

# **Social Impact Assessment:** **2A Gregory Place, Harris Park** *Build to Rent*

June 2022

Prepared by Professor Roberta Ryan & Lucinda Molloy

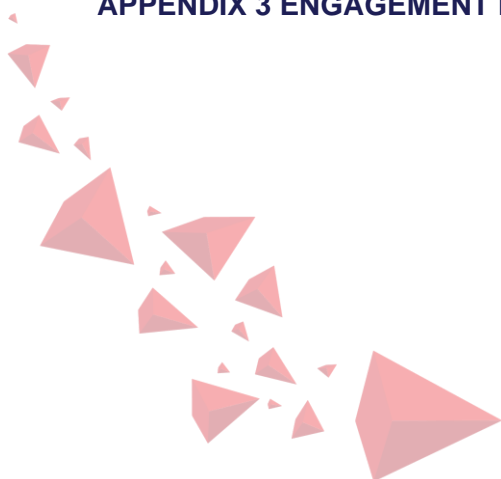


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## **EXECUTIVE SUMMARY**

### **INTRODUCTION**

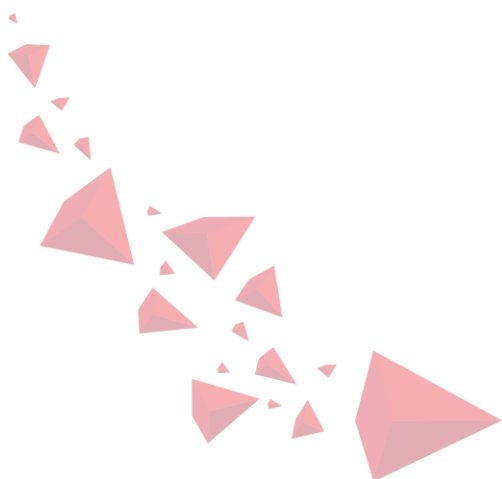
This Social Impact Assessment (SIA) has been prepared to accompany a State Significant Concept Plan Development Application (Concept DA) to the NSW Department of Planning and Environment at 2A Gregory Place, Harris Park for 483 apartments across five buildings for use as affordable housing and build to rent (BTR), with surrounding publicly accessible open space and a number of proposed place making and landscaping opportunities.

This SIA has been conducted in line with the methodology and requirements for an SIA outlined in *Social Impact Assessment Guideline for State Significant Projects July 2021* (SIA Guidelines). It takes into account a scoping discussion with the Department of Planning and Environment Social Impact Assessment team and City of Parramatta Council social planner, as well as good practice social planning methods.

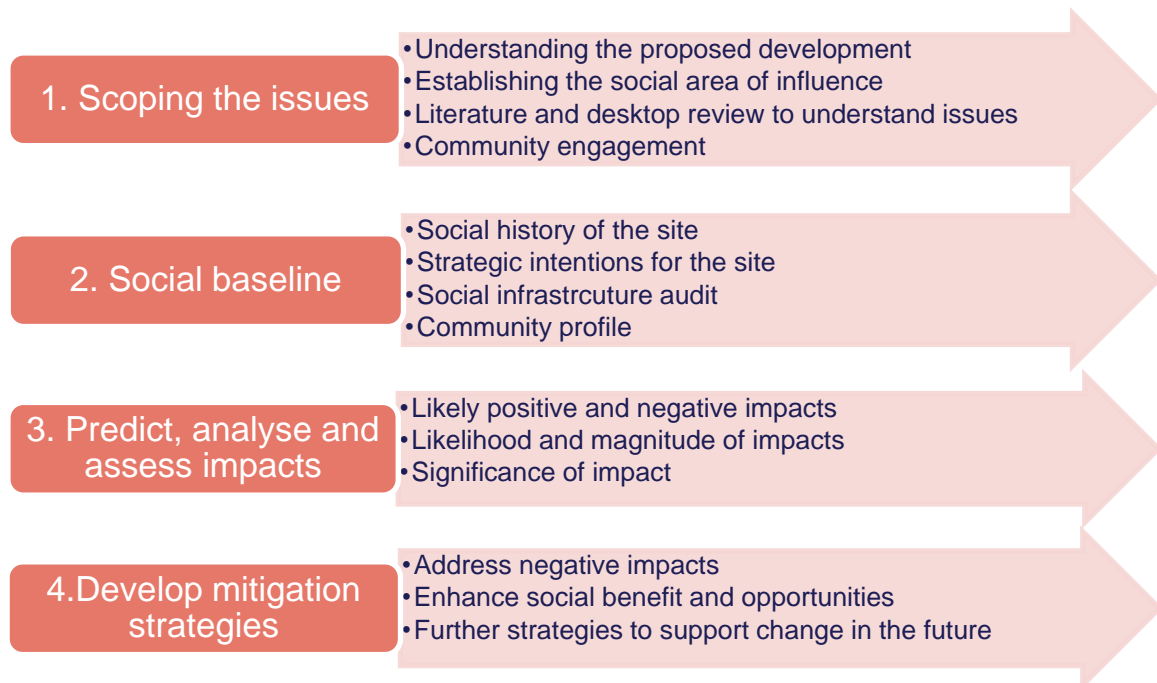
This SIA has been prepared by Professor Roberta Ryan, Lucinda Molloy of Forward Thinking. They are appropriately qualified and experienced to prepare the SIA and have included a signed declaration in Section 1.4.

### **METHODOLOGY**

This SIA provides a background to the proposal, uses a strong evidence base to analyse potential impacts on the social environment using the SIA Guideline assessment framework, and suggests mitigation measures to alleviate some of the consequences of the development. In line with the SIA Guideline requirements, this assessment has adopted the following approach.



**Figure 1 Social Impact Assessment approach**



## **SOCIAL IMPACT ASSESSMENT AND PREDICTION**

### **Distributive equity**

The proposal presents some significant positive benefits of a high magnitude and likelihood as outlined in Section 6 of this report. Key positive benefits include the provision of affordable rental housing and housing for long term renters, located in a highly accessible location close to health, education and employment services where there is demonstrated demand. The groups likely to benefit from this are long term renters who would become the future residents of the site, and those experiencing housing stress who are eligible for affordable rental housing under the Housing SEPP.

Other positive benefits that would be realised from the concept plan would be the allocation of significant amounts of open space on the site, most of which will be publicly accessible. Whilst the details around the type and quality of open space and place making opportunities can be determined in the more detailed design phases, the proposal seeks approval for opportunities to enhance Aboriginal values, customs and beliefs associated with the site and local area, as well as revitalising landforms and waterways on the site including the Clay Cliff

Creek Walk. The beneficiaries of these impacts would be those in the immediate social locality and those visiting or living in the surrounding centres of Harris Park and Rosehill.

Impacts associated with intensifying the use of the site, including upwards of 500 residents, are likely to be felt by immediate surrounding neighbours including residences along Gregory Place, Hambledon Cottage and Our Lady of Lebanon Co-Cathedral. These impacts include disturbance during construction phases of the project, visual impacts due to intensification of the building footprints on the site, and changes to traffic flows in and around the site due to increase in volume of cars entering the site once it is operational. Mitigation measures for these impacts are explored in Section 7.

### **Short and long-term impacts**

Short term impacts are associated with the redevelopment of the site during the construction phase, and include noise, truck and vehicle movement in and around the site and dust. Long term impacts tend to be positive and include meeting a demand for new and affordable housing in Parramatta LGA, including the provision of 450+ new dwellings including 50% affordable and 50% for long term renters, access to new open space, access to place making opportunities and generally opening the site and reconnecting it with the surrounding area, including the new Light Rail system, Harris Park and Parramatta CBD.

### **Impacts that cannot be defined at this stage**

As outlined in Section 6 of this report, some impacts cannot reasonably be defined at the concept plan phase (such as visual impacts associated with changes to the site that are dependent on building materials and finishes, the useability features of the open space (such as benches, walkway design etc) and specific details on the provision of communal facilities and apartment features on the site.

Whilst these impacts will be defined through later stages on the project including detailed design, they have still been considered and tabled in this report, and Section 7 provides measures to mitigate negative impacts and enhance positive impacts that may evolve in future detailed design and development application phases of the project.

Furthermore, Section 4.4 provides some social planning principles for further stages of the project that draw on literature exploring success factors and mitigation measures for affordable housing developments in Australia.

### **Impacts at the operational phase of the project**

Due to the nature of this proposal where the housing will be held in single ownership with the affordable housing component managed through a CHP, it is noted that some impacts may arise during the operation phase of the project. Section 7 of this report provides mitigation measures that give attention to management issues on the site.

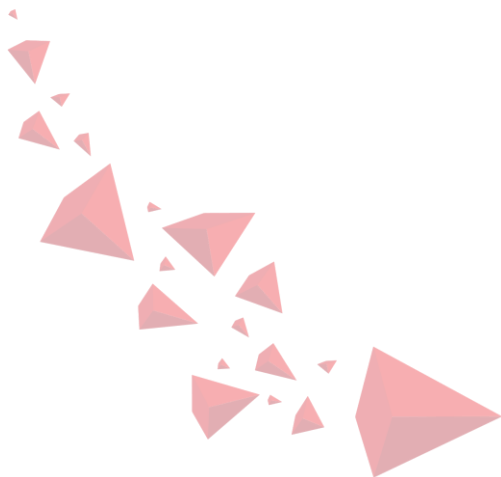
### **CONCLUSION**

This SIA concludes that there are a range of social impacts that are likely to be generated through the Concept Plan DA should it be approved. These vary in likelihood, magnitude and dimension, some of which cannot be reasonably defined at this stage in the planning process. There are also impacts that could possibly arise during the operational phases of the project and will be dependent on the long-term management of the site (such as tenant and asset management, site maintenance etc).

The long-term benefits of the proposal are associated with the wider community benefit of providing 450+ units that will contribute to broader local and state government strategic priorities for housing diversity, accessibility and affordability in close proximity to essential services and job opportunities. There will also be benefits for the immediate and intermediate social locality through the renewal of a significant site in a highly valued heritage area, opening the currently underutilised site up, and reconnecting it to the surrounding areas of Harris Park and Parramatta CBD. The provision of publicly accessible open space across over half of the site, place making opportunities celebrating Indigenous and non-Indigenous history, and the enhancement of the natural and historical features of the site such as the Clay Cliff Creek walk will also provide public benefit to the current community and visitors to the precinct.

In the short term, the redevelopment of the site will have some impacts on the immediate social locality. There will be impacts associated with the construction period, and some impacts on the traffic flows through Gregory Place and surrounding streets. The way immediate neighbours experience the site will also change, including visual impacts associated with the increased building density on the site, generally more foot and vehicle traffic, and changes to the appearance and functioning of the site interface with the Hambledon Cottage grounds.

The assessment concludes that perceived and or actual negative impacts of the concept development application can be successfully managed with the implementation of mitigation measures designed to reduce negative impacts from being realised in the detailed design phase and ultimately the operational phase of the project should it be approved. The Concept Plan DA has the potential to deliver significant overall benefit to the socio-economic environment of the local area and Parramatta region more broadly.





## **1. INTRODUCTION**

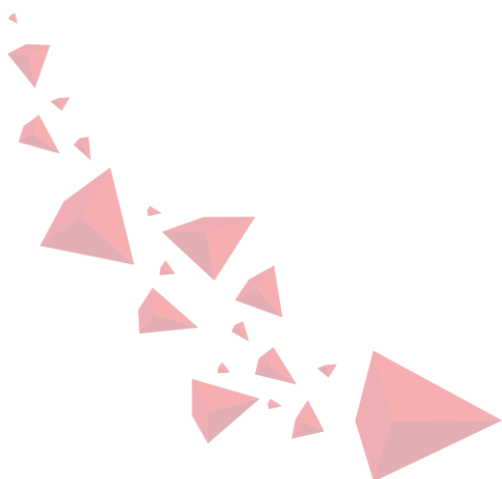
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This SIA has been conducted in line with the methodology and requirements for an SIA outlined in *Social Impact Assessment Guideline for State Significant Projects July 2021* (SIA Guidelines). It takes into account a scoping discussion with the Department of Planning and Environment Social Impact Assessment team and City of Parramatta Council social planner, as well as good practice social planning methods.

### **1.1 Purpose of social impact assessment**

State significant projects can affect people in many ways, both positively and negatively. Identifying and understanding social impacts helps to inform responses that aim to avoid, mitigate or reduce negative impacts and enhance positive impacts.

‘Social impacts’ generally refer to the consequences that people experience when a new project brings change. For the purposes of the SIA, ‘people’ are classed as individuals, households, groups, communities, or organisations.



**Figure 2 Social elements of value to people**  
(source: *Department of Planning and Environment SIA Guidelines*)



A SIA aims to identify, predict, and evaluate likely social impacts arising from a project and propose responses to the predicted impacts<sup>1</sup>.

As illustrated in Figure 2, the SIA assesses projects from the perspectives of people, which means developments are more likely to be socially sustainable.

## 1.2 Planning Secretary's Environmental Assessment Requirements

On 28 April 2022, the NSW Department of Planning and Environment issued the Secretary's Environmental Assessment Requirements (SEARS) for the Gregory Place Build-to-Rent Concept Development (SSD-31179510). The SEARS require the applicant to provide a SIA prepared in accordance with the SIA Guidelines for State Significant Projects. The SEARS state that where possible, the SIA should also discuss the following:

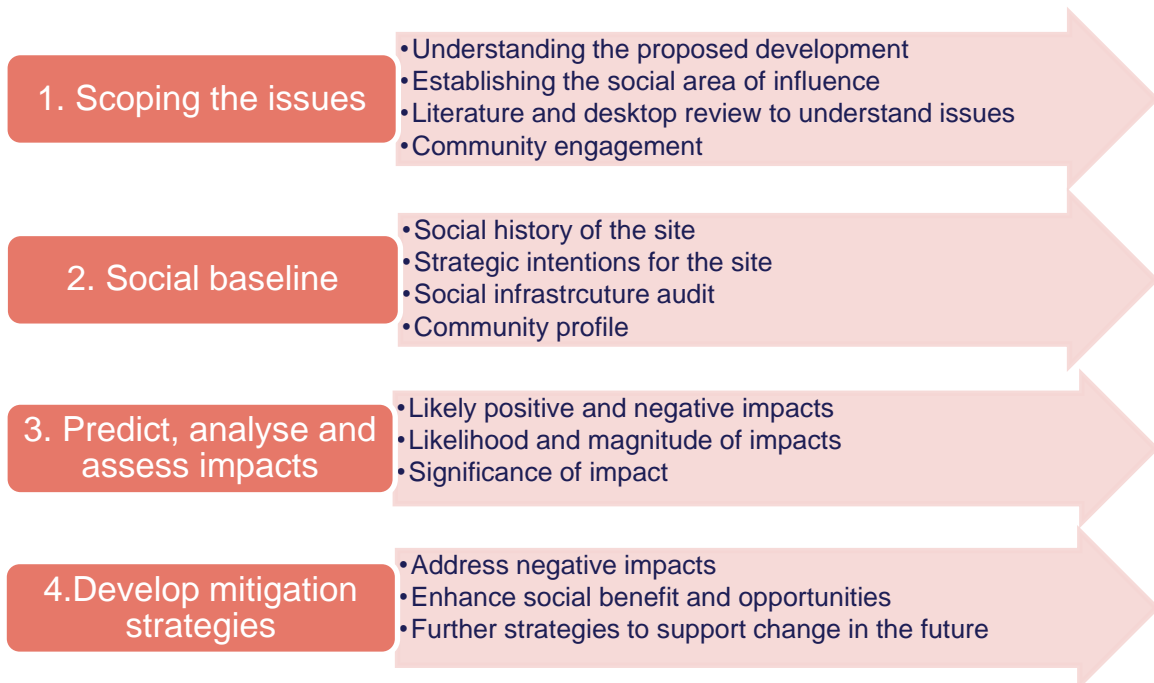
- *The physical distribution of the affordable dwellings with the market (BTR) dwellings on the site*
- *The distribution and type of common areas with consideration to the social locality*
- *Common pedestrian connections*
- *Short- and long-term impacts on the surrounding locality.*

<sup>1</sup> Social Impact Assessment Guideline for State Significant Projects July 2021.

### 1.3 Methodology

This SIA provides a background to the proposal, uses a strong evidence base to analyse potential impacts on the social environment using the SIA Guideline assessment framework, and suggests mitigation measures to alleviate some of the consequences of the development. In line with the SIA Guideline requirements, this assessment has adopted the following approach.

**Figure 3 Social Impact Assessment approach**



The methodology for the SIA included:

- **A social baseline**, including an analysis of strategic intentions for the site, a demographic analysis and a social infrastructure analysis including capacity (using ABS Census data, site visits, desktop research and phone calls to service providers)
- **A literature review** to explore the anticipated impacts of BTR and affordable housing, and to explore success factors for this type of development
- **Community engagement** including: notification of residents and businesses via letterbox drop (1,511 households, 47 businesses), online survey (responses =7), in

depth telephone interviews (21 calls made, 8 stakeholders interviewed), 6 meetings with key agencies and key stakeholders including DPE Assessment Team and Social Impact Assessment Team, City of Parramatta Council staff, Parramatta and District Historical Society, Our Lady of Lebanon Co-Cathedral, Maronite College of the Holy Family and Indigenous stakeholder groups

- **Identification and analysis of social impacts** both positive and negative (using the categories and impact assessment framework outlined in the SIA Guidelines)
- **Mitigation strategies and recommendations** for further social impact management and community engagement during future stages of the planning process.

## 1.4 SIA authors

This SIA has been prepared by Professor Roberta Ryan, Lucinda Molloy of Forward Thinking. They are appropriately qualified and experienced to prepare the SIA as outlined below.

### PROFESSOR ROBERTA RYAN


Professor Roberta Ryan is a leading social policy and planning researcher and analyst with over 30 years' experience in Australia and internationally. Roberta has a significant professional and academic background in social planning and impact assessment. Through these roles, Roberta has developed new approaches in the application of research and stakeholder engagement to social planning and impact assessment in land-use development and management contexts.

Roberta is a former Equity Partner and Director at Urbis, Australia's largest urban planning and property services advisory. Working extensively with private sector developers, Roberta has experience in statutory and social planning processes and delivery of major social infrastructure, housing, commercial and retail developments. Roberta has demonstrated capacity to manage complex land use and social planning projects in sensitive stakeholder environments.

Roberta regularly acts as a social planning expert witness in the NSW Land and Environment Court and has also provided expert witness services to the Victorian Solicitor's Office and Victorian Civil and Administrative Tribunal. This has included expert advice on the social impacts of a range of contentious land uses and complex developments including

mines, major social infrastructure, large format retail, affordable housing, gaming and liquor, and restricted premises.

### Signed declaration


Date SIA completed	15 June 2022
Confirmation the SIA contains all relevant information as outlined in the <i>Social Impact Assessment Guideline for State Significant Projects July 2021</i>	Yes
Confirmation that the author understands their legal and ethical obligations, and that none of the information in the SIA is false or misleading	Yes
Qualifications, experience, and professional membership	<p><b>Qualifications:</b></p> <p>PhD (public administration evaluation), University of Technology Sydney (underway)</p> <p>Graduate Diploma in Public Policy, University of New England</p> <p>Bachelor of Social Studies (social work), (First Class Honours), University of Sydney, University Medal</p> <p>Bachelor of Arts (Philosophy Honours), University of Sydney</p> <p><b>Professional membership:</b></p> <p>Planning Institute of Australia Member (53705)</p>
Signature	
Date	15 June 2022

### LUCINDA MOLLOY

Lucinda Molloy is a qualified urban and social planner with a passion for using applied research and strategic thinking to solve complex policy problems. Lucinda completed a

Bachelor of Planning at the University of New South Wales and attained First Class Honours in 2012. She has over ten years' experience across social policy and research, strategic and social planning, local government and development assessment. Lucinda has worked in both the private and public sectors, including the City of Sydney Council and the University of Technology Sydney, Institute for Public Policy and Governance where she was in a Senior Policy and Research role. Throughout Lucinda's varied career she has coordinated and contributed to a wide range of high-profile social research and policy projects, including areas such as housing, health, local government, regional development, community development, stakeholder engagement and community consultation. She regularly conducts SIAs to accompany development proposals and assists with social planning research to inform Land and Environment Court Proceedings. Recent social planning projects include a Social Impact Assessment for the redevelopment of an aged care facility in Marrickville, Sydney, and a Social Infrastructure Needs analysis for the Bonnyrigg Renewal Area.

#### Signed declaration

<b>Date SIA completed</b>	15 June 2022
<b>Confirmation the SIA contains all relevant information as outlined in the <i>Social Impact Assessment Guideline for State Significant Projects July 2021</i></b>	Yes
<b>Confirmation that the author understands their legal and ethical obligations, and that none of the information in the SIA is false or misleading</b>	Yes
<b>Qualifications, experience, and professional membership</b>	<b>Qualifications:</b> Bachelor of Planning (Hons 1), UNSW
<b>Signature</b>	
<b>Date</b>	15 June 2022

## 2. SOCIAL LOCALITY

This section provides a summary of the proposal, the site and the surrounding context, and a likely social locality, including:

- **Section 2.1** describes the site in its regional, local and site-specific context
- **Section 2.2** describes the planning history and evolution of the site and the proposal
- **Section 2.3** provides a summary of the current proposal
- **Section 2.4** provides a map and description of the reasonable social locality for the proposal
- **Section 2.4** provides a summary of social planning implications for the proposal.

### 2.1 The site

The site is located at 2A Gregory Place, Harris Park, just beyond the eastern boundary of the Parramatta City Centre to the south of Hassall Street, adjacent to Hambledon Cottage and Reserve, and the Experiment Farm Reserve. The site is approximately 1.9 hectares, has a frontage to Gregory Place to the east, parkland to the north (incorporating the historical Hambledon Cottage) and parkland to the west (incorporating the historical Experiment Farm curtilage, with the cottage to the southwest). The southern boundary follows an old cliff face, and the property bounds the Our Lady of Lebanon Co-Cathedral, a park and residential dwellings.

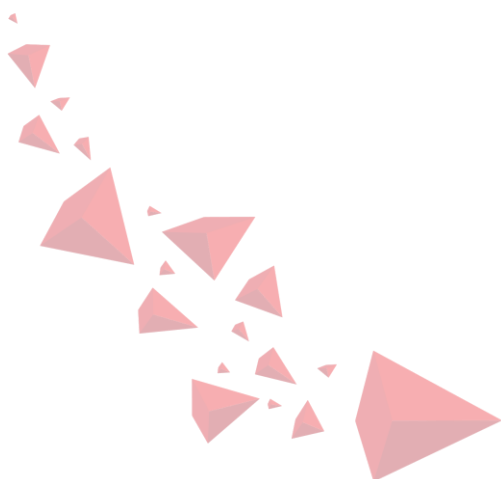
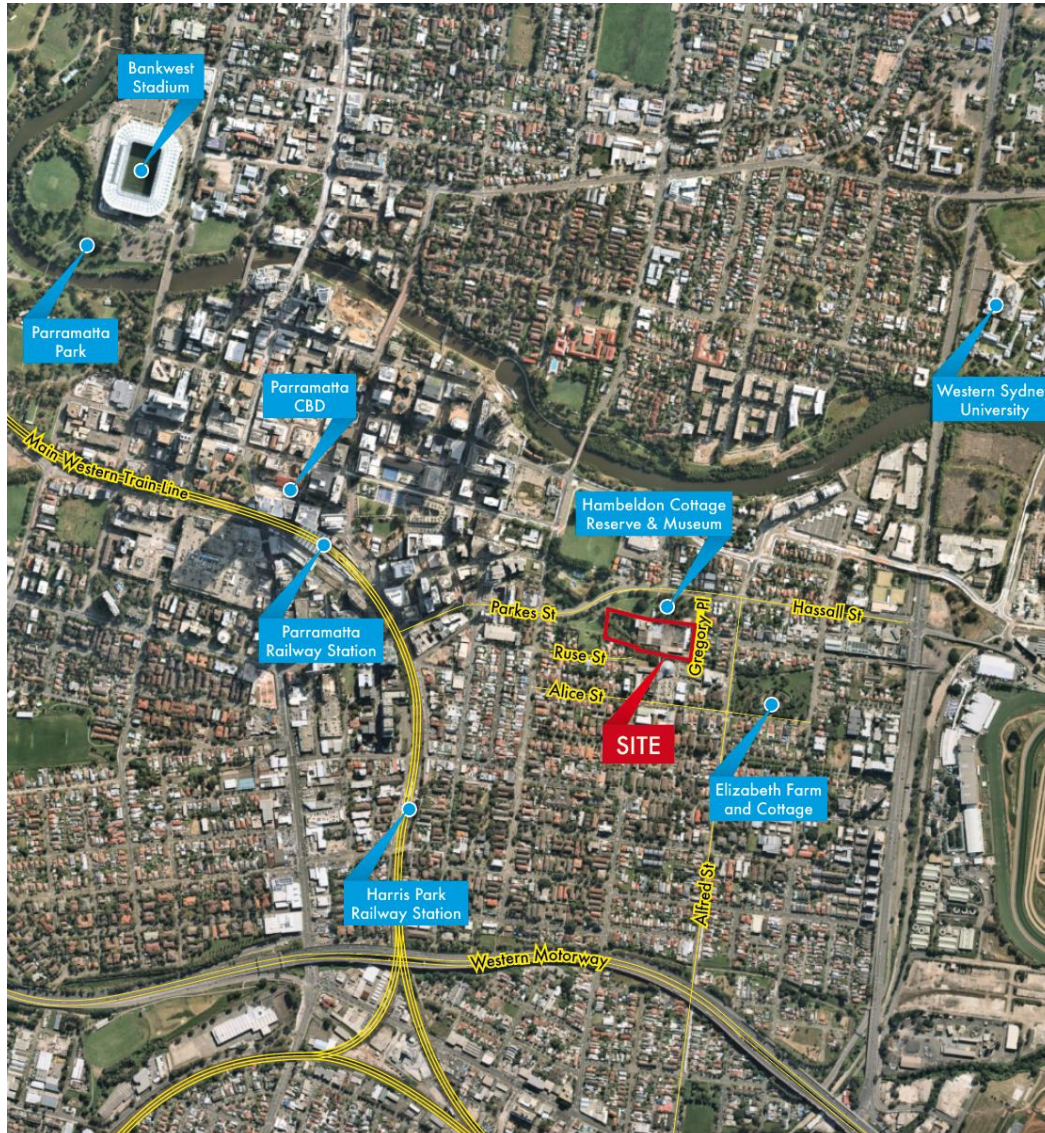




Figure 4 The site and its regional context



Source: NearMap 16 April 2022



2A GREGORY PLACE, HARRIS PARK

MAP 1

The site and its regional context

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## REGIONAL CONTEXT

The site is located in the Greater Parramatta Metropolitan Centre which is the largest city centre in the Western Sydney region and is building on its strengths as a focus of economic



activity, essential services, natural assets, culture and creativity, to lead one of Australia's fastest growing regions<sup>2</sup>.

In recent years the role of Greater Parramatta as a part of broader strategic planning for Greater Sydney, has grown from a fringe centre to the core of the Central City for Greater Sydney. According to the *Greater Cities Commission, Central City District Plan*, Greater Parramatta is described as "covering an area of more than 1,400 hectares, Greater Parramatta encompasses Parramatta CBD, Parramatta North Precinct and the Westmead health and education precinct, connected via Parramatta Park... It is the core of the Central River City".

Key regional infrastructure within the vicinity of the site includes the Westmead Hospital, Western Sydney University, state government departments, state and federal courts, state significant heritage items, Rosehill Racecourse, Sydney Olympic Park and Parramatta regional parklands.

The site is very well serviced and located in proximity to public transport, being approximately 500 metres from the Harris Park Station and 700 metres from Parramatta, Rosehill and Camellia train stations. It is also located in close proximity to the Parramatta Light Rail, which in Stage 1 will connect Westmead to Carlingford via the Parramatta CBD and Camellia with a two-way track spanning 12 kilometres and is expected to open in 2023. The route will link Parramatta's CBD and train station to the Westmead Health Precinct, Cumberland Hospital Precinct, CommBank Stadium, the Camellia Town Centre, the new science, technology and innovation museum Powerhouse Parramatta, the private and social housing redevelopment at Telopea, Rosehill Gardens Racecourse and three Western Sydney University campuses.

Planning and development work is also underway for Stage 2 of the Parramatta Light Rail with stops proposed in close proximity to the subject site. Stage 2 will connect Stage 1 and Parramatta's CBD to Sydney Olympic Park via Camellia, Ermington, Melrose Park and Wentworth Point. It will link communities north and south of the Parramatta River directly to the Parramatta CBD, the Camellia Town Centre, as well as the entertainment, education and employment hub at Sydney Olympic Park.

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<sup>2</sup> City of Parramatta Council 2020, *Local Strategic Planning Statement 2036*

## SITE CONTEXT

The site has an area of approximately 19,480sqm and has an irregular rectangular shape approximately 230m long to the north, 95m wide to the east and 75m wide to the west. Vehicular and pedestrian access to the Site is from Gregory Place. The existing development on the site comprises a number of industrial buildings ranging in height from two to eight storeys which was the former site for a pharmaceutical manufacturing plant. The site is currently used as commercial offices, however most of the site is underutilised and not easily open and accessible to the public. A stormwater channel is located to the south of the site known as Clay Cliff Creek, which is currently overgrown and not well maintained. Our Lady of Lebanon Co-Cathedral is located to the south of the stormwater channel on top of the remnant clay cliff. There are also a number of mature trees on and around the site.

The project architect and heritage consultant have explored options for adaptive reuse of the buildings on the site, however they have been determined to have no heritage significance and are not of enough value or structural integrity to be integrated into the future redevelopment.

## 2.2 The planning context

The site is zoned IN1 General Industrial under the *Parramatta Local Environmental Plan 2011* (LEP). development for the purpose of a 'residential flat building' is prohibited in the IN1 General Industrial zone.

The projects permissibility is due to a Site Compatibility Certificate (SCC) having been issued on the subject land. The SCC acknowledges that whilst a residential flat building is not permissible under the Council's planning controls, it is a compatible use and a lodgement of a Development Application for that use can progress subject to the conditions of the SCC being met.

Since the issuing of the SCC in July 2017, the proponent has been working with the Heritage Council of NSW, and in March 2021 they issued us a letter of support for the proposed scheme, which supported the progression of the scheme to Concept DA lodgement.

As per the requirements of the SCC, a peer review process has also been adopted to support design excellence on the site.

## 2.3 Current proposal

The project seeks concept approval for approximately 483 apartments across three buildings, with surrounding publicly accessible open space, significant landscaped area on the ground plane, accessways, parks and a Clay Cliff Channel walkway. The proposal also includes a number of place making opportunities. The project will be an even mix of Build-to-Rent and affordable housing managed by a Community Housing Provider (CHP).

The current concept plan comprises:

- 483 dwellings across three buildings ranging from four to eight storeys in height with a variety of one, two and three bedroom dwellings and terrace roof gardens
- 67% of the site used as open space with the majority of open space being permanently publicly accessible. Open space for residents would include five separate garden areas for different uses and viewing decks out to Parramatta River
- New street tree planting and increased tree canopy cover across the site to define the site as a sub-precinct along Gregory Place and reduce the impacts of urban heat. Existing tree canopy will be supplemented with new trees to create a green screen directly behind Hambledon Cottage and from the eastern view to the site
- New publicly accessible connections into and around the site, including walkways, shared paths and significant landscaping and vegetation planting across the precinct
- Place making opportunities to celebrate Aboriginal connections to country and the evolving historic cultural and natural landscape of Harris Park, including the restoration of the Clay Cliff Creek stormwater channel, and a pedestrian shareway with native tucker walk, including interpretation on Aboriginal land management and those of early colonial times.



**Figure 5 Proposed main courtyard entry to the site (source: artist Mark Gerada 2022)**



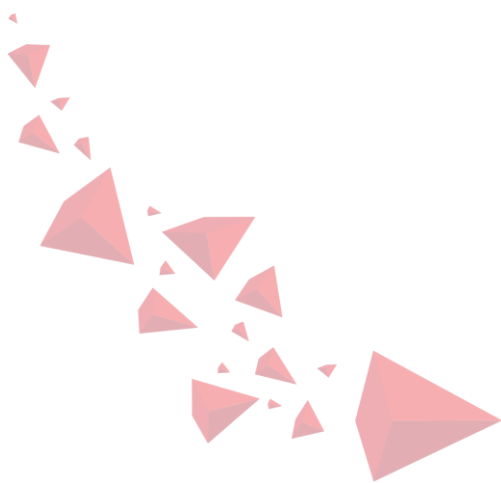
**Figure 6 Proposed channel walk (source: artist Mark Gerada 2022)**



**Figure 7 Proposed Gregory Place entry (Source: artist Mark Gerada 2022)**



**Figure 8 Aerial view of proposed development on the site (source: artist Mark Gerada 2022)**



**Figure 9 Proposed site plan for 2A Gregory Place Harris Park (Source: Stanisic Architects 2022)**



## **FUTURE DEVELOPMENT APPLICATIONS**

The current application is for a proposed concept application. This proposal does not seek consent for construction, but for the configuration of future buildings across the site.

The delivery of the future buildings is proposed across three futures stages via specific development applications as follows:

- Stage 1 is proposed as building A (the building closest to Gregory Place) and the entire basement structure across the site.
- Stage 2 is proposed as building B (the building in the centre of the site).
- Stage 3 is proposed as building C.

## **DEFINITIONS AND REGULATION FOR BUILD TO RENT AND AFFORDABLE HOUSING**

It is important to clarify the definitions and parameters for the different housing types being proposed on the site. In 2021 the Department of Planning and Environment released *Housing 2041* (the Housing Strategy), a 20-year vision and strategy to meet housing needs



in NSW. The new *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) supports this strategy by driving the development of affordable and diverse housing to meet the needs of our growing community by giving incentives to supply affordable and diverse housing in the right places and for every stage of life.

The Housing Strategy and SEPP define affordable housing and BTR in the following ways:

### **Affordable Housing**

Affordable housing supports the needs of very low, low and moderate-income households, whose rent or mortgage repayments cost no more than 30% of their gross income. This helps households meet other living costs, such as food, clothing, transport, medical care, and education. While the NSW Government delivers affordable rental housing through community housing providers, affordable rental housing can also be funded and delivered by local government, private developers, or not-for-profit organisations. Recognising affordable housing as essential social infrastructure, in communities near employment and educational opportunities, can support wellbeing, inclusivity and economic sustainability.

Under the Housing SEPP, affordable housing includes:

- in-fill housing;
- boarding houses (including boarding houses managed by the NSW Land and Housing Corporation),
- supportive accommodation; and
- residential flat building carried out by social housing providers, public authorities and joint ventures.

The affordable housing pathway for the proposed development at 2A Gregory Place is in-fill housing.

### **Build to Rent**

Build-to-rent housing is large-scale, purpose-built rental housing that is held in single ownership and professionally managed. Build-to-rent housing can provide more rental housing choice and support construction jobs to drive economic recovery.

The introduction of build-to-rent housing into the NSW planning system in February 2021 supports changes to the taxation settings for this development type that were introduced in

July 2020. The build-to-rent housing provisions were transferred to the Housing SEPP when it was made in November 2021.

The build-to-rent housing provisions:

- Each tenant must be provided a range of lease term choices, including a genuine option to enter into a fixed term lease of at least 3 years
- Build-to-rent dwellings must be made available to the general public, without restriction, apart from restrictions necessary to ensure public health and safety, to promote announced Government policy, or to ensure dwellings designated for affordable or social housing are used for that purpose.
- The dwellings and common land that comprise the build-to-rent property must be held within a unified ownership structure
- The dwellings that comprise the build-to-rent property must be managed by a single management entity, with on-site access to management for tenants.

## **2.4 Social locality boundaries**

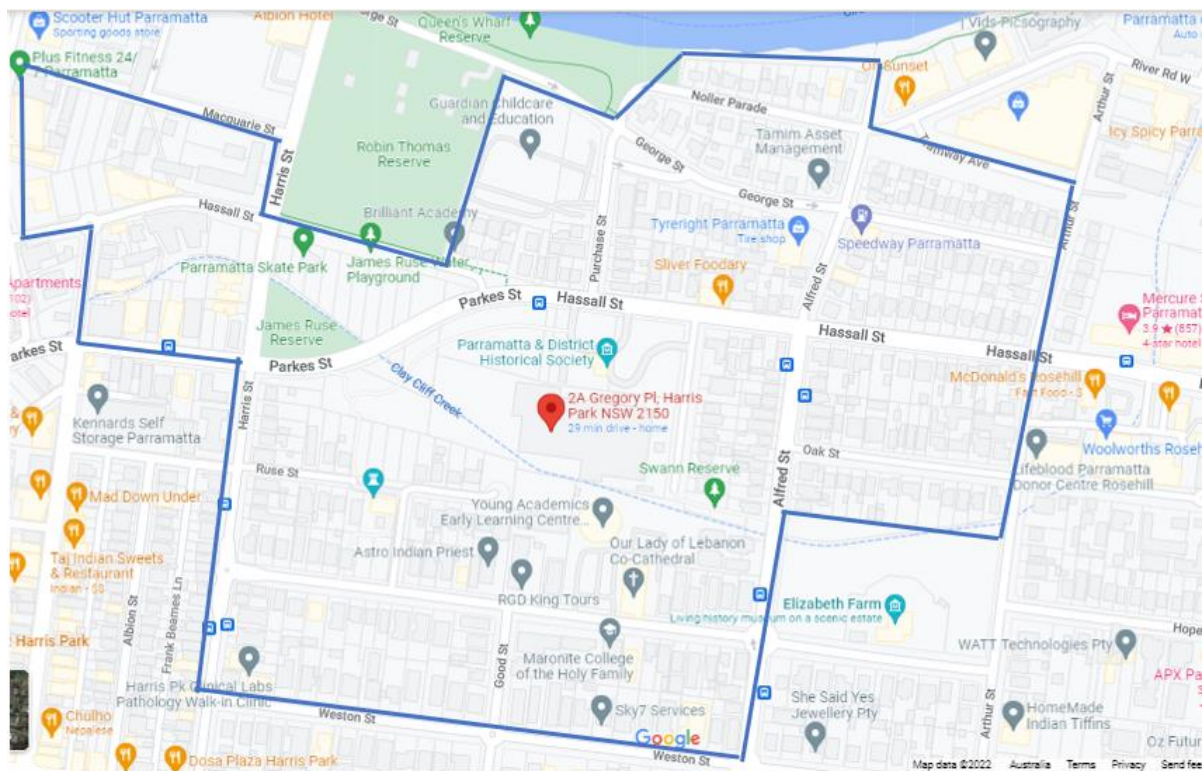
The social locality for this proposal at its greatest distance extends to the City of Parramatta LGA due to the scale of the residential development proposed on the site and its ability to provide upwards of 450 residences for a mix of affordable and private rental housing. Impacts that may be reasonably felt at this scale may include demand on specific support services such as healthcare (hospitals and specialist healthcare), education facilities, community facilities and public transport. The proposed quantity of affordable housing is likely to draw on demand and need at a regional scale.

The social locality for this project at its intermediate distance extends to surrounding suburbs of Harris Park, Rosehill and Parramatta. Impacts that may be reasonably felt in these areas are associated with the additional residents living in the 450+ units and the services and businesses they may access in the surrounding local centres, as well as parks, open spaces and recreation facilities. This social locality will also likely experience some of the social benefits of the site, which are further discussed in Section 6 of this report.

The social locality that may reasonably feel more immediate impacts associated with the construction and development of the site includes the catchment outlined in Figure 10 below

which includes surrounding residences and businesses, in particular the residences in Gregory Place, Hambledon Cottage and the immediate neighbours at Our Lady of Lebanon Co-Cathedral and the Maronite College of the Holy Family. Forward Thinking have engaged with Council's Social Planner to agree on a catchment for community engagement which included the immediate social locality identified below.

**Figure 10 Immediate social locality boundary (Source: Google Maps, 2022)**

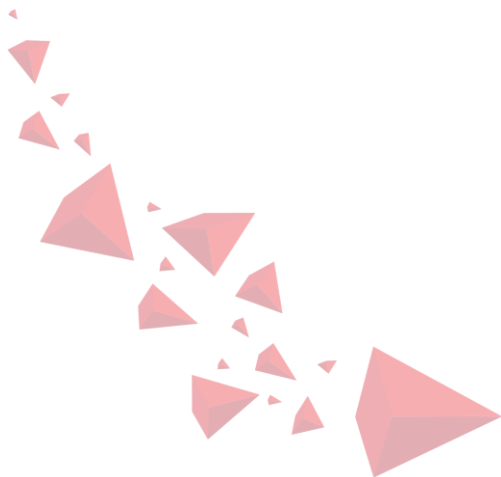


## 2.5 Implications for the proposal

- The site has strategic importance being a large remnant industrial site located 200 metres from the boundary of the Parramatta City Centre.
- This site's importance is heightened as it sits between the Parramatta City Centre and Camellia and is also located adjacent to areas of heritage significance.
- Despite its strategic importance, the site is currently underutilised and the current buildings on the site have been deemed to have no heritage or urban design significance.



- Redevelopment of the site may provide an opportunity to re-establish the site as a key precinct in the Parramatta Metropolitan centre, with significant opportunities for positive social and economic impacts.



### 3. SOCIAL BASELINE

This section provides an overview of the key social and demographic characteristics of the local community, including:

- **Section 3.1** considers the Aboriginal and Torres Strait Islander History of the site and the surrounds
- **Section 3.2** considers the strategic intentions for the site as documents in key policies and strategies. This is important in terms of the social baseline, because it sets the community and stakeholder expectations for the future of the site and surrounding area
- **Section 3.3** analyses demographic data to provide a snapshot of the current community in Harris Park suburb and Canterbury-Bankstown LGA more broadly
- **Section 3.4** analyses social infrastructure and sensitive uses around the site to further understand potential impacts and the appropriateness of the site for the proposed use
- **Section 3.5** summarises the findings of the social infrastructure audit
- **Section 3.6** considers the implications of the social baseline for the proposal.

#### 3.1 Aboriginal and Torres Strait Islander History

For over 60,000 years, the area comprising present day Parramatta has been occupied by the *Burramattagal* people, a clan of the Dharug, who first settled along the upper reaches of the Parramatta River<sup>3</sup>. *Burramattagal* is thought to be derived from the Aboriginal word for 'place where the eels lie down' to breed (within the Parramatta River).

The *Burramattagal* have a close connection with the river, from which they caught fish, eels, and other food. Their stable, bark canoes often held a central small fire, built on a mound of soil, to cook up their fresh catch. 'Fire-stick farming', employed to burn vegetation to facilitate

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<sup>3</sup> City of Parramatta Council, Aboriginal and Torres Strait Islander Community <<https://www.cityofparramatta.nsw.gov.au/community/aboriginal-and-torres-strait-islander-community#:~:text=City%20of%20Parramatta%20acknowledges%20the,reach%20of%20the%20Parramatta%20River.>>>

hunting and to change the composition of plant and animal species in the area, was also practiced by the *Burramattagal* people<sup>4</sup>.

Soon after Governor Phillip's arrival with the First Fleet in 1788, Parramatta was developed as a farming settlement to feed the new English colony. This colonisation led to the immediate displacement of local First Nations people from the land that they had inhabited for thousands of years. Local Aboriginal groups led a resistance against the new settlers, with the most prominent warrior known as Pemulwuy<sup>5</sup>. Pemulwuy led the 'Battle of Parramatta' which occurred in 1797 from the northern side of the river to what is now known as George Street and Robin Thomas Reserve. In 1805, Governor King imposed bans on Aboriginal people approaching settler dwellings within the Parramatta and Hawkesbury districts.<sup>6</sup>

The Dharug people still populate the areas of Parramatta, Greater Western Sydney, La Perouse and the Blue Mountains. There are a number of Dharug organisations and advisory committees that include active Dharug people, as well as prominent Dharug artists such as Melissa Barton, Venessa Possum, Leanne Tobin and Leanne Mulgo Watson.

Indigenous consultants have been engaged as part of this project, including input into the design and place making components of the proposal as well as community engagement.

In the September 2021 report produced by Dominic Steele Consulting Archaeology, *Aboriginal and non-Aboriginal Archaeological Heritage Impact Assessment: 2A Gregory Place, Harris Park, NSW*, an assessment of significance against the criteria enumerated by the Burra Charter and the Office of Environment and Heritage (OEH) guidelines. They find that the site is situated on a sensitive Aboriginal archaeological landform on Clay Cliff Creek which may have deep subsurface alluvial soil profiles containing Aboriginal objects.

However, they note that the upper parts of the profile have been disturbed by modern buildings and "are buried beneath the footprint of the structures on the site." The presence of

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<sup>4</sup> City of Parramatta Council, Aboriginal and Torres Strait Islander Community < <https://www.cityofparramatta.nsw.gov.au/community/aboriginal-and-torres-strait-islander-community#:~:text=City%20of%20Parramatta%20acknowledges%20the,reach%20of%20the%20Parramatta%20River.>>

<sup>5</sup> City of Parramatta Council, Aboriginal and Torres Strait Islander Community < <https://www.cityofparramatta.nsw.gov.au/community/aboriginal-and-torres-strait-islander-community#:~:text=City%20of%20Parramatta%20acknowledges%20the,reach%20of%20the%20Parramatta%20River.>>

<sup>6</sup> Dominic Steele Consulting Archaeology 2021, pp. 41-2.

potential archaeological deposits has not been determined<sup>7</sup>. Their assessment concludes that the potential historical-archaeological sensitivity of the site is low<sup>8</sup>.

## 3.2 Strategic intentions for the site

### CENTRAL CITY DISTRICT PLAN

The Greater Cities Commission released both its *Greater Sydney Region Plan, A Metropolis of Three Cities* and the *Central City District Plan* (District Plan). Both plans place the Greater Parramatta Metropolitan Centre at the core of the Central River City which enables a transition between the well-established Eastern Harbour City and the future Western Parkland City.

### CITY OF PARRAMATTA COUNCIL LOCAL STRATEGIC PLANNING STATEMENT

*The City of Parramatta Council Local Strategic Planning Statement: City Plan 2036* (LSPS) articulates the Council's 20-year plan for land use in the area. Parramatta City is seeking to accomplish its role as the Metropolitan Centre of Sydney's Central River City through housing and employment growth. The Local Planning areas of focus outlined in the LSPS are: Parramatta's economic and Smart City roles, public transport, focusing growth in Greater Parramatta and Olympic Park (GPOP), enhancing low-scale character, completing the Land Use Planning Harmonisation Project, and community infrastructure.

Planning Priority 5 of the LSPS is to "support and enhance the low-scale character and identity of suburban Parramatta outside of the GPOP area and Epping Strategic Centre", and Action A27 states "investigate ways to enhance areas with strong local character, including Epping, Harris Park, North Parramatta and South Parramatta, including with improvements to the public domain and street tree planting<sup>9</sup>".

This proposal is in line with the Council's plan for housing growth in the Growth Precincts in the corridor between GPOP, and the strategic priority to enhance local character in Harris

<sup>7</sup> Dominic Steele Consulting Archaeology 2021, p. 51

<sup>8</sup> Dominic Steele Consulting Archaeology 2021, p. 51.

<sup>9</sup> City of Parramatta 2020, *Local Strategic Planning Statement: City Plan 2036*, p. 58 <  
<https://www.cityofparramatta.nsw.gov.au/sites/council/files/2020-08/CoPLocalStrategicPlanningStatement.pdf>>

Park. The site is in close proximity to public transport and other services and prevent the low scale, neighbouring residential suburbs from experiencing high density developments.

### **CITY OF PARRAMATTA LOCAL HOUSING STRATEGY**

*The City of Parramatta Local Housing Strategy* (LHS) was approved by the City of Parramatta Council on 13 July 2020 and by the Department of Planning and Environment on 29 July 2021. The LHS informed the housing vision of the LSPS and provides evidence of forecasted housing growth.

This Strategy was developed in the context of the Housing Affordability Package of 2017 by the NSW Government. It focuses on boosting housing supply, diversity and affordability. The dwellings targets stipulated in the *District Plan* for Parramatta are forecasted to be met as most of the housing growth is 'in-place' or 'in-train'. However, there is a need to explore medium-density housing types to address a lack of housing diversity<sup>10</sup>. This proposal meets the demand for affordable housing by addressing the growing housing stress in Parramatta, where over 60% of households have very low, low or moderate incomes.

### **CITY OF PARRAMATTA COMMUNITY INFRASTRUCTURE STRATEGY**

The *Community Infrastructure Strategy* (CIS) assesses existing and future community infrastructure in the City of Parramatta LGA and identifies opportunities in the 12 high growth areas. The goals of community infrastructure over the next 20 years are the liveability, productivity, sustainability and leadership of the community. This Strategy covers community facilities including libraries, community spaces, Girl Guide and Scout halls, subsidised space, early childhood education and care (ECEC) and affordable rental housing. It also includes recreation and open space facilities such as aquatics, indoor recreation, play space, sportsgrounds, parks and outdoor recreation, and community gardens<sup>11</sup>.

## **3.3 Community profile**

This section provides an overview of the key social and demographic characteristics of the local community in Harris Park State Suburb (SS), City of Parramatta LGA and NSW. The

<sup>10</sup> City of Parramatta 2020, *Local Housing Strategy*, p. 2 < <https://www.cityofparramatta.nsw.gov.au/sites/council/files/2021-08/LHS%20-%20DPIE%20Approval.PDF>>

<sup>11</sup> City of Parramatta 2020, *Community Infrastructure Strategy*, pp. 16-9 < <https://www.cityofparramatta.nsw.gov.au/sites/council/files/2020-09/01%20CIS%20-%20Introduction.pdf>>

demographic data has been drawn from the Australian Bureau of Statistics (ABS) 2016 Census and the evidence outlined in the *City of Parramatta Local Housing Strategy*.

The data analysed in this section provides a general overview of Harris Park demographic characteristics as well as reflecting specific characteristics linked directly to the proposal.

This comparative analysis has highlighted a number of implications for consideration for this SIA. Key observations made during the data analysis are outlined below.

### **LIMITATIONS**

At the time of reporting in mid-2022, the 2016 census data was over five years old, with the imminent release of the 2021 census data. Over the last 5-6 years, Parramatta metropolitan area including Harris Park, has undergone significant investment and change, and this will undoubtedly change the demographic profile present today.

### **POPULATION AND AGE PROFILE**

- The total population of Harris Park suburb is 5,799 people, including 53.6% male and 46.4% female.
- The median age in the suburb of Harris Park is 31, younger than NSW where the median age is 38.
- Harris Park suburb is characterised by a lower proportion of children and younger people aged 10 – 14 years (3%) and 15 – 19 years (2.4%) when compared to Parramatta LGA (4.9% and 5.1%) respectively. When compared to the rest of the state these portions are even higher (5.9% and 6% for NSW) respectively.
- In the 25 – 29 year and 30 – 34 – year age brackets, Harris Park has a greater proportion of people (15.9% and 19.1% respectively) compared to Parramatta LGA (9.2 % and 11.1%) and NSW more broadly (7% and 7.2%).
- In Harris Park suburb there is a trend that generally shows less people in the older age brackets when compared to Parramatta LGA and NSW more broadly. For example 2.8% of the population are in the 55 – 59 – year age group (compared to 5.3% and 6.3% for Parramatta LGA and NSW respectively), 3% are in the 60 – 64 year age bracket (compared to 4.6% and 5.6% for Parramatta

LGA and NSW respectively), and 2% are in the 65 – 69 group (compared to 3.8% and 5.1% for Parramatta LGA and NSW more broadly).

## POPULATION GROWTH

The NSW Department of Planning 2019 Population Projections for the City of Parramatta<sup>12</sup> help us understand the future size of the population and composition of households in the LGA. Parramatta LGA is projected to experience growth at a faster rate than NSW more broadly, furthermore:

- The 2019 Population Projections indicate that the population of Parramatta is estimated to increase by 203,900 people between 2016 and 2041, from 234,450 to 438,350.
- Natural change and the movement of people into Parramatta will both contribute to the area's population growth.
- The working age population (aged 15-64) is estimated to increase by 163,150 in 2016 to 296,750 in 2041 – a change of 133,600.
- The number of children aged 14 and under is estimated to change by 35,700 children, from 43,300 in 2016 to 79,000 in 2041.
- The number of people aged 65 and over is estimated to increase from 28,000 in 2016 to 62,600 by 2041 – a change of 34,600.

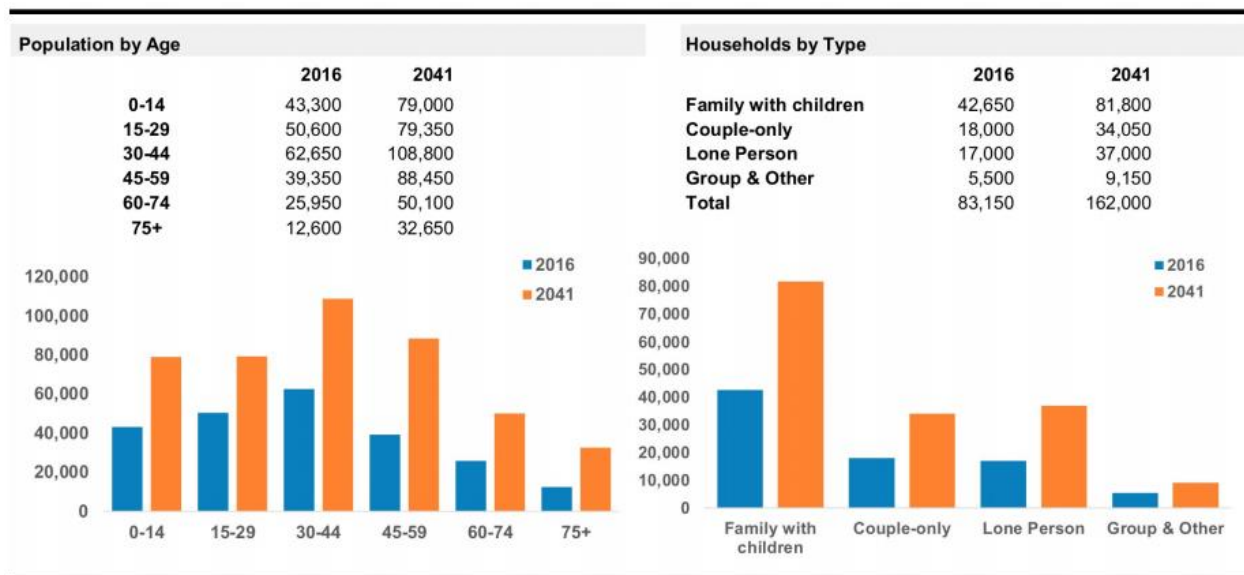
The NSW, Federal and local governments are delivering infrastructure and capital works that may change future population patterns and growth beyond what is shown in the projections. For example:

- Investing in schools with the Parramatta Public School redevelopment
- Investing in roads for the community such as the Sydney Metro West
- Investing in higher education including the \$120m Western Sydney University Innovation Hub Improving community experience at the new Western Sydney Stadium.

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<sup>12</sup> Department of Planning and Environment 2019, City of Parramatta Population Projections

Table 1 Population Projections, Parramatta LGA 2011-2036



## CULTURAL AND LANGUAGE DIVERSITY

- The most common ancestries in Harris Park Suburb were Indian 39.4%, English 7.2%, Chinese 6.7% and Australian 5.6%.
- The most common ancestries in Parramatta LGA were Chinese 16.4%, English 13.7%, Australian 13.1%, Indian 10.1% and Irish 4.8%.
- In Harris Park Suburb, only 15.4% of people only spoke English at home, significantly lower when compared to Parramatta and NSW more broadly (41.7% and 68.5% respectively). Other languages spoken at home included Gujarati (18.7%), Hindi (11.7%) and Punjabi (5.9%).
- In Parramatta LGA 41.7% of people only spoke English at home. Other languages spoken at home included Mandarin 10.5%, Cantonese 6.5%, Korean 5.0%, Hindi 3.6% and Arabic 3.2%.

## RELIGIOUS AFFILIATION:

- The most common responses for religion in Harris Park suburb were Hinduism 44.8%, Catholic 12.2% and not Stated 10.8%.
- The most common responses for religion in Parramatta LGA were No Religion, so described 24.5%, Catholic 20.8%, Hinduism 11.3%, Not stated 9.4% and



Anglican 8.3%. In Parramatta LGA, Christianity was the largest religious group reported overall (49.0%).

### **FAMILY COMPOSITION**

- Of the families in Harris Park, 51.7% were couple families with children, 35.9% were couple families without children and 9.7% were one parent families. These statistics are comparable to the Parramatta LGA, but notably, Harris Park Suburb and Parramatta LGA have a higher proportion of couple families with children when compared to NSW more broadly (45.7%).

### **EDUCATION**

- The level of educational attainment in the suburb of Harris Park is mixed when compared to Parramatta LGA and NSW, but overall, there are high levels of educational attainment in the suburb and LGA when compared to NSW more broadly.
- A higher proportion of people aged 15 years and over reported a Bachelor Degree Level and above as the highest level of educational attainment in Harris Park (44.6% compared to 37.2% and 23.4% for Parramatta LGA and NSW respectively).
- A lower proportion of people aged 15 years and over (16.3%) reported Year 12 as their highest level of educational attainment in Harris Park, compared to 17.2% for Parramatta LGA.

### **EMPLOYMENT**

- The unemployment rate for Harris Park (9%) is higher than for Parramatta LGA (7%) and NSW more broadly (6.3%).

### **OCCUPATION AND INDUSTRY OF EMPLOYMENT**

- The most common occupations in Harris Park Suburb included Professionals 25.2%, Labourers 13.7%, Clerical and Administrative Workers 12.2%, and Machinery Operators and Drivers 10.4%.
- Of the employed people in Harris Park, the most common responses for industry of employment included Computer System Design and Related Services 7.9%,

Cafes and Restaurants 4.4%, Supermarket and Grocery Stores 4.0%, Hospitals (except Psychiatric Hospitals) 3.5% and Takeaway Food Services 3.2%.

### MEDIAN WEEKLY INCOMES

- The median weekly personal income for people aged 15 years and over in Harris Park suburb was \$610. This is lower than the median weekly personal income for Parramatta LGA (\$722) and NSW (\$664).

### SEIFA SCORES

The Australian Bureau of Statistics (ABS) has developed four indexes, known as Socio Economic Indexes for Areas (SEIFA), which provide an indication of the socio-economic conditions of people living in an area, relative to other areas. For each index, every geographic area in Australia is given a SEIFA number which shows how disadvantaged that area is compared with other areas in Australia. Each index summarises a different aspect of the socio-economic conditions of people living in an area.

The Index of Socio Economic Advantage and Disadvantage is a general socio-economic index created through a summary of information about the economic and social conditions of people and households within an area. Generally, a higher score indicates a relative lack of disadvantage and a greater advantage in general. A higher score can be a result of many households with high incomes or many people in skilled occupations as well as few households living in the area with low incomes or few people working in unskilled occupations.

The Index of Relative Socio-economic Disadvantage contains only disadvantage indicators (e.g. unemployment, low incomes or education levels, lack of internet access), so is best used to distinguish between disadvantaged areas, but doesn't differentiate between those areas which are highly advantaged, and those just lacking a lot of disadvantage. This index is most commonly used for funding allocations and advocacy.

All areas are ordered from lowest to highest score in deciles, with the lowest 10% areas attributed decile number 1. Decile 10 is the least disadvantaged relative to the other deciles.

**Table 2 State Suburb Index of Relative Socio-economic Advantage and Disadvantage (IRSAD) 2016**

Suburb	Score	Rank Within Australia	Decile	Percentile
Harris Park SS	993	6883	10	51
City of Parramatta LGA	1063	496	10	92

Source: Australian Bureau of Statistics Socio-Economic Indexes for Areas (SEIFA) Catalogue number 2033.0.55.001

**Table 3 State Suburb Index of Relative Socio-economic Disadvantage (IRSD) 2016**

Suburb	Score	Rank Within Australia	Decile	Percentile
Harris Park SS	975	4257	4	32
City of Parramatta LGA	1039	472	9	87

Source: Australian Bureau of Statistics Socio-Economic Indexes for Areas (SEIFA) Catalogue number 2033.0.55.001

Harris Park shows higher levels of disadvantage when compared to Parramatta LGA and NSW more broadly. This is likely to have changed since 2016 with the investment in Parramatta metropolitan area and general increase in house prices close to the CBD.

### 3.4 Social infrastructure audit

As identified on the social planning maps in Appendix 2, the site is very well positioned in terms of its access to social infrastructure including schools, childcare, public transport, community facilities and healthcare services, many with capacity for more clients as further discussed below.

#### EDUCATIONAL FACILITIES

As outlined on Map 2 in Appendix 2, within a 1km catchment of the site, there are six schools (including 4 primary and 2 high schools) with a further 5 schools in a 2km radius of the site.

### **High schools**

The Maronite College of the Holy Family is a primary and secondary private Catholic school directly South of the subject site, on Alice Street Harris Park. The school is a K-12 Coeducational College under the administration of the Maronite Sisters of the Holy Family. It offers diverse and challenging academic and sporting initiatives, social development and spiritual formation, in a community centred environment.

Arthur Phillip High school is the closest public high school to the site, and is a 1km, 12-minute walk from the site. The school has 1297 students, including a strong multicultural community, and provides one-to-one laptop learning and a focus on teaching and learning using technology. The school population is diverse with more than 90% of students coming from non-English speaking backgrounds. There are over forty different cultures represented in the school population.

The school has a long history of being a pioneer in the integration of technology into teaching and learning. This pioneering approach has culminated in the occupation of a new future focused, multi storey school purposefully built to foster an online, interactive, digital learning environment that facilitates collaboration, critical and creative thinking.

The site is also within 1km of Macarthur Girls High School, another public high school located on the Parramatta River north of the subject site.

### **Primary Schools**

The closest primary school to the site is St Oliver's Primary which is a Catholic primary school located on Wigram Street Harris Park. The site is also within 1km of two public primary schools including Rosehill Public School and Parramatta Primary School.

Rosehill Public School has approximately 720 K-6 students and 80 part time preschool students and caters for the needs of a culturally diverse community with high aspirations for their children's learning success<sup>13</sup>.

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<sup>13</sup> Rosehill Public School Annual Report 2020

Parramatta Public School is situated in the rapidly expanding CBD of Parramatta. In 2021 there were currently 1077 students enrolled with 98% having English as an additional language or dialect (representing 47 different languages spoken)<sup>14</sup>.

### **Early Childhood Care**

Within 1km of the site there are also 15-day care centres, including a mixture of private and council provided services.

As part of our engagement process, seven surrounding day care centres were contacted to ascertain capacity to take on new children. Six provided the following details.

- **Young Academics Early Learning Harris Park** indicated that they are considering expanding their service in the near future. They currently have a daily average vacancy rate of 24 spots. This day care centre has current and future capacity to take more children.
- **Guardian Childcare and Education** have varied availabilities across age groups. The nursery has limited availability, toddlers have some availability on Friday and the preschool has some availabilities on Monday, Tuesday and Wednesday. Overall, this day care centre indicated limited availability.
- **Miss Helena Place** has limited availabilities, with no spots available in the toddler age group and limited availabilities in the pre-school.
- **Jubilee Park Childcare Centre** has limited availabilities currently but anticipates that there will be no vacancies by June 2022.
- **Little Angels Kindergarten Rosehill** has a total daily capacity of 49 children. They currently have 5 vacancies across the baby and toddler age groups.
- **Rainbow Village** has a total capacity of 40 children with varied availabilities across the age groups currently.

### **HEALTHCARE FACILITIES AND SOCIAL SERVICES**

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<sup>14</sup> Parramatta Public School Annual Report 2020

As outlined on Map 3 in Appendix 2, there are ten health care facilities and four social services within 1km of the site, with clusters of home occupied medical businesses in Harris Park centre.

### **Hospital**

The site is located approximately 3km to Westmead Hospital, a 975-bed major tertiary hospital and the principle referral hospital for Western Sydney.

Patients come to Westmead Hospital for treatment of major trauma, bone marrow transplant, renal transplant, pancreas (islet) cell transplant, neurosurgery, interventional neuroradiology, oral healthcare, radiation oncology, cardiology interventional services, cardiothoracic surgery, advanced gastroenterology, deep brain stimulation, neonatal intensive care, and services for adult eating disorders, complex epilepsy, complex dermatology, adult cystic fibrosis, and Huntington disease.

Currently undergoing a \$1.1 billion redevelopment program, Westmead Hospital together with its partners will be one of the largest health, education, research and training precincts in Australia.

### **Medical centres**

There are six medical centres within a 1km catchment of the site and four were consulted with as part of our engagement process to better understand capacity and billing practices. Of the four medical centres contacted, all confirmed that they have capacity to take on new patients. Rosehill Family Medical Centre, Edinburgh Medical Centre, Priority Medical Centre and Albion Medical Centre indicated that they all bulk bill and accept walk-in patients. Edinburgh Medical Centre and Priority Medical Centre had immediate or same-day availabilities for appointments while Rosehill Family Medical Centre and Albion Medical Centre had appointments available over the next few days.

### **Social services**

Parramatta CBD contains a Centrelink and Medicare office, and Anglicare, Salvation Army and St Vincent de Paul all have offices and services in Parramatta LGA. There are also a number of other non-government organisation social services operating within close proximity to the subject site, including Challenge Community Services (disability, foster care

and allied health), Empower Disability Services, Multi Community Support Solutions (transport, housekeeping etc) and the Y-Space Youth Social Services.

### **PLACES OF WORSHIP, EMERGENCY SERVICES AND RETAIL**

As indicated on Map 4 in Appendix 2, the site is well positioned in terms of access to social infrastructure and facilities including places of worship, emergency services and retail facilities. Within a 1km catchment, there are a total of:

- Five places of worship including the Our Lady of Lebanon Co-Cathedral directly adjacent to the site
- Two police and emergency services
- Six supermarkets.

The site is also in walking distance to Parramatta CBD which provides regional scale shopping and cultural facilities including Westfield Mall, Church Street Eateries and Riverside Theatre.

### **OPEN SPACE AND RECREATION FACILITIES**

As indicated on Map 5 in Appendix 2 the site is within a 1km radius of eight parks, three sports and recreational centres and two community centres/ halls.

The site is directly adjacent to Hambledon Cottage Reserve which includes Hambledon Cottage set back from Hassall Street on its northern side and Gregory Place on its eastern side. It is surrounded by a reserve containing a number of large mature trees. Experiment Farm reserve also contains publicly accessible open space associated with the historical site.

Robin Thomas and James Ruse Reserve are located directly north-west of the site along Parkes and Harris Street. James Ruse Reserve includes a waterplay park and Robin Thomas Reserve is a district open space which has recently been upgraded as part of the Parramatta Light Rail Project. The improvements included reconfigured football fields, a new cricket pitch, goal posts, footpath, fences, pedestrian lighting and upgraded sports lighting,

as well as landscaping. In the future, the 'clubhouse', or amenities building, will also be upgraded, and new park furniture will be installed<sup>15</sup>.

There are also stretches of open space and parkland along the Parramatta River north of the subject site, including River Foreshore Reserve and Queens Wharf Reserve.

Parramatta Park is a regional open space located approximately 2km from the site and is 85 hectares of green open space featuring historic sites and attractions, sports fields and ovals, established gardens and remnant bushland, picnic spots and playgrounds, memorials and monuments, waterways and wildlife, cycleways and walking tracks.

The Crescent, the Park's natural amphitheatre hosts major concerts, music festivals and iconic events during the Crescent Summer Series from December to February. Cultural festivals like Diwali and charity events including the Mother's Day Classic are among the other highlights in the annual calendar<sup>16</sup>.

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<sup>15</sup> Parramatta Light Rail 2021, Upgraded Robin Thomas Reserve Open to the Community < <https://www.parramattalightrail.nsw.gov.au/robin-thomas-reserve-upgrade>>

<sup>16</sup> Parramatta Park, About Us < <https://www.parrapark.com.au/about-us/>>





**Figure 11 Parramatta Park (Source: [parrapark.com.au](http://parrapark.com.au))**



**Figure 12 Parramatta Park (Source: [parrapark.com.au](http://parrapark.com.au))**



**Figure 13 James Ruse Reserve waterplay (Source: [parraparents.com.au](http://parraparents.com.au))**



**Figure 14 Robin Thomas Reserve (Source: [parramattalightrail.nsw.gov.au](http://parramattalightrail.nsw.gov.au))**

## **PUBLIC TRANSPORT**

Map 6 in Appendix 2 identifies the bus stops and train stations within a 1km radius of the site. The following bus routes are easily accessible via the site: M92<sup>17</sup> (Parramatta to Sutherland), 535<sup>18</sup> (Parramatta to Carlingford), 906<sup>19</sup> (Parramatta to Fairfield), 909<sup>20</sup> (Parramatta to Bankstown via Birrong & Auburn).

<sup>17</sup> See route map, <https://transportnsw.info/routes/details/sydney-buses-network/m92/32M92>

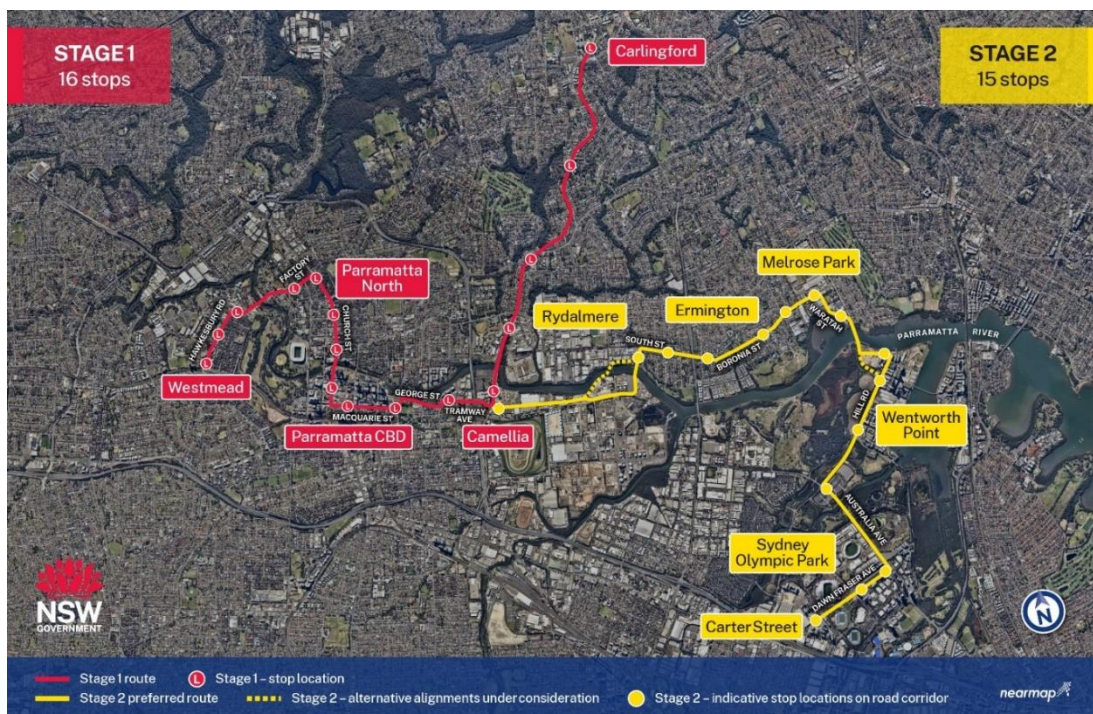
<sup>18</sup> See route map, <https://transportnsw.info/routes/details/sydney-buses-network/535/23535>

<sup>19</sup> See route map, <https://transportnsw.info/routes/details/sydney-buses-network/906/38906>

<sup>20</sup> See route map, <https://transportnsw.info/routes/details/sydney-buses-network/909/38909>

The site is also closely situated to the currently closed Camellia and Rosehill train stations, which the Parramatta Light Rail is planned to replace. Stage 1 of the Parramatta Light Rail, connecting Westmead to Carlingford via the Parramatta CBD and Camellia is anticipated to open in 2023. Stage 1 will span 12 kilometres with 16 stops encompassing the Parramatta CBD, Westmead Health Precinct, CommBank Stadium, the new museum Powerhouse Parramatta, the Rosehill Gardens Racecourse and three Western Sydney University Campuses<sup>21</sup>. The site will be in close proximity to the confirmed 'Robin Thomas' light rail station.

**Figure 15 Map showing Stage 1 and Stage 2 of the Parramatta Light Rail (Source: [parramattalightrail.nsw.gov.au](http://parramattalightrail.nsw.gov.au))**

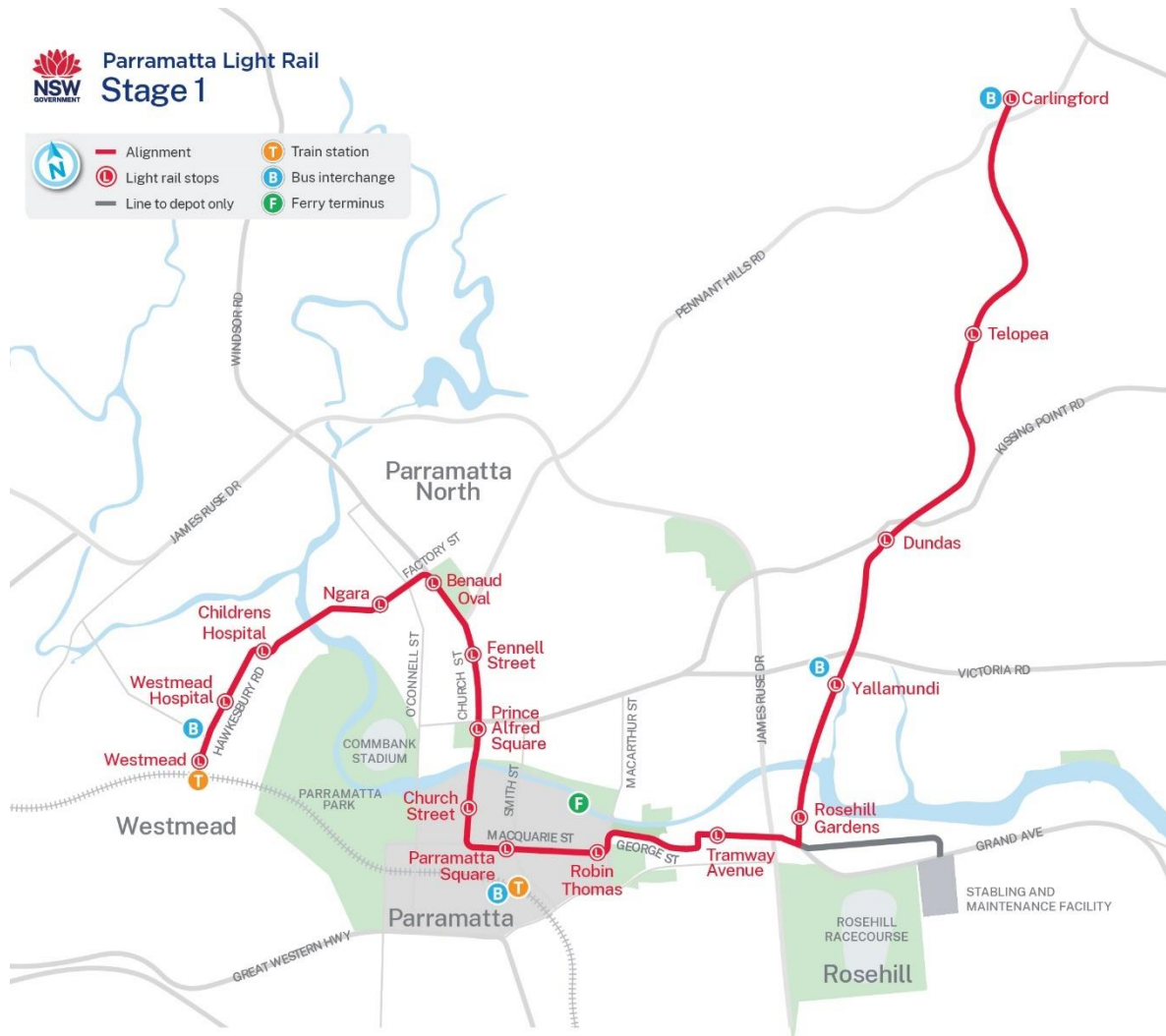


Stage 2 of the development of the Light Rail will connect with Stage 1, providing a route from Parramatta's CBD to Sydney Olympic Park via Camellia, Ermington, Melrose Park and Wentworth Point. Stage 2 is in the planning and development stage. The start of construction and its completion date is to be determined and an Environmental Impact Statement is due to be released later in 2022.

<sup>21</sup> See route maps for stages 1 and 2, <https://www.parramattalightrail.nsw.gov.au/maps>



Figure 16 Parramatta Light Rail Stage 1 station map (Source: [parramattalightrail.nsw.gov.au](http://parramattalightrail.nsw.gov.au))



### 3.6 Summary of social infrastructure audit findings

The site is in excellent proximity to social infrastructure including educational facilities, health care, community services and parks and open space. With the addition of 500+ residents on the site, these services are likely to experience increased demand which has been further explored through engagement with Council and service providers.

The site is strategically well located on the new Parramatta Light Rail route which will improve its access to key employment and health precincts including Parramatta CBD, Westmead Health Precinct, CommBank Stadium, the new museum Powerhouse

Parramatta, the Rosehill Gardens Racecourse and three Western Sydney University Campuses.

### **3.7 Implications for the proposal**

- Parramatta River and Parramatta LGA have a significant Aboriginal history and heritage and the consideration of opportunities for education and place making may enhance social outcomes for the site, particularly the opportunities presented by Clay Cliff Creek which has been determined to be situated on a sensitive Aboriginal archaeological landform.
- Parramatta Metropolitan centre has strategic importance in planning for and accommodating future population and economic growth in Greater Sydney and the site provides a significant opportunity to be developed in line with the State governments strategic intentions for Parramatta to enhance economic activity, essential services, natural assets, culture and creativity.
- The proposal is also in line with the Council's plan for housing growth in the Growth Precincts in the corridor between GPOP, and the strategic priority to enhance local character in Harris Park. The site is in close proximity to public transport and other services and prevent the low scale, neighbouring residential suburbs from experiencing high density developments.
- The current community profile for Harris Park based on the 2016 census presents a relatively young population, with a strong Indian ancestry and language dominance and some higher levels of disadvantage when compared to Parramatta LGA and NSW more broadly. The census data reflects what we heard through the engagement that Harris Park is *vibrant, multi-cultural, a tech-hub with many Indian restaurants and supermarkets*. This SIA will need to consider these impact groups when assessing social impacts and conducting current and future community engagement for the site as it progresses through the planning process.
- The site is in excellent proximity to social infrastructure including educational facilities, health care, community services and parks and open space.
- The site is strategically well located on the new Parramatta Light Rail route which will improve its access to key employment and health precincts in the region.

## 4. AFFORDABLE AND BUILD TO RENT HOUSING ANALYSIS

This section includes a brief review of literature and data to explore the demand for affordable and BTR housing in the Parramatta LGA, as well as the anticipated impacts associated with BTR and affordable housing types. It also looks to the literature to explore success factors and mitigation measures for affordable housing developments in Australia.

- **Section 4.1** provides a high-level analysis of Australia's private rental market and a housing analysis for Parramatta LGA to help determine demand for BTR and affordable housing in the local area
- **Section 4.2** discusses the history and projected benefits of BTR housing policy and its application in the NSW context
- **Section 4.3** draws on literature and some NSW case study research to explore some of the potential impacts of affordable housing developments
- **Section 4.4** discusses some of the mitigation measures and success factors for affordable housing developments in the Australia CHP context
- **Section 4.5** summarises some of the social planning implications for the proposal.

### 4.1 Housing needs analysis

Access to good quality, affordable housing is fundamental to wellbeing. It can help reduce poverty and enhance equality of opportunity, social inclusion and mobility<sup>22</sup>. Affordability is important for both Australians wanting to buy a home and for those renting. Many factors influence the supply, demand and cost of housing across the country, including Australia's growing and ageing population and government policies<sup>23</sup>.

While some people who are on very low incomes live in social or public housing, other people are in circumstances where they struggle to pay for their housing in the private market. Being priced out of areas or having to sacrifice other necessities to pay for housing

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<sup>22</sup> Australian Institute of Health and Welfare, 2019, Housing Affordability <<https://www.aihw.gov.au/reports/australias-welfare/housing-affordability>>

<sup>23</sup> Ibid.

have consequences that negatively affect quality of life. Poor housing affordability results in economic and social issues including:

- Low-income households forced out of market
- Loss of talent, essential and professional workers
- Skilled labour shortages
- Reduced productivity, creativity, innovation
- Rising inequalities within cities
- Increasing social disadvantage
- Loss of engagement and participation between people in a mixed community - social cohesion
- Loss of cultural vitality - artists and musicians
- Loss of social bonds/links.

The ongoing loss of more affordable dwellings through redevelopment and gentrification, combined with increasing housing costs, is leading to an undersupply of affordable accommodation in Greater Sydney.

### AUSTRALIA'S PRIVATE RENTAL MARKET

Australia currently houses one-third of its population in the rental market - and this statistic is much higher in our capital cities and among younger Australians (for example, 70 per cent of 25- to 34-year-olds in Sydney rent their home)<sup>24</sup>. Of this, 40 per cent of overall renters are considered 'long-term', holding this status for at least 10 years<sup>25</sup>.

The experience of tenants in the private rental market is increasing in importance as more households are renting, and for longer periods<sup>26</sup>. The proportion of Australian households renting has increased, from 22% (1.5 million households) in 2006 to 27% (2.1 million households) in 2016 (ABS 2019). Some household demographic factors, household

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<sup>24</sup> PWC <Continuing the build-to-rent conversation in Australia ([pwc.com.au](https://www.pwc.com/au))>

<sup>25</sup> Australian Institute of Health and Welfare, 2019, Housing Affordability <<https://www.aihw.gov.au/reports/australias-welfare/housing-affordability>>

<sup>26</sup> Ibid.

composition factors and personal factors that affect the demand for private rental housing include:

- households renting longer before having children (Hulse et al. 2012)
- growth in international students and migrants (Hulse et al. 2012)
- decreasing transition from renting to home ownership, particularly among younger age groups (Wilkins & Lass 2018).

Many renters find their housing to be insecure, of poor quality and unaffordable. In 2018, 44% of renters were concerned that a request for repairs could result in an eviction and 68% were worried they would face rent increases if they complained about the low quality of their housing or asked for repairs (CHOICE et al. 2018).

Many leases in Australia last for one year and some for just six months or less. This results in tenants moving more frequently than homeowners. By contrast, Denmark, Germany, and the Netherlands have indefinite and fixed-term leases where it is difficult to terminate the fixed-term lease without the tenant's permission (CHOICE et al. 2017). In Australia in 2018:

- 29% of renters were living on a periodic agreement (an agreement where the fixed-term has expired or no fixed term is specified) or rolling lease.
- 51% of renters were living in a home that is in need of repair.
- 43% of all renters were finding it difficult to get by on their current income.
- 28% of renters have previously owned property and moved back into the private rental market (CHOICE et al. 2018).

Households experiencing rental stress and/or unable to access the private rental sector may be at risk of homelessness (AIHW 2020). Further, households with low income may find it difficult to compete with higher-income households in the private rental market and may therefore seek assistance with housing costs or to rent a social housing property.

Australia's weak tenancy laws and the fact that most rental homes are owned by individual investors means that tenure is usually short term, the tenant has very few rights with respect to the aesthetics of the property (inside or out), and under most tenancy contracts, the landlord has the power to evict the tenant on 60 days' notice, without cause. Security of



tenure is compromised for such families and individuals, with half of all renters having moved three times and 10 percent of all renters having moved more than ten times.

## **HOUSING ANALYSIS FOR PARRMATT A LGA AND HARRIS PARK SUBURB**

### **Housing type**

2016 census figures indicate that 44% of dwellings in the City of Parramatta LGA are separate houses, 34% are semi-detached, rows or terraces and 21% are apartments<sup>27</sup>. Of occupied private dwellings in Harris Park, 8.7% were separate houses, 3.3% were semi-detached, row or terrace houses, townhouses etc, 83.2% were flats or apartments and 3.1% were other dwellings. The Parramatta Local Housing Strategy analysis states that the increase in couples with one child suggests there may be less need for large family homes and greater need for houses with two or three bedrooms and flat/units which can accommodate couples with children.

### **Number of bedrooms**

In Parramatta LGA in 2016, of occupied private dwellings 6.7% had 1 bedroom, 32.9% had 2 bedrooms and 33.1% had 3 bedrooms. The average number of bedrooms per occupied private dwelling was 2.8. The average household size was 2.8 people. In Harris Park, of occupied private dwellings 7.7% had 1 bedroom, 72.4% had 2 bedrooms and 11.0% had 3 bedrooms. The average number of bedrooms per occupied private dwelling was 2.1. The average household size was 2.8 people. According to analysis in the Parramatta Local Housing Strategy the provision of one-bedroom dwellings in the LGA is low despite forecasts indicating a rising demand in this configuration.

### **Tenure type**

Of occupied private dwellings in Parramatta LGA, 24.6% were owned outright, 30.5% were owned with a mortgage and 41.4% were rented. Rental rates in Harris Park are significantly higher for occupied private dwellings, with 9.1% owned outright, 14.8% owned with a mortgage and 70.6% rented. Analysis in the Parramatta Local Housing Strategy indicates that rental tenure has increased across the LGA since 2006, which the analysis suggests

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<sup>27</sup> *ibid*, p. 44.

may be attribute to limited/slow delivery of social/affordable housing in relation to overall dwelling growth.

### **Housing stress**

There are significant levels of housing stress in the Paramatta LGA, with around 20% of households (14,719 households) in the City experiencing rental stress<sup>28</sup>. This includes:

- Around 27,200 residents in rental stress (~12% of the population)
- Around 14,400 residents in mortgage stress
- Around 24,700 CALD people
- Around 270 Aboriginal people
- Around 1,300 people with disability, and
- Around 15,542 students.

The City has seen a sustained increase in property prices over the last 10 years. In combination with a sharp increase in median household income between 2011 and 2016, this suggests that the increase in high-value jobs in the City is affecting property prices<sup>29</sup>.

### **Meeting housing targets**

The growing demand for housing in Parramatta LGA is progressively being achieved as 17,200 dwellings have been completed during the period between 2016-21 across a variety of growth precincts including the Parramatta CBD. The LGA however still requires approximately 23,500 additional dwellings to be delivered through rezoning of land to meet its overall target of 162,100 dwellings by 2036<sup>30</sup>.

## **POTENTIAL FOR THE PROVISION OF AFFORDABLE HOUSING IN PARRAMATTA LGA**

The Parramatta Local Housing Strategy charts the potential for the provision of affordable housing in different growth precincts across the LGA. Areas where there is opportunity for the provision of affordable housing align with upgrades in mass transit

<sup>28</sup> City of Parramatta Council 2020, *Local Housing Strategy*

<sup>29</sup> Ibid, p. 43.

<sup>30</sup> Ibid, p. 50.

systems such as the Parramatta Light Rail. The strategy aims to deliver 8,800 Affordable Housing dwellings in the LGA by 2036.

## 4.2 Build to Rent housing

Build-to-rent (BTR) housing is large-scale, purpose-built rental housing that is held in single ownership and professionally managed. BTR housing has the potential to provide more rental housing choice. It is designed to attract institutional investment and provide for a more stable rental sector. BTR housing has been an established sector in the United States over several decades. It has also recently experienced rapid growth in the United Kingdom.

BTR housing is generally:

- High density development
- Situated in well-located areas, close to transport and amenity
- Funded by larger-scale institutional investors; and
- Focused on providing a good experience for tenants through the provision of on-site services and facilities, professional management and long-term leases<sup>31</sup>.

### POTENTIAL BENEFITS OF BTR HOUSING

BTR housing has the potential to provide long lasting community benefits, with greater housing choice for tenants who would have access to high-quality dwellings, in a stable rental environment<sup>32</sup>. Increased rental security may also have wider social and economic benefits, with tenants better able to establish themselves in a community.

The single ownership of these developments, coupled with the ongoing stable returns derived from consistent rental income, means that greater security of tenure is provided as the owner seeks to retain tenants for as long as possible.

BTR can provide large-scale housing developments in locations which are accessible to jobs, schools, amenities and services. Well-connected communities in locations which are

<sup>31</sup> NSW DPIE, 2020, Explanation of Intended Effect for a new Housing Diversity SEPP < [https://shared-drupal-s3fs.s3-ap-southeast-2.amazonaws.com/master-test/fapub\\_pdf/000/00/Housing+Diversity+SEPP+EIE+\(1\).pdf](https://shared-drupal-s3fs.s3-ap-southeast-2.amazonaws.com/master-test/fapub_pdf/000/00/Housing+Diversity+SEPP+EIE+(1).pdf) >

<sup>32</sup> PWC, 2020, Continuing the Build to Rent Conversation in Australia < <https://www.pwc.com.au/tax-alerts/build-to-rent-conversation-in-australia.html> >

close to transport and strategic centres provide excellent opportunities for individuals and families to thrive<sup>33</sup>. While BTR is not a complete solution to fixing housing affordability, it can allow for people to live in desirable locations where they ordinarily would not be able to afford a mortgage, in particular, the deposit required to secure a mortgage.

### **NSW BUILD-TO-RENT HOUSING REGULATION 2021**

On 12 February 2021 *State Environmental Planning Policy Amendment (Build-to-rent Housing) 2021* was made to introduce BTR housing into the planning system. BTR housing has the potential to provide more rental housing choice and to support construction jobs and drive economic recovery.

The introduction of BTR housing into the NSW planning system supports changes to the land taxation settings for this form of development that were introduced in July 2020.

There are currently no impediments in the NSW planning system to the development of new housing for rental purposes. However, given the potential social and economic benefits of expanding the local BTR industry, the NSW Government is providing more certainty for this type of development with specific planning provisions. The NSW Government is also encouraging the development of build-to-rent housing as it responds to the need for more rental housing during the recovery from COVID-19 and would generate more construction jobs.

The SEPP states that BTR housing is subject to a minimum lease term of three years and is not available for short-term rental accommodation. BTR housing is a different investment product to traditional residential flat buildings. Because it is held in single ownership, it is not possible to strata subdivide a BTR housing development for the first 15 years.

## **4.3 Impacts of affordable housing**

Affordable housing is a development type that often generates opposition from local communities. A series of studies in the USA and Australia have found that objector concerns about planned affordable housing development tend to centre on three sets of issues<sup>34</sup>:

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<sup>33</sup> Ibid.

<sup>34</sup> Davison et al, 2016, The impacts of affordable housing development on host neighbourhoods: two Australian case studies.

- The potential impacts on crime and safety, property values and other valued aspects or features of the host neighbourhood
- The characteristics and behaviours of prospective residents
- The physical form (bulk, style, density) of the proposed development, its ongoing maintenance and the process for planning assessment.

Attempts to test the impacts of affordable housing development on host areas have to date focussed mainly on property values impacts. A series of studies in the USA have found that the impacts of affordable housing development on property values can be positive, neutral or negative, depending in large part on the specific characteristics of the development, its residents and the location<sup>35</sup>. For example, Nguyen (2005) states that affordable housing development can lower property values, however, she also argues that the likelihood of negative property values impacts will depend much on project design, management and location; negative impacts are most likely where the quality, design and management of the development are poor, where it is located in a rundown and disadvantaged area, and where affordable housing residents are clustered.

Davidson et al (2016) conducted a doorstep survey with 141 householders in areas of Parramatta LGA where there had been opposition to controversial affordable housing developments proposed in the study period and where those developments had since been completed and occupied<sup>36</sup>. Ninety-eight of these respondents (73%) had noticed little or no effect as a result of the development, 30 (22%) had noticed negative effects and seven (5%) had noticed positive effects.

Of the 30 respondents who had noticed negative effects, 29 identified one or more specific effects of the development on their local area. These negative effects related to increases in various antisocial behaviours (55% of the respondents noticing negative effects), traffic and/or parking problems (48%), crime and safety (45%), noise (34%), the visual appearance of the area (17%), privacy and overlooking (10%) and property values (10%). Other than this overall finding that there had been negative effects for just a minority of survey participants, there were few clear patterns apparent in the data. However, it did appear that smaller

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<sup>35</sup> Ibid.

<sup>36</sup> Ibid.

developments had generally impacted fewer people, with any impacts that had been experienced as a result of these smaller developments tending to be limited to minor issues concerning parking, noise and the amenity of neighbouring residents.

Apart from crime and traffic, the negative impacts of affordable housing development identified by doorstep survey participants were localised in nature; antisocial behaviour, parking, privacy and overlooking, visual effects and noise are all geographically contained. In terms of thinking about how to reduce the negative impacts of affordable housing development, these findings demand a focus on the likely effects for those neighbours living closest to development sites.

In the data, there was no clear relationship between the number of dwellings in an affordable housing development and its types of impacts on the local area, although it should be noted that the negative impacts identified by doorstep survey respondents were heavily concentrated around two of the larger developments in the sample. These two were also the most physically and visually incongruous with their surroundings, however, and their mass and density appeared to have generated greater awareness of their broader impacts among neighbours<sup>37</sup>.

#### 4.4 Successful features of affordable housing projects

As reflected in the research discussed above (Davidson et al 2016), project scale and design are important considerations of affordable housing developments. The research suggests that in addition, there are several ways in which a developer might mitigate the sorts of negative impacts of affordable housing development that the survey respondents had experienced. The research suggests that problems with noise and the antisocial behaviours of new residents, or the effects of a development in worsening crime and safety are primarily management issues. Housing managers must provide accessible points of contact for neighbours experiencing problems with affordable housing residents and be responsive to neighbour concerns<sup>38</sup>.

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<sup>37</sup> Davison et al, 2016, The impacts of affordable housing development on host neighbourhoods: two Australian case studies.

<sup>38</sup> Ibid.

Furthermore, it was evident from the Davidson et al (2016) doorstep survey data that most of the negative impacts to do with antisocial behaviour, crime and safety were associated with just one or two residents. The research suggests that poor management increases the likelihood that an affordable housing development will negatively impact neighbours and that responsive management can lessen those impacts. The researchers were of the view that had there been a more effective response by housing managers to the ongoing problems associated with the few problematic residents in the sample developments then the number of neighbours experiencing negative impacts would almost certainly have been reduced.

Further research by Wiesel et al (2012) through the Australian Housing and Urban Research Institute examined the trade-offs made by contemporary Australian affordable housing providers in order to achieve viable, sustainable projects and deliver the best outcomes for tenants<sup>39</sup>.

This research suggests that not-for-profit housing providers face the challenge of meeting a broad range of social, environmental and financial objectives in developing affordable housing projects, and that successful features of affordable housing projects examined include:

- Affordable and secure tenancies for a mix of low and moderate income households
- High amenity locations
- Well designed and comfortable homes and buildings
- Incorporation of active energy efficiency features that result in reduced energy bills for residents and improved environmental sustainability.

Some of these social planning issues and the policy implications for affordable housing developments are further discussed below.

## **DWELLING DESIGN**

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<sup>39</sup> Wiesel I. et al. (2012) Developing sustainable affordable housing: a project level analysis, AHURI Final Report No.183. Melbourne: Australian Housing and Urban Research Institute.



The architecture and urban design of affordable housing projects can greatly influence the standards of residential amenity enjoyed by both residents and their neighbours<sup>40</sup>.

Decisions made about the height, orientation and setbacks of new buildings, as well as the separation between them, are of fundamental importance, particularly for multi-unit and medium or high-density projects<sup>41</sup>. In this respect, the positioning and design of new buildings should seek to respond to the scale and form of surrounding areas, minimise overshadowing, protect visual and acoustic privacy, and allow for cross ventilation and maximum access to daylight, for instance through the orientation of buildings to promote and guide prevailing breezes, and for optimisation of northern aspect<sup>42</sup>.

Another key design consideration for affordable housing providers concerns the extent to which dwellings can be used by people with varying physical, mental and intellectual disabilities. The research suggests that there are a range of closely-related design approaches that can be used to enable people who would be unable to live independently or interdependently in conventional housing to live in their community<sup>43</sup>.

## OPEN AND COMMUNAL SPACES

The provision of communal areas and spaces can increase the frequency and quality of social interaction, promoting community participation at the level of both buildings and neighbourhoods<sup>44</sup>. Social interaction can be influenced by design strategies that provide opportunities for low-intensity and informal contact and natural environments have been linked with various social, psychological and health benefits<sup>45</sup>. Private open space is important for private outdoor activity and can influence levels of resident satisfaction, particularly for those groups accustomed to living with significant areas of private open space over a long period of time<sup>46</sup>. In affordable housing projects, communal spaces might

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<sup>40</sup> Wiesel I. et al. (2012) Developing sustainable affordable housing: a project level analysis, AHURI Final Report No.183. Melbourne: Australian Housing and Urban Research Institute.

<sup>41</sup> Ibid

<sup>42</sup> Ibid

<sup>43</sup> Quinn et al 2009, in Wiesel I. et al. (2012) Developing sustainable affordable housing: a project level analysis, AHURI Final Report No.183. Melbourne: Australian Housing and Urban Research Institute.

<sup>44</sup> Ibid

<sup>45</sup> Gehl 1987; Carmona 2003; Jackson 2003 in Wiesel I. et al. (2012) Developing sustainable affordable housing: a project level analysis, AHURI Final Report No.183. Melbourne: Australian Housing and Urban Research Institute.

<sup>46</sup> Troy 1996; Mulholland 2003 in Wiesel I. et al. (2012) Developing sustainable affordable housing: a project level analysis, AHURI Final Report No.183. Melbourne: Australian Housing and Urban Research Institute.

come in the form of rooms or open areas that are accessible to all residents, or which are shared among a number of occupants. Private open space might be a private balcony, patio, garden or courtyard attached to an individual dwelling.

## TENANCY MANAGEMENT

Not-for-profit organisations providing affordable housing in NSW are subject to specialised regulation that is concerned with their service standards, financial performance, housing outcomes and public accountability<sup>47</sup>. They are also subject to general state or territory tenancy Regulation that include a number of controls such as repair and cleaning obligations on both sides, over rent increases and, antidiscrimination provisions. Gehl 1987; Carmona 2003; Jackson 2003

Tenancies in some affordable housing projects may be managed by private developers or real-estate agencies, however, most of the providers of affordable housing in Australia are registered community housing providers, with specific skills and experience in tenancy management for social housing. Therefore, it is possible that tenants in affordable housing projects will enjoy benefits that exceed normal practice under a jurisdiction's residential tenancies act<sup>48</sup>. For example, a more flexible approach to rent arrears may be taken. Further, while not required to do so under any residential tenancy act, some registered housing providers may provide additional services, such as advocacy and representation services; referrals to other community, health and support services; internal dispute resolution services and others<sup>49</sup>.

## SOCIAL INCLUSION

Socially inclusive housing is located in sites that provide residents with good access to transport as well as local amenities and services. It also provides residents with a voice in decisions that affect their own lives, such as concerning the management of their homes<sup>50</sup>.

Inclusive forms of affordable housing should provide residents with opportunities for positive

<sup>47</sup> Travers et al. 2010 in Wiesel I. et al. (2012) Developing sustainable affordable housing: a project level analysis, AHURI Final Report No.183. Melbourne: Australian Housing and Urban Research Institute.

<sup>48</sup> Wiesel I. et al. (2012) Developing sustainable affordable housing: a project level analysis, AHURI Final Report No.183. Melbourne: Australian Housing and Urban Research Institute.

<sup>49</sup> Wiesel I. et al. (2012) Developing sustainable affordable housing: a project level analysis, AHURI Final Report No.183. Melbourne: Australian Housing and Urban Research Institute.

<sup>50</sup> Ibid.

social connections and interactions across cultural and socioeconomic differences. Being socially and economically connected means, among other things, enjoying access to jobs, services and social networks<sup>51</sup>. One of the key objectives of increasing the supply of well located affordable housing is to improve such access for tenants, as well as respond to labour shortages in low-to-medium paid jobs in some locations<sup>52</sup>. Access to public transport is important both in order that residents without cars can access jobs and services, and to reduce car use and energy consumption—it has implications both for social sustainability (individuals) and environmental sustainability more generally<sup>53</sup>.

Concentrations of jobs and services can also be important to residents as meeting places, can help identify a place, improve the health of residents as they choose to walk rather than drive and can improve safety by fostering passive surveillance<sup>54</sup>.

## TENANT PARTICIPATION

Participation in the management of an affordable housing project is one way for residents to influence decisions that directly affect their lives. Tenant participation may be defined as ‘the involvement of social housing tenants in the housing services provided by their landlords<sup>55</sup>. Hickman (2006) identifies three main approaches to tenant participation: a traditional approach, a consumerist approach and a citizenship approach.

A citizenship approach is the preference as it values tenant participation itself, not just as a means to improve service delivery but as a necessary practice to address the social exclusion of tenants, and includes sharing of power with tenants to a greater extent<sup>56</sup>.

Measures to increase tenant participation identified in the literature include: Tenant Participation Compacts (TPCs) and formal structures for representation of tenants on decision-making bodies. Effective tenant participation must include training of tenants and

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<sup>51</sup> Hayes et al. 2008 in Wiesel I. et al. (2012) Developing sustainable affordable housing: a project level analysis, AHURI Final Report No.183. Melbourne: Australian Housing and Urban Research Institute.

<sup>52</sup> Ibid.

<sup>53</sup> Wiesel I. et al. (2012) Developing sustainable affordable housing: a project level analysis, AHURI Final Report No.183. Melbourne: Australian Housing and Urban Research Institute.

<sup>54</sup> Ibid.

<sup>55</sup> Hickman, P. (2006) Approaches to tenant participation in the English local authority sector. Housing Studies, 21 (2) pp.209-25.

<sup>56</sup> Wiesel I. et al. (2012) Developing sustainable affordable housing: a project level analysis, AHURI Final Report No.183. Melbourne: Australian Housing and Urban Research Institute.

provision of clear information (e.g. on costs) and decision making tools (points-systems and menus)<sup>57</sup>.

## **4.5 Implications for the proposal**

Implications for the proposal from the housing needs analysis and BTR policy intentions are as follows:

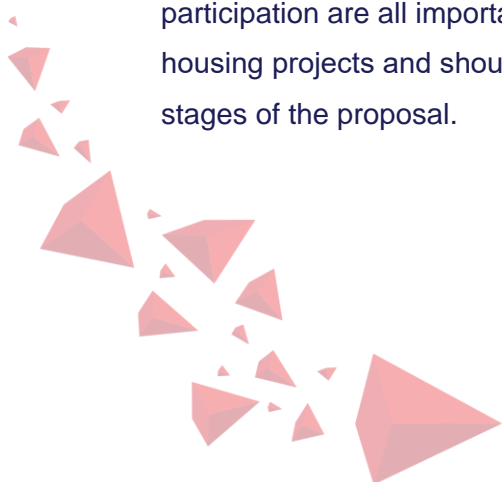
- Australia currently houses one-third of its population in the rental market with 40 per cent of overall renters considered 'long-term', holding this status for at least 10 years. Many of these renters find their housing to be insecure, of poor quality and unaffordable.
- Parramatta LGA experiences high levels of housing stress, and private rental has increased in recent years, with 41% of private occupied dwellings rented in Parramatta LGA and 71% rented in Harris Park suburb. The proposal meets a strong demand for both more affordable housing dwellings and private rental dwellings in well located places, close to employment, education and public transport opportunities.
- The proposal presents an opportunity to develop a housing type to meet future demand in Parramatta LGA, including the provision of more 1 bedroom apartments and larger apartments for families with children.
- Whilst it is a relatively new model in Australia and there is limited research in the Australian context, BTR housing has shown success in the UK and USA has the potential to provide long lasting community benefits, with greater housing choice for tenants who would have access to high-quality dwellings, in a stable rental environment.
- As this proposal is one of the first SSD BTR projects in NSW, it provides a significant opportunity to draw on best practice in the planning, design and delivery of this housing model to ensure design meets the tenant objectives.

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<sup>57</sup> Ibid.

Social planning implications for the proposal from the literature on affordable housing impacts, mitigation measures and success factors are as follows:

- Whilst this proposal has not been particularly controversial from a community perspective to date, we know that affordable housing can generate oppositions from local communities, often centres around crime and safety issues, property values and the physical form of the development. These issues need to be considered carefully throughout the project to ensure community concerns are addressed.
- Whilst affordable housing development proposals can raise concerns from the local community, some research shows that these concerns are not always substantiated once developments are built (73% respondents to a survey noticing little or no effect as a result of a nearby affordable housing development). There is a lack of research around the impacts in relation to the size and quantum of affordable housing developments.
- Research suggests that many of the impacts of affordable housing will depend on project design, management and location, and negative impacts are most likely where design and management are poor, where it is located in a rundown and disadvantaged area, and where affordable housing residents are clustered.
- Impacts can be localised in nature, including antisocial behaviour, parking, privacy, overlooking, visual effects and noise. These potential impacts must be mitigated through this proposal as further outlined in Section 7 of this report.
- Project scale, planning and design, professional and innovative asset and tenancy management, accessible open and communal spaces, social inclusion and tenant participation are all important considerations and success factors for affordable housing projects and should be considered as 'principles' through current and future stages of the proposal.



## 5. COMMUNITY ENGAGEMENT

To seek stakeholder input into the concept DA, community and stakeholder engagement was undertaken by Forward Thinking between 25 April and 7 June 2022. A detailed engagement report written by Forward Thinking also accompanies this SSD application as per the Department of Planning and Environment SEARS. Findings from the engagement process form a strong evidence base for this SIA, although it is also required by the Department of Planning and Environment as a stand-alone process.

This section includes:

- **Section 5.1:** a summary of the stakeholder engagement approach
- **Section 5.2:** a summary of the engagement reach
- **Section 5.3:** a summary of engagement findings
- **Section 5.4:** a summary of implications for the proposal

### 5.1 Methodology

The engagement approach and methodology adopted for the project is outlined in Figure 17.

**Figure 17 Stakeholder engagement approach and methodology**



## 5.2 Engagement reach

A summary of our engagement reach is provided in Figure 18. Whilst engagement numbers were relatively low, significant efforts were made to reach community and key stakeholders for engagement on the project, including a letterbox drop to over 1,500 residents and businesses surrounding the site.

**Figure 18 Summary of engagement reach at time of reporting**



## 5.3 Engagement findings

The following section outlines the key findings from the stakeholder and community engagement process.

### KEY AGENCY ENGAGEMENT

**Table 4 Summary of findings from key agency engagement**

Agency	Meeting date and format	Key findings
Department of Planning and	Online, 12 April 2022	<ul style="list-style-type: none"> <li>Need for the SIA to address short- and long-term impacts for both existing and future residents,</li> </ul>



<b>Environment Assessment Team and Social Impact Team</b>		<p>explain distributive equity, and project specific mitigation measures.</p> <ul style="list-style-type: none"> <li>Community facilities or benefits of the project are to be provided through each stage of the proposal and not all at the end of the project.</li> <li>The physical distribution of the affordable dwellings with the market dwellings on the site will be important.</li> <li>The distribution and quality of common places (e.g. work from, home spaces, prayer spaces or gyms) will be important. These should ideally reflect the types of people likely to live there.</li> <li>Creating accessible pedestrian connections through the site, especially adjacent to the stormwater channel will be important.</li> <li>Ensuring that landscaped areas a high quality and useable.</li> <li>Short term construction impacts on nearby residential properties, both noise and traffic impacts.</li> <li>Long term impacts on the surrounding area, impacts on heritage items and surrounding low density residential areas.</li> </ul>
<b>Parramatta City Council (6 representatives from across Council including City Design, Traffic and Development Services, Social Outcomes etc)</b>	<p>Online, 27 April 2022</p>	<ul style="list-style-type: none"> <li>Discussion around flooding issues on the site and work being done to address this as part of the proposal such as pre and post flood modelling.</li> <li>Discussion around materials used, not being uniform, talking to the place and connecting to the surrounding heritage sites.</li> <li>Discussion around scale of the proposal in relation to the surrounding residential and heritage sites.</li> <li>Separation between Hambledon Cottage and the proposed buildings will be important.</li> </ul>

		<ul style="list-style-type: none"> <li>• Opportunities to re-connect site with the surroundings.</li> <li>• Opportunities for place making on the site and creating a precinct and destination for people living and visiting the site – e.g. active public domain along Clay Cliff Creek walk.</li> <li>• Discussion around further opportunities for vehicular access to the site beyond just Gregory Place.</li> </ul>
<b>Parramatta City Council, Social Outcomes representative</b>	<p>Telephone, 22 April 2022</p> <p>Offered to have a follow up meeting but this was not taken up by Council.</p>	<ul style="list-style-type: none"> <li>• Emphasised the importance of having a well-established CHP operator for the site to manage the site to a high standard.</li> <li>• Agreed the site is well located in terms of providing affordable housing with good access to key facilities and infrastructure.</li> <li>• Currently there is pressure on open space and parkland in Parramatta due to the high density developments. The site needs to accommodate for things like sport and recreation facilities, open space to reduce pressure on other facilities.</li> <li>• Emphasised the importance of BTR providing high quality living opportunities including on site facilities and spaces.</li> </ul>

## KEY STAKEHOLDER ENGAGEMENT

**Table 5 Summary of findings from key stakeholder engagement**

Stakeholder	Meeting date and format	Key findings
<b>Our Lady of Lebanon Co-Cathedral</b>	Face-to-face, 16 May 2022	<ul style="list-style-type: none"> <li>• General support for the concept plan and a desire to be closely engaged and involved throughout the process.</li> <li>• Requested close engagement with the church and the church community around the more detailed design for the site.</li> </ul>

		<ul style="list-style-type: none"> <li>• Development is occurring on the church site so there is a desire for this to be compatible with what is being proposed on the subject site.</li> <li>• Concern about wind, noise and visual impacts from the development.</li> <li>• Church holds many events and were concerned that this may present issues for residents in terms of noise.</li> </ul>
<b>Maronite College of the Holy Family</b>	Face-to-face, 31 May 2022	<ul style="list-style-type: none"> <li>• General support for the proposal and a view that it would be positive for the school in terms of enrolments.</li> <li>• Interested in public benefit on the site including the use of sporting facilities and open space (identified a shortage of these in the local area).</li> <li>• A desire to improve connections and access between the school and the open space on the site, as well as access to the site more broadly through pedestrian connections.</li> <li>• Opportunities to share parking and a need to manage increased traffic generated from the development.</li> </ul>
<b>Local Real Estate Agent</b>	Telephone, 12 May 2022	<ul style="list-style-type: none"> <li>• Strategically important site – on the new light rail, perfectly located between Parramatta and Rouse Hill.</li> <li>• Site is currently underutilised and “derelict” and Parramatta is “running out of sites like this” in terms of its accessibility and ability to provide affordable housing options.</li> <li>• Harris Park has a distinctive culture and feel – it is a hive of activity and there has been interest from Council and the Chamber of Commerce to build on its strengths and improve place making initiatives.</li> <li>• Need for high quality residential living – including provision of open spaces, multi-use spaces etc.</li> </ul>

		<ul style="list-style-type: none"> <li>• Our Lady of Lebanon Co-Cathedral as being a significant physical and cultural presence in the community and a need for the development to tie in with this.</li> <li>• Need for affordable housing and BTR that is high quality, well designed and functional.</li> </ul>
<b>Parramatta Chamber of Commerce</b>	Telephone calls x 2 on 12 May, 2022	<ul style="list-style-type: none"> <li>• Generally supportive of activities that improve the amenity of the area and increase business and foot traffic.</li> <li>• Site is well located in terms of access to Parramatta CBD and the light rail.</li> <li>• Harris Park is perfectly positioned to contribute to Parramatta and surrounds, support for development that refreshes the amenity and improves the liveability of the area, and builds on the strengths of Harris Park (vibrant, little India etc).</li> <li>• Traffic and parking need to be managed and provided on the site.</li> <li>• Supportive of affordable housing on the site.</li> </ul>
<b>Indian community representative 1</b>	Telephone, 8 June 2.30pm  Requested a call back but was unable to talk before the time of lodgement	<ul style="list-style-type: none"> <li>• Commenced engagement and will continue involvement as the project progresses through later stages of the planning process</li> </ul>
<b>Indian community representative 2</b>	Telephone, 15 June 2022  Requested additional information and detail about the proposed development	<ul style="list-style-type: none"> <li>• Commenced engagement and sent project details, will continue engagement as the project progresses through later stages of the planning process</li> </ul>
<b>Parramatta and District Historical Society</b>	Online, 7 June 2022	<ul style="list-style-type: none"> <li>• Emphasised the value and significance of heritage to Parramatta, the community and Australia more broadly</li> </ul>

		<ul style="list-style-type: none"> <li>• The proposal is an improvement on what had been proposed for the site in previous iterations which was high rise residential development</li> <li>• Concerns about traffic and parking. Of the view that the site and surrounds are already at capacity in terms of availability of on street parking. The Historical Society hosts school groups (up to 100), site tours and events, and during these times, parking is limited</li> <li>• Concerns about traffic and truck movements through Gregory Place</li> <li>• Concerns about how the Hambledon Cottage site interfaces with the proposed development. Of the view that a defined boundary and separation is needed, to avoid any impacts on groups of people (including children) who gather for tours of the heritage site</li> <li>• Concerns about crime and safety issues from increased foot traffic on and around the site</li> <li>• Concern about land contamination (asbestos) on the subject site, and impacts associated with any excavation and building works to health and safety of people on the Hambledon Cottage site</li> <li>• A desire for plenty of trees and green screening on the site</li> <li>• Concerns about the appearance of the apartment buildings including washing hanging on the balconies and general up-keep</li> </ul>
<b>Kamilaroi-Yankuntjatjara Working Group</b> <b>(Indigenous community group)</b>	Approached for a meeting but unable to meet before the time of lodgement	<ul style="list-style-type: none"> <li>• Commenced engagement through the Indigenous Consultation workshop and will continue engagement as the project progresses through later stages of the planning process</li> </ul>

## INDIGENOUS ENGAGEMENT SESSION

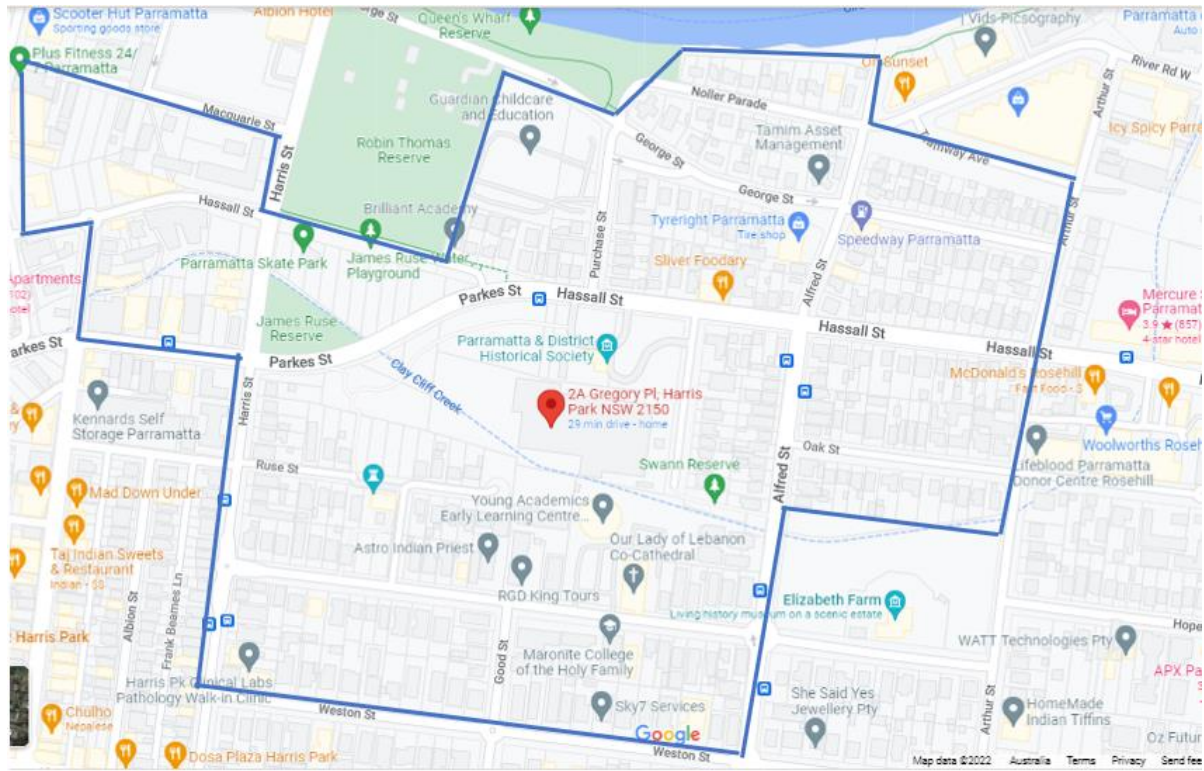
A design workshop was held on the site 12 May 2022. This was facilitated by Indigenous consultant Dominic Steele, attended by Professor Roberta Ryan and 20 participants including Indigenous community groups and representatives. Key findings from the session included:

- There are three cultural layers to the site and project:
  - Indigenous
  - European heritage / location
  - New Australians
- Importance of opening up the site for public access and better connections
- There may be archaeological and Indigenous artefacts uncovered through excavations of the site
- Design ideas including:
  - Use of the six seasons to identify buildings
  - Bush tucker/ medicinal gardens for education/ foraging
  - Connection and naturalisation of the Creek (water play and biofiltration planting)
  - Creating a sensory experience throughout the development
  - Large space for mob to come together for ceremony and events
  - Endemic and native planning scheme
  - Rooftop gardens with vertical pollinator beacons going up sides of building
- Need for further engagement and design involvement – focus groups, group discussions, design workshops and yarning circles.

### **LETTERBOX DROP**

A distribution company specialising in distribution, print, demographic data, and a range of community engagement outreach services conducted a letterbox drop on 18 May 2022 in the catchment outlined in Figure 19. A copy of the letter is provided at Appendix 3. A total of 1,511 households and 47 businesses were reached.

**Figure 19 Immediate social locality and letterbox drop catchment (Source: Google Maps, 2022)**



## ONLINE SURVEY

An online survey and associated webpage was launched on 18 May 2022 and remains live at the time of reporting. The survey link and a QR code was provided in the letter and was also distributed to stakeholders who were contacted over the phone but did not have time to participate in a telephone interview. Despite the wide reach, the response rate for the survey was low. Findings from the survey are as follows:

### Demographics

- Of the respondents, four were adjoining the site and three were local residents.
- The seven respondents ranged in age, from 25 – over 65 with an even distribution across age groups
- Three respondents had lived in the area for over 10 years.

### What people value about the local area



- Open space (including significant trees around Hambledon Cottage, green space, parks)
- Heritage and history of the area
- Peaceful and quiet neighbourhood (including a lack of crime)
- Cultural diversity
- Accessibility to Parramatta, local shops, cafes and train station
- The church
- Houses (including that there are not too many apartments)

#### **Views on the proposal**

- Poor built form outcomes (including creating “high rise”)
- Impacts on the church (including height of buildings being proposed too close to church)
- Poor social outcomes (including it will attract “bad character people”)
- Traffic and parking impacts
- Oversupply of apartments and the capacity for the area to cope with more growth.

#### **What would you like included as part of the proposal?**

- Low density development/ reduced scale of development
- Plenty of on-site parking.

#### **COMMUNITY PHONE LINE AND E-MAIL PORTAL**

As part of the survey, two respondents requested a call back from the project team, only one was reached at the time of reporting. Findings from this conversation is as follows:

- One community member was very concerned that the apartments were small in size and would result in a concentration of poor-quality housing aimed at low socio-economic demographics. He was concerned that this would impact on crime and safety in the neighbourhood, as well as the social fabric of the community.

- This same community member was concerned about the impacts on the heritage of the local area, including the proximity of the development to Hambledon Cottage, and expressed a desire for the site to be open space, with the Clay Cliff Creek walk renewed for the public.

A third community member living on Gregory Place was contacted, and he provided general support for the proposal and the need for affordable housing in the area, with the exception of concern about increased traffic and exacerbated parking issues.

One email was received from a member of the general public, who provided feedback on the site more broadly, including its heritage significance and the opportunities that presented in terms of the site's redevelopment. The participant also suggested that the current buildings on the site are not sensitive to surrounding heritage sites of significance and was of the view these should be removed and replaced.

## 5.4 Summary of engagement findings

As engagement is occurring at the Concept DA stage, the discussions that were conducted with key stakeholders and the community were at a relatively high level, broadly exploring the site and the opportunities/ constraints to the future redevelopment. Notwithstanding the relatively low levels of engagement, the following findings can be made:

- There was agreement across all engagement participants **that the site is of strategic importance and presents unique opportunities for redevelopment and renewal**. It's close proximity to Parramatta CBD, its location on the new Parramatta Light Rail, and its vicinity to state significant heritage items were cited by many participants.
- **History and heritage (including Aboriginal and Colonial history) are highly valued by the community**, and it will be important for development on the site to respect and enhance these values.
- There was **general support from most engagement participants for the sites redevelopment** and many indicated support for the Concept DA on the provision that key impacts such as traffic, parking and overshadowing are managed on the site.

- **A small number of community members who live close to the site are concerned** about the proposal in particular:
  - Height and density of the proposal
  - The increase in traffic to the local area
  - Potential impacts on adjoining church and Hambledon Cottage
- Key agencies including the Department of Planning and Environment and the City of Parramatta Council emphasised the **importance of accessible pedestrian connections through the site**, and the opportunity the proposal provided to “open up” and “re-connect” the site to the surrounding local area.
- The Department of Planning and Environment emphasised the importance of **providing community benefit provisions through each stage of the proposal** and not all at the end of the project. They also emphasised that the distribution and **quality of common places** (e.g. work from, home spaces, prayer spaces or gyms) will be important. These should ideally reflect the types of people likely to live there.
- Most participants were **supportive and positive about the open space, landscaping and place making opportunities** the proposal presented, particularly the Clay Cliff Creek walk. There was a desire for these spaces to be of high quality and useable.
- There was general support for the **affordable housing and BTR component** of the proposal with the exception of one community member who was of the view that it would bring “less desirable characters” to the area. Several key stakeholders acknowledged the **need for affordable housing in the Parramatta LGA**, on the provision that it is a **high-quality living environment, well managed and a suitable density**.
- A couple of stakeholders, including the City of Parramatta Council cited that there is currently **pressure on parks, open space and recreational facilities in the LGA**, and that where possible, the proposal could look to address some of these shortfalls, or at the least take the pressure off the current provision by providing adequate on-site facilities.

- Key stakeholders including direct neighbours and key interest groups (including Our Lady of Lebanon Co-Cathedral, Parramatta and District Historical Society and the Parramatta Chamber of Commerce), expressed interest in **further opportunities for engagement and collaboration** during future stages of the site design and planning process.

For a more detailed summary of engagement findings analysed according to specific engagement activities, see the Forward Thinking Engagement Report accompanying this proposal.

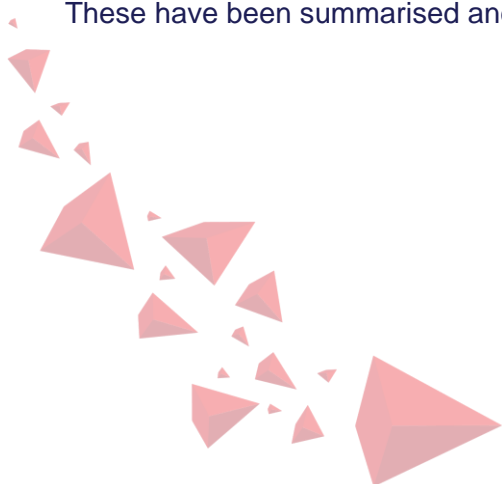
## 5.5 Opportunities for further engagement

Engagement numbers have been low at the concept plan development application stage of this process. There are opportunities to conduct more detailed engagement as part of future planning stages of the project, including further targeted engagement with the Indian community and hard to reach groups. This current round of engagement has identified a handful of key stakeholders and community representatives who are interested in being involved in future stages of the project, including more detailed design, and are generally supportive of appropriate redevelopment of the site. Given the strategic importance of the site there may be opportunities to involve these stakeholders as part of a reference group that can function throughout all stages of the project through to construction and operation of the site.

## 5.6 Implications for the proposal

Findings from the community and stakeholder engagement provide insight into the types of social impacts that may result from the proposed development, both positive and negative.

These have been summarised and addressed in Section 6 of this report.



## 6. IMPACT ASSESSMENT AND PREDICTION

This section details the potential social impacts to arise from the proposed development. The assessment is informed by the analysis from the previous chapters and scoping of potential impacts using the SIA Guidelines. The method for the social impact assessment is described in section 6.1. Each potential impact is assessed having regard for the level of impact, the likelihood of impact, and the significance of impact, and a social risk rating matrix.

### 6.1 Impact assessment framework

The impact assessment presented in this report identifies and evaluates changes to existing social conditions due to the project. This includes the assessment of direct and indirect benefits and effects/impacts, as well as consideration of any cumulative impacts. Individual impacts are evaluated in terms of the likelihood of the impact occurring, the characteristics of the impact and the magnitude of the impact as further described in tables 6 to 8 extracted from the SIA Guidelines.

#### LIKELIHOOD OF IMPACT

**Table 6 Defining likelihood levels of social impacts** (*source: Department of Planning and Environment SIA Technical Supplement, 2020*)

Likelihood level	Meaning
Almost certain	Definite or almost definitely expected (e.g., has happened on similar projects)
Likely	High probability
Possible	Medium probability
Unlikely	Low probability
Very unlikely	Improbable or remote probability

#### DIMENSIONS OF IMPACT MAGNITUDE

**Table 7 Dimensions of social impact magnitude** (source: *Department of Planning and Environment SIA Technical Supplement, 2020*)

Magnitude dimensions	Details needed to enable assessment
<b>Extent</b>	Who specifically is expected to be affected (directly, indirectly, and/or cumulatively), including any vulnerable people? Which location(s) and people are affected? (e.g. near neighbours, local, regional, future generations).
<b>Duration</b>	When is the social impact expected to occur? Will it be time-limited (e.g. over particular project phases) or permanent?
<b>Severity or Scale</b>	What is the likely scale or degree of change? (e.g. mild, moderate, severe)
<b>Intensity or importance</b>	How sensitive/vulnerable (or how adaptable/resilient) are affected people to the impact, or (for positive impacts) how important is it to them? This might depend on the value they attach to the matter; whether it is rare/unique or replaceable; the extent to which it is tied to their identity; and their capacity to cope with or adapt to change.
<b>Levels of concern/ interest</b>	How concerned/interested are people? Sometimes, concerns may be disproportionate to findings from technical assessments of likelihood, duration and/or intensity.

## LEVELS OF IMPACT MAGNITUDE

**Table 8 Defining magnitude levels for social impacts** (source: *Department of Planning and Environment SIA Technical Supplement, 2020*)

Magnitude level Meaning	Magnitude level Meaning
<b>Transformational</b>	Substantial change experienced in community wellbeing, livelihood, infrastructure, services, health, and/or heritage values; permanent displacement or addition of at least 20% of a community
<b>Major</b>	Substantial deterioration/improvement to something that people value highly, either lasting for an indefinite time, or affecting many people in a widespread area
<b>Moderate</b>	Noticeable deterioration/improvement to something that people value highly, either lasting for an extensive time, or affecting a group of people.
<b>Minor</b>	Mild deterioration/improvement, for a reasonably short time, for a small number of people who are generally adaptable and not vulnerable.

Minimal

Little noticeable change experienced by people in the locality.

## SIGNIFICANCE OF IMPACT

Figure 20 Social impacts significance matrix (source: *Department of Planning and Environment SIA Technical Supplement, 2020*)

		Magnitude level				
		1	2	3	4	5
Likelihood level		Minimal	Minor	Moderate	Major	Transformational
A	Almost certain	Low	Medium	High	Very High	Very High
B	Likely	Low	Medium	High	High	Very High
C	Possible	Low	Medium	Medium	High	High
D	Unlikely	Low	Low	Medium	Medium	High
E	Very unlikely	Low	Low	Low	Medium	Medium

## 6.2 Social impact assessment table

Based on the evidence collated for this SIA and the associated community and stakeholder engagement process, the following anticipated social impacts have been identified as resulting from the proposal during construction and operation phases. The social impacts to arise from the proposed development will be influenced by the existing situation, the eventual consequences of the proposed development, and measures put in place to mitigate against any negative impacts and enhance positive impacts.

As this proposal is at the concept plan stage, the impact assessment approach has been to identify which impacts would be realised at more detailed design/ development application stage and provide mitigation measures and social planning principles to assist with minimising negative impacts and maximising positive impacts throughout subsequent stages of the proposal.

A social risk matrix approach has been applied to rate impacts having regard for the level of impact, the likelihood of impact, and the significance of impact. A summary of identified impacts is provided in the table 9.



**Table 9 Impact Assessment Framework – Current residents**

<b>Social Impact</b>	<b>Likelihood level</b>	<b>Magnitude</b>	<b>Assessed impact significance</b>	<b>Project phase where impacts are defined</b>
<b>Way of life and surroundings</b>				
New and enhanced open spaces and experiences for leisure and recreation in the local area improving peoples way of life	<b>Likely</b>	<b>Moderate</b>	<b>High</b>	Concept plan and detailed design phases
Way of life benefits for future residents resulting from living in affordable housing (meeting a strong need and demand for long term rental accommodation in the region)	<b>Almost certain</b>	<b>Major</b>	<b>Very High</b>	Concept plan phase
Changes to traffic flows and parking on surrounding streets and impacts on how current and future communities move around the site	<b>Likely</b>	<b>Minor</b>	<b>Medium</b>	Concept plan phase
Visual impacts associated with increased building footprints on the site – changes to the way people view and experience the site (particularly immediate neighbours Our Lady of Lebanon Co-Cathedral and Hambledon Cottage)	<b>Almost certain</b>	<b>Minor</b>	<b>Medium</b>	Concept plan and detailed design phases
Crime and safety impacts (perceived and actual)	<b>Possible</b>	<b>Moderate</b>	<b>Medium</b>	Concept plan and detailed design phases

<b>Social Impact</b>	<b>Likelihood level</b>	<b>Magnitude</b>	<b>Assessed impact significance</b>	<b>Project phase where impacts are defined</b>
<b>Health and wellbeing</b>				
Construction impacts (noise, vibration, dust, traffic and parking) causes a decline in social amenity, health or way of life for neighbouring residents/ businesses	<b>Likely</b>	<b>Moderate</b>	<b>High</b>	Concept plan phase
Health and wellbeing impacts for future residents if the property maintenance and tenancy management is not executed to a high standard (noise, crime and safety etc)	<b>Possible</b>	<b>Moderate</b>	<b>Medium</b>	Concept plan phase
Potential for the affordable housing to support the health and wellbeing of low- and moderate-income earners if the proposal is executed to a high standard in terms of design, asset maintenance and tenancy management/ support	<b>Likely</b>	<b>Moderate</b>	<b>High</b>	Concept plan phase
Potential for the BTR housing to provide high amenity living for long term renters close to job and education opportunities	<b>Likely</b>	<b>Moderate</b>	<b>High</b>	Concept plan and detailed design phases
<b>Culture</b>				
Enhancing Aboriginal values, customs and beliefs associated with the site and local area through place making opportunities	<b>Likely</b>	<b>Moderate</b>	<b>High</b>	Concept plan and detailed design phases

<b>Social Impact</b>	<b>Likelihood level</b>	<b>Magnitude</b>	<b>Assessed impact significance</b>	<b>Project phase where impacts are defined</b>
Strengthening community values of history and heritage through site design and redevelopment	<b>Likely</b>	<b>Moderate</b>	<b>High</b>	Concept plan and detailed design phases
Enhancing the scenic quality, water and land forms on the site (particularly Clay Cliff Creek)	<b>Almost certain</b>	<b>Major</b>	<b>Very high</b>	Concept plan and detailed design phases
<b>Community</b>				
Changes to community demographics as a result of 500+ new residents to the local area	<b>Unlikely</b>	<b>Minor</b>	<b>Low</b>	Concept plan phase
Quantum of affordable housing in one area – cumulative impacts	<b>Possible</b>	<b>Minor</b>	<b>Medium</b>	Concept plan phase
<b>Economic</b>				
Economic benefits associated with having key workers living close to employment opportunities, creation of a public open space asset and walkability to nearby commercial centres	<b>Likely</b>	<b>Moderate</b>	<b>High</b>	Concept plan phase
<b>Access</b>				
Public access and use of the site through pedestrian and active transport connections, and use of open space on the site	<b>Likely</b>	<b>Major</b>	<b>High</b>	Concept plan and detailed design phases

<b>Social Impact</b>	<b>Likelihood level</b>	<b>Magnitude</b>	<b>Assessed impact significance</b>	<b>Project phase where impacts are defined</b>
Physical changes to the interface of the site with the Hambledon Cottage grounds and impacts of increased pedestrian activity on the site (particularly during school tours where there are up to 100 children gathering on the site)	<b>Likely</b>	<b>Moderate</b>	<b>High</b>	Detailed design phase
Increased demand on services relevant to affordable housing residents such as health, disability and community organisations in the local area	<b>Likely</b>	<b>Minor</b>	<b>Medium</b>	Concept plan phase
Increased enrolments and demand for education and health facilities as a result of 500+ new residents to the local area	<b>Almost certain</b>	<b>Minor</b>	<b>Medium</b>	Concept plan phase
Increased demand for recreational facilities as a result of 500+ new residents to the local area	<b>Possible</b>	<b>Moderate</b>	<b>Medium</b>	Concept plan phase
Improved accessibility for future residents to a well-located home with access to job opportunities, educational, health and retail facilities	<b>Almost certain</b>	<b>Major</b>	<b>Very high</b>	Concept plan phase
Increased supply and diversity of available residential accommodation in	<b>Almost certain</b>	<b>Major</b>	<b>Very high</b>	Concept plan phase

Social Impact	Likelihood level	Magnitude	Assessed impact significance	Project phase where impacts are defined
the LGA and region more broadly.				
<b>Decision-making systems</b>				
Opportunities for potential future tenants/ residents to be involved in the design and amenity of apartments to ensure they are meeting the right needs and will be well maintained and respected.	Possible	Minor	Medium	Detailed design phase
Opportunities for tenant involvement in management and maintenance issues	Possible	Minor	Medium	Detailed design phase
Opportunities for key stakeholders to be involved throughout detailed design phases should the proposal be approved	Likely	Moderate	Medium	Detailed design phase

## 6.3 Discussion of social impact issues

### DISTRIBUTIVE EQUITY

The proposal presents some significant positive benefits of a high magnitude and likelihood as outlined in Table 9. Key positive benefits include the provision of affordable rental housing and housing for long term renters, located in a highly accessible location close to health, education and employment services where there is demonstrated demand. The groups likely to benefit from this are long term renters who would become the future residents of the site, and those experiencing housing stress who are eligible for affordable rental housing under the Housing SEPP.

Other positive benefits that would be realised from the concept plan would be the allocation of significant amounts of open space on the site, most of which will be publicly accessible. Whilst the details around the type and quality of open space and place making opportunities can be determined in the more detailed design phases, the proposal seeks approval for opportunities to enhance Aboriginal values, customs and beliefs associated with the site and local area, as well as revitalising land forms and waterways on the site including the Clay Cliff Creek Walk. The beneficiaries of these impacts would be those in the immediate social locality and those visiting or living in the surrounding centres of Harris Park and Rosehill.

Impacts associated with intensifying the use of the site, including upwards of 500 residents, are likely to be felt by immediate surrounding neighbours including residences along Gregory Place, Hambledon Cottage and Our Lady of Lebanon Co-Cathedral. These impacts include disturbance during construction phases of the project, visual impacts due to intensification of the building footprints on the site, and changes to traffic flows in and around the site due to increase in volume of cars entering the site once it is operational. Mitigation measures for these impacts are explored in Section 7.

### **SHORT- AND LONG-TERM IMPACTS**

Short term impacts are associated with the redevelopment of the site during the construction phase, and include noise, truck and vehicle movement in and around the site and dust. Long term impacts tend to be positive and include meeting a demand for new and affordable housing in Parramatta LGA, including the provision of 450+ new dwellings including 50% affordable and 50% for long term renters, access to new open space, access to place making opportunities and generally opening the site and reconnecting it with the surrounding area, including the new Light Rail system, Harris Park and Parramatta CBD.

### **IMPACTS THAT CANNOT BE DEFINED AT THIS STAGE**

As outlined in table 9, some impacts cannot reasonably be defined at the concept plan phase (such as visual impacts associated with changes to the site that are dependent on building materials and finishes, the useability features of the open space (such as benches, walkway design etc) and specific details on the provision of communal facilities and apartment features on the site.

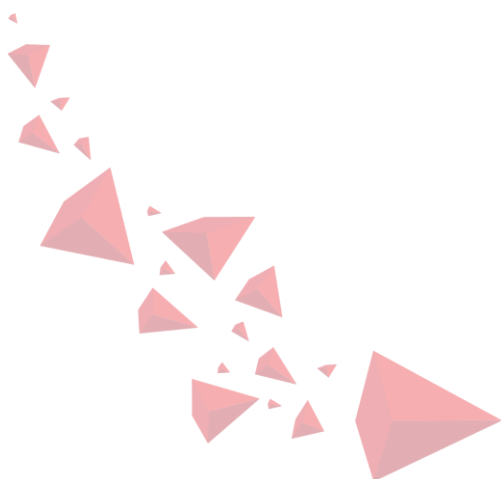
Whilst these impacts will be defined through later stages on the project including detailed design, they have still been considered and tabled in this report, and Section 7 provides

measures to mitigate negative impacts and enhance positive impacts that may evolve in future detailed design and development application phases of the project.

Furthermore, Section 4.4 provides some social planning principles for further stages of the project that draw on literature exploring success factors and mitigation measures for affordable housing developments in Australia.

### **IMPACTS AT OPERATIONAL PHASE OF THE PROJECT**

Due to the nature of this proposal where the housing will be held in single ownership with the affordable housing component managed through a CHP, it is noted that some impacts may arise during the operation phase of the project. Section 7 provides mitigation measures that give attention to management issues on the site.





## 7. MITIGATION MEASURES

The following section outlines mitigation measures and strategies to ameliorate or enhance some of the social impacts identified through this assessment.

### 7.1 Social impact evaluation and response mitigation

Table 10 summarises key issues raised throughout the proposal and the response from the applicant and project team.

**Table 10 Social impact evaluation and response mitigation table**

Key social impact	Evaluated	Standard measures	Project specific measures	Residual impact significance
<b>Way of life and surroundings</b>				
New and enhanced open spaces and experiences for leisure and recreation in the local area improving peoples way of life	<b>High</b>	- Engagement of landscape architects to develop an outdoor landscape plan	<ul style="list-style-type: none"> <li>- 67% of the ground plane of the site is used as open space with the majority of open space being permanently publicly accessible (concept plan).</li> <li>- Accessible roof tops provide private open space exclusive to residents (concept plan)</li> <li>- Developed place making principles for the site (concept plan)</li> <li>- Community engagement opportunities during detailed design phases to ensure publicly accessible open spaces are designed for maximum use and functionality. This should include further engagement with the Indigenous groups</li> </ul>	<b>High (positive)</b>

Key social impact	Evaluated	Standard measures	Project specific measures	Residual impact significance
			<p>involved in the concept plan design workshop (detailed design/ DA stage)</p> <p>- Engagement with Council on public benefit for the site, including meeting community need and demand (detailed design/ DA stage)</p>	
Way of life benefits for future residents resulting from living in affordable housing (meeting a strong need and demand for long term rental accommodation in the region)	<b>Very high</b>	- Design of affordable housing in line with the NSW Housing SEPP	<p>- Research and understanding of the success factors for affordable housing developments (part of this SIA</p> <p>- principles to be followed in future stages)</p> <p>- Provision of public and private open space, and on-site communal facilities to enhance quality of residential living. It is proposed that the first detailed design DA will incorporate details around the provision and location of various communal facilities, having been informed by the analysis undertaken during the concept design DA (concept plan and detailed design)</p> <p>- Engagement with CHPs and community service providers in the region to understand demand for different types of affordable housing to inform the more detailed design of</p>	<b>Very high (positive)</b>

Key social impact	Evaluated	Standard measures	Project specific measures	Residual impact significance
			<p>apartments and communal facilities (detailed design/ DA stage)</p> <p>- The proposal presents an opportunity to develop a housing type to meet future demand in Parramatta LGA, including the provision of more 1-bedroom apartments and larger apartments for families with children</p> <p>- Dwellings to be a mix of sizes, types and locations within a building or development to ensure an acceptable standard of amenity and a mix of dwelling types to meet the needs of a range of households (concept plan and detailed design/ DA stage)</p>	
Changes to traffic flows and parking on surrounding streets and impacts on how current and future communities move around the site	<b>Medium</b>	- Traffic Management Plan	<p>- Provision of spatial allowances to accommodate adequate tenant and visitor parking determined by the future dwelling typology breakup (concept plan)</p> <p>- Provision of site accessibility for deliveries, waste and ambulance services to be within the basement level (Concept Plan and detailed design)</p>	<b>Medium (negative)</b>

Key social impact	Evaluated	Standard measures	Project specific measures	Residual impact significance
			<ul style="list-style-type: none"> <li>- Fire and Rescue NSW appliance access provided at ground floor (concept plan)</li> <li>- Sustainable travel options promoted through a green travel plan, reducing reliance on private vehicle travel (concept plan)</li> </ul>	
Visual impacts associated with increased building footprints on the site – changes to the way people view and experience the site (particularly immediate neighbours Our Lady of Lebanon Co-Cathedral and Hambledon Cottage)	<b>Medium</b>	- Architectural and urban design studies	<ul style="list-style-type: none"> <li>- Involvement of direct neighbours and businesses in the detailed design of the buildings on the site including materials, colours etc (detailed design/ DA stage)</li> <li>- Placement of buildings on the site in furthest proximity from Hambledon Cottage (concept plan)</li> <li>- New street tree planting and increased tree canopy cover across the site to define the site as a sub-precinct along Gregory Place (concept plan)</li> <li>- Existing tree canopy will be supplemented with new trees to create a green screen directly behind Hambledon Cottage and from the eastern view to the site (concept plan)</li> <li>- A Plan of Management for the site that includes issues such as rubbish removal, presentation of any balconies</li> </ul>	<b>Low (negative)</b>

Key social impact	Evaluated	Standard measures	Project specific measures	Residual impact significance
			and general site amenity etc (detailed design and DA stage, operational stage)	
Crime and safety impacts (perceived and actual)	<b>Medium</b>	- CPTED studies	<ul style="list-style-type: none"> <li>- Site specific CPTED measures related to surveillance, access control, territorial reinforcement and activity and space management (see CPTED report by TaylorBrammer for 2A Gregory Place, Harris Park dated June 2022)</li> <li>- CHP management protocols including conflict resolution, complaints line and register, on site security checks, CCTV</li> </ul>	<b>Low (negative)</b>
<b>Health and wellbeing</b>				
Construction impacts (noise, vibration, dust, traffic and parking) causes a decline in social amenity, health or way of life for neighbouring residents/ businesses	<b>High</b>	<ul style="list-style-type: none"> <li>- Construction Management Plan</li> <li>- 24-hour complaint hotline and follow-up</li> <li>- Workforce education</li> </ul>	<ul style="list-style-type: none"> <li>- Development of a community consultative committee to discuss construction impacts and mitigation measures (such as relocating vulnerable people sensitive to noise, dust etc) (construction and operational stage)</li> <li>- Construction site establishment and management to locate noisiest elements furthest away from sensitive receivers (construction stage)</li> </ul>	<b>Medium (negative)</b>

Key social impact	Evaluated	Standard measures	Project specific measures	Residual impact significance
			<ul style="list-style-type: none"> <li>- Preparation of a construction noise and vibration management plan (construction stage)</li> <li>- Staff and construction parking to be made available on site</li> </ul>	
Health and wellbeing impacts for future residents if the property maintenance and tenancy management is not executed to a high standard (noise, crime and safety etc).	<b>Medium</b>	- Nomination of a CHP with a track record to manage the site in accordance with tested tenancy, asset management, site management, community engagement policies and a Plan of Management for the site (operational phase)	- Post occupancy assessment at set intervals, conducted by independent social planning consultant (operational phase)	<b>Low (negative)</b>
Potential for the affordable housing to support the health and wellbeing of low and moderate income earners if the proposal is executed to a high standard in terms of design, asset maintenance and tenancy management/support.	<b>High</b>	- Nomination of a CHP with a track record to manage the site in accordance with tested tenancy, asset management, site management, community engagement policies and a Plan of Management for the site (operational phase)	<ul style="list-style-type: none"> <li>- Provision of communal facilities on site in a variety of configurations. Type and size to be provided with the first stage construction development application</li> <li>- Provision of functional, high quality, public and private open space</li> <li>- CHP that offers advocacy and representation services; referrals to other community, health and support services</li> </ul>	<b>High (positive)</b>

Key social impact	Evaluated	Standard measures	Project specific measures	Residual impact significance
Potential for the BTR housing to provide high amenity living for long term renters close to job and education opportunities	<b>High</b>	- BTR offering more than just a dwelling but also providing a high-quality living experience	<p>- Approach to communal and shared spaces on the site – developers are encouraged to provide a better tenant experience through the provision of shared facilities and services in order to attract and retain long term tenants</p> <p>- Anticipated communal and shared spaces include the following. These are subject to detailed design and further consultation with stakeholders.</p> <ul style="list-style-type: none"> <li>• Storage spaces capable of accommodating bicycle parking</li> <li>• Quiet spaces to allow those working from home to participate in online meetings and the like.</li> <li>• Community rooms on upper levels for quiet pursuits</li> <li>• Communal rooms on lower levels for louder pursuits including celebrations and the like</li> </ul>	<b>High (positive)</b>



Key social impact	Evaluated	Standard measures	Project specific measures	Residual impact significance
			<ul style="list-style-type: none"> <li>Communal edible gardens</li> <li>The establishment of a complex wide shared space whereby those in need of tools, skills etc can 'share' with neighbours</li> </ul>	
<b>Culture</b>				
Enhancing Aboriginal values, customs and beliefs associated with the site and local area through place making opportunities	<b>High</b>	- Aboriginal Archaeological Assessment	<ul style="list-style-type: none"> <li>Engagement of Indigenous consultants to contribute to the plans and development of the site (concept plan and detailed design/ DA stage)</li> <li>Involvement of key Indigenous community groups and representatives (concept plan and detailed design/ DA stage)</li> <li>Place making opportunities to celebrate Aboriginal connections to country and the evolving historic cultural and natural landscape of Harris Park, including the restoration of the Clay Cliff Creek stormwater channel, and a pedestrian shareway with native tucker walk, including interpretation on Aboriginal land management and those of early colonial</li> </ul>	<b>High (positive)</b>

Key social impact	Evaluated	Standard measures	Project specific measures	Residual impact significance
			times (concept plan and detailed design/ DA stage)	
Strengthening community values of history and heritage through site design and redevelopment	<b>High</b>	<ul style="list-style-type: none"> <li>- Community engagement to understand community values</li> <li>- Heritage and archaeological studies</li> </ul>	<ul style="list-style-type: none"> <li>- Design of the site with strong reference to surrounding state heritage sites – design of buildings, views to Parramatta River, place making for Indigenous history of the site (detailed design/ DA stage)</li> <li>- Place making opportunities to celebrate Aboriginal connections to country and the evolving historic cultural and natural landscape of Harris Park, including the restoration of the Clay Cliff Creek stormwater channel, and a pedestrian shareway with native tucker walk, including interpretation on Aboriginal land management and those of early colonial times (concept plan and detailed design/ DA stage)</li> </ul>	<b>High (positive)</b>
Enhancing the scenic quality, water and land forms on the site (particularly Clay Cliff Creek)	<b>Very high</b>	<ul style="list-style-type: none"> <li>- Engagement of landscape architects to develop an outdoor landscape plan</li> </ul>	<ul style="list-style-type: none"> <li>- New publicly accessible connections into and around the site, including walkways, shared paths and significant landscaping and vegetation planting across the precinct (concept plan and detailed design/ DA stage)</li> <li>- Clay Cliff Creek stormwater channel renewal and</li> </ul>	<b>High (positive)</b>

Key social impact	Evaluated	Standard measures	Project specific measures	Residual impact significance
			development of a publicly accessible walkway (concept plan and detailed design/ DA stage)	
<b>Community</b>				
Changes to community demographics as a result of 500+ new residents to the local area	<b>Low</b>	–	<ul style="list-style-type: none"> <li>- CHP that offers advocacy and representation services; referrals to other community, health and support services</li> <li>- Community development officer for the site</li> </ul>	<b>Low (neutral)</b>
Quantum of affordable housing in one area – cumulative impacts	<b>Medium</b>	–	<ul style="list-style-type: none"> <li>- A consideration for any future developments for BTR or Affordable Housing in the social locality to avoid cumulative impacts (on-going)</li> </ul>	<b>Low (negative)</b>
<b>Economic</b>				
Economic benefits associated with having key workers living close to employment opportunities, creation of a public open space asset and walkability to nearby commercial centres	<b>High</b>	–	<ul style="list-style-type: none"> <li>- See the economic impact assessment report <i>Economic Impact of Affordable Housing Development at Gregory Place, Harris Park</i> by PPM Economics and Strategy accompanying the SSD application</li> </ul>	<b>High (positive)</b>
<b>Access</b>				

Key social impact	Evaluated	Standard measures	Project specific measures	Residual impact significance
Public access and use of the site through pedestrian and active transport connections, and use of open space on the site	<b>High</b>	Engagement of landscape architects and traffic and transport consultants	<ul style="list-style-type: none"> <li>- New publicly accessible connections into and around the site, including walkways, shared paths and significant landscaping and vegetation planting across the precinct (concept plan and detailed design/ DA stage)</li> <li>- Active transport plan to be developed during detailed design phase of the process (detailed design/ DA stage)</li> </ul>	<b>High (positive)</b>
Physical changes to the interface of the site with the Hambledon Cottage grounds and impacts of increased pedestrian activity on the site (particularly during school tours where there are up to 100 children gathering on the site)	<b>High</b>	Engagement of landscape architects and CPTED consultant	At the detailed design stage, conduct an analysis of the current uses and pedestrian movements undertaken on and around the Hambledon Cottage site, and respectively design the interface of the two sites in collaboration with Council (landowner), The Parramatta & District Historical Society, and the Heritage Council	<b>Low (negative)</b>
Increased demand on services relevant to affordable housing residents such as health, disability and community organisations in the local area	<b>Medium</b>	Social infrastructure audit and needs assessment	<ul style="list-style-type: none"> <li>- Engagement conducted with local service providers to understand capacity (concept plan)</li> <li>- CHP to engage with and provide referrals to appropriate service providers</li> </ul>	<b>Low (negative)</b>

Key social impact	Evaluated	Standard measures	Project specific measures	Residual impact significance
			with capacity for more clients (operational)	
Increased enrolments and demand for education and health facilities as a result of 500+ new residents to the local area	<b>Medium</b>	Social infrastructure audit and needs assessment	- Engagement conducted with local service providers to understand capacity (concept plan)	<b>Low (negative)</b>
Increased demand for recreational facilities as a result of 500+ new residents to the local area	<b>Medium</b>	Social infrastructure audit and needs assessment	<p>- Design of open space on site has considered areas for active and passive recreation, and has considered the need to complement existing active open space and recreation within the vicinity of the site (including nearby James Ruse and Robin Thomas Reserve)</p> <p>- Undertake a more detailed assessment, evaluation and benchmarking of surrounding provision of open space and recreation facilities to help inform detailed design on the site</p>	<b>Medium (negative)</b>
Improved accessibility for future residents to a well-located home with access to job opportunities, educational, health and retail facilities	<b>Very high</b>	–	<p>- Community development officer/ CHP to link tenant with services and employment/ education opportunities where necessary</p> <p>- Active transport plan for the site to encourage walking, cycling and public transport access to Parramatta CBD</p>	<b>Very High (positive)</b>

Key social impact	Evaluated	Standard measures	Project specific measures	Residual impact significance
			and regional health and education precincts (detailed design/ DA stage)	
Increased supply and diversity of available residential accommodation in the LGA and region more broadly	<b>Very high</b>	–	- Strategic alignment of the proposal with the Parramatta Council LHS and state government District and Metropolitan plan for accommodating housing growth and diversity (concept plan)	
<b>Decision making systems</b>				
Opportunities for potential future tenants/ residents to be involved in the design and amenity of apartments to ensure they are meeting the right needs and will be well maintained and respected.	<b>Medium</b>	–	- Approach to design of apartments and shared spaces and potential for 'co-design' through focus groups etc with potential future tenant groups, and further exploring need (concept plan and detailed design/ DA stage)	<b>Medium (positive)</b>
Opportunities for tenant involvement in management and maintenance issues	<b>Medium</b>	–	- Nomination of a CHP with a track record to manage the site – prioritising tenant/ community engagement and participation	<b>Medium (positive)</b>
Opportunities for key stakeholders/ community to be involved throughout detailed design	<b>Medium</b>	Conducting legislated community engagement for further	- Further stakeholder and community engagement opportunities at future stages of the project – door knocks with CALD groups, further	<b>Medium (positive)</b>

Key social impact	Evaluated	Standard measures	Project specific measures	Residual impact significance
phases should the proposal be approved		DA stages of the project	engagement with Council and NGOs to discuss housing needs for specific groups (CALD, people with a disability etc), focus group with Indian community, further Indigenous community workshops and collaboration (yarning circle) (detailed design/ DA stage)	

## 7.2 Social impacts to be addressed by request of the assessment authority

The following section addresses some of the key issues that the Department of Planning and Environment requested to be addressed in the SIA as stated in the SEARS.

### THE PHYSICAL DISTRIBUTION OF THE AFFORDABLE DWELLINGS WITH THE MARKET (BTR) DWELLINGS ON THE SITE

The Concept Proposal seeks consent for the layout and location of the future buildings. Additionally, whilst it is estimated that 483 apartments will be delivered, this is subject to detailed design. The project team is not seeking approval for specific typologies or locations of the affordable housing dwellings as part of the Concept Proposal, and sees it as an collaborative process with each stage to ensure the needs of the community are met. However, the project team is committed to ensuring that all dwellings are constructed equally with no difference in appearance and or finish. It is however proposed that the first stage works DA will include a schedule of affordable housing and communal facilities.

### THE DISTRIBUTION AND TYPE OF COMMON AREAS WITH CONSIDERATION TO THE SOCIAL LOCALITY

As discussed above, the project team is not seeking approval for specific types of common areas as part of the Concept Proposal stage and sees this as a collaborative process that



will occur though the detailed design and DA stages to ensure the needs of the community are met. It is proposed that the first stage works DA will include a schedule of affordable housing and communal facilities.

The proponent however recognises that developers are encouraged to provide a better tenant experience through the provision of shared facilities and services in order to attract and retain long term tenants. Subject to detailed design and further stakeholder engagement, anticipated communal and shared spaces may include the following:

- Storage spaces capable of accommodating bicycle parking
- Quiet spaces to allow those working from home to participate in online meetings and the like.
- Community rooms on upper levels for quiet pursuits
- Communal rooms on lower levels for louder pursuits including celebrations and the like
- Communal edible gardens
- The establishment of a complex wide shared space whereby those in need of tools, skills etc can 'share' with neighbours.

### **COMMON PEDESTRIAN CONNECTIONS**

The permeability of the site is crucial for the success of the place making. The majority of open space is publicly accessible with Courts A, B & C also open between morning and afternoon. The proposal seeks to carry this connectivity past the site boundaries. An extension to the heritage walk from the end of Gregory Place is proposed to extend along the channel across to Experiment Farm reserve. A further connection down from Ruse Street will improve connectivity in a north-south direction.

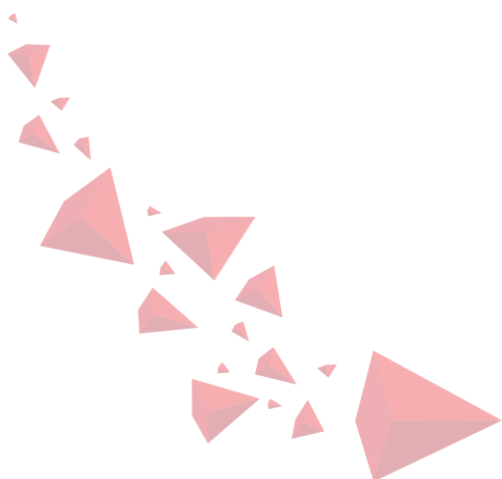
### **OPPORTUNITIES FOR FURTHER COMMUNITY INPUT**

See section 5.5

### **ENSURING COMMUNITY FACILITIES AND BENEFITS ARE PROVIDED THROUGH EACH STAGE AND NOT ALL AT THE END**

The current Concept Approval stage seeks approval for 67% of the ground plane of the site to be used as open space with the majority of open space being permanently publicly accessible. As discussed in Table 9 it also seeks approval to open the site up and reconnect it with the surrounding locality through pedestrian connections and walkways in and around the site, as well as developing the Clay Cliff Creek stormwater channel renewal and development of a publicly accessible walkway.

Whilst details of the specific community facilities and common spaces will be designed during the more detailed design and DA stages (with the first stage works DA to include a schedule of communal facilities), the concept design has been driven by strong objectives to reconnect the site with its surrounding locality, shape the site as a distinct precinct with place making opportunities, and celebrate the significant history and heritage of the area.



## **8. CONCLUSION**

This assessment concludes that there are a range of social impacts that are likely to be generated through the concept plan DA should it be approved. These vary in likelihood, magnitude and dimension, some of which cannot be reasonably defined at this stage in the planning process. There are also impacts that could possibly arise during the operational phases of the project and will be dependent on the long-term management of the site (such as tenant and asset management, site maintenance etc).

The long-term benefits of the proposal are associated with the wider community benefit of providing 450+ units that will contribute to broader local and state government strategic priorities for housing diversity, accessibility and affordability in close proximity to essential services and job opportunities. There will also be benefits for the immediate and intermediate social locality through the renewal of a significant site in a highly valued heritage area, opening the currently underutilised site up, and reconnecting it to the surrounding areas of Harris Park and Parramatta CBD. The provision of publicly accessible open space across over half of the site, place making opportunities celebrating Indigenous and non-Indigenous history, and the enhancement of the natural and historical features of the site such as the Clay Cliff Creek walk will also provide public benefit to the current community and visitors to the precinct.

In the short term, the redevelopment of the site will have some impacts on the immediate social locality. There will be impacts associated with the construction period, and some impacts on the traffic flows through Gregory Place and surrounding streets. The way immediate neighbours experience the site will also change, including visual impacts associated with the increased building density on the site, generally more foot and vehicle traffic, and changes to the appearance and functioning of the site interface with the Hambledon Cottage grounds.

The assessment concludes that perceived and or actual negative impacts of the concept development application can be successfully managed with the implementation of mitigation measures designed to reduce negative impacts from being realised in the detailed design phase and ultimately the operational phase of the project should it be approved. The Concept Plan DA has the potential to deliver significant overall benefit to the socio-economic environment of the local area and Parramatta region more broadly.

## APPENDIX 1 COMMUNITY PROFILE DATA

Table 11 Population and age profile for Harris Park suburb, Parramatta LGA and NSW

Age	Harris Park	%	Parramatta LGA	%	New South Wales	%
Median age	31	--	34	--	38	--
0-4 years	506	8.7	16,506	7.3	465,135	6.2
5-9 years	347	6	13,947	6.2	478,184	6.4
10-14 years	174	3	11,149	4.9	443,009	5.9
15-19 years	138	2.4	11,507	5.1	448,425	6
20-24 years	497	8.6	14,861	6.6	489,673	6.5
25-29 years	924	15.9	20,771	9.2	527,161	7
30-34 years	1,108	19.1	25,011	11.1	540,360	7.2
35-39 years	663	11.4	19,968	8.8	499,724	6.7
40-44 years	313	5.4	15,875	7	503,169	6.7
45-49 years	183	3.2	13,591	6	492,440	6.6
50-54 years	196	3.4	13,047	5.8	485,546	6.5
55-59 years	164	2.8	11,960	5.3	469,726	6.3
60-64 years	173	3	10,415	4.6	420,044	5.6

<b>65-69 years</b>	118	2	8,568	3.8	384,470	5.1
<b>70-74 years</b>	63	1.1	6,485	2.9	292,556	3.9
<b>75-79 years</b>	72	1.2	4,954	2.2	217,308	2.9
<b>80-84 years</b>	64	1.1	3,641	1.6	155,806	2.1
<b>85 years+</b>	93	1.6	3,898	1.7	167,506	2.2

**Table 12 Level of Educational Attainment, Harris Park suburb, Parramatta LGA and NSW**

<b>Level of highest educational attainment (people aged 15 years and over)</b>	<b>Harris Park</b>	<b>%</b>	<b>Parramatta LGA</b>	<b>%</b>	<b>NSW</b>	<b>%</b>
<b>Bachelor Degree level and above</b>	2,121	44.6	68,624	37.2	1,424,716	23.4
<b>Advanced Diploma and Diploma level</b>	422	8.9	17,086	9.3	543,142	8.9
<b>Certificate level IV</b>	47	1	3,656	2	167,947	2.8
<b>Certificate level III</b>	171	3.6	12,779	6.9	730,498	12
<b>Year 12</b>	778	16.3	31,750	17.2	930,654	15.3
<b>Year 11</b>	72	1.5	4,464	2.4	203,574	3.3

<b>Year 10</b>	213	4.5	12,581	6.8	702,178	11.5
<b>Certificate level II</b>	0	0	68	0	4,849	0.1
<b>Certificate level I</b>	3	0.1	8	0	625	0
<b>Year 9 or below</b>	207	4.3	9,329	5.1	513,209	8.4
<b>No educational attainment</b>	95	2	1,860	1	54,870	0.9
<b>Not stated</b>	520	10.9	16,618	9	627,465	10.3

**Table 13 Family composition for Harris Park suburb, Parramatta LGA and NSW**

<b>Family composition</b>	<b>Harris Park</b>	<b>%</b>	<b>Parramatta LGA</b>	<b>%</b>	<b>NSW</b>	<b>%</b>
<b>Couple family without children</b>	511	35.9	19,573	32.9	709,524	36.6
<b>Couple family with children</b>	736	51.7	31,093	52.2	887,358	45.7
<b>One parent family</b>	138	9.7	7,727	13	310,906	16
<b>Other family</b>	38	2.7	1,137	1.9	32,438	1.7

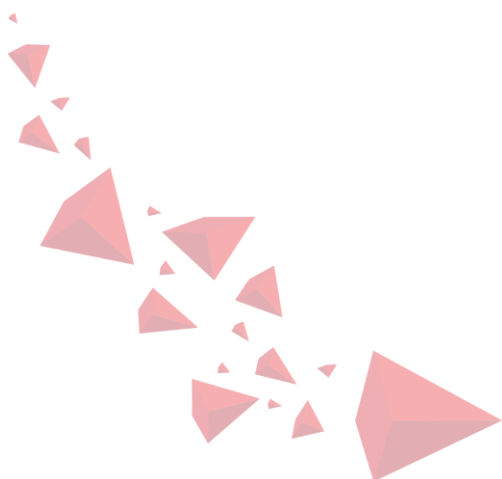
**Table 14 Employment for Harris Park suburb, Parramatta LGA and NSW**

<b>Employment</b>	<b>Harris Park</b>	<b>%</b>	<b>Parramatta LGA</b>	<b>%</b>	<b>NSW</b>	<b>%</b>
<b>Worked full-time</b>	1,752	58.5	72,078	62.9	2,134,521	59.2
<b>Worked part-time</b>	843	28.1	29,747	26	1,071,151	29.7

<b>Away from work</b>	131	4.4	4,759	4.2	174,654	4.8
<b>Unemployed</b>	271	9	8,019	7	225,546	6.3

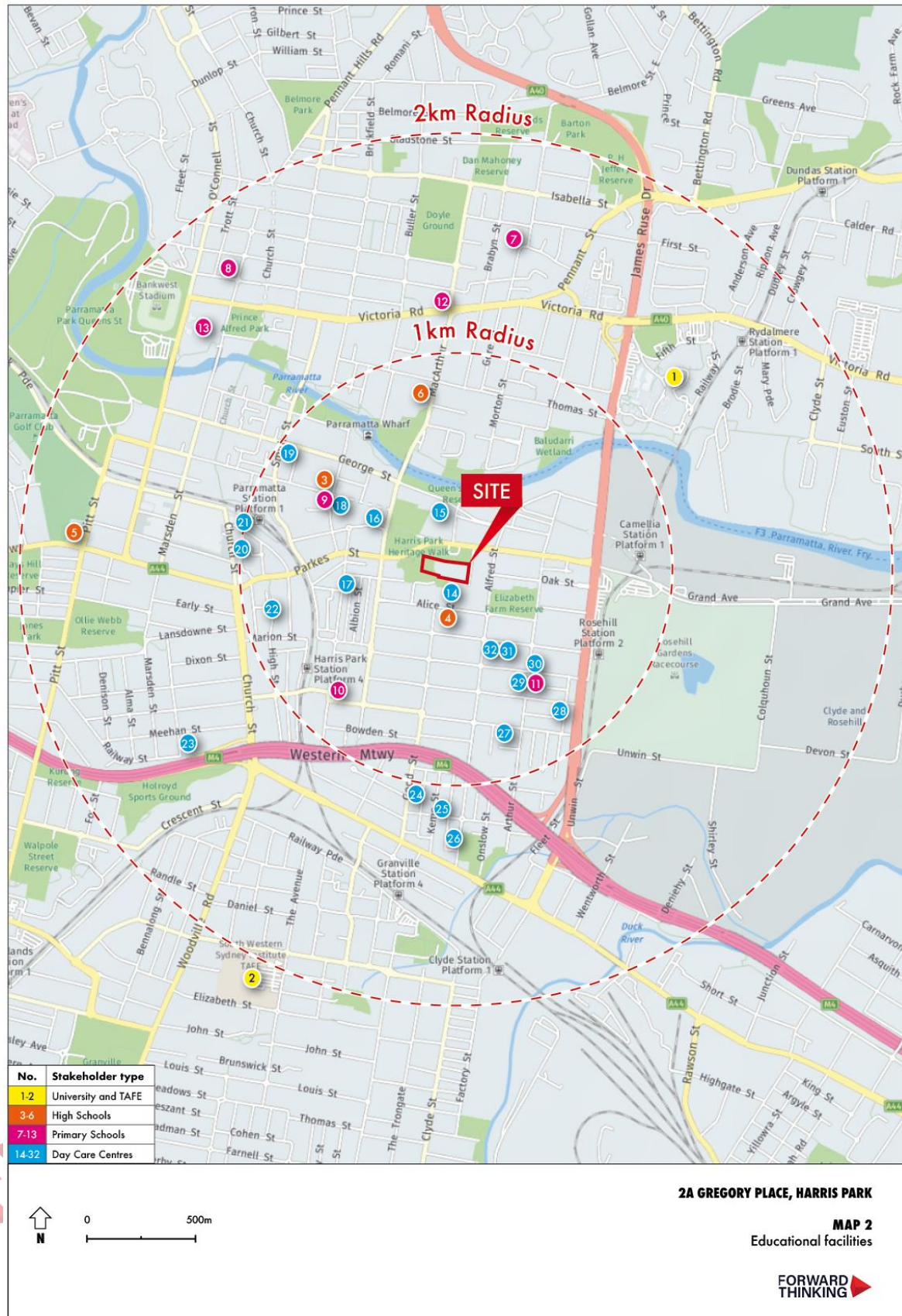
**Table 15 Median weekly incomes, Harris Park suburb, Parramatta LGA and NSW**

<b>Median weekly incomes (people aged 15 years and over)</b>	<b>Harris Park</b>	<b>Parramatta LGA</b>	<b>NSW</b>
<b>Personal</b>	\$610	\$722	\$664
<b>Family</b>	\$1,520	\$1,933	\$1,780
<b>Household</b>	\$1,509	\$1,759	\$1,486





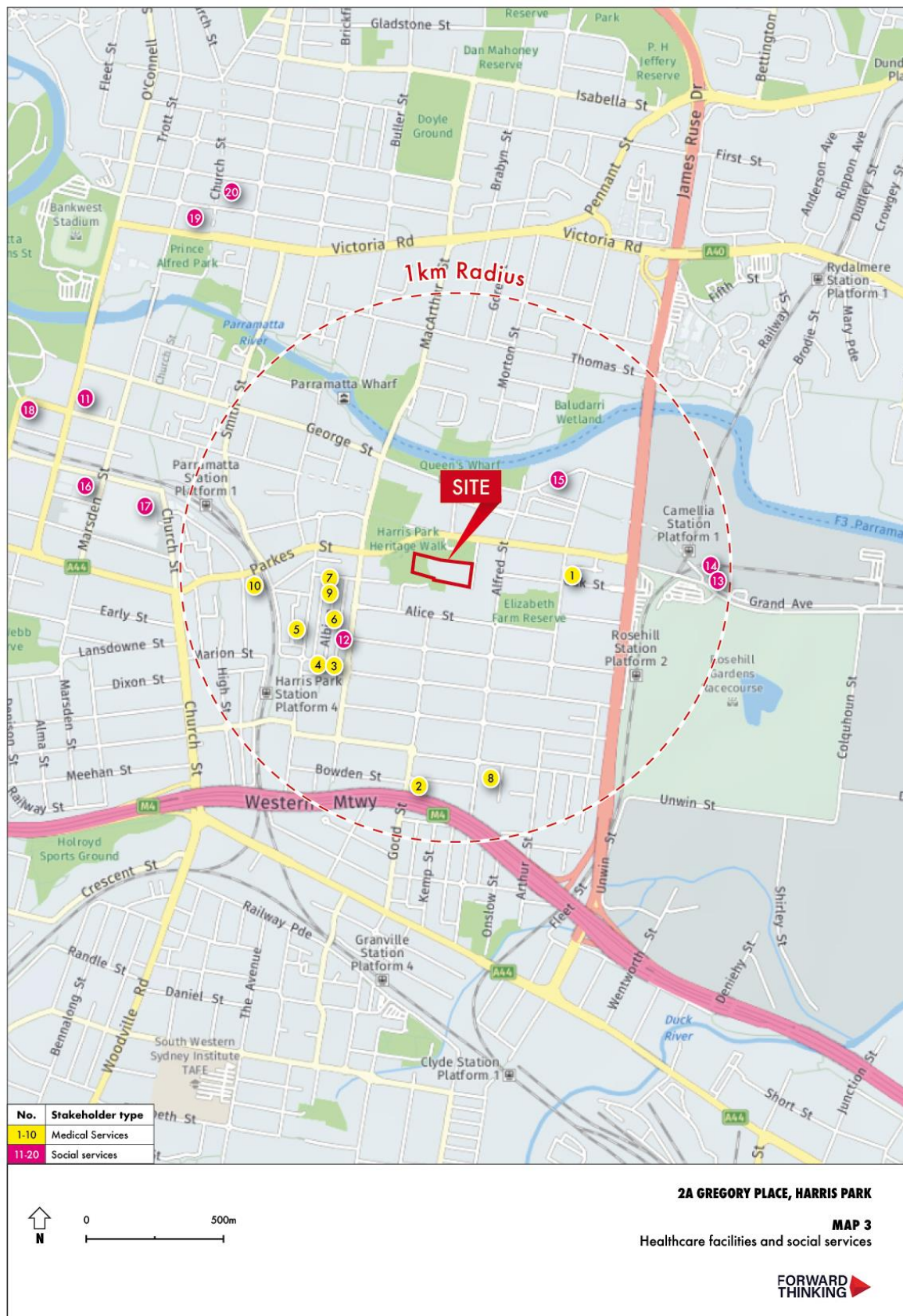
## A. Educational Facilities within a 1 and 2km radius of the site







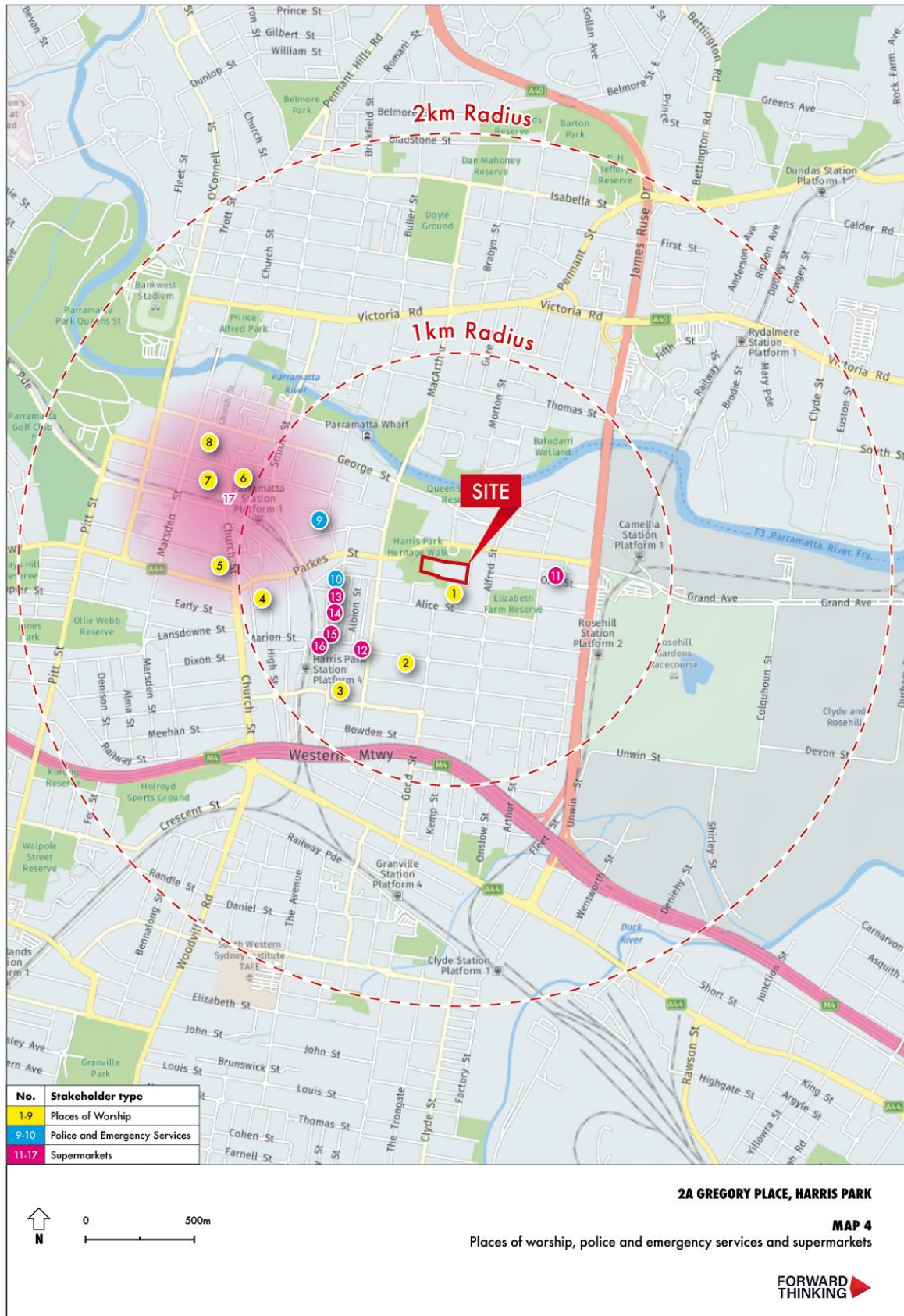
## B. Healthcare facilities and social services within a 1km radius of the site



**FORWARD  
THINKING** 



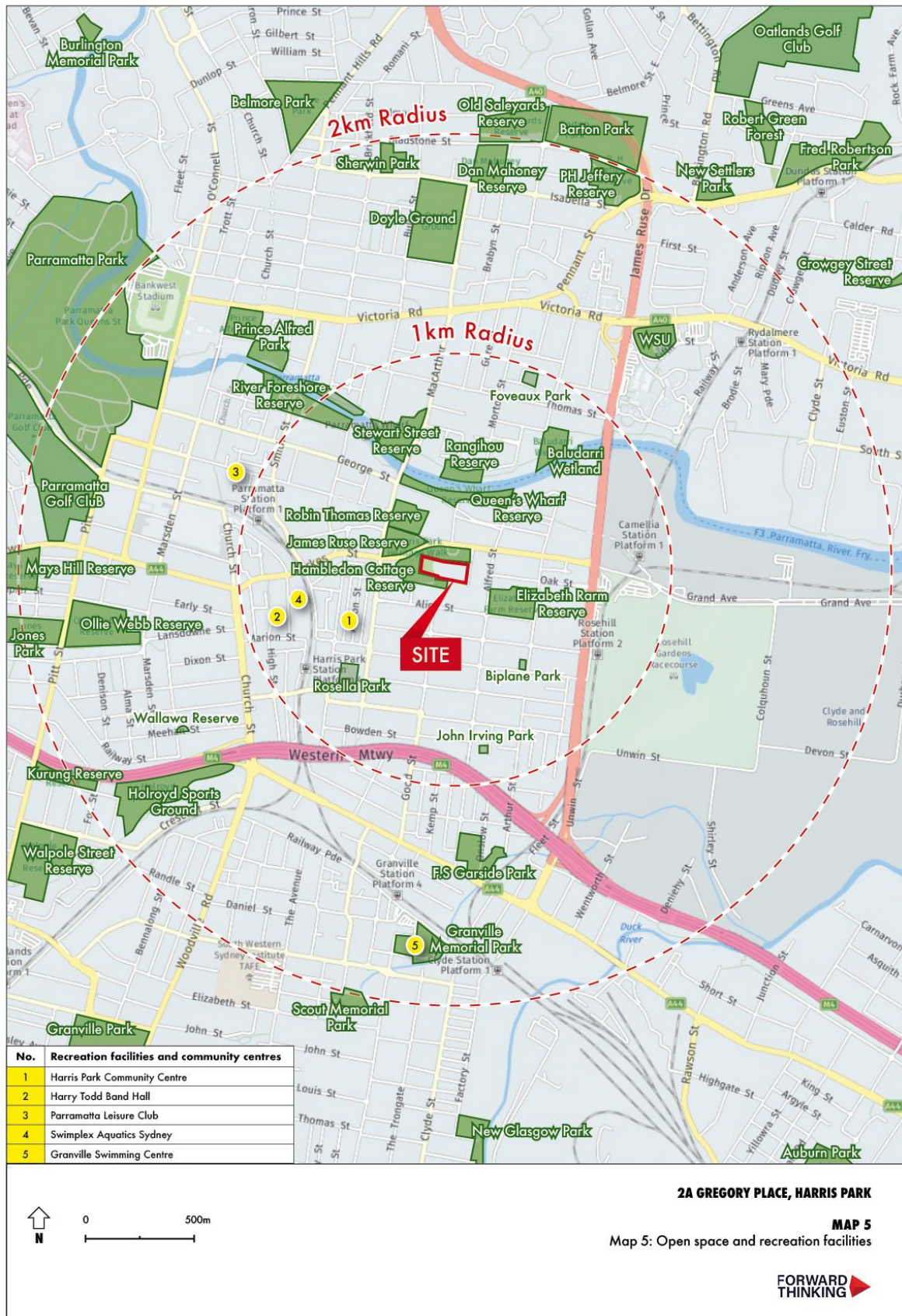
## C. Police and emergency services, places of worship and supermarkets within a 1km and 2km radius of the site







## D. Open space and recreation facilities in a 1km and 2km radius of the site





## E. Public transport within a 1km radius of the site



### A. Community and business letter

18 May 2022

**RE: Proposal for a Build to Rent Residential Concept Plan Development at 2A Gregory Place, Harris Park – have your say**

**Dear resident/ business,**

This letter is to seek your input on a Concept Plan Development Application (Concept DA) to the NSW Department of Planning and Environment at 2A Gregory Place, Harris Park. A Concept DA seeks to establish and obtain approval for the building envelopes on the site, with emphasis on their location, separation, height and servicing. Further DAs will be submitted and assessed which will deal with the building detailed design.

#### **The site**

The site is located at 2A Gregory Place, Harris Park and sits within a rich historic cultural landscape, on the eastern edge of the Parramatta CBD, within a unique triangle formed by three early Colonial NSW State listed historic properties including Hambledon Cottage, Elizabeth Farm and Experiment Farm.

The existing development on the site comprises a number of industrial buildings ranging in height from 2 to 8 storeys. The site is currently used as commercial offices, however most of the site is dis-used and in decay, being the home of a former pharmaceutical manufacturing plant. A stormwater channel is located to the south of the site known as Clay Cliff Creek, which is currently overgrown and not maintained. Our Lady of Lebanon Co-Cathedral is located to the south of the stormwater channel on top of the remnant clay cliff. There are also a number of mature trees on and around the site.

#### **The proposal**

The project seeks the consent for a Concept DA for approximately 483 apartments across five buildings, with surrounding publicly accessible open space and a number of proposed place making and landscaping opportunities.

The project will be an even mix of Build-to-Rent and affordable housing, which are types of housing that aim to address housing affordability issues for low and moderate-income earners and key workers. This is not social housing, which is typically provided by government for people with high levels of disadvantage.

The current concept plan comprises:

- 483 dwellings across five buildings ranging from four to eight storeys in height with a variety of one, two and three bedroom dwellings and terrace roof gardens



- 67% of the site used as open space with the majority of open space being permanently publicly accessible. Open space for residents would include five separate garden areas for different uses and viewing decks out to Parramatta River
- New street tree planting and increased tree canopy cover across the site to define the site as a sub-precinct along Gregory Place and reduce the impacts of urban heat. Existing tree canopy will be supplemented with new trees to create a green screen directly behind Hambledon Cottage and from the eastern view to the site
- New publicly accessible connections into and around the site, including walkways, shared paths and significant landscaping and vegetation planting across the precinct
- Place making opportunities to celebrate Aboriginal connections to country and the evolving historic cultural and natural landscape of Harris Park, including the restoration of the Clay Cliff Creek stormwater channel, and a pedestrian shareway with native tucker walk, including interpretation on Aboriginal land management and those of early colonial times.

As the proposal is only at a concept plan stage, some elements are subject to design refinement and amendment as the process progresses. The images below are indicative only and aim to capture the proposed look and feel of the precinct. Specific building materials will be refined during further stages of the planning process.



**Figure 21 Proposed main courtyard entry to the site (source: artist Mark Gerada 2022)**



**Figure 22 Proposed channel walk (source: artist Mark Gerada 2022)**



**Figure 23 Proposed Gregory Place entry (Source: artist Mark Gerada 2022)**



**Figure 24 Aerial view of proposed development on the site (source: artist Mark Gerada 2022)**

## The planning process

The proponent for the site has been working collaboratively with the NSW Heritage Council to develop a design scheme that responds to the significant cultural landscape of the site, including retaining and enhancing the heritage item settings and historical linkages, as well as celebrating the importance of Clay Cliff Creek and Aboriginal habitation. A peer review process has also been adopted to support design excellence on the site.

The Concept DA will be submitted to NSW Department of Planning and Environment in late June 2022, and if concept development consent is obtained, a second development application for the detailed design of the buildings will be submitted for assessment. It is proposed that all five buildings will be constructed at once, with construction anticipated to commence in 3 years subject to development approval.

## Help us to understand potential impacts and outcomes

As part of the Concept DA, *Forward Thinking* are conducting a social impact assessment and engaging with surrounding neighbours and other key stakeholders in the local area, to understand aspects of the project which you support or do not support, and get your ideas as to what would support the project's success in the future, if the project was to be approved. This is required by Government as part of State Significant Development planning processes.

We would like to further engage with you to understand your views and seek input into the development proposal. You can do this by:

- Filling out a short survey to express your views –

Visit: <https://www.surveymonkey.com/r/ZF3ZV6P>

Or scan the QR code:

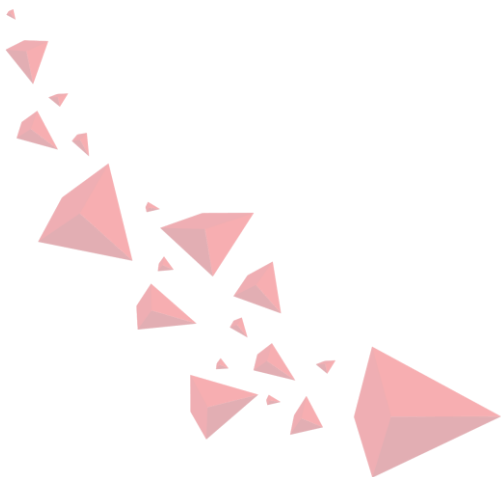


- Emailing one of our team members with any questions or written feedback, or to request a phone call – [georgia@forward-thinking.net.au](mailto:georgia@forward-thinking.net.au)
- View further detailed studies and plans for the Concept DA by visiting <https://www.planningportal.nsw.gov.au/major-projects/projects/gregory-place-build-rent>

This will not be your only opportunity to give feedback on the proposal. Once the Concept DA is lodged with the NSW Department of Planning and Environment, surrounding residents and businesses will be notified, and the application will be on public exhibition for comment. This will provide an opportunity to view final concept plans and supporting studies for the proposed development and provide further comment. Engagement will also occur on more detailed development applications for the site.

Yours sincerely,

Forward Thinking Australia



## **B. Survey**



Please complete the following short survey if you would like to share your views on this proposal. Your responses will be confidential and we do not collect identifying information such as your name, email address or IP address. To help protect your confidentiality, the surveys will not contain information that will personally identify you.

You can also e-mail one of our team members with any questions or written feedback, or to request a phone call – [georgia@forward-thinking.net.au](mailto:georgia@forward-thinking.net.au)

We appreciate your time.

1. I am a:

- a. Immediate resident adjoining the site
- b. Local resident
- c. Local business
- d. Work locally
- e. Local resident and local business
- f. Local community group representative (please specify)
- g. Other (please specify)

(can tick multiple)

2. Age range:

- a. 18-24
- b. 25-34
- c. 35-44
- d. 45-54
- e. 55-64
- f. 65 and over

3. How long have you lived or worked in the local area:

- a. Less than a year
- b. 1-2 years
- c. 2-5 years
- d. 5- 10 years
- e. Over 10 years

4. What are the three things you value most about the local area

- a. 1. ....
- b. 2. ....
- c. 3. ....

5. What are your views on the proposal?

6. Are there any things you would like to see introduced as part of the project that could make the site and surrounding community a better place? (Open ended)

7. Would you like to participate in a telephone interview to further discuss your views? If yes, please provide a contact number and participants will be randomly selected. This will not be the only opportunity to express your views in relation to the proposal.