



**Updated Social Impact Assessment:
2a Gregory Place, Harris Park
*Build-to-Rent and Affordable Housing Project***

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1 INTRODUCTION

1.1 Project introduction

This updated Social Impact Assessment (SIA), by Forward-Thinking Pty Ltd is for the updated State Significant Concept Plan Development Application (SSDA Concept DA) at 2A Gregory Place, Harris Park, NSW.

The social impact assessment detailed in this Report is in line with the NSW Government's *Social Impact Assessment Guidelines for State Significant Projects* (Guidelines), which require on-going assessment and community engagement to be continued throughout the project as its phases progress¹.

For the purposes of this Report, the phases of Social Impact Assessment are identified as:

- 2022 Engagement: seeking community input and assessing social impacts and benefits on the pre-EIS lodgement for the SSDA Concept DA and was conducted between 25 April and 15 June 2022
- Updated Concept Plan: seeking input and assessing social impacts on the updated Concept Plan and was conducted between February 2023 and September 2025

This SIA Report is a standalone document. The key elements of this Report are also included and reported in the *Updated Community and Stakeholder Engagement Report*, November 2025, which outlines the details of this phase of engagement.

1.2 Background to the project

A State Significant Development (SSD) Concept Development Application (DA) was submitted by the proponent to the (then) Department of Planning and Environment in 2022. The EIS Concept Plan comprised approximately 483 build-to-rent apartments across three buildings with 50% dedicated to affordable housing. The proposal included surrounding the development with publicly accessible open space and a number of place-making and landscaping opportunities.

The SSD Concept DA attracted 104 submissions (including multiple duplicate letters and petitions) raising issues about the proposal across the following broad themes:

- Incongruity with the surrounding natural and built landscapes including:
 - Potential adverse impacts on the heritage assets located close to the site (Hambleton Cottage, Experiment Farm and Elizabeth Farm)

¹ NSW Department of Planning, Housing and Infrastructure, Social Impact Assessment Guidelines for State Significant Projects https://www.planningportal.nsw.gov.au/sites/default/files/documents/2023/GD1944%20SIA%20Guideline_NEW%20VI_14_02_23.pdf

- Need for clearer connection between the design and Connecting with Country urban design methodology
 - The height and scale of the built form, and perceptions of overdevelopment of the site
 - Social amenity impacts on the local community, including traffic and parking impacts.

An original Concept Plan was lodged with Department of Planning Housing and Infrastructure (DPHI) and placed on public exhibition in 2022. Feedback from this consultation process has been instrumental in shaping the updated Concept Plan which is the subject of this SIA.

1.2.1 Proponent response to issues raised

Following feedback from stakeholders and the community during the 2022 engagement, consideration of the submissions and extensive additional engagement, the proponent updated the Concept Plan and established a reconsidered consultant team.

Through a co-design process, involving Designing with Country and urban design experts, an updated Concept Plan was developed which integrates built form, landscape, and respect for both European and Aboriginal heritage, directly responding to the feedback received.

The open space and landscape design in the updated Concept Plan strive to thoughtfully balance the interpretation of colonial history with pre-colonial and contemporary multi-cultural elements.

The updated Concept Plan focuses on three built zones each with a distinct identity, reflecting their location on the site.

The central zone is called the Community Zone, which would be open to the public, as well as residents, and designed for passive and active recreation, creating an opportunity to strengthen community relationships.



Figure 1 The design framework includes three built zones reflecting distinct identity and setting

Also directly responding to the feedback received, the updated Concept Plan reduces the scale of the scheme providing approximately 320 terraces and apartments within a green, public open space network connected by new pedestrian and cycle connections.

The updated Concept Plan provides:

- 320 dwellings for build-to-rent housing
- Within the total envelope of 320 dwellings, approximately 160 dwellings (50%) dedicated to affordable housing
- 140 sqm gross floor area of retail space
- 386 car parking spaces.

1.3 Key features of the updated Concept Plan

A summary of the key features of the updated Concept Plan follows.

Table 1 Summary of updated Concept Plan

Category	Detail
Design Framework	<ul style="list-style-type: none"> Development of a draft framework that is embedded within the design against which all future development must comply.
Scale, height and location of the built form	<ul style="list-style-type: none"> A significant reduction in scale, height, and location of the built form on the site, with freestanding buildings that range in height from four to eight storeys, and which will collectively contain about 320 terraces and apartments. The proposed floor space ratio for the site is 2.5:1. These dwellings will be a range of one-bedroom (140), 2-bedroom (23), 2-bedroom ‘plus study’ (25), and 3-bedroom (32) residences.
Build-to-Rent and Affordable Housing	<ul style="list-style-type: none"> These dwellings will be offered as Build-to-Rent and 50 percent of them will be allocated as Affordable Rental Housing, which supports the housing needs of very low to moderate-income households by ensuring that rent or mortgage repayments cost no more than 30 percent of the resident’s gross income. All apartments, affordable or not, will be designed to be indistinguishable to ensure social equality is part of the fabric of the built form. The dwellings will be suited to the needs of older people, people with a disability, essential key workers, and renters saving to enter the housing market. The built form is designed to accommodate changing phases of family life, and to support a dynamic and defined community in the long term. The offering of 1-bedroom to 3-bedroom residences will enable residents to shift between residences, based on their changing needs and household makeup. This offering will enable a higher retention of residents within the development, and as a result will provide individual families and the broader community to develop a longer-term, inter-generational, and dynamic future.

<p>Setbacks</p>	<ul style="list-style-type: none"> • Setbacks have been increased across the updated Concept Plan. • A proposed landscaped setback of 59 meters from Parkes Street will better connect Hambledon Cottage to Experiment Farm Reserve, with the aim of creating a cohesive parkland setting. • A 12-meter setback is provided along the northern boundary providing a shared way that ensures a dominant landscape setting for Hambledon Cottage, separating park uses from the new residential neighbourhood. • The residences are set back at a minimum of 6 meters from the channel, opening onto a series of public and private communal open spaces. • A 6-meter landscaped setback along Gregory Place provides space for large canopy trees, enhancing the residential character of the street. • The setback on the southern boundary has been increased ensuring compliance with the NSW governments childcare planning guidelines and has also improving the vista from the Co-Cathedral.
<p>Landscaping</p>	<ul style="list-style-type: none"> • A total landscaped area of 16,343sqm will create a seamless integration with surrounding parkland and will create new parks, pedestrian passages, and accessways. This will provide an overall sense of residential living in a parkland setting, significantly improving the visual urban amenity and enjoyment of the area. The site layout will be porous, allowing for easy pedestrian mobility within and through the site, and a clear outlook from one side of the site to another. • The site achieves approximately 30 percent (5,700 sqm) of landscaped deep soil, exceeding the Apartment Design Guidelines (ADG) guidance of 15 percent of the site area. • Heavy plant screening on the southern border of the site will ensure the privacy and separation of the Our Lady of Lebanon Co-Cathedral and surrounding area. While this screening will be placed in the interests of privacy, its height will be maintained in order to mitigate overshadowing the Co-Cathedral and adjacent childcare centre.

	<ul style="list-style-type: none"> • Increased landscaping with mature trees will provide a green buffer/screen between the site, and Hambledon Cottage and Experiment Farm. • The line of the original Clay Cliff Creek will be interpreted with native grasses and reeds and will be the basis of a creek walk with the interpretation of Indigenous and European shared experiences, including stories of dispossession and conflict.
<p>Connecting to Country</p>	<ul style="list-style-type: none"> • Aboriginal heritage and history are key principles underpinning the updated Concept Plan founded on First Nations values, engagement and place analysis. The co-design process shared by Yerrabingin and Tzannes establishes a pre-colonial interpretative layer for the proposal adding a new context to Hambledon Cottage and other heritage items in the wider precinct. • This story telling will form part of the detailed design stage.
<p>Planning</p>	<ul style="list-style-type: none"> • Implementation of a sustainability framework that will guide the development. • Comprehensive Traffic Management Plan. • An Active Transport Plan to be developed during the detailed design phase (DA stage) of the process. • Community Housing Provider (CHP) management protocols, including security checks, conflict resolution, and a complaints line, documented in a Plan of Management. • Site-specific CPTED measures related to surveillance, access control, space management, and territorial reinforcement. • A comprehensive flood management plan that complies with Council’s adopted 2024 Parramatta River Flood Study and flood management provisions including the preparation of a flood emergency response plan.

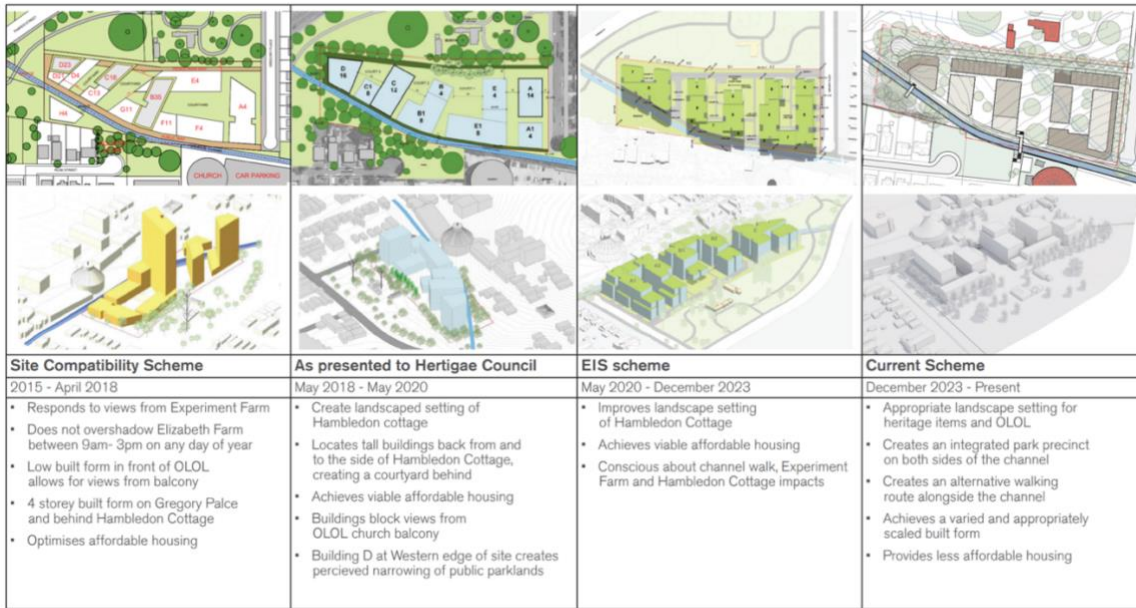


Figure 2 The design history of the various proposals

2A Gregory Place

3 Design Framework
 3.16 Design Options
 3.16.2 Updates to Previously Presented Scheme



Figure 3 Design Framework of updated Concept Plan

2 SOCIAL IMPACT ASSESSMENT

2.1 Purpose of Social Impact Assessment

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

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

An SIA aims to identify, predict, and evaluate likely social impacts arising from a project and propose responses to the predicted impacts².

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



Figure 4 Social elements of value to people (source: Department of Planning and Environment SIA Guidelines)

² NSW Department of Planning, Housing and Infrastructure, Social Impact Assessment Guidelines for State Significant Projects https://www.planningportal.nsw.gov.au/sites/default/files/documents/2023/GD1944%20SIA%20Guideline_NEW%20VI_14_02_23.pdf

2.2 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 (BTR) Concept Development (SSD-31179510). The SEARs relevant to the SIA and the engagement are as follows.

20. Social Impact

Provide a Social Impact Assessment (SIA) prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects. 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.

24. Engagement

Detail the engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how the issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:

- The relevant Department assessment team
- Any relevant local councils
- Any relevant agencies
- The community
- If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.

2.3 Response to SEARS following the updated Concept Plan

Table 2 Response to SEARS following the updated Concept Plan

Requirement	Updated response
Social Impact Assessment	
Provide a Social Impact Assessment (SIA) prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects.	The updated SIA has been prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i> .
Where possible, the SIA should also discuss the following: <ul style="list-style-type: none"> The physical distribution of the affordable dwellings with the market (BTR) dwellings on the site 	The physical distribution of the build-to-rent and affordable dwellings is discussed in chapters 5 and 7. The dwellings will be indistinguishable.
<ul style="list-style-type: none"> The distribution and type of common areas with consideration to the social locality 	The distribution and type of common areas with consideration to the social locality are discussed in chapters 3, 4 and 7. This has been achieved in the updated Concept Plan. See the Tzannes Design Report, 2025.
<ul style="list-style-type: none"> Common pedestrian connections 	The updated common pedestrian connections are discussed in Chapter 7. This has been achieved in the updated Concept Plan. See the Tzannes Design Report, 2025.
<ul style="list-style-type: none"> Short- and long-term impacts on the surrounding locality. 	Short and long-term impacts of the updated Concept Plan on the surrounding locality are discussed in chapters 3, 4, and 7.
Detail the engagement which was undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects.	
Detail how the issues raised, and feedback provided have been considered and responded to in the project.	The updated Concept Plan responds directly and systematically to issues raised in the 2022 engagement for the pre-EIS lodgement and the

	<p>submissions lodged during the exhibition period on that scheme.</p> <p>The engagement for the updated Concept Plan tested these amendments with the community and stakeholders.</p> <p>This information is provided in chapter 6.</p>
<p>Provide information that the applicant consulted with:</p> <ul style="list-style-type: none"> • The relevant Department assessment team • Any relevant local councils • Any relevant agencies • The community • If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation. 	<p>The consultation details are provided in chapter 6.</p> <p>For the updated Concept Plan engagement the applicant has consulted with:</p> <ul style="list-style-type: none"> • The community • Federal Member for Parramatta, Andrew Charlton • State Member for Parramatta, Donna Davis • Department of Planning and Environment (now DPPI) • State Design Review Panel • Heritage Council of NSW and their Approvals Committee • National Trust • Parramatta and District Historical Society • Museums of History NSW (formerly Sydney Living Museums) • Our Lady of Lebanon Co-Cathedral (OLOLC) • City of Parramatta Council. <p>The project does not require approval or authorisation under another Act.</p>

2.4 Methodology

This updated SIA uses a strong evidence base to analyse potential impacts and benefits of the updated Concept Plan, using the SIA Guideline Assessment Framework; and describes mitigation measures to improve some of the consequences of the proposals and enhance the benefits.

In line with the SIA Guideline requirements, this assessment has adopted the following approach.

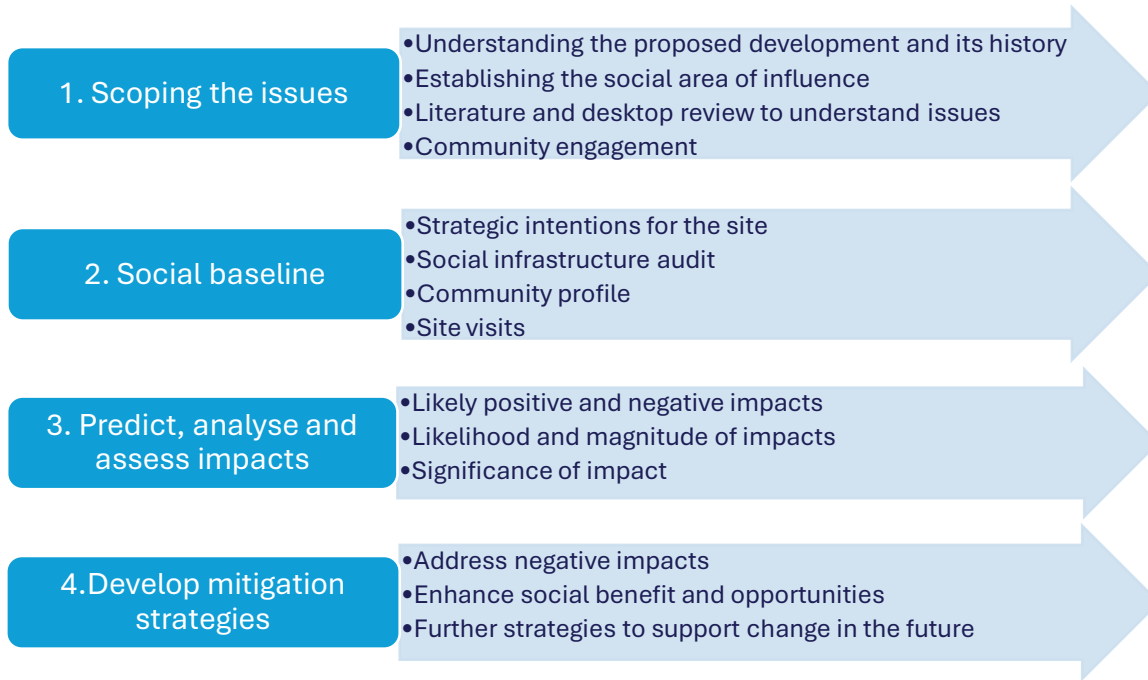


Figure 5 Social Impact Assessment approach

The methodology for the updated 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 stakeholders).
- A literature review to explore the anticipated impacts of the updated Concept Plan, and to explore success factors for the type of development proposed.
- Community engagement including invitations to face-to-face briefings and site visits to stakeholder and interest groups, a comprehensive project website, a survey (online and hardcopy), online information sessions for community members, a letterbox drop to surrounding residents and businesses alerting them to the website and opportunities to provide feedback, and electronic direct mail to stakeholders advising them about the website and the consultation period as detailed in the Updated Community and Stakeholder Engagement Report.

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

2.5 Principles

The SIA Guidelines identify a number of principles that underpin the preparation of a Social Impact Assessment. Adhering to these Guidelines and ensuring that the approach to collecting, assessing, and analysing information complies with the principles is key to a robust SIA.

The table below presents the alignment of the proposal with these principles and where they have been addressed in the assessment of the undated Concept Plan.

Table 3 Principles required by DPHI and where they are addressed

Principles	Action	Where the principle is addressed
Action oriented	Defines specific actions to deliver practical achievable effective outcomes for people	The objective of the proposal is to deliver affordable rental housing to where people in Sydney need it most. The proposal comprises about 320 Build-to-Rent of which approximately 160 will be affordable rental housing terraces and apartments within a green, public open space network connected by new pedestrian and cycle connections. This will deliver practical, achievable, and effective housing outcomes for people.
Adaptive	Establishes systems to respond to new or different circumstances to support continuous improvement	Once the project has been built, a Community Housing Provider (CHP) will manage the project and support the residents. This will involve ongoing engagement with the residents and the local community to ensure that the project adapts and continues to support

		the residents and responds to issues from the local community.
Culturally responsive	Develops culturally informed approaches and methodologies to ensure Aboriginal and culturally diverse communities are engaged appropriately, and their perspectives, insights and feedback are valued.	Chapter 6 outlines engagement with stakeholders, community, and Aboriginal communities and describes how their views are captured and inform the project.
Distributive equity	Considers how different groups will experience social impacts differently (particularly vulnerable and marginalised groups, future generations compared with current generations, and differences by gender, age and cultural group)	Principles of Distributive Equity underpin Affordable and Build-to-Rent housing. The purpose of the project is to ensure that people with low-to-medium incomes in western Sydney have the potential for low-cost rental housing where there are also growing employment opportunities and excellent proximately to transport and other services.
Impartial	Uses fair, unbiased research methods and follows relevant ethical standards.	The social impact assessment has been prepared by a suitably qualified professionals in accordance with using industry standards and professional ethics.
Inclusive	Seeks to hear, understand, respect and document the perspectives of all likely affected people. Uses respectful, meaningful and effective engagement activities tailored to the needs of those being engaged (e.g. being culturally sensitive and accessible).	As outlined in the updated Engagement Report (and summarised in chapter 6) the proposal has been informed by the ongoing engagement of stakeholders and the community.
Integrated	Uses and references relevant information and analysis from other assessments to avoid duplication.	Supports effective integration of social, economic and environmental considerations in decision-making. The social impact assessment has drawn on the findings of the studies that support

		the updated Concept Plan, such as the Tzannes Design Report, traffic report, construction impact report, economic impact report, noise and air quality reports and utilised them to demonstrate social outcomes for the local and wider community.
Life-cycle focus	Seeks to understand likely impacts (including cumulative impacts) at all project stages, from pre-construction to post-closure operation commencement	The updated Concept Plan has considered the cumulative impacts of social and environmental factors from construction to project completion.
Material	Identifies which likely social impacts matter the most for people and/or pose the greatest risk/opportunity to those expected to be affected.	Scoping of the potential social impacts and the discussion of mitigations is presented in chapter 7.
Precautionary	If there are risks of serious or irreversible environmental damage (including harm to people), avoids using any limits on full scientific certainty as a reason for postponing measures to prevent environmental (including social) degradation.	The updated Concept Plan has taken a precautionary approach to environmental risks. The assessment has drawn on the findings of the studies that support the proposal, such as the traffic report, and utilised them to demonstrate social outcomes for the local and wider community.
Proportionate	Ensures the scope and scale of the SIA, corresponds to the scope and scale of the likely social impacts.	The updated SIA has assessed potential social impacts proportionate to the level of anticipated social impacts.
Rigorous	Uses appropriate, accepted social science methods, and robust evidence from authoritative and trustworthy sources	The updated SIA has been conducted in line with the methodology and requirements for an SIA outlined in the Social Impact Assessment Guideline for State Significant Projects February 2023 (SIA Guidelines).
Transparent	Explains, justifies, and makes available, information, methods and	The updated SIA provides a background to the proposal, uses a strong evidence

	<p>assumptions, so that people can see how their input has been considered.</p>	<p>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 methodology required by DPHI.</p>
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2.6 SIA Authors

This updated SIA has been prepared by Professor Roberta Ryan and Trish Oakley of Forward-Thinking Pty Ltd. They are appropriately qualified and experienced to prepare the SIA. Research assistance has been provided by Forward-Thinking’s Isa Crossland Stone.

Professor Roberta Ryan

Roberta Ryan is a Professor at the University of Newcastle. A qualified social planner, she is a leading social policy and planning researcher and analyst with over 30 years of experience in Australia and internationally. Roberta has a significant professional and academic background in social planning and impact assessment and 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 has experience in statutory and social planning processes and delivery of major social infrastructure, housing, commercial, and retail developments. Roberta has demonstrated the 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, NCAT, 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, liquor, and restricted premises.

Trish Oakley

Trish Oakley has been involved in the preparation of Social Impact Assessments (SIAs) both in government and in the private sector. Most recently, as a Director in Transport for NSW (TfNSW), Trish oversaw the preparation, and associated engagement, for the SIAs for two major urban renewal projects, Circular Quay Precinct Renewal and Central Station Precinct Renewal.

This involved overseeing the preparation of scoping reports and other key elements of the SIA methodologies. As an engagement professional with more 30 years' experience, she brought a strong commitment to authentic consultation, particularly with hard-to-reach participants, such as CALD communities, as a foundation for SIAs. Trish worked with TfNSW's Aboriginal engagement team to support a unique partnership approach with various Aboriginal stakeholders.

As an Associate Director at Forward Thinking, Trish leads both the engagement for the preparation of SIAs and works with clients to develop mitigation strategies for identified issues associated with the proposal.

With degrees in government and law, Trish has been a senior executive in the NSW Government over decades. Most recently, in TfNSW, she oversaw business strategy, stakeholder engagement and communication for major project infrastructure delivery in Sydney. Projects included various active transport corridors, Redfern North Eveleigh Precinct Renewal, and train station and ferry wharf upgrades. Critical to the success of these projects was the management of impacts on local and wider communities.

Isa Crossland Stone

Isa Crossland Stone is a researcher undertaking a Bachelor of Arts at the University of Melbourne. Throughout her time at Forward Thinking, she has contributed to social research and social planning projects, including in areas such as housing, stakeholder engagement, and community consultation. Recent projects include social planning research for a manufactured home estate in Wollongong, NSW, stakeholder engagement for housing development in Regents Park, NSW, and social impact research for various projects across New South Wales and Victoria.

3 THE SITE IN CONTEXT

3.1 The site

The site is located at 2A Gregory Place Harris Park within the City of Parramatta Local Government Area. The two-hectare site is zoned IN1 (applicable at the time of EIS lodgement) for light industrial purposes and currently accommodates largely unused industrial and warehouse buildings.

The proponent purchased the site in 2000. At the time of writing, the site stands vacant. The existing industrial buildings have reached the end of their life, and the site is under-utilised, vandalised and contributes to a sense of a blighted urban environment.

As the largest city centre in Greater Western Sydney, Parramatta is one of the fastest-growing regions in Australia. Between 2018 and 2038, the population of City of Parramatta is estimated to increase by more than 166,000 new residents and 33,000 new workers.

Parramatta is also the geographic and demographic centre of Sydney – accessible to 2.3 million people by car or public transport within 45 minutes, and home to a diverse range of communities.

The central location and diverse culture of Parramatta have been causal factors in the area's significant economic significance, not just for the local area, but also for Sydney and NSW.

Accordingly, Parramatta is increasingly recognised as a leading destination for business, education, research, art and culture, dining, nature, and heritage experiences.³

While the site itself is not heritage listed, it is located within an Aboriginal and European historical cultural landscape.

The Parramatta area is Dharug Country and home to the Burramattagal clan who first settled along the upper reaches of the Parramatta River 60,000 years ago.

In terms of European history, the area surrounding the site hosts three colonial era cottages listed on the State Heritage Register (SHR): Hambledon Cottage, Elizabeth Farm and Experiment Farm. The site is located to the south of Hambledon Cottage. The site's frontage to parkland to the west incorporates Experiment Farm curtilage. Elizabeth Farm is approximately 350m south-east of the site across Alfred Street.

Beyond these historical features, the property bounds the Our Lady of Lebanon Co-Cathedral (OLOLC), a park, and residential dwellings.

³ City of Parramatta, Community Strategic Plan, https://www.cityofparramatta.nsw.gov.au/sites/council/files/2022-09/COP_Community_Strategic_Plan_2022_Update_0.pdf



Figure 6 Project site in context

While the site is located in a growing area, the property itself is under-utilised, unsightly and creates an atmosphere of urban blight, as the images below demonstrate.

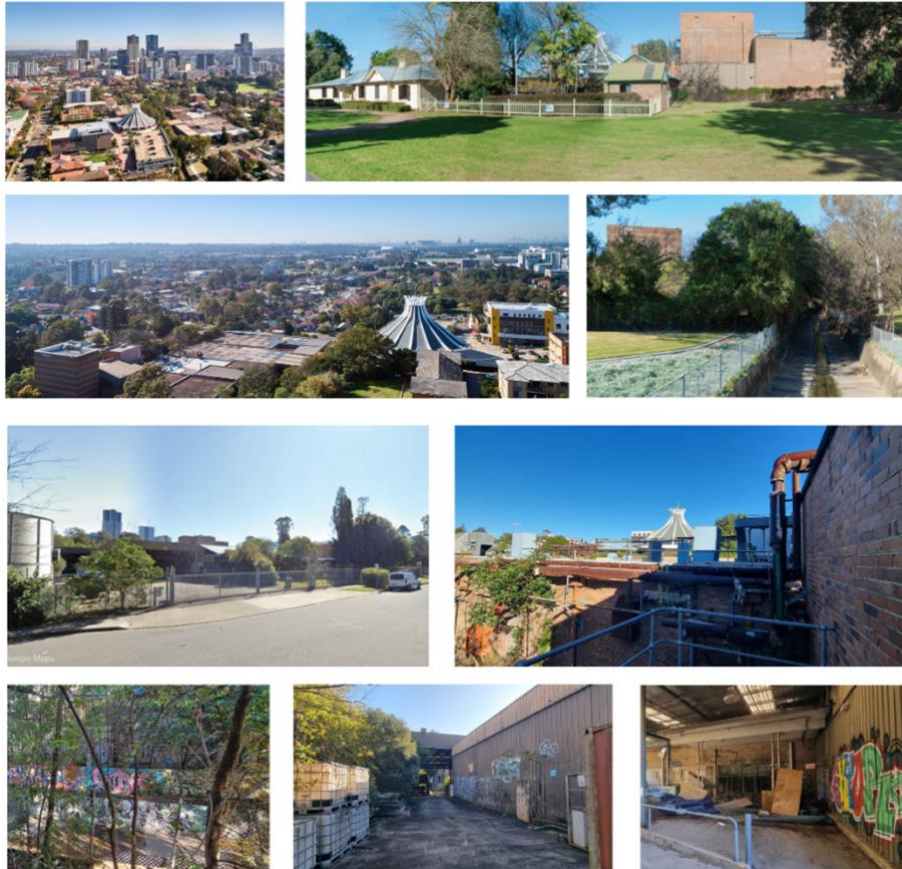


Figure 7 Images of the site in context

3.2 Social locality

The Social Locality of the site, as defined by the Forward-Thinking team using Scopomap mapping technology (figure 8 below), is contained within the Harris Park suburb.

This area is defined by George Street to the north; Weston Street in the south; predominantly Harris Street to the west with an additional area captured between Charles Street and James Ruse Reserve; and Alfred Street and Arthur Street to the east.

This defined locality takes into account local stakeholders, such as community members and organisations who are likely to be impacted by or benefit from the proposal, as a result of their proximity. It is noted that this defined locality was accepted and agreed to by the City of Parramatta social planning team prior to the EIS consultation process, and the defined locality was maintained for the updated SIA and the engagement on the updated Concept Plan.

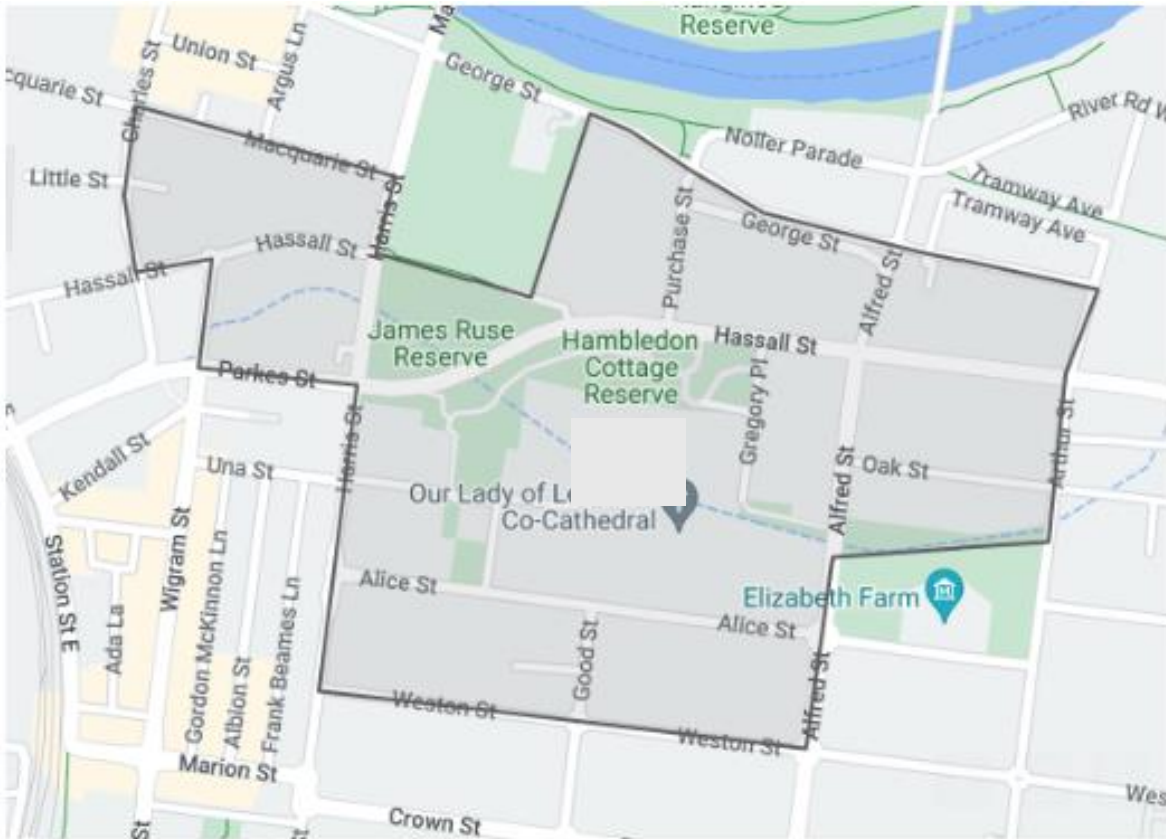


Figure 8 Social locality map

3.3 Site planning history

The site at 2A Gregory Place was subdivided during the 1910s, from two land grants, Experiment Farm and Elizabeth Farm, each of which is historically significant for the City of Parramatta LGA. The site is not known to have had any buildings prior to the mid-19th century (in the 1850s), when a brick cottage was built on the property (and later demolished in 1943).

This site is understood to have a long history of agricultural use until the mid-twentieth century when it was developed into the light industrial complex which has operated there since that time. The operation of this previous industrial complex/factory at the site is expected to have had a cumulative impact on the original soils and is understood to have created lasting topographical and drainage terrain change to the Site and surrounding area.

The site is currently zoned industrial, and a Site Compatibility Certificate (SSC) was issued under Clause 37(2) of the *State Environmental Planning Policy (Affordable Rental Housing) 2009*. The SCC enables residential development in order to facilitate the social benefits associated with affordable rental housing.

The general planning principle to be applied with an SSC is that the proposal must be compatible with the desired future character of the surrounding land.

Specifically, the SCC proscribes that the development of a residential flat building must be “compatible with the surrounding land uses” and “is not likely to have an adverse effect on the environment and will not cause any unacceptable environmental outcomes to the land”.

This is particularly in relation to:

- Surrounding heritage items
- Form, height, bulk, scale setbacks, landscaping and residential amenity
- Traffic and access, flood risk management, and soil contamination.

In 2022, the (then) Department of Planning and Environment (DPE) issued a Request for Information (RFI), requesting the proponent undertake further analysis and consultation with the State Design Review Panel (SDRP) and a range of government agencies.

Since then, the proponent has undertaken significant detailed analysis and consultation with government agencies, local stakeholders, and the community. This engagement and further assessment have led to a significant change from the initial SCC35-level scheme; to the EIS scheme of eight, six and four levels; to the updated proposal of eight, six, four and two levels.

The table below summarises the recent planning history of the site.

Table 4 Recent planning history of the site

2022

- State Significant Concept Plan Development Application (concept SSDA) submitted to the NSW Department of Planning and Environment in line with the NSW Heritage Council Approvals Committee supporting scheme
- Concept SSDA on public exhibition

2023

- Engagement with key stakeholders and the community
- Concept plan updated to respond to consultation and submissions received through the public exhibition

2024

- Engagement with key stakeholders and the community on the updated concept

The proponent is aiming to achieve the following steps in 2025:

- Submission of updated Concept Plan to DPHI
- Continued engagement with key stakeholders and the community
- Finalisation of updated Concept Plan
- Commence preparation of a detailed design.

3.4 Current planning controls

The Site is in an *IN1 - General Industrial Zone* under the Parramatta LEP 2011 (current at the time of EIS lodgement), which permits industrial, retail and warehouse uses but prohibits residential accommodation. Within the *IN1 – General Industrial Zone*, the maximum permitted building height is 9.2m (3 storeys) and no Floor Space Ratio (FSR) is specified.

While the site is currently zoned industrial, a SSC was issued in July 2017 under Clause 37(2) of the *State Environmental Planning Policy (Affordable Rental Housing) 2009*. The SCC enables residential development in order to facilitate the social benefits associated with affordable housing.

The 2017 Site Compatibility Certificate allows for an assessment on merit, notwithstanding the underlying land use controls, saying that the provision of residential flat buildings is compatible with the future planning for the site.

The general planning principle to be applied with an SCC is that the scheme must be compatible with the desired future character of the surrounding land.

Specifically, the SCC proscribes that the development of a residential flat building must be “compatible with the surrounding land uses” and “is not likely to have an adverse effect on the environment and will not cause any unacceptable environmental outcomes to the land”.

This is particularly in relation to:

- Surrounding heritage items
- Form, height, bulk, scale setbacks, landscaping and residential amenity
- Traffic and access, flood risk management, and soil contamination.

In 2022, the (then) Department of Planning and Environment (DPE) issued a Request for Information (RFI), requesting the proponent undertake further analysis and consultation with the State Design Review Panel (SDRP) and a range of government agencies.

Since then, the proponent has undertaken significant detailed analysis and consultation with government agencies, local stakeholders, and the community.

3.5 Surrounding history

While the site itself is not heritage listed, it is located within a sensitive Aboriginal and European historical cultural landscape of the Parramatta locality.

3.5.1 Aboriginal and Torres Strait Islander histories

The Parramatta area is Dharug Country and home to the Burramattagal clan. Parramatta was named after Burramatta, which means ‘head of the river’ or ‘where the eels sit down’. Prior to British colonisation, the river valley area was shared between the Burramattagal clan, the Wangal clan to the east along the southern side of the Parramatta river, the Toongagal clan in the area of Toongabbie and the Wategora clan on Duck River.

The site is just to the south of the Parramatta River and is part of a larger cultural landscape of the Parramatta River valley. Water has been a key element in the creation and human cultivation of the site through time.

Evidence of the changing landscape over time and the use of the area by Aboriginal people is found in the Parramatta Sand Body, a large flood and wind-blown sand deposit that extends from Parramatta Park towards James Ruse Drive and south from the river towards the Gregory Place site and contains remnants of Aboriginal camping and resource places and objects.

As noted in the Draft Concept Plan and the Tzannes Design Report 2025, there is evidence of Aboriginal occupation at the site dating to the Last Glacial Maximum, 27,000-17,000 years. Changes in the ancient environmental zones suggest that the nature and location of Aboriginal land use at and around the site likely changed in accordance with environmental conditions, prior to the relative stabilisation of the environment approximately 2,000 years ago.

Within the suburb of Harris Park and the Parramatta LGA altogether, Clay Cliff Creek is an important geological and cultural feature. Its changes over time, largely influenced by industrial development, such as the factory currently on-site, have left very few known Aboriginal archaeological sites and objects surrounding its bed. However, the Tzannes Design Report, 2025⁴ in the codesign process found that the river valley changed formation over thousands of years, with the Burramattagal people working with the changing environment, to live sustainably within the landscape⁵.

3.5.2 European history

The site is located south of Hambledon Cottage, which is listed on the State Heritage Register (SHR). The site has a frontage to parkland to the west, incorporating the historical Experiment Farm curtilage. The southern

⁴ Tzannes Design Report

⁵ Tzannes Design Report

boundary follows an old cliff face, and the property bounds the Our Lady of Lebanon (OLOLC) Co-Cathedral, a park, and residential dwellings.

The three early colonial buildings reflect Parramatta's history as an important part of early-Colonial settlement.

Hambledon Cottage is a colonial Georgian cottage that was originally built for John Macarthur in 1824, as part of his Elizabeth Farm estate. Originally, the cottage was built to provide additional accommodation for Macarthur's Elizabeth Farm Estate for extended family and friends when they came to visit. Throughout the years, it has hosted numerous historical figures.

The house's range of building styles reflects the adaption of traditional European architecture to the prevailing Australian climate. The house is a record of the architectural ideas and ambitions of the colony's first fifty years. The house shows growth from a vernacular cottage to a comfortable family home with some sophisticated detailing, all reflecting the development of colonial life. The house is representative of the work of architects Henry Cooper and John Verge.

Hambledon Cottage is now a house museum that is open to the public providing an educational opportunity on life in the 19th-century⁶.

Elizabeth Farm commenced in 1793 and has the oldest surviving European building in Australia. Once home to Elizabeth and John Macarthur, it is a rare example of an early Australian colonial homestead.

Elizabeth Farm is significant because of its association with major figures, who were prominent in the early 19th century agricultural, political, cultural, and architectural development of the colony. It was the centre of an estate on which some of the first experiments in pastoral and agricultural land use in Australia took place, particularly in the early development of the wool industry. It is associated with the Swann family for over sixty years, including their preservation of the buildings.

Our Lady of Lebanon Co-Cathedral (OLOLC) is Australia's largest Maronite Catholic Parish, witnessing a population growth from 10,000 to 30,000 in 40 years, supported by 18 Committees and Groups. The church fosters the growth of the Maronite community across generations.

Founded in January 1968, Our Lady of Lebanon Church in Sydney began with Monsignor Peter Amin Ziade's vision to build a comprehensive religious complex. Construction started in 1970. The Church was officially opened on August 6, 1978, by Archbishop Abdo Khalifé. In March 2012, the Community, Youth, and Pastoral Centre opened, serving the Maronite and the wider community. In October 2014, the Church gained co-cathedral status.

⁶ Hambledon Cottage website <https://www.hambledoncottagemuseum.org.au/about-the-site>

3.6 Implications for the proposal

The site is exceptionally well located in terms of walkable access to a myriad of private and public services. These include several public transport options, open space, health and education services and the full range of commercial and retail opportunities typical of a major centre.

At present, the site is underutilised, unsightly, and in need of redevelopment. Given its size and location, the site has the potential to contribute to the social, strategic, and land use planning objectives of the LGA and the region more broadly.

The proponent is entitled to develop an industrial project on the site. While an industrial outcome would contribute to the economy of the area, it would be a significant waste of an opportunity for the whole community.

The SCC creates an opportunity for a more sustainable outcome of new affordable housing. The assessment process under the SCC can facilitate the scheme delivering locally and regionally significant outcomes for an area that is growing in importance and population. The scheme can deliver the Build-to-Rent and Affordable Rental Housing that is urgently required to ease Sydney's housing shortage.

The updated Concept Plan would be a significantly more sensitive outcome for the Aboriginal and European heritage of the site. While the site itself is not heritage listed, it is located within an Aboriginal and European historical cultural landscape of the Parramatta locality.

The Parramatta area is Dharug Country and home to the Burramattagal clan. The built form and landscaping have been developed through a co-design process with Yerrabingin, leaders in designing environmentally conscious native landscapes and place-making designs, bringing together Indigenous, colonial and contemporary narratives⁷.

In terms of European history, the site is also significant. It is located to the south of Hambledon Cottage, which is listed on the State Heritage Register (SHR). The site has a frontage to parkland to the west, incorporating the historical Experiment Farm curtilage. The southern boundary follows an old cliff face, and the property bounds the Our Lady of Lebanon (OLOLC) Co-Cathedral, a park, and residential dwellings.

The three early colonial buildings in Parramatta, including Old Government House, Hambledon Cottage, and Experiment Farm reflect Parramatta's importance as an early agricultural area and as the second most important settlement in the colony.

In the Updated Concept Plan, the proponent addressed issues raised in submissions and the 2022 engagement through a codesign process, involving Designing with Country and urban design experts and

⁷ Tzannes Design Report

developing a new precinct concept on the site that integrates built form, landscape, and respect for both European and Aboriginal heritage⁸.

Respecting Aboriginal heritage and history are key principles underpinning the updated Concept Plan. The Connecting with Country codesign process found that the area was the home of generations of Aboriginal people, providing land for social networks, economic activity such as net and tool-making sites and fire stick farming practices, and home-based activities such as cooking sites. These important historical features are outlined in the Tzannes Design Report⁹.

4 SOCIAL BASELINE

4.1 Introduction

Fundamental to a robust SIA is an understanding of the social locality in which the site is situated to determine the Social Baseline.

This updated SIA considers an immediate social locality as defined by the Forward-Thinking team using Scopomap mapping technology (figure 9 below).

The updated SIA also examines the wider social locality of the Parramatta Local Government Area (LGA), in which the site is located, and which has a significant social, cultural and economic impact on the site that is the subject of the SIA.

4.2 Immediate Social Locality

The Social Locality of the site, as defined by the Forward-Thinking team using Scopomap mapping technology (figure 9 below), is contained within the Harris Park suburb.

This area is defined by the major roads of George and Noller Parade in the north; Weston Street in the south; Harris Street in the west and James Ruse Drive in the east. The area includes a population of 2,363 people. There are 1,348 residential addresses and 42 business addresses.

This defined locality takes into account local stakeholders, such as community members and organisations who are likely to be impacted by, or benefit from the proposal, as a result of their proximity. This area was also the focus of stakeholder and community engagement on the updated Concept Plan, summarised in chapter 6 of this Report and detailed the *Updated Community and Stakeholder Engagement Report*, July 2025.

Acknowledging that the proposal delivers increased housing stock through build-to-rent and affordable housing provision, which will contribute to easing the housing need in the locality as well as at a broader

⁸ Tzannes Design Report

⁹ Tzannes Design Report

scale of the region. The demographic profiles of the Harris Park suburb and the Parramatta LGA are highly relevant to an analysis of the updated Concept Design and its potential social benefits.

For the purposes of the SIA, a wider area is also considered when determining the Social Infrastructure Audit (section 4.5).

A full report Scopomap report including a demographic profile of the defined social locality is attached as (Appendix One).

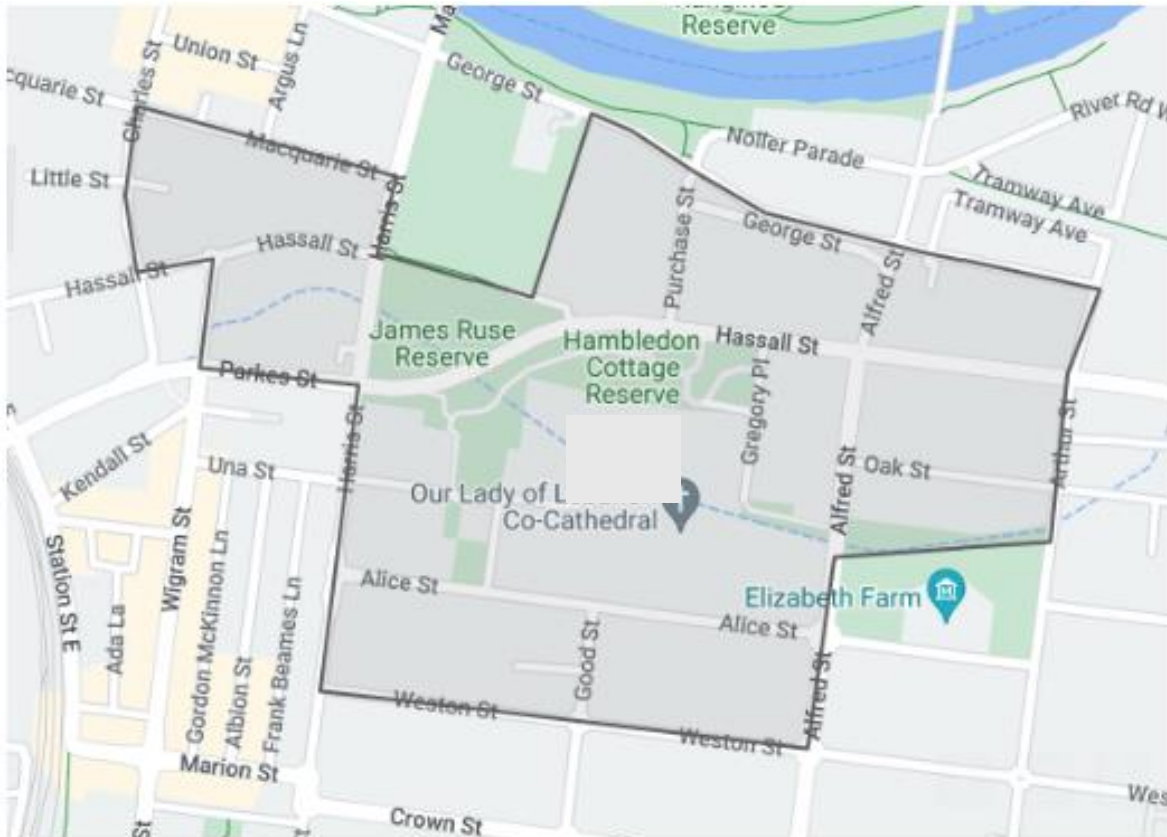


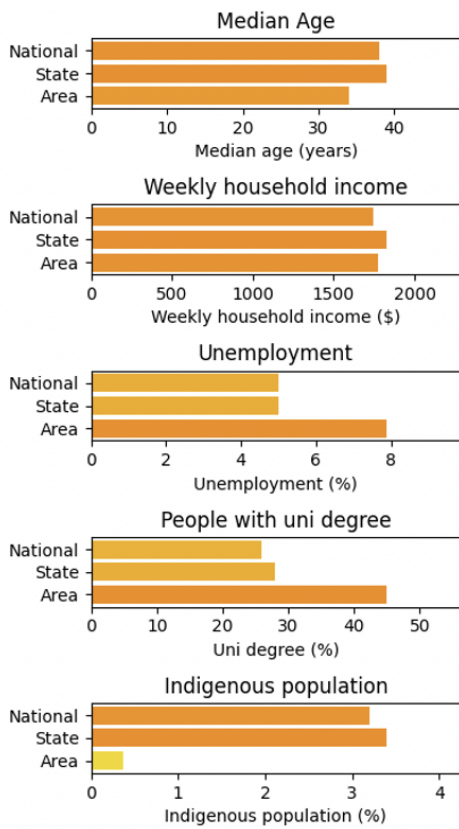
Figure 9 Social locality map

The following tables provide:

- The area’s demographic profile, covering age, income, employment status, tertiary education, and Indigenous population
- The type of dwellings in the area
- The languages spoken in the area
- The percentage of car users in the area.

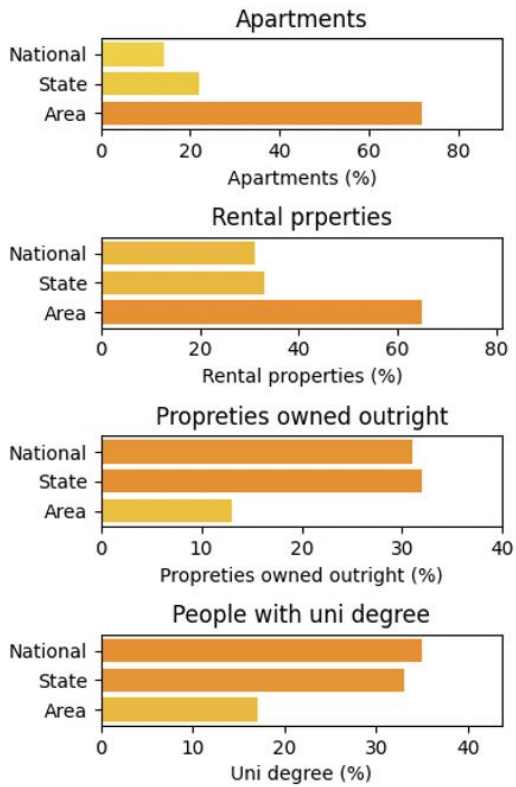


People



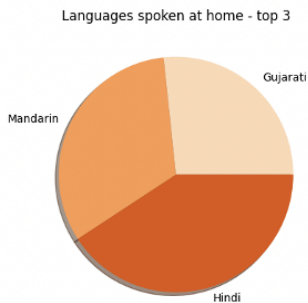
The area's demographic profile indicates a significantly younger population with a high level of education, evidenced by the substantial number of university degree holders. Although weekly household income is slightly below the state average, it surpasses the national figure. Nonetheless, there is a notably higher unemployment rate and a minuscule proportion of Indigenous residents compared to both state and national averages.

Dwellings

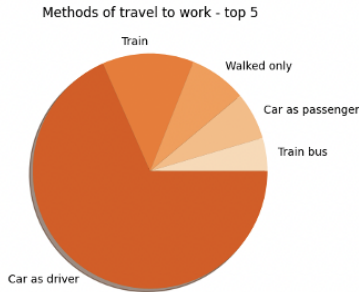


The area is highly urbanised with a predominance of apartments and rental properties, suggesting a transient population or a preference towards flexibility and lower commitment housing. Outright ownership is significantly low, indicating potential affordability issues or demographic trends favouring mobility.

]



In this area, the percentage of Hindi speakers is 730% higher than the state average.



In this area, the percentage of people getting to work by car as driver is 33% lower than the state average.

4.3 Wider Social Locality

This updated SIA examines the wider social locality of the Parramatta Local Government Area (LGA), in which the site is located, and which has a significant social, cultural, and economic impact on the site.

This section provides an overview of the key social and demographic characteristics of the local community in Harris Park, the Parramatta LGA, and NSW. The demographic data has been drawn from the Australian Bureau of Statistics (ABS) 2021 Census. Key demographic characteristics of the defined social locality catchment are also included, and this data, produced by Scopomap technology, also draws from ABS Census data (2021).

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

The following comparative analysis has highlighted several implications for consideration for this SIA. Key observations made during the data analysis are outlined below.

4.3.1 Population and age profile

In the 2021 Census, there were 5,043 people living in Harris Park. Of this total population, 54.2 percent were male, and 45.8 percent were female. Aboriginal and/or Torres Strait Islander people made up 0.6 percent of the population.

Within the Social Locality area, there were 2,363 people. Aboriginal and/or Torres Strait Islander people who make up 0.36 percent of this local population.

The median age for the defined social locality was 34, for Harris Park was 31 and for the Parramatta LGA was 35; all younger than the median age for NSW, which is 39.

Following on from the above, Harris Park is characterised by a larger population of younger people (with the largest concentration between the ages of 20 and 39), compared both to the Parramatta LGA and NSW more broadly. For example, the 20-24-year-old age bracket comprises 10.7 percent of the Harris Park population compared to 6.1 percent in NSW more broadly. The 25–29-year-old age bracket makes up 18.3 percent of the Harris Park population, compared with 6.9 percent for NSW more broadly.

There are also lower proportions of people in the older age brackets in Harris Park when compared to NSW more broadly. For example, the 70-74-year-old age bracket comprises 1.8 percent of the population in Regents Park, compared to Parramatta LGA (3.1 percent) and NSW more broadly (4.6 percent).

4.3.2 Population growth

The NSW Department of Planning Housing and Infrastructure released 2022 Population Projections for NSW and individual LGAs.¹⁰

The 2022 NSW Population Projections show:

- NSW is expected to grow on average by over 85,000 people each year until 2041.
- Based on recent trends regional NSW's population will increase by 570,000 to 3.7 million in 2041.
- Greater Sydney's population will grow to approximately 6.1 million by 2041 — over a million more people than currently live in the region.

The population projections for Parramatta LGA show growth at a higher rate when compared to NSW. Over the twenty years from 2021, Parramatta LGA expected to grow by 129,351 people by 2041, an average annual growth rate of 2.03 percent, which is more than double the average annual growth rate of 0.9 percent in NSW more broadly.

4.3.3 Cultural and language diversity

The most common ancestries in Harris Park were Indian (34.9 percent, compared with 3.2 percent for NSW), English (8.4 percent, compared with 29.8 percent for NSW), Chinese (7.6 percent compared with 7.2 percent for NSW), Nepalese (5.8 percent) and Australian (5.7 percent).

In terms of statistical composition, this ancestral profile is relatively distinct from that of Parramatta LGA, where the most common ancestries were Chinese (22.3 percent), English (14.4 percent), Australian (13.9 percent), Indian (11.25 percent) and Korean (5.9 percent).

¹⁰ NSW Department of Planning and Environment 2022, Planning Portal Population Projections, <https://pp.planningportal.nsw.gov.au/populations>

In Harris Park 18 percent of people only spoke English at home. Other languages spoken at home included Gujarati (15.1 percent), Hindi (11.6 percent) and Punjabi (6.4 percent). This profile is slightly distinct from the demographic of the defined Social Locality of the Site, wherein languages spoken at home included Hindi (8.3 percent), Mandarin (6.62 percent), and Gujarati (5.43 percent).

In Parramatta LGA, a larger portion of the population spoke only English at home (38.2 percent). Other languages spoken at home included Mandarin (12.4 percent), Cantonese (6.4 percent), and Korean (5.5 percent).

The most common responses for religion in Harris Park were Hinduism (46.9 percent) and Catholic (12.7 percent).

4.3.4 Family composition

Of the families in Harris Park, 41.6 percent were couple families without children, 44.2 percent were couple families with children and 10.6 percent were one-parent families.

Of the families in Parramatta LGA, 35.3 percent were couple families without children, 49.8 percent were couple families with children and 12.9 percent were one-parent families.

In this respect, Harris Park is relatively on par with the portion of couple families with children in NSW more broadly, which is 44.7 percent.

4.3.5 Education

The level of educational attainment in the suburb of Harris Park is mixed when compared to both Parramatta LGA and NSW. Overall, there are higher levels of 'no educational attainment', that is lower levels of educational attainment in Harris Park (1.2 percent) compared to NSW more broadly (1 percent). However, the Harris Park population has significantly higher levels of tertiary educational attainment (49.1 percent) than the broader NSW population (27.8 percent).

4.3.6 Employment

There were 2,682 people who reported being in the labour force in the week before Census night in Harris Park. Of these, 49.7 percent were employed full-time, 32.0 percent were employed part-time and 8.3 percent were unemployed.

This unemployment rate for Harris Park (8.3 percent) is higher than for Parramatta LGA (5.7 percent) and NSW more broadly (4.9 percent). The unemployment rate for the defined Social Locality is 7.89 percent.

4.3.7 Occupation and industry of employment

The most common occupations in Harris Park included Professionals (28.5 percent), Labourers (13.8 percent), Machinery Operators and Drivers (12.1 percent), Community and Personal Service Workers (10.8 percent) and Clerical and Administrative Workers (9.4 percent).

The most common occupation in the Parramatta LGA was also Professionals (35 percent), followed by Clerical and Administrative Workers (14.2 percent), Managers (13.7 percent), Technicians and Trades Workers (9 percent), and Community and Personal Service Workers (8.2 percent).

There is a higher population percentage of Professionals in both Harris Park and Parramatta LGA when compared to NSW more broadly.

For the employed people in Harris Park, the most common industry was Computer System Design and Related Services (8.4 percent). Other major industries of employment included Supermarket and Grocery Stores (4.3 percent), Banking (3.8 percent), and Hospitals (except Psychiatric Hospitals) (3.4 percent). These top industries of employment were similar for the Parramatta LGA.

Table 5 ABS census on occupation, industry, and weekly income for the Parramatta LGA (Source: ABS 2021)

Occupation, top responses <i>Employed people aged 15 years and over</i>	Parramatta	%	New South Wales	%	Australia	%
Professionals	43,035	35.0	952,131	25.8	2,886,921	24.0
Clerical and Administrative Workers	17,438	14.2	480,612	13.0	1,525,311	12.7
Managers	16,818	13.7	536,820	14.6	1,645,769	13.7
Technicians and Trades Workers	11,120	9.0	436,589	11.9	1,554,313	12.9
Community and Personal Service Workers	10,110	8.2	390,779	10.6	1,382,205	11.5
Sales Workers	8,867	7.2	294,889	8.0	986,433	8.2
Labourers	7,308	5.9	300,966	8.2	1,086,120	9.0
Machinery Operators and Drivers	5,907	4.8	222,186	6.0	755,863	6.3

More information on [Occupation \(OCCP\)](#)
Table based on place of usual residence

Industry of employment, top responses <i>Employed people aged 15 years and over</i>	Parramatta	%	New South Wales	%	Australia	%
Computer System Design and Related Services	7,026	5.7	84,575	2.3	221,712	1.8
Hospitals (except Psychiatric Hospitals)	5,609	4.6	153,159	4.2	545,158	4.5
Banking	4,322	3.5	71,055	1.9	158,358	1.3
Supermarket and Grocery Stores	2,996	2.4	92,329	2.5	299,810	2.5
Other Social Assistance Services	2,522	2.0	87,430	2.4	278,221	2.3

More information on [Industry of employment \(INDP\)](#)
Table based on place of usual residence

Median weekly incomes (a) <i>People aged 15 years and over</i>	Parramatta	%	New South Wales	%	Australia	%
Personal (b)	\$908	N/A	\$813	N/A	\$805	N/A
Family (c)	\$2,298	N/A	\$2,185	N/A	\$2,120	N/A
Household (d)	\$2,051	N/A	\$1,829	N/A	\$1,746	N/A

4.3.8 Median weekly incomes

The median weekly personal income for people aged 15 years and over in Harris Park was \$802. This is lower than the median weekly personal income for the Parramatta LGA (\$908) and NSW (\$813).

The median weekly income for households is also lowest for the suburb of Harris Park (\$1,779) when compared to the Parramatta LGA (\$2,051) and NSW more broadly (\$1,829). The median weekly household income for the defined Social Locality is comparable to that of Harris Park, at \$1771.

4.3.9 Dwellings

Of occupied private dwellings in Harris Park, 8.3 percent were separate houses and 85 percent were flats or apartments. Occupation of a flat or apartment for the defined Social Locality (where it is 72 percent), in the Harris Park suburb and the Parramatta LGA (where it is 47.3 percent) all tend to be much greater than in NSW more broadly (21.7 percent).

Of the occupied dwellings in Harris Park, the most common tenure type is rental (71.5 percent compared with 65 percent in the defined Social Locality, 45.8 percent in Parramatta LGA, and 32.6 percent in NSW more broadly).

Homeownership (both outright and with a mortgage) is lower for the populations of the defined Social Locality, Harris Park, and the Parramatta LGA when compared to NSW more broadly.

4.3.10 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, such as unemployment, low incomes or education levels, lack of internet access, so is best used to distinguish between disadvantaged areas, but it does not differentiate between those areas which are highly advantaged, and those just lacking a number of the identified disadvantage/s. This index is most used for funding allocations and advocacy.

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

All areas are ordered from lowest to highest score in percentiles, with the lowest 1 percent of areas attributed percentile number 1. Percentile 10 is the least disadvantaged relative to the other percentiles.

Table 6 State Suburb Index of Relative Socio-economic Advantage and Disadvantage IRSAD 2021

Suburb/LGA	Score	Rank Within Australia	Decile	Percentile
Harris Park SS	990	7483	6	52
Parramatta LGA	1070	502	10	92

Source: Australian Bureau of Statistics Socio-Economic Indexes for Areas (SEIFA), 2023

Table 7 State Suburb Index of Relative Socio-economic Disadvantage (IRSD) 2021

Suburb/LGA	Score	Rank Within Australia	Decile	Percentile
Harris Park SS	948	2695	2	19
Parramatta LGA	1029	451	109	83

Source: Australian Bureau of Statistics Socio-Economic Indexes for Areas (SEIFA), 2023

As displayed in the tables above, Harris Park is within the low-to-mid decile range and in some of the low-to-mid percentiles, indicating that the suburb is relatively more disadvantaged and relatively less advantaged when compared to the rest of Australia.

On both the metrics of IRSD and IRSAD scores, the Parramatta LGA has slightly higher SEIFA scores when compared to Harris Park and to the rest of Australia.

This is likely due to the relatively higher median weekly income in Parramatta, as well as the relatively higher percentage of employed ‘Professionals’ identified by the 2021 ABS Census.

As displayed in the tables above, Harris Park is within the low-to-mid decile range and in some of the low-to-mid percentiles, indicating that the suburb is relatively more disadvantaged and relatively less advantaged when compared to the rest of Australia.

On both the metrics of IRSD and IRSAD scores, the Parramatta LGA has slightly higher SEIFA scores when compared to Harris Park and to the rest of Australia.

This is likely due to the relatively higher median weekly income in Parramatta, as well as the relatively higher percentage of employed ‘Professionals’ identified by the 2021 ABS Census.

4.4 Strategic Intentions for the Site

4.4.1 City of Parramatta Local Strategic Planning Statement (2020)

The City of Parramatta Local Strategic Planning Statement (LSPS), City Plan 2036, guides how the City of Parramatta Council intends to shape future growth and planning for the next 20 years. Drawing from the identified needs and aspirations of the community, the Statement identifies priorities for jobs, homes, and

infrastructure for Parramatta in the context of Greater Sydney. The Statement outlines 16 distinct Planning Priorities which relate to various elements of local growth.

Planning Priority 7 is oriented towards providing a diversity of housing types and sizes to meet the changing needs of the City of Parramatta's growing community.

Planning Priority 8 is oriented towards incentivising affordable rental housing delivery and providing for permanent affordable housing.

These priorities are supported and further elaborated in the City of Parramatta Local Housing Strategy (2020).

4.4.2 City of Parramatta Local Housing Strategy (2020)

The Parramatta Local Housing Strategy (2020) (the Strategy) is a comprehensive plan developed by the City of Parramatta to address housing needs and guide residential growth over the next 20 years. The Strategy is aligned with broader state and regional planning frameworks, such as the Greater Sydney Region Plan and Central City District Plan, to ensure that housing development meets the needs of the growing local population while fostering sustainability and liveability.

The Strategy aims to provide sufficient housing to accommodate the projected population growth of Parramatta, ensuring the availability of diverse housing options to meet the community's changing needs. It focuses on increasing the supply of affordable housing, particularly for low- to moderate-income households, and reducing housing stress throughout the growing community. The Strategy also promotes a mix of housing types, such as apartments, townhouses, and detached homes, to cater to the different needs of families, singles, the elderly, and people with disabilities.

A fundamental priority of the Strategy is that housing growth should be aligned with the delivery and operation of key social infrastructure, such as transport, schools, and healthcare. With this in view, the location of a potential housing development in relation to key infrastructure is especially important.

Of the occupied dwellings in Harris Park, the most common tenure type is rental (71.5 percent compared with 65 percent in the defined Social Locality, 45.8 percent in Parramatta LGA, and 32.6 percent in NSW more broadly).

Homeownership (both outright and with a mortgage) is lower for the populations of the defined Social Locality, Harris Park, and the Parramatta LGA when compared to NSW more broadly.

4.5 Social Infrastructure Audit

The Parramatta/Harris Park area enjoys some of the best public services and employment opportunities in NSW. The town centre of Parramatta is effectively Sydney's second CBD. The centre of Harris Park is also a strong economic centre, includes a range of public and private services and is characterised by a vibrant Indian culture, among other cultures.

4.5.1 Employment

4.5.1.1 Western Sydney Employment Area

The Western Sydney Employment Area was established to supply employment land close to major road transport and provide jobs for Western Sydney.

Located about 50 km from the Sydney central business district, the Western Sydney Employment Area gives these businesses access to roads and utility services and is close to the planned new Western Sydney (Nancy-Bird Walton) International Airport.

It also provides people living in Western Sydney the chance to work locally and spend less time commuting and more time with their families.¹¹

¹¹ Overview of Western Sydney Employment Area, <https://www.planning.nsw.gov.au/plans-for-your-area/priority-growth-areas-and-precincts/western-sydney-employment-area/overview>

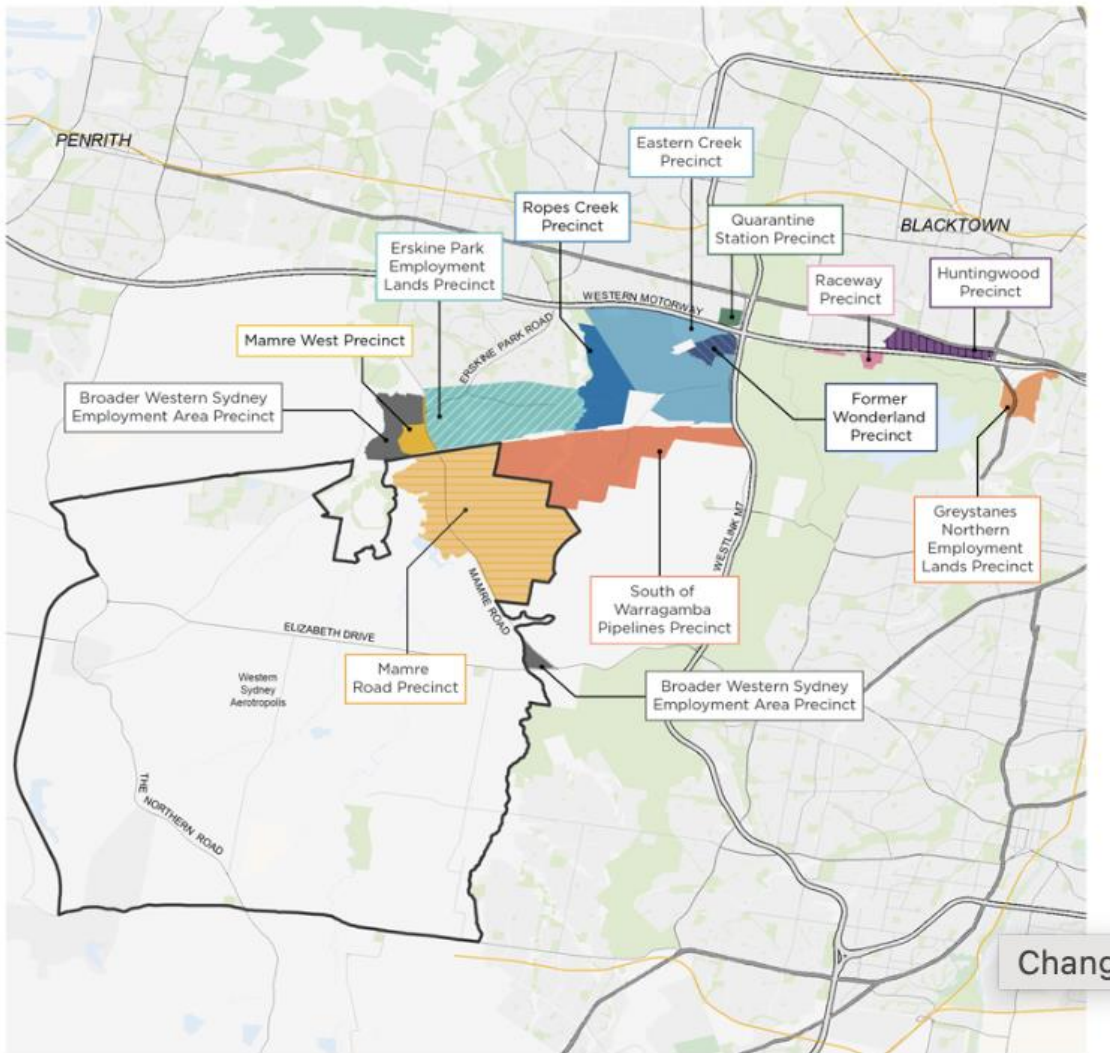


Figure 10 Location of Western Sydney Employment Area

4.5.1.2 Rydalmere

The 104ha Rydalmere industrial precinct is located three kilometres from the Parramatta CBD and adjoins the University of Western Sydney (UWS) Parramatta Campus.

The precinct fronts the Parramatta River and Victoria Road and extends to Rydalmere Ferry Wharf in the east.

It is characterised by industrial and business uses ranging considerably in size, industry sector and operation.¹²

¹² City of Parramatta, Precinct Planning, <https://www.cityofparramatta.nsw.gov.au/vision/precinct-planning/rydalmere>

4.5.2 Public transport

The Parramatta LGA is extremely well-served by public transport, with every transport mode represented: heavy rail, metro, light rail, buses, ferries, active transport and pedestrian routes.

The site is positioned in close proximity, and in walking distance, to multiple public transport hubs, including:

- Harris Park Railway Station (500m away)
- Parramatta Railway and Bus Interchange (700m away)
- Rosehill Gardens Light Rail
- Camellia Light Rail (planned for 2025 construction commencement)

Parramatta Ferry Wharf is also near the site, and the planned new Light Rail route will run on an east-west route parallel to the site, at a convenient walking distance.

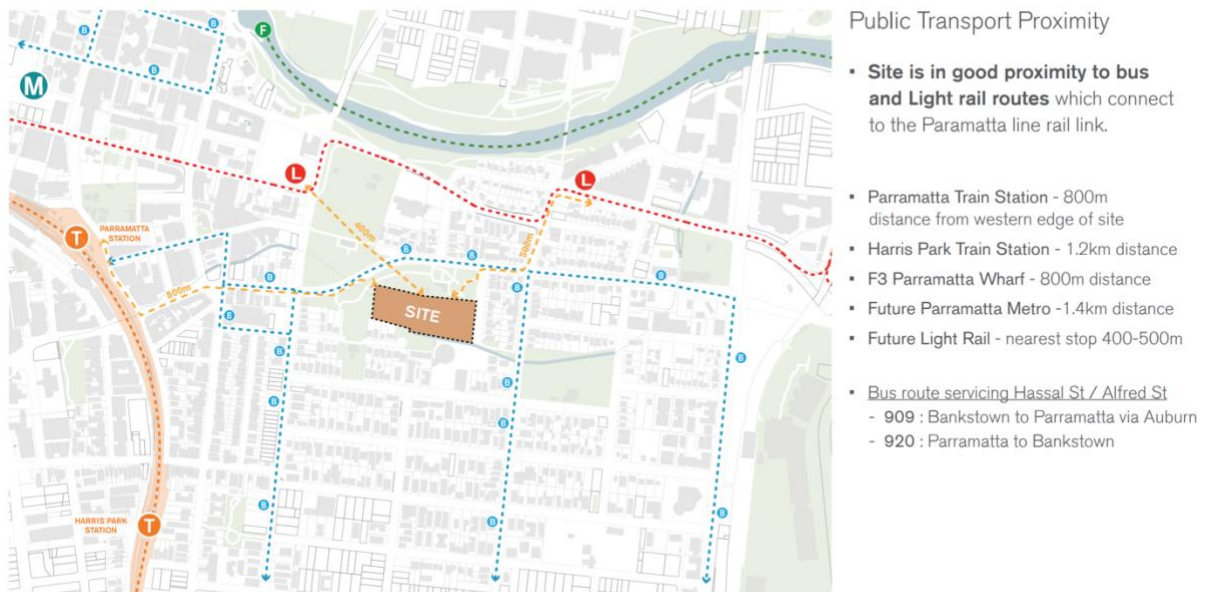


Figure 11 Shows the proximity of public transport to the site

Heavy Rail

Parramatta Station connects to locations all around metropolitan Sydney. It's a 30-minute ride from Sydney's Town Hall to Parramatta.

Sydney Metro West

Since commencement in early 2022, this project will extend Sydney's metro services connecting Parramatta and Westmead to Sydney CBD via Sydney Olympic Park, North Strathfield, Burwood North, Five Dock, and The Bays.

Light Rail

Parramatta Light Rail Stage 1, the L4 Westmead and Carlingford Line, opened in December 2024.

The 12-kilometre network provides connections to key destinations, including the Westmead Health Precinct, CommBank Stadium and Riverside Theatres with 16 accessible stops.

The L4 line will launch to a weekday timetable, with initial services every 9 minutes between 7am to 7pm; every 12 minutes between 5am and 7am and 7pm and 11pm; and every 16 minutes between 11pm to 1am.

Parramatta Light Rail Stage 2 will connect Stage 1 and the Parramatta CBD to Sydney Olympic Park via Camellia, Rydalmere, Ermington, Melrose Park and Wentworth Point.

Stage 2 will have:

- 14 stops over a new 10km two-way track
- travel times of around 31 minutes from Camellia to the Carter Street Precinct via Sydney Olympic Park, and a further 7 minutes to the Parramatta CBD
- high-frequency services on weekdays between 7am to 7pm, and around every 10-15 minutes outside those times, on weekends and public holidays.

Stage 2 will also connect to the:

- Sydney Metro West (under construction) and heavy rail in Parramatta and Sydney Olympic Park
- ferry services at Rydalmere and Sydney Olympic Park.

Buses

The interchange near Parramatta Station is the start of bus routes that connect Parramatta with other Sydney destinations like Castle Hill, Hornsby, Ryde, Strathfield and the Sydney city centre.

Ferries

Known as the Parramatta RiverCat, the F3 Parramatta River ferry service travels from Parramatta Wharf to Circular Quay.

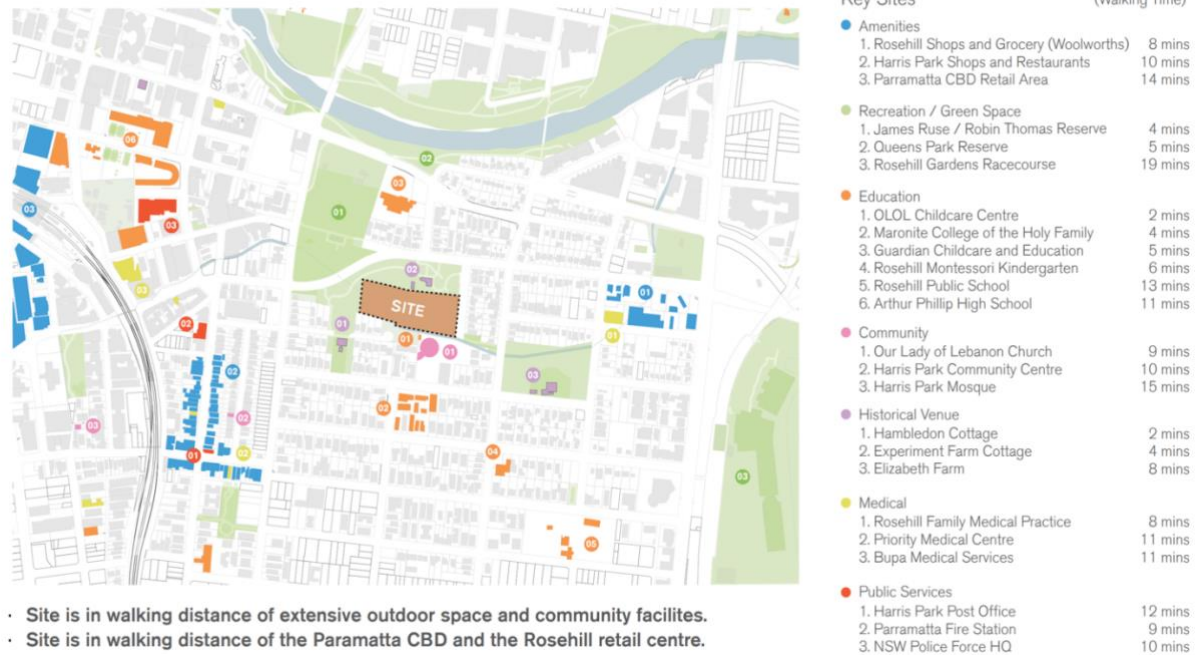


Figure 12 Proximity of transport options to the site

4.5.3 Health care services

The Parramatta area is well serviced with community, primary and tertiary health services.

As well as significant throughput of services, the health system is a major employer. More City of Parramatta residents worked in health care and social assistance than any other industry in 2021.¹³

Patients in the Parramatta area are referred to Westmead, Cumberland, Auburn and Concord Repatriation Hospitals.

Additionally, there are a myriad of community health centres, GP clinics, specialised medical centres and a range of allied health, dental and other services in Parramatta and in Harris Park.

Westmead Innovation Precinct

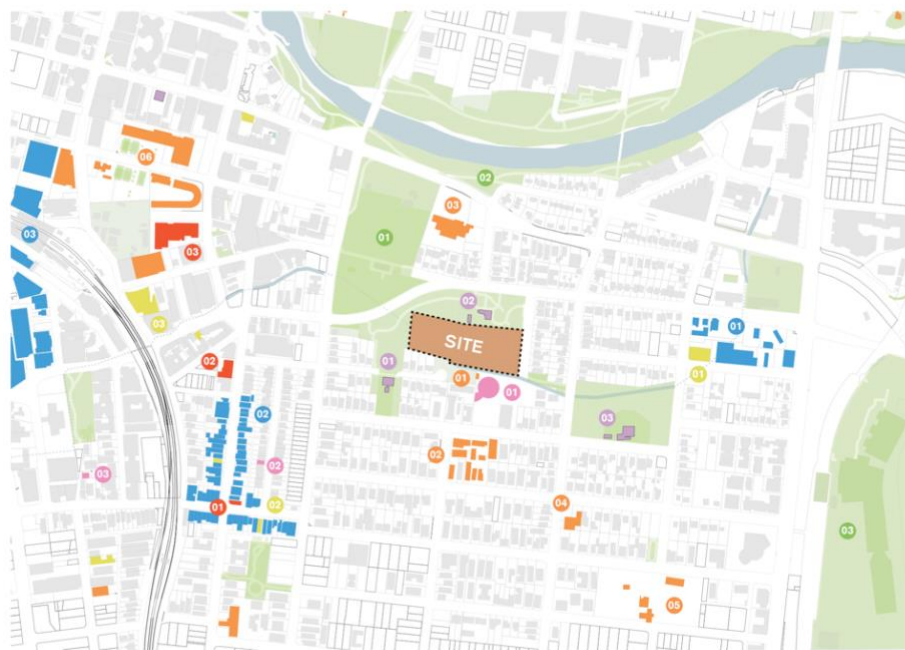
Already Australia’s largest health services precinct, Westmead offers world-class integrated tertiary clinical care, an innovative education and research network, hundreds of private health businesses and the globally connected Westmead Institute for Medical Research and Children’s Medical Research Institute.

¹³City of Parramatta Industry Statistic, <https://profile.id.com.au/parramatta/industries>

More than \$3 billion has been committed by government, universities and the private sector to realise the vision of an integrated and innovative health, commercial, education and research precinct. By 2036, this will support 20,000 tertiary students and 50,000 full time staff.

Community facilities

The site is well-located for community facilities, such as education, religious and recreational opportunities, such as parks, gardens and other green spaces.



Key Sites	(Walking Time)
Amenities	
1. Rosehill Shops and Grocery (Woolworths)	8 mins
2. Harris Park Shops and Restaurants	10 mins
3. Parramatta CBD Retail Area	14 mins
Recreation / Green Space	
1. James Ruse / Robin Thomas Reserve	4 mins
2. Queens Park Reserve	5 mins
3. Rosehill Gardens Racecourse	19 mins
Education	
1. OLOL Childcare Centre	2 mins
2. Maronite College of the Holy Family	4 mins
3. Guardian Childcare and Education	5 mins
4. Rosehill Montessori Kindergarten	6 mins
5. Rosehill Public School	13 mins
6. Arthur Phillip High School	11 mins
Community	
1. Our Lady of Lebanon Church	9 mins
2. Harris Park Community Centre	10 mins
3. Harris Park Mosque	15 mins
Historical Venue	
1. Hambledon Cottage	2 mins
2. Experiment Farm Cottage	4 mins
3. Elizabeth Farm	8 mins
Medical	
1. Rosehill Family Medical Practice	8 mins
2. Priority Medical Centre	11 mins
3. Bupa Medical Services	11 mins
Public Services	
1. Harris Park Post Office	12 mins
2. Parramatta Fire Station	9 mins
3. NSW Police Force HQ	10 mins

- Site is in walking distance of extensive outdoor space and community facilities.
- Site is in walking distance of the Parramatta CBD and the Rosehill retail centre.

Figure 13 Community facilities and recreational opportunities near the site

4.6 Implications for the proposal

As shown by the evidence above, the Updated Concept plan would make a significant contribution to the broad strategic planning and housing intentions of both NSW and local government for the LGA. Creating affordable housing for low- to moderate-income households helps to ease housing stress and improve sustainability and liveability for the growing population of the City of Parramatta.

Given the City of Parramatta Council’s strategic intentions, outlined above, and those of the NSW Government, and the site’s proximity to a myriad of public and private services, its scale and close location to the Parramatta CBD renders the site an ideal location for the proposed development.

Parramatta LGA overall is expected to grow at a rate more than double that of NSW, with an average annual growth rate of two percent. The suburb of Harris Park is characterised by a generally younger population,

including about 44 percent of couple families with children. In the Parramatta LGA, couple families with children made up nearly 50 percent of the population.

The predicted growth of the LGA population, as well as the large populations of young people and young, and likely growing, families, are demographic characteristics that trigger the need for this proposal. With a view to this current and future growth, there is a clear need for a new affordable housing in the area. The allowable industrial landuse is no longer the highest priority from the perspective of Council or NSW government planning. The young families in the area, existing and incoming, would benefit from the community offerings at the site, including the open spaces, landscaping, view corridors, and pedestrian- and cycleways.

Looking towards the future, this demographic of families will also be well-served by the variety of dwelling size and location. The proposed range of 1-, 1+study, 2- and 3-bedroom apartments allows for a dynamic, long-term and potentially intergenerational tenancy at the site: a potential that is ultimately highly supportive of long-term community building and integration.

Harris Park and Parramatta LGA are culturally and linguistically diverse, and in Harris Park there are higher proportions of Indian, Chinese, and Nepalese ancestries when compared to NSW more broadly.

Harris Park is less advantaged when compared to Parramatta LGA, NSW, and Australia more broadly, and is characterised by both higher unemployment rates and lower median weekly household incomes. These characteristics, as well as the relatively high populations of trades workers and key workers in both Harris Park and Parramatta, reinforce the importance of the proposed Affordable Housing offering at the site.

Rental tenancy in Harris Park is higher than both Parramatta LGA and NSW, comprising 85 percent of occupied dwellings, while the remainder is either outright ownership or with a mortgage (or not stated). These figures indicate an existing demand for rental properties in the area, as well as an implied demand for more similar dwelling types as the population grows.

5 AFFORDABLE AND BUILD-TO-RENT HOUSING ANALYSIS

5.1 An overview of housing stress in Australia

Sydney is experiencing a significant housing affordability issue. Housing is generally considered to be 'affordable' when very low to moderate-income households are able to meet their housing costs and still have sufficient income to pay for other basic needs such as food, clothing, transport, medical care, and education. This is generally accepted to be where such households pay less than 30 percent of their gross household income on housing costs.¹⁴

At the 2021 Census, in NSW about 59 percent of very low to moderate income rental households in NSW were in housing stress. This is over 480,000 households.¹⁵ Between the June quarter 2022 and the June quarter 2023, median rents for units in the Greater Sydney Metropolitan Region increased by 25 percent, from \$520 per week to \$650 per week. Over the same period, according to the ABS, the wage price index in NSW increased by just 3.4.¹⁶

In Sydney, demand for affordable housing far exceeds supply. This means private rents will likely continue to climb, pricing very low to moderate-income households out of the market.

There are increasing numbers of households relying on the rental market and a decline in the number of private rental properties which are affordable to lower-income households.¹⁷

The Australian Bureau of Statistics (ABS) released the 2021 Census data on Homelessness. Nationally, 122,494 people were estimated to be experiencing homelessness at the time of the 2021 Census, an increase of 6,067 people (5.2 percent) since 2016.¹⁸

Of the 122,494 people experiencing homelessness in Australia in 2021:

- Two in five (39.1 percent) were living in 'severely' crowded dwellings
- One in five (19.8 percent) were in supported accommodation for the homeless
- One in six (18.1 percent) living in boarding houses.

Between 2016 and 2021, there was a:

- 26.5 percent increase in people living in boarding houses
- 14.4 percent increase in people in supported accommodation for the homeless

¹⁴ Communities and Justice; About Affordable Rental Housing; <https://www.facs.nsw.gov.au/providers/housing/affordable/about/chapters/why-do-we-need-to-be-concerned-about-housing-affordability>

¹⁵ Ibid

¹⁶ Ibid

¹⁷ Ibid

¹⁸ ABS; Estimating Homelessness: Census; <https://www.abs.gov.au/statistics/people/housing/estimating-homelessness-census/latest-release>

- 6.9 percent decrease in people living in improvised dwellings, tents, or sleeping out
- 6.3 percent decrease in living in 'severely' crowded dwellings.¹⁹

In NSW, there were 35,011 people experiencing homelessness in NSW, compared with 37,715 in 2016, representing a decrease of 7.2 percent. The impact of COVID-19 has impacted the homelessness data. In NSW, COVID response measures were implemented from early 2020 until late 2021 – with just over \$1 billion investment in homelessness and social support services during this period. This includes significant increases in Temporary Accommodation funding, the Together Home program, new social and affordable housing investments, as well as maintenance funding²⁰.

This also needs to be considered in the context of the need for affordable housing in the locality. According to CoS's *Homeless Action Plan*, in the last decade, rents across the metropolitan area have risen by 72 percent, while the purchase price of dwellings has grown by 81 percent.²¹

The high demand for social housing means that in inner-city Sydney, the average waiting time is between 5 and 10 years. At 30 June 2019, there were over 45,000 people on the NSW social housing waiting list.²²

Further, social housing, and affordable rental housing more generally, has failed to keep pace with growing needs, with a 10+ year waiting time for most social housing, and an increase of only 338 social housing dwellings over the decade to 2021.

While other forms of housing assistance are available, long-term, stable, and affordable accommodation is critical for people with limited income.²³

5.2 Housing stress in Western Sydney

As published in the Home Truths (2023)²⁴ Western Sydney housing report published by the Centre for Western Sydney, Western Sydney is at the epicentre of the state's housing crisis, which is likely to worsen as the region prepares to accommodate nearly two-thirds of Greater Sydney's overall population growth over the next two decades. Social and affordable housing in the region only meets 44 per cent of demand at present, with an estimated shortfall of nearly 76,000 dwellings. Without immediate action, this gap will result in a deficit of more than 160,000 homes by 2041. The proportion of households using social housing was higher in Western Sydney, at 5.3 per cent compared to 3.0 per cent for the rest of Sydney.

Evidence shows that more rental housing is urgently needed in the Parramatta region, and in Western Sydney:

¹⁹ Ibid

²⁰ Ibid

²¹ City of Sydney; Towards a socially just and resilient Sydney; Homeless Action Plan 2020; p.16

²² Ibid

²³ Ibid

²⁴ Western Sydney University, Centre for Western Sydney, https://www.westernsydney.edu.au/content/dam/digital/images/centre-for-western-sydney/Home_Truths_FINAL.pdf

- In the last two years, Parramatta has had a residential rental vacancy rate of 1.4 percent or less. It fell to 0.9 percent in March 2023.²⁵ (SQM Research, 2024).
- A 2023 report found that Western Sydney is at the epicentre of the state's housing crisis. Social and affordable housing in the region only meets 44 percent of demand at present, with an estimated shortfall of nearly 76,000 dwellings. Without immediate action, this gap will blowout to a deficit of more than 160,000 homes by 2041.²⁶ (Centre for Western Sydney, Western Sydney University, 2023).

City of Parramatta

The City of Parramatta has reported the demand for new affordable dwellings by 2051 stands at 12,600.²⁷

- The City of Parramatta Council has prepared the *Affordable Housing Action Plan 2023-2025* to guide 'more urgent and direct action on Council's part and establish Council's policy positions relating to housing affordability. This Action Plan identifies direct actions and advocacy positions that Council will take towards improving housing affordability in City of Parramatta during 2023-2025'.²⁸
- As outlined in the Action Plan housing stress persists as an issue in the Parramatta LGA, as with many other parts of Greater Sydney, due to Sydney's high housing costs and generally high costs of living, as well as the relatively lower median household income of the area. The *Affordable Rental Housing Policy (2019)* endorsed by the City of Parramatta Council, plans to achieve a reduction in housing stress across the LGA by increasing the provision of affordable housing through short-term and long-term strategies, such as the proposal that is subject of this DA.
- Households on moderate, low or very low incomes and key workers, who spend more than 30 per cent of their income on housing are impacted in their ability to pay for essential items like food, clothing, transport and utilities and are said to be experiencing housing stress. Affordable housing is targeted specifically to these groups to assist these households to remain in the private housing market.
- By the measure of rental payment as a greater amount than 30 per cent of household income, almost twenty-five thousand households experience housing stress in the Parramatta LGA; 34.1 percent of the population.²⁹ Suburbs with a greater proportion of renters, experience proportionally more rental stress, implying that housing stress is an issue for the growing renter populations of the Harris Park in particular.

²⁵ SQM Research, https://sqmresearch.com.au/graph_vacancy.php?region=nsw::Parramatta&t=1,

²⁶ Western Sydney University, Centre for Western Sydney, https://www.westernsydney.edu.au/content/dam/digital/images/centre-for-western-sydney/Home_Truths_FINAL.pdf

²⁷ City of Parramatta, *Affordable Housing Action Plan, Adopted 14 August 2023, 2023-2025*

²⁸ Ibid

²⁹ ABS, 2021, Parramatta LGA

- Historically, the private market has not generated enough dwellings at an affordable price point for people living in Parramatta and Sydney more broadly.

5.3 Government action to address housing stress

While there is significant housing stress in NSW, the three levels of government have adopted resolving the issue as a primary policy setting.

5.3.1 National Housing Accord

The newly established Accord of Commonwealth and State Governments had an initial target agreed by all parties to build one million new, well-located homes over five years from mid-2024.³⁰ The Commonwealth and states and territories agreed to update this target at the National Cabinet in August 2023 to 1.2 million homes over five years from mid-2024.

National Cabinet also endorsed the Commonwealth providing \$3.5 billion in payments to state, territory, and local governments to support the delivery of new homes towards this target. The Accord is one component of the government’s broader housing agenda which also includes significant funding for social and affordable housing and additional support for renters and homebuyers.

As part of the Accord the Commonwealth has committed \$350 million over five years from 2024-25 to support the delivery of 10,000 affordable homes. State and territory governments have agreed to build on this commitment to support delivery of up to an additional 10,000 affordable homes. This enables the delivery of a combined total of up to 20,000 affordable homes under the Accord. States and territories have agreed to build the following affordable homes (Source: Federal Treasury):

Table 8 Affordable homes

State	Allocation
New South Wales	3,100
Victoria	2,546
Queensland	2,049
Western Australia	1,076
South Australia	700
Tasmania	220
Northern Territory	96
Australian Capital Territory	175

³⁰ National Housing Accord; Treasury; <https://treasury.gov.au/policy-topics/housing/accord>

5.3.2 NSW Government

As well as introducing initiatives to accelerate planning approval for residential dwellings, the NSW Government has made significant investment in social housing and introduced a range of initiatives aimed at delivering more social and affordable housing and introduced a new housing model known as Build-to-Rent.

Social and affordable housing is rental housing for members of the community who cannot meet their housing needs in the general market. Affordable housing is for very low to moderate-income households³¹.

In December 2023, the NSW Government implemented reforms to enable state housing agencies to deliver projects more efficiently, including a new state significant development (SSD) pathway for Homes NSW and the AHO where these agencies are seeking to deliver residential developments of over 75 homes.

In some cases, the Government offers incentives such as floor space ratio bonuses. Incentives encourage developers to deliver affordable housing that will help to meet the needs of the community.

5.4 Build-to-Rent and Affordable Housing

This section includes a brief review of literature and data to explore the need 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.

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 Build-to-Rent in the following ways:

Affordable housing supports the needs of very low, low and moderate-income households, whose rent or mortgage repayments cost no more than 30 percent 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.

³¹ DOHI; the *State Environmental Planning Policy (Housing) 2021*

Under the Housing SEPP, Affordable Housing includes:

- In-fill housing
- Boarding houses
- Supportive accommodation
- 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 Regents Park is in-fill housing.

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. This proposal is for a Build-to-Rent housing development under State Environmental Planning Policy (Affordable Rental Housing) 2009.

The Build-to-Rent housing provisions are the following:

- 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 three 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.

5.4.1 Benefits of Build-To-Rent housing

Build-To-Rent 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 environment³². 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 close to transport and strategic centres provide excellent opportunities for individuals and families to thrive³³. 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.

5.4.2 NSW Build-To-Rent housing regulation 2021

In February 2021, the State Environmental Planning Policy Amendment (Build-To-Rent Housing) 2021 was made to introduce BTR housing into the planning system. It 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 much easier for the asset to be recycled at a later date. It is not possible to strata subdivide a BTR housing development for the first 15 years.

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.

5.4.3 Impacts of affordable housing

The introduction of affordable housing into a community often generates opposition from local residents. 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 issues³⁴:

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

³³ Ibid

³⁴ Davidson 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.

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.³⁵ 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.³⁶ Ninety-eight of these respondents (73 percent) had noticed little or no effect because of the development, 30 (22 percent) had noticed negative effects and seven (5 percent) 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 percent of the respondents noticing negative effects), traffic and/or parking problems (48 percent), crime and safety (45 percent), noise (34 percent), the visual appearance of the area (17 percent), privacy and overlooking (10 percent) and property values (10 percent). 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. Apart from crime and traffic, the perceived 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 perceived 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

³⁵ Ibid

³⁶ Ibid

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.³⁷

5.5 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.³⁸

Furthermore, it was evident from the Davidson et al (2016) doorstep survey data that most of the perceived 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 tenants³⁹.

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

³⁷ Davidson et al, 2016, The impacts of affordable housing development on host neighbourhoods: two Australian case studies.

³⁸ Ibid

³⁹ 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.

- Incorporation of active energy efficiency features that result in reduced energy bills for residents and improved environmental sustainability.

5.5.1 Dwelling design

The architecture and urban design of affordable housing projects can greatly influence the standards of residential amenity enjoyed by both residents and their neighbours⁴⁰.

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 projects⁴¹. 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 aspect⁴².

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 community⁴³.

5.5.2 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 neighbourhoods⁴⁴. 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 benefits⁴⁵. 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 time⁴⁶. In affordable housing projects, communal spaces might 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.

⁴⁰ 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.

⁴¹ Ibid.

⁴² 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.

⁴³ 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.

⁴⁴ Ibid.

⁴⁵ 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.

⁴⁶ 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.

5.5.3 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 accountability⁴⁷. They are also subject to general state or territory tenancy regulations 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).

This project will be managed by a registered community housing provider, with specific skills and experience in tenancy management for affordable housing. Therefore, it is possible that tenants in affordable housing projects will enjoy benefits that exceed normal practice under a jurisdiction's residential tenancies act⁴⁸. 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 others⁴⁹.

5.5.4 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 homes⁵⁰. Inclusive forms of affordable housing should provide residents with opportunities for positive 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 networks⁵¹. 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 locations⁵². 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 generally⁵³.

⁴⁷ 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.

⁴⁸ 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.

⁴⁹ Ibid.

⁵⁰ Ibid.

⁵¹ 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.

⁵² Ibid.

⁵³ 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.

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.⁵⁴.

5.5.5 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 landlords⁵⁵. Hickman (2006) identifies three main approaches to tenant participation: a traditional approach, a consumerist approach, and a citizenship approach.

A citizenship approach is a 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.⁵⁶. 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 provision of clear information (e.g. on costs) and decision-making tools (points-systems and menus).⁵⁷.

5.6 Implications for the proposal

Housing stress is a significant issue in the Parramatta LGA, particularly for people who rent, due to comparatively low incomes and Sydney’s high housing costs. The most affected group by Sydney’s housing shortage are key workers, such as health workers, trades, police, teachers, personal service workers and cleaners.

As described above, key workers are a significant proportion of the Parramatta and Harris Park workforce. As also evidenced above, there are substantial employment opportunities in the LGA and surrounding area. The key policy driver for Affordable Housing and Build-to-Rent is to ensure that key workers are not forced out of Sydney, which would have medium- and long-term adverse consequences to the very functioning of the City.

This proposal will attract professionals, trades and other key workers, ensuring people have an opportunity to live close to the workplace.

⁵⁴ Ibid.

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

⁵⁶ 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.

⁵⁷ Ibid.

There is a clear need identified in the City of Parramatta Council's *Strategy (2020)* for affordable housing for low to moderate income households including key workers and for apartment dwellings in the private rental market.

One-third of Australians are 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.

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 the USA and 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.

While Affordable Housing development proposals can raise concerns from the local community, some research shows that these concerns are usually not substantiated once developments are built. Seventy-three percent of respondents to a survey noticing little or no effect because 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 perceived 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 include antisocial behaviour, parking, privacy, overlooking, visual effects, and noise. These potential impacts can be mitigated, as further outlined in chapter 7 of this report.

Project scale, planning and design, professional and innovative asset and tenancy management, accessible open and communal spaces, the indistinguishable physical distribution of tenure types, 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.

The significant employment opportunities described above that are available to the Parramatta community will attract a strong market for this proposal. The area already has attracted a skilled workforce of professionals, trades, health care, community, personal service and administrative workers. Providing low-cost for key workers is the most critical planning issue confronting Sydney.

6 COMMUNITY AND STAKEHOLDER ENGAGEMENT

6.1 Introduction

This section provides a summary of community and stakeholder engagement that was carried out between August 2024 and December 2024 to support the updated Concept Plan SSDA for 2A Gregory Place. The engagement is fully reported in a standalone document, *Community and Stakeholder Engagement Report, November 2025*, which has also been prepared to support the SSDA.

The engagement detailed in the report is in line with the *NSW Government Social Impact Assessment Guidelines for State Significant Projects*, which require community engagement to be continued throughout the project as its phases progress⁵⁸. The engagement has also been undertaken in accordance with the *Undertaking Engagement Guidelines for State Significant Projects*.⁵⁹

For the preparation of the SIA, the engagement has informed the mitigation measures aimed at reducing the impact of the proposal on the community and enhancing the benefits.

6.1.1 Stakeholder and community engagement on the pre-EIS lodgement in 2022

Community and stakeholder input on the pre-EIS lodgement in 2022 is referenced throughout the *Community and Stakeholder Engagement Report* for historical context as it relates to the updated Concept Plan. The findings of the 2022 engagement are detailed in the final *Forward-Thinking Community Engagement Report (2022)*.

The 2022 SSD Concept DA attracted 104 submissions (including multiple duplicate letters and petitions) making comments about the proposal across the following broad themes:

- The perceived incongruity with the surrounding natural and built landscapes including:
 - Potential adverse impacts on the heritage assets located close to the site (Hambleton Cottage, Experiment Farm and Elizabeth Farm)
 - Need for clearer connection between the design and Connecting with Country urban design methodology
- The height and scale of the built form, and perceptions of overdevelopment of the site
- Social amenity impacts on the local community, including traffic and parking impacts.

⁵⁸ NSW Government Social Impact Assessment Guidelines for State Significant Projects
https://www.planningportal.nsw.gov.au/sites/default/files/documents/2023/GD1944%20SIA%20Guideline_NEW%20VI_14_02_23.pdf

⁵⁹ NSW Department of Planning, Housing and Infrastructure, Undertaking Engagement for State Significant Projects,
<https://www.planning.nsw.gov.au/sites/default/files/2023-03/undertaking-engagement-guidelines-for-ssp.pdf>

Following feedback from stakeholders and the community during the 2022 Engagement, consideration of the submissions and extensive additional engagement, the proponent updated the Concept Plan and established a reconsidered consultant team.

6.1.2 Stakeholder and community engagement for the updated Concept Plan

To accompany the updated Concept Plan, a revised Forward-Thinking community and stakeholder engagement exercise was carried out between February 2023 and September 2025. The purpose of the exercise was to build trust within the community, respond to concerns raised by stakeholders and the community, and establish a higher degree of community comfort in relation to the updated Concept Plan prior to the proponent lodging with DPHI.

6.2 Engagement methodology

The methodology for the engagement to seek input on the updated Concept Plan is described below. It comprised face-face briefings, a project website, a survey, online information sessions, a letterbox drop to surrounding residents and businesses, and electronic direct mail.

Invitations to key community interests to take part in a **face-to-face briefings** to provide a comprehensive information package about the updated Concept Plan, and to hear concerns and ideas to inform the mitigation strategy in the SIA.

These community interest representatives included:

- Federal Member for Parramatta, Andrew Charlton
- State Member for Parramatta, Donna Davis
- Heritage Council of NSW and their Approvals Committee
- National Trust
- Parramatta and District Historical Society
- Museums of History NSW (formerly Sydney Living Museums)
- Our Lady of Lebanon Co-Cathedral (OLOLC)
- City of Parramatta Council.

A **project website** a comprehensive project website including updated Concept Plan details, responses to key themes raised on the EIS SSDA, historical and projected timeline, FAQs, and engagement options (see 2agregoryplace.com.au)

A **survey** accessed through the website, or in hard copy if requested, to provide respondents with an opportunity to detail their concerns and ideas. A total of 22 surveys were completed.

Online information sessions to provide the opportunity for the proponent to deliver a presentation on the updated Concept Plan, and to directly hear and address questions.

Three sessions times were offered:

- 1pm, 16 December 2024
- 8am, 17 December 2024
- 6pm, 19 December 2024

Contact details were provided for those seeking information who could not attend a session.

An **information postcard** was distributed to 1,437 households and businesses in November 2024 and emailed to a further eight stakeholders. The postcard provided details of the website, and the opportunities to attend an information session and / or to complete the survey.

6.3 Summary of engagement findings on the updated Concept Plan

Community and stakeholder participants in the engagement on the updated Concept Plan welcomed the response to issues raised during the 2022 Engagement and acknowledged that significant changes had been made to address these issues.

The dominant themes that were raised or queried related to:

1. European and Indigenous heritage (in particular potential adverse impacts on Hambledon Cottage)
2. Access to open, green space (in particular an appreciation of the land set aside for this purpose in the updated Concept Plan) and
3. Traffic and parking management.

Overall, engagement on the updated Concept Plan showed that the scheme has responded to views of stakeholders and the community shared in the 2022 Engagement. The themes related to European and Indigenous heritage, and traffic and parking management are addressed (as far as practicable) through the updated Concept Plan. In addition, there is support for the community benefits the plan will provide including open space and increased housing (encompassing built-to-rent and affordable housing).

6.3.1 Online community engagement

Attendance at the online information sessions was as follows:

- Two Parramatta and District Historical Society participants at the 16 December 2024 session
- One participant who was a nearby resident at the 17 December 2024 session
- Five participants at the 19 December 2024 session including one representative from the office of the Federal MP, and nearby residents.

In this round of engagement, traffic and parking impacts were the most significant of the questions raised in terms of quantum.

The overall improvements to the green spaces were well-received by community members.

There were positive comments from participants that the updated concept represented an improvement on the EIS design, and that the ‘human’ element of the design was impressive, as was the commitment to biodiversity.

The reduced building heights were also generally welcomed noting that concern remains for those stakeholders connected to Hambledon Cottage. Conversely, some participants expressed disappointment that the project design had reduced the number of affordable housing options given the crisis the community is facing.

Table 9 Key issues identified through online community engagement (Forward- Thinking, December 2024)

Issues / queries	Responses
<p>Clarity around the Build-to-Rent (BTR) model</p>	<p>A community housing provider will manage the whole site, including the Affordable Housing units. Ongoing engagement with residents and a residents’ committee will inform and support effective site management.</p> <p>The BTR lease is required to be in place for a minimum of 15 years. The proponent aims to maintain the BTR model for longer than is required.</p>
<p>Visual impacts of Hambledon Cottage from Hassell Street</p>	<p>Landscaping with advanced shrubbery will provide a green screen between the site and the cottage and soften the visual appearance of buildings.</p> <p>The setbacks have also been increased along this boundary.</p> <p>This will be assessed as part of the visual impact assessment for the site. The Visual impact Assessment and the Statement of Heritage Impact have identified that the original entry to Hambledon Cottage was from the eastern verandah, therefore the subject site, which was on the site of the original Neals Cottage, is the side neighbour, not the rear neighbour.</p> <p>Additionally, the Heritage Council of NSW's Approvals Committee considered the updated concept at their 30</p>

	<p>September 2025 meeting and resolved to support the current updated concept with comments guiding future detailed design.</p>
<p>Security for Hambledon Cottage</p>	<p>A fence will remain between the site and Hambledon Cottage and it will be hidden within shrubbery to provide a visual connection.</p>
<p>Parking</p>	<p>More parking is being provided than required by the planning authority.</p> <p>One car space is being provided per apartment plus one visitor space for every five apartments.</p>
<p>Traffic, including narrowness of Gregory Place and Hassall Street intersection</p>	<p>Gregory Place is no narrower than other streets in area. It has four lanes (including curbside parking lanes). It has previously serviced large trucks when 2A Gregory Place was an active industrial site since the 1950s.</p> <p>Traffic modelling of the Hassall Street intersection at peak times conducted for the EIS SSD Concept DA (with more dwellings) was accepted by TfNSW.</p>
<p>Building heights including incongruity with the area, impacts of those facing Gregory Place, and inconsistency with the City of Parramatta LEP</p>	<p>There are a variety of building heights in the area including the aged care facility of six storeys, the Co-Cathedral’s community centre is equivalent to eight storeys, Alice Street apartments which are the equivalent of 12 storeys from Gregory Place.</p> <p>The proponent has undertaken an extensive review of height impacts since the 2022 EIS submission. Prior to lodgement of the EIS, the proponent worked for many years, from 2018 to early 2021 with the Heritage Council of NSW and their Approvals Committee which resulted in their supporting the progression of the scheme which at that stage was up to eight storeys, to Stage 1 Development Application (also known as a Concept Application).</p> <p>In terms of buildings fronting Gregory Place, the building heights and the setbacks vary. At the northern end, the building height</p>

	<p>is 4 storeys. A laneway is proposed, then the building height continues at 8 storeys with the first 4 storeys setback at 6metres, then a 3-metre set back then another 4 storeys.</p> <p>The setbacks provide the lower storeys to be designed similarly to townhouses with courtyards where mature trees will be planted.</p> <p>The 2017 SCC allows for an assessment on merit, notwithstanding the underlying land use controls, saying that the provision of residential flat buildings is compatible with the future planning for the site. It is noted that the scheme presented to the (then) Department of Planning & Environment for their consideration of the SCC application was 35 storeys in height.</p> <p>Additionally, the Heritage Council of NSW's Approvals Committee considered the updated concept at their 30 September 2025 meeting and resolved to support the current updated concept with comments guiding future detailed design.</p>
<p>Fewer units overall resulting in less affordable housing</p>	<p>The scheme has had to reduce the number of dwellings. While 50% affordable housing has been maintained, there are less dwellings for families in need.</p>
<p>Flooding risk</p>	<p>Parramatta CBD is flood prone. The proposals will comply with Council's adopted 2024 Parramatta River Flood Study and flood management provisions including the preparation of a flood emergency response plan.</p>

6.3.2 Stakeholder briefings

Table 10 Key issues identified in briefings with stakeholder groups on the updated Concept Plan

Stakeholder	Engagement
Heritage Council of NSW	The Heritage Council of NSW lodged a submission objecting to the SSD Concept DA (2022). This was a surprise to the proponent.

Stakeholder	Engagement
	<p>Following extensive engagement at that time, the Heritage Council had indicated that they would support the scheme. The proponent sought to meet with them to brief them on updates to the EIS Concept Plan. The proponent prepared amended documentation to address the Heritage Council's concerns raised in the 2022 submission. This was submitted with a request to meet and present in early 2023.</p> <p>The request to meet was denied and the material was considered in absentia. Written advice from the Heritage Council advised they had visited the site on 4 April and considered the additional material at their meeting of the 3 May 2023. No further information was provided.</p> <p>A meeting with Heritage Council of NSW staff was organised by DPE and held on the 4 May 2023. Written advice dated 12 May 2023 was provided.</p> <p>Subsequently, the proponent engaged a new project team to reconsider the design proposition, which lead to the updated concept plan.</p> <p>The project team presented this updated Concept Plan to the Heritage Council of NSW Approvals Committee on 30 September 2025. The minutes from the meeting state that the Committee resolved to support the proposed current scheme with a maximum of 2-storey heights for buildings in the immediate vicinity of the Hambledon Cottage. Additional resolutions included:</p> <ul style="list-style-type: none"> - Note that the current scheme has responded to a number of concerns previously raised by the Approvals Committee and potential impacts on the context, setting and visual connections between Hambledon Cottage, Experiment Farm Cottage, and Our Lady of Lebanon CoCathedral have been reduced. - Note the material reduction in massing and scale of the building envelopes as part of the proponent’s response

Stakeholder	Engagement
	<p>to submissions</p> <ul style="list-style-type: none"> - Support the Connection with Country and landscape design and recommend that it inform the wider public domain. - Support the proposed 30-metre-wide public park connection as a minimum, which will provide a visual link between Hambleton Cottage and Our Lady of Lebanon Co-Cathedral. - Support the reduction in Building C's footprint and height from 7 – 8 storeys to 4 – 6 storeys.
<p>Department of Planning and Environment (now DPHI)</p>	<p>The applicant briefed the Department's planning team on the updated Concept Plan in September 2023.</p> <p>The Concept Plan was refined in consultation with the State Design Review Panel detailed below.</p> <p>The Applicant and consultant team subsequently met with Paulina Wythes, Director Social and Diverse Housing, and her team on 18 August 2025 to discuss the amended design prior to lodgement. Queries from the Department centred on consultation with Heritage Council of NSW (detailed above), and the SDRP (detailed below). The Department also suggested making contact with Sydney Water. The Applicant has established contact with Sydney Water on the proposal.</p> <p>The response from the Department was that they were keen to see the proposal move forward pending their due diligence of cross checking the updated Concept Plan with the submissions on the SSD Concept DA (2022).</p>
<p>State Design Review Panel</p>	<p>The updated proposal in draft was presented to the SDRP in April 2024. In advice from the Panel following presentation, the SDRP confirmed the following elements of the design strategy were supported:</p>

Stakeholder	Engagement
	<ul style="list-style-type: none"> • A robust Connecting with Country approach embedded with First Nations design principles. • Increased diversity of building typologies, including lower scale buildings fronting Hambledon Cottage and taller buildings fronting communal courtyards. • Improved layout of public open spaces, with stronger relationships to the local context. • Improved connection between Experiment Farm Reserve and Hambledon Cottage Reserve through an increased setback to Parkes Street/Hassall Street. • Increased connectivity across Clay Cliff Creek by introducing pedestrian bridges. • The intent, subject to assessment, to incorporate non-residential uses on the ground floor to improve the activation of communal and public spaces. <p>The SDRP noted suggestions for the project including:</p> <ul style="list-style-type: none"> • Continuing to work with Yerrabingin to embed the established First Nations design principles into the design • Strengthening the local water story (Clay Cliff Creek) of Country and celebrate the riparian ecology • Providing greater detail on the layout and design strategy behind the configuration of the buildings • Providing greater detail in incorporating sustainability initiatives and mitigating against the adverse impacts from increasing natural hazards. <p>These have been addressed in the updated Concept Plan.</p>
Parramatta and District Historical Society	A meeting with Parramatta and District Historical Society onsite was held in September 2024.

Stakeholder	Engagement
	<p>The Society's preference is that the site is converted to parkland. Other issues included security for Hambledon Cottage, traffic and parking and the visual appearance of the buildings.</p>
National Trust	<p>The proponent invited the National Trust to a briefing and site walk. A meeting was scheduled by the Trust in their offices in August 2024 and the proponent presented the updated concept plan. The proponent further offered an opportunity to workshop the updated Concept Plan with their expert committee. The arrangements were not forthcoming, and after multiple follow-up the Trust advised that the workshop would not be needed.</p>
Sydney Living Museums (now known as the Museums of History NSW)	<p>The proponent met with representatives from Elizabeth Farm (Sydney Living Museums, now known as Museums of History NSW) onsite in September 2024.</p> <p>Their focus was on the view lines from the stables upper floor window, and they noted that it would not be impacted due to the advanced greenery on the property which mostly screens views beyond the property boundary.</p> <p>Beyond the Cottage grounds, the representatives were positive about the following:</p> <ul style="list-style-type: none"> • the advanced plants in Swann Reserve would screen the view from the reserve to the development • the reduced building heights and increased setbacks would help to reduce the bulk and scale of the development • interruptions of the view line from Hambledon Cottage to the Cathedral would be minimised • the increased connection between Hambledon Cottage and Elizabeth Farm through greater open space and pathways along the creek would be a benefit to the overall heritage precinct • the increased numbers of people living in the area would potentially be of benefit to Elizabeth Farm

Stakeholder	Engagement
	<ul style="list-style-type: none"> the intention to plant advanced screening flora along key view lines would soften the development and its relationship to its surroundings.
<p>City of Parramatta Council</p>	<p>The project's engineering experts, GRC Hydro, met with Council counterparts in November 2022 to discuss flood modelling where Council ran through their concerns and GRC Hydro presented their methodology.</p> <p>Since this meeting, Council has adopted the Parramatta River Flood Study, which the updated Concept Plan addresses.</p>
<p>Federal Member for Parramatta, Dr Andrew Charlton MP</p>	<p>The proponent invited Dr Charlton to an onsite meeting in July 2024, and a meeting was held in the MP's office later that month.</p> <p>Dr Charlton hosts an online petition against the project.</p> <p>The proponent requested a follow up meeting to update Dr Charlton on the community engagement to date. A date was never provided.</p> <p>The proponent emailed Dr Charlton in December 2024 alerting him to the project website and the commencement of community consultation.</p> <p>Dr Charlton shared the information with his subscribers noting that the updated Concept Plan was an improvement but that he still held concerns. The petition remains active.</p>
<p>State Member for Parramatta, Donna Davis MP</p>	<p>The proponent invited the State Member for Parramatta to a briefing and site visit in August 2024. There was some back and forth over the ensuing weeks to confirm a time in Ms Davis' diary. A meeting did not eventuate.</p> <p>The proponent emailed Ms Davis in December 2024 alerting her to the project website and the commencement of community consultation.</p>

Stakeholder	Engagement
Our Lady of Lebanon Co-Cathedral (OLOLC)	<p>The proponent met with Bishop Antoine-Charbel Tarabay, Father Danny Nouh (Dean) and Anthony Yacoub (Head of the Stewardship Committee) of the OLOLC in August 2024.</p> <p>The Bishop said he supported increased density on the site, appropriately located.</p> <p>Mr Yacoub expressed concerns about proximity and impact of the residences on the Cathedral. The proponent explained that the design will seek an engineering (rather than management) outcome.</p> <p>The proponent offered to present the scheme to the Stewardship Committee and/or OLOLCs experts, noting that OLOLC identified they were working on a masterplan and had engaged a consultant planner to prepare their submission.</p> <p>The proponent followed up the offer to meet and present but it did not eventuate.</p> <p>The proponent emailed OLOLC in December 2024 alerting them to the project website and the commencement of community consultation.</p>

6.3.3 Survey analysis

The 2A Gregory Place proposal community survey went live on the project website (2agregoryplace.com.au) in early December 2024 and remains open. At the time of writing, the survey had been completed by 22 respondents.

A summary of the findings is below.

The majority of people who completed the survey lived in the local area. Out of 22 respondents:

- 9 identified as living within 500 metres of the site
- 4 within five kilometres of the site
- 2 as both a local resident and business owner within five kilometres of the site
- 4 as a regular visitor to the site,
- 2 as a local interest or community group representative and
- 1 did not say

Respondents were asked to share the three things they value most about the area. The following was listed:

- Heritage, not specified Aboriginal or European, was nominated as the most valued
- Natural beauty and green spaces were the second most nominated attribute
- Additional assets that respondents value included the community, the liveability of the area, and connections to amenities.

Participants were asked to rank in order of importance six issues that the 2A Gregory Place proposal is aiming to address. The issues and their ranking is as follows:

1. Access to parks and other green spaces
2. Affordable housing
3. Recognition of Indigenous heritage and history
4. Access to services such as public transport, schools, medical services and shops
5. Cost of living
6. Urban areas that are safe.

Accessibility to open, green space persists as the most important issue for survey respondents. The provision of open, green space, and retaining and creating key view corridors are key project objectives of the updated Concept Plan.

The importance of Indigenous heritage and history to the local area is also recognised by respondents. Aboriginal heritage and history are key principles underpinning the updated Concept Plan founded on First Nations values, engagement and place analysis. The co-design process shared by Yerrabingin and Tzannes establishes a pre-colonial interpretative layer for the proposal adding a new context to Hambleton Cottage and other heritage items in the wider precinct.

One of the most important questions in the survey seeks respondents' views on the changes to the proponent's scheme in the updated Concept Plan. Respondents were asked to rate the importance of the following parts of the proposal:

- Reduced number of dwellings: 8 respondents indicated that this was unimportant, 7 either very or somewhat important, and 3 were neutral
- Reduced scale overall: 8 respondents indicated that this was unimportant, 8 either very or somewhat important, and 2 were neutral
- Traffic management: 11 respondents indicated that this was somewhat or very important, 2 indicated not important, and 5 were neutral

- Increased landscaping: 13 respondents indicated that this was somewhat or very important, 3 as not important, and 2 were neutral
- Clearer view corridors: 7 respondents indicated that this was somewhat or very important, 5 were neutral and 6 rated this as unimportant
- Increased pedestrian and cycle networks: 15 respondents indicated that this was somewhat or very important, and 3 were neutral. No respondent reported this factor was unimportant.

In this response, increased pedestrian and cycle networks as the most important part of proposal with traffic management the second issue of most concern to respondents. Notably, only a quarter of respondents saw a reduced number of dwellings and reduced scale overall as very important. The issue of improvements to view corridors was similarly rated lower in importance with 6 respondents indicating it is unimportant and 5 were neutral.

Respondents were asked about their level of support for the proposal:

- 8 supported the proposal
- 5 opposed the proposal
- 1 indicated support with conditions
- 1 indicated they were uncomfortable with aspects of the proposal
- 1 was undecided
- 1 ticked 'none of the above'.

6.4 Implications for the proposal

6.4.1 Overview

The three issues that have persisted through the 2022 Engagement and updated Concept Plan engagement are:

1. European and Aboriginal heritage
2. Access to open, green space and
3. Traffic management and parking.

As discussed, since 2022 the proponent has reconsidered the EIS proposal, updated the scheme as a direct and considered response to the EIS submissions and conducted additional stakeholder feedback. The proponent has also established a reconsidered consultant team and is putting forward an updated proposal. The approach taken by the new project team has been to take on board the issues raised by the community and stakeholders and address each systematically. These changes are detailed in section 3 of this Report.

Community and stakeholder participants in the engagement on the updated Concept Plan welcomed the proponent's response to the 2022 Engagement and acknowledged that significant changes had been made to the scheme to address the issues raised.

6.4.2 Addressing European and Aboriginal heritage

The proponent's engagement with respected heritage consultancy firm, GBA Heritage, was aimed at addressing both European and Aboriginal heritage concerns. GBA undertook a detailed analysis of both Aboriginal and European history of the site.

GBA's *Assessment of Heritage Significance*⁶⁰ draws together the general understanding of the evolved nature of the locality surrounding three NSW State Heritage Register (SHR)-listed heritage sites located in close proximity to each other - Elizabeth Farm, Hambledon Cottage, and Experiment Farm. This report reviewed the evolutionary influences on the historic heritage significance of each of the three SHR listed heritage items, recognising that each has contributed and been derived from the Aboriginal custodianship and subsequent colonial habitation of the area between 1788 and 2024.

The updated Concept Plan addresses the ongoing view from a small number of stakeholders about the potential impact on the local heritage precinct, in particular Hambledon Cottage. This includes landscaping with advanced shrubbery that will provide a green screen between the site and the cottage and soften the visual appearance of buildings. The setbacks have also been increased along this boundary.

Of note, the Heritage Council of NSW Approvals Committee of 30 September 2025 resolved to:

- Note that the current scheme has responded to a number of concerns previously raised by the Approvals Committee and potential impacts on the context, setting and visual connections between Hambledon Cottage, Experiment Farm Cottage, and Our Lady of Lebanon Co-Cathedral have been reduced.
- Note the material reduction in massing and scale of the building envelopes as part of the proponent's response to submissions
- Support the proposed 30-metre-wide public park connection as a minimum, which will provide a visual link between Hambledon Cottage and Our Lady of Lebanon Co-Cathedral.
- Support the reduction in Building C's footprint and height from 7 – 8 storeys to 4 – 6 storeys.
- Support the proposed current scheme with a maximum of 2-storey heights for buildings in the immediate vicinity of the Hambledon Cottage.

⁶⁰ Assessment of Heritage Significant, GBA Heritage, 2024

Aboriginal heritage and history were also raised in the 2022 engagement consultation and are key principles underpinning the updated Concept Plan. The codesign work found that the area was the home of generations of Aboriginal people, providing land for social networks, economic activity such as net and tool making sites and fire stick farming practices, and home-based activities such as cooking sites. These important historical features are reflected in the Tzannes Design Report.

Through a co-design process, involving Designing with Country and urban design experts, an updated precinct concept was developed which integrates built form, landscape, and respect for both European and Aboriginal heritage, directly responding to the feedback received.

The Heritage Council NSW Approvals Committee at its meeting on 30 September 2025 resolved to support the Connection with Country and landscape design and recommend that it inform the wider public domain.

6.4.3 Addressing access to open, green space

The open space and landscape design in the updated Concept Plan strives to thoughtfully balance the interpretation of colonial history with pre-colonial and contemporary multi-cultural elements.

Access to open, green space continues to rank among the most important issues for community members. The provision of open, green space, and retaining and creating key view corridors are key project objectives of the Updated Concept Plan.

Key changes to the scheme to address these issues include:

- A total landscaped area of 16,343sqm will create a seamless integration with surrounding parkland and will create new parks, pedestrian passages, and accessways.
- The site layout will be porous, allowing for easy pedestrian mobility within and through the site, and a clear outlook from one side of the site to another.
- Heavy plant screening on the southern border of the site, will ensure the privacy and separation of the Our Lady Of Lebanon Co-Cathedral and surrounding area. While this screening will be placed in the interests of privacy, its height will be maintained in order to mitigate overshadowing the Co-Cathedral and adjacent childcare centre.

6.4.4 Addressing traffic management and parking

Traffic and parking impacts on the locality remain a persistent concern, despite the project providing a significant amount of parking spaces. The updated Concept Plan proposes to provide a total of 386 car parking spaces, with 296 spaces allocated for residents, 90 spaces for visitors, retail uses, and car share, 353 bicycle parking spaces, and 52 motorcycle parking spaces. All parking provision complies with the requirements stipulated in the Housing SEPP, the PDCP 2011, and the National Construction Code.

In terms of traffic impact, the *Transport and Accessibility Impact Assessment* has concluded that due to low traffic generation, the updated Concept Plan is expected to not create significant impacts on the surrounding transport network⁶¹.

6.4.5 Conclusion from the engagement on the updated Concept Plan

Overall, engagement on the updated Concept Plan shows that the scheme has responded to views of stakeholders and community raised in the 2022 Engagement and submissions. Heritage Council of NSW has stated its support of the proposed current scheme with a maximum of 2-storey heights for buildings in the immediate vicinity of the Hambledon Cottage. In the survey, 10 respondents supported the proposal, eight of which were unconditional. Five respondents opposed the proposal.

The engagement has demonstrated support for the significant positive benefits to both the local and wider communities in this proposal including build-to-rent and affordable housing. Respondents are also in favour of the public domain improvements associated with the site including pedestrian and cycle connections and creating a parkland setting. Respondents' support also extends to the enhanced importance of Indigenous cultural heritage.

Regular engagement with DPHI's Social and Diverse Housing team and the SDRP during the refinement of the updated Concept Plan and their subsequent in-principal support for the proposal provide a sound basis to demonstrate that the project aligns with strategic policy objectives and has been progressed in a manner consistent with stakeholder expectations.

⁶¹ 2A Gregory Place, Transport and Accessibility impact Assessment, 6 December 2024

7 SOCIAL IMPACT ASSESSMENT AND MITIGATION MEASURES

7.1 Social impact evaluation and response mitigation

Based on the evidence collated for this SIA and the associated community and stakeholder engagement process, including assessment of previous engagement outcomes, the following anticipated social impacts have been identified as resulting from the proposal. These impacts occur both during the construction phase and when the project is built, and residents have moved in.

The social impacts of the proposal will vary through the lifecycle of the project. The impact assessment approach identifies those impacts and benefits which are generally realised later in the project, such as at the more detailed design/development application and construction phases.

The mitigation measures are aimed at minimising negative impacts and maximising positive impacts throughout the stages of the proposal.

Table 11 Social impact and benefits and mitigations

Social impact or benefit	Likelihood level and magnitude	Assessed impact significance amended Concept Plan	Response mitigation
Way of Life and surroundings			
Heritage impact on three state heritage registered items	High	Medium positive	Significant changes to the proposal following 2022 engagement, including: <ul style="list-style-type: none"> • Reduction in bulk, scale, and height • Significantly increased setbacks, particularly buildings on the northern and southern sides of the site • A total landscaped area of 16,343 sqm to create a seamless integration with surrounding parkland and creating new parks, pedestrian and cyclist passages and accessways, and view corridors • The site layout will be porous, allowing for easy pedestrian mobility within and through the site, and a clear outlook from one side of the site to another

			<ul style="list-style-type: none"> • Heavy plant screening on the southern border of the site, will ensure the privacy and separation of the Our Lady of Lebanon Co-Cathedral and surrounding area. While this screening will be placed in the interests of privacy, its height will be maintained in order to mitigate overshadowing the Co-Cathedral and adjacent childcare centre • Opportunity for greater visitors from culturally diverse communities to the historical assets with the increase in local population and greater permeability of the site • Increased parking providing more parking than required.
Aboriginal heritage	High	High positive	<p>The importance of Indigenous heritage and history to the local area is recognised locally and through engagement. Aboriginal heritage and history are key principles underpinning the updated Concept Plan. As explained in chapter 4, the Project’s Connecting with Country codesign processes found that the area was the home of generations of Aboriginal people, providing land for social networks, economic activity such as net and tool-making sites and fire stick farming practices, and home-based activities such as cooking sites. These important historical features are reflected in the Design Guide. This proposal offers significant recognition to the Indigenous heritage of the site for the first time.</p>
Provision of Build-to-Rent and Affordable Housing	High	High positive	<p>Significant benefit to local area and wider region:</p> <ul style="list-style-type: none"> • The proposal delivers increased housing stock through build-to-rent and affordable housing provision, which will contribute to easing the

			<p>housing need in the locality as well as at a broader scale of the region.</p> <ul style="list-style-type: none"> • Increased rental housing stock, particularly for key workers, will support the projected significant growth in employment in the Parramatta LGA with the City of Parramatta Council targeting the creation of 150,000 more jobs by 2050.⁶² • The reduction in dwelling number has reduced the amount of affordable housing in the updated Concept Plan.
<p>Management of the site - BTR and Affordable Housing</p>	<p>High</p>	<p>High positive</p>	<p>Research demonstrates that many of the perceived negative impacts of affordable housing depend on project design, management, and location, and are most likely where design and management are poor, where it is located in a rundown and disadvantaged area, and when affordable housing residents are clustered. In the updated Concept Plan, different tenure types will be spatially disbursed and physically indistinguishable.</p> <p>Potential impacts that may concern a community include antisocial behaviour, parking, privacy, overlooking, visual effects, and noise. These potential impacts can be mitigated, as further outlined in chapter 7 of this report. There is no evidence that affordable and BTR housing increases local crime activity or other social amenity impacts.</p> <p>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</p>

⁶² City of Parramatta, *Parramatta revs up bid to be Western Sydney's jobs engine*, <https://www.cityofparramatta.nsw.gov.au/about-parramatta/news/media-release/parramatta-revs-up-bid-to-be-western-sydneys-jobs-engine>, published 5 September 2024

			housing projects and are ‘principles’ which underpin the updated Concept Plan.
Health and well-being			
Parkland setting	High	High positive	<p>The project will deliver a parkland setting comprising a total landscaped area of 16,343 sqm to create a seamless integration with surrounding parkland and creating new parks, pedestrian and cyclist passages and accessways, and view corridors.</p> <p>The area is currently blighted with disused factories, and the existing open space is hardly ever used or visited.</p>
Pedestrian and cycleways	High	High positive	<p>The engagement has demonstrated that there are significant positive benefits to both the local and wider communities in the passive and recreation opportunities in this proposal.</p> <p>The top two responses in the survey rated as somewhat or very important were: increased pedestrian and cycle networks (n=15) and increased landscaping (n=13).</p>
Community			
Perceived incongruity with the surrounding natural and built landscapes, the height and scale of buildings. General perceptions of overdevelopment of the site, social amenity impacts on the local community, and traffic and parking impacts.	High	Low negative and positive noting the locality change is significant	<p>Responses have included a reduction of the scale of the development and increased setbacks, particularly on the borders of the OLOLC and Hambledon Cottage, and a significant increase in green space and landscaping to create a more harmonious interaction with surrounding land uses.</p> <p>Landscaping with advanced shrubbery will provide a green screen between the site and the cottage and soften the visual appearance of buildings.</p>

Community consultation	Medium	Medium positive	<p>The updated Concept Plan addresses views raised by the community and stakeholders in the 2022 engagement systematically.</p> <p>Community and stakeholder participants in the engagement on the updated Concept Plan recognised and welcomed the proponent’s response to the previous consultation and acknowledge that significant changes have been made to the scheme.</p> <p>The three key issues through the stakeholder and community engagement are European and Aboriginal heritage, access to open, green space and traffic management.</p> <p>The themes related to European and Indigenous heritage, and traffic and parking management are addressed (as far as practicable) through the updated Concept Plan. In addition, there is support for the community benefits the plan will provide including open space and increased housing (encompassing built-to-rent and affordable housing).</p>
Economic			
Economic boost and jobs	High	High positive	<p>Increased housing stock will support the projected significant growth in employment in the Parramatta LGA with the City of Parramatta Council targeting the creation of 150,000 more jobs by 2050.⁶³</p>
Access			
Traffic impact	Medium	Medium negative	<p>The development will generate up to 61 vehicle trips during the AM peak hour, 48 in PM. Most</p>

⁶³ City of Parramatta, *Parramatta revs up bid to be Western Sydney's jobs engine*, <https://www.cityofparramatta.nsw.gov.au/about-parramatta/news/media-release/parramatta-revs-up-bid-to-be-western-sydneys-jobs-engine>, published 5 September 2024

		<p>traffic will travel to/from James Ruse Drive.</p> <p>Development’s peak traffic generation times do not coincide with peak times of the church and school. Traffic impacts will be minimal on the surrounding road network during typical residential development peak hours.</p> <p>Under the future-year scenarios, the proposed development is not expected to create significant impacts on the operation of the key intersections surrounding the site, either when assessed with or without nearby developments. No upgrade to infrastructure is required as a result of the proposed development.</p> <p>Based on the above findings, the traffic assessment concludes that:</p> <ul style="list-style-type: none"> • Due to its low traffic generation, the proposed development is expected to not create significant impacts on the surrounding transport network. • The Alfred Street Alice Street roundabout has been found to experience congestion only during school pick-up and drop-off times. The roundabout’s peak times do not coincide with the proposed development’s peak traffic generation times and hence will not be exacerbated by the proposal. • The proposed parking provisions comply with relevant legislation and documents. The provisions are considered appropriate based on the parking demand analysis. The proposal will not have an adverse impact on the on-street parking in the area. • Servicing and loading/unloading activities will not create significant traffic impact and safety
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			issues on either the proposed landscaped shared zone or Gregory Place.
Parking	Medium	Medium negative	<p>The development proposes to provide a total of 386 car parking spaces, with 296 spaces allocated for residents and 90 spaces for visitors, retail uses, and car share. The provision for accessible parking has not been finalised but will be at least three spaces as required by the PDCP 2011.</p> <p>A total of 353 bicycle parking spaces will be provided, comprising 320 spaces for residents and 33 spaces for visitors and retail uses, which are all accessible from the B1 level. The proposal will also deliver 52 motorcycle parking spaces, 45 spaces for residents and 7 spaces for short-term users.</p> <p>All parking provision complies with the requirements stipulated in the Housing SEPP, the PDCP 2011, and the National Construction Code.</p> <p>The proposed parking equates to an average provision of 1.2 parking spaces per dwelling, lower than the previous 1.3 spaces per dwelling proposed in the original SSDA. It is also noted that while the resident car parking provided is higher than the Housing SEPP's requirements, it is still 10 per cent lower than the PDCP 2011 requirements of 330 spaces.</p>
Public Transport	Medium	High positive	<p>Public transport is expected to be the most common mode of transport among future residents, sharing 55 per cent of the modal split.</p> <p>Private vehicle mode share is predicted to be about 35 per cent, including both drivers and passengers. Walking and cycling will cover the rest of 10 per cent.</p>

			<p>With the location of the development being close to existing amenities and services, walking is expected to be an attractive transport mode. The routing analysis shows that the existing walking infrastructure between the development and other destinations is adequate to ensure pedestrian comfort and safety.</p> <p>The development will encourage the use of cycling through the provision of 353 bicycle parking spaces located in a convenient location. However, it is acknowledged that the existing bicycle network is considerably limited.</p> <p>Hence, the delivery of the Parramatta Bike Plan 2024 will be crucial in capitalising on the development location to encourage cycling as an alternative mode</p>
Decision making systems			
Ongoing management of the scheme	High	High positive	<p>Engagement of a community housing provider is underway for early advice and ongoing management of BTR and Affordable Housing</p> <p>The community housing provider will establish decision-making systems in the scheme to ensure residents are actively engaged in community-building and problem resolution.</p> <p>Ongoing engagement with neighbouring residents will also be established to inform management of emerging issues.</p>

8 CONCLUSION

This assessment concludes that the social impacts that were likely to be generated through the State Significant Development Concept Development Application (2022) have been substantially minimised or eliminated in the updated Concept Plan.

The long-term benefits of the proposal are associated with the local and wider community benefit of providing rental accommodation and affordable rental housing that will contribute to local and state government strategic priorities for housing diversity, accessibility and affordability in close proximity to essential services and job opportunities. This includes increased housing stock that will support the projected significant growth in employment in the City of Parramatta Council, which is targeting the creation of 150,000 more jobs by 2050.⁶⁴ This significant increase in rental housing stock will support key workers to live in a well serviced location, where there is a significant shortage of rental housing stock and affordability pressures. They will have increased security of tenure, opportunities to participate in the management of the housing and the opportunities to move within the development as their housing needs change, which will facilitate community cohesion and connection to the local community.

There will also be benefits for the local area through the renewal of a valued European heritage area, as well as benefits for the historical assets with the increased population and flow-on in visitor numbers. Despite their significance to Parramatta's history, visitor numbers to Hambleton Cottage and Experiment Farm are low: Hambleton Cottage reported a record 4,500 visitors in the year preceding April 2024⁶⁵, which is an average of 87 visitors per week. This is likely due to them only being open to the public for pre-bookings for a small number of hours between some Fridays and Sundays. It is currently a relatively isolated location. This amended Concept Plan will increase physical access and amenity to the whole site.

Hambleton Cottage and Experiment Farm are also currently separated from Elizabeth Farm by the industrial complex slated for development. The updated Concept Plan seeks to redress this providing greater connectivity between the three colonial-era sites.

Accordingly, the Heritage Council of NSW Approvals Committee of 30 September 2025 resolved to *support the proposed current scheme with a maximum of 2-storey heights for buildings in the immediate vicinity of the Hambleton Cottage.*

The updated Concept Plan will also enhance the heritage value of the area through unprecedented recognition of the area's Indigenous heritage. There are no landmarks or references in Harris Park to the

⁶⁴ City of Parramatta, *Parramatta revs up bid to be Western Sydney's jobs engine*, <https://www.cityofparramatta.nsw.gov.au/about-parramatta/news/media-release/parramatta-revs-up-bid-to-be-western-sydneys-jobs-engine>, published 5 September 2024

⁶⁵ City of Parramatta, *Media release: Hambleton Cottage celebrates 200 years of heritage*, April 2024

area's original inhabitants and the 60,000 years of history that preceded colonisation. Through a co-design process involving Designing with Country and urban design experts, the updated Concept Plan integrates built form, landscape, and respect for both European and Aboriginal heritage.

The provision of a total landscaped area of 16,343 sqm to integrate the built form with surrounding parkland and create new parks, pedestrian and cyclist passages and accessways has been acknowledged through community engagement as the most important update to the updated Concept Plan. This feature will deliver significant public benefit to the current and new community, as well as visitors to the area.

The redevelopment of the site will have some impacts on the immediate locality including those 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 changes associated with the increased building density on the site, and generally more foot and vehicle traffic.

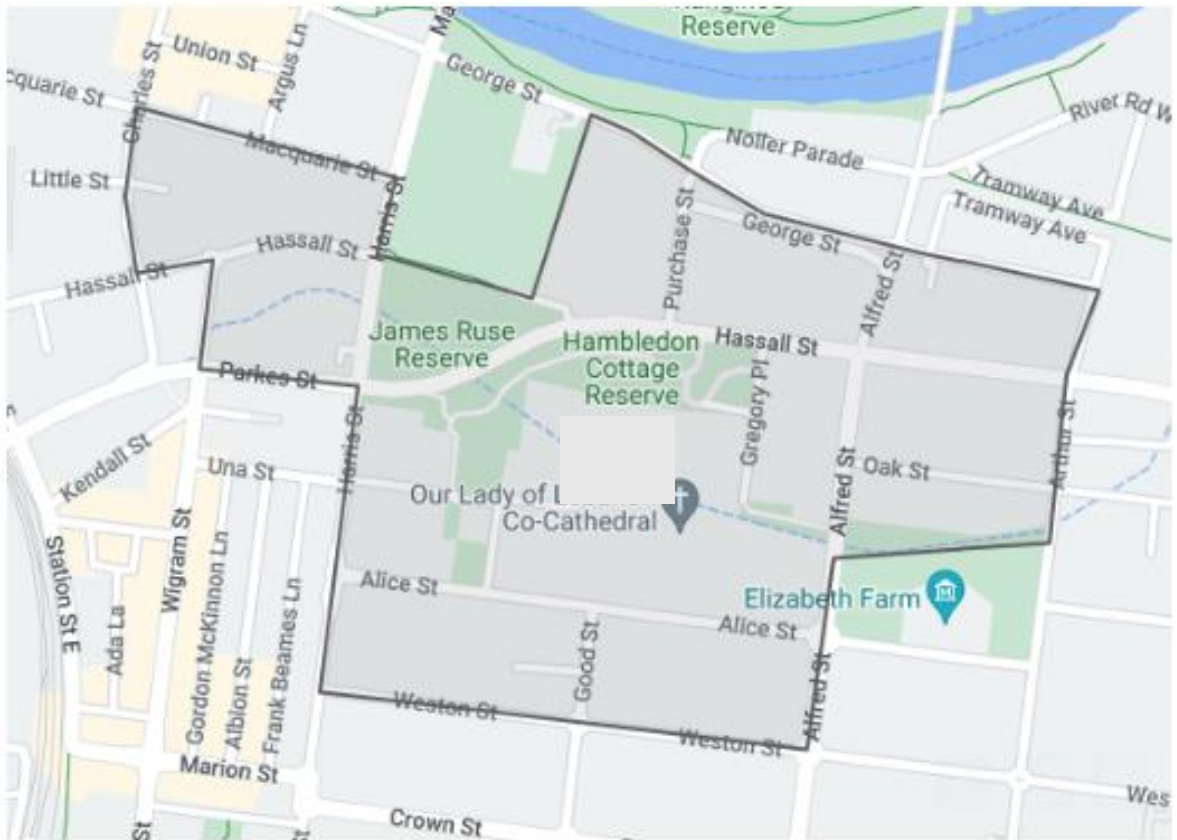
To address these impacts, the updated Concept Plan includes reduced building heights on the northern, southern and western boundaries and increased setback distances on all boundaries. Extensive heavy screening planting on the site's boundaries is a further enhancement.

In terms of traffic and parking management, a shared vehicle and pedestrian public access way along the northern boundary provides ease of drop of and pick up. The reduction in apartment numbers reduces the number of vehicles for the proposal. Parking provisions in the updated Concept Plan are greater than required by the relevant planning controls.


The assessment concludes that perceived and or actual negative impacts of the updated Concept Plan can be managed with the implementation of the proposed mitigation measures. The updated Concept Plan has the potential to deliver significant overall benefit to the socio-economic environment of the local area and Parramatta region more broadly.

Appendix 1 Demographic Analysis

Gregory Place - Summary Report



Your data at a glance.

 Residential

1348

 Businesses

42

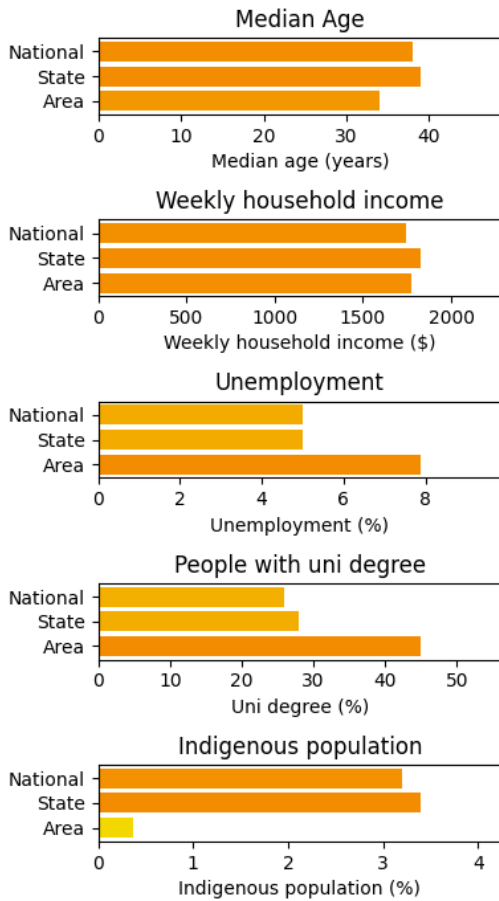
 Letterboxes (PAF)

1243

 Population

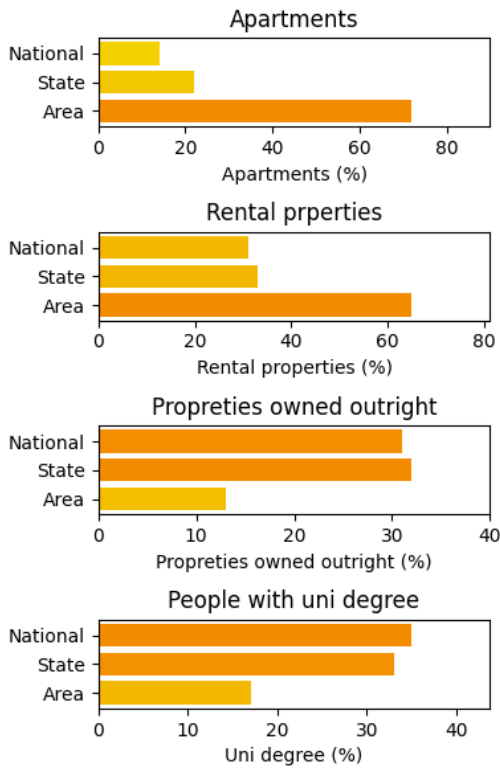
2363

People

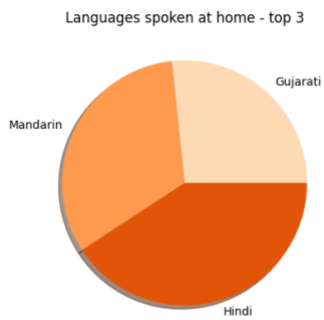


The area's demographic profile indicates a significantly younger population with a high level of education, evidenced by the substantial number of university degree holders. Although weekly household income is slightly below the state average, it surpasses the national figure. Nonetheless, there is a notably higher unemployment rate and a minuscule proportion of Indigenous residents compared to both state and national averages.

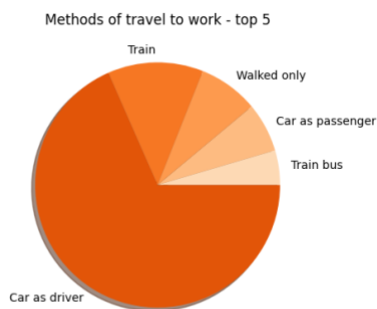
Dwellings



The area is highly urbanised with a predominance of apartments and rental properties, suggesting a transient population or a preference towards flexibility and lower commitment housing. Outright ownership is significantly low, indicating potential affordability issues or demographic trends favouring mobility.



In this area, the percentage of Hindi speakers is 730percent higher than the state average.



In this area, the percentage of people getting to work by car as driver is 33percent lower than the state average.