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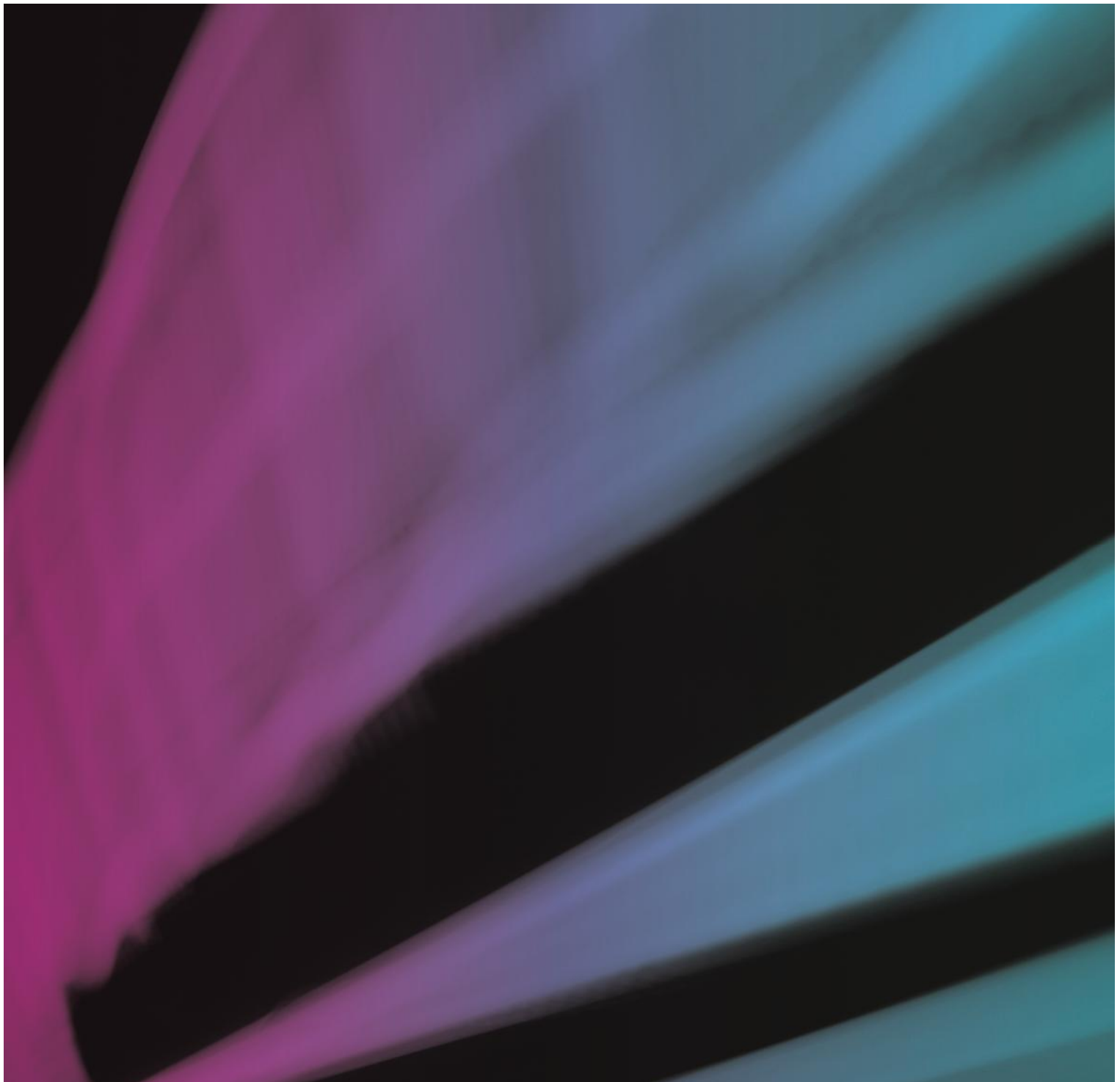
Appendix N

**Socio-economic
Technical Working Paper**

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Western Sydney Stadium

Technical Working Paper: Socio-economics



Western Sydney Stadium

Technical Working Paper: Socio-economics

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Executive Summary

In September 2015, the NSW Government announced a package of works to renew the Sydney Stadium network over the next decade, with the Western Sydney Stadium Project forming a key part of this package. Infrastructure NSW (INSW), on behalf of Venues NSW, is therefore seeking approval for the development of a 30,000 seat stadium (Western Sydney Stadium) on the site of the existing stadium (Parramatta Stadium) in Parramatta (the Site). Assessment and approval for the Project will be undertaken in two stages under Section 83B of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Stage 1 of the Project includes an initial application for the Concept Proposal and demolition works (The Proposal) to accommodate the Western Sydney Stadium and is the subject of this Technical Working Paper.

This *Technical Working Paper: Socio-economics* assesses the potential social and economic impacts of the Proposal in accordance with the Secretary's environmental assessment requirements (SEARs) issued for the Project. This Technical Working Paper has been prepared to support the environmental impact statement (EIS) for Stage 1 of the Project.

The Concept Proposal for the Western Sydney Stadium is anticipated to provide a range of benefits, on a State, regional and local scale, including:

- Maintained and improved competitiveness, on both a State and regional level, for Parramatta to host national and international sporting events and other major events;
- Increased investment in sport and entertainment, which aligns with Council's vision for the City and local and regional community sporting and entertainment values;
- Provision of upgraded facilities for multiple sporting codes as a competition site, including the Parramatta Eels and Western Sydney Wanderers as well as provision for two additional NRL franchises, which aligns with the City of Parramatta Council's objective to capitalise on support for a number of teams to engage and unite the local and regional community and foster a sense of civic pride;
- Contribution to growth in the State, regional and local economies and assist with activation of the Parramatta City centre with visitors to the area expected to increase; and,
- Creation of jobs with up to around 900 positions generated during major event days.

The Proposal also has the potential to result in socio-economic impacts, which broadly include:

- The temporary occupation or acquisition of property.
- Amenity impacts, including changes to noise, air quality and visual amenity.
- Changes to access and connectivity for vehicles, pedestrians and cyclists.
- Impacts to the local, regional and State economy.
- Cumulative impacts with other developments planned or proposed for Parramatta.

Mitigation measures are recommended to manage potential socio-economic impacts of the Proposal, in accordance with other technical assessments undertaken to inform the EIS, where relevant.

1.0 Introduction

1.1 Background

In September 2015, the NSW Government announced a package of works to renew the Sydney Stadium network over the next decade. The Western Sydney Stadium Project (the Project) forms a key part of this package and involves a proposal to construct a new 30,000 seat stadium on the site of the existing stadium in Parramatta (the Site). Assessment and approval for the Project will be undertaken in two stages under Section 83B of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*:

1. Initial application for the concept proposal and demolition works (the Proposal) to accommodate the Western Sydney Stadium (Stage 1) (subject of this Working Paper)
2. A second separate application for the detailed design and subsequent construction and operation of the Western Sydney Stadium (Stage 2).

This Proposal comprises Stage 1 of development for the Project. Specifically, the Proposal includes:

- Concept Proposal for the Western Sydney Stadium, including parking and access facilities, ancillary infrastructure and landscaping
- Staged demolition and removal of the Parramatta Swimming Centre and part of The Park Trust car park, existing stadium and associated infrastructure, including the associated hardstand areas where required (footpaths, roads, car parks etc.).

Works associated with the removal of below ground infrastructure and excavation works will be assessed under Stage 2 once a detailed design has been prepared. These works will not be considered further for the Stage 1 assessment.

1.2 Purpose of this technical working paper

The purpose of this Technical Working Paper: Socio-economics is to identify and assess the potential social and economic impacts of the Proposal in order to inform the EIS and provide a social perspective, so as to balance the environmental and economic outcomes of the proposed development.

This Technical Working Paper aims to provide an understanding of the community context within which the Proposal will be undertaken, considering community perceptions, while recognising the diversity of stakeholder interests and values.

1.2.1 Secretary's Environmental Assessment Requirements

In preparing the Technical Working Paper, the Secretary's environmental assessment requirements (SEARs) issued for the project on 18 April 2016 have been addressed. The key matters raised by the Secretary for consideration in the Technical Working Paper and where this paper addresses the SEARs are outlined in **Table 1**.

Table 1 SEARs applicable to the Technical Working Paper: Socio-economics

Secretary's Environmental Assessment Requirements		Section Addressed
Direct requirements		
Social and Economic Impact	Include an assessment of the social and economic impacts of the development, including: <ul style="list-style-type: none"> - the benefits the stadium will generate for the Parramatta CBD and the local region, including tourism, retail, entertainment and night-time economies; and - the impacts on the local community from the loss of the existing swimming pool and an explanation of how the impacts will be adequately addressed. 	Section 5.0 Section 5.1.1 and Section 5.2.1
Indirect requirements addressed elsewhere in the EIS		

Secretary's Environmental Assessment Requirements		Section Addressed
General requirements	Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include: <ul style="list-style-type: none"> - adequate baseline data; - consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed); and - measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment. 	<p>Section 3.0</p> <p>Section 3.5, Section 5.1.5 and Section 5.2.5</p> <p>Section 6.0</p>
	<ul style="list-style-type: none"> - an estimate of jobs that will be created during the construction and operational phases of the proposed development 	Section 2.2
Amenity	Assess amenity impacts on the surrounding locality, including view impacts, overshadowing and acoustic impacts	Section 5.1.2 and 5.2.2
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> - Parramatta Council; - Roads and Maritime Services; - Transport for NSW; - Parramatta Coordination Office, Transport for NSW; - Parramatta Light Rail team; - Sydney Trains; and - Heritage Division of Office of Environment and Heritage. <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>	Chapter 5 of the EIS (Consultation) with an overview provided in Section 2.3 of this paper

1.3 Scope of work

The scope of work for this Technical Working Paper comprises the assessment of socio-economic impacts of Stage 1 of the Project, including Concept Proposal and demolition works (The Proposal).

This Technical Working Paper uses the social indicators method, whereby social indicators are used to measure and monitor impacts as changes to the social environment. The assessment is based on a desktop review of publicly available information, and has been undertaken in accordance with relevant guidelines, including City of Parramatta Council's *Social Impact Assessment Guidelines* (2013).

Potential impacts of the Proposal have been assessed in terms of the following broad socio-economic impacts:

- The temporary occupation or acquisition of property.

- Amenity impacts, including changes to traffic, noise, air quality and visual amenity.
- Changes to access and connectivity for vehicles, pedestrians and cyclists.
- Impacts to the local, regional and State economy.
- Cumulative impacts with other developments.

Mitigation measures are recommended to manage potential socio-economic impacts of the Proposal, in accordance with other technical assessments undertaken to inform the EIS, where relevant.

1.4 Report structure

This Technical Working Paper is structured as follows:

- Section 1: Introduction – outlines the purpose and structure of this technical working paper.
- Section 2: Project description – provides an overview of the Project.
- Section 3: Existing environment – presents the current socio-economic characteristics of the study area.
- Section 4: Assessment methodology – describes the statutory context, relevant guidelines and methodology applied for this technical working paper.
- Section 5: Impact assessment – describes the potential socio-economic impacts resulting from the Proposal.
- Section 6: Mitigation and management – provides a summary of mitigation, management and monitoring responsibilities in relation to socio-economic impacts of the Proposal.
- Section 7: Conclusion.
- References
- Appendix A Socio-economic profile
- Appendix B Community infrastructure

2.0 Project description

2.1 Project Site

The Site is located at 11-13 O'Connell Street Parramatta, approximately 25 kilometres (km) west of Sydney Central Business District (CBD). The Site exists within the broader context of Parramatta Park and is approximately 1 km North West of Parramatta Train Station and Parramatta CBD. **Figure 1** presents the Site in the context of its geographical setting, the site boundary and the demolition works area.

Figure 1 Western Sydney Stadium Site overview



Source: AECOM

A key feature of the area is the Parramatta River, which flows to the west and south of the Site, continuing in a south easterly direction until it discharges into Sydney Harbour, approximately 20 km downstream. Parramatta Park extends across Parramatta River to the west of the Site and includes the World heritage listed Old Government House, approximately 200 metres south west of the Site.

The Site comprises of the existing stadium and stadium complex, surface car parking facilities (to the north and east of the stadium), Parramatta Swimming Centre to the east of the stadium (located on Crown Land), and a training field to the south of the stadium. The Site is legally described as Lots 951, 952, 953, 954, 955, 956, 957, 958, 959, 961, 962, 963 in Deposited Plan (DP) 42643 and Crown Land Lot 80-3000 (part).

The demolition works area comprises the parts of the Site where the demolition works and supporting activities will take place. This area excludes the two predominantly vegetated areas to the north and west, and part of the training field (refer to **Figure 1**). No activities or impacts are proposed in these excluded areas.

Other land uses surrounding the Site include the Park Trust car park to the south east, the old Kings Oval located south west and the Parramatta Leagues Club and associated surface car park immediately adjacent to the north.

Land use to the east of the Site is primarily comprised of low density residential development, as well as mixed use and public recreation. Notable uses include schools and places of worship (our Lady of Mercy College and St Patricks Cathedral), and the Old Kings School site to the south east of the Site.

2.2 The Proposal

The Proposal comprises Stage 1 of development for the Project. Specifically, the Proposal includes:

- Concept Proposal for the Western Sydney Stadium, including parking and access facilities, ancillary infrastructure and landscaping; and,
- Staged demolition and removal of the existing stadium and associated infrastructure, including the existing stadium and the associated hardstand areas where required (footpaths, roads, car parks etc.), and the Parramatta Swimming Centre.

Works associated with the removal of below ground infrastructure, excavation works, and construction of the Western Sydney Stadium will be assessed under Stage 2, once a detailed design has been finalised.

2.2.1 Western Sydney Stadium Concept Proposal

The Western Sydney Stadium Concept Proposal is shown in **Figure 2**. The Concept Proposal provides for:

- a maximum total Gross Floor Area (GFA) of approximately 60,000 m² (excluding the playing pitch) for the stadium development;
- a maximum total GFA of approximately 20,000 m² for ancillary uses within the northern corner of the Site;
- transport access and parking facilities;
- public domain elements; and
- landscaping elements throughout the Site.

Stadium features

The Proposal would provide the following facilities (refer Figure 2):

- additional seating for approximately 10,000 more spectators in a seating bowl with 30,000 seats, including 27,000 general admission seats and 3,000 corporate seats;
- playing pitch;
- five levels of premium box/terrace, function/lounge offerings and a number of suite offerings;
- flood lighting, stadium video screens and other ancillary fittings; and
- additional facilities for team, media, administration and amenity, including:
 - police facility and security office;
 - players changing rooms;
 - ticket gates and ticket boxes;

- media interview rooms;
- green room;
- production suite and joint operation control room;
- event briefing rooms;
- hirers office and patron services offices;
- first aid facilities;
- loading docks for deliveries; and
- food, beverage and retail facilities.

Facilities for premium offerings, players, media and broadcasting, administration and deliveries/waste would be located on the western side of the stadium to maximise integration of servicing logistics and internal infrastructure.



CONCEPT PLAN
WESTERN SYDNEY STADIUM CONCEPT PLAN

Future development area

The future development area is located along the northern edge of the site with a prominent presence to O'Connell Street, and is earmarked for a building(s) to contain ancillary and complementary uses to the sporting venue/precinct. It is anticipated this building could provide opportunities for Venues NSW through a range of possible uses such as community uses, function or entertainment uses, and/or other permissible uses.

Parking and access

The Concept Proposal would provide limited parking of approximately 500 car parking bays to the north and west of the stadium. The car park would be restricted to corporate and VIP use on game days.

The existing car park to the south of the stadium on Parramatta Park Trust land would be retained under the Concept Proposal. However, to facilitate the new access to the stadium, the existing car park capacity may be reduced by up to 34 car parking spaces. Nonetheless, the car park would continue to be used by commuters on weekdays, and may continue to be rented by Venues NSW for patron parking during events. The car park would continue to be accessed via O'Connell Street however, the access point would need to be augmented to maintain access given the new vehicle access requirements for stadium entry.

Vehicular access to the stadium complex on non-event days would be provided via a two way vehicular access road from O'Connell Street with entry points both at the north and south of the stadium. It would circle the western side of the stadium to return to O'Connell Street. It is anticipated team buses, service vehicles and loading trucks would access the stadium from the southern entry point to the loading dock south of the stadium. A VIP drop-off point would be provided to the west of the new stadium. It is anticipated that on event days, the northern entry of the access road would be closed or restricted to avoid and minimise conflict and congestion with pedestrians accessing the Site.

Parking and accessibility under the Concept Proposal are shown diagrammatically in **Figure 3** and **Figure 4**, for non-event days and event days.

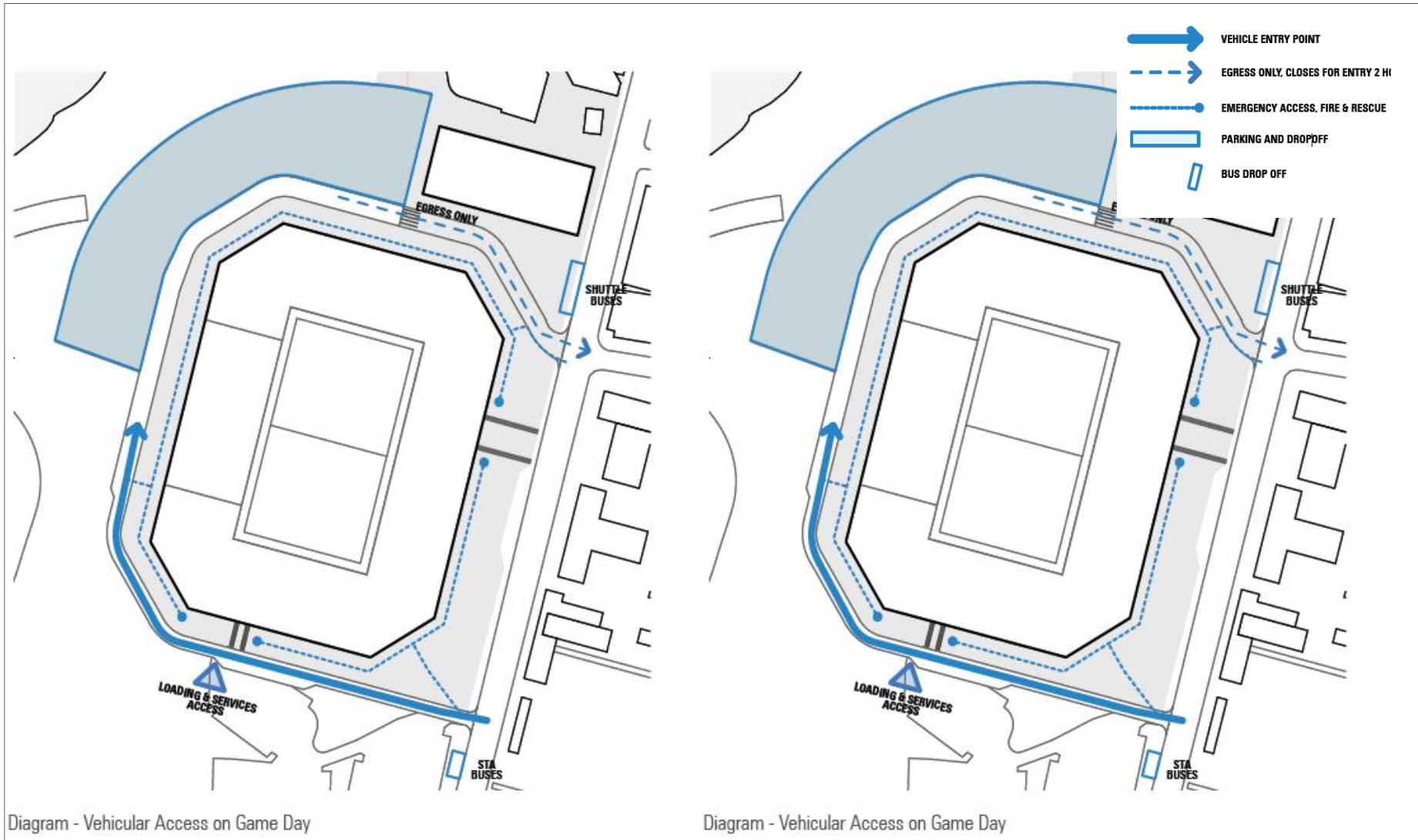


Figure 3 Concept Proposal- parking and accessibility on event days (left image) and non event days (right image)

The proposed limited parking facilities in the new stadium complex aim to encourage patrons to use active or public transport on event days, with the provision of bus facilities on O'Connell Street, facilities for cyclists and pedestrian paths and plazas. Pedestrian access to the stadium complex would be provided via two main entry gates:

- an upgraded access point opposite the Victoria Road and O'Connell Street intersection, similar to the existing access for Parramatta Stadium. This access point would serve as the main entrance to the stadium and be primarily used by pedestrians travelling from the north or east; and
- a new access point off O'Connell Street adjacent to the existing Parramatta Park Trust car park to the south of the stadium. This access point would be used by pedestrians traveling from the south or west direction (via the existing footbridge over Parramatta River).

These primary pedestrian entry points into the stadium have been located at the south-eastern and north-eastern corners of the site, in response to the key pedestrian approaches observed during event days.

A corporate or VIP entry point would be located at the west of the stadium to minimise disturbance to the main entrances.

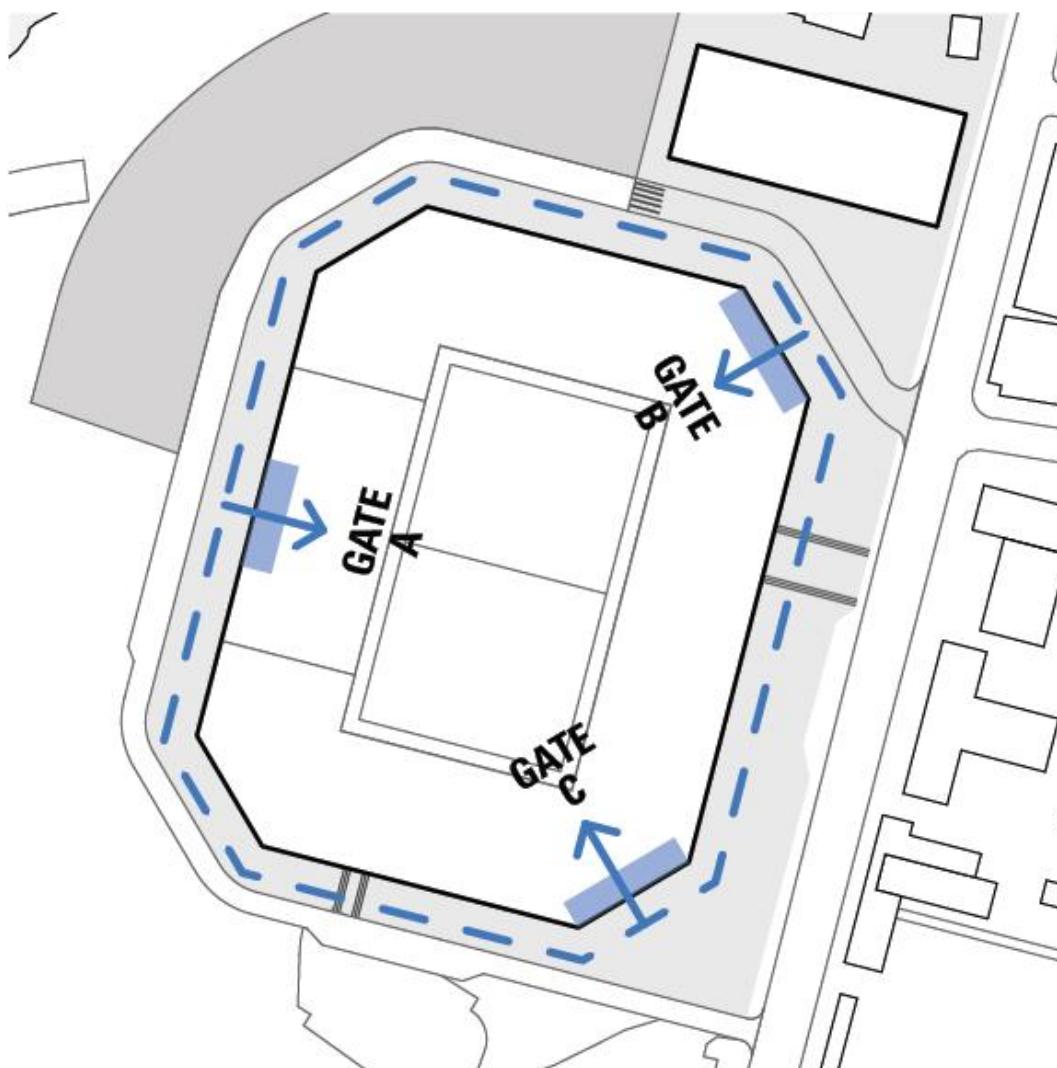


Diagram - Gate A VIP access, Gate B & C GA Patron access

Figure 4 Western Sydney Stadium Concept Proposal– access and entry points

Public realm

The Concept Proposal provides for an activated precinct achieved through walkability and accessibility. In addition, it introduces a number of public domain elements and a diversity of spaces to create a more vibrant area to gather before events. Specifically, elements of the public realm are shown in **Figure 5** and include:

- An urban plaza alfresco zone at the north of the stadium – an urban plaza with alfresco character that becomes a popular meeting place on event days as well as non-game days, taking advantages of northerly solar aspects;
- An urban park along O'Connell Street – activation of the frontage to O'Connell Street to provide safe access and use of the precinct seven days a week. This may include spaces for active leisure or dining, pavilions and other uses that activate the street edge;
- Western forecourt function zone – a gathering space and entry for VIPs, teams and the media;
- Southern forecourt – an entry plaza sized to accommodate anticipated crowds with pedestrian friendly design elements and finishes; and
- Park transition zone – connecting the stadium to Parramatta Park and transitioning active landscaping elements accordingly.

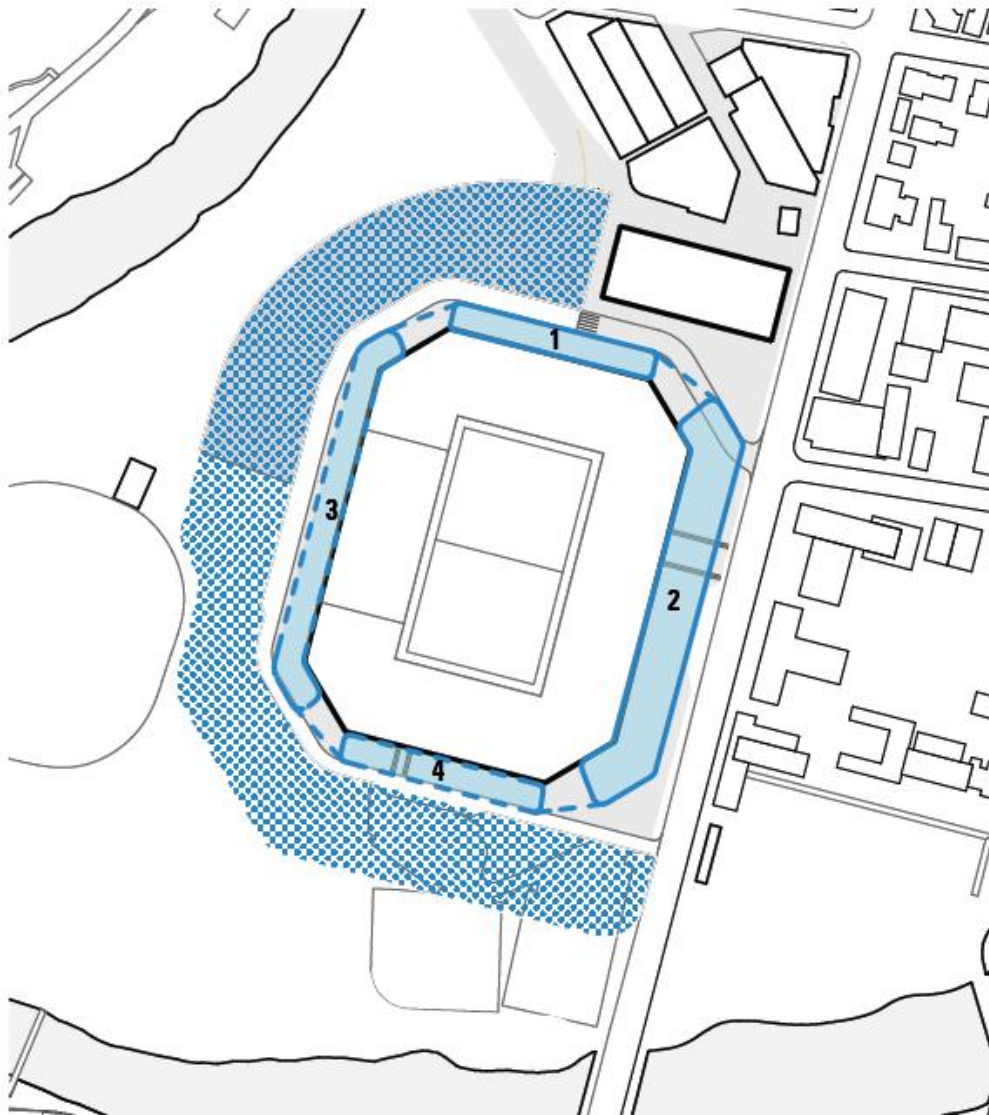


Figure 5 Concept Proposal–Public realm and activation of the precinct

Landscaping

The Concept Proposal proposes landscaping throughout the Site as shown in the Landscape Plan (**Figure 6**), including the option to retain and landscape an existing man-made mound south of the stadium.

The landscape character is intended to reflect a high quality civic public domain precinct that responds to the concept of a 'stadium in a park'. In particular, the landscape character to the western and southern sides of the stadium intends to create a transition between the stadium site and Parramatta Park, respecting and relating to the parkland site and vegetation communities. Where opportunity exists, additional canopy planting would be included in the detailed design to mitigate the potential loss of trees to facilitate the new precinct and to minimise the potential impact on the historic view lines from Old Government House and the Domain.

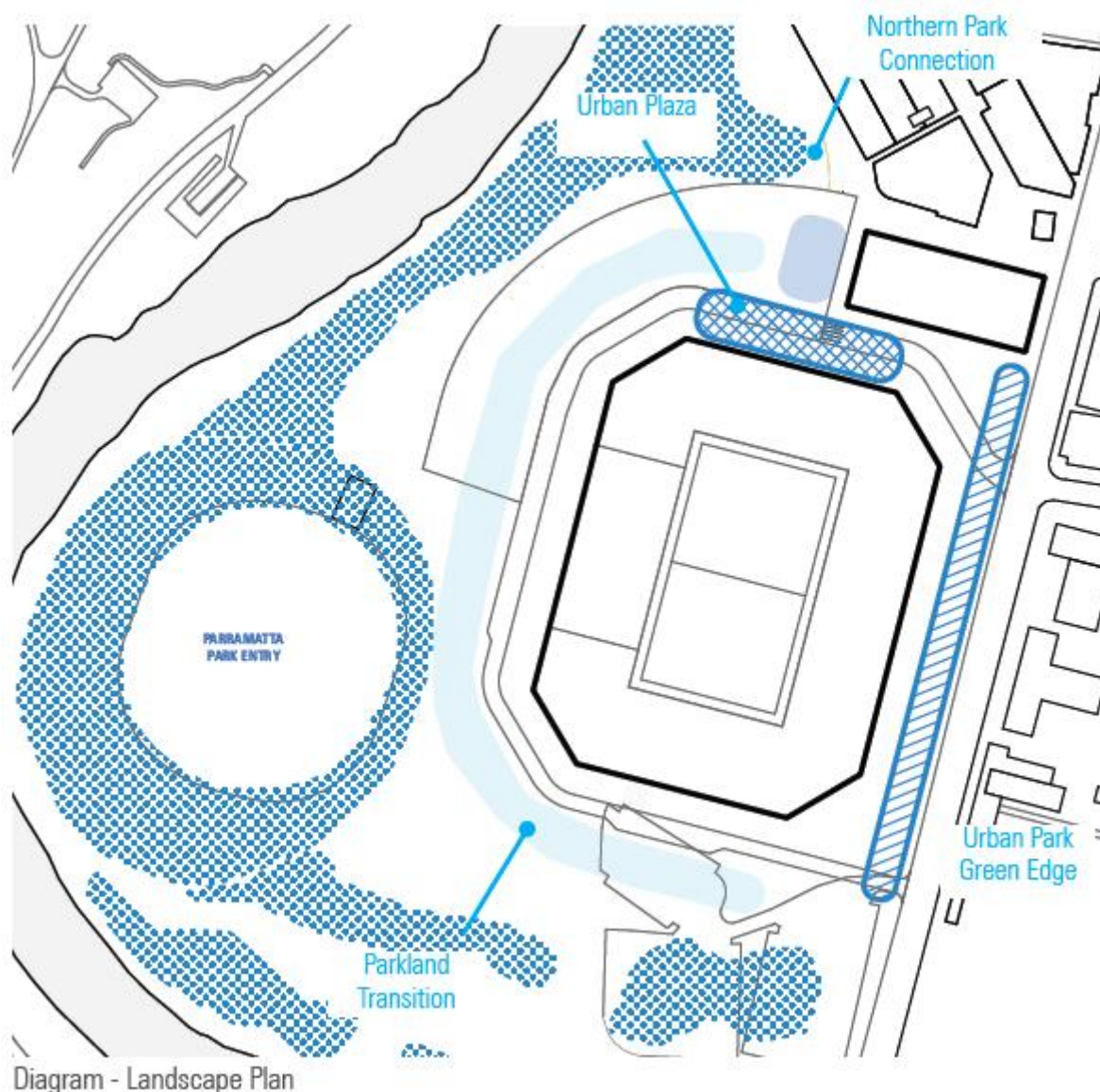


Figure 6 Western Sydney Stadium Concept Proposal– Landscape Plan

2.2.2 Future operation of Western Sydney Stadium

Workforce

Both the proposed workforce and number of patrons at the new stadium complex would vary between event and non-event days.

On event days, the in-house stadium co-ordinator would be responsible for overseeing all events held at the new stadium. Up to 1,000 staff (comprising permanent and contract staff) may be required to operate the stadium to provide catering, security, cleaning and customer service functions. This includes around 600 during sports events, and around 900 during major concert events. Security, police and first aid officers would be located throughout the stadium on event days.

Patronage would also vary depending on the type of event held, with a stadium capacity of 30,000 seats for sporting events.

On non-event days, staffing requirements may vary between some five and 100 employees depending on the level of preparation required for upcoming events and ongoing maintenance requirements.

Hours of operation

The Noise Management Plan for the stadium (PCCD, 2008) currently limits events other than sporting events held at the stadium to:

- Music festivals and culture festivals, between 10 am to 8 pm;
- Music concerts on Fridays and Saturdays, or Sundays adjacent to a Monday Public Holiday (except Easter Sunday), between 7 pm to 10 pm;
- Carnivals, between 10 am to 6 pm; and
- Motocross, only on Saturdays until 9.30 pm, and not during Easter or Christmas public holidays.

The hours of operation would be consistent with the existing NRL and A-League game times (generally between 2 pm and 10 pm). However, recognising that the new stadium may attract additional games, music and other entertainment events, the hours of operation may alter in order to respond to the types of events held. An appropriate event noise management plan would be developed for changes to the frequency, type and duration of events.

Event schedule

Once operational (projected early 2019), the Western Sydney Stadium would primarily be used for major sporting events, concerts and fairs.

The stadium is expected to operate as a competition site for teams such as the Parramatta Eels (NRL), the Western Sydney Wanderers (A-League soccer) and other NRL franchises under the NSW Stadia Strategy objectives for the consolidation of venues. The number of event days are therefore projected to increase substantially under the Project (refer to **Table 2**). An increase in patron attendance to the events is also projected, based on ten year historical growth periods of each sport.

The installation of five tiers of corporate boxes/terraces, function areas and suites would also provide a greater corporate premium offering than the current stadium.

Table 2 provides an indication of future events, however, the exact schedule of future events to be held at Western Sydney Stadium would be developed by Venues NSW in consultation with relevant event organisers and sporting associations.

Table 2 Event calendar and attendees

	Existing events	Projected number of events under the Project
Event Calendar		
Parramatta Eels	9	10
NRL Team 2	0	10
NRL Team 3	0	10

	Existing events	Projected number of events under the Project
WS Wanderers	13-14	11-12
Other (e.g. Final Series, Concerts)	0	1
Total events	22-23	43-44
Attendances		
Parramatta Eels	13,300, no growth	10% uplift, no growth
NRL Team 2	15,900, no growth	10% uplift, no growth
NRL Team 3	11,800, no growth	10% uplift, no growth
WS Wanderers	13,500, 0.7% growth	10% uplift, 0.7%growth
Other (e.g. Final Series, Concerts)	N/A – no events	30,000

2.2.3 Demolition of Parramatta Stadium and Parramatta Swimming Centre

Demolition methodology

Demolition would involve the removal of all the existing stands, buildings, surrounds and infrastructure within the boundary of the demolition works area of the Site. A project office compound would be established within the Site to enable appropriate management of demolition activities and deliveries.

The demolition works would be carried out by specialist subcontractors and would involve the following activities:

- site establishment to enable the commencement of demolition activities including the erection of perimeter barrier fencing for site security;
- decommissioning and demolition of the existing stadium, demolition of Parramatta Swimming Centre, related structures and hard and soft landscaping treatments, including all hard stand areas and access paths;
- waste management activities including the removal of classified waste; and
- 'make safe' activities including returning all areas to ground level.

These activities would be staged, with the stadium complex being removed first in late 2016 to early 2017, followed by the Parramatta Swimming Centre. All demolition works would be completed by mid 2017.

The proposed staging of demolition works would facilitate the continued operation of the Parramatta Swimming Centre for as long as practical to allow summer events to be completed prior to the demolition. Timing for closure of the pool prior to demolition would be determined by City of Parramatta Council. As such, the demolition works would commence on the western stand and progress to the eastern stand area.

2.2.4 Plant and equipment

Plant and equipment to be used for demolition works would be determined by the demolition contractor. However, the demolition works are anticipated to include the following plant/equipment:

- 250-400 tonne crane and boom lifts;
- 30 tonne long reach excavators;
- 40 tonne excavators;
- bob-cats;
- jackhammers;
- water tanks;
- re-fuelling tanks;
- loading trucks; and
- other small scale / manual equipment .

2.2.5 Site access and traffic management

The existing Victoria Road and O'Connell Street intersection would function as the main access gate for the duration of the demolition works, allowing for the safe use of the existing road and traffic light controls without effecting movement of pedestrians, cyclists or road users. A manned vehicle access gate would be established at this main access point to prevent unauthorised access. Traffic movements would be associated with the majority of demolition activities, including dismantling of the stadium light towers, demolishing and removing large structures from the stands by mobile cranes and excavators would be wholly contained within the fenced area.

Material would be transported offsite along the following truck routes:

- east along Victoria St before heading north/south/onward to the waste depot; and/or
- south along O'Connell St before heading west/south/onward to the waste depot.

Use of the above routes would avoid the need for heavy vehicles to travel north along O'Connell Street.

2.2.6 Hours and duration

Standard construction working hours would apply for the duration of the demolition works. The hours for demolition would therefore be confined to:

- 7:00 am to 6:00 pm Monday to Friday
- 8:00 am to 1:00 pm on Saturdays
- No work on Sundays or public holidays.

Whilst not anticipated, some night work may be required and would be considered where it may reduce impacts to the public and local community. Work outside standard hours may also occur to complete tasks safely or more efficiently.

If work is required outside standard construction hours, it would be carried out according to the Interim Construction Noise Guideline (DECC 2009). This would include notifying the local community in advance of any work planned to be carried out outside of standard hours.

2.2.7 Workforce

The contractor for the demolition works would determine the size of the workforce, however it is estimated that a maximum of 45 construction and site management personnel would be on site at any one time.

2.2.8 Program and schedule

Stadium soft strip out would commence in late 2016 with demolition in early 2017 continuing into the swimming centre so that all demolition is completed by mid-2017. The total demolition period would take around four to six months. Particular focus would be placed on minimising impact to the operation of the Parramatta Swimming Centre over the 2016-2017 summer months. However, this would be confirmed with City of Parramatta Council. The demolition works for the existing stadium, swimming centre and ancillary infrastructure are planned to be completed by mid 2017.

2.2.9 Exclusion areas

Exclusion areas have been identified within the Site. This includes vegetated areas to the northwest and west, and part of the training field to the south.

The two vegetated areas west of the existing stadium are owned by Venues NSW. It is intended that in the future this land would be dedicated to Parramatta Park Trust. The exclusion of this land does not form part of Stage 1 of the Project.

The training field is on land with known contamination issues. As a result the Project would minimise disturbance to the area as far as practical. However, part of the training field has been incorporated into the Concept Proposal as it would be required for site access and circulation. The remainder would be fenced off and excluded from the Project.

No activities or impacts are proposed in the exclusion areas.

2.3 Consultation

The Government has been consulting with stakeholders and segments of the community over a seven-month period since December 2015 to June 2016 to inform the planning for the new stadium. In total, more than 50 meetings have been held with wide ranging stakeholders.

This consultation has been carried out by Venues NSW, as the owner of the existing Parramatta Stadium facility, and Infrastructure NSW, which manages the procurement and delivery of nominated priority infrastructure projects under a Premier's Authorisation Order.

The objective of the consultation was to:

- Understand the requirements of the many different users of the stadium including the different sporting codes, sporting clubs, service providers, administration, media, spectators and the public
- Engage stakeholders and local communities early in the planning process, so that issues raised could help refine the design and inform the EIS
- Ensure the views of the community and stakeholders were considered and addressed during the preparation of the EIS
- Provide timely responses to the community and other stakeholders in relation to environmental assessment issues
- Inform the next stage of the consultation during the EIS exhibition with the goal of carrying out an open, accountable and transparent community involvement process.

Details on consultation activities undertaken to date and ongoing and future engagement commitments are further described in Chapter 5 of the EIS and the Stakeholder and Community Consultation Outcomes Report (Venues NSW, 2016).

3.0 Existing Environment

3.1 Study area

The study area for this Technical Working Paper: Socio-economics has been chosen based on the need to consider both local community impacts and those likely to occur on a broader or more regional scale.

Economic and employment opportunities created by the project are considered likely to have flow on effects for the Western Sydney region, and NSW broadly. However, the most significant social impacts, particularly those to amenity values, access and connectivity and community sense of place, are anticipated to occur within the vicinity of or in proximity to the project, within the local community of the Parramatta CBD and the Parramatta City Local Government Area (LGA).

It is acknowledged that as a result of recent council amalgamations, the Parramatta local government area has expanded to include neighbouring areas. On 12 May 2016 NSW Premier Mike Baird announced the merger of Parramatta City Council and parts of The Hills Shire, Auburn City, Holroyd City and Hornsby Shire Councils to form the City of Parramatta Council. Demographic data for the new statistical area of the City of Parramatta is currently being collated by Council and has been used to inform this assessment where available.

As a result, and based on the availability of data, the study area for the assessment of socio-economic impacts has been chosen to consider the statistical area of the former Parramatta City LGA, with comparison to the new City of Parramatta LGA (where available). Data for the broader Greater Western Sydney and Greater Sydney regions is provided for context.

3.2 Socio-economic profile

The following profile of the existing social and economic environment of the study area has been informed by the most recent release of the *Australian Census of Housing and Population* (Australian Bureau of Statistics, 2012), unless otherwise stated. As this census was undertaken in 2011, there may be some minor discrepancies in the representation of the current characteristics of the local, regional and state economies.

A detailed set of data tables are provided at Appendix A.

3.2.1 Population and demographics

The following social indicators provide the population and key demographics of people that reside in the Parramatta LGA and how they compare against the Greater Sydney (Greater Capital City Statistical Area) and Greater Western Sydney regional areas:

- **Population:** The most recent Australian Bureau of Statistics (ABS) population statistics estimated the resident population of Parramatta was 184,622 in 2013 (ABS, 2014). Between 2012 and 2013, the population in Parramatta LGA grew by 3.5 per cent whilst the Greater Sydney area grew 1.7 percent in the same period. Four-year growth (2009-2013) in Parramatta was 2.5 per cent and higher than the Greater Sydney growth rate over the same period (1.4 per cent).
- **Projected Population:** The NSW Department of Planning and Environment (DPE) (DPE, 2014) estimated that the population of Parramatta will reach approximately 237,000 residents in 2036.
- **Age:** The median age in Parramatta was 33 in 2006 and 2011.

Parramatta had a lower percentage of residents 14 years or younger (19.1 per cent) than Greater Western Sydney (22.6 per cent) and Greater Sydney (19.5 per cent). Between 2006 and 2011, the proportion of residents 14 years or younger in Parramatta, Greater Western Sydney and Greater Sydney decreased by no more than 1% each.

In 2006 Parramatta and Greater Sydney had equal proportions of residents 65 years or older (12.3 per cent). Greater Western Sydney had a lower proportion of residents 65 years or older of 9.9 per cent. By 2011 the proportion of residents 65 years or older had risen to 12.8 percent for Greater Sydney and 10.9 per cent for Greater Western Sydney but decreased to 11.8 per cent for Parramatta.

- **Indigenous population:** In 2011 0.8 per cent of residents in Parramatta identified as Indigenous compared to 1.3 per cent and 1.2 per cent of the Greater Western Sydney and Greater Sydney populations respectively.

- **Cultural diversity:** Parramatta had a larger proportion of residents born overseas (44.8 per cent) than the Greater Western Sydney (35.3 per cent) and Greater Sydney (34.2 per cent).
- **Language:** A greater proportion (50.2 per cent) of residents in Parramatta speak a language other than English at home compared with Greater Western Sydney (38.7 per cent) and Greater Sydney (32.5 per cent). Arabic (10.3 per cent), Mandarin (5.9 per cent) and Cantonese (5.0 per cent) were the most frequent languages spoken in Parramatta in 2011.
- **Need for assistance:** In 2011, 4.9 per cent of residents in Parramatta identified as requiring assistance for day to day activities. This was equal to Greater Western Sydney and slightly higher than that of Greater Sydney (4.4 per cent).

The above indicators suggest that Parramatta has experienced significant growth in its population between 2006 and 2011 and will continue to do so over the next 20 years. The area is culturally diverse with a large proportion of residents born overseas or speaking a language other than English at home. This indicates that there is likely to be a high demand for a range of cultural facilities to support multiple multicultural backgrounds and religious denominations, with community members participating in a range of culturally diverse activities.

Parramatta has a young age profile with higher proportions of young adults, and lower proportions of people over the age of 65 relative to Greater Sydney. Greater Western Sydney has a higher proportion of young families, which aligns with the migration and fringe housing trend for the area. These statistics provide an indication of the types of community services and facilities of importance (e.g. employment, education, entertainment, sporting and recreational facilities, childcare).

3.2.2 Families and Housing

The following indicators provide family and housing characteristics for Parramatta and how they compare against the Greater Sydney and Greater Western Sydney regional areas:

- **Population mobility:** Residents in Parramatta are relatively mobile. In 2011 14.5 per cent of residents lived at a different address between 2010-2011 and 20.2 per cent lived at different addresses between 2005-2006. This is compared to the Greater Sydney statistics that indicate that, in 2011, 13.6 per cent of residents lived at a different address the previous year and 37.2 per cent for 2006. 31.2 per cent of residents in Greater Western Sydney lived at a different address in 2006.
- **Dwelling structure:** In 2011, Parramatta had a total of 56,704 private occupied dwellings. Parramatta had a lower proportion of separate houses (52.8 per cent) and a higher proportion of flats/units/apartments (33.5 per cent) than the Greater Western Sydney (75 per cent and 8.1 per cent respectively) and Greater Sydney (60.9 per cent and 12.8 per cent respectively).
- **Household size:** The average household size in Parramatta in 2011 was 2.7 people, equal to that of Greater Sydney and slightly below the Greater Western Sydney average of 2.98 people.
- **Household composition:** In the Parramatta, Greater Western Sydney and Greater Sydney statistical areas, family households are dominant (72.6 per cent, 76.5 per cent and 73.1 per cent respectively).
- **Family type:** Of the households that identified as family households in Parramatta, the majority of these families were couple families with children (63.4 per cent). In Parramatta, Greater Western Sydney and Greater Sydney alike, couple families with children were the most common families, followed by couple families with no children, and one parent families with children.
- **Housing tenure:** renting was the most common housing tenure in Parramatta (39.3 per cent) followed by owning with a mortgage (31.9 per cent) and owned outright (25.1 per cent). In both Greater Western Sydney and Greater Sydney the most common housing tenure was owned with a mortgage, at 38.4 per cent and 34.8 per cent respectively.

The above indicators suggest that family and housing compositions are relatively uniform across Parramatta compared to the wider community. Residents in Parramatta are similarly mobile to that of Greater Western Sydney and Greater Sydney, and are similarly likely to live in larger family households. The residents of Parramatta are less likely to live in separate houses than those in Greater Western Sydney and Greater Sydney.

3.2.3 Socio-Economic Index for Areas (SEIFA)

The Socio-Economic Index for Areas (SEIFA) (ABS, 2012) is produced by the ABS as an indicator of relative socio-economic advantage and disadvantage. SEIFA broadly defines relative socio-economic advantage and/or disadvantage in terms of people's access to material and social resources, and their ability to participate in society. SEIFA aids in providing an assessment of the welfare of Australian communities and helps in determining areas that require funding and services

The SEIFA publication consists of four indexes. The index of relative socio-economic advantage and disadvantage (IRSAD) has been used for this assessment.

IRSAD assesses the economic and social welfare of individuals within an area and scores the area relative to the rest of Australia. An index score of 1,000 represents the median score across Australia. A score higher than 1,000 indicates an area has a relative advantage over the Australian average, where as a score lower than 1,000 indicates an area has a relative disadvantage relative to the Australian average. A decile ranks areas into 10 groups according to their scores, with a decile of '1' being the lowest 10 per cent of areas and a decile of '10' being the highest 10 per cent of areas. A decile enables the determination of where the area sits in comparison to the rest of Australia.

IRSAD statistics identify Parramatta as scoring under 1,000, indicating that relative disadvantage for Parramatta was below the Australian average. Parramatta also had decile of 8 indicating that 80 per cent of LGAs within NSW are more disadvantaged.

3.2.4 Labour force and household income

The following indicators provide labour force and household income characteristics for residents of the study area and how they compare against the Greater Sydney and Greater Western Sydney regional areas:

- **Household Income:** In Parramatta the median household income ranged between \$600 and \$799 per week. Results were similar for both Greater Western Sydney and Greater Sydney median household incomes.
- **Low Household Income:** Households that have a total household income less than \$500 per week are considered to be low income households. As this threshold is not published as part of the ABS 2011 Census of housing and population, households earning less than \$399 per week and \$599 per week have been presented. Overall, the Parramatta LGA and Greater Western Sydney areas had higher proportions of households (38.2 per cent and 38.8 per cent respectively) earning less than \$399 per week compared with Greater Sydney (34.8 per cent). This trend is similar for households earning less than \$599 per week, with a higher proportion of households for the Parramatta LGA and Greater Western Sydney areas earning less (48.5 per cent and 49.5 per cent respectively) compared with Greater Sydney (45.0 per cent).
- **Labour force participation:** In 2011, the total labour force of people residing in Parramatta was 79,690 people. Fulltime employment represented 67.2 per cent of the labour force and part-time employment represented 26.9 per cent of the labour force. This was a similar distribution to Greater Sydney, with full-time employment accounting for 65.8 per cent of the labour force and part-time employment accounting for 28.3 per cent of the labour force. Greater Western Sydney also indicates similar outcomes with 62 percent of the workforce employed full-time and 28.8 per cent part-time.
- **Unemployment:** Parramatta had a higher unemployment rate (6.9 per cent) than Greater Sydney (5.7 per cent) and Greater Western Sydney (6.6 per cent).
- **Occupation:** Residents in Parramatta were most commonly employed in professional occupations (25.9 per cent), followed by clerical/administrative occupations (17.3 per cent) and technicians and trades workers (12.5 per cent). In Greater Sydney, the most prominent most common occupations of residents were professional occupations (25.5 per cent), followed by clerical/administrative occupations (16.2 per cent) and managerial occupations (13.3 per cent).
- **Industry of Employment:** The most common industries of employment for the labour force of Parramatta were retail trade (10.1 per cent), manufacturing (9.2 per cent) and public administration and safety (8.6 per cent). In Greater Western Sydney, the most common industries of employment were manufacturing (11.8 per cent), followed by retail trade (10.7 per cent) and construction (8.2 per cent). The most prominent industry in Greater Sydney was retail trade (9.8 per cent), followed by public administration and safety (9.6 per cent) and manufacturing (8.5 per cent).

- **Place of Employment:** In 2011, 22.2% of the resident population of Parramatta identified as working within the LGA, with 64.2% of residents travelling outside of the LGA for work. This is higher than for Greater Western Sydney with 29.9% of residents travelling outside of the area for work in 2011.

The above indicators suggest that employment characteristics and incomes are relatively uniform across Parramatta, the Greater Western Sydney and Greater Sydney region. Residents in Parramatta and Greater Western Sydney had lower household incomes compared with Greater Sydney.

3.2.5 Workforce and industry

The following indicators provide a profile of individuals that work in businesses located in the study area, but not necessarily reside within the Parramatta LGA. The following profile of the study area workforce has been informed by the most recent release of the *Australian Census of Housing and Population, Working Population Profiles* (Australian Bureau of Statistics, 2012).

In 2011, 91,607 people worked in the Parramatta LGA, with the highest percentage of these working in health care and social assistance (18.1 per cent) followed by public administration and safety (14.2 per cent). The Greater Sydney population also had the highest proportion of the population working in health care and social assistance (11.3 per cent) followed by retail trade (10.1 per cent). Mining and agriculture, forestry and fishing represented the two smallest portions of those employed in both Parramatta (0.08 per cent and 0.05 per cent) and Greater Sydney (0.2 per cent and 0.4 per cent).

3.2.6 Recreational and Community Infrastructure

Parramatta is home to significant number of recreational and community infrastructure essential to meeting the needs of the local and regional communities. Parramatta is a well-established suburban area and consequently features a wide variety of community facilities and services catering to the educational, cultural, entertainment, health and social needs of residents. Recreational and community infrastructure that may potentially be directly or indirectly impacted by the project have been identified in the following sections.

Educational Facilities

Educational facilities in the study area include child care centres, primary schools, secondary schools and tertiary education and facilities. The provision of educational facilities in Parramatta meets the diverse needs of the community, including educational facilities for a variety of religions and to meet special educational needs. In its *Community Strategic Plan 2038* (2013a) City of Parramatta Council identifies a need for growth in education and part of the vision for Parramatta is to develop the city as a centre of excellence in education.

Education facilities in proximity to the Site include:

- St Patrick's Primary School, located on Villiers Street to the north east of the Site;
- Parramatta North Public School, located on Albert Street to the north east of the Site;
- Our Lady of Mercy College (high school), located on Victoria Road to the east of the Site;
- University of New England Parramatta Campus, located south east of the Site on Church Street.

The Old King's School site is located east of the Proposal, across O'Connell Street, and is proposed for future redevelopment for use as a school. Further detail regarding future use of the Old King's School site is discussed in **Section 3.5**.

Child care facilities in proximity to the Site include:

- Kiddie Garden Childcare and Preschool, located on Grose Street to the north east of the Site;
- Little Joeys Family Day Care, located on Grose Street to the north east of the Site;
- Westfield Occasional Child Care Centre, located at 159-175 Church St, east of the Site;
- Entrada Montessori Academy Child Care Centre, located east of the Site on Victoria Road;
- Parramatta East Pre-School, located east of the Site on Victoria Road.

Child care centres and primary schools within the study area would mainly draw students from the local area, accommodating residents within a local catchment around each facility. High schools and tertiary education facilities are more likely to draw from a wider catchment, particularly where they are situated close to public transport services or provide specialist education services.

A detailed list of educational facilities in the local area is provided in Appendix B.

Health, emergency and aged care

Parramatta is home to a number and variety of health care, emergency and aged care facilities to meet the needs of local and regional communities including, hospitals, medical centres, community health centres, ambulance stations, police stations and aged care facilities.

Health care facilities in proximity to the Site include:

- Southern Cross Community Health Care, located on O'Connell Street, north of the Site
- Gold Cross Medical Centre, located on Grose Street, north east of the Site
- Plushmed Day Surgery, located on Fennell Street, north east of the Site
- Argyle Street Medical Centre, located on Church Street, north east of the Site
- Parramatta Medical Centre, located east of the Site on Victoria Road
- Plus Medical Clinic, Located east of the Site on Victoria Road
- Cumberland Hospital, located north west of the Site on Hainsworth Street
- Westmead Hospital and The Children's Hospital at Westmead located north west of the Site across Parramatta Park.

Cumberland Hospital is located to the north west of the Site, and will form part of the Westmead Health and Medical Research Precinct. This precinct will link the Cumberland Hospital, Westmead Hospital, Westmead Children's Hospital and Western Sydney University (in addition to a number of other sites and services), and has been identified as representing the largest concentration of hospital and health services in Australia.

Sport, Recreational and Cultural Facilities

The Parramatta area has a considerable amount of passive open space and a number of sporting facilities, places of worship, community halls and recreational facilities which support a range of community activities. Areas for passive and active recreation are important in the study area, with the Parramatta River corridor providing opportunities for adjacent parks and open space and thus encouraging active living for the community.

A key area of public recreation is Parramatta Park, located south and west of the Site. Parramatta Park provides the largest area of green space for the City and is a local and regional centre for sporting, recreational, entertainment, heritage and cultural values. The Park represents an area of aboriginal and historic heritage significance and is the site of the Old Government House and part of the former Government Domain, one of the earliest open spaces dedicated for public use. It demonstrates early colonial town planning and landscaping design and features strategic views and vistas. The Park also incorporates a number of other community facilities and values, including:

- The World and State heritage listed Old Government House and Domain, with tours available for the public;
- A natural amphitheatre known as the Crescent, located to the south of the Site, with seating for around 18,000 people;
- Rumsey Rose Garden containing large variety of species of roses including heritage listed species;
- The Gatehouse Tea Rooms, located at the Macquarie Street Gatehouse;
- A 3.2 kilometre pedestrian and cycle path that loops around the Park and connects to other paths along the River foreshore;
- Coleman Oval and the Old Kings School Oval for sporting events;
- The Parramatta Park Café and Event Centre located west of the Proposal Site, across Parramatta River;
- The former Parramatta Golf Course, which also forms part of the Park, located south of the railway corridor and Park Parade.

The Parramatta Swimming Centre, operated by the City of Parramatta, forms part of the Site and is an area of public recreation within the Parramatta Park precinct. The centre, which originally opened in 1959, underwent renovations in 2007 to 2008 as part of a \$9.5 million refurbishment (City of Parramatta, 2016a). The centre currently provides a 10 lane 50 metre swimming pool, learn-to-swim pool, babies pool, dive towers and twin waterslides, as well as changing rooms, showers, lockers, a kiosk, outdoor seating, shaded areas and BBQ facilities.

The Parramatta Swimming Centre is open all year round with its peak season during the summer months of October to March. The centre provides a number of services, including lessons, classes and squad programs, and is home to the Dolphins Swim School. The centre operates under reduced opening times and program events during the winter months.

The nearest alternate aquatic centres include the Granville (home of the Parramatta City Swim Club), Wentworthville and Merrylands Swimming Centres, all located within 3.5 km of the Parramatta Swimming Centre. There are also a number of private swimming pools that offer swimming lessons across a range of ages and abilities within the local area, including the North Parramatta Swim School, Coulter Swimming Northmead, Ezyswim North Rocks and ABC Swimming Guildford.

A list of other sporting and recreational centres within the local area is provided in Appendix B.

Cultural facilities

Cultural facilities located in proximity to the Project include:

- St John's Anglican Cathedral Church
- Our Lady of Lebanon Church
- Harris Park Musallah
- Granville Mosque
- All Saints Anglican Church
- Saint Patrick's Cathedral Parramatta
- Life Church Parramatta
- Leigh memorial Church
- Holy Trinity Parish Granville
- Metropolitan Community Church Good Shepard
- Parramatta and District Synagogue
- Nabi Akram Islamic Centre
- St Marys Church
- Church Street Musallah
- Parramatta Mosque
- IBAA Parramatta
- Sydney Murugan Temple
- St Oliver Plunkett Catholic Church

A list of sport, recreational and cultural facilities identified in proximity to the project are provided in Appendix B.

Shopping

Westfield Parramatta is located approximately 1 km to the south east of the Site. The shopping centre houses 498 stores over five levels and boasts 28.7 million customer visits per annum, making it Australia's busiest Westfield shopping centre.

There are also a number of retail and dining corridors throughout the Parramatta CBD including Church Street and Church Street Mall, George Street and Phillip Street.

3.2.7 Transport and access

An extensive network of walking and cycle paths is present in the Parramatta area, including along the river and around Parramatta Park. These paths connect the Site to surrounding areas and the City Centre via footpaths on both sides of O'Connell Street and further roads and bridges to the east. Pedestrian crossings are provided at various locations along O'Connell Street, including the main signalised intersection with Victoria Road.

The Parramatta Bike Plan (Parramatta City Council, 2009) identifies a Council objective to encourage cycling within the local community, with a target of 5 per cent of the LGA population cycling to work by 2021. The Plan outlines the network of on and off road cycle paths within the LGA and identifies priorities for further implementation of cycle paths and facilities.

Figure 7 highlights the shared pedestrian and cycle paths along the Parramatta River foreshore in proximity to the Site.

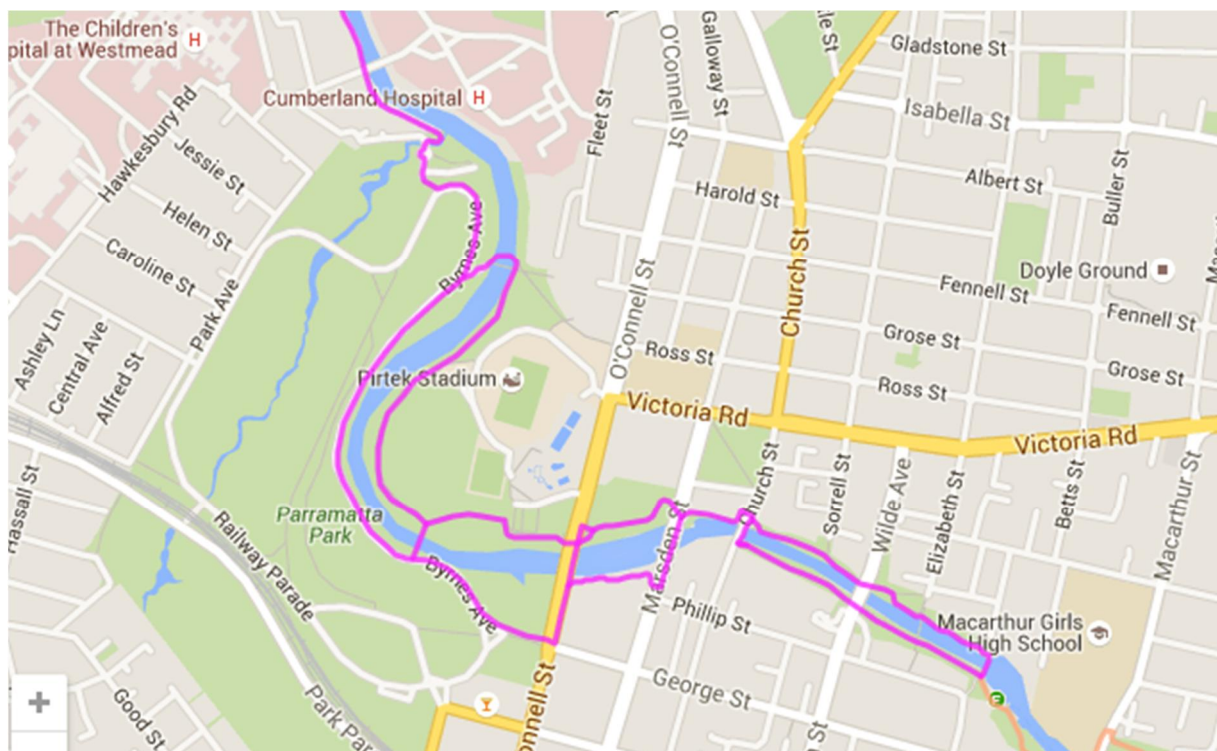


Figure 7 Shared pedestrian and cycle path network (source: www.parracity.nsw.gov.au)

Parramatta also acts as a key public transport interchange with rail and bus facilities provided at Parramatta railway station in the CBD. Parramatta railway station provides commuters with rail services on the North Shore, Northern and Western; Cumberland and Blue Mountains Lines.

Sydney Transit operates an extensive bus network within and connecting to Parramatta, including services that provide connection between the Parramatta CBD and Epping, via O'Connell Street and the Proposal Site. In addition, the Parramatta Shuttle Bus operates as a free service on a continuous loop around the Parramatta CBD, providing connection between Parramatta railway station and key landmarks around the City, including the existing stadium and Parramatta Swimming Centre.

3.3 Sporting profile

3.3.1 Existing Parramatta Stadium

The existing Parramatta Stadium consists of spectator stands on the east and west, adjoining natural grassed spectator mounds on the north and south. The stadium is surrounded by vehicle parking areas to the north and northeast, natural grassed mounds to the north-west, a vehicle parking area and grounds keeping infrastructure to the west, and a former practice field to the south.

Vehicular access to the existing stadium is provided via an entry/exit point on O'Connell Street at the intersection of O'Connell Street and Victoria Road. Access to the rear/west side of the stadium is provided via an internal access road. This access road also connects to the parking area to the west of the stadium and the Parramatta Swimming Centre to the south east, before continuing back around to O'Connell Street, opposite the Old Kings School Oval.

The Site and surrounding local area has been used for sporting and recreation since the 1840s when a portion of the Old Government House site (north of Parramatta River) was allocated as a racecourse. The racecourse was then subsequently divided into three separate ovals from 1858-1887, and used for cricket, rugby league and rugby union games. The existing stadium was constructed on the site of the old Cumberland Oval in 1985 and commenced operation in 1986.

The stadium was upgraded during 2002-2003, involving a conversion of several grassed areas into terraces to provide additional seating for spectators, increasing capacity to the current provision of 20,000 seats. The existing stadium is now one of Sydney's key stadia for major sports, and is the home stadium of the Parramatta Eels National Rugby League (NRL) team, the Western Sydney Wanderers A-League soccer team and Greater Sydney Rams National Rugby Championship team.

3.3.2 National Rugby League – Parramatta Eels

The Parramatta National Rugby League Club (the Parramatta Eels) was originally formed in 1947 as the Parramatta District Rugby League Club. The Parramatta Eels play in the National Rugby League (NRL) and the Premier Rugby League Football Competition in Australasia. The Eels also field a team in the Holden Cup, the National Youth Competition (NYC) for under 20s.

Parramatta Eels enjoyed their most successful period during the early 1980s, winning four premierships and qualifying for five grand finals in six seasons. Although the Eels are yet to win a premiership since that time, the team were runners up in the 2001 and 2009 seasons.

Despite game performance, the Eels have a large and devoted network of supporters, with 22,618 memberships sold for the 2016 season, the third highest membership base for the NRL, behind the Brisbane Broncos and the South Sydney Rabbitohs (League Unlimited, 2016).

As part of a four year agreement with the Northern Territory Government, and in recognition of the Club's Northern Territory fan base, the Eels have committed to play one premiership match at TIO stadium in Darwin and one NRL trial match in Alice Springs each season. The agreement is anticipated to promote rugby league within the Northern Territory and provide opportunities for the Club to foster social cohesion and positive community change. The agreement includes the provision of a Sports Development Elite pathways program, as well as community engagement and education programs. The Eels also play two blockbuster games at ANZ stadium each season. The team are yet to announce an interim home ground during the construction of the new stadium.

The Club is highly involved in both the Western Sydney and Northern Territory communities and is invested in the engagement of these local communities. The Club actively participates in raising awareness for key community issues, using their presence as an opportunity to promote positive community change for issues such as domestic violence and Indigenous reconciliation. The team also engages with primary and high school students through provision of Eels Educate, a series of educational programs for promoting social cohesion and healthy lifestyle. A number of programs are carried out across the Northern Territory with a particular focus on a Strong Men - Strong Leadership community initiative. The Eels Blue and Gold Heart Community Program includes initiatives with Ronald McDonald House Westmead, Care Flight, Think Kids and Parramatta Mission charities.

3.3.3 National Football League – Western Sydney Wanderers Football Club

The Hyundai A-League was established in 2005 as Australia's first professional grade National Football League. The A-League currently consists of ten football clubs, including the Western Sydney Wanderers. The Western Sydney Wanderers Football Club, formed in 2012, represents the western suburbs of Sydney and is a major competitor in both the A-League Premiership and the Asian Football Confederation (AFC) Champions League. The Western Sydney Wanderers have proved themselves to be a successful team, making the A-League finals in four out five seasons played and winning the Asian Champions League in 2013, the first Australian side to win the tournament.

The Club draws players from a range of partner Football Associations, including the Bankstown District Amateur, Blacktown and Districts, Canterbury District, Gladesville Hornsby, Granville and Districts, Macarthur, Nepean and Southern Districts associations. The club has a junior team that plays in the Foxtel National Youth League and the National Premier Leagues NSW, as well as a women's team in the Westfield W-League. The club is also represented in the NSW Western Division Powerchair Football League and represented in the National Premier League (NPL) NSW Boys division for all age groups between under 13s and under 20s. Within the Western Sydney region there are over 100,000 registered football participants, which represents the highest participation of any region in Australia (Western Sydney Wanderers FC, 2016).

The Western Sydney Wanderers are renowned for their increasing supporter base, with 18,361 memberships sold for the 2015/2016 season, the second highest membership base for A-League for that season (From the Stands, 2016). Attendance at games is also high, with an average attendance of 14,711 people at Western Sydney Wanderer games for the 2015/2016 season, the third highest for the A-League behind Melbourne Victory and Sydney FC (Ultimate A-League, 2016).

The Club is committed to the engagement of the Western Sydney community, with active participation from players in community and charity events, holiday coaching clinics and the promotion of school soccer programs. The Club's motto "*Pride Power West*" illustrates their commitment to the Western Sydney community, identifying themselves as more than a football club; as a family and community proud to represent the Western Sydney region (Western Sydney Wanderers FC, 2016).

3.4 Strategic planning, future vision and community values

The *Parramatta 2038 Community Strategic Plan* (Parramatta City Council, 2013a) identifies strategic planning directions for the future of Parramatta. The future vision for Parramatta identifies the City as "*the driving force and heart of Australia's most significant economic region; a vibrant home for diverse communities and a centre of excellence in research, education and enterprise*" (Parramatta City Council, 2013a).

These strategic directions align with *A Plan for growing Sydney*, which includes actions for growth in Parramatta, with Parramatta earmarked to become Sydney's second CBD and extend economic activity into Sydney's west.

Parramatta is also identified as the gateway to the Greater Western Sydney region, as a centre for transport infrastructure, retail and commercial activity, health care, education and entertainment facilities.

The *Parramatta 2038 Community Strategic Plan* identifies six key strategic objectives for the Parramatta LGA, including:

- Economic growth to build the City as a centre of employment and the driving force behind economic growth for the Greater Western Sydney region;
- An eco-efficient City that balances growth with the improvement and protection of the environment;
- A connected City with reliable transport networks and technology services;
- A world-class City that attracts and fosters diversity within the local community, providing opportunities for all;
- A City that celebrates its cultural and sporting heritage;
- A City that embodies leadership and good governance as the effective capital of Western Sydney.

City of Parramatta Council recognises a need to create an additional 50,000 jobs by 2038 for Parramatta, to support the future population growth of Western Sydney. Infrastructure investment and development of economic areas is identified as a key action to address this need and is anticipated to stimulate growth in employment for Parramatta.

In addition, Council identifies an objective to foster the sporting and cultural heritage of the area, which is recognised to contribute to the City's cultural identity and attracts locals and visitors to the area. Part of this cultural identity is attributed to local and regional community support of Parramatta's home sporting teams, including the Parramatta Eels and the Western Sydney Wanderers.

Key local projects of importance to Council and the community identified in the *Parramatta 2038 Community Strategic Plan* include development of the Parramatta CBD, provision of a light rail connection for Parramatta, activation of the Parramatta River entertainment precinct and the connection of key parks and recreational areas. These projects reflect the strategic planning objectives for the development of Parramatta and align with local community values for the protection of areas of natural environment, open space, recreational areas, sporting facilities, entertainment and event centres. Each of these objectives aligns with the vision for Parramatta to be an engaged and vibrant City, and “a place where people want to be”.

The new stadium would be one of Sydney’s key stadia for major sports and operate as a competition site hosting teams such as the Parramatta Eels (NRL), the Western Sydney Wanderers (A-League soccer) and two additional NRL franchises under the NSW Stadia Strategy objectives for the consolidation of venues.

3.5 Review of major development applications

A review of the current proposed and approved developments, listed on the DPE Major Projects website and the City of Parramatta Council Major Developments website, identified several major developments relevant to the Project in order to assess cumulative impacts on the community. **Table 3** lists these developments and identifies the relative locations, anticipated timeframes and workforce requirements, where available.

An assessment of the cumulative socio-economic impacts of these developments with the Proposal is provided in **Section 5.0**.

Table 3 Review of Major Projects (proposed and approved)

Project	Project status	Location	Anticipated timeframes and workforce
Arthur Phillip High School and Parramatta Public School Multi-storey School Redevelopment	EIS on exhibition to 17/06/2016; Submissions being collated	Macquarie Street between Smith Street and Charles Street, Parramatta	Construction planned to take around 24 months with completion anticipated by 2019 (i.e. students anticipated to be relocated to Old Kings School site for 2017 / 2018 school years)
New O’Connell Street Public School	SEARs issued 28/01/2016	24A O’Connell Street, Parramatta (the Old Kings School site)	No information (anticipated around 2019, once Arthur Phillip High School and Parramatta Public School Multi-storey School Redevelopment is complete)
Catholic Diocese of Parramatta office building, chancery building, parish hall, residential apartments and basement car parking development	Approval granted by Sydney West Joint Regional Planning Panel on 24/11/2015	1 Marist Place and 26 O’Connell Street, Parramatta (St Patrick’s Cathedral site) (Parramatta City Council, 2016)	No information
Parramatta Light Rail	TfNSW engaging with stakeholders. Community consultation on route planned for late 2016, with EIS expected in 2017 (TfNSW, 2016)	Route to be determined for connection between Parramatta, Westmead, Olympic Park, Carlingford, Camellia and Strathfield.	Construction anticipated to commence in late 2018 – early 2019, with completion around 2024 (TfNSW, 2016)

Project	Project status	Location	Anticipated timeframes and workforce
Powerhouse Museum Relocation	Proposed by NSW State Government. Business case expected by the end of 2016	Parramatta Riverbank south between Wilde Avenue and Church Street (site of the former David Jones car park)	Construction anticipated to commence in late 2018 for completion by 2022. 3,000 to 3,200 construction jobs anticipated to be created. (ABC News, 2016)
Westmead Hospital Redevelopment Project	Staged planning approval commenced in 2014 (NSW Health, 2016)	Site of the existing Westmead Hospital	Construction planned for 2015 to 2020
University of Western Sydney Westmead Campus	Declared potential State Significant Site 2005	Hawkesbury Road	No information
Parramatta Square Redevelopment Masterplan (various projects currently seeking approval)	Masterplan with individual development applications currently being prepared	Block between Church Street Mall, Darcy Street, Smith Street and Macquarie Street	Demolition of existing structures commenced December 2015. Construction completion around 2019/2020
Parramatta Westfield retail and commercial tower development	Approval granted 20/02/2014	Corner of Argyle Street and Church Street	No information
Macquarie Place mixed use development	Original project approval granted 28/10/2011. MOD6 is currently being assessed by DPE	45-47 Macquarie Street and 134-140 Marsden Street	No information

4.0 Assessment methodology

The methodology used to assess potential socio-economic impacts of the Project is discussed in the following section, with reference to the relevant guidelines and legislative policy requirements. An overview of data sources used to inform the assessment is also provided.

4.1 Statutory context, policy and guidelines

4.1.1 Statutory requirements

The assessment of socio-economic impacts is intrinsic to the assessment of broader environmental impacts under both Commonwealth and NSW State environmental planning legislation, whereby 'environment' is defined to include the socio-economic environment.

The statutory definition of the environment at both the Commonwealth and State levels is provided in the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and the EP&A Act 1979 respectively. Section 528 of the EPBC Act 1999 defines the environment as including:

- (a) ecosystems and their constituent parts, including people and communities; and*
- (b) natural and physical resources; and*
- (c) the qualities and characteristics of locations, places and areas; and*
- (d) heritage values of places; and*
- (e) the social, economic and cultural aspects of a thing mentioned in paragraph (a), (b), (c) or (d)."*

Similarly, Part 1 Section 4(1) of the NSW EP&A Act defines the environment as "*all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings.*" In addition, the *Environmental Planning and Assessment Regulation 2000*, clause 228, requires the consideration of environmental issues that comprise both direct and indirect socio-economic impacts. These issues, specified under clause 228, include:

- (a) any environmental impact on a community,*
- (b) any transformation of a locality,*
- (c) any environmental impact on the ecosystems of the locality,*
- (d) any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality,*
- (e) any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations,*
- (f) any impact on the habitat of protected fauna (within the meaning of the National Parks and Wildlife Act 1974),*
- (g) any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air,*
- (h) any long-term effects on the environment,*
- (i) any degradation of the quality of the environment,*
- (j) any risk to the safety of the environment,*
- (k) any reduction in the range of beneficial uses of the environment,*
- (l) any pollution of the environment,*
- (m) any environmental problems associated with the disposal of waste,*
- (n) any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply,*
- (o) any cumulative environmental effect with other existing or likely future activities,*
- (p) any impact on coastal processes and coastal hazards, including those under projected climate change conditions."*

Direct and indirect socio-economic impacts of the Proposal, including those relating to amenity and the natural, aesthetic value of the environment, are considered in **Section 5.0** of this Technical Working Paper.

4.1.2 Relevant guidelines

Guidelines relevant to the assessment of socio-economic impacts, used to undertake this Technical Working Paper include:

- *Techniques for Effective Social Impact Assessment: A Practical Guide* (Office of Social Policy, NSW Government Social Policy Directorate, 1995);
- *International Principles for Social Impact Assessment* (International Association for Impact Assessment, 2003); and
- City of Parramatta Council's *Social Impact Assessment Guidelines* (Parramatta City Council, 2013b).

The principles outlined in these documents, as relevant to this assessment, are discussed in the following sections.

Techniques for Effective Social Impact Assessment: A Practical Guide

The guideline document, *Techniques for Effective Social Impact Assessment: A Practical Guide* (Office of Social Policy, NSW Government Social Policy Directorate, 1995) provides guidance on social impact assessment for a broad range of purposes, including the assessment of public and private sector policies and programs, as well as development proposals.

The guideline document presents a number of techniques or methodologies for the assessment of social impacts, and provides a comparison of the ease of use or suitability of these methods, in order to assist in the development of a social impact assessment approach.

International Principles for Social Impact Assessment

The International Association for Impact Assessment (IAIA) has prepared a guideline document, *International Principles for Social Impact Assessment* (2003), which provides a set of principles to guide the assessment of social impacts as part of broader environmental impact assessment.

The principles describe eight key indicators against which impacts, in the form of change to the social environment, can be assessed. These are:

- **people's way of life:** how they live, work, play and interact with each other on a day-to-day basis
- **their culture:** in terms of their shared beliefs, customs, values and language or dialect
- **their community:** its cohesion, stability, character, services and facilities
- **their political systems:** the extent to which people are able to participate in decisions that affect their lives, the level of democratisation that is taking place, and the resources provided for this purpose
- **their environment:** the quality of the air and water people use; the availability and quality of the food they eat; the level of hazard or risk, dust and noise they are exposed to; the adequacy of sanitation, their physical safety, and their access to and control over resources
- **their health and wellbeing:** health is a state of complete physical, mental, social and spiritual wellbeing and not merely the absence of disease or infirmity
- **their personal and property rights:** particularly whether people are economically affected, or experience personal disadvantage which may include a violation of their civil liberties
- **their fears and aspirations:** their perceptions about their safety, their fears about the future of their community, and their aspirations for their future and the future of their children.

The IAIA principles, as described above have been used to identify social indicators for this assessment.

City of Parramatta Council Social Impact Assessment Guidelines

In 2013 the City of Parramatta Council published *Social Impact Assessment Guidelines* to assist in the preparation of social impact assessments for development applications to ensure social impacts were adequately considered in the local planning approvals process. The guidelines use IAIA principles and provide a list of recommended sources for preparation of a social and community profile.

The guidelines also list thresholds for consideration of social impacts based on the scale and type of development proposed, which includes entertainment venues.

4.1.3 Methodology

The methodology chosen for the assessment of social impacts for the Proposal is the social indicators method, whereby social indicators are used to measure and monitor impacts as changes to the social environment.

Guidance provided in *Techniques for Effective Social Impact Assessment: A Practical Guide* (Office of Social Policy, NSW Government Social Policy Directorate, 1995) notes that the social indicators method is appropriate for the assessment of impacts resulting from proposed developments, but also as an ongoing monitoring tool to measure community wellbeing.

The steps undertaken as part of the social indicator methodology for this Technical Working Paper include:

1. Identify the study area boundary within which the Proposal may result in potential impacts;
2. Identify the social indicators, which socio-economic impacts will be assessed and monitored against;
3. Undertake a desktop review of social indicators and other relevant data in order to create a baseline profile of the community;
4. Identify and describe project components or activities that are likely to result in potential impacts, both positive and negative;
5. Liaise with other technical specialists to identify potential social implications of, for example, impacts from traffic, noise, air quality, and landscape and visual amenity;
6. Assess and identify potential impacts and how different stakeholders are likely to respond to these (based on knowledge of the community profile, their values, fears and aspirations, previous projects etc.); and
7. Recommend management measures to address socio-economic impacts.

The methodology described above has been undertaken in accordance with relevant guidelines presented in **Section 4.1.2**.

5.0 Impact assessment

This section outlines potential impacts, identified in the context of the social profile discussed in **Section 3.0**, as a result of the proposed demolition works and Concept Proposal of Stage 1 of the Project.

There are two main types of social impacts, direct impacts and indirect impacts, relating to how the community perceives the potential impacts of the proposed development on their surrounding environment. Direct impacts are those that would cause changes to the existing community, as measured through the use of social indicators, such as population, health, and employment, as a result of the Proposal. Indirect impacts relate to community values, identity and sense of place.

5.1 Stage 1 demolition works

Potential socio-economic impacts, both positive and negative, generated by the Stage 1 demolition works are assessed in the following sections.

5.1.1 Property acquisition and land use

Demolition works would involve temporary occupation of the existing stadium site for removal of infrastructure within land owned by Venues NSW. Demolition works would involve the removal of existing infrastructure and site establishment works within the bounds of the demolition works area. The demolition works area would be sufficient to contain all demolition activities and compound areas.

Following demolition, construction of the new stadium and associated infrastructure would commence (subject to Stage 2 planning approval). As a result, there would be no change or impact to the long term use of the Site as a stadium facility.

Parramatta Stadium

The existing Parramatta Stadium would be decommissioned and the Site would be temporarily closed to the public for the duration of the demolition works. Temporary loss of the use of the stadium in Parramatta would mean a reduction in the number of facilities available for major sporting events. Given the number of other similar stadium facilities within NSW, including the ANZ Stadium at Sydney Olympic Park and Allianz Stadium and the Sydney Cricket Ground at Moore Park, other facilities are likely to be able to accommodate an increase in event days for the duration of the works. However, the distribution of these events across NSW may be less accessible to the Western Sydney region, with the possibility that fans may be unable or unwilling to travel further distances to attend every game.

The Parramatta Eels and the Western Sydney Wanderers would also be without a home base for the duration of the works, with the potential for players and fans to feel displaced or at a disadvantage with the requirement to relocate home games to another stadium. However, these impacts would be temporary for the duration of the works and once complete, the new Western Sydney Stadium would provide a range of benefits for fans, players and the Parramatta and Western Sydney regions more broadly.

Parramatta Swimming Centre

Decommissioning and demolition of the Parramatta Swimming Centre would be required as part of the Proposal to accommodate the larger Western Sydney Stadium footprint. The Parramatta Swimming Centre is located on Crown Land, owned by the Parramatta Park Trust and is zoned as public recreation (RE1). Works on this land are likely to require an application to Parramatta Park Trust to obtain a lease under Section 12 of the NSW *Parramatta Park Trust Act 2001*. Chapter 20 of the EIS provides further detail regarding the assessment of potential land use impacts for the Proposal.

The Parramatta Swimming Centre is highly valued by the local community for its sporting and recreational facilities and caters to a broad range of users, as identified in **Section 3.2.6**. Demolition works would result in a direct impact on the operation of Parramatta Swimming Centre and its users.

Demolition works on the stadium will commence during late 2016. Particular focus would be placed on minimising impact to the operation of the Parramatta Swimming Centre over the 2016-2017 summer months (the centre's peak season). To achieve this requirement, demolition would generally commence on the west stand and progress to the east stand area. This would allow progressive commencement of construction works on the west side of the site once demolition is complete. The demolition works for the existing stadium and ancillary infrastructure, including the Parramatta Swimming Centre are planned to be completed by mid 2017.

The NSW State Government recently announced that City of Parramatta Council will be responsible for the provision of a new aquatic centre facility. Although the timing for provision of a new facility is unknown and construction anticipated to take a minimum of two years, a site has already been identified less than one kilometre to the south on Parramatta Park Trust land. As a result, there may be a period between decommissioning of the existing Parramatta Swimming Centre and provision of a new facility where no aquatic centre facilities are available to the existing members and users of the centre..

Temporary loss of aquatic centre facilities would have a negative impact on the local community and would affect a broad range of members and users, including seniors, young children and their families, recreational and sport swimmers, as well as local schools for swimming carnival and swimming lesson uses. These users would need to find similar facilities elsewhere during this time, which may not be feasible for some users given increased travel distances as well as differences in the availability of services such as senior's classes, differing facilities such as those suitable for young children or parents with prams, and differing membership arrangements and entry fees. Members and users of the existing Parramatta Swimming Centre may perceive the loss of this facility as a change to the local area's sense of place and local identity, and may result in a loss of sporting and recreational activity for users who are unable or unwilling to utilise alternate facilities.

Primary schools and high schools within the local area may also experience difficulty in sourcing alternate venues for swimming carnivals or school swimming lesson programs with increased competitiveness for use of such facilities by a large number of schools across the Greater Sydney region. Increased costs may also result from a need to transport students over greater distances to facilities in other areas.

Mitigation measures are recommended in **Section 6.0** to reduce potential social impacts on the community associated with the demolition works and decommissioning of the existing Parramatta Swimming Centre.

5.1.2 Amenity impacts

Amenity refers to the quality of a place, its appearance, feel and sound, and the way its community experiences the place. Amenity contributes to a community's identity and its sense of place. Aesthetic qualities are an important part of amenity, but the broader concept of amenity is determined also by the physical design of a place and the human activity that takes place within it. A place that has 'amenity' is regarded as pleasant and attractive, as well as convenient and comfortable (Handy, 2002).

Amenity impacts include any factors that affect the ability of a resident or visitor to enjoy their home and daily activities, for example, noise, vibration, changes to views or changes to air quality. Changes in amenity may also conflict with community values, contributing to a loss of or change in a community's sense of place, and subsequently a community's perceived identity.

Amenity impacts on the local community are anticipated to occur during the Stage 1 Demolition works, arising from increased noise and vibration, decreased air quality and changes to visual amenity associated with the works.

Noise and vibration impacts

The *Technical Working Paper: Noise and Vibration* (AECOM, 2016a), prepared to inform the EIS, presents an assessment of potential noise and vibration impacts of the Stage 1 Demolition Works.

Three scenarios were modelled to represent major activities planned as part of the demolition works, including site establishment, site access works and demolition.

Potential noise impacts are predicted to be highest during demolition activities, with Noise Management Levels predicted to be exceeded by up to 6 dB at 15 residential receptors and five non-residential receptors, including:

- The Parramatta Swimming Centre, prior to decommissioning and demolition;
- Medical centres located on Grose Street and Fennell Street, north east of the Site;
- Kiddie Garden Childcare and Preschool, located on Grose Street to the north east of the Site
- Our Lady of Mercy College on Victoria Road, east of the Site; and
- The Parramatta Leagues Club, north of the Site.

These impacts would be temporary for the duration of the demolition works. Community consultation is recommended to be undertaken with affected receptors prior to the commencement of the works. A range of mitigation measures, including the preparation of a construction noise and vibration management plan, would be implemented to manage potential noise impacts on sensitive receptors during the demolition works.

The risk of adverse vibration impacts as a result of vibration intensive activities such as rock breaking or jackhammering as part of the demolition works were considered to be low due to the distances from the demolition site to receivers. Set back distances would be implemented to minimise risk of impacts on human comfort or structural damage to nearby buildings.

As a result, potential noise impacts during demolition may contribute to a local community perception of reduced amenity, however, these impacts would be temporary for the duration of the demolition works and mitigation measures would be implemented to reduce impacts to sensitive receptors. Vibration impacts to amenity are not considered to be significant and would be temporary for the duration of the works.

Further detail is presented in the *Technical Working Paper: Noise and Vibration (Appendix G)* and summarised in the EIS (**Chapter 9**).

Air quality impacts

Air quality and amenity impacts anticipated as part of the demolition works include:

- Annoyance due to dust deposition (soiling of surfaces) and visible dust plumes.
- Elevated particulate (PM₁₀) concentrations due to dust-generating activities.
- Exhaust emissions from diesel-powered plant and equipment.

Dust emissions are considered to represent the most significant air quality impact associated with the demolition works, with the greatest source of potential dust emissions expected to be generated from concrete crushing activities. Low numbers of heavy vehicles associated with the demolition works are not anticipated to significantly impact local air quality.

The *Technical Working Paper: Air Quality* (AECOM, 2016b), prepared to inform the EIS, presents a qualitative assessment of the potential adverse air quality impacts on surrounding receptors from the Stage 1 Demolition Works.

The *Technical Working Paper: Air Quality* concluded that potential dust emissions from Stage 1 Demolition Works were assessed with a risk rating of “medium” for both dust soiling and human health impacts. This rating was based on the potential magnitude of dust emission from Stage 1, the sensitivity of nearby receptors, proximity of receptors, and the sensitivity of the area as a whole to both dust soiling and human health impacts.

Favourable wind conditions are anticipated to assist in reducing potential dust impacts on sensitive receptors east of the Site, with winds blowing from the east (away from sensitive receptors) during summer daytime hours (assuming Stage 1 is undertaken during the summer months). Summer mornings may still experience some unfavourable winds blowing from the west (towards sensitive receptors). However, implementation of mitigation measures is anticipated to adequately reduce the likelihood of dust impacts from the Site.

Implementation of a range of mitigation measures, identified as part of the assessment, is considered sufficient to reduce the potential for offsite dust impacts to an acceptable level. This includes planning of the Site and demolition works to locate concrete crushing activities away from the Parramatta Swimming Centre. The assessment concluded that residual impacts, once appropriate dust mitigation measures are implemented, were considered to be “not significant”.

As a result, potential air quality impacts to amenity are not considered to be significant and would be temporary for the duration of the works.

Further detail is presented in the *Technical Working Paper: Air Quality (Appendix M)* and summarised in the EIS (**Chapter 16**).

Visual amenity impacts

Demolition works are anticipated to result in changes to visual amenity through the decommissioning and demolition of the existing stadium and Parramatta Swimming Centre, as well as the introduction of construction activities, personnel, haulage vehicles and equipment, including cranes. These impacts are likely to be limited to visual receptors within immediate proximity of the Site, including the Old Kings School site, the Parramatta Leagues Club, Our Lady of Mercy College, St Patrick's Cathedral and residential receptors along O'Connell Street, as the surrounding infrastructure and landscaping provides partial screening of the existing stadium. Visual impacts during the demolition works would be temporary for the duration of the works.

Visual amenity impacts to users of Parramatta Park are also likely to be limited given the vegetation along the Parramatta River foreshore and other trees throughout the park which provide screening of the existing stadium and areas north of the river.

5.1.3 Access and connectivity

The *Technical Working Paper: Transport and Accessibility* (AECOM, 2016d) (**Appendix F**), prepared to inform the EIS, presents an assessment of potential impacts of the Stage 1 Demolition Works on traffic and access.

Demolition works have the potential to result in impacts to the local traffic network, as well as pedestrian and cyclist movements, associated with the establishment of traffic management measures and the introduction of demolition haulage and other heavy vehicles. However, given that numbers of heavy vehicles associated with the demolition works are anticipated to be low, with an average of four vehicles per day, disruption and delays attributable to the works are anticipated to be minimal.

A Traffic Management and Safety Plan (TMSP) would be prepared for the demolition works and would include guidelines, general requirements and procedures to reduce the potential for impacts on the safety, performance and accessibility of existing traffic and transport within the study area. The TMSP would include provisions for safe and alternative (where applicable) routes for pedestrians and cyclists travelling around the Site to key destinations such as the Parramatta Swimming Centre (until March 2017), Parramatta River, Parramatta Park and the Parramatta Leagues Club.

Access to the Parramatta Swimming Centre would be maintained throughout the summer swimming season up until decommissioning of the centre in March 2017. Public access to the car parking facility south of the Parramatta Swimming Centre would be maintained for the duration of the demolition works.

Access and connectivity would therefore be maintained and disruptions to the local road network, pedestrian and cycle paths would be minor and temporary for the duration of the demolition works.

5.1.4 Economic impacts

Potential economic impacts, both positive and negative, of the demolition works are anticipated to include:

- Changes in business turnover and employment due to demolition expenditure;
- An increase in demolition workforce and employment; and
- Changes to amenity of local businesses.

Expenditure associated with the demolition works would be of value to the local and regional economies, particularly for businesses which would benefit through purchases made by contractors, such as the hire of equipment and purchase of materials. An estimate of the financial benefits of the Project suggests that the capital expenditure of the demolition works is likely to be in the order of \$25 million, with a total construction cost estimated at around \$300 million (CIV). Ongoing and improved economic stimulus is identified as a key strategic objective for the study area, and the Parramatta CBD in particular.

Employment of specialist demolition subcontractors would be required for the demolition works, with the employment of around 45 construction and site management personnel on site at any one time. Wages for construction and site management personnel may increase as a result of the demolition works due to the increase in demand for construction workers associated with other redevelopment projects occurring across Parramatta and Greater Sydney.

Businesses that may directly benefit from construction of the project are likely to include specialist demolition subcontractors and those businesses who service or supply goods to the construction industry such as food and beverage retailers, accommodation providers, and other retail outlets that would cater to the day-to-day needs of the construction workforce. For example, the Parramatta Leagues Club may experience an increase in visitors associated with the presence of the demolition workforce.

There is also the potential for impacts to amenity on local businesses during the demolition works, with impacts potentially resulting in loss of trade as customers may shop elsewhere to avoid adverse conditions during construction of the project. Amenity impacts include any factors that affect the ability of customers, employees or business owners to enjoy their workplace and daily activities such as noise, vibration, detrimental changes to views or changes to air quality. However, given the context of the Site, there are a limited number of commercial premises within the immediate surrounding area and amenity impacts to businesses would be temporary for the duration of the works.

5.1.5 Cumulative impacts

Due to the high volume of construction currently occurring or planned across Sydney, and in particular the Parramatta CBD, there is the potential for cumulative impacts to local and regional communities as a result of the Demolition works occurring concurrently with the construction of other projects.

Cumulative construction of a range of projects within the region has the potential to result in the following broad socio-economic impacts:

- Intensification of construction impacts including noise and vibration, air quality, traffic and transport and visual amenity impacts;
- Increased risk of construction fatigue for the Parramatta local community with extended periods of amenity impacts;
- Cumulative and extended periods of construction may also impact on the local community's sense of place and perception of local identity, which is influenced by social amenity;
- Increased demand for construction workforce with potential to drive increases in wages;
- Increased demand for construction materials and equipment with the potential for supply challenges;
- Increased opportunity for local businesses to supply goods or services with potential for increases in local business turnover.

Developments planned or proposed for construction in proximity to the Proposal are identified in Section 3.5, with potential cumulative impacts assessed in the following sections.

Arthur Phillip High School and Parramatta Public School

The site of the existing Arthur Phillip High School and Parramatta Public School is proposed for redevelopment as a multi-storey school to accommodate increasing demand for education services within the Parramatta CBD. The site is located on Macquarie Street between Smith and Charles Streets. Construction of the multi-storey school is planned to take around 24 months with completion anticipated by 2019.

The majority of school students of Arthur Phillip High School and Parramatta Public School are proposed to be relocated to the Old Kings School site on O'Connell Street Parramatta during demolition and redevelopment of the current school facilities. The western portion of the existing Arthur Phillip High School would remain operational until the last stage of construction to accommodate displaced students and staff who cannot be accommodated within the Old Kings School.

The Old Kings School, east of the Site, is anticipated to operate as a temporary school for students of the Arthur Phillip High School and Parramatta Public School during the 2017 and 2018 school years, although timeframes are still to be confirmed. As a result, timeframes for the Proposal's demolition works and relocation of the students to the Old Kings School site may coincide during early 2017.

Impacts to amenity of sensitive receptors from the demolition works (refer **Section 5.1.2**) may therefore also impact on students and teachers at the temporary school housed within the Old Kings School. As discussed, amenity impacts would be temporary for the duration of the works and mitigation measures would be implemented to reduce impacts on nearby sensitive receptors.

Information regarding plans for the transport of students to the Old Kings School is not currently available; however, access is anticipated to be provided via the existing Old Kings School access point on Marist Place, and is not considered likely to result in cumulative access impacts with the Proposal.

New O'Connell Street Public School

The NSW Department of Education has proposed a new primary school, referred to as the new O'Connell Street Public School, to be located at the Old Kings School site. The proposal includes plans for redevelopment of the site, including refurbishment of existing buildings, as well as demolition and construction of new buildings to accommodate classrooms and facilities for the new school.

The Department of Education has submitted a request for SEARs to DPE outlining the proposed works. The proposal includes the demolition of buildings along the O'Connell Street side of the site, including the former female dormitory, garages and gymnasium buildings which have been assessed as currently in a state of disrepair (JBA Urban Planning Consultants, 2016). These buildings are proposed to be demolished to accommodate the construction of a new school hall, which is anticipated to be made available for community uses outside of school hours, and a new covered outdoor learning area. The former male dormitory building on O'Connell Street is proposed to be maintained and refurbished to accommodate new classrooms.

Information regarding the timing of construction and operation of the new O'Connell Street Public School is unknown at this stage, although it is anticipated that these works would occur after the proposed use of the Old Kings School site for the temporary relocation of school students of Arthur Phillip High School and Parramatta Public School. As a result timing of the demolition works and construction of the new school is not anticipated to coincide and cumulative impacts are not anticipated to occur during these periods.

St Patricks Cathedral Site

The Catholic Diocese of Parramatta submitted a development application to Council in 2014 for the redevelopment of buildings at the St Patricks Cathedral site and the development of two residential apartment buildings adjacent to the parish buildings (City of Parramatta Council, 2016b). The project is planned for the St Patricks Cathedral site at 1 Marist Place with development of the residential buildings at 26 O'Connell Street, both of which are adjacent to the northern boundary of the Old Kings School site. The proposal was approved by the Sydney West Joint Regional Planning Panel on 24 November 2015 (SWJRPP, 2015).

The project involves the development of a new office building, chancery building and parish hall at the existing St Patricks Cathedral site at 1 Marist Place. The project also includes development of two residential apartment buildings of five and six storeys, accommodating 77 units and two levels of basement car parking, at 26 O'Connell Street Parramatta, adjacent to the St Patricks Cathedral site. Plans for the apartment buildings show street access from both O'Connell Street and Victoria Road, with vehicle access provided off Victoria Road (SWJRPP, 2015). Planning approval documents suggest that the apartment buildings would be used to house parish staff and church clergy, with the inclusion of a Bishop's apartment.

Information regarding the timing of construction and operation of this project is unknown and there is potential for the development to coincide with the timeframes proposed for the demolition works for Stage 1 of the Project. As a result, there is potential for cumulative impacts to the local area in the event that these works occur concurrently, intensifying and/or extending periods of construction impacts on sensitive receptors.

Parramatta Leagues Club Redevelopment

The Parramatta Leagues Club is planning a \$100 million redevelopment of the existing facility, located north of the Proposal. The planning approval for the project is structured into three delivery stages, including:

- Stage 1: the development application for the first stage, which includes a multi-storey car park with 1,000 spaces, was recently approved for construction;
- Stage 2: the second stage includes the main redevelopment areas such as indoor entertainment, fitness and aquatic centre and a 400 seat event facility;
- Stage 3: the final longer-term stage comprises development of a 200 room hotel adjacent to the club.

The approval of Stage 1 allows the club to continue towards its strategic objective of delivering the first and second stage of the redevelopment in time for the opening of the Proposal in 2019. As a result, demolition works associated with the Proposal and construction of stage 1 of the Parramatta Leagues Club is considered likely to coincide with the potential for cumulative construction impacts.

Additional projects

Additional projects proposed to be undertaken within the Parramatta CBD that may contribute to cumulative impacts where construction timeframes coincide include:

- The proposed Parramatta Light Rail, providing connection between Parramatta and Strathfield via the Parramatta CBD (including a proposed route via Church Street, Macquarie Street and Charles Street), with construction anticipated to commence in late 2018 (TfNSW, 2016).
- The relocation of the Powerhouse Museum, proposed by the NSW State Government, to the former David Jones car park site on the Parramatta Riverbank south between Wilde Avenue and Church Street. Construction is thought to commence in late 2018 for completion by 2022.
- The Parramatta North Urban Transformation and Transport Program, proposed by the NSW State Government for renewal of government owned land in Parramatta North, primarily situated within the Cumberland Hospital (East Campus) precinct. Rezoning of the site is planned to enable:
 - Provision of around 2,700 new homes in multi-storey apartment buildings;
 - Creation of around 2,000 new jobs, including 80 permanent jobs in retail, over the life of the program;
 - Improved transport connections between Parramatta City Centre and Westmead.

Timeframes for precinct redevelopment are unknown at this stage.

- Commercial, residential and community infrastructure projects proposed as part of the Parramatta Square redevelopment, for which the demolition of existing structures and excavation for basement levels commenced in December 2015, including:
 - The proposed Aspire residential and mixed use building located at 8 Parramatta Square;
 - The proposed retail podium and two commercial towers, with connection to Parramatta railway station via an underpass, at 4 and 6 Parramatta Square;
 - The proposed Western Sydney University campus at 1 Parramatta Square;
 - The proposed mixed use retail and commercial building development at 5 Parramatta Square;
 - The proposed commercial and community facilities building development at 3 Parramatta Square, which is proposed to include the civic building, community centre and new public library.
- An approved Concept Proposal for development of additional retail space and a 20 storey commercial tower above the retail podium at Parramatta Westfield shopping centre, with street activation works at the corner of Church Street and Argyle Street. Construction timeframes are unknown at this stage.
- Macquarie Place mixed use development at 45-47 Macquarie Street and 134-140 Marsden Street. Construction timeframes are unknown at this stage.
- Westmead Hospital Central Acute services Building development, adjacent to the existing Westmead Hospital, with construction planned for 2015 to 2020.
- University of Western Sydney Westmead Campus, with mixed use development comprising commercial (including child care and hotel), retail, residential uses and car parking. Construction timeframes are unknown at this stage.

The cumulative development of projects within Parramatta LGA, and particularly the Parramatta CBD, has the potential to intensify construction impacts identified in previous sections, particularly through extended periods of amenity impacts due to increases in noise, increases in dust levels, increases in construction traffic movements and changes in visual amenity.

Construction fatigue may arise within the local community from the concentration of construction projects occurring within the Parramatta CBD, particularly where project timeframes overlap with extended periods of potential impacts.

Cumulative construction projects may also result in increased demand for construction personnel, with potential to drive increases in wages, increased demand for construction materials and equipment and increased opportunity for local businesses to supply goods or services with potential for increases in local business turnover.

5.2 Stage 1 Concept Proposal

The development of the Western Sydney Stadium is a key part of the NSW Government's proposal to renew the Sydney Stadium network. The Proposal has been identified as a key priority for the NSW Government, and is proposed to meet the objectives of a number of strategies developed for Parramatta and the surrounding areas.

The Concept Proposal is anticipated to help build Parramatta's profile as a cultural and sports precinct, in line with objectives for the City, and would increase sporting infrastructure for the Western Sydney region.

The Concept Proposal for the Western Sydney Stadium is anticipated to provide a range of benefits, on a State, regional and local scale, including:

- Maintained and improved competitiveness, on both a State and regional level, for Parramatta to host national and international sporting events and other major events;
- Increased investment in sport and entertainment, which aligns with Council's vision for the City and local and regional community sporting and entertainment values;
- Provision of upgraded facilities for multiple sporting codes, including the Parramatta Eels and Western Sydney Wanderers as well as provision for two additional NRL franchises, which aligns with the City of Parramatta Council's objective to capitalise on support for home teams to engage and unite the local and regional community and foster a sense of civic pride;
- Contribution to growth in State, regional and local economies and assist with activation of the Parramatta City centre with visitors to the area expected to increase;
- Creation of jobs with up to around 900 positions generated during major event days.

Potential socio-economic impacts, both positive and negative, generated by the Stage 1 Concept Proposal are assessed in the following sections.

5.2.1 Property acquisition and land use

The Concept Proposal is considered to provide primarily beneficial impacts to land use as it is consistent with strategic objectives and responds to the need for sporting infrastructure for the Western Sydney region. It would also meet private recreation zoning objectives of the Parramatta LEP, and contribute to the wider urban renewal of Parramatta and Western Sydney.

Once operational (projected early 2019), the Proposal would primarily be used for major sporting events, as well as a range of other non-sporting commercial and community events such as music concerts and fairs. The installation of three tiers of corporate boxes/terraces, function areas and suites would also provide a greater corporate premium offering than the current stadium (VenuesNSW, 2016).

The new stadium is expected to operate as a competition site and host teams such as the Parramatta Eels (NRL), the Western Sydney Wanderers (A-League soccer) and the additional franchises under the NSW Stadia Strategy objectives for the consolidation of venues. This aligns with Council's vision for the City and supports local and regional community sporting and entertainment values.

The number of event days at the Proposal is projected to increase substantially under the Project (refer **Section 2.2.1**). An increase in patron attendance to the events is also projected, with the expanded offering and based on ten year historical growth periods of each sport, with A-league growing at 0.7 per cent. Provision for increased sporting event days and other major events such as music concerts also aligns with Council's vision for the City as an engaged and vibrant City, a centre for entertainment and "*a place where people want to be*".

Parramatta Swimming Centre

The Concept Proposal for the Proposal involves the removal of the existing Parramatta Swimming Centre to accommodate the Proposal. The Parramatta Swimming Centre is located within an area of Crown Land, owned by the Parramatta Park Trust and currently leased to the City of Parramatta Council for operation of the pool.

The Parramatta Swimming Centre is currently zoned as public recreation (RE1) under the Parramatta LEP. In accordance with Part 2 of the Parramatta LEP, the following activities are permitted with development consent on land zoned as public recreation:

- Recreation areas
- Recreation facilities (indoor)

- Recreation facilities (major)
- Recreation facilities (outdoor).

Works on this land are likely to require an application to Parramatta Park Trust to obtain a lease under Section 12 of the NSW *Parramatta Park Trust Act 2001*. **Chapter 7** and **Chapter 20** of the EIS provides further detail regarding the assessment of potential land use impacts for the Proposal.

The Parramatta Swimming Centre is highly valued by the local community for its sporting and recreational facilities and caters to a broad range of users, as identified in **Section 3.2.6**. The relocation of the Parramatta Swimming Centre under the Concept Proposal would result in a direct impact on users and would reduce the availability of aquatic centre facilities within the Parramatta region. The relocation of the Parramatta Swimming Centre may also impact on local community identity and sense of place with a change to community facilities provided at the Site. Although the Proposal is in line with the existing use as a recreational area, and additional community facilities are proposed to be included as part of the Concept Proposal (refer Figure 2), no aquatic centre facilities are proposed as part of the Concept Proposal.

However, a preferred site is currently being considered for the location of a new facility at the eastern end of the former Parramatta Golf Course, which closed in April 2015. The former golf course site is owned by Parramatta Park Trust and is included as part of the Park's masterplan for future activation and use as a community or cultural facility. The golf course site is located less than one kilometre south west of Parramatta Park, separated by the railway line and Park Parade. The former golf course is bordered by residential land uses to the west and south west, and is adjacent to Parramatta High School to the south.

A media announcement on 22 June 2016 confirmed that a feasibility study would be undertaken to confirm the suitability of the site for the new aquatic centre. The announcement identified that the City of Parramatta Council will be responsible for delivering the new aquatic centre, with the master planning process led by Parramatta Park Trust.

It is recommended that development and provision of a new aquatic centre consider community values associated with the existing Parramatta Swimming Centre. Facilities and services valued by the local community and Parramatta Swimming Centre users include:

- Provision of a range of swimming facilities to suit varying age groups and swimmer's skills, including facilities for both swimming and leisure;
- Provision of a range of swimming classes and clubs to suit varying age groups, including school holiday programs;
- Provision of facilities such as shaded areas, benches, change rooms and showers, lockers, kiosk, and picnic and BBQ areas;
- Good accessibility for seniors, young children, parents with prams and people with a disability;
- Discounted or free passes for particular user groups including seniors and people with a disability;
- Suitability for use for school swimming carnivals;
- Provision of transport links including the free Parramatta Shuttle Bus;
- Easy access between the Parramatta Swimming Centre and other areas of Parramatta Park, including playgrounds;
- Proximity to the Parramatta CBD; and
- Provision of affordable parking.

Extensive public consultation is planned to be undertaken as part of the masterplanning for the new aquatic centre.

There may be a period between decommissioning of the existing Parramatta Swimming Centre and provision of a new facility where no aquatic centre facilities are available within the local area. To alleviate the loss of the Parramatta Swimming Centre facilities to members and users, and facilitate the temporary use of alternate facilities, options for the provision of concession passes for members and provision of transportation to similar facilities for users such as seniors or schools would be investigated by Parramatta City Council prior to the decommissioning of the Parramatta Swimming Centre.

5.2.2 Amenity impacts

Amenity impacts on the local community are anticipated to occur during the Stage 1 Concept Proposal. Amenity impacts are anticipated to be in line with impacts already experienced for the existing stadium, with changes arising from increases in operational noise and air quality impacts and changes to visual amenity due to the presence of a larger stadium.

Noise impacts

The *Technical Working Paper: Noise and Vibration* (AECOM, 2016a), prepared to inform the EIS, presents an assessment of potential noise impacts of the Stage 1 Concept Proposal.

Three operational scenarios were modelled to represent three typical loud events to take place at the proposed stadium; a rock concert, a classical concert and a large sporting event. The assessment modelled events taking place during the day, evening and night. Noise modelling contours provided in the *Technical Working Paper: Noise and Vibration* (AECOM, 2016a) show affected receptors for each of the scenarios modelled.

Up to 99 residences are predicted to exceed noise criteria during a rock concert in the day and evening periods, with up to 306 receivers predicted to exceed night time criteria during these events. During sporting events, nine residences are predicted to exceed noise criteria in the day and evening periods, and up to 86 residences are predicted to exceed criteria during night time events. No exceedances of noise levels are predicted during a classical concert.

Noise modelling results show a significant number of residences are predicted to exceed both the sleep disturbance screening criteria (959 residences) and the sleep awakening criteria (339 residences) during a rock concert. Up to 522 residences are predicted to exceed the screening criteria during loud sporting events, with 27 residences predicted to exceed sleep awakening criteria. No receivers are predicted to exceed sleep awakening criteria during a classical concert.

While use of the Site as a stadium for major events is consistent with the existing use of the stadium, the scale and number of events are proposed to increase as part of the Project, with increased noise impacts to the amenity of affected receptors, including residences, medical centres, child care centres, places of worship and schools in proximity to the stadium.

An operational noise management plan is recommended for all events taking place at Western Sydney Stadium with recommended measures for:

- Preventative noise management, including limits on the number of event days and times of events to provide respite periods for receptors as well as community consultation prior to events;
- Reactive noise management, including noise monitoring during events and implementation of a complaints handling system; and
- Provision for review mechanisms for ongoing monitoring and management of noise mitigation measures.

Further detail is presented in the *Technical Working Paper: Noise and Vibration* (AECOM, 2016a) and summarised in the EIS.

Air quality impacts

The *Technical Working Paper: Air Quality* (AECOM, 2016b), prepared to inform the EIS, presents a qualitative assessment of the potential adverse air quality impacts from the Stage 1 Concept Proposal.

Operational air emissions from the existing stadium are very minor and the potential for offsite air quality impacts are considered to be low. Development of the Project according to the Concept Proposal would be unlikely to introduce any new sources of air pollution.

However, projected event frequency is expected to increase under the Project. An increase in events will likely mean an increase in frequency, and potentially magnitude, of air emissions from sources such as pyrotechnic displays. Despite this possible increase, however, the assessment concludes that the likelihood of offsite air quality impacts at sensitive receptors would remain low.

No significant change in potential air quality impacts is therefore expected due to operation of the Project under the Concept Proposal and as a result no significant change to the amenity of the local area is anticipated.

Visual amenity impacts

The Concept Proposal for the Proposal involves provision of a larger stadium, to accommodate an increased capacity of 30,000 seats, as well as a larger Site footprint for improved security and pedestrian and vehicle access. As a result, changes to visual amenity are anticipated as part of the larger stadium proposed under the Concept Proposal.

However, the Proposal is in line with the current use of the site and is anticipated to represent a landmark facility for Parramatta. The provision of the larger stadium also aligns with strategic sporting and entertainment objectives and community values identified by Council (Parramatta City Council, 2013a). As a result, increased visual presence or visibility of the larger stadium is considered unlikely to result in adverse impacts to community identity or sense of place and is anticipated to support Council's objective to celebrate Parramatta's cultural and sporting heritage.

The *Technical Working Paper: Historical Heritage* (AECOM, 2016c), prepared to inform the EIS, assesses heritage values within proximity to the Site, including potential impacts to important view lines from heritage places, which contribute to their significance and are of cultural and community value. The Concept Proposal was assessed in relation to the following heritage values:

- World and National Heritage Listed Old Government House and Domain: the Proposal has the potential to impact on important view lines to St Patrick's Cathedral and the Old Kings School and views from the Dairy Precinct within Parramatta Park looking north east and south east towards Parramatta City.
- State heritage listed Parramatta Park: the Proposal has the potential to further erode the visual setting of Parramatta Park as a valued and historic area of open space and parkland.
- Views to the Proposal resulting in changes in visual setting and visual amenity of the State heritage listed Norma Parker Correctional Centre, Old Kings School and Roseneath Cottage.

As a result, the Concept Proposal may create changes to views, view lines and visual amenity for important heritage values within the local area. The significance of these impacts is anticipated to be managed through the implementation of mitigation measures as detailed in the *Technical Working Paper: Historical Heritage* (AECOM, 2016c).

The *Technical Working Paper: Historical Heritage* recommends mitigation measures to avoid or minimise impacts of the Proposal on these values, including recommendations for use of colour schemes and finishes that are sympathetic to the surrounding environment, signage orientation away from the park and design of the stadium height to allow for screening from the surrounding established tree canopy.

5.2.3 Access and connectivity

The *Technical Working Paper: Transport and Accessibility* (AECOM, 2016d), prepared to inform the EIS, presents an assessment of the Stage 1 Concept Proposal on traffic and access. The Proposal is anticipated to generate large numbers of pedestrian traffic on major event days with the stadium accommodating 30,000 spectators at full capacity. It is recommended that further review of pedestrian movements be considered as part of the Project's detailed design in order to accommodate pre-game and post-game peaks in pedestrian movements.

The existing bus service 549 and the Parramatta Shuttle Bus would continue to provide good public transport connections between the Proposal and the City Centre. These services currently attract a moderate amount of spectators travelling to events at the stadium, and the level of patronage would be expected to increase as the Proposal attracts higher attendance numbers.

Vehicle movements are also anticipated to increase as part of the Proposal with the provision of additional car parking spaces. However, the *Technical Working Paper: Transport and Accessibility* concludes that the Proposal would not have a significant impact on the local traffic during event days and intersection performance would remain within acceptable levels.

The Concept Proposal facilitates connection to existing and future transport connections for the broader region, including to areas of future land use opportunities. It considers opportunities provided by the Parramatta Light Rail to enhance access and connectivity to the site from surrounding areas. While the exact route for the light rail is not certain at this stage, it is likely a station will be located within an appropriate walking distance of the stadium.

The Concept Proposal provides for active transport links and considers accessibility to various transport mode shares. The landscaping and layout of the Site would be designed to encourage active and public transport use via the provision of pedestrian and cycle facilities, and bus stops on O'Connell Street. This is anticipated to promote connectivity to the surrounding precincts and contribute to the urban renewal of Parramatta, which aligns with strategic directions identified for Parramatta CBD and the Parramatta North precinct. The provision of cycle looking facilities also aligns with Council's objective to encourage cycling within the local community as part of the Parramatta Bike Plan (Parramatta City Council, 2009).

The proposed development of additional recreation areas within the stadium complex, as well as improved access provided to the southern side of the stadium, would further encourage use of Parramatta Park and improve connectivity to the Parramatta River foreshore and the western areas of Parramatta and Westmead. It is anticipated that land use opportunities for the Site and its surrounding area would be further investigated during Stage 2 of the Project.

5.2.4 Economic impacts

Direct impacts

An economic appraisal of the financial benefits of the Project included a social cost benefit analysis which forecast the following results for the Proposal:

- The incremental economic costs of the Project over the Base Case (do nothing option) are around \$332 million, with the incremental economic benefits of the Project forecast at around \$348 million.
- The Project is forecast to result in an overall net benefit of approximately \$15 million, an Economic Internal Rate of Return (EIRR) of 9.64 per cent and a Benefit Cost Ratio (BCR) of 1.05.

The Concept Proposal is anticipated to generate employment, with workforce numbers varying between event and non-event days. On event days, up to 1,000 staff (comprising permanent and contract staff) would be required to operate the stadium to provide catering, security, cleaning and customer service functions. However, concert events are anticipated to require increased employment, with up to 900 staff required. Security, police and first aid officers would also be located throughout the stadium on event days. On non-event days, staffing requirements may vary between approximately five and 100 employees depending on the amount of preparation required for any upcoming events and ongoing maintenance requirements.

Indirect impacts

The Proposal is expected to contribute to growth in State, regional and local economies, with the stadium expected to reduce the risk of loss of events to other states, providing increased competitiveness for NSW to host major sporting events. Objectives for the consolidation of venues as part of the NSW Stadia Strategy would also address financial challenges and competitive disadvantage experienced by team franchises with ageing suburban home ground facilities. A new stadium would provide sporting franchises and venue owners with the ability to generate greater commercial returns.

The potential for economic growth associated with the Proposal, however, should be considered in the context of the existing stadium and other stadium facilities within the State. As the Proposal involves the replacement and redevelopment of existing stadium facilities, the majority of economic benefits are anticipated to represent retention of expenditure within the Parramatta and Greater Sydney areas, as well as a transfer of economic activity to the Western Sydney region.

Retention of expenditure would be associated with the continued attendance and spending activity of spectators who currently attend sporting events at the existing stadium. A transfer of economic activity, through attendance and spending activity of spectators, is expected as a result of:

- The attraction of new and improved facilities as part of provision of the new stadium.
- Increased utilisation of the stadium with an increased number of sporting event days and other major event days.
- The proposed consolidation of venues and subsequent growth in supporter base for teams, with the Proposal anticipated to operate as a competition stadium for multiple teams like the Parramatta Eels, the Western Sydney Wanderers and additional NRL franchises.
- Improved financial performance of franchises as part of the consolidation of venues may also benefit teams with potential opportunities for growth in these franchises.

A transfer of expenditure may also represent a growth in local expenditure, benefitting the local Parramatta economy and supporting strategic objectives identified for the City.

The Proposal is anticipated to result in an increase in visitors to the Parramatta area, with flow on benefits to the local economy through visitor spending. A new stadium in Parramatta would provide the Greater Western Sydney region with facilities to meet sporting community needs, both now and into the future. The Proposal would also be of sufficient scale and quality to cater for national and international events, concerts and other entertainment events for the attraction of increased visitor numbers to the local area.

However, greater economic benefits are likely to be associated with the cumulative activation and revitalisation of a number of areas within Parramatta attributed to the provision of a range of improved entertainment, event, retail and accommodation attractions. The Proposal is anticipated to contribute to this cumulative effect as a key attraction and landmark facility.

The new stadium, with its sporting, entertainment, and community facilities, is considered an important part of improving the 'liveability' of a city, and would therefore improve the social and economic outcomes for residents. As a result, residents within the local area are expected to experience economic benefits through an increase in housing prices associated with this amenity uplift.

It is also likely that greater usage of public transport to and from major events is attributed to recent major venue development and redevelopment projects across Australia. As identified in the *Technical Working Paper: Transport and Accessibility* (AECOM, 2016d), the majority of spectators to major event days held at the Proposal are anticipated to travel on foot to and from the stadium and are likely to travel through the Parramatta CBD to access key transport interchanges. Increased pedestrian movements through the Parramatta CBD on event days has the potential to result in an increase in passing trade for local businesses. Key pedestrian routes likely to be travelled by spectators include O'Connell Street, Marsden Street, Church Street and Church Street Mall. As a result, businesses with frontages to these streets may benefit from increases in passing pedestrian trade on major event days, particularly food and beverage retailers.

5.2.5 Cumulative impacts

Other major developments planned or proposed for Parramatta, are expected to benefit the local and regional area in line with objectives identified in City of Parramatta and Greater Sydney planning strategies. Each of these projects is anticipated to contribute to the growth and development of Parramatta, as a centre for entertainment, recreation, active transport, education, health care, retail and commercial activity.

Arthur Phillip High School and Parramatta Public School

At the completion of construction, estimated for 2019, Arthur Phillip High School and Parramatta Public School students would leave the Old Kings School site and return to the new multi-storey school facility at Macquarie Street. This development would also represent a landmark facility for Parramatta. The cumulative development of this project with the Proposal would contribute to the urban revitalisation of the Parramatta CBD, supporting Council's vision for the city as a vibrant and engaging centre for community facilities, including education and entertainment values.

New O'Connell Street Public School

Although the timing of construction and operation of the new O'Connell Street Public School is unknown at this stage, a new primary school at this location would represent an additional sensitive receptor for the Proposal. Impacts to the amenity of sensitive receptors from the Concept Proposal (refer **Section 5.2.2**) may therefore also impact on students and teachers at the new school housed within the Old Kings School site, particularly noise impacts during major event days.

Access to the new school is anticipated to be provided via the existing Old Kings School access point on Marist Place, with bus pick up and drop off facilities provided at this location. As a result cumulative access impacts with the Proposal are not anticipated to occur.

St Patricks Cathedral site

Redevelopment of buildings at the St Patricks Cathedral site and the development of two residential apartment buildings adjacent to the parish buildings would similarly increase the number of sensitive receptors in proximity to the Proposal. However this development would be consistent with the existing parish and residential use of the site and potential amenity impacts would be in line with those identified in **Section 5.2.2**.

The project involves the development of two residential apartment buildings of five and six storeys, accommodating 77 units and two levels of basement car parking. Plans for the apartment buildings show street access from both O'Connell Street and Victoria Road, with vehicle access provided off Victoria Road (SWJRPP, 2015). Although traffic generated as part of the Proposal is anticipated to maintain the level of service of local intersections, additional traffic generated as part of this project may have a cumulative impact on the local road network, particularly on major event days. Future residents may experience delays or increases in local traffic direction, particularly around the O'Connell Street / Victoria Road intersection. However, these impacts are not anticipated to be significant and cumulative impacts with the Proposal are likely to be limited to major event days.

Parramatta Leagues Club Redevelopment

Parramatta Leagues Club intends to deliver the first and second stage of the Club redevelopment in time for the opening of the Proposal in 2019. The Club has identified this target for the cumulative delivery of these projects to create a world class sporting and entertainment precinct for the benefit of its members, Parramatta Eels fans, and the broader community.

The redevelopment of the Club would provide an enhanced pre-game and post-game social facility for spectators, complementing the provision of major sporting events at the proposed Western Sydney Stadium and creating a whole day sporting experience.

Additional car parking spaces provided as part of the Club redevelopment, however, are considered likely to attract an increase in private vehicle usage to sporting events held at the Proposal and may consequently increase pressure on the O'Connell Street / Grose Street signalised intersection. Traffic management and mitigation measures have been identified for the Club redevelopment and a Traffic and Transport Management Plan would be developed for the Proposal in consultation with relevant stakeholders.

Parramatta Light Rail

The NSW Government has proposed the development of a light rail for Parramatta, providing connection between Westmead and Strathfield via the Parramatta CBD. The project is anticipated to be delivered by around 2024 and would complement rail, bus, ferry and active transport modes to create an integrated multi-modal transport route through Parramatta (TfNSW, 2016).

The preferred Parramatta Light Rail alignment is currently proposed to run from the Parramatta City centre in a north-south direction, possibly along Marsden Street to the east of the Site, before looping back across the Parramatta River to connect to Westmead Train Station. It would provide a regular, efficient and sustainable public transport system connecting the Proposal to/from the Parramatta CBD and other key transport interchanges, with connection to regional centres in Western Sydney and Greater Sydney more broadly.

Additional projects

Additional major projects planned for Parramatta, including the relocation of the Powerhouse Museum and the Parramatta North Urban Transformation and Transport Program, are anticipated to contribute to the growth and development of the region in line with the future vision for Parramatta. Each of these projects would cumulatively contribute to the revitalisation of the area, fostering growth in the local community identity and sense of place of Parramatta as an engaged and vibrant City and a centre for entertainment, recreation, active transport, education, health care, retail and commercial activity.

6.0 Mitigation and management measures

Mitigation measures recommended to manage potential socio-economic impacts of the Proposal are outlined in the following sections and correspond with measures recommended for other relevant technical disciplines.

6.1 Stage 1 demolition works

Potential impact	Recommended mitigation
Property acquisition and land use	- Demolition works would be undertaken progressively and would generally commence on the west stand and progress to the east stand area to minimise impacts and allow continued operation of the Parramatta Swimming Centre over the 2016-2017 summer months, prior to decommissioning.
Amenity	- Impacts resulting from changes to amenity would be managed in line with mitigation measures identified for other technical disciplines, including: <ul style="list-style-type: none"> • <i>Technical Working Paper: Noise and Vibration</i> (AECOM, 2016a) • <i>Technical Working Paper: Air Quality</i> (AECOM, 2016b) • <i>Technical Working Paper: Historical Heritage</i> (AECOM, 2016c)
Access and connectivity	- Implementation of a community involvement plan is recommended to provide timely, regular and transparent information about changes to access and traffic conditions, details of future work programs and general progress throughout the demolition works. Information is recommended to be provided in a variety of formats including letter box drops, media releases, internet site, signage and a project hotline. - Mitigation measures specific to access and connectivity can be found in the <i>Technical Working Paper: Transport and Accessibility</i> (AECOM, 2016d)
Economic impacts	- Business impacts resulting from changes to amenity or access and connectivity would be managed in line with mitigation measures identified for other relevant technical disciplines
Cumulative impacts	- Consultation with relevant stakeholders, particularly proponents for other developments within proximity to the Site, is recommended to manage potential cumulative impacts for the demolition works.

6.2 Stage 1 Concept Proposal

Potential impact	Recommended mitigation
Property acquisition and land use	- Implementation of a community involvement plan is recommended to provide timely, regular and transparent information regarding staging of the demolition works and decommissioning of the Parramatta Swimming Centre. Information is recommended to be provided in a variety of formats including letter box drops, media releases, internet site, signage and a project hotline.
Amenity	- Impacts resulting from changes to amenity would be managed in line with mitigation measures identified for other technical disciplines, including: <ul style="list-style-type: none"> • <i>Technical Working Paper: Noise and Vibration</i> (AECOM, 2016a) • <i>Technical Working Paper: Air Quality</i> (AECOM, 2016b) • <i>Technical Working Paper: Historical Heritage</i> (AECOM, 2016c)
Access and connectivity	- Mitigation measures specific to access and connectivity can be found in the <i>Technical Working Paper: Transport and Accessibility</i> (AECOM, 2016d) - It is recommended that further review of pedestrian movements be considered as part of the Project's detailed design in order to accommodate pre-game and post-game peaks in pedestrian movements and reduce potential impacts to access and connectivity.
Economic impacts	- Business impacts resulting from changes to amenity or access and

Potential impact	Recommended mitigation
	connectivity would be managed in line with mitigation measures identified for other relevant technical disciplines
Cumulative impacts	- Consultation with relevant stakeholders, particularly proponents for other developments within proximity to the Proposal, is recommended to manage potential cumulative impacts for the Concept Proposal.

7.0 Conclusion

This *Technical Working Paper: Socio-economics* assesses the potential social and economic impacts of the Proposal in accordance with the SEARs issued for the Project. This Technical Working Paper has been prepared to support the EIS for Stage 1 of the Project.

The development of the Western Sydney Stadium is a key part of the NSW Government's proposal to renew the Sydney Stadium network. The Concept Proposal is anticipated to help build Parramatta's profile as a cultural and sports precinct, in line with objectives for the City, and would increase sporting infrastructure for the Western Sydney region.

The Concept Proposal for the Western Sydney Stadium is anticipated to provide a range of benefits, on a State, regional and local scale, including:

- Maintained and improved competitiveness, on both a State and regional level, for Parramatta to host national and international sporting events and other major events;
- Increased investment in sport and entertainment, which aligns with Council's vision for the City and local and regional community sporting and entertainment values;
- Provision of upgraded facilities for multiple sporting codes, including the Parramatta Eels and Western Sydney Wanderers as well as provision for additional NRL franchises, which aligns with the City of Parramatta Council's objective to capitalise on support for home teams to engage and unite the local and regional community and foster a sense of civic pride;
- Contribution to growth in State, regional and local economies and assist with activation of the Parramatta City centre with visitors to the area expected to increase;
- Creation of jobs with up to around 900 positions generated during major event days.

The Proposal also has the potential to result in socio-economic impacts, which broadly include:

- The temporary occupation or acquisition of property.
- Amenity impacts, including changes to noise, air quality and visual amenity.
- Changes to access and connectivity for vehicles, pedestrians and cyclists.
- Impacts to the local, regional and State economy.
- Cumulative impacts with other developments planned or proposed for Parramatta.

Mitigation measures recommended to manage potential socio-economic impacts of the Proposal are summarised in the following table.

Management and Mitigation Measures	Implementation		
	Design	Construction / Demolition	Operation
Demolition works would be undertaken progressively and would generally commence on the west stand and progress to the east stand area to minimise impacts and allow continued operation of the Parramatta Swimming Centre over the 2016-2017 summer months, prior to decommissioning.		✓	
Implementation of a community involvement plan is recommended to provide timely, regular and transparent information regarding the demolition works and decommissioning of the Parramatta Swimming Centre. Information is recommended to be provided in a variety of formats including letter box drops, media releases, internet site, signage and a project hotline.		✓	

Management and Mitigation Measures	Implementation		
	Design	Construction / Demolition	Operation
Impacts resulting from changes to amenity would be managed in line with mitigation measures identified for other technical disciplines, including: <ul style="list-style-type: none"> - Technical Working Paper: Noise and Vibration (AECOM, 2016a) - Technical Working Paper: Air Quality (AECOM, 2016b) - Technical Working Paper: Historical Heritage (AECOM, 2016c) 		✓	✓
Mitigation measures specific to access and connectivity can be found in the <i>Technical Working Paper: Transport and Accessibility</i> (AECOM, 2016d)		✓	✓
It is recommended that further review of pedestrian movements be considered as part of the Project's detailed design in order to accommodate pre-game and post-game peaks in pedestrian movements and reduce potential impacts to access and connectivity.	✓		
Business impacts resulting from changes to amenity or access and connectivity would be managed in line with mitigation measures identified for other relevant technical disciplines		✓	✓
Consultation with relevant stakeholders, particularly proponents for other developments within proximity to the Site, is recommended to manage potential cumulative impacts for the Proposal.		✓	✓

References

AECOM (2016a). *Technical Working Paper: Noise and Vibration*. Prepared to inform the Environmental Impact Statement for Stage 1 of the proposed Western Sydney Stadium.

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Appendix A

Socio-economic Statistics

Appendix A Socio-economic Statistics

Population and demographics

Table 4 Estimated Resident Population 2009, 2010, 2011, 2012 and 2013

Area	Total Population					Population Growth	
	2009	2010	2011	2012	2013	4- year growth	1-year growth
Parramatta	166,816	171,080	174,783	178,874	184,622	2.57%	3.45%
Greater Western Sydney	n/a	n/a	1,923,698	n/a	n/a	n/a	n/a
Greater Sydney	4,492,380	4,555,516	4,608,949	4,676,118	4,757,083	1.44%	1.73%

Source: ABS Stat Beta (2015), Catalogue Number 1379.0.55.001, National Regional Profile 2009-2013

Table 5 Population Projections 2016-2036

LGA	2011	2016	2021	2026	2031
Parramatta	174,800	191,750	211,400	232,200	253,900
Greater Western Sydney	n/a	n/a	n/a	n/a	n/a
Greater Sydney	4,286,300	4,657,600	5,064,150	5,467,000	5,861,850

Source: Department of Planning and Environment (DPE). (2014). Population, Household and Dwelling Projections 2014. Sydney, Australia: NSW Government.

Table 6 Age Profile of residents, 2006 and 2011

Area	Median Age	Total population	Population aged <14 years	% aged ,14 years	Population aged 65+	% aged 65+
2006						
Parramatta LGA	33	148,323	28,271	19.1%	18,273	12.3%
Greater Western Sydney	n/a	1,788,956	403,976	22.6%	177,372	9.9%
Greater Sydney	35	4,118,031	804,447	19.5%	506,391	12.3%
2011						
Parramatta LGA	33	166,856	31,576	18.9%	19,628	11.8%
Greater Western Sydney	n/a	1,923,698	417,224	21.7%	208,867	10.9%
Greater Sydney	36	4,391,636	843,231	19.2%	564,130	12.8%

Source: Australian Bureau of Statistics (2012), Census of Housing and Population, Community Profiles

Table 7 Cultural Diversity, 2011

Area	Aboriginal and Torres Strait Islander Population	Overseas born population	Population that speaks a language other than English at home	Total Population 2011
Parramatta LGA	0.8%	44.8%	50.2%	166,856
Greater Western Sydney	1.3%	35.3%	38.7%	1,923,698
Greater Sydney	1.2%	34.2%	32.5%	4,391,636

Source: Australian Bureau of Statistics (2012), Census of Housing and Population, Community Profiles

Table 8 Need for Assistance, 2011

Area	Has need for assistance	Does not have need for assistance	Need for assistance not stated	Total
Parramatta LGA	4.9%	88.2%	6.9%	166,858
Greater Western Sydney	4.9%	89.5%	5.6%	1,923,696
Greater Sydney	4.4%	89.7%	6.0%	4,391,674

Source: Australian Bureau of Statistics (2012), Census of Housing and Population, Community Profiles

*Families and Housing***Table 9 Population Mobility, 2011**

Area	Population living at other address	
	1-year ago	5-years ago (%)
Parramatta LGA	14.48%	40.22%
Greater Western Sydney	n/a	31.14%
Greater Sydney	13.59%	37.20%

Source: Australian Bureau of Statistics (2012), Census of Housing and Population, Community Profiles

Table 10 Dwelling Structure, 2011

Area	Separate House	Semi-detached House	Flat, Unit or Apartment	Other Dwelling	Not stated	Total Occupied Dwellings
Parramatta LGA	52.8%	13.4%	33.5%	0.2%	0.18%	56,704
Greater Western Sydney	75.0%	16.5%	8.1%	0.4%	0.11%	671,666
Greater Sydney	60.9%	60.9%	12.8%	25.8%	0.15%	1,521,398

Source: Australian Bureau of Statistics (2012), Census of Housing and Population, Community Profiles

Table 11 Household Composition, 2011

Area	Family households	Non-family households	Total households	Average household size
Parramatta LGA	72.6%	27.4%	56,702	2.7
Greater Western Sydney	76.5%	23.5%	637,042	2.98
Greater Sydney	73.1%	26.9%	1,521,397	2.7

Source: Australian Bureau of Statistics (2012), Census of Housing and Population, Community Profiles; Profile ID (2016). Community Profile: Greater Western Sydney

Table 12 Family Type, 2011

Area	Couple with no children	Couple family with children	one parent family with children	other family	total families
Parramatta LGA	21.65%	63.38%	13.34%	1.64%	130,901
Greater Western Sydney	20.4%	41.3%	13.5%	1.3%	487,099
Greater Sydney	22.10%	62.92%	13.64%	1.33%	3,485,893

Source: Australian Bureau of Statistics (2012), Census of Housing and Population, Community Profiles; Profile ID (2016). Community Profile: Greater Western Sydney

Area	Owned outright	owned with a mortgage	Rented	Other tenure type	Not stated	Total occupied private dwellings	Median mortgage repayment (\$/month)	Median rental cost (\$/week)
Parramatta LGA	25.1%	31.9%	39.3%	1.0%	2.7%	56,703	\$2,063	\$340
Greater Western Sydney	27.4%	38.4%	27.8%	0.7%	5.8%	637,038	n/a	n/a
Greater Sydney	30.4%	34.8%	31.6%	0.8%	2.4%	1,521,398	\$2,167	\$351

Source: Australian Bureau of Statistics (2012), Census of Housing and Population, Community Profiles

*Socio-Economic Index For Areas***Table 13 Socio-economic index for areas (SEIFA), 2011**

Area	Index of Relative Socio-Economic Disadvantage		Index of Economic Resources	
	Score	Decile	Score	Decile
Parramatta LGA	996	8	959	3

Source: Australian Bureau of Statistics (2012), Census of Housing and Population, Socio-economic Index for Areas

*Labour Force and Household Income***Table 14 Median Incomes, 2011**

Area	Low income households (less than \$399/week)	Low income households (less than \$599/week)
Parramatta LGA	38.2%	48.5%
Greater Western Sydney	38.8%	49.5%
Greater Sydney	34.8%	45.0%

Source: Australian Bureau of Statistics (2012), Census of Housing and Population, Community Profiles

Table 15 Workforce Participation, 2011

Area	Employed				Unemployed	Total Labour force	
	Full time	Part-time	Away from work	Hours not stated			
Parramatta LGA	67.2%	26.9%	3.3%	2.5%	5,538	6.95%	79,690
Greater Western Sydney	62.0%	28.8%	n/a	2.6%	60,103	6.61%	908,744
Greater Sydney	65.8%	28.3%	3.6%	2.3%	125,586	5.74%	2,188,853

Source: Australian Bureau of Statistics (2012), Census of Housing and Population, Community Profiles

Table 16 Resident labour force employment by industry, 2011

Industry	Parramatta LGA	Greater Western Sydney	Greater Sydney
Agriculture, Forestry And Fishing	0.2%	0.6%	0.4%
Mining	0.1%	0.2%	0.2%
Manufacturing	9.2%	11.8%	8.5%
Electricity, Gas, Water And Waste Services	1.0%	1.1%	0.9%
Construction	6.9%	8.2%	7.1%
Wholesale Trade	6.1%	5.7%	5.3%
Retail Trade	10.1%	10.7%	9.8%
Accommodation And Food Service	6.3%	5.7%	6.2%
Transport, Postal And Warehousing	5.0%	6.6%	5.3%
Information Media And Telecommunications	2.8%	1.9%	3.0%
Financial And Insurance Services	6.8%	5.1%	6.6%
Administrative And Support Services	1.4%	1.4%	1.8%
Public Administration And Safety	8.6%	5.9%	9.6%
Education And Training	3.7%	3.2%	3.5%
Health Care And Social Assistance	5.5%	6.1%	5.6%
Arts And Recreation Services	6.6%	6.9%	7.6%
Other Services	11.9%	10.7%	10.9%
Inadequately Described/Not Stated	1.3%	1.2%	1.6%

Source: Australian Bureau of Statistics (2012), Census of Housing and Population, Community Profiles

Table 17 Resident labour force employment by occupation, 2011

Industry	Parramatta LGA	Greater Western Sydney	Greater Sydney
Managers	10.6%	n/a	13.3%
Professionals	25.9%	n/a	25.5%
Technicians And Trades Workers	12.5%	n/a	12.2%
Community And Personal Service Workers	8.3%	n/a	8.8%
Clerical And Administrative Workers	17.3%	n/a	16.2%
Sales Workers	8.7%	n/a	9.0%
Machinery Operators And Drivers	6.2%	n/a	5.7%
Labourers	8.2%	n/a	7.3%
Inadequately Described/Not Stated	2.2%	n/a	2.0%

Source: Australian Bureau of Statistics (2012), Census of Housing and Population, Community Profiles

Table 18 Workforce by Industry, 2011

Industry	Parramatta LGA	Greater Western Sydney	Greater Sydney
Agriculture, Forestry And Fishing	0.05%	n/a	0.35%
Mining	0.08%	n/a	0.22%
Manufacturing	10.03%	n/a	8.76%
Electricity, Gas, Water And Waste Services	1.68%	n/a	0.93%
Construction	4.14%	n/a	5.35%
Wholesale Trade	4.70%	n/a	5.55%
Retail Trade	6.77%	n/a	10.14%
Accommodation And Food Service	4.03%	n/a	6.26%
Transport, Postal And Warehousing	4.06%	n/a	5.20%
Information Media And Telecommunications	1.23%	n/a	3.16%
Financial And Insurance Services	9.67%	n/a	7.04%
Administrative And Support Services	3.17%	n/a	3.21%
Public Administration And Safety	14.19%	n/a	5.99%
Education And Training	5.67%	n/a	8.05%
Health Care And Social Assistance	18.08%	n/a	11.28%
Arts And Recreation Services	0.98%	n/a	1.61%
Other Services	3.17%	n/a	1.87%
Inadequately Described/Not Stated	0.99%	n/a	1.19%

Source: Australian Bureau of Statistics (2012), Census of Housing and Population, Working Population Profile

Appendix B

Community Facilities Inventory

Appendix B Community Facilities Inventory

Table 19 Child Care Facilities

	Parramatta LGA	
Family Day Care/ Long Day Care	<ul style="list-style-type: none"> - ABC Developmental Learning Centre (North Parramatta, Rosehill, Toongabbie) - ABC Learning Centre-Wentworthville Central - Active Kids Preschool and Long Day Care - Alfred Street Child Care Centre - Alpha Beta Kindergarten College - Angel Babies Childcare Centre - Angel Cottage Childcare Centre - Another World 4 Kids Kindergarten / Pre-school - Ardill Family Centre - Beetle Bugs Child Care - Binalong Cottage Kindergarten - Caring 4 Kids Child Care Centre - Carlingford Kindergarten - CFK Child Care Westmead - Child's Family Kindergarten - Clovel Child Care and Early Learning Centre (Granville and Wentworthville) - Dundas Child Care Centre - Educare Playskool - Ermington Possum Patch Child Care Centre - Ermington Rainbow Cottage - Figtree Children's Cottage - Frances Fisk Child Care Centre - Golden Rose Childcare Centre - Granville TAFE Children's Centre - HQ Child Care Services - Jubilee Park Child Care Centre 	<ul style="list-style-type: none"> - Just For Kids Pre School Child Care Centre - Kindyway Learning Centre (Frances St and Short St Wentworthville) - Koala Lane Long Day Care Centre - Little Angels Kindergarten - Little Treasures Pre-School - Maldon Kindergarten Toongabbie - Miss Helena's Place - Northmead Baptist Child Care Centre - Northmead Redbank Children's Centre - Palm Child Care Centre - Parramatta City Pre-School and Child Care Centre - Parramatta East Pre-School - Parramatta Preschool and long day care - Peters Playhouse Early Learning Centre - Platypus Preschool - Possums' Place Kindergarten - Rosehill Child Care Centre - Rowley Kindergarten - SDN Inclusion Support Agencies - Shine Preschool Carlingford - St Marina Early Learning Centre - St Mary Long Day Care Centre - Tumble Turn Kidz Early Learning Centre - Virginia Street Children's Early Learning Centre - West meadow Child Care Centre - Winston Mall Children's Centre - Y Kids
Long Day care/ Preschools	<ul style="list-style-type: none"> - Bountiful Early Learning Centre - Children's Village - Laughing Clowns Early Learning Centre - Lollipops Childcare - South Parramatta - Granville Preschool - Tiny Scholars Child Care and Preschool - Toongabbie Children's Early Learning Centre - Tralee Gardens Early Learning Centre - Trendi Tots Kindergarten - Waratah Montessori Preschool 	
Preschools	<ul style="list-style-type: none"> - Cottage Pre-School - Early Education (EarlyEd) - Ermington Uniting Church Pre-School - Glenmark Preschool Kindergarten - Granville Multicultural Community Centre Inc - Guildford Pre-School - Happy Days Kindergarten - KU Children's Services Burnside Preschool - KU Preschool (Rydalmere, Wentworthville and Westmead) - Northmead Kindergarten - Rosehill Public School 	

Parramatta LGA	
	<ul style="list-style-type: none"> - Rydalmere East Public School - Rydalmere Public School - St Lukes Preschool Northmead - The Sometime Centre - Yates Avenue Public School

Table 20 Educational Facilities in proximity to the Site

	Within 1km	Within 5 km
Primary Schools	<ul style="list-style-type: none"> - Parramatta North Public School - Parramatta Public School (temporarily located at O'Connell Street for 2017/2018 school years) - St Patrick's Primary School 	<ul style="list-style-type: none"> - Carlingford West Public School - Darcy Road Public School - Dundas Public School - Granville East Public School - Granville Public School - Holy Family Primary School - Holy Trinity Primary School - Northmead Public School - Oatlands Public School - Parramatta East Public School - Parramatta West Public School - Pendle Hill Public School - Rose Hill Public School - Rydalmere Public School - Sacred Heart Primary School - St Bernadette's Primary School - St Marys Primary School - St Monica's Primary School - St Oliver's Primary School - St Paul the Apostle Primary School - Telopea Public School - Toongabbie East Public School - Toongabbie Public School - Toongabbie West Public School - Wentworthville Public School - Westmead Public School
High Schools	<ul style="list-style-type: none"> - Our Lady of Mercy College - Arthur Phillip High School (temporarily located at O'Connell Street for 2017/2018 school years) - Macarthur Girls High School - Parramatta High School 	<ul style="list-style-type: none"> - Catherine McAuley High School - Delany College - Granville Boys High School - Macarthur Girls High School - Maronite College of the Holy Family (formerly Our Lady of Lebanon) (K-12) - Northmead High School - Parramatta Marist High School - Pendle Hill High School - St Patricks Marist College - Tara Anglican School for Girls (K-12) - The Kings School (K-12)
Tertiary/VET Education Facilities	<ul style="list-style-type: none"> - University of New England Parramatta Campus 	<ul style="list-style-type: none"> - Western Sydney University Parramatta Campus - Champion College Australia - Charles Sturt University Parramatta - Raffles College of Design and Commerce - Royal Rehab College -

	Within 1km	Within 5 km
Special Education Needs		<ul style="list-style-type: none"> - Rowland Hassall School - Royal institute for Deaf and Blind Children

Table 21 Health care facilities

Type	Facility
Health care facilities	<ul style="list-style-type: none"> - Argyle Street Medical Centre - Parramatta Fire Station - Parramatta State Emergency Services - NSW Police Head Quarters - Parramatta Police Station - Headspace Parramatta - Cumberland Women's Health Centre - Wigram Street Family Medical Practice - Parramatta Community Health Centre - Western Sydney Sexual Health Centre - Myhealth Medical Centre Parramatta - Parkview Medical Centre - Parramatta Central Medical Centre - Plus Medical Clinic - Priority Medical Centre - Cumberland Hospital - Westmead Hospital - Uniting Mayflower Westmead Aged Care - Brentwood Aged Care - Parramatta Community Service - Australian Chinese Community association

Table 22 Sporting, recreational and cultural facilities

Type	Facility
Sporting & recreational facilities	<ul style="list-style-type: none"> - Parramatta Park - Parramatta Leagues Club - Parramatta RSL Club (including bowling greens) - Bill Thompson Reserve - CBD River Foreshore Park - John Irving Park - Jones Park - Jubilee Park - Noller Park - Ollie Webb Reserve - Prince Alfred Square - Robin Thomas Reserve - Saint Patricks Cemetery - Symonds Avenue Reserve - Tiara Place Park - Dan Mahoney Reserve - Doyle Ground (including parking, playground, sports field, cricket nets, outdoor exercise stations) - Old Saleyards Reserve - P.H. Jeffery Reserve - Rosslyn Blay Park - Sherwin Park - Walter Lawry Methodist Memorial Park

Type	Facility
	<ul style="list-style-type: none"> - Barton Park sports field - Parramatta City Tennis Courts - Lake Parramatta Reserve (including walking track, parking, playground, historic site, BBQ facilities) - Parramatta Skate Park
Swimming Centres	<ul style="list-style-type: none"> - Parramatta Swimming Centre - Granville Swimming Centre - Wentworthville Swimming Centre - Merrylands Swimming Centres - North Parramatta Swim School - Coulter Swimming Northmead - Ezyswim North Rocks - ABC Swimming Guildford
Places of Worship	<ul style="list-style-type: none"> - St John's Anglican Cathedral Church - Our Lady of Lebanon Church - Harris Park Musallah - Granville Mosque - All Saints Anglican Church - Saint Patrick's Cathedral Parramatta - Life Church Parramatta - Leigh memorial Church - Holy Trinity Parish Granville - Metropolitan Community Church Good Shepard - Parramatta and District Synagogue - Nabi Akram Islamic Centre - St Marys Church - Church Street Musallah - Parramatta Mosque - IBAA Parramatta - Sydney Murugan Temple

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