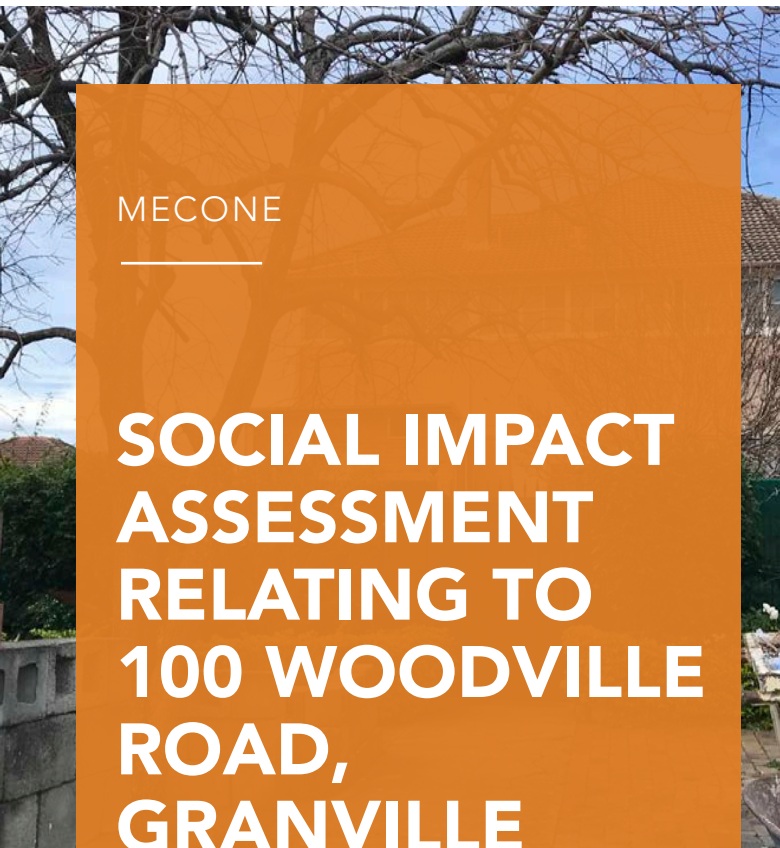


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CONSULTING



MECONE

SOCIAL IMPACT ASSESSMENT RELATING TO 100 WOODVILLE ROAD, GRANVILLE

August 2018



Creating and building community

Report Title: Social Impact Assessment relating to
100 Woodville Road, Granville

Client: Mecone

Date: 22 August 2018



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Table of contents

Executive summary	3
1. Introduction.....	5
2. Proposal and site context	8
3. Current and forecast community profile.....	15
4. Strategic context.....	19
5. Quality of life.....	21
6. Social infrastructure and open space	23
7. Analysis of social impacts & mitigation measures.....	25
8. Conclusion	28

Executive summary

Background

Cred Consulting is an independent social planning consultancy based in Sydney (www.credconsulting.com.au). Cred was engaged to prepare a Social Impact Assessment (SIA) looking at potential impacts of a planning proposal at 100 Woodville Road, Granville in the Cumberland Council Local Government Area (LGA) on existing and incoming residents, and local community.

The proposal

The proposal is for the rezoning and redevelopment of the existing Missionary Sisters of Many Queen of the World Australia convent site (located at 100 Woodville Road, Granville) into a new convent and eight townhouse dwellings. The proposal includes:

- A new 30 bedroom, 3-storey convent building in the northwest portion of the site fronting Grimwood Street
- Seven 3-bedroom, 2-storey with attic townhouse dwellings fronting Woodville Road and one 2-storey standalone townhouse at the southwest corner of the site
- FSR of 0.79:1 for the proposed residential portion of the site (residential GFA of 1,471.7sqm vs. residential site area of 1,863.4sqm)
- 210.2m² communal open space, and
- Multiple private gardens for the convent, new including a garden located to the north of the convent building, a 70sqm vegetable garden located to the north east of the convent building, and two gardens on the Grimwood Street streetfront.

The proposal would require an amendment to Parramatta Local Environment Plan 2011 (Parramatta LEP 2011) in order to rezone the site from R2 Low Density to R3 Medium Density Residential and increase the site's height and FSR standards.

Social impact assessment

The proposal will have neutral to positive social impacts on existing and incoming residents. Positive impacts include increased quality and diversity of housing in close proximity to public transport and local services, including townhouses with 3 bedrooms corresponding to the larger average household size in the area. There are opportunities to enhance this positive impact by providing at least one (1) townhouse as affordable rental housing in line with Council's Interim Affordable

Housing Policy and the GSC target of 5 - 10% of new dwellings dedicated for very low and low income households.

Potential negative impacts include a reduced amount of open space on site, as there is currently a large mature garden and vegetable patch which contribute to the quality of life of existing residents. The proposal does include 210.2m² of communal open space and additional private gardens, which will help mitigate this impact if well-designed with quality garden and seating areas. The proposed 70sqm vegetable patch could be relocated to the communal open space to provide more solar access (necessary for growing vegetables) and opportunities for social connections between residents.

There are minimal forecast social impacts on the local community, however the reduced amount of open space on site (including the large trees which green the street and the vegetable patch which provides visual interest), as well as the proposed medium-density townhouses will contribute to the changing character of the local area. However, this is consistent with a general trend towards more medium-density dwellings in Granville and on surrounding streets. The design of the buildings and gardens should respond to the neighbouring older worker's cottage style buildings and could incorporate references to the architecture of the neighbouring church buildings and existing convent.

*(See Summary of Social Impacts and Proposed Mitigation Measures in **Section 7.2** of this report.)*

1. Introduction

1.1. Background

Cred Consulting is an independent social planning consultancy based in Sydney (www.credconsulting.com.au). Cred was engaged to prepare a Social Impact Assessment (SIA) looking at potential social impacts of a planning proposal at 100 Woodville Road, Granville in the Cumberland Council Local Government Area (LGA) on existing and incoming residents, and local community.

1.2. The proposal

The proposal is for the rezoning and redevelopment of the existing Missionary Sisters of Many Queen of the World Australia convent site into a new convent and eight townhouse dwellings. The proposal includes:

- A new 3-storey convent building in the northwest portion of the site fronting Grimwood Street
- Seven 2-storey with attic townhouse dwellings fronting Woodville Road and one 2-storey standalone townhouse at the southwest corner of the site
- FSR of 0.79:1 for the proposed residential portion of the site (residential GFA of 1,471.7sqm vs. residential site area of 1,863.4sqm)
- Two parking areas
 - one level of basement parking for residents with access from Woodville Road, and
 - at-grade parking area for the convent with access from Grimwood Street.
- 210.2m² communal open space, and
- Multiple private gardens for the convent, new including a garden located to the north of the convent building, small vegetable garden located to the east of the convent building, and two gardens on the Grimwood Street streetfront.

The proposal would require an amendment to Parramatta Local Environment Plan 2011 (Parramatta LEP 2011) in order to rezone the site from R2 Low Density to R3 Medium Density Residential and increase the site's height and FSR standards.

1.3. Purpose

This SIA looks at the nature of the proposed development and rezoning and the impacts of the changes on the existing and incoming residents of the site and the neighbouring community.

This SIA assesses the proposal in social impact terms and reviews relevant Council plans. This Social Impact Assessment (SIA) has been completed in accordance with requirements of the Environmental Planning and Assessment Act 1979 Sec 79C(1).

1.4. What is Social Impact Assessment?

According to the Planning Institute of NSW, SIA National Policy Statement, June 2009, Social Impact Assessment (SIA) is “a method for predicting and assessing the social consequences of a proposed action or initiative before a decision is made. It relates to impacts on affected groups of people and on their way of life, life chances, health, culture, and capacity to sustain these”. The SIA process involves analysing, monitoring, and managing these social consequences, both positive and negative, and any social change processes they cause. According the Planning Institute of Australia, Social Impact Assessment Principles, 2006, the principles for effective SIA are to:

- “Seek to support socially sustainable development and decision-making, contributing to the determination of best policy or development alternatives;
- Be informed by relevant policy and legislation and integrate policy priorities in the assessment (for example: affordable housing, equitable access to services, integrated community facilities, sustainable transport);
- Acknowledge the values of local communities. That is, be informed by the things that are likely to impact on community wellbeing (these values differ between communities);
- Identify impacts that are directly related to the proposed development, intervention or policy (demonstrate the connection between the intervention and the likely impact);
- Demonstrate rigor and a social science base in presenting evidence; and
- Address how net social benefit can be enhanced through the development or proposal and how negative social outcomes can be ameliorated and managed through mitigating and monitoring measures”.

This SIA addresses the expectations of the Planning Institute of Australia’s (PIA) SIA Position Statement 2009.

1.5. Methodology

The study has been undertaken using the following methodology:

- Site visit

- Analysis of strategic context (Council and government plans and policies)
- Analysis of local population context (current) and forecast population change
- Analysis of place context (social infrastructure, open space, and character of local area)
- Social impact analysis including positive, negative and neutral impacts of the proposal, and
- Mitigation measures to address identified impacts - including potential enhanced community benefits.

2. Proposal and site context

2.1. The site

The site of the proposed rezoning and redevelopment is located at 100 Woodville Road, in Sydney's Cumberland Council Local Government Area (LGA). It is approximately 40km from Sydney CBD and 925m (or 15 minutes) walking distance from Granville train station and 850m (or 14 minutes) walking distance from Merrylands train station.

The site area is approximately 2,973.2m², and has three street frontages along Grimwood Street, William Street and Woodville Road. The site is currently zoned R2 Low Density Residential. It is currently occupied by the Missionary Sisters of Mary Queen of Australia convent and three detached dwelling houses used as residences for the nuns.

The site also includes a well-cared for and extensive central garden with large palm trees, fruit trees and outdoor seating, as well as a large vegetable garden.

Figure 1 Location of proposed development site (source: SIX maps)



Figure 2 Existing site views (source: Google street view and Cred Consulting)

View of site from Woodville Rd / William St intersection



View of site from corner William St / Grimwood St



View of the convent building from the central garden



View of the vegetable garden

2.2. The proposal

The proposal is for the rezoning and redevelopment of the existing Missionary Sisters of Many Queen of the World Australia convent site into a new convent and eight townhouse dwellings. The proposal includes:

- A new 30 bedroom, 3-storey convent building in the northwest portion of the site fronting Grimwood Street
- Seven 3-bedroom, 2-storey with attic townhouse dwellings fronting Woodville Road and one 2-storey standalone terrace at the southwest corner of the site

- FSR of 0.79:1 for the proposed residential portion of the site (residential GFA of 1,471.7sqm vs. residential site area of 1,863.4sqm)
- 210.2m² communal open space, and
- Multiple private gardens for the convent, new including a garden located to the north of the convent building, a 70sqm vegetable garden located to the north east of the convent building, and two gardens on the Grimwood Street streetfront.

The proposal would require an amendment to Parramatta Local Environment Plan 2011 (Parramatta LEP 2011) in order to rezone the site from R2 Low Density to R3 Medium Density Residential and increase the site's height and FSR standards.

Car parking

The proposed development provides two parking areas, including 14 basement level car spaces for residents of the terraces with access from Woodville Road and 10 at-grade car spaces for the convent with access from Grimwood Street.

Open space

The proposal includes the following open space:

- 210.2m² of communal open space
- Multiple private gardens for the convent, including a garden located to the north of the convent building, a vegetable patch located to the east of the convent building, and two street front gardens on the Grimwood Street.
- Each of the seven townhouses includes a private courtyard facing the south of the site and a private garden backing on to Woodville Road.
- The standalone terrace includes a private courtyard and a private garden backing on to William Street.

Figure 3 Site plan for proposed redevelopment(source: John O'Brien Architecture)

2.3. Neighbouring uses

The site has three street frontages along Grimwood Street, William Street and Woodville Road. Directly neighbouring the site are:

- One-story residential dwellings to the west of the site along Grimwood Street and Woodville Road.
- Across from the site on Grimwood Street is Delany College, a co-educational catholic college for years 7 to 12, Holy Trinity Primary School, a catholic primary school for years K to 6, and MacKillop Hall, a community hall owned and operated by the Holy Trinity Church Group.
- Opposite the site on William Street are multiple two-story medium-density residential blocks.
- Opposite the site on Woodville Road is a large empty lot.

Figure 4 Neighbouring site uses (source: Cred Consulting and google street view)



Two story residential blocks directly opposite the site on William Street



One-story residential dwellings opposite the site on Grimwood Road



One-story residential dwelling adjacent to the site on Woodville Road



View of empty lot opposite the site on Woodville Road

2.4. Place character and amenity

The proposed upgrade retains the existing character of the site as a convent, with the additional uses of medium density residential townhouses. This is in step with the current trend in Granville from a historic low-density character towards more medium-density housing development. There are also increasing high-density apartment buildings closer to Merrylands Station, along Railway Terrace.

While dwellings located adjacent to the site along Woodville Road and Grimwood Street are characterised by older one-storey residential dwellings, the area is increasingly seeing modern, multi-storey terrace and other residential block developments being built, including opposite the site on William Street (See Figure 5).

The site currently includes a central garden with large palm trees, various fruit trees and a large vegetable garden, which contributes to the greening of the local area and amenity for residents.

Moreover, the current convent has unique architectural features that contribute to local character. Consider reflecting the design of this existing building in the design of the new convent.

The site is well-located in close proximity to a variety of education services, including Delaney College, Holy Trinity Primary School and TAFE Granville; to transport services including 925m (or 15 minutes) walking distance from Granville train station and 800m (or 14 minutes) walking distance from Merrylands train station; and to Stockland Merrylands shopping centre (950m or 19 minutes walking distance). In addition, Granville Park is located 550m walking distance from the site.

Figure 5 Place character of local area (source: Cred Consulting)



Multi-storey medium density residential blocks on William St



Holy Trinity Primary School on Grimwood St



Multi-storey medium density apartment development on Railway Terrace, Merrylands



One-storey residential cottage dwellings on Grimwood St

3. Current and forecast community profile

This community profile was completed using 2016 census data from Profile.id.

3.1. Current population

In 2016, the population of Granville was 10,706 people with an average household size of 3.13 people per dwelling (This is similar to Cumberland Council LGA at 3.14 and higher than Greater Sydney at 2.72 persons per household).

A younger age profile

The median age in Granville is 31 years (similar to Cumberland Council LGA at 32, and much lower than Greater Sydney at 36). In 2016, compared to the Cumberland Council LGA, Granville had a:

- A much higher proportion of 'Young workforce' (25 to 34 years) (23.4% compared to 19.5%)
- A higher proportion of 'Tertiary education & independence' (18 to 24 years) (11.4% compared to 10.4%)
- A lower proportion of 'Primary schoolers' (5 to 11 years) (8.3% compared to 9.4%)
- A lower proportion of 'Elderly aged' (85 years+) (0.7% compared to 1.5%)

Highly culturally diverse

Granville has a high proportion of residents born overseas (55%), compared to Cumberland LGA (52%) and a much higher proportion compared to Greater Sydney (37%). A much higher proportion of people living in Granville speak a language other than English at home (71%), compared to Cumberland LGA (66%), which is nearly double the proportion in Greater Sydney at 36%.

Highly culturally diverse areas are likely to have higher proportions of intergenerational households. The proposal responds to this by providing three-bedroom townhouses.

An increasing proportion of medium and high density housing

As shown in Table 1, there is an increasing proportion of medium and high-density dwellings in Granville. Notably, the proportion of high density dwellings more than doubled from 12.7% to 29.3%

between 2011 and 2016. However, medium and high density housing still only make up 43.7% of all dwellings, indicating limited housing diversity in the area.

Table 1 Dwelling types (Source: profile.id)

Dwelling type	% 2016			% 2011		
	Granville	Cumberland LGA	Greater Sydney	Granville	Cumberland LGA	Greater Sydney
Separate house	50.5%	55.4%	55%	54.9%	60.2%	58.9%
Medium density	19.0%	24.7%	20.3%	31.0%	24.4%	19.7%
High density	29.3%	18.7	23.5%	12.7%	15.0%	20.7%

A lower household income and a higher proportion of low income households

Granville has a lower median weekly household income (\$1,262) compared to Cumberland Council LGA (\$1,377) and Greater Sydney (\$1,745).

As shown in Table 2, Granville has a slightly higher proportion of low income households (those earning less than \$650 per week) (34.8%), compared to Cumberland LGA (33.2%), and a much higher proportion compared to Greater Sydney (21%).

Granville also has a much lower proportion of high income households (those earning \$2,500 per week or more) (12.9%), compared to in Cumberland LGA (16.2%) and Greater Sydney (30.6%).

Table 2 Household income quartiles (Source: profile.id)

Granville - Persons aged 15+ (Usual residence)		2016			
Quartile group	# Granville	% Granville	% Cumberland LGA	% Greater Sydney	
Lowest group	2,719	34.8	33.2	21	
Medium lowest	2,070	26.5	25.3	22.3	
Medium highest	2,018	25.8	25.3	26.1	
Highest group	1,011	12.9	16.2	30.6	
Total persons aged 15+	7,821	100.0	100.0	100.0	

Education institution attending

While the site is in close proximity to the TAFE Granville, there is a similar proportion of TAFE students living in Granville (2.7%), compared to the Cumberland LGA (2.3%) and a slightly higher proportion compared to Greater Sydney (1.9%).

There is a slightly higher proportion of students attending university living in Granville (7.3%) compared to Cumberland Council (6.1%) and Greater Sydney (6.1%).

3.2. Forecast population

To forecast the future population of the eight townhouses on site, a benchmark population of 3.13 persons per dwelling has been used, based on the average household size in Granville. There is forecast to be 30 nuns living in the convent after redevelopment.

Table 3 Forecast population

Forecast population	Forecast population (benchmark household size 3.13)
Convent population	30
Townhouses	25
Total	55

Forecasting population characteristics

Using the population characteristics and age profile of the Granville suburb as a precedent, we can assume that the forecast population of the site is likely to be characterised by:

- A younger age profile.
- A lower household income.
- High levels of culturally diversity may indicate intergenerational households.
- A higher household size compared to Greater Sydney.
- As the site is in close proximity to TAFE Granville, and there is a slightly higher proportion of TAFE and University students living in Granville than Cumberland LGA and Greater Sydney, there may be a higher proportion of students.

Table 4 Forecast population age profile

Age group	Benchmark age profile (based on Granville)	Forecast population
0 – 4 years	7.9	2
5 – 11 years	8.3	2

Age group	Benchmark age profile (based on Granville)	Forecast population
12 – 17 years	5.9	1
18 – 24 years	11.4	3
25 – 34 years	23.4	6
35 – 49 years	19.5	5
50 – 59 years	10.1	3
60 – 69 years	7.4	2
70 + years	6.1	2
TOTAL	100	25

4. Strategic context

This section provides an overview of regional and local strategic planning context.

4.1. Central City District Plan, Greater Sydney Commission, March 2018

The study area is located within the Central City District as defined by the Greater Sydney Commission, which includes the Cumberland, Parramatta, The Hills and Blacktown local government areas. One of the Ten Directions for Central City is Housing the City - which aims to give people housing choices. Planning Priority C5 aims to provide housing supply, choice and affordability with access to jobs, services and public transport. 28% of all new housing for Greater Sydney will be located in the Central City district.

The site addresses this priority with increased dwellings within close proximity to jobs, services and public transport.

4.2. Cumberland Council

Cumberland Community Strategic Plan, 2017 – 2027

Cumberland's first Community Strategic Plan sets out the community's vision for the future including strategies to achieve it. The community vision for Cumberland is "Welcome, Belong, Succeed." The Plan outlines six strategic goals:

- A great place to live
- A safe accessible community
- A clean and green community
- A strong local economy
- A resilient built environment, and
- Transparent and accountable leadership.

Cumberland Interim Affordable Housing Policy, July 2017

This Policy sets out interim measures for affordable housing in Cumberland local government area (LGA) prior to the development of a more comprehensive Cumberland Affordable Housing Policy. The Policy includes the following requirements:

- Encouraging the provision of infill affordable rental housing within short walking distance of rail stations and high frequency bus routes, ensuring good access to job opportunities and services.
- Affordable housing contributions through planning agreements will support the following targets:
 - The Draft Central District Plan target of 5 - 10% of new dwellings dedicated for very low and low income households (this target maintained in the Final Central District Plan), and
 - Council's interim target for planning proposals to provide for 5% of any additional residential floor space for very low and low income households. This target applies to the proposed development.

5. Quality of life

Good design and planning of dwellings and the public domain will support residents' quality of life. This section assesses the quality of life provided by the proposed development, looking at aspect and orientation, safety, housing diversity and affordability, and the public domain.

5.1. Aspect and orientation

Dwellings should be orientated to prevent overlooking of neighbouring properties, and so that living areas and yards will receive solar access. While the proposal addresses shade, it seems that the proposed location of the new vegetable garden (on the western side of the convent) may not receive adequate sunlight to grow food. This concern should be addressed in future design proposals. Consider relocating the vegetable patch to the communal space to provide more solar access and opportunities for social connections between residents.

5.2. Safety

Reducing crime, increasing community safety, and increasing the perception of safety are important for quality of life.

Part 3.4.4 of the Parramatta DCP 2011 provides some provisions which are relevant to the site and relate to the implementation of CPTED (Crime Prevention through Environmental Design) principles through natural surveillance, access control and ownership, and active surveillance of the street from dwellings.

The proposal is generally compliant with these principles.

5.3. Noise

The site borders on the intersection of Woodville Road and William Street, two major roads, requiring noise attenuation.

Street noise will be addressed in detail at the DA stage based on Acoustic Engineer's report and input so that proposed development would meet all the requirements, double glazing might be considered depending on the Acoustic Report and Acoustic Engineer's advise.

5.4. Open space

The site currently includes well-cared for and extensive open space for private use by the convent, including a central garden with large palm and fruit trees, multiple outdoor seating areas and a large vegetable garden. This open space contributes to the quality of life of existing residents and provides amenity and greening to the street and local area.

While the proposal would greatly reduce the amount of space for use by convent residents, it does include multiple new garden areas for private use by the convent, including a garden on the north side of the building, a small vegetable garden on the west side of the building and two street-facing garden areas along the south side of the building.

The site also includes 210m² of communal open space, located between the townhouses and the convent parking area. This communal open space should be well-designed, with garden areas and shaded seating areas to service future residents. As there is some concern that the location of the vegetable path along the west side of the convent building may receive inadequate sunlight to grow food, consider relocating it to this area.

In addition, each townhouse includes a private paved courtyard and a private garden.

5.5. Housing diversity and affordability

One of the ten directions for the Greater Sydney Region Plan prepared by the Greater Sydney Commission is "Housing the City." This direction includes objectives around the provision of "a range of housing types, tenures and price points together with rental accommodation for lower income households and social housing for the most vulnerable" to create more liveable neighbourhoods and support Greater Sydney's growing population.

A range of housing types ensures that housing is available for people with a range of lifestyles, from couple families with children to older lone households to students. This also assists in affordability, as lower priced housing types become available (e.g. studios vs apartments, terraces vs separate dwellings).

The proposed development includes 8 three-bedroom townhouses. In Granville, around 19.4% of households are under housing stress, a similar proportion to Cumberland LGA (19.1%) much higher than Greater Sydney (11.89%).

The Sisters propose to rent out the townhouses in the following order: local community families, then families from the Diocese of Parramatta and then the general public. The intention is to rent out at market rates, though the sisters may provide rent relief for a limited period if required.

Townhouses with a large number of bedrooms and additional study spaces will support increased housing diversity in Granville, in particular providing a more affordable product than single dwellings for larger families. These properties are also well located in close proximity to public transport including Merrylands Station and Granville Station. The proposal could further support access to affordable housing in Granville by providing affordable rental housing, managed through

a community housing provider and leased at below median rental rates (75-80% below). This would be in line with Council's Interim Affordable Housing Policy and Greater Sydney Commission targets.

6. Social infrastructure and open space

For a healthy, liveable and sustainable community, housing should be in close proximity to active transport and have the ability to walk, cycle, or use public transport. Quality social infrastructure and services play an important role in supporting and facilitating community harmony and connectedness. This section reviews the existing community facilities and open spaces that are located within 400 metres of the site, and facilities further away that may service the future population of the site.

6.1. Audit and mapping existing social infrastructure

Overall, the site is well located to Merrylands town centre and Granville town centre, including Stockland Merrylands Shopping Centre (950m walking distance), and associated services and facilities.

The area is well-serviced by public transport, with Merrylands and Granville train stations within 15 minutes walking distance, and bus routes 907 (running between Parramatta and Bankstown town centres) and 908 (running between Bankstown and Merrylands town centres) running every half hour.

Within 400m of the site there are (See figure 7):

- Two primary schools
 - Granville Public School (government)
 - Holy Trinity Primary School (non-government)
- One secondary school
 - Delany College (non-government)
- Two community facilities
 - Mackillop Hall, a community hall owned and operated by the Holy Trinity Church Group
 - Granville Multicultural Community Centre, operated at TAFE by a NFP organisation
- Two child care centres
 - Golden Rose Child Care Centre
 - Granville Public School Preschool

- One local park (Bennalong Park), and
- TAFE Granville.

Figure 6 Social infrastructure and open space within 400m of the site (source: Cred Consulting)



7. Analysis of social impacts & mitigation measures

This section looks at the potential social impacts of the proposed development.

7.1. What are social impacts

Impact assessment is a method for predicting and assessing the consequences of a proposed action or initiative before a decision is made. Social Impact Assessment (SIA) refers to the assessment of the potential social consequences (positive, negative or neutral) of a proposed decision or action.¹ The International Association for Impact Assessment identifies social consequences or impacts as occurring in one or more of the following areas:

- People's way of life - how they live, work, play and interact with each other
- Their culture - their shared beliefs or customs
- Their community - its cohesion, stability, character, services and facilities
- The population - including increases or decreases in population numbers and population change
- Their political systems - the extent to which people are able to participate in decisions that affect their lives
- Their natural and built environment
- Their health and well-being
- Social equity and quality of life
- Access and mobility
- Their personal and property rights, and
- Their fears and aspirations and safety.²

¹ Planning Institute of NSW, SIA National Position Statement, June 2009

² International Principle for Social Impact Assessment p.2, May 2003

7.2. Analysis of social impacts and proposed enhancement/mitigation

Impact	Positive / negative / neutral	Proposed enhancement / mitigation
Social equity and quality of life		
Reduced area of open space for residents. Currently there is a large mature garden and vegetable patch. The proposal includes 210.2m ² of communal open space and additional private gardens, including 70sqm to the NE of the convent building for the convent vegetable garden.	Neutral	<ul style="list-style-type: none"> ▪ Ensure communal open space is well-designed, with garden areas and shaded seating areas to service existing and future residents. ▪ Relocate vegetable patch to communal space to provide more solar access and opportunities for social connections between residents.
High quality dwellings for residents of the convent including ensuites, communal areas and some rooms with balconies. High quality townhouses with study and storage areas and private courtyards.	Positive	None required.
Crime and safety		
Natural surveillance of streets on all three sides with windows to the street.	Neutral	None required.
Local character		
Retains current use of the site as a convent, maintaining the human character of the site.	Neutral	None required.
Replaces existing low density single house dwellings with new medium density townhouses, following a trend in the local area to increasing medium density.	Neutral	<ul style="list-style-type: none"> ▪ Ensure design responds to neighbouring older style properties

Impact	Positive / negative / neutral	Proposed enhancement / mitigation
		<ul style="list-style-type: none"> ▪ Consider reflecting unique design elements of the original convent building in new buildings
Access to services and facilities		
Additional quality housing located in proximity to social infrastructure, public transport and to Merrylands town centre and Granville town centre and associated services.	Positive	None required.
Population change		
Small increase in existing population with a forecast population of 25 residents in the townhouses. Little to no impact on access to local services and facilities.	Neutral	None required.
Affordable housing		
Increased housing diversity in Granville with an increased supply of 3 bedrooms medium density dwellings providing a more affordable alternative to large families than a stand alone dwelling.	Positive	<ul style="list-style-type: none"> ▪ Consider providing at least one (1) townhouse as affordable rental housing in line with Council's Interim Affordable Housing Policy and the GSC target of 5 - 10% of new dwellings dedicated for very low and low income households.

8. Conclusion

The proposal will have neutral to positive social impacts on existing and incoming residents. Positive impacts include increased quality and diversity of housing in close proximity to public transport and local services, including townhouses with 3 bedrooms corresponding to the larger average household size in the area. There are opportunities to enhance this positive impact by providing at least one (1) townhouse as affordable rental housing in line with Council's Interim Affordable Housing Policy and the GSC target of 5 - 10% of new dwellings dedicated for very low and low income households.

Potential negative impacts include a reduced amount of open space on site, as there is currently a large mature garden and vegetable patch which contribute to the quality of life of existing residents. The proposal does include 210.2m² of communal open space and additional private gardens, which will help mitigate this impact if well-designed with quality garden and seating areas. The vegetable patch could be relocated to the communal open space to provide more solar access (necessary for growing vegetables) and opportunities for social connections between residents.

There are minimal forecast social impacts on the local community, however the reduced amount of open space on site (including the large trees which green the street and the vegetable patch which provides visual interest), as well as the proposed medium-density townhouses will contribute to the changing character of the local area. However, this is consistent with a general trend towards more medium-density dwellings in Granville and on surrounding streets. The design of the buildings and gardens should respond to the neighbouring older worker's cottage style buildings and could incorporate references to the architecture of the neighbouring church buildings and existing convent.