a new through site link encourages pedestrian friendly and vibrant public space that provides a strong identity to the development.

REGIONAL CONTEXT

The Local Government Area of Parramatta (City of Parramatta) is located west of central Sydney in the Greater Western Sydney Region. The Council area is situated between the City of Ryde and Cumberland, approximately 25 kilometres west of the Sydney central business district.

After boundary readjustment in 2016, the LGA of Parramatta occupies an area of 84 square kilometres spanning across suburbs in Greater Western Sydney from Toongabbie to its far western boundary, Beecroft to its far northern boundary and Sydney Olympic Park Precinct to its far south-eastern boundary. This is illustrated by an aerial extract below.



Figure 9: City of Parramatta LGA Boundary Map Extract (Source: Public Domain Report – Arcadia)



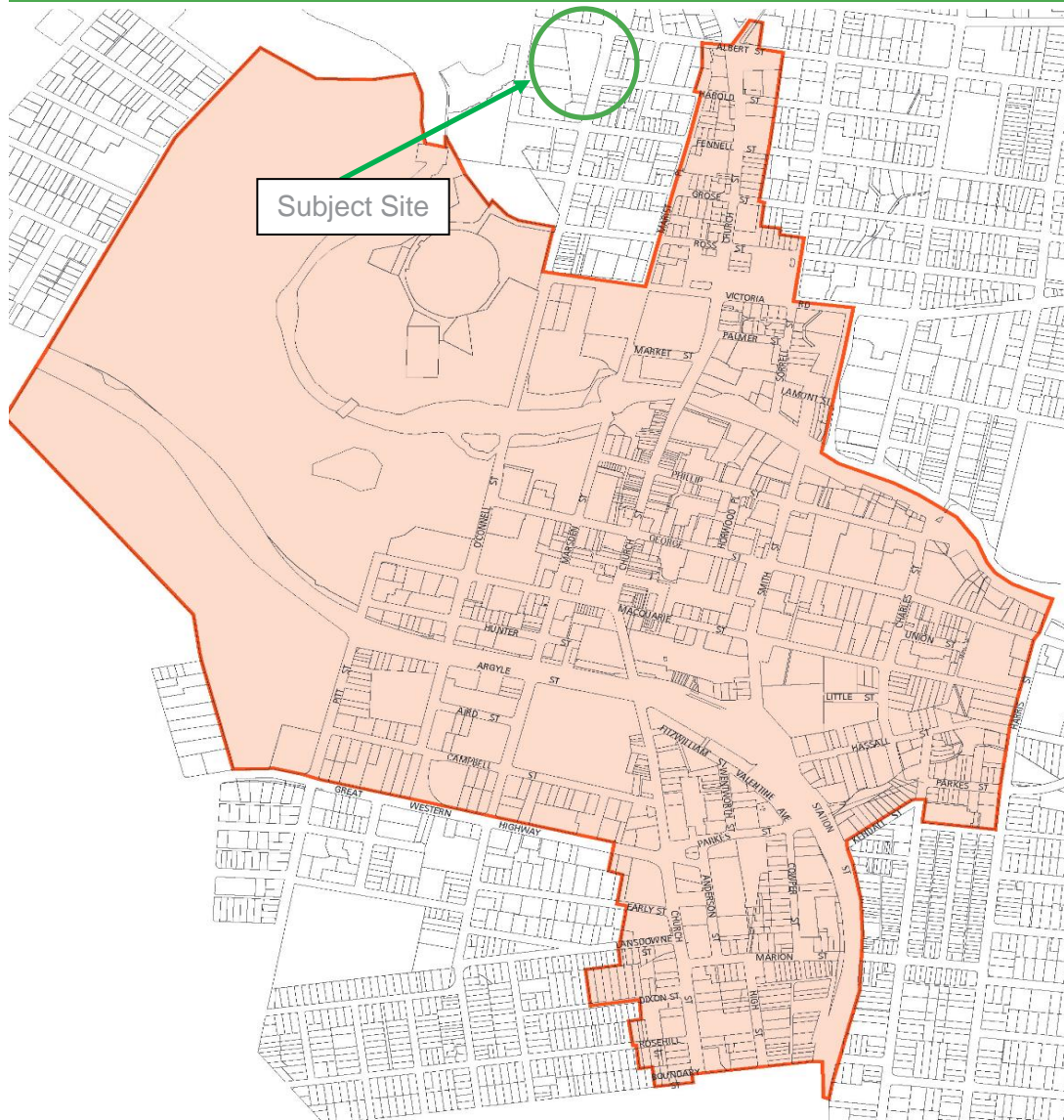
PARRAMATTA CBD

The subject site is located proximate to Parramatta CBD, which is located approximately 23km west of the Sydney CBD and is the administrative centre and the largest commercial centre within the local government area of the City of Parramatta and the Regional Centre for Western Sydney.

The city centre services the western region of Sydney and surrounding residential areas while providing major employment opportunities and vital services to the local community.

The subject site resides proximate to the Parramatta CBD as illustrated below.

Figure 10: Parramatta CBD Map Extract (Source: Parramatta DCP 2011)



Parramatta CBD is currently experiencing a significant transformation of its built form as it progresses towards fulfilling its role as the key Regional Centre of Western Sydney and this development will assist with this.

PARRAMATTA NORTH URBAN TRANSFORMATION STRATEGY

The current planning controls for the site and surrounding North Parramatta Urban Transformation (PNUT) Precinct arose out of detailed study initiated by Urban Growth NSW and that led to a State Environmental Planning Policy. The controls are now imbedded in the Parramatta LEP 2023, supported by site specific guidelines in the Parramatta DCP.

Arising from the deferral of land north of Parramatta River from the Parramatta CBD Planning Proposal in 2022, the Department initiated a “North Parramatta Place Strategy”. The Department notes –

North Parramatta is located close to the fast-growing Parramatta CBD. Together with City of Parramatta Council, local residents, community organisations and businesses, the Department of Planning and Environment will create a North Parramatta Place Strategy for this important area.

The Place Strategy will deliver a vision for the future of North Parramatta that will meet the needs of a growing and changing population, enhancing liveability for all. It will guide future growth in a way that recognises and responds to the heritage significance of the area.

Developing a Place Strategy will provide the opportunity to understand what’s important in North Parramatta, what aspects should be preserved and how the area can evolve to meet the needs of people who live, work and play in North Parramatta.

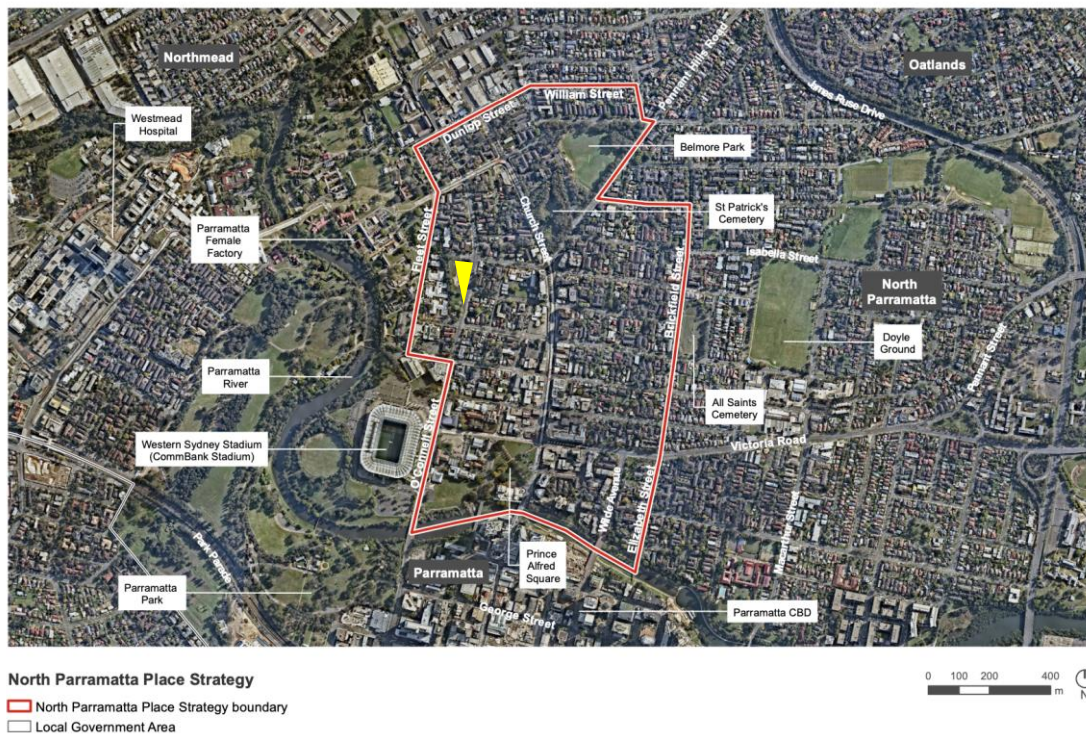
The subject site is within the Place Strategy area, as shown on the map extract below (site indicated).

On 2nd December 2022 Think Planners attended the first Community Visioning Workshop. It was apparent that despite the boundaries of the Place Strategy including the site, the strategy is not seeking proposing to revisit or alter the current planning controls applicable to the site and surrounds.

In November 2023 the Minns State Government announced that progressing the strategy would not eventuate. Rather, an announcement was made by the NSW Government that the Church Street North Precinct will be rezoned via a state-led process through the making of a State Environmental Planning Policy over the area shown in Figure 12.

The SEPP was made in late 2023.

Figure 11: North Parramatta Place Strategy (Source: City of Parramatta)



This announcement provides clarity that the site that is the subject of this planning proposal is not included in the boundaries of the Church Street North rezoning. Nothing arises in these changes to policy that prevents the proper assessment of this application.

As the subject site is not located within the North Parramatta Place Strategy and the state-led rezoning area, the subject site is within the area of Parramatta Council's interest. As noted in the council's report titled "*Parramatta CBD Planning Framework – Planning Investigation Areas*"

"The Government's decision to discontinue the preparation of the North Parramatta Place Strategy and instead focus on the area previously part of the Parramatta CBD Planning Proposal (within the grey hatched boundary) means there is no longer a policy overlap with the original PIA boundaries

"Council is now in a clear position to make recommendations about the progression of the strategic planning work to review planning controls within the PIAs."

Accordingly, the North Parramatta Place Strategy and the state-led rezoning has no bearing or constraint upon the ability of the Council to assess this Planning Proposal.

This planning proposal is an early mover within the precinct in investigating and reviewing of the planning controls.

Importantly, the planning proposal is consistent with the vision for the street block in which the site is located. The vision, as manifested in the planning controls, is for high density development of a series of tower forms running down the centre of the block, that transitions at the edges to a lower high density form.

Figure 12: Church Street North State-Led Rezoning (Source: NSW Government)

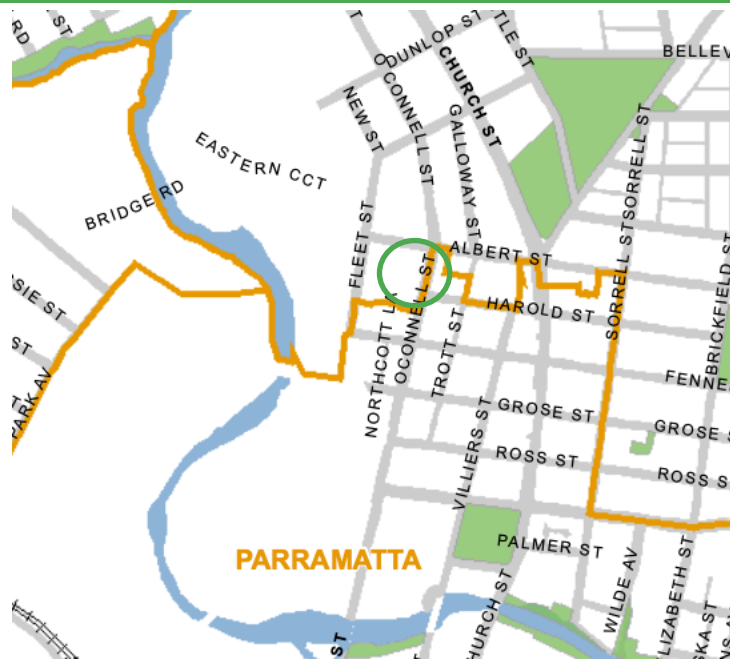


KEY DEMOGRAPHICS

The statistical analysis provided here allows a basic understanding of the socio-demographic context of the suburb of Parramatta.

It is important to note that the subject site is located immediately on the boundary of the suburbs of Parramatta and North Parramatta as shown in the suburb boundary extract below.

Figure 13: Suburb Boundary Map extract (Source: City of Parramatta)



Given the proximity of the site to the Parramatta CBD and noting that the site shares a relationship with, and characteristics, more closely associated with Parramatta, it is appropriate to have regard to the Parramatta suburb data for this SIA.

To gain an understanding of the performance of the suburb of Parramatta, it will be benchmarked against Greater Sydney. Data has been obtained from Census information (source: profile.id.com.au) and is provided below to assist in a broad understanding of the characteristics of the suburb.

Population

City of Parramatta - Total persons	2021			2016			Change
Population	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2016 to 2021
Estimated Resident Population	258,527	--	--	234,444	--	--	+24,083
Enumerated Population	256,908	--	--	228,341	--	--	+28,567
Usual Resident Population	256,729	--	--	226,149	--	--	+30,580

Source: Australian Bureau of Statistics, Census of Population and Housing 2016 and 2021. Compiled and presented in profile.id by .id (informed decisions).

Selected subpopulation categories

City of Parramatta - Total people (Usual residence)	2021			2016			Change
Population group	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2016 to 2021
Males	128,734	50.1	49.4	113,158	50.0	49.3	+15,576
Females	127,995	49.9	50.6	112,996	50.0	50.7	+14,999
Aboriginal and Torres Strait Islander population	2,079	0.8	1.7	1,695	0.7	1.5	+384
Australian citizens	177,866	69.3	80.8	159,035	70.3	79.5	+18,831
Eligible voters (citizens aged 18+)	134,486	52.4	61.4	120,240	53.2	60.0	+14,246
Population over 15	210,090	81.8	81.6	184,552	81.6	81.3	+25,538
Employed Population	123,041	94.3	94.9	106,590	93.0	94.0	+16,451
Overseas visitors (enumerated)	775	--	--	5,195	--	--	-4,420

Source: Australian Bureau of Statistics, Census of Population and Housing 2016 and 2021 (Usual residence). Compiled and presented in profile.id by .id (informed decisions).

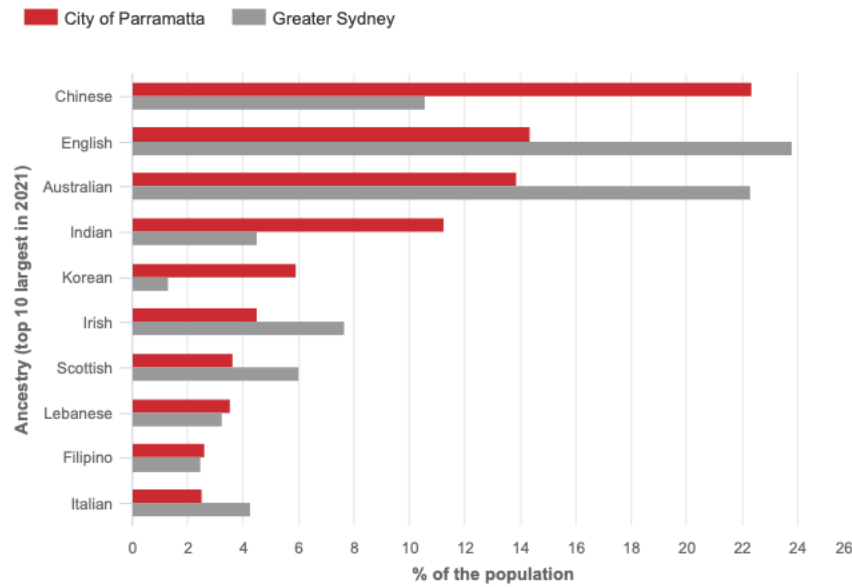
Dwellings

City of Parramatta - Households (Enumerated)	2021			2016			Change
Dwellings	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2016 to 2021
Total dwellings	106,649	100.0	100.0	85,726	100.0	100.0	+20,923
Occupied private dwellings	96,232	90.2	91.9	80,162	93.5	92.5	+16,070
Population in non-private dwellings	5,228	--	--	10,051	--	--	-4,823
Average household size (persons per dwelling)	2.62	--	2.68	2.72	--	2.72	-0.11

Source: Australian Bureau of Statistics, Census of Population and Housing 2016 and 2021 (Enumerated). Compiled and presented in profile.id by .id (informed decisions).



Ancestry, 2021



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).

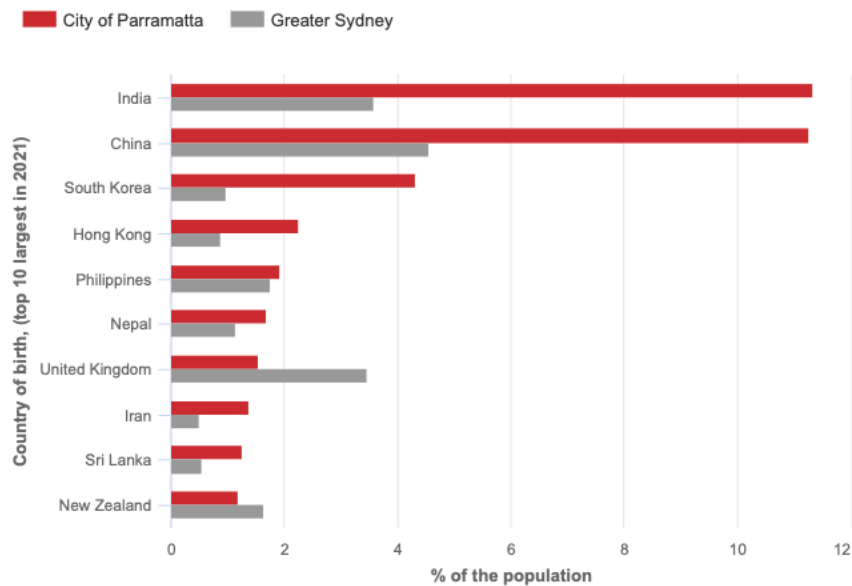
Birthplace - Summary

City of Parramatta - Total persons (Usual residence)				2021			2016			Change
Birthplace				Number	%	Greater Sydney %	Number	%	Greater Sydney %	2016 to 2021
Total overseas born				136,845	53.3	38.6	112,027	49.5	36.7	+24,818
Australia				108,805	42.4	56.8	101,061	44.7	57.1	+7,744
Not stated				11,073	4.3	4.6	13,060	5.8	6.3	-1,987
Total Population				256,723	100.0	100.0	226,148	100.0	100.0	+30,575

Source: Australian Bureau of Statistics, Census of Population and Housing 2016 and 2021. Compiled and presented by .id (informed decisions).



Birthplace, 2021



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).

Dwelling structure

City of Parramatta - Dwellings (Enumerated)	2021			2016			Change
Dwelling type	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2016 to 2021
Separate house	38,652	36.3	53.4	37,632	43.9	55.0	+1,020
Medium density	19,523	18.3	18.8	18,366	21.4	20.3	+1,157
High density	47,866	44.9	27.1	28,977	33.8	23.5	+18,889
Caravans, cabin, houseboat	15	0.0	0.1	23	0.0	0.2	-8
Other	249	0.2	0.4	301	0.4	0.5	-52
Not stated	256	0.2	0.2	332	0.4	0.4	-76
Total Private Dwellings	106,561	100.0	100.0	85,631	100.0	100.0	+20,930

Source: Australian Bureau of Statistics, Census of Population and Housing 2016 and 2021. Compiled and presented by .id (informed decisions).

Dwelling type

City of Parramatta	2021			2016			Change
Dwelling type	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2016 to 2021
Occupied private dwellings	96,232	90.2	91.9	80,162	93.5	92.5	+16,070
Unoccupied private dwellings	10,326	9.7	7.9	5,453	6.4	7.3	+4,873
Non private dwellings	91	0.1	0.1	106	0.1	0.2	-15
Total dwellings	106,649	100.0	100.0	85,721	100.0	100.0	+20,928

Source: Australian Bureau of Statistics, Census of Population and Housing 2016 and 2021. Compiled and presented by .id (informed decisions).

COMMENTARY ON CENSUS DATA

The data set out above is readily available from to the public and provides some helpful commentary. However, its usefulness is limited in relation to this planning proposal. It is established that the City of Parramatta and the key precincts, such as Parramatta North, have been identified for increased housing supply. This planning policy is supported by significant government investment in key community infrastructure such as Parramatta Light Rail, Parramatta Stadium, Sydney Metro, Phive, Powerhouse Museum and others.

The demographic data does not alter the nature of the planning aspirations and controls for the area. Irrespective of the historic data, or indeed the historic trends, Parramatta will continue to support significant uplift in housing supply and population numbers. The Planning Proposal is consistent with this Government policy and will deliver the housing supply necessary in the region.

CRIME AND SAFETY CONTEXT AND REVIEW OF BOCSAR

Notwithstanding the transformation of the urban character of the site, and the broader area, contemplated in the planning controls, a review of crime and safety issues identified in the Parramatta LGA, derived from the NSW Bureau of Crime Statistics and Research (BOCSAR), provides a relevant baseline of data.

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 Parramatta 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, of 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 Parramatta LGA between July 2019 to June 2020 with that of between July 2020 to June 2021. These figures are not disaggregated to the suburb level.

They show that most recorded crimes were stable or have decreased.

Offence	July 2019 to June 2020	July 2020 to June 2021	24 Month Trend
Break and enter – non-dwelling	912	181	Stable
Motor vehicle theft	376	295	Stable
Steal from motor vehicle	697	717	Stable
Steal from dwelling	529	476	Down
Steal from motor vehicle	1356	909	Down
Steal from person	161	82	Down
Malicious damage to property	1383	1124	Down

Furthermore, the proposed development has been designed in a manner that will permit the safe and efficient use of the site. The proposal is to incorporate Crime Prevention Through Environmental Design principles where relevant.

LOCAL COMMUNITY PROFILE

TRANSPORT

The site is in a highly accessible location enjoying near access to more than one station of the recently constructed Parramatta Light Rail that connects the site to Parramatta CBD and Westmead Medical and Education Precinct.

The Light Rail connects to Parramatta Train Station and Bus Interchange which connects Parramatta to Greater Sydney including Sydney CBD to the east and Greater Western Sydney to the west.

Furthermore, the development site has good access to local and regional bicycle routes via the existing road network and dedicated bicycle paths. The Parramatta Valley Cycleway provides access to the Parramatta CBD from Ryde, through Parramatta to Sydney Olympic Park.

The subject site is also within proximity to key arterial road networks including The M4 Motorway, Parramatta Road, Woodville Road, The M2 Motorway, and James Ruse Drive.

A bus stop is located immediately outside the subject site on O'Connell Street.

COMMERCIAL PRECINCTS

The subject site resides adjacent Parramatta CBD, the second largest CBD within Sydney. Being a regional centre of Western Sydney, the CBD provides a wide variety of commercial, retailing, and other essential services such as health, education, and legal services. The site also enjoys proximity to the Westmead precinct with its abundance of medical services and employment opportunities.

RELIGIOUS INSTITUTES

Religious institutes that are in close proximity to the subject site include the following:

- All Saints Church Parramatta North (27 Elizabeth Street Parramatta)
- St Patricks Cathedral (Marist Place Parramatta)
- Uniting Church, Leigh Memorial (119a Macquarie Street Parramatta)
- St Johns Anglican Church (191 Church Street Parramatta)
- St John Greek Orthodox Church (163 George Street Parramatta)
- Our Lady of Lebanon Co-Cathedral (40 Alice Street, Harris Park)
- The Church of Jesus Christ of Latter-Day (169 Pennant Street, Parramatta)
- Full Life Church Parramatta (98 Victoria Road, North Parramatta).

COMMUNITY SERVICES

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

Parramatta Library - PHIVE

The public library is open 7 days per week and provides opportunities for learning and Internet access.

Parramatta CBD

With the development site proximate to Parramatta CBD, there are multiple community organisations within the city centre.

EDUCATIONAL INSTITUTIONS

Educational institutions that are located in close proximity to the subject site include the following:

- Western Sydney University – Parramatta City Campus (169 Macquarie Street, Parramatta)
- St Patrick’s Primary School (Villiers Street Parramatta)
- Parramatta Public School (177 Macquarie Street Parramatta)
- Parramatta High School (Great Western Highway Parramatta)
- Bayanami Public School (3 Marist Place Parramatta)
- Parramatta North Public School (Albert Street Parramatta)
- Macarthur Girls High School (1-19 Macarthur Street Parramatta)
- Arthur Phillip High School (102-116 Macquarie Street Parramatta)
- Maronite College of the Holy Family (40 Alice Street, Harris Park)
- Parramatta East Public School (Brabyn Street, Parramatta)
- Our Lady of Mercy College (2-6 Victoria Road Parramatta)
- Parramatta Marist High School (Darcy Road Westmead).

PROBABLE IMPACTS - WAYS IN WHICH STAKEHOLDERS ARE LIKELY TO BE AFFECTED BY THE PROPOSAL

The planning proposal comprises the delivery of housing and some retailing in an area nominated for high density residential development.

The key impacts of the proposal are as follows:

- Traffic and traffic noise
- Construction noise and noise during occupation
- Overshadowing
- Heritage
- Safety
- Streetscape character

SUMMARY – RECOMMENDATIONS

While a detailed analysis of the likely impacts will be undertaken at the development application stage, the following observations are relevant for the planning proposal:

TRAFFIC

The planning proposal is not expected to significantly impact upon the existing traffic networks within the subject area. The future development will be required to comply with Council maximum on-site parking requirements under the Parramatta DCP. The site resides outside the city centre and has the capacity for accommodating modest traffic volumes and the proximity to local services and public transport gives alternative transport options for future residents.

It is considered that the proposal provides an appropriate outcome on site that provides adequate parking arrangements as well as ensuring the safe and efficient movement of vehicular and pedestrian traffic. The proposed car parking area is considered appropriate and will satisfactorily service the traffic and parking needs of the proposal without significantly impacting upon existing road networks.

CONSTRUCTION NOISE AND SUBSEQUENT OCCUPATION NOISE

It is noted that the site is vacant and its redevelopment is anticipated. The planning proposal does not directly give rise to new construction impacts, rather the planning proposal will likely result in longer construction times for any future project as the intensity of development will change.

Acoustic impacts arising from 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.

OVERSHADOWING

While the planning proposal does not pre determine the development outcome, the urban design analysis for the site, and the DCP to accompany the planning proposals provides a built form that can be anticipated on the site. The design of these envelopes have considered overshadowing impacts and designed to reduce the potential for overshadowing of neighbouring properties. It is considered that appropriate solar access is to be provided on site and for neighbouring properties.

HERITAGE

The subject site is not identified as a heritage item, however is proximate to heritage items. The sites redevelopment is anticipated and the planning proposal does not generate additional heritage considerations.

SAFETY

A detailed CPTED analysis will accompany a future development application, however the reference design and DCP envelopes adopt best practice crime safety methodologies such as activation of the streets, provision of open and visually clear through site links, territorial reinforcement, etc.

The proposed is capable of incorporating landscaping imbedded with CPTED principles and will not permit easy concealment of intruders.

The proposal is capable of incorporating design elements including clearly defined and controlled access points as well as clearly defined public and private spaces to minimise opportunity for criminal activity.

STREETSCAPE CHARACTER

The overall design scheme associated with the proposed development has been developed in consultation with Council and as such will positively contribute to the evolving built form character within the area.

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, providing a future built form that will be compliant with Council controls and visually pleasing.

The proposal will have minimal adverse environmental, or amenity impacts and provides an appropriate outcome on site in an appropriate location. 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 Parramatta LGA.

CONCLUSION

This Social Impact Assessment concludes that the planning proposal will lead to controls that will result in positive social benefits with any potentially negative associations capable of being appropriately managed and addressed in the future detailed design and in the determination of the future DA.

The site is capable of delivering a high quality mixed use development that will significantly contribute towards strengthening, supporting, and improving the performance of the precinct through provision of housing supply, some convenience retail, and a VPA contribution toward Affordable Housing and a local park upgrade.

The potential impact associated with the development are a-typical of large development adjacent a major centre including but not limited to traffic, construction noise, overshadowing, safety, and streetscape character. The potential negative social impacts resulting from the proposal are of minor.

Data from the NSW Bureau of Crime Statistics and Research indicates that major crime within the Parramatta LGA is steady or declining. The proposal has been designed in a manner that permits the safe and efficient use of the site. The building envelopes are capable of incorporating CPTED principles into the future DA design including the provision of appropriate landscaping and an appropriate access sequence.

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