

Social Impact Assessment

134-142 PARRAMATTA ROAD
26-38 GOOD STREET AND 59-61
COWPER STREET GRANVILLE

31 OCTOBER 2019



QUALITY ASSURANCE

Project:	Social Impact Assessment – Gran Central
Address:	Gran Central 134-142 Parramatta Road, 26-38 Good Street and 59-61 Cowper Street, Granville.
Council:	City of Parramatta
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EXECUTIVE SUMMARY

This Social Impact Assessment (SIA) has been prepared to support a Development Application for lot consolidation, demolition of existing structures and the construction of a 25-storey mixed use development at 134-142 Parramatta Road, 26-38 Good Street and 59-61 Cowper Street, Granville (Gran Central).

The development comprises of a 25 storey mixed use development accommodating:

- 1,315m² of retail space located on the ground floor
- A total of 373 residential units with the following unit mix:
 - 130 x 1 bed units
 - 217 x 2 bed units
 - 26 x 3 bed units.
- A total of 352 car parking spaces within basement levels
- A total GFA of 30,693.6m² (6:1 FSR).

The proposed modification will contribute towards addressing the ongoing shortfall of housing stock currently experienced in Western Sydney by increasing the stock of residential dwellings within walking distance to Granville Town Centre and Granville train station.

The apartments 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 do not live in detached dwellings. There are one and two bedroom units catering for first home buyers, young couples and single occupants. Overall a large variety of housing type to suit the varied needs of the growing local community.

The proposal will contribute towards alleviating current shortage in housing by increasing the housing stock within Granville by an additional 373 residential units which is a significant increase in the context of the desired dwelling delivery within Granville.

The proposal has a mix of one, two and three bedroom residential dwellings that will cater for a variety of socio-economic groups. This will ensure that Granville 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 and those that exist within Granville Town Centre. Furthermore, the proposal will contribute towards promoting activity at the street level and providing additional employment opportunities within the locality both during the construction phase and through an increase of commercial/retail space at the completion of the proposal.

The increase of 373 residential units in the locality will provide additional patronage and will significantly contribute towards boosting the local economy of Granville.

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 CPTED principles where relevant planning controls including the provision of appropriate landscaping and access to the building will be security controlled.

There will be several opportunities for surveillance by the future tenants of the proposed building. The design of the development provides for passive surveillance of its street frontages and common areas.

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 associated with the construction process- noting that the character of the existing locality means that there are limited impacts on residential properties.

SITE DESCRIPTION – BACKGROUND AND STUDY AREA

Early Development of Granville

Previously known as Parramatta Junction, Granville is located approximately 22km west of Sydney CBD. The majority of the suburb falls within the local government jurisdiction of City of Parramatta with a small section in the north-west located within the local government area of the City of Holroyd. The LGA of Parramatta 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, Auburn City, Bankstown City and Fairfield City to the south and Holroyd City and Blacktown City to the West.

Settlement of the area dates from the 1800s with land used predominantly for orchards. The suburb was named Parramatta Junction after it became the final stop of the first railway line of New South Wales. The establishment of a railway station in 1855 created the first major population growth and accompanied industrial development.

A post office was opened in 1878, with the suburb renamed after the British Colonial Secretary, the Granville Leveson-Gower, 2nd Earl Granville and by 1885, the Granville Municipality was formed with council operating in the area until 1958, when it joined the City of Parramatta. The most significant growth Granville experienced took place during the post-war years, aided by the establishment of public housing estates.

Current Context of Granville & Development Site and Development Proposal

Since the early 1990s, the population of Granville has increased with the proliferation of medium to high density housing being built within the suburb. With the emergence of Parramatta as Sydney's Central City and the current demand for housing in Sydney with the focus on transit oriented development

Parramatta Local Environmental Plan 2011 substantially up zoned lands within and at the edge of the Granville Town Centre for high density mixed use and residential development.

It is expected that Granville will experience a significant increase in its population in the next 5-10 years given the planning controls applying to the locality and the current conditions in the broader property market. This is evident with the proliferation of mixed use developments and residential flat buildings that have recently been granted development consent or are in the process of being constructed within the town centre and along its edges.

The northern portion of Granville Town Centre been earmarked for significant redevelopment by Parramatta City Council to increase its housing and commercial/retail stock.

The proposed multi storey mixed residential and retail development will create a strong and identifiable building at a strategic location within the Granville Town Centre (North).

In addition, the proposal will create an active interface to Cowper Street, Good Street and Parramatta Road, introducing new retail floor space on the ground floor while also increasing the amount of sustainable, affordable and diverse high-density housing options within Granville and along Sydney's rail corridor.

By providing additional businesses and alternative residential accommodation opportunities, the proposal will strongly contribute towards revitalising the subject area and it will also increase employment opportunities both during the construction phase and through the creation of additional retail space at the completion of the proposal. In this regard, the proposed development will be consistent with the intentions of the SEPP (Urban Renewal) 2010, which identifies Granville Town Centre and urban renewal precinct.

The proposed development is to play an important role in the transformation of the subject area by setting the tone and scale for future large scale residential developments. Furthermore, the proposal also aims to align with Council's future vision for the Granville town centre precinct which is to be a vibrant place with a variety of activities within and surrounding the centre that is to be achieved through a mix of uses, building heights and densities to support the role and function of Granville.

Residing with the northern Granville Town Centre Precinct, the subject site is located within a large block bounded by Parramatta Road to the north, Good Street to the east, Cowper Street to the south and Bold Street to the west.

The current block predominately contains 1-2 storey commercial buildings with an 8 storey shop top housing development located within the south western corner of the site. The subject block and the subject site are illustrated by an aerial map in the following page.

Figure 1: Aerial Map Extract of Subject Site (Six Maps)



 The site

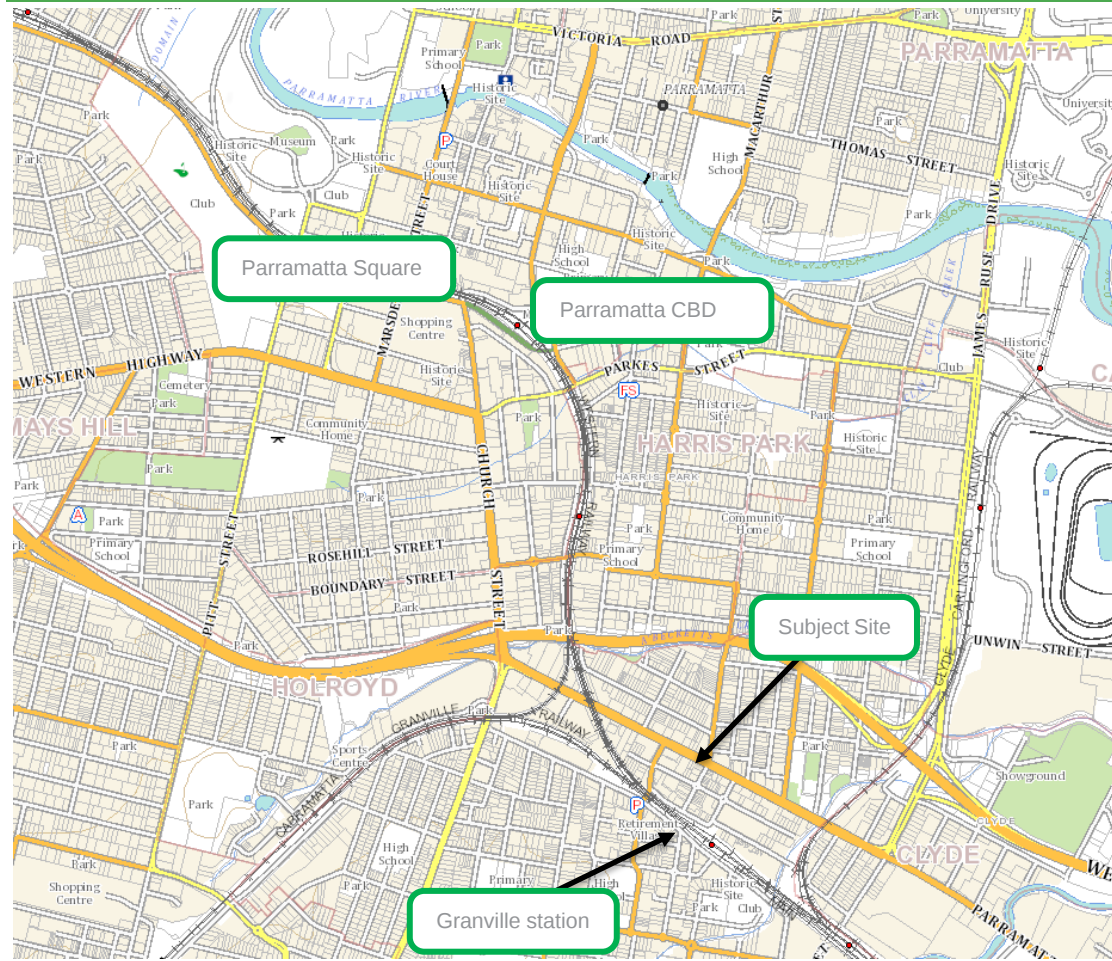
It is expected that with the development block being zoned for higher density development, the area will undertake a significant transition from its existing low-medium density commercial character to a higher density mixed use character.

The proposal will significantly contribute towards the renewal of the built form along the northern side of railway line and will ensure that Good Street, Cowper Street and Parramatta Road evolve into vibrant places.

Located at the northern side of the railway lines, the subject site is ideal for future urban intensification as it is proximity to Parramatta City Centre, the regional commercial, retail and employment centre of Western Sydney and resides within Granville Town Centre – Northern Precinct with the area is serviced by a local suburban train station, local bus stops with services to Sydney, Parramatta, Fairfield, Bankstown and Liverpool. It is further noted that important arterial roads such Woodville Road, Parramatta Road, James Ruse Drive and the M4 Motorway services the area.

The proposed high rise mixed use development seeks to utilise the land in accordance with the zoning and to take advantage of its proximity to public transport, major arterial roads, essential services, schools and recreational opportunities, as illustrated by a broader aerial map below.

Figure 2: Broader context map (source: Six Maps)



The site is within a 160m walking distance of Granville Train Station. Granville Railway Station is at the junction of the Western Railway Line and the Old Main South Line and is serviced by the North Shore, Northern & Western Line, Inner West and South Line on the Sydney Trains network and some NSW TrainLink Intercity trains on the Blue Mountain Line.

The site is also within a 300m walking distance of Granville South Commercial Precinct and a large bus interchange with services to Fairfield (906), Hurstville (M91), Sefton (S2) and Parramatta (906 & M91).

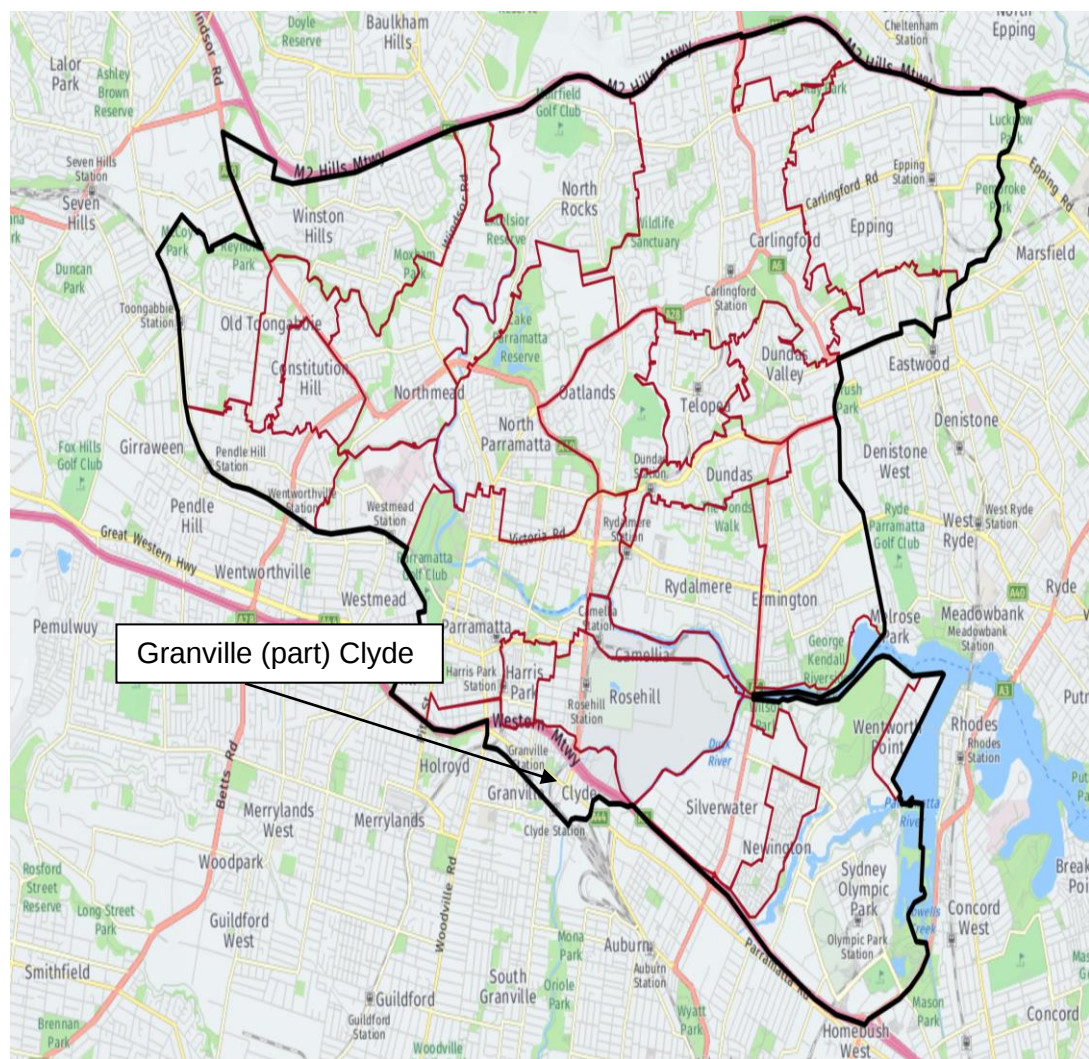
STUDY AREA

The Western Sydney suburb of Granville (part) – Clyde is located within the Local Government Areas (LGA) of Parramatta. The suburb is situated approximately 22 kilometres from Sydney CBD covers an area of 164 hectares and was home to an estimated 4,538 residents at the time of the 2016 Census. The suburb bound by the suburbs of Parramatta, Harris Park and Rosehill to the north and the suburbs of

Silverwater to the east, with the subject suburb bounding suburbs falling within the Cumberland LGA to the west (suburb of Westmead-Mays Hill) south (suburb of Merrylands (Central), suburb of Auburn (south) & suburb of Granville) and east (suburb of Auburn (North)).

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

Figure 3: Subject Area Map (Forecast ID)



OUTLINE OF THE DEMOGRAPHICS ANALYSIS

BASELINE DEMOGRAPHIC PROFILE – POPULATION

The statistical analysis provided here allows a basic understanding of the socio-demographic context of the suburb of Granville (part) – Clyde. In order to gain an understanding of the performance of Granville (part) – Clyde, it will be benchmarked against the City of Parramatta and compared with its adjoining SLAs, and they include:

City of Parramatta

- Suburb of Parramatta
- Suburb of Rosehill
- Suburb of Harris Park
- Suburb of Silverwater.

SLA of Cumberland

- Suburb of Westmead – Mays Hill
- Suburb of Merrylands (Central)
- Suburb of Granville
- Suburb of Auburn (North)
- Suburb of Auburn (South).

The following indicators are included in the demographic analysis:

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

POPULATION

In 2016, there were 4,538 people living in Granville (part)-Clyde. Overall, the population of Granville(part)-Clyde grew by an additional 383 residents between 2011 and 2016, a growth of 9.2%. Just under 60% of Granville(part)-Clyde residents are Australian Citizens (57.3%) and has a significantly lower percentage of Australian Citizens when compared to the City of Parramatta (70.3%).

Table 1. Population

Population

Granville (part) - Clyde - Total persons	NEW2016			2011			Change	
Population	↕	Number ↕	% ↕	City of Parramatta % ↕	Number ↕	% ↕	City of Parramatta % ↕	2011 to 2016 ↕
Estimated Resident Population		4,770	—	—	—	—	—	—
Enumerated Population		4,536	—	—	4,127	—	—	+409
Usual Resident Population		4,538	—	—	4,156	—	—	+383

Selected subpopulation categories

Granville (part) - Clyde - Total people (Usual residence)	NEW2016			2011			Change	
Population group	↕	Number ↕	% ↕	City of Parramatta % ↕	Number ↕	% ↕	City of Parramatta % ↕	2011 to 2016 ↕
Males		2,368	52.1	50.0	2,206	53.1	50.2	+162
Females		2,174	47.8	50.0	1,950	46.9	49.8	+224
Aboriginal and Torres Strait Islander population		40	0.9	0.7	62	1.5	0.8	-23
Australian citizens		2,603	57.3	70.3	2,609	62.8	76.3	-6
Eligible voters (citizens aged 18+)		1,951	42.9	53.2	1,963	47.2	58.5	-13
Population over 15		3,730	82.0	81.6	3,407	82.0	82.2	+323
Employed Population		2,137	90.0	93.0	1,962	89.7	93.5	+175
Overseas visitors (enumerated)		94	—	—	71	—	—	+22

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016 (Usual residence). Compiled and presented in profile.id by id, the population experts.

The population growth rate for Granville (part)- Clyde was lower than the population levels recorded for the City of Parramatta (16.6%). This indicates that the subject area is still experiencing a healthy growth in its population levels but not at the extent that is being experienced by the City of Parramatta as a whole. However, the current growth in population is attributed to the proliferation of medium to high density development within the suburb over the past five years. With the State Government encouraging higher density development along major transport nodes and established commercial centres, the subject area has seen a significant growth of high rise buildings within and on the edges of Granville City Centre.

This trend is expected to continue and will contribute towards boosting Granville's population over the next 5-10 years- and will result in the next Census to likely see a considerable uplift in population growth in Parramatta and Granville itself.

Compared to neighbouring SLAs residing with the Parramatta LGA, Granville (part)-Clyde experienced a lower growth rate when compared to the suburbs of Parramatta, Rosehill, Harris Park and Silverwater (31.3%, 40.8%, 14.8% and 31.5% respectively).

Compared to neighbouring SLAs residing within the Cumberland LGA, Granville(part)-Clyde experienced a higher growth rate compared to the suburb of Westmead-Mays Hill (8.7%) but lower when compared to the suburbs of Merrylands (Central), Granville, Auburn North and Auburn South (9.74%, 11.1%, 14.6% and 10.7% respectively).

AGE PROFILE

Analysis of the age structure of Granville(part)-Clyde indicates that the subject site has a higher proportion of young people (under 15) and a low proportion of people within retirement age (65+). Overall, 17.7% of the population was aged between 0 and 15, and 6.1% were aged 65 years and over, compared with 18.4% and 12.2% respectively for the City of Parramatta.

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

Age structure - Five year age groups							
Granville (part) - Clyde - Total persons (Usual residence)	NEW 2016			2011			Change
Five year age groups (years)	Number	%	City of Parramatta %	Number	%	City of Parramatta %	2011 to 2016
0 to 4	404	8.9	7.3	364	8.8	6.8	+39
5 to 9	237	5.2	6.2	215	5.2	5.5	+22
10 to 14	163	3.6	4.9	143	3.4	5.5	+20
15 to 19	155	3.4	5.1	139	3.4	5.6	+16
20 to 24	392	8.6	6.6	460	11.1	7.3	-67
25 to 29	676	14.9	9.2	670	16.1	9.7	+7
30 to 34	679	14.9	11.1	556	13.4	9.1	+123
35 to 39	445	9.8	8.8	358	8.6	7.9	+87
40 to 44	298	6.6	7.0	245	5.9	7.1	+52
45 to 49	210	4.6	6.0	225	5.4	6.8	-16
50 to 54	225	4.9	5.8	218	5.2	6.2	+7
55 to 59	204	4.5	5.3	174	4.2	5.5	+30
60 to 64	175	3.8	4.6	122	2.9	4.7	+53
65 to 69	126	2.8	3.8	76	1.9	3.6	+50
70 to 74	56	1.2	2.9	74	1.8	2.8	-18
75 to 79	46	1.0	2.2	64	1.6	2.3	-18
80 to 84	35	0.8	1.6	40	1.0	1.8	-5
85 and over	15	0.3	1.7	6	0.1	1.8	+9
Total population	4,545	100.0	100.0	4,155	100.0	100.0	+390

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

The largest age grouping for the subject area occurred in the 25 to 29 & 30 to 34 age cohort (14.9% respectively) and there was also a high proportion of people within the 0 to 4 age cohort (8.9%).

A younger population also bodes well for demand for well-located higher density housing forms- noting the proximity of the site to the railway station and local services means that the site is well located to meet requirements of the younger population.

ETHNIC COMPOSITION

The dominant non-English speaking country of birth in Granville(part)-Clyde were from India (10.6% of the population), followed by China (7.1% of the population) and Lebanon (3.1% of the population).

Table 3. Birthplace - Ranked by Size

Birthplace - Ranked by size							
Granville (part) - Clyde - Overseas born (Usual residence)		NEW 2016		2011			Change
Birthplace	Number	%	City of Parramatta %	Number	%	City of Parramatta %	2011 to 2016
India	998	22.7	10.6	779	18.7	7.8	+219
China	313	7.1	10.3	306	7.4	8.1	+6
Lebanon	136	3.1	1.2	148	3.6	1.4	-12
Philippines	130	3.0	1.6	125	3.0	1.4	+6
Nepal	123	2.8	0.5	70	1.7	0.3	+54
Iran	100	2.3	1.3	51	1.2	0.9	+48
Afghanistan	92	2.1	0.4	69	1.7	0.5	+23
Pakistan	89	2.0	0.7	27	0.7	0.4	+61
New Zealand	74	1.7	1.4	91	2.2	1.7	-17
Bangladesh	63	1.4	0.5	30	0.7	0.4	+33
Birthplace - Summary							
Granville (part) - Clyde - Total persons (Usual residence)		NEW 2016		2011			Change
Birthplace	Number	%	City of Parramatta %	Number	%	City of Parramatta %	2011 to 2016
Total overseas born	2,682	60.9	49.5	2,449	58.9	44.5	+232
• Non-English speaking backgrounds	2,570	58.3	45.1	2,302	55.3	39.3	+268
• Main English speaking countries	111	2.5	4.4	147	3.5	5.2	-36
Australia	1,375	31.2	44.7	1,406	33.8	50.1	-31
Not stated	348	7.9	5.8	304	7.3	5.4	+44
Total Population	4,406	100.0	100.0	4,160	100.0	100.0	+245
Source: Australian Bureau of Statistics, <u>Census of Population and Housing</u> 2011 and 2016. Compiled and presented by .id, the population experts.							

The suburb of Granville (part)-Clyde is a very diverse and multicultural suburb with over 60% (60.9%) of its population born overseas, with 58.3% were from a non-English speaking background, compared with 49.5% and 45.1% respectively for City of Parramatta.

Compared to neighbouring SLAs residing with the Parramatta LGA, Granville (part)-Clyde has a greater proportion of the population born overseas when compared to the suburbs of Rosehill and Silverwater (58.9% and 39% respectively) but lower when compared to the suburbs of Parramatta and Harris Park (66.2% and 71.5% respectively).

Compared to neighbouring SLAs residing within the Cumberland LGA, Granville (part)-Clyde has a greater proportion of the population born overseas when compared to the suburbs of Merrylands (Central), Granville and Auburn South (50.4%, 55.4% and 59.3% respectively) but lower when compared to the suburbs of Westmead-Mays Hill and Auburn (North) (62.9% and 74.5% respectively).

HOUSEHOLD TYPES

Analysis of the household/family types in Granville (part) - Clyde in 2016 compared to City of Parramatta shows that there was a lower proportion of couple families with child(ren) as well as a similar proportion of one-parent families. Overall, 32.2% of total families were couple families with child(ren), and 9.6% were one-parent families, compared with 38.3% and 9.2% respectively for City of Parramatta.

There were a higher proportion of lone person households and a lower proportion of couples without children. Overall, the proportion of lone person households was 20.8% compared to 19.0% in City of Parramatta while the proportion of couples without children was 21.0% compared to 22.3% in City of Parramatta.

Table 4. Household Types

Household type							
Granville (part) - Clyde - Total households (Enumerated)		NEW 2016		2011		Change	
Households by type		Number	% City of Parramatta	Number	% City of Parramatta	2011 to 2016	
a Couples with children		526	32.2	458	28.7	+68	
a Couples without children		343	21.0	339	21.3	+4	
a One parent families		156	9.6	170	10.6	-13	
Other families		32	2.0	34	2.1	-2	
a Group household		128	7.8	102	6.4	+26	
a Lone person		340	20.8	394	24.7	-54	
Other not classifiable household		97	6.0	85	5.4	+12	
Visitor only households		12	0.7	12	0.8	0	
Total households		1,638	100.0	1,596	100.0	+42	

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by id, the population experts.

WEEKLY INDIVIDUAL GROSS INCOME

When compared to the City of Parramatta, the suburb of Granville (part)-Clyde has a lower proportion of persons earning a high income (those earning \$1,700 per week or more) and a higher proportion of low income persons (those earning less than \$500 per week).

Overall, 6.2% of the population earned a high income, and 40.6% earned a low income, compared with 13.6% and 36.7% respectively for City of Parramatta.

Table 5. Weekly Individual Income

Weekly individual income			
Granville (part) - Clyde - Persons aged 15+ (Usual residence)	NEW	2016	
Weekly gross income	Number	%	City of Parramatta %
Negative Income/ Nil income	523	14.2	13.7
\$1 - \$149	117	3.2	4.1
\$150 - \$299	283	7.7	6.0
\$300 - \$399	310	8.4	6.6
\$400 - \$499	262	7.1	6.3
\$500 - \$649	262	7.1	6.0
\$650 - \$799	318	8.6	6.5
\$800 - \$999	381	10.4	7.8
\$1,000 - \$1,249	322	8.8	8.9
\$1,250 - \$1,499	211	5.7	6.5
\$1,500 - \$1,749	127	3.5	5.7
\$1,750 - \$1,999	101	2.7	4.3
\$2,000 - \$2,999	105	2.9	6.6
\$3,000 or more	19	0.5	2.7
Not stated	336	9.1	8.3
Total persons aged 15+	3,682	100.0	100.0

Source: Australian Bureau of Statistics, [Census of Population and Housing 2016](#). Compiled and presented in profile.id by [.id](#), the population experts.

WEEKLY HOUSEHOLD INCOME

Household income is a function of labour force participation rates, individual incomes and household composition. The household income profile of Granville (part)-Clyde is characterised by a smaller proportion of high income households (those earning \$2,500 per week or more) and a higher proportion of low income households (those earning less than \$650 per week).

Overall, 14.1% of households earned a high income, and 18.5% of households earned a low income, compared with 26.7% and 14.3% respectively for the City of Parramatta.

Table 6. Weekly Household Income

Weekly household income			
Granville (part) - Clyde - Total households (Enumerated)	NEW	2016	
Weekly income	Number	%	City of Parramatta %
Neg/Nil Income	26	1.7	2.0
\$1 - \$149	12	0.8	0.7
\$150 - \$299	43	2.9	1.8
\$300 - \$399	48	3.2	2.2
\$400 - \$499	79	5.3	4.3
\$500 - \$649	70	4.6	3.2
\$650 - \$799	77	5.1	5.0
\$800 - \$999	88	5.8	5.3
\$1,000 - \$1,249	149	9.9	7.3
\$1,250 - \$1,499	141	9.3	7.1
\$1,500 - \$1,749	104	6.9	6.4
\$1,750 - \$1,999	108	7.1	6.3
\$2,000 - \$2,499	219	14.5	12.7
\$2,500 - \$2,999	93	6.1	7.9
\$3,000 - \$3,499	54	3.6	5.5
\$3,500 - \$3,999	40	2.7	4.9
\$4,000 - \$4,499	6	0.4	2.3
\$4,500 - \$4,999	13	0.9	2.2
\$5,000 - \$5,999	3	0.2	2.1
\$6,000 - \$7,999	4	0.3	1.6
\$8,000 or more	0	0.0	0.2
Not stated	131	8.7	8.8
Total households	1,512	100.0	100.0

Source: Australian Bureau of Statistics, [Census of Population and Housing 2016](#). Compiled and presented in profile.id by [.id](#), the population experts.

BASELINE DEMOGRAPHIC PROFILE – HOUSING PROFILE

The statistical analysis provided here allows a basic understanding of the housing context of the suburb of Granville (part)-Clyde. In order to gain an understanding of the performance of Granville(part)-Clyde, it will be benchmarked against the City of Parramatta and compared with its adjoining SLAs, and they include:

City of Parramatta

- Suburb of Parramatta
- Suburb of Rosehill
- Suburb of Harris Park
- Suburb of Silverwater.

SLA of Cumberland

- Suburb of Westmead – Mays Hill
- Suburb of Merrylands (Central)
- Suburb of Granville
- Suburb of Auburn (North)
- Suburb of Auburn (South).

The following indicators are included in the housing analysis:

- Housing type
- Housing tenure
- Housing loan repayments
- Housing rent payments.

HOUSING TYPE

In 2011, there were a total of 1,719 dwellings located within the suburb of Granville(part)-Clyde. The dominant dwelling structure within the locality was high density dwelling type (45.7%) which was in decline, with the suburb losing 131 high density housing between 2011 and 2016. It is expected that this trend is going to reverse with both the State Government via the District Plan and Parramatta Council via the Local Environment Plan 2011 encouraging higher density housing within and on the edge of the City Centre.

Granville(part)-Clyde experienced an increase in total dwelling stock with 66 additional dwelling being constructed between 2011 and 2016, with medium density housing being the most dominant (+241 dwellings).

Overall, 17.5% of the total housing type within Granville(part)-Clyde are separate houses, 36.0% are medium density housing and 45.7% are high density housing, compared with City of Parramatta (43.9%, 21.4% and 33.8% respectively). The analysis of dwelling structure indicates that Granville(part) – Clyde is experiencing a transformation of its separate housing stock into high densities.

Table 7. Dwelling Structure

Dwelling structure							
Granville (part) - Clyde - Dwellings (Enumerated)	NEW 2016			2011			Change
Dwelling type	Number	%	City of Parramatta %	Number	%	City of Parramatta %	2011 to 2016
Separate house	300	17.5	43.9	344	20.8	52.1	-43
a Medium density	618	36.0	21.4	377	22.8	20.9	+241
a High density	785	45.7	33.8	916	55.4	26.6	-131
Caravans, cabin, houseboat	0	0.0	0.1	0	0.0	—	0
Other	8	0.5	0.3	3	0.2	0.2	+5
Not stated	7	0.4	0.4	13	0.8	0.1	-6
Total Private Dwellings	1,719	100.0	100.0	1,653	100.0	100.0	+66

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

With the Metropolis of Three Cities – the Greater Sydney Region Plan and the District Plan both encouraging higher density housing along major transport nodes and urban centres and with the increased demand for housing within Granville(part)-Clyde, it can be presumed that the percentage of high density housing is going to increase over the next 5 years at the expense of separate housing dwelling types.

HOUSING TENURE

33.9% of Granville(part)-Clyde residents are purchasing or fully own their own property, indicating that there is a low portion of home ownership within the suburb.

Table 8. Housing Tenure

Housing tenure							
Granville (part) - Clyde - Households (Enumerated)		NEW 2016		2011			Change
Tenure type		Number	% City of Parramatta	Number	% City of Parramatta	2011 to 2016	
a Fully owned		206	12.5	178	11.3	+27	
a Mortgage		353	21.4	385	24.3	-33	
Renting		929	56.4	886	55.9	+44	
• a Renting - Social housing		130	7.9	146	9.2	-16	
• a Renting - Private		799	48.5	724	45.7	+75	
• Renting - Not stated		0	0.0	15	1.0	-15	
Other tenure type		3	0.2	3	0.2	0	
Not stated		156	9.5	131	8.3	+25	
Total households		1,648	100.0	1,585	100.0	+63	

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

In 2011, over 50% (56.4%) of households in Granville(part)-Clyde were renting, with the majority undertaking private renting arrangements. The number of households renting has increased by 5.0% between 2011 and 2016. This could be attributed to an increase in multi-dwelling housing being development within and at the edge of Parramatta City Centre over the past 5 years. The percentage of household renting within the subject area is significantly higher than City of Parramatta (39.6%).

Compared to neighbouring SLAs residing with the Parramatta LGA, Granville(part)-Clyde has a greater proportion of households renting when compared to the suburb of Silverwater (43.5%) but lower when compared to the suburbs of Parramatta, Rosehill and Harris Park (62.8%, 57.5% and 65.1% respectively).

Compared to neighbouring SLAs residing within the Cumberland LGA, Granville(part)-Clyde has a greater proportion of households renting when compared to the suburbs of Westmead-Mays Hill, Merrylands (Central), Granville and Auburn South (54.9%, 45.6%, 43.6% and 37.8% respectively) but lower when compared to the suburb of Auburn (North) (57.0% respectively).

The total number of households in Granville-Clyde has increased by 63 between 2011 and 2016. This number is expected to increase with more medium to high density housing to be built over the next 5 years. By 2036 it is anticipated that the population

of Granville will significantly increase with the bulk of this additional population to be house in high density development clustered around the railway station.

HOUSING LOAN REPAYMENTS

Table 9. Monthly House Loan Repayments

Weekly individual income			
Granville (part) - Clyde - Persons aged 15+ (Usual residence)	NEW	2016	
Weekly gross income	Number	%	City of Parramatta %
Negative Income/ Nil income	523	14.2	13.7
\$1 - \$149	117	3.2	4.1
\$150 - \$299	283	7.7	6.0
\$300 - \$399	310	8.4	6.6
\$400 - \$499	262	7.1	6.3
\$500 - \$649	262	7.1	6.0
\$650 - \$799	318	8.6	6.5
\$800 - \$999	381	10.4	7.8
\$1,000 - \$1,249	322	8.8	8.9
\$1,250 - \$1,499	211	5.7	6.5
\$1,500 - \$1,749	127	3.5	5.7
\$1,750 - \$1,999	101	2.7	4.3
\$2,000 - \$2,999	105	2.9	6.6
\$3,000 or more	19	0.5	2.7
Not stated	336	9.1	8.3
Total persons aged 15+	3,682	100.0	100.0

Source: Australian Bureau of Statistics, [Census of Population and Housing 2016](#). Compiled and presented in profile.id by [.id](#), the population experts.

The analysis of the monthly housing loan repayments indicates that households in Granville(part)-Clyde compared to the City of Parramatta 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 \$1,200 per month).

Overall, 10.1% of households were paying high mortgage repayments, and 26.2% were paying low repayments, compared with 34.6% and 17.8% respectively in the City of Parramatta.

HOUSING RENT REPAYMENTS

Table 10. Monthly Housing Rental Payments

Weekly household income			
Granville (part) - Clyde - Total households (Enumerated)	NEW	2016	
Weekly income	Number	%	City of Parramatta %
Neg/Nil Income	26	1.7	2.0
\$1 - \$149	12	0.8	0.7
\$150 - \$299	43	2.9	1.8
\$300 - \$399	48	3.2	2.2
\$400 - \$499	79	5.3	4.3
\$500 - \$649	70	4.6	3.2
\$650 - \$799	77	5.1	5.0
\$800 - \$999	88	5.8	5.3
\$1,000 - \$1,249	149	9.9	7.3
\$1,250 - \$1,499	141	9.3	7.1
\$1,500 - \$1,749	104	6.9	6.4
\$1,750 - \$1,999	108	7.1	6.3
\$2,000 - \$2,499	219	14.5	12.7
\$2,500 - \$2,999	93	6.1	7.9
\$3,000 - \$3,499	54	3.6	5.5
\$3,500 - \$3,999	40	2.7	4.9
\$4,000 - \$4,499	6	0.4	2.3
\$4,500 - \$4,999	13	0.9	2.2
\$5,000 - \$5,999	3	0.2	2.1
\$6,000 - \$7,999	4	0.3	1.6
\$8,000 or more	0	0.0	0.2
Not stated	131	8.7	8.8
Total households	1,512	100.0	100.0

Source: Australian Bureau of Statistics, [Census of Population and Housing 2016](#). Compiled and presented in profile.id by [.id](#), the population experts.

Analysis of the weekly housing rental payments of households in Granville(part)-Clyde compared to the City of Parramatta shows that there was a smaller proportion of households paying high rental payments (\$450 per week or more), and a higher proportion of households with low rental payments (less than \$250 per week).

Overall, 15.3% of households were paying high rental payments, and 15.3% were paying low payments, compared with 47.9% and 14.3% respectively in the City of Parramatta.

BASELINE DEMOGRAPHIC PROFILE – EMPLOYMENT PROFILE

The development proposal 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, ferry and bus connections will assist in access to employment.

The development proposal will provide additional employment opportunities within the locality during the construction phase. Further with an increase of 617 residential units in the locality the development proposal, upon completion, will provide additional patronage to the Granville Town Centre.

Analysis of the employment status of the population in Granville(part)-Clyde in 2016 compared to City of Parramatta shows that there was a lower proportion in employment, and a higher proportion unemployed. Overall, 90.0% of the labour force was employed (57.3% of the population aged 15+), and 10.0% unemployed (6.4% of the population aged 15+), compared with 93.0% and 7.0% respectively for City of Parramatta.

Between 2011 and 2016, the number of people employed in Granville(part)-Clyde showed an increase of 175 persons and the number unemployed showed an increase of 11 persons.

Table 11. Employment Status

Employment status							
Granville (part) - Clyde - Persons (Usual residence)		NEW	2016		2011		Change
Employment status			Number	%	Number	%	2011 to 2016
Employed			2,136	90.0	1,961	89.7	+175
▪ Employed full-time			1,367	57.6	1,321	60.4	+46
▪ Employed part-time			723	30.5	574	26.3	+149
▪ Hours worked not stated			45	1.9	65	3.0	-20
a Unemployed (Unemployment rate)			237	10.0	226	10.3	+11
▪ Looking for full-time work			152	6.4	143	6.5	+9
▪ Looking for part-time work			84	3.6	83	2.9	+1
Total labour force			2,373	100.0	2,187	100.0	+186
Labour force status							
Granville (part) - Clyde - Persons aged 15+ (Usual residence)		NEW	2016		2011		Change
Labour force status			Number	%	Number	%	2011 to 2016
a Total labour force (Participation rate)			2,373	63.6	2,187	64.2	+186
Not in the labour force			1,052	28.2	956	28.1	+96
Labour force status not stated			288	7.7	262	7.7	+26
Total persons aged 15+			3,729	100.0	3,406	100.0	+323

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id., 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 Granville(part) – Clyde in 2016 shows that there was a slightly higher proportion of people in the labour force (63.6%) when compared with City of Parramatta (62.1%).

LOCAL COMMUNITY PROFILE

Transport

The site is also within a 160m walking distance of Granville Train Station and 50m walking distance of bus stops with services to Parramatta (906). The site is also within a 300m radius of Granville South Commercial Precinct and a large bus interchange with services to Fairfield (906), Hurstville (M91), Sefton (S2) and Parramatta (906 & M91).

Granville Railway Station is at the junction of the Western Railway Line and the Old Main South Line and is serviced by the North Shore, Northern & Western Line, Inner West and South Line on the Sydney Trains network and some NSW TrainLink Intercity trains on the Blue Mountain Line.

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

Granville Town Centre

The subject site is located on the northern fringe of Granville Town Centre and is within proximity to the town centre which provides a wide variety of commercial, retailing and other essential services such as health, education and legal services. It is noted that an increase of additional commercial floor space including a supermarket, restaurants, café and a gymnasium will significantly contribute in the current transformation of the subject area by providing additional commercial opportunities within the subject area that will support and enhance the viability and function of Granville Town Centre and help develop the growth of the Granville Town Centre – Northern Precinct.

Religious Institutes

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

- Berea Holy Joy Church (32 George Street, Granville).
- Ukrainian Orthodox Centre (William St & Enid Avenue, Granville).
- Lighthouse Christian Centre (8 Carlton Street, Granville).

Community Services

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

Granville Branch Library:

Located at 5 Bridge Street, Granville Branch Library is located within close proximity to the subject site. The Library is open 7 days per week and provides opportunities for learning and Internet access.

Schools:

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

- Granville Public School (Lena Street, Granville).
- Holy Trinity Primary School (Grimwood Street, Granville).
- Granville College (136 William Street, Granville).

Child Care:

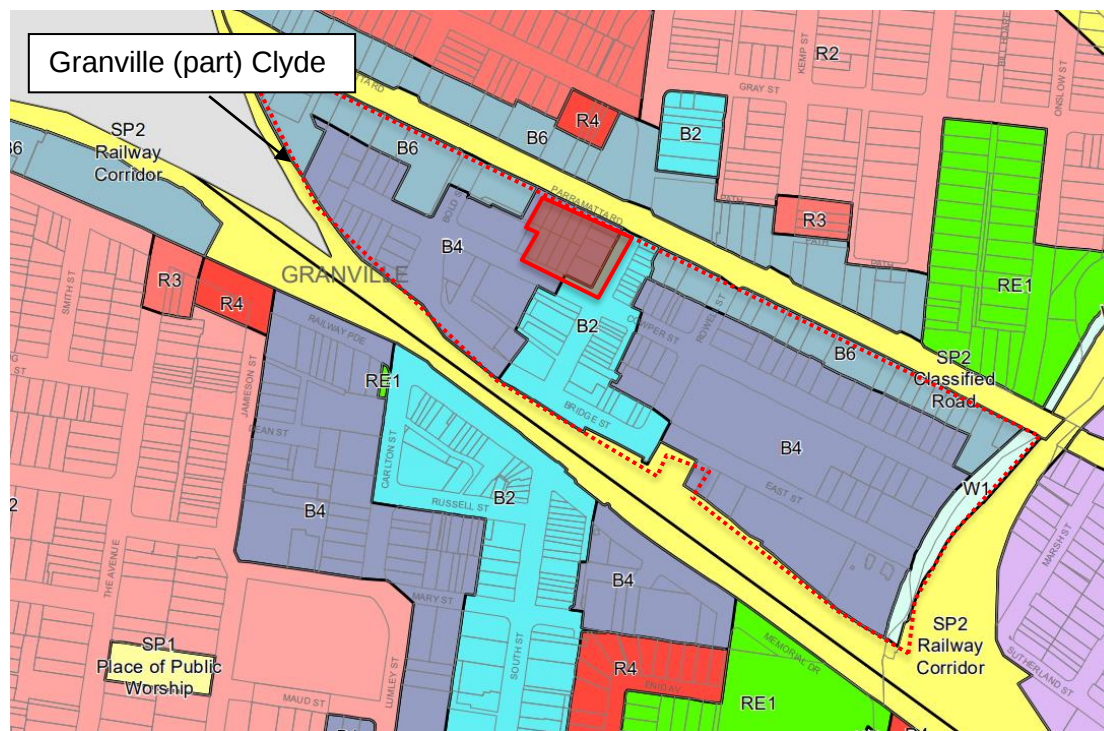
Child Care Centres that are located in close proximity to the subject site include the following:

- Alfred Street Child Care Centre (20/22 Alfred Street, Granville).
- Twinklestar Childcare Early Learning Centre (89 Good St, Granville).
- Palm Child Care Centre (60 The Avenue, Granville).
- Frances Fisk Child Care Centre (64 The Avenue, Granville).
- Granville Pre-School (20 Margaret Street, Granville).
- Glenmark Pre-School (17 Mary Street, Granville)
- There is also a recent approval granted for a child care centre at 38 Cowper Street Granville. To be located at Level 1 within Tower C.

IDENTIFICATION OF INDIVIDUALS/GROUPS LIKELY TO BE AFFECTED BY THE PROPOSAL

The subject area has been identified by Council to accommodate higher density developments by virtue of its B4 Mixed Use zoning, which permits buildings up to a height of 82m. This is illustrated by Councils zoning map extract below.

Figure 4: Zoning Map LZN_010 Sheet Extract (Source: Parramatta LEP 2011)



The proposal necessitates the demolition of a mix of old industrial buildings and associated structures. This is not considered significant in the context of the overall population of Granville when considering the mixed use zoning of the site renders the existing buildings an undercapitalisation of the land. The marginal displacement of older industrial buildings will be offset by the proposal that will contribute towards alleviating Sydney's housing shortage by an additional 373 residential units and the significant delivery of retail floor space.

Surrounding neighbouring properties will also be affected by the proposal in terms of noise and traffic. However, it is noted that the subject site has been earmarked to undertake significant redevelopment and as such it is expected that the subject area is to accommodate greater traffic volume and noise that is consistent within a mixed use area. Amenity impacts will be considered at the Development Application stage where conditions of consent can be applied to manage such impacts, noting noise impacts are predominantly transient during the construction process.

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

The development proposes to construct a mixed use development at 134-142 Parramatta Road, 26-38 Good Street and 59-61 Cowper Street, Granville. The key impacts of the proposal are as follows:

- Loss of Existing Light Industrial Stock
- Traffic noise
- Construction noise & noise during occupation
- Privacy
- Overshadowing
- Heritage impacts;
- Safety
- Streetscape character.

Discussion on mitigation measures is provided further in this report.

RELEVANT TRENDS AND SOCIAL ISSUES

DIVERSITY

Sydney is currently experiencing 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 affected by the acute shortage of affordable accommodation in Sydney and specifically within Granville including:

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

Affordable housing opportunities are disappearing in suburbs like Granville as they become gentrified over time. This has resulted in low-income singles, including students and key workers being excluded from the Granville 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 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).

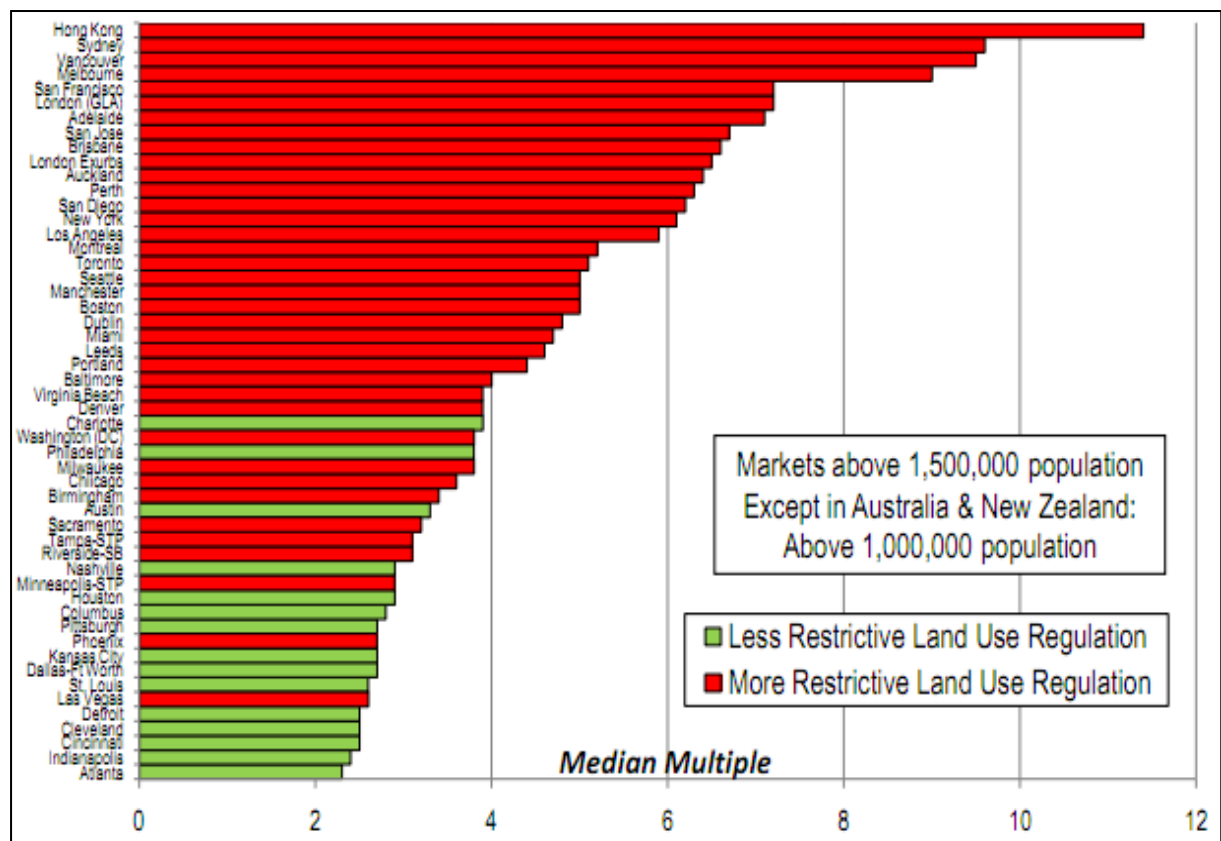


Figure 5: Housing Affordability and Land Regulation Larger Metropolitan Markets (Source: 7th Annual Demographia International Housing Affordable Survey 2011 Ratings for Metropolitan Markets)

According to Parramatta City Councils "Affordable Housing Policy" released in 2009 over 7,140 households (14%) were in housing stress in Parramatta in 2006. This is higher than the Sydney and WSROC average and has grown from 8.8% in 2001.

The most affected by housing stress in Parramatta were low to moderate income earners who are renting, mainly couple households with young children (under 15, older one per households (65 yrs +) and middle aged one person households (45-64 yrs).

Furthermore, the policy identified that the highest percentage of rental stress was found in Guildford, South Granville, Chester Hill, Dundas Valley and Rydalmere.

Under the Affordable Housing Policy, Parramatta City Council has set an inspirational affordable housing target of 6018 dwellings by 2025. The proposal will contribute towards alleviating current shortage in affordable housing by providing an additional 373 residential units within the Parramatta LGA.

Housing Stress Summary – Parramatta City & Sydney SD, 2001 & 2006							
Housing stress - low and middle income households	2006			2001			change 2001 to 2006
	number	%	Sydney SD %	number	%	Sydney SD %	
Mortgage stress	2,018	13.6%	10.3%	879	8.5%	7.0%	1,139
Marginal mortgage stress	1,155	7.8%	7.1%	550	5.3%	4.9%	605
Total households with a mortgage	14,793	100.0%	100.0%	10,396	100.0%	100.0%	4,397
Rental stress	5,131	26.6%	24.7%	3,378	19.5%	18.8%	1,753
Marginal rental stress	1,114	5.8%	6.9%	883	5.1%	6.0%	231
Total renting households	19,264	100.0%	100.0%	17,309	100.0%	100.0%	1,955
Housing stress	7,149	14.0%	11.0%	4,257	8.8%	7.4%	2,892
Marginal housing stress	2,269	4.4%	4.4%	1,433	2.9%	3.0%	836
Total classifiable households	51,208	100.0%	100.0%	48,627	100.0%	100.0%	2,581

Notes on the table:

- Housing stress relates to low income (bottom 40%) households paying over 30% of income on housing costs. Marginal housing stress relates to middle income (40%-60%) households paying over 30% of income on housing costs.
- 'Total classifiable households' includes all households which could be classified into a household or family type in 2006. It excludes households where no contact could be made by the Census collector or not enough information was provided on the form. With no information on these households they can't be considered in the analysis.

Figure 6: Housing Stress Summary Table (Source: Parramatta City Council Affordable Housing Policy 2009)

PROBABLE IMPACTS

The proportion of properties in the private rental market in Parramatta that are theoretically affordable to households on 80% of median income declined from 68.4%

in December 2005 to 40.7% at June 2007. At June 2007 the average proportion of affordable rental housing in the GMR was 52.2%, so Parramatta is less affordable than the average for the GMR. Parramatta had proportionately less affordable private rental than Auburn (43.8% at June 2007) and Holroyd (65.5%), with other middle ring LGA varying from 6.8% in Manly to 60.9% in Canterbury) and outer ring metropolitan LGA varying from 6.4% in Ku-ring-gai to 76.5% in Blue Mountains.

Using 2006 Centrelink data Housing NSW has calculated what proportion of people on low incomes in the private rental market and in receipt of Commonwealth Rent Assistance are paying more than 30% of their income and therefore will be in housing stress. Parramatta has 7,259 residents in the private rental market and in receipt of Commonwealth Rent Assistance (CRA) and around 46% are in housing stress. Single person households comprise the majority of those in stress, with 52%, followed by couples with children comprising 19%. This indicates that the private rental market is not catering well to the needs of single person households. There may not be sufficient affordable private rental dwellings with one or two bedrooms to meet demand. The proposal will result in increasing the stock of one, two and three bedroom units by an additional 373 units.

From the 2006 Census, Parramatta had 50% of all low and moderate income households in the private rental market in housing stress. This is an increase of over 660 households from the 2001 Census and compares with 49% in Holroyd and 60% in Auburn. The average in Sydney Statistical Division is 56%, so the proportion of low and moderate income earners in housing stress in Parramatta is below the Sydney average. It is also worth noting that there are more low and moderate income renters in housing stress in Parramatta than purchasers in stress and this is true at a national level as well.

(source: information on the Parramatta Housing Market, Housing NSW)

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 Granville maintains its existing social diversity and increase housing choice, affordability and social mix. The provision of 373 additional residential units within the Granville 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 proposes a mix of one, two and three bedroom apartments. The 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, and the one and two bedroom units catering for first home buyers, young couples and single occupants.

The proposed development will provide opportunities for existing residents to remain living in Granville 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 Granville and utilise local facilities. With the site being within close proximity to Granville Town Centre, future residents have the opportunity to take advantage of a wide range of services found within regional centres such as libraries 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 373 residential units within the Granville housing market. As noted by COAG increasing supply is one way of putting downward pressure on housing prices and the delivery of 373 residential units in a timely manner as part of the ongoing redevelopment of the locality will be a positive force in terms of tackling the issue of housing affordability. Whilst the proposal may not have a direct impact on house prices it will assist in delivery a range of housing forms that cater for a range of household types on a range of household incomes.

RECOMMENDATIONS

STRATEGIES TO ENHANCE POSITIVE AND MITIGATE NEGATIVE IMPACTS

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

LOSS OF EXISTING EMPLOYMENT USES

The proposal involves demolition of a combination of different older commercial land uses including; used vehicle sales premises, furniture store (heritage listed item), butcher, food and drink premises and a catering store, interspersed by a single storey dilapidated residential dwelling. The development will therefore displace existing businesses. It is recommended that sufficient notice (8-12 weeks) is provided to the occupants prior to the development commencing in order to enable sufficient time to find alternative accommodation within the area.

Furthermore, the existing land uses are inconsistent with the zoning objectives of the B4 zone, the maximum building height and the maximum FSR potential. Finally, they are inconsistent with the future vision envisioned for the subject area.

TRAFFIC

The proposal is not expected to significantly impact upon the existing traffic networks within the subject area beyond those considered at the rezoning stage associated with Parramatta LEP 2011. The site is located along near Parramatta Road which has the capacity for accommodating high traffic volumes and the proximity to local services and public transport gives alternative transport options for future residents and employees.

Furthermore, it is considered that the vehicular access and exit points to and from the site are clearly defined and provide 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.

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. See submitted Traffic Report within corresponding State of Environmental Effects for more detail that provides analysis of impacts on the local traffic network.

CONSTRUCTION NOISE AND SUBSEQUENT OCCUPATION NOISE

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.

The proposal provides appropriate building separation and setbacks to ensure potential impacts to adjoining properties are minimised. Furthermore, the application is designed to create different 'zones' with more active areas clustered together and more passive areas also clustered together to maximise acoustic privacy.

PRIVACY

It is noted that the proposal is to be of a size and scale that is consistent with Council controls. The proposal provides appropriate building design through a combination of building separation, siting/internal layout of dwellings, location/size of windows, location/size of balconies, proposed building materials as well as the incorporation of other elements including privacy screening, fixed and operable louvers, and the strategic placement of screen planting and planter boxes to ensure privacy impacts to adjoining properties are mitigated. See plans and submitted SEE for further detail.

SOLAR ACCESS AND OVERSHADOWING

The proposal has been designed to reduce the potential for overshadowing of neighbouring with the majority of the overshadowing to fall to the existing street network. It is considered that appropriate solar access is to be provided on site and for neighbouring properties. The proposal incorporates appropriate design features including window size and location that will permit adequate solar penetration as well as cross ventilation of the proposed dwellings.

SAFETY

The design of the proposal has been informed after consideration of relevant crime statistics that are detailed at Appendix 1. The proposed development incorporates an active façade that will permit casual surveillance of Cowper Street, Good Street, Parramatta Road and internal areas including planned civic pathway, planned new park and common open space areas of the proposal. The proposed landscaping 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 subject area is in a period of transition due to the site being zoned B4 Mixed Use. The subject area is currently predominantly commercial, interspersed with a low density residential use. The subject site will contribute towards the renewal of the subject area by providing a mixed use building with a mix of residential and retail land uses on the ground floor and residential units above.

The proposal does not result in any adverse environmental or amenity impacts on site or on adjoining properties. 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 built form that is both compliant with Council controls and is visually pleasing. The proposal is to develop the site in accordance with planning provisions and the future envisaged character of Cowper Street, Good Street and Parramatta Road to accommodate higher mixed use developments.

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

Having regard to the above analysis residents of Parramatta LGA are experiencing housing stress due to a shortage of appropriate housing which is creating pressure in the housing and rental market. This is evident with over 56% of residents within the suburb of Granville(part)-Clyde renting and of that over 15.3% of renters have high rental payments (\$500 per week or more). 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.

Such accommodation needs can be partially met through the proposed development. The location is ideal for the target group in terms of its proximity to Granville Town Centre, public transport, community facilities and services.

The potential negative social impacts resulting from the proposal are of minor scale noting that mixed use buildings are permissible with consent within the B4 Zone. The development will also contribute towards alleviating Sydney's housing affordability by providing an additional 373 residential apartments within the Granville/Parramatta housing market. Furthermore, the proposed mixed use building will also significantly contribute towards fulfilling Parramatta Council's target of increasing its housing stock by 6,018 dwellings by 2025 (Affordable Housing Policy 2009) and the anticipated increase in Granville's population of 4,400 by 2036.

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.

The development proposes 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 proximity. The 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, and the one and two bedroom units catering for first home buyers, young couples and single occupants. The proposal will contribute towards alleviating current shortage in housing by increasing the housing stock within the locality by an additional 373 residential units. The proposal also provides for substantial employment generation during construction and long term employment after completion given the substantial increase of retail space proposed.

The proposal having a mix of one, two and three bedroom residential dwellings will cater for a variety of socio-economic groups. This will ensure that Granville 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, such as Granville Train Station and bus interchange.

Data from the NSW Bureau of Crime Statistics and Research indicates that major crime 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 CPTED principles where relevant including the provision of appropriate landscaping and access to the basement will be security controlled. There will be several opportunities for surveillance by the future residents of the proposed building. The design of the development provides for passive surveillance of the street frontage, future laneway and of the internal communal areas.

This Social Impact Assessment reviews the demand for housing 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.

APPENDIX 1: ADDITIONAL DATA – SAFETY

This section provides a preliminary review of crime and safety issues identified in the Parramatta 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 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, 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 Parramatta LGA between October 2015 to September 2016. These figures are not disaggregated to the suburb level. They show that most recorded crimes were stable.

Crime Statistics Table 1: Crime Trends in the Parramatta LGA

Recorded incidents of selected offences in the Parramatta Local Government Area Annual totals and 24 month trend from October 2015 to September 2017			
Offence	Oct 2015 to Sep 2016	Oct 2016 to Sep 2017	24 month trend
Break and enter - dwelling	983	888	Stable
Break and enter - non-dwelling	264	231	Stable
Motor vehicle theft	294	291	Stable
Steal from motor vehicle	1197	1253	Stable
Steal from dwelling	620	603	Stable
Steal from person	233	211	Stable
Malicious damage to property	1410	1406	Stable

Figure 7: Crime Statistic Table: Crime Trends in the Parramatta LGA (Source: NSW Bureau of Crime Statistics and Research 2017)

Crime hotspot maps that are included in the following pages 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 Granville Town Centre, rail stations and major shopping centres.

It can be ascertained from the data that Granville is generally not a crime hotspot; however, some crimes (e.g. motor vehicle theft, break and entry non-dwelling and steal from motor vehicle) are slightly higher around the periphery of the centre when compared to the more suburban and low density parts of the suburb.

Furthermore, the proposed 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 the provision of appropriate landscaping and access to the basement 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 internal communal areas. The proposed development is not expected to have any noticeable impacts on the safety of the Parramatta local area.

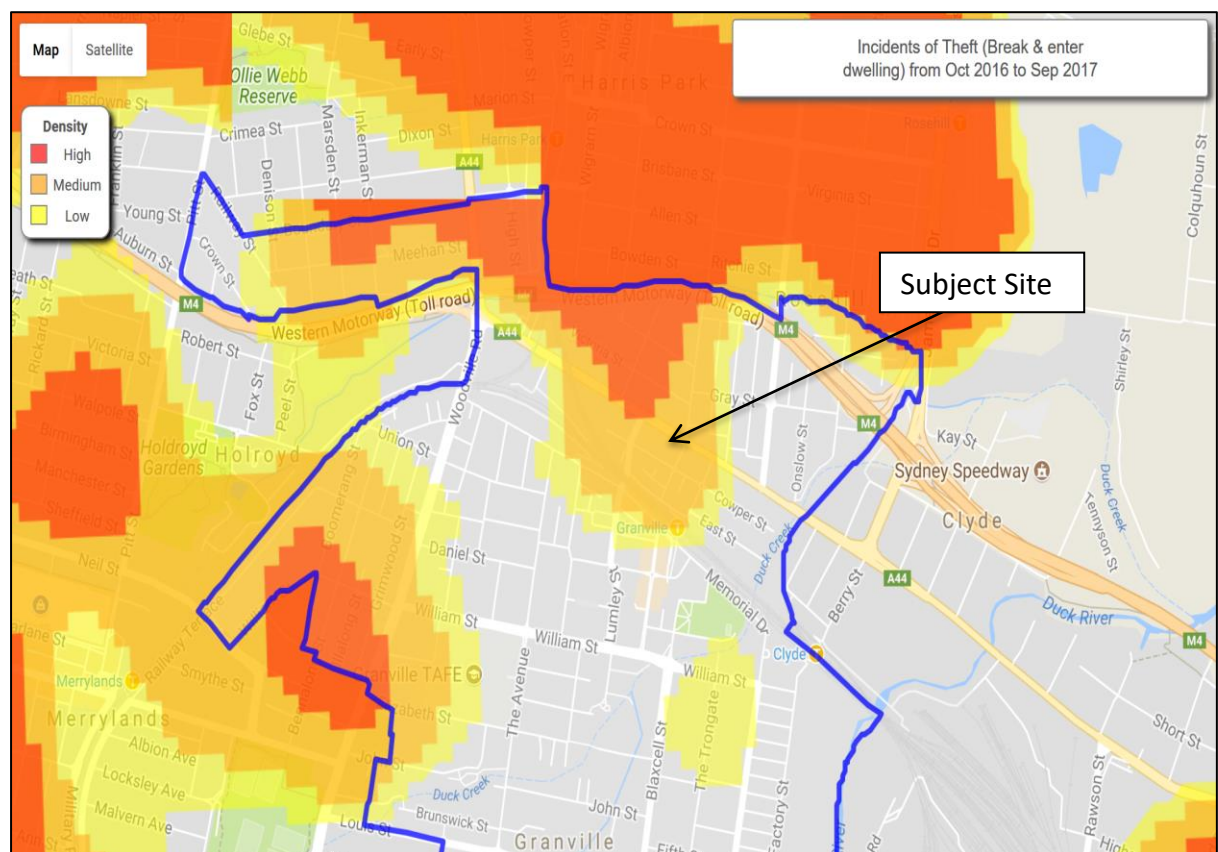


Figure 8: Crime Hotspot Map: Break & Enter Dwelling (Source: NSW Bureau of Crime Statistics and Research)

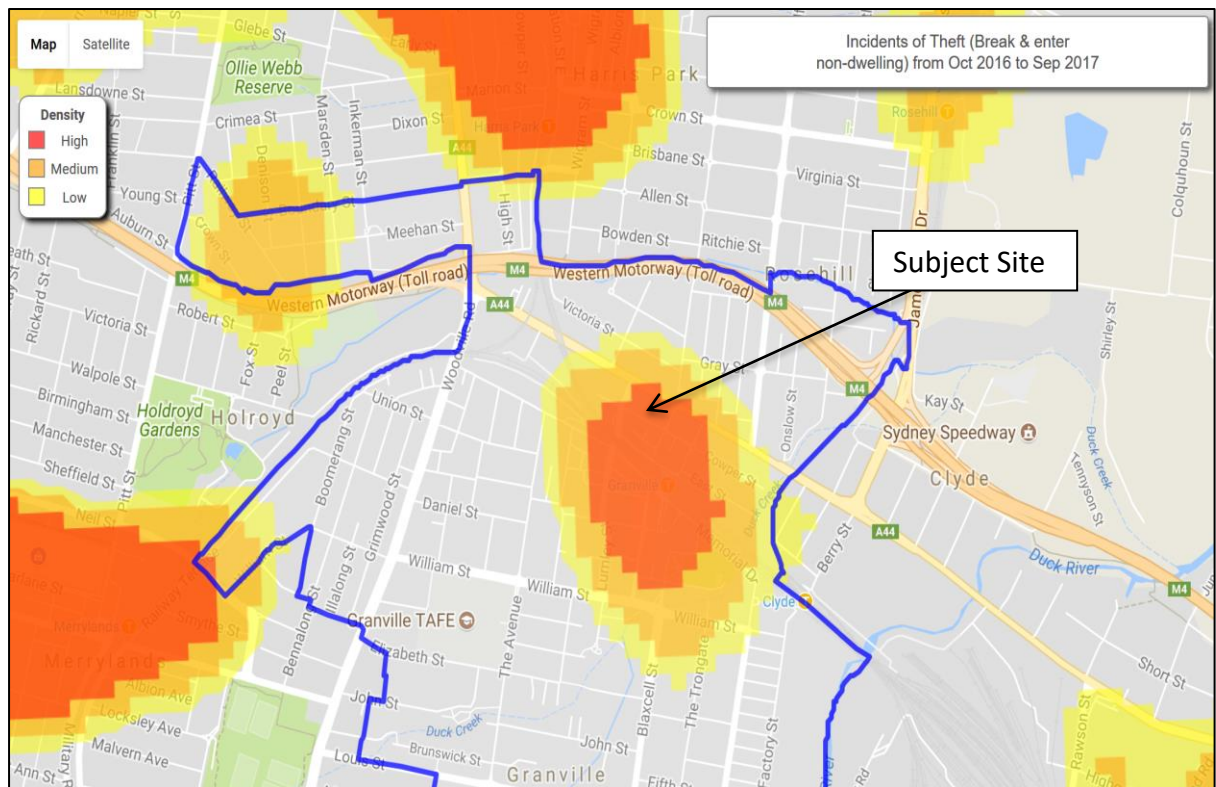


Figure 9: Crime Hotspot Map: Break & Enter Non-Dwelling (Source: NSW Bureau of Crime Statistics and Research)

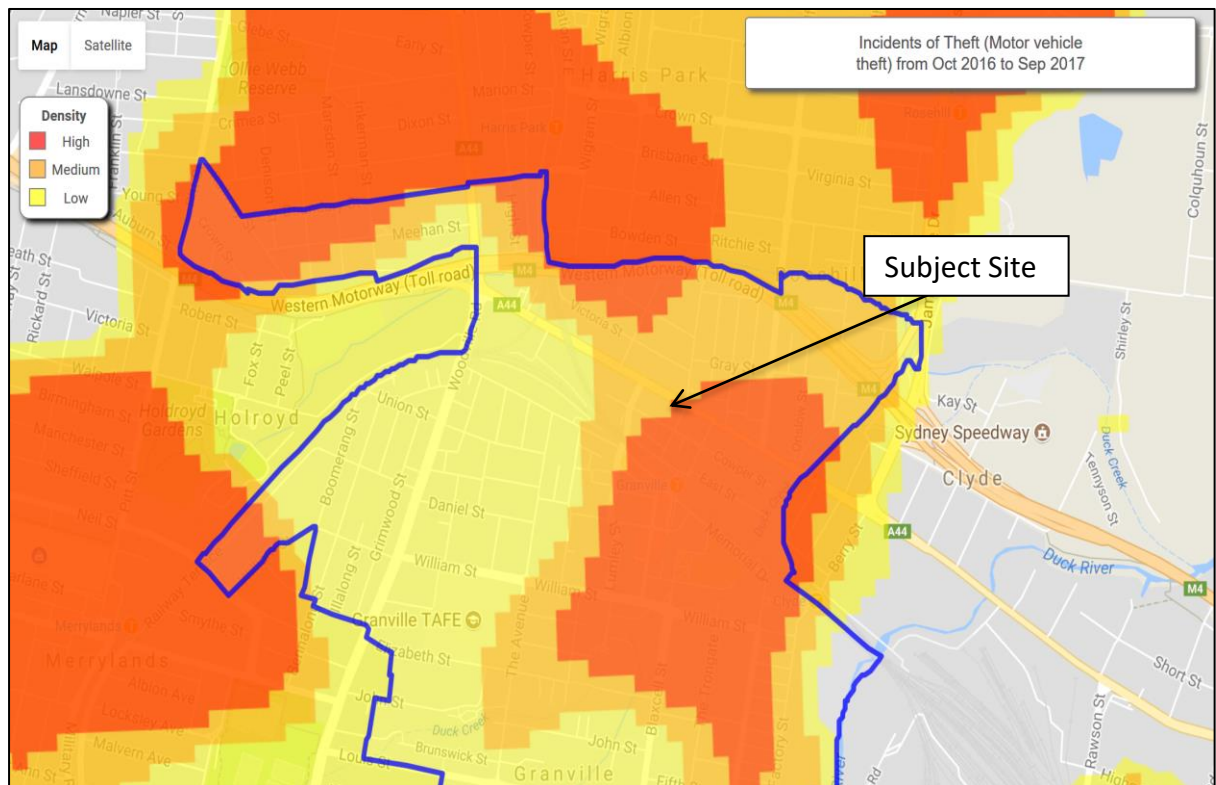


Figure 10: Crime Hotspot Map: Motor Vehicle Theft (Source: NSW Bureau of Crime Statistics and Research)

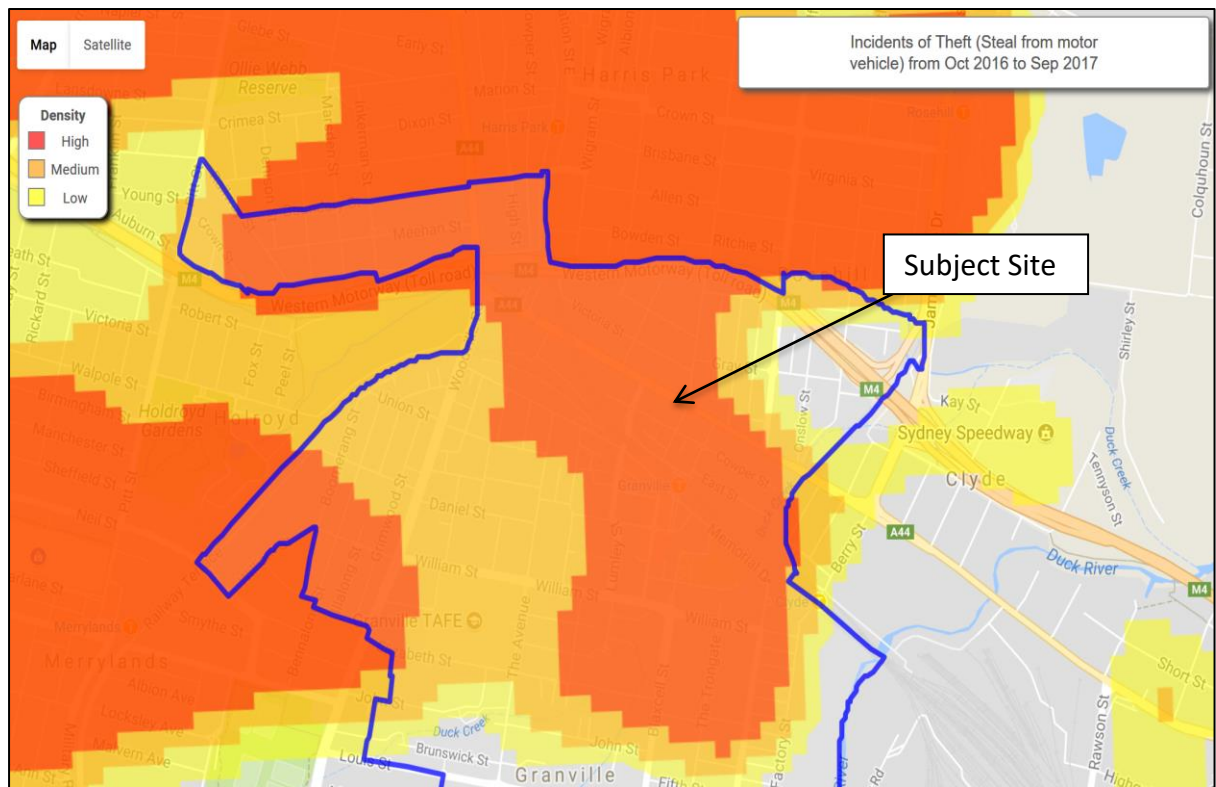


Figure 11: Crime Hotspot Map: Steal from Motor Vehicle (Source: NSW Bureau of Crime Statistics and Research)

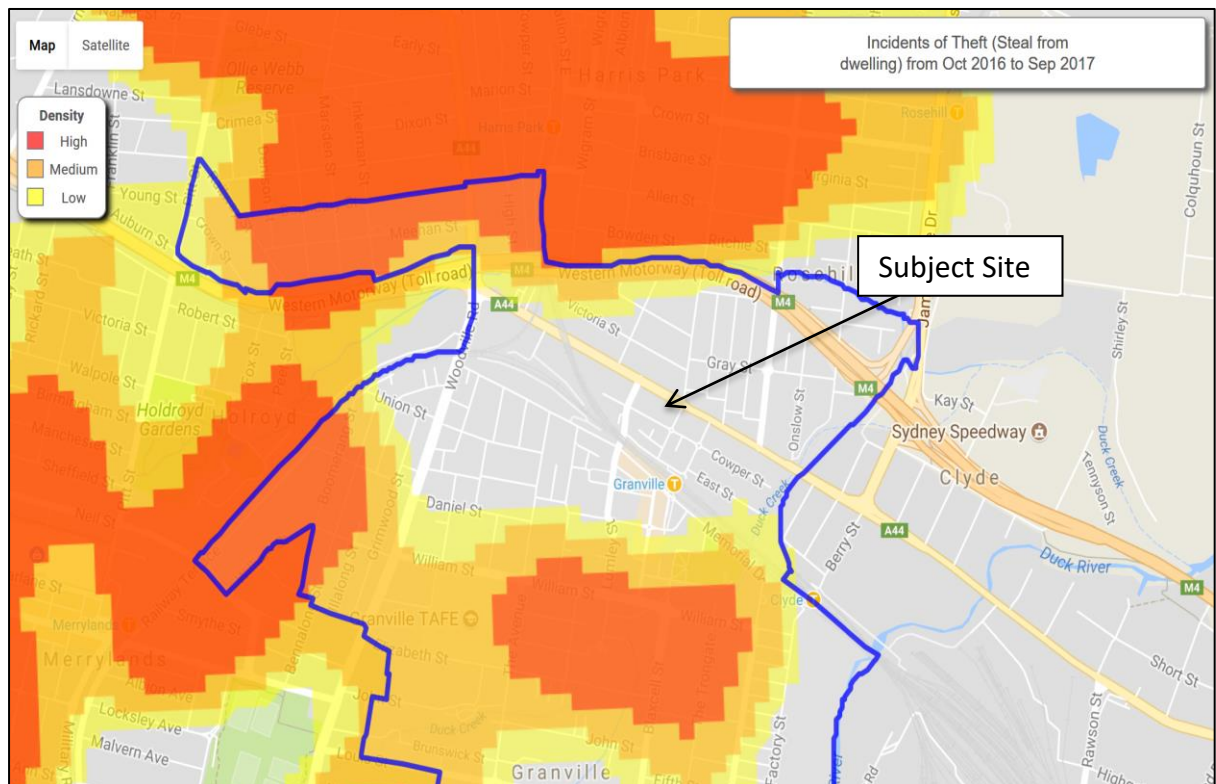


Figure 12: Crime Hotspot Map: Steal from Dwelling (Source: NSW Bureau of Crime Statistics and Research)

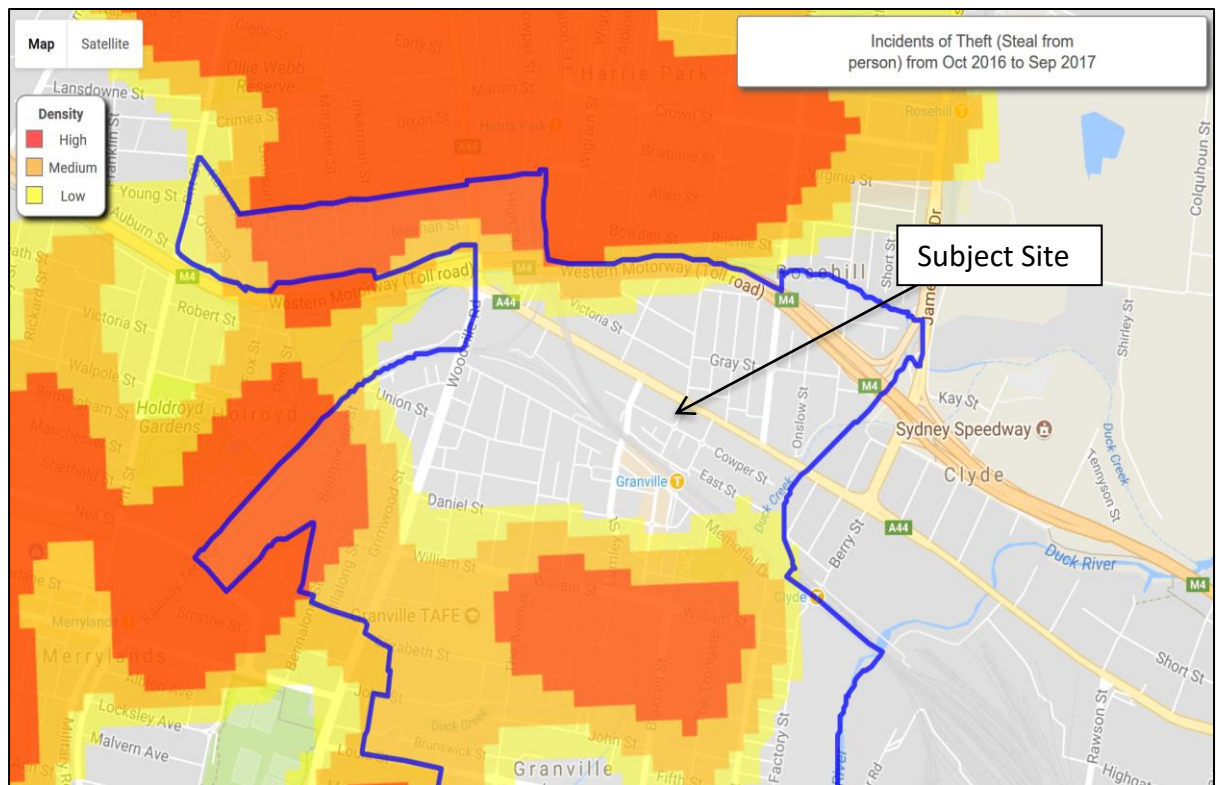


Figure 13: Crime Hotspot Map: Steal from Person (Source: NSW Bureau of Crime Statistics and Research)

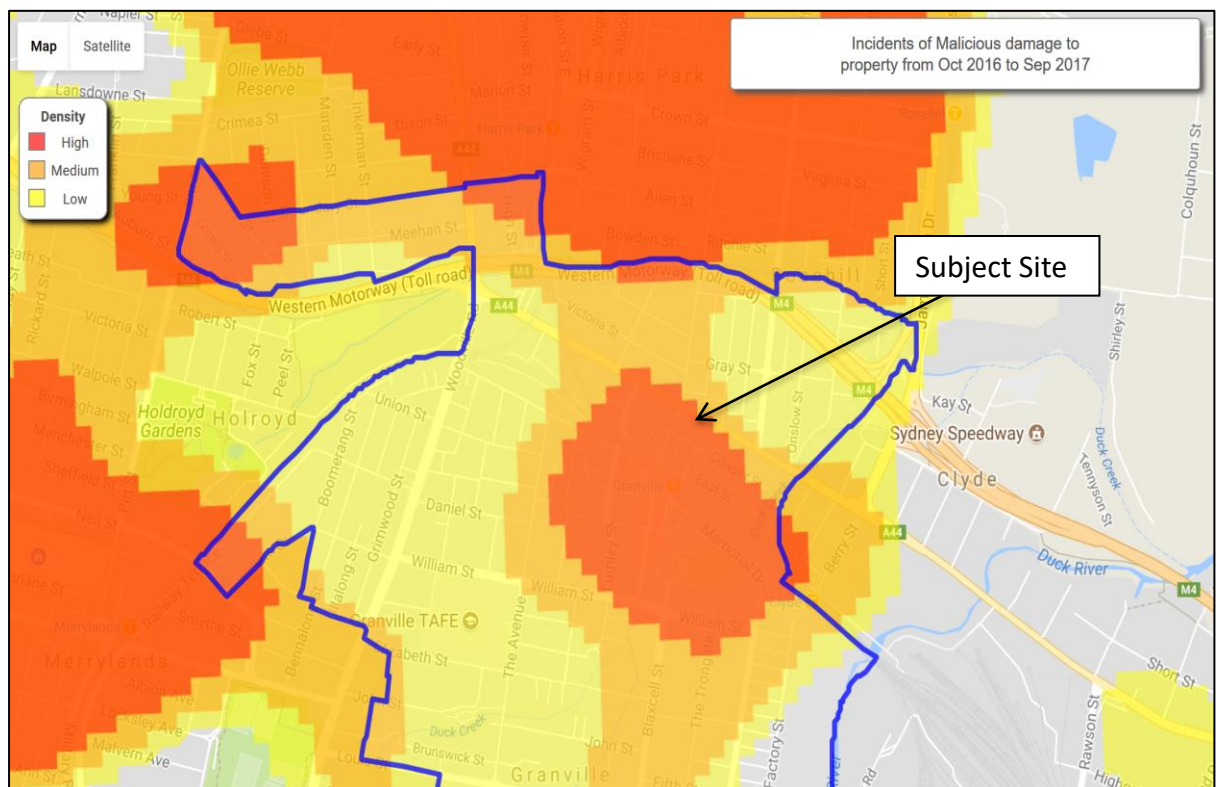


Figure 24: Crime Hotspot Map: Malicious damage to property (Source: NSW Bureau of Crime Statistics and Research)