



Draft Image – Artist Impression Only

Community, Sport and Recreation Facilities and Open Space Study

Northern Precinct, Melrose Park

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PAYCE

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1 Introduction

1.1 Study Outline and Purpose

This report documents the findings of a study into potential requirements for community, sport and recreation facilities and open space to meet the needs of the future community of a proposed development at Melrose Park by PAYCE (the Site).

The study aimed to guide the planning of the Site to ensure future community needs will be addressed and to assist the establishment of a healthy, active and engaged community and a strong sense of community. It also aimed to identify approaches to community infrastructure provision that would facilitate social connections between the development's new residents and the existing surrounding community.

The study has been conducted in the following three phases:

- » Phase 1 involved identification of potential community infrastructure needs of the development's community and possible approaches to address these needs. These approaches were presented to PAYCE in a preliminary report for review. The report and recommendations provided (along with other specialist studies) helped to shape the development of the Planning Proposal for the Site (including the proposed Masterplan).
- » Phase 2 involved the development of this report (to accompany the Planning Proposal submission). This report documents the findings of the study and outlines the proposed approaches to community infrastructure provision (including those incorporated into the Planning Proposal). This report also provides some additional key considerations to shape future, detailed planning and design stages for the proposed development.
- » Phase 3 involved a review of this report to reflect the adopted Melrose Park Northern Structure Plan (Allen Jack and Cottier, December 2016), revised Melrose Park Masterplan (Allen Jack and Cottier, 27 February 2017) and comments received by the City of Parramatta (the City) in response to the Planning Proposal submission.

1.2 Site Context

The 25 hectare Site is located in the suburb of Melrose Park, on the border of the Parramatta and Ryde Local Government Areas. The Site lies immediately to the south and east of the suburb of Ermington (in the City of Parramatta), north of the Parramatta River and west of the suburb of West Ryde. It is also located west of an established residential area in Melrose Park.

The Site is located approximately 2km away (walking distance) from the nearest train station in Meadowbank and approximately 2km away from the nearest neighbourhood centre on Betty Cuthbert Avenue in Ermington, which provides a good range of local services. West Ryde train station and the West Ryde Town Centre are also located close by (approximately 2km away). The West Ryde Town Centre offers a larger mix of retail, commercial and community uses.

The northern border of the Site is in close proximity to Victoria Road, a main arterial road with a number of bus routes. The Parramatta CBD is approximately 6km from the Site, to which bus routes along Victoria Road provide frequent access.

Sydney Olympic Park and its associated open space, sport, recreation and entertainment facilities are easily accessed by car from the Site (15 minute drive); however it is less accessible by public transport.

The City of Parramatta is one of the fastest growing areas in the Sydney Metropolitan Region and will continue to experience significant growth. The population of City of Parramatta is projected to grow from an estimated 245,482 in 2017 to about 397,339 in 2036, an increase of some 151,857 people.

1.3 Proposed Development

The development's planning process is currently in the rezoning stage. The current Masterplan for the Site (refer Figure 1) proposes the following:

- » Approximately 5,050 medium to high density residential dwellings (including 150 affordable dwellings).
- » 34,087sqm of public open space including a large park (Central Park), common, linear parks on the eastern edge of the Site (Wharf Road Gardens North and South) and landscaped zone along the western edge of the Site (Community Gardens). Also proposed are a number of communal open spaces between residential buildings.
- » A Town Centre that includes retail and commercial uses, plus affordable housing.
- » A number of community facilities/spaces totalling 3,000sqm (GFA) including an outdoor amphitheatre (500sqm), multipurpose community centre (2,000sqm) and a community meeting space (500sqm).
- » An allowance for the future provision of three childcare facilities of 500sqm each on the Site. At this preliminary stage, consideration has been given to locating one of these facilities in the Town Centre.

The planning submission also proposes contributions to community infrastructure in the surrounding area, including contributions towards:

- » The upgrade of nearby George Kendall Riverside Park (including a new aquatic facility) – \$32 million.
- » Upgrade works to Melrose Park Public School – \$2 million.
- » Upgrade works to Parramatta Valley Cycleway – \$1.3 million.
- » The provision of electric/hybrid buses to connect the development to surrounding areas (including Meadowbank railway station and wharf) – \$13.4 million.
- » The provision of a ferry wharf and services between Melrose Park and Parramatta – \$10.4 million.

1.4 Report outline

This report contains:

- » An outline of the policy context, including relevant state and local government policies, strategies and plans (Chapter 2 – Policy and planning context).
- » An analysis of the demographic profile of the surrounding community to determine existing needs in relation to community facilities (Chapter 3 – Existing situation/Existing population).
- » A review of existing facility provision in the area to identify needs and gaps (Chapter 3 – Existing situation/Existing community infrastructure provision).

- » Projections of the future situation including an analysis of the Site's future population and projected needs (Chapter 4 – Future situation). This chapter also considers growth and change in the surrounding area.
- » An outline of projected key needs of the future development Site's community (Chapter 5 – Future development community needs).
- » Proposed approaches to the provision of community, sport and recreation facilities, open space and other community infrastructure to meet these needs (Chapter 6 – Proposed approaches to community infrastructure provision).
- » Summary (Chapter 7).



Figure 1: Masterplan for the Proposed Development (Source: AJC 2017)

2 Policy and Planning Context

The planning and provision of community facilities should be influenced and guided by both State Government and Local government policy and planning. This chapter provides a summary of relevant directions from State Government and local government strategies and plans, including the NSW Government's, *A Plan for Growing Sydney*, The City of Parramatta's *Parramatta 2038: Community Strategic Plan* as well as other City studies relating to community infrastructure. Many of the policy findings and directions are of interest to this study and have been considered in the development of proposed approaches to community infrastructure provision for the development, outlined in Chapter 6.

2.1 Metropolitan Strategies

A Plan for Growing Sydney

A Plan for Growing Sydney (December 2014) is the NSW Government's key planning policy document, guiding the growth of Metropolitan Sydney. It contains a number of directions and actions aimed at accelerating housing supply and improving housing choice in both urban renewal and greenfield precincts. The plan aims to reinvigorate key Sydney suburbs with a greater choice of homes linked to improved public transport, and access to shops, restaurants, parks, education and health services.

Goals, directions and actions of particular relevance to this study are outlined in the following table:

Table 1: A Plan for Growing Sydney relevant direction and actions

Goal 1: A competitive economy with world-class services and transport	
Directions	Key actions
Grow Greater Parramatta – Sydney's second CBD	<ul style="list-style-type: none"> » Grow Parramatta as Sydney's second CBD by connecting and integrating Parramatta CBD, Westmead, Parramatta North, Rydalmere and Camellia » Grow the specialised health and education precincts at Westmead and Rydalmere
Establish a new Priority Growth Area – Greater Parramatta to the Olympic Peninsula	<ul style="list-style-type: none"> » Identify and deliver enabling infrastructure to support growth and urban renewal » A concentration of housing and new infrastructure within this corridor (including schools, health services, childcare, recreation facilities and open space)
Deliver infrastructure	<ul style="list-style-type: none"> » Undertake long-term planning for social infrastructure to support growing communities » Prepare Infrastructure Plans for subregional planning

Goal 2: A city of housing choice, with homes that meet our needs and lifestyles	
Directions	Key actions
Accelerate housing supply across Sydney	» Accelerate housing supply and local housing choices
Improve housing choice to suit different needs and lifestyles	
Goal 3: A great place to live with communities that are strong, healthy and well connected	
Directions	Key actions
Create healthy built environments	
Revitalise existing suburbs	» The Government will direct its investment in social infrastructure in areas experiencing growth or capable of experiencing growth
Create a network of interlinked, multipurpose open and green spaces across Sydney	» Deliver the Sydney Green Grid project
Promote Sydney's heritage, arts and culture	<ul style="list-style-type: none"> » Grow the arts and cultural opportunities in Parramatta to include State-level facilities » Target investment in local arts and culture in priority precincts » Identify and re-use heritage Sites, including private sector re-use through the priority precincts program

The City of Parramatta is located within the West Central Subregion of Sydney. This Subregion is expected to be the focus for infrastructure investment and intensive growth over the next 20 years. Greater Parramatta will continue to be Sydney's second CBD and a focus for jobs growth and services delivery in Sydney's west. Supporting a growing and prosperous Greater Parramatta will be a network of other centres providing jobs and services closer to home for many of the subregion's residents. This approach of retaining or attracting jobs closer to homes is expected to improve liveability and contribute to strong, resilient communities throughout the subregion.

The plan identifies a number of Strategic Centres in this Subregion and outlines priority projects for these Centres. While Melrose Park is not identified as a Strategic Centre however, it is worth noting the priorities for the Parramatta CBD and its surrounding areas due to the Site's close proximity. Relevant priorities for the sub-region include:

- » Plan Greater Parramatta as Sydney's second CBD and Western Sydney's number one location for employment and health and education services, supported by a vibrant mixture of land uses and cultural activity, with the Parramatta River foreshore as a focus for recreation activities.
- » Provide capacity for long-term employment growth in Greater Parramatta, particularly its CBD.
- » Improve transport connections between Greater Parramatta and other Western Sydney centres and precincts.
- » Enhance the role of the Parramatta Transport Interchange as the major bus/rail and future light rail interchange of Western Sydney.
- » Improve walking and cycling connections between the Parramatta CBD, the Greater Parramatta precincts, Parramatta River and their surrounding area.

In the next stage of the planning process, subregional plans will be developed to link the strategic directions within *A Plan for Growing Sydney* and the detailed planning controls for local areas.

Draft West Central District Plan

The Draft West Central District Plan (November 2016) is the Greater Sydney Commission’s 20 year vision for the West Central District of Sydney. The West Central District includes the local government areas of Blacktown, Cumberland, Parramatta and The Hills.

The plan’s vision is that the West Central District will lead the transformation of Greater Sydney from industry to innovation technologies. It will be the centre of Greater Sydney’s ‘Central City’, a hub for transport and services and the home of vibrant and diverse centres and communities.

The population of the West Central District is projected to grow from 971,000 in 2016 to 1.25 million in 2026, and 1.521 million in 2036.

Key priorities and actions in the plan are grouped under the themes of productivity, liveability and sustainability and are summarised in the following table.

Table 2: Draft West Central District Plan themes, priorities and actions

Theme	Priorities	Key actions
Productivity	<ul style="list-style-type: none"> » Improving access to a greater number of jobs and centres within 30 minutes » Attracting employment and urban services » Growing West Central Districts with smart jobs economy 	<ul style="list-style-type: none"> » Developing and implementing an economic development strategy for the Central City » Expanding health and education activities in Westmead
Liveability	<ul style="list-style-type: none"> » Improving housing diversity and affordability » Creating great places » Fostering cohesive communities » Responding to people’s need for services 	<ul style="list-style-type: none"> » Supporting councils to achieve additional affordable housing » Coordinating infrastructure planning and delivery for growing communities » Providing design-led planning to support high quality urban design » Developing a West Central District sport and recreation participation strategy and sport and recreation facility plan
Sustainability	<ul style="list-style-type: none"> » Protecting the District’s waterways » Protecting and enhancing biodiversity » Delivering Sydney’s Green Grid 	<ul style="list-style-type: none"> » Develop a Strategic Conservation Plan for Western Sydney » Developing support tools and methodologies for local open space planning

2.2 City of Parramatta Policies, Strategies and Studies

The following documents were developed prior to the City of Parramatta boundary changes and therefore may be somewhat outdated. They do however provide some insight into the City's directions, community needs and issues in the area and are summarised here for information.

Parramatta 2038 Community Strategic Plan

In 2013, the City of Parramatta adopted a 25 year strategic plan for the LGA called the *Parramatta 2038: Community Strategic Plan*. The plan is structured around six strategic objectives which focus on the economy, the environment, connectivity, people and neighbours, culture and sport and leadership and governance.

Parramatta is the second fastest growing Local Government Area in NSW, growing at 3% per annum. The plan identifies ways in which the City will manage this growth and maintain its liveability, including the plan to provide an additional 50,000 jobs by 2038.

Key findings and directions outlined in the plan, of relevance to planning to meet the community infrastructure needs of the development's future community, are summarised below:

- » Focus on healthy active lifestyles and health promotion by providing healthy choices and access to services that build on existing regional health facilities.
- » Provide a range of housing for people at any stage of life and whatever their aspiration or need; minimise homelessness; and focus on social housing needs, affordable housing and the right mix of dwellings.
- » Work with the education sector and the City's libraries to improve access to quality learning opportunities.
- » Celebrate the unique character of local centres; neighbourhoods and City precincts, with a focus on:
 - > Community safety
 - > Active citizenship
 - > Social networks
 - > Quality neighbourhoods
 - > Connecting local arts, culture, sport and community organisations.
- » Recognise, celebrate and promote our dynamic history and heritage and unique places.
- » Encourage local creative enterprises, attract events, encourage active engagement, celebrate diverse cultural perspectives and boost the local day and night economy.
- » Improve quality of life and drive positive growth through events and by activating areas within the built environment such as laneways, parks, libraries, malls and public spaces.
- » Increase in people walking and cycling, particularly for local journeys within their neighbourhood.
- » Focus on efficiency and adaptability of precincts and buildings.

Healthy lifestyles and physical activity for Parramatta residents, workers and visitors is a key priority of the plan, with access to leisure facilities and open spaces considered essential.

Community Facilities: Policy Framework and Future Directions

It is understood the City is currently developing a City-wide community facilities strategy however, this work is yet to be completed and adopted.

For the purposes of this study, we have considered a previous study undertaken for the City.

In 2013 Elton Consulting conducted a study of community facilities for the City of Parramatta. The study included detailed demographic analysis, assessment of existing facilities and services, consultation with stakeholders and identification of community needs. The study report (Community Facilities: Policy Framework and Future Directions) also included recommendations to assist the City’s planning, provision and management of community facilities.

NOTE: As the study report has not been formally adopted by the City of Parramatta, its recommendations cannot be considered as official City directions. The findings however, in relation to community needs, community service provision and the quantity and quality of existing facilities, are relevant to this study.

The report provides the following standards for community facilities as a starting point for determining community needs.

Table 2: Hierarchy and standards for key community facilities

Hierarchy and facility type	Rate of provision (per population)
Regional centre	
Major civic or cultural centre	1:100,000-150,000
Central library	1:100,000+
Town centre	
Multipurpose community centre	1:20,000-30,000
Branch library	1:35,000-65,000
Neighbourhood centre	
Multipurpose neighbourhood centre	1:15,000-20,000
Village centre	
Community hall	1:2,000-10,000

The plan also proposes a total of 80-100sqm per 1000 people total community centre floor space collectively – allocated across the community centre hierarchy. It also proposes principles to guide the planning and management of community facilities. These are included in Appendix A.

Key findings and directions outlined in this document, of relevance to the planning of community facilities for the proposed development community are outlined below:

- » City of Parramatta is significantly undersupplied with multipurpose community space, particularly in urban centre locations
- » Ermington is identified as a priority suburb, for which the following recommendations are proposed:
 - > A mini makeover for Ermington library to increase its offerings and utilisation.

- > In the longer term, improve connectivity between Ermington Branch Library and Community Hall through careful design interventions.

It is important to note that the recommendations for Ermington facilities included in the report were based on relatively low projected population growth for the area. The issues relating to the quality of the existing facilities are still relevant, however future provision/improvements to these facilities must now take into account the increase in projected population for this area (including that associated with the proposed development).

Parramatta City Centre Indoor Recreation Centre Needs Analysis

In 2013 Elton Consulting was engaged by the City of Parramatta to undertake a needs analysis for indoor sport and recreation facilities in the Parramatta City Centre. The study involved looking at current and planned indoor recreation facilities in the region, existing and forecast population numbers, participation rates, standards and benchmarks for the provision of indoor recreation facilities and industry trends.

While the study and the related report focused on recommendations for facilities in the Parramatta City Centre, the study also considered needs and gaps in the broader LGA. Key findings of interest to this study include the following:

- » There are a number of indoor sport and recreation facilities in surrounding areas (including in the Ryde LGA) however, there are limited facilities in the City of Parramatta.
- » The only City owned indoor recreation facility provided is Granville Youth and Community Recreation Centre. This facility however, is targeted specifically at young people and only provides limited indoor recreation (dance, martial arts and facilitated play). There is one non-City provided indoor recreation facility in the LGA – the PCYC in Parramatta.
- » There are two outdoor pools but no indoor aquatic facilities in the LGA.
- » There is a gap in the provision of facilities accommodating basketball, netball and futsal in the LGA.
- » The increasing cultural diversity of the LGA will likely create additional demand for indoor sports popular with key cultural groups (Arabic, Chinese and Indian) such as futsal, volleyball, badminton and indoor cricket.
- » The age and cultural profile of the future population (younger and more diverse) may also suggest the needs for a greater focus on facilities for non-organised recreation activities, in addition to the formal organised competition sports.
- » There is also a need for facilities that cater to specific cultural needs (e.g. women's only spaces/times).

Study recommendations of interest include:

- » Demand suggest the need for an indoor recreation facility in the LGA that includes a minimum of three courts.
- » Any court space provided as part of a future indoor recreation facility in Parramatta should cater to multiple sports, based on participation rates and industry trends at the time.
- » Facilities should be able to cater to competition level as well as casual, non-organised activities.
- » Group fitness is becoming increasingly popular and facility design should consider how these activities can best be supported.
- » Incorporating indoor recreation space and aquatic facilities provides an opportunity for an integrated, comprehensive health and fitness offering.

Section 94A Development Contributions Plan (Amendment No.4)

Section 94A Development Contributions Plan – Amendment No.4 (City of Parramatta, 20 May 2015) outlines the conditions on developments requiring the payment of a contribution under section 94A of the Environmental Planning and Assessment Act 1979. The plan applies to all land in the City of Parramatta, with the exception of an area around the Parramatta CBD, which is governed by the Civic Improvement Plan Amendment No.4 (outlined in the following section).

The plan is based on projected population growth within the area it covers from 93,809 people in 2011 to 164,797 in 2041, the expected development associated with this growth and the new population's likely needs for additional public facilities.

The plan includes a works program which nominates the public facility projects which contributions will fund and the funding amounts allocated to each project. The works program relates to the period 2015/16 to 2020/21. Public facility projects of interest to this study nominated in the plan are outlined in the following table.

Table 3: Development contributions plan works program

Facility category	Project	Comment
Community facilities	Upgrade/new community buildings throughout the LGA including halls, meeting rooms, community centre, youth centres and the like; or the provision of one community hub.	NOTE: Ermington is nominated in the Plan as one of a number of potential locations for a community hub.
	Upgrade at least one early learning centre across the LGA to increase capacity.	Ermington Possum Patch Child Care Centre in Ermington is a potential candidate for these works.
	Upgrade/expand at least one library building across the LGA.	The Ermington Branch Library is a potential candidate for these works.
	Upgrade/expand/new amenities buildings to meet demand within the LGA.	The amenities buildings at George Kendall Riverside Park (located in close proximity to the development Site) may be possible candidates for these works.
Open space and recreation	New landscape works in accordance with the City's adopted Park Masterplans.	Parks near the development Site may be possible candidates for these works.
	Upgrades to parks	The City has developed a master plan for George Kendall Riverside Park. It may be the City's intention to allocate development contributions to master plan works.
	Provide eight new children's playgrounds per year.	
	Rebuild playing fields and floodlight upgrade at one sportsground each year	
	Upgrade/new recreation buildings and facilities including swimming pools, tennis courts; golf courses and the like.	
	Provision of indoor recreation centre and/or informal recreation facilities such as skate parks,	

Facility category	Project	Comment
	multi-use games areas, outdoor fitness structures and the like. Facilities could be indoor or outdoor.	

The plan also nominates a range of other public facility works across the LGA.

It is important to note that the plan is not precinct/area based. This means that contributions collected from a development in a specific precinct or area in the LGA can be allocated to any project in the LGA (i.e. they will not necessarily be directed to projects in the area in which a development is situated).

Parramatta Open Space Plan 2003

The Parramatta Open Space Plan (City of Parramatta) provides a framework to guide the planning, development and management of Parramatta's open space system in the short and long term in line with the City's Strategic Outcomes.

Prepared in 2003, the Parramatta Open Space Plan is now very dated. However, findings may still be relevant for this study. It is important to note that the Plan is based on population projections from 2003 which have changed significantly. The City is soon to undertake a new open space and recreation study, but it will not be completed within the timeframe for this project.

The Plan contains two volumes. Volume 1 provides an overview of the values, issues, objectives and actions required to achieve the City's vision for open space in Parramatta. A summary of the relevant objectives outlined in Volume 1 are provided below – refer 'Objectives'.

Volume 2 contains supporting information and documents including an analysis of the distribution of open space throughout the LGA, Park Hierarchy Guidelines and a facilities checklist for parks. The Park Hierarchy Guidelines assign parks either a local, district or regional hierarchy, according to the level of facilities, service standards and size of user catchment area.

In order to analyse the distribution of open space, the Plan separates the City of Parramatta into nine localities (see Volume 2 Chapter 1). The subject Site is located within Locality 7. Key open space findings related to Locality 7 are documented below – refer 'Localities'.

Volume 2 also includes the outcomes from the community consultation that informed the development of the Plan. A summary of the key findings from this consultation can be found below – refer 'Community Consultation'.

It is worth noting that this Plan was developed in 2003 and is based on population projections for that time.

Objectives

Volume 1 of the Plan identifies seven subject areas related to open space in Parramatta and provides key values and issues, objectives and actions for each area. The seven subject areas include:

- » The Open Space System.
- » Recreation.
- » Natural Heritage.
- » Cultural Heritage.
- » Access.
- » Community Involvement.

» Management.

Objectives relevant to this study are outlined in the table below.

Table 4: Relevant objectives from the Parramatta Open Space Plan

Subject area	Objective
2.3 Recreation	<p>2.3.1 Provide facilities for both passive and active recreation in consideration of the general community, park hierarchy, user group needs, locality characteristics and future demographics.</p> <p>2.3.2 Ensure that recreational facilities are distributed appropriately and with consideration to equity across the City of Parramatta.</p> <p>2.3.3 Optimise the recreational use of existing open space resource through multi-using and design flexibility.</p> <p>2.3.4 Provide recreation facilities that reflect the high value that the community places on open space for social activities.</p> <p>2.3.5 Utilise public art to increase the visual and other sensory experiences for park users.</p> <p>2.3.6 Provide attractions and facilities within the open space system to cater for Parramatta’s principal tourism markets.</p>
2.6 Access	<p>2.6.1 Increase the use of public transport and cycleway/pedestrian footpaths to access open space.</p> <p>2.6.2 Develop and complete links between open space and residential commercial and community service areas to create an accessible, integrated open space system.</p> <p>2.6.3 Ensure all cycleway and pedestrian pathways interlink with neighbouring council pathway and open space systems.</p> <p>2.6.4 Ensure equity of access to open space and recreation facilities for all groups within the LGA.</p>
2.8 Management	<p>2.8.1 Ensure that all public open space is planned, developed and managed to reflect the community’s expressed values.</p> <p>2.8.2 Ensure that the planning and design development of open spaces reflects the particular character of the locality.</p> <p>2.8.5 Ensure that social, economic and environmental considerations are integrated and applied to ensure sustainable open space planning, development and management processes.</p>

Parramatta Open Space Plan 2003

Localities

In order to analyse the distribution of open space, the Plan separates the City of Parramatta into nine localities. The subject Site is located within Locality 7. Key open space findings related to Locality 7 include:

- » Locality 7 contains an above average amount of open space compared to other localities including open space corridors along the Parramatta River and Ponds Subiaco Creek.
- » Locality 7 includes, 44 local parks, 2 district level parks and 1 regional park.
- » Locality 7 is above the LGA average and the general standard for open space provision in both 1996 and with the strong population growth predicted up until 2020 (**note: population projections have since changed for this area*).

- » Larger recreational facilities in Locality 7 are expected to be placed under higher demand as the residential population grows.

Community consultation

The Open Space Plan involved wide consultation with the community including workshops, public forums and a focus group. Relevant key findings from this consultation include:

- » Over two thirds of respondents valued the LGA's open space as providing a place to relax.
- » Approximately a third of all respondents value Parramatta's open space as a place to get some physical exercise or engage in recreation.
- » Parks played a crucial role in providing a venue for community gatherings for the Lebanese and Korean communities in particular.
- » Approximately half of all respondents used the playgrounds or went bushwalking in the past month; and a third engaged in organised sports, cycled, played Frisbee or went jogging outdoors.
- » Passive recreation facilities in a beautiful environment was a common theme to emerge as an ideal future open space system.

Policy and planning context – key implications

The review of relevant policies, plans and studies identified the following key considerations:

- » Currently, the key focus of State Government and the City of Parramatta is the Parramatta CBD and the Greater Parramatta to Olympic Peninsula Priority Growth Area (rather than the north-eastern sector of the LGA). The City may however, welcome the contribution of new facilities in this area by others.
- » Healthy lifestyles and physical activity for Parramatta residents, workers and visitors is a key City priority. State Government policy also directs the provision of 'healthy built environments'. These policy directions suggest the importance of the provision of adequate community infrastructure that supports healthy and active communities.
- » City policy also focuses on the provision of quality community infrastructure, strengthening the unique character of local neighbourhoods and encouraging social interaction and cohesion.
- » There is a gap in the provision of, and growing demand for, indoor sporting facilities in the City of Parramatta.
- » There is an undersupply of multipurpose community space in the LGA.
- » Existing community facilities in the area surrounding the development site are small, dated and require enhancement.
- » Ermington has been identified in City strategies as a potential location for a new community hub.
- » The Parramatta Open Space Plan highlights the important role open space plays in the lives of the community and demonstrates the City commitment to providing an open space network that meets the needs of a growing population. The Plan also provides direction for the planning and design of future open spaces (including those associated with the proposed Melrose Park development).

3 Existing Situation

This chapter provides an analysis of the existing population living in areas surrounding the Site, undertaken to understand the social context. An understanding of the social context can provide insight into the possible characteristics and needs of the development's future community and assist the planning to take account of, and respond to, surrounding social conditions and needs. This will support opportunities for the proposed land uses and the new community itself, to integrate both physically and socially with the surrounding area.

This chapter also includes an outline of key existing community facilities and other infrastructure in surrounding areas. Understanding existing facility provision, capacity and gaps has informed the development of proposed approaches, outlined in Chapter 6.

3.1 Existing Population

This study analysed the characteristics of the population within areas surrounding the Site. The selected characteristics are those that potentially indicate levels and types of need and key demands, which may inform the planning and provision of community facilities and other infrastructure for the new development.

The analysis focuses on the suburb of Melrose Park, in which the Site is located. However, the characteristics of the future population will be influenced most heavily by the type and size of the dwellings constructed. It is understood that the proposed development will include medium to high density dwellings. The characteristics of the nearby Meadowbank community and the recently developed residential area in Ermington (between Broadoaks Street and Silverwater Road) outlined below are of particular interest. These areas are of higher density and may, therefore, indicate some potential characteristics of the development's future community. As outlined below, these areas differ considerably from Melrose Park.

The areas selected are analysed against the City of Parramatta and Greater Sydney for comparative purposes.

2011 Census of Population and Housing data (Australian Bureau of Statistics) has been used to examine Greater Sydney and the surrounding suburbs of Melrose Park, Ermington and Meadowbank. Due to LGA boundary changes (in association with council amalgamations) Census data for the City of Parramatta is outdated. Community Profile data (.id) has been used for the City of Parramatta, as this is aligned to the new boundary.

Melrose Park



Figure 2: Suburb of Melrose Park. Source: Census of Population and Housing

In summary, in 2011 the suburb of Melrose Park (refer Figure 2), in comparison to Greater Sydney and the City of Parramatta, had:

- » A high proportion of young children (including preschool and primary school aged children)
- » A very high proportion of families, including couple families with children
- » Very low proportions of lone and group households
- » A very high proportion of low density dwellings (with a very low proportion of medium density dwellings and an absence of high density dwellings)
- » A higher average number of people per household (reflective of dwelling types and the high proportion of couple families with children)
- » High rates of home ownership
- » A stable, non-transient community with a high proportion of people living at the same address for 5 or more years
- » A low proportion of people born overseas and people speaking a language other than English at home

Melrose Park was also a relatively advantaged suburb compared to the City of Parramatta and Greater Sydney. The suburb had a high median household income, very low rates of unemployment, and high rates of vehicle ownership and internet connection at home.

Ermington

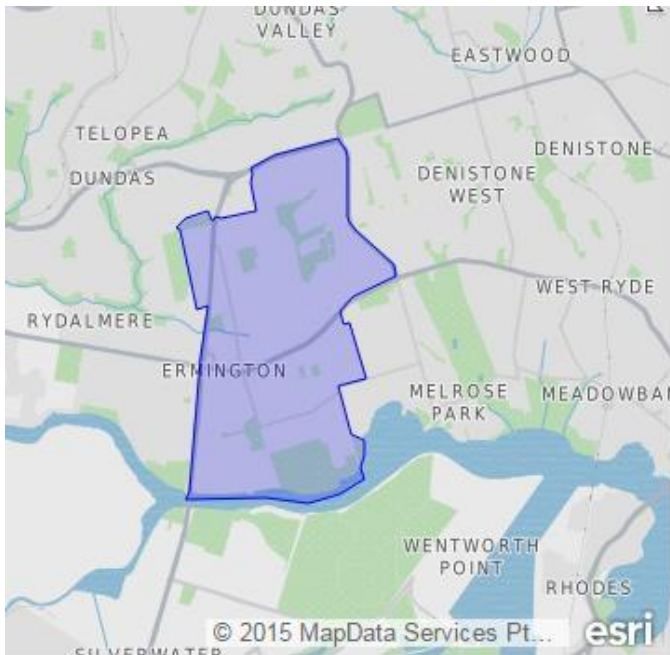


Figure 3: Suburb of Ermington. Source: Census of Population and Housing

The suburb of Ermington (refer Figure 3) in general was a considerably less advantaged suburb than Melrose Park, with higher rates of unemployment, a low median weekly household income and a high proportion of people living in social housing. However, at the same time, community characteristics differed considerably across the suburb.

The recently developed residential area in Ermington, between Broadoaks Street and Silverwater Road fronting the Parramatta River (refer Figure 4), had a very different profile. This area is of more interest to this study as it may provide some indication of some potential characteristics of the new development's community (however, this area in general contains a greater proportion of low density dwellings than currently proposed for the new development).

In summary, in 2011 this recently developed area, in comparison to Greater Sydney and the City of Parramatta, had:

- » A very high proportion of young children (0-4 years).
- » A high proportion of young people 20-24 years (compared to Ermington suburb).
- » A high proportion of couple families with children.
- » A high proportion of group households (compared to Ermington suburb).
- » A relatively advantaged community with a high medium household income.
- » A reasonably high proportion of people born overseas and high proportions of people speaking a language other than English at home.
- » A high proportion of medium density dwellings.



Figure 4: Recently developed residential area in Ermington (Census Statistical Area 1147718). Source: Census of Population and Housing

Meadowbank



Figure 5: Suburb of Meadowbank. Source: Census of Population and Housing

The population of the suburb of Meadowbank (refer Figure 5) is of particular interest to this study. Meadowbank has many similar characteristics – it is close to the Site (sharing a similar geographic context), is of higher density and is a relatively recent development area. It may provide some indication of some potential characteristics of the new development’s community.

In summary, in 2011 the suburb of Meadowbank (in comparison to Greater Sydney and the City of Parramatta) had:

- » A higher proportion of people born overseas and a high proportion of people speaking a language other than English at home
- » A younger population with a very low median age (31 years), extremely high proportions of young adults (20-34 years) but relatively low proportions of children (5-14 years) and young people (15-19 years)
- » A very high proportion of tertiary education students compared with Greater Sydney (comparable data wasn't available for the City of Parramatta)
- » Very high proportions of couple families without children, lone person households and group households
- » A very high proportion of people living in high density dwellings
- » A high proportion of renters
- » A transient community with a very low proportion of people living at the same address 5 years previously (a common scenario in areas with a high proportion of renters).

Refer to the table in Appendix B for a detailed breakdown of the demographic data relating to the areas and population characteristics outline above.

Existing population – key implications

- » An analysis of the existing communities in areas surrounding the Site enables an understanding of existing characteristics, needs and interests. An analysis of existing, nearby areas similar in form to the proposed development also provides insight into the potential characteristics of the future development community.
- » The existing, adjacent Melrose Park community is likely to differ significantly from that of the community of the proposed development. Melrose Park, a low density area, has high proportions of couple families with children and young children, very high rates of home ownership, a stable/non-transient community and a low proportion of people born overseas.
- » Given the dwelling type and form of the proposed development (medium to high density), the future community is likely to more closely resemble that of the nearby higher density suburb of Meadowbank – which has high proportions of young adults, tertiary students, renters and people born overseas and speaking a language other than English at home.
- » The new development has the potential to cater to some of the needs of the Melrose Park community through the provision of facilities and services that cater to families and children (including childcare, parks and playgrounds, sports and recreation facilities and programs).
- » The projected differences between the existing and new development communities in Melrose Park indicates the importance of providing community infrastructure and community development initiatives which can help bridge the gap and enhance social cohesion.

3.2 Existing Community Infrastructure Provision

This section looks at the provision and availability of existing community facilities, open space and other relevant facilities and services in the City of Parramatta and surrounding area, that could address some of the needs of the future development community.

3.2.1 Existing Community Facilities

Existing City of Parramatta community facilities

Figure 8 (p.26-27) illustrates existing City of Parramatta facilities that are located in close proximity to the Site. These include:

- » Ermington Branch Library – a small, older style library with limited resources and no meeting rooms.
- » Ermington Community Hall – a small, older style community hall that includes a small meeting room, a shallow stage and a dance floor.
- » George Kendall Riverside Park Meeting Room – includes a small meeting room for approximately 40 people with a kitchenette.
- » Ermington Early Childhood Health Centre – early childhood health centre operated by the local health district. Open on select days.

As Figure 8 shows, the majority of these facilities are located in and around the Ermington Town Centre.



Figure 6: Ermington Community Hall



Figure 7: Ermington Branch Library

Planned City of Parramatta facilities

The City of Parramatta is planning a 3ha mixed use redevelopment precinct in Parramatta CBD – Parramatta Square. The development will include civic, community, commercial, retail, residential and educational uses. Community components include a new community centre and central library. These facilities are higher-order facilities that will serve a wide, regional catchment.

Community facilities in the Ryde LGA

Figure 8 also illustrates existing Ryde City Council facilities that are located in close proximity to the Site. These include:

- » West Ryde Branch Library – this is the second largest library in the LGA. It records high visitation numbers.
- » West Ryde Community Centre – a ‘one stop shop’ for child and family support services. It also contains a large hall for community use.
- » West Ryde Hall – an older community centre that is available for public hire for small events.
- » Sheppard’s Bay Community Centre – a multipurpose space for community use, with a capacity of up to 120 people.
- » Ryde Multicultural Centre.

The majority of these facilities are located around the West Ryde Village Centre, apart from the Ryde Multicultural Centre (located between the Site and West Ryde Village Centre) and the Shepherd’s Bay Community Centre (located near the Meadowbank Village Centre).

Other facilities

Other nearby facilities include:

- » Arrunga Community Men's Shed – a men's shed facility located in Ermington, operated by a community organisation.
- » Ryde-Eastwood Leagues Club – a privately owned facility that offers space for hire for private functions and corporate meetings.
- » Ryedale Conference Centre (West Ryde Anglican) – a privately owned facility offering venue space for hire.

3.2.2 Existing childcare provision

There are a number of childcare centres surrounding the Site in the suburbs of Melrose Park, Ermington, West Ryde, Denison West and Meadowbank (see Figure 8). However, only a select number of these are reporting vacancies, with most of them only listing vacancies on select days and for particular age groups. The majority of centres in these areas are reporting no vacancies on childcare search websites.

Childcare centres closest to the Site include:

- » A Little Rei of Sunshine.
- » Tiny Scholars Childcare and Pre-School.
- » Ermington Rainbow Cottage.
- » Active Kids Ermington.
- » Goodstart Early Learning Ermington.
- » Ermington Uniting Church Pre-School Kindergarten.

The City of Parramatta was contacted to provide comment on childcare needs and gaps in the area. The City's Children's Services officer reported that places for 0-2 year olds are undersupplied in most areas, as childcare centres either have limited places available or do not cater to this age group.

If a childcare centre is provided at the development, it will be of benefit to provide adequate places for children 0-2 years.

The City also advised that it is currently undertaking a childcare needs analysis which will investigate the needs and gaps in current childcare provision across the LGA. A report of the findings is yet to be made publicly available.

3.2.3 Existing schools

Existing Government primary schools closest to the Site include:

- » Rydalmere East Public School.
- » Melrose Park Public School.

The closest government high school to the Site is Marsden High School.

Schools within areas surrounding the Site are illustrated in Figure 8.

PAYCE has been undertaking discussions with the Department of Education to further investigate existing school capacity and discuss options to meet the needs of the future development community.

3.2.4 Existing open space, sport and recreation facility provision

Open space, sport and recreation facilities in areas surrounding the Site are illustrated in Figure 8.

Existing local open space

There is one local park within walking distance to the Site – Hughes Road Reserve. This is a small park that includes an open grassed area and playground. Bartlett Park is also located immediately north of the Site. This is an extensive open space but has little embellishment and no amenities. It is also proposed to be replaced in the future by a proposed neighbouring residential development. The next closest local park to the Site, Bruce Miller Reserve, is located in Ermington, approximately 700 metres from the Site.

Existing district open space

While there are a limited number of local parks close to the Site, there are a substantial number of large, active/sporting open spaces. These include:

- » George Kendall Riverside Park – a major sportsground of 27.2ha located in the City of Parramatta (approximately 800 metres walking/driving distance to the south-west of the Site). It includes multiple playing fields (accommodating cricket, soccer and baseball), two tennis courts, amenities buildings, playgrounds and picnic facilities and car parking area. George Kendall Riverside Park Meeting Room (a small community meeting space) is also located in the park.
- » Meadowbank Park – a major sportsground located in the Ryde LGA (approximately 900 metres walking/driving distance to the south-east of the Site). It includes 10 playing fields as well as an outdoor netball facility (with 27 courts), 8 tennis courts, amenities buildings and car parking area.

There are also other open spaces in the vicinity of the Site, located on the Parramatta River, including Memorial Park at Meadowbank (a larger passive park with playgrounds and picnic facilities). Ryde-Parramatta Golf Club, a private golf club, is located to the east of the Site in West Ryde.

The future development community will also have access to the Parramatta Valley Cycleway, along the edge of the Parramatta River. This is a significant cycle and pedestrian link that runs from Morrison Bay Park in Ryde to Pike Street in Rydalmere. Sydney Olympic Park and associated facilities are also accessible from the cycleway via Silverwater Bridge.

Ermington Boat Ramp, a public facility is also located close to the Site (on the Parramatta River at the end of Wharf Road).

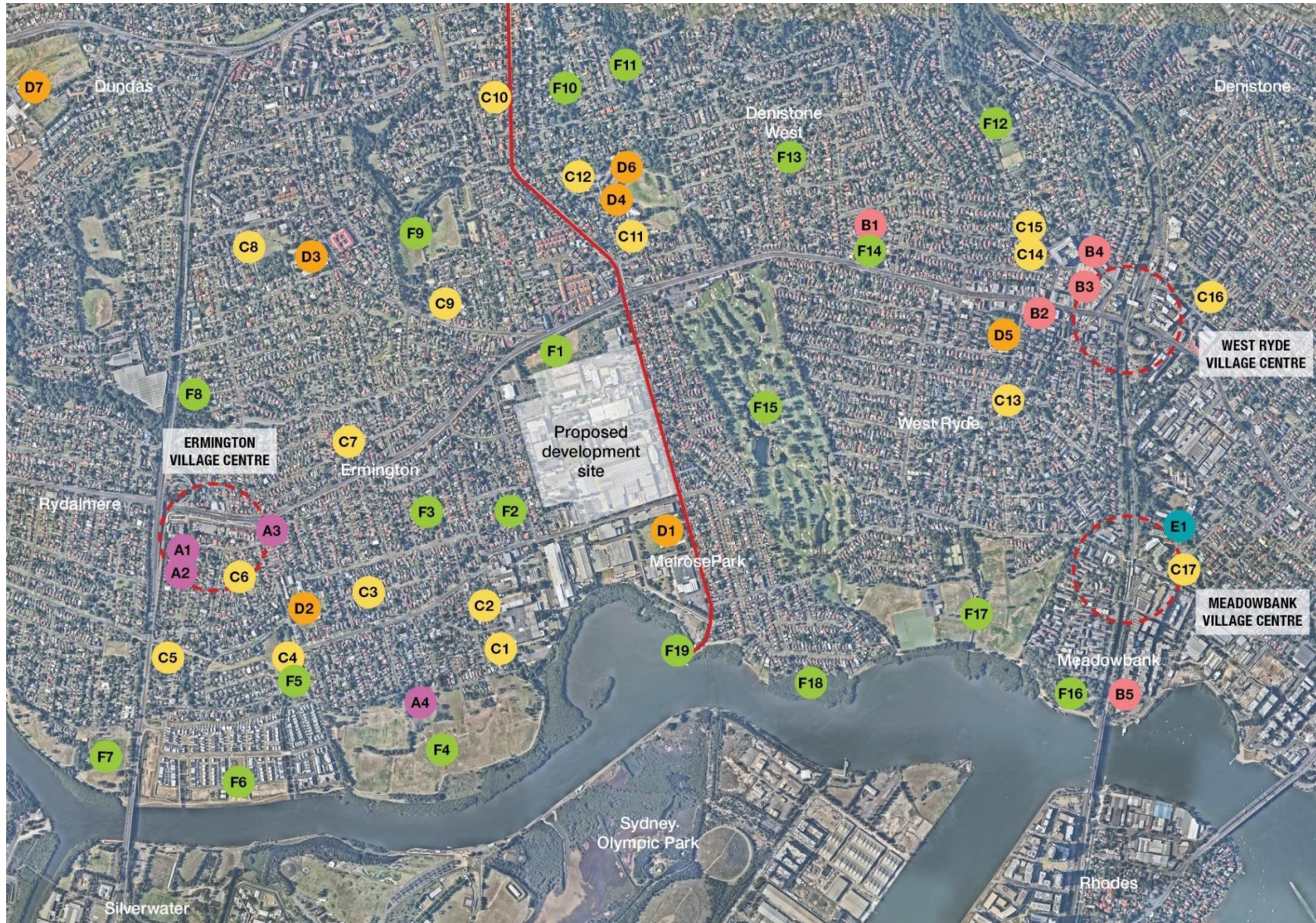
Indoor sport and recreation facilities

The closest indoor sport and recreation facilities to the Site are:

- » Ryde Aquatic Leisure Centre - includes aquatic facilities and two multipurpose indoor courts used for basketball, netball, soccer, badminton. Aquatic facilities include a 50 metre indoor pool, 25 metre indoor pool, program pool, wave pool, whirl pool and water slide.
- » Ryde Community and Sports Centre (RCSC) – a recently developed indoor sports centre located at North Ryde. The centre is managed by the YMCA (delivered in partnership with Ryde City Council). It includes two multipurpose sports courts (suitable for basketball, netball, indoor soccer/futsal, badminton and volleyball) and community meeting spaces.
- » Parramatta Police Citizens' Youth Club (PCYC) – offers circuit training, goalball (for visually impaired people), badminton, boxing, breakdancing, Zumba, pilates and tae kwon do.
- » Parramatta Swimming Centre – contains an outdoor 50 metre pool, two water slides, a diving pool, a splash pool for toddlers and a learn to swim pool.

There are also a number of commercial fitness centres at West Ryde.

The many sporting facility offerings at Sydney Olympic Park are also located across the Parramatta River. These includes metropolitan-level sports facilities as well as a number of publicly accessible facilities and facilities available for community hire. These are however, some distance from the Site (approximately 7km drive via Silverwater Bridge).



Existing community facilities and social infrastructure in surrounding areas

Parramatta City Council community facilities	A	<ul style="list-style-type: none"> A1 Ermington Branch Library A2 Ermington Community Hall A3 Ermington Early Childhood Health Centre A4 George Kendall Riverside Park Meeting Room 	Schools	D	<ul style="list-style-type: none"> D1 Melrose Park Public School D2 Rydalmere East Public School D3 Ermington West Public School D4 Ermington Public School D5 West Ryde Public School D6 Marsden High School D7 St Patrick's Marist College
Ryde City Council community facilities	B	<ul style="list-style-type: none"> B1 Ryde Multicultural Centre B2 West Ryde Hall B3 West Ryde Library B4 West Ryde Community Centre and Hall B5 Sheppard's Bay Community Centre 	Tertiary education institutions	E	<ul style="list-style-type: none"> E1 Meadowbank TAFE Campus University of Western Sydney, Parramatta Campus, Rydalmere (Not on map)
Childcare centres and preschools	C	<ul style="list-style-type: none"> C1 A Little Rei of Sunshine C2 Tiny Scholars Childcare & Preschool C3 Ermington Rainbow Cottage C4 Rydalmere East Public School Preschool C5 River Road Kindergarten C6 Platypus Pre School C7 Ermington Uniting Church Pre-School Kindergarten C8 Ermington Possum Patch Early Learning Centre C9 Active Kids Ermington C10 Colour My World Childrens Centre - Ermington C11 Goodstart Early Learning Ermington C12 Colour My World Childrens Centre C13 West Ryde Long Day Care Centre C14 West Ryde Neighbourhood Childcare Centre C15 Blossoms Childcare & Early Learning Centre C16 Headstart Early Learning Centre - West Ryde C17 Little Stars Kindergarten 	Open space, sport and recreation facilities	F	<ul style="list-style-type: none"> F1 Bartlett Park F2 Hughes Avenue Reserve F3 Bruce Miller Reserve F4 George Kendall Riverside Park F5 Hilder Road Reserve F6 Halvorsen Park F7 Eric Primrose Reserve F8 Eccles Park F9 Cowells Lane Reserve F10 Bell Park F11 Lambert Park F12 Darvall Park F13 West Denistone Park F14 Maze Park F15 Ryde-Parramatta Golf Course F16 Memorial Park F17 Meadowbank Park F18 Melrose Park F19 Ermington Boat Ramp

Figure 8: Existing community facilities and infrastructure

3.3 Existing community infrastructure gaps

Existing gaps in the provision of community facilities and open space in the area that have been identified in this study include the following:

- » A library of adequate size that meets contemporary community interests and needs.
- » Multipurpose community centre space.
- » Local parks.
- » Quality long day care services, in particular long day care places for 0-2 year olds.
- » Indoor sport and recreation facilities.

Existing facility provision – key implications

The existing gaps in community infrastructure identified suggest these facilities will not have capacity to meet the needs of the new development community. This suggests the need for new or upgraded infrastructure to meet the identified community needs (outlined in Chapter 5).

Proposed approaches to community infrastructure provision are outlined in Chapter 6.

4 Future Situation

This chapter examines changes projected to occur in the broader The City of Parramatta as well as the future situation of the Site (including projections in relation to the new development and its future community). Understanding the future situation, including population and community characteristics, is an important step in determining future needs and demands for community infrastructure.

4.1 Growth and Change in the Broader Area

The City of Parramatta is a rapidly growing area and is projected to experience continuing population growth into the future. The population of City of Parramatta is projected to grow from an estimated 245,482 in 2017 to about 397,339 in 2036, an increase of some 151,857 people.

City of Parramatta population forecasts also provide information for individual areas in the LGA. The Ermington-Melrose Park area is projected to increase from an estimated 13,161 people in 2017 to 40,190 people in 2036. The existing and forecast age breakdowns for Ermington and Melrose Park combined are outlined in the following table.

Table 5: Population forecasts for Ermington-Melrose Park

Age group	2011		2036		Change 2011-2036
	No.	%	No.	%	
0-4 years	640	6.5	3,056	7.6	1.1
5-14 years	1,146	11.7	5,241	13.1	1.4
15-19 years	632	6.5	2,209	5.5	-1.0
20-24 years	622	6.4	2,137	5.3	-1.1
25-59 years	4,799	49.2	21,319	53.1	3.9
60-74 years	1,198	12.3	4,172	10.3	-2.0
75+ years	728	7.4	2,053	5.1	-2.3

Ermington - Melrose Park Population Forecasts (.id)

The population forecast data included in the above table suggests:

- » There will be significant population growth in the area across all age groups, suggesting the need for increased provision of facilities and services catering to people of all ages.
- » There will be significant increase in the proportion of people in the younger age groups (0-4 years and 5-14 years) which indicates there will be an increase in need for childcare as well as other facilities, programs, services and activities for these age groups.
- » There will be a significant increase in the proportion of the people in the middle age group (25-39 years).
- » There will be a decrease in the proportion of young people (15-24 years).

- » There will be a decrease in the proportion of people in older age groups (60 years and over).

4.2 Typical profile of high density residents

To understand the likely characteristics of people living in higher density areas for other studies, Elton Consulting has:

- » Reviewed an analysis of the characteristics of people living in multi-unit residential development across Greater Sydney undertaken by the City Futures Research Centre at the University of NSW.
- » Analysed of the characteristics of apartment dwellers living in urban transformation areas (as opposed to apartments across the metropolitan area as a whole) including Pyrmont, Zetland and Rhodes.

The review highlighted that the profile of residents living in higher density areas across Sydney differs markedly from that of residents of Greater Sydney as a whole. Specific areas of difference include:

- » Different tenure patterns, with a much higher proportion of dwellings in private rental and a lower proportion that is owner occupied.
- » A high proportion of young adults (25-34 years), along with an under-representation of both children under 15 years and older adults 65+ years.
- » A different household structure, with a significantly higher proportion of households comprising couples without children and single persons, and a correspondingly much smaller proportion of households comprising families with children.
- » A higher proportion of residents born overseas, with a particularly high proportion born on the Asian continent.
- » High rates of labour force participation and high proportions of the workforce engaged in professional or managerial roles.

As discussed, these characteristics are consistent with those identified for Meadowbank in Chapter 4/Existing population.

The City of Parramatta however noted that anecdotal evidence suggests there are growing numbers of families with children living in higher density dwellings within the LGA and multigenerational and large families living in small, overcrowded apartments in some more affordable area (e.g. Westmead and Harris Park). The City noted that with high levels of existing and planned social infrastructure in Melrose Park (as proposed), there is likely to be a higher number of children with families living in the development in the future than in other similar developments.

4.3 The new development and future community

Population size

An occupancy rate of **2.1 persons/household** has been assumed by PAYCE for the proposed development.

When this rate of 2.1 persons/household is applied to the proposed 5,050 dwellings, a population of approximately **10,600 people** is projected for the proposed development.

The City indicated however that, given anecdotal evidence suggesting the increase in families living in high density dwellings across the LGA and the provision of a social infrastructure on Site, the average occupancy rate for the development is likely to be higher than 2.1 persons. The City has suggested an average occupancy rate of 2.33 persons/household. Application of this rate would result in a population of approximately 11,770 people.

Population characteristics

At this stage, based upon the trends outlined in section 4.2 and with consideration of the dwelling type and mix and location of the Site, the future development community is likely to be characterised by:

- » A high proportion of investor owned housing, with most of these units made available as rental accommodation.
- » A high proportion of young adults (aged 25-40) who are well educated, working in professional occupations and who are drawn to the area to be close to work.
- » A high proportion of households comprising one or two people.
- » A lower proportion of households comprising families with children compared with Greater Sydney (but higher than previously experienced in similar high density developments in the past). Numbers of children will still be significant and community infrastructure will still be required that addresses their needs.
- » High levels of cultural diversity.
- » With the proposed development in close proximity to Meadowbank TAFE, and also relatively close to the University of Western Sydney at Rydalmere, it may also attract and include a high proportion of tertiary students.

With the exception of Meadowbank, the population of the development will be significantly different from that of its immediate surrounding suburbs in its age and household profile. This indicates the importance of providing community infrastructure and community development initiatives which can help bridge the gap and enhance social cohesion.

It is important to note that these assumptions are based existing trends and data relating to higher density communities as well as the proposed dwelling type and mix. The demographic profile of people living in higher density dwellings has changed in recent years with more families choosing apartment living (although proportions are still low). Rising house prices may however, see further changes in the demographic make-up of higher density areas as expectations shift and access to lower density dwellings is limited.

2016 Census of Population and Housing data (due for release later this year) will provide information on any demographic changes in the LGA since 2011 (including the characteristics of people living in high density dwellings), that will further inform the development of a potential profile of the future development community.

5 Future Population Needs

This chapter provides an outline of some typical community needs in urban infill areas (likely to be relevant to the future community of the Site).

This chapter also examines more specific projected needs for the following facilities (based on the proposed population and projected characteristics):

- » Libraries.
- » Community centres.
- » Childcare.
- » Open space, sport and recreation facilities.

Also identified are other types of community infrastructure and services the community will need access to. As these infrastructure and services are not included in the study scope, they are listed for reference only and further investigations will be required.

5.1 Typical community needs in urban infill areas

Communities living in urban infill areas need access to a full range of community infrastructure. The often unique demographic composition of higher density environments however, indicates the following specific needs:

- » A high proportion of young adults indicate a need for access to a range of sport, recreation, leisure and entertainment activities.
- » Smaller dwellings and an associated lack of private open space indicate a greater need for easy access to high quality parks for passive recreation, play, family get-togethers and private celebrations. While important for all sections of the community, it is particularly important for families with children living in high density dwellings to have access to local open space (providing a space for everyday play).
- » Small dwellings and limited space within the home indicate the need for spaces for hire for private functions (including children's birthday parties and other private celebrations) as well as spaces to study, read, relax and meet friends outside the home.
- » Smaller household sizes suggest the need for public places that promote social interaction and community participation. Community infrastructure can make an important contribution to overcoming social isolation and engendering a sense of belonging in communities where increasing numbers of people live alone and are seeking social contact outside the home.
- » The high proportion of people renting (and often associated transient nature of these communities), indicates the need for places and activities that enable people to meet. Community facilities and open space play an important role in these areas by providing places to make new friendships and build support networks.
- » The demographically diverse communities typically associated with urban infill areas require a variety of community infrastructure and multipurpose facilities and spaces that cater to a broad range of interests and needs. They also require places that encourage interaction between groups of different ages and backgrounds to strengthen community cohesion.

5.2 Library needs

Currently the City of Parramatta's library provision is similar to that of most other LGAs – a central library in the key centre (Parramatta), supported by smaller branch libraries in surrounding areas (**Ermington**, Dundas, Granville, Guildford, and Constitution Hill).

Regional (central) library services

It is assumed the proposed development community's central library needs will be met by the new central library (planned as part of the Parramatta Square development in the Parramatta CBD).

Local (branch) library services

It is unlikely that the small branch library at Ermington will be capable of meeting the needs of the development's community. At approximately 150sqm¹, it would not comply with State Library of New South Wales 'population based benchmarks', outlined in *People Places: A guide for Public Library Buildings in New South Wales* – third edition (State Library of New South Wales, 2012).

The development's population alone would not justify a designated library however, it will contribute to demand and represent a portion of the needs for additional library floor area for the broader area.

The proposed approach to meet the needs of the new development community for library services is outlined in Chapter 6.

5.3 Community centre needs

As identified, the closest community centre facilities near the Site (Ermington Community Hall and George Kendall Riverside Park Meeting Room) are small, older facilities that are unlikely to be capable of accommodating the needs of the future development community.

Unlike libraries, there are no state or national benchmarks to guide the planning of community centres. The City of Parramatta's approach to facility provision is unknown at this stage, the following approach is included to suggest a potential approach and provide a preliminary assessment of possible need.

Elton Consulting typically recommends (as a starting point) a rate of provision of about 80sqm of community centre floor space for every 1000 people. This is based on analysis of comparative rates of provision and derived through the testing of provision rates on a number of successful projects. This rate does not include specialist facilities (such as arts/cultural facilities). Application of this standard suggests the forecast 10,600 residents for the development will generate a need for approximately 850sqm of community centre floor area.

The proposed approach to the provision of community centre floor space to meet the needs of the development community is outlined in Chapter 6.

5.4 Childcare needs

The future community will generate additional demand for childcare. A population-based benchmark commonly utilised to predict childcare needs is 1 place per 5 children aged 0-4 years. This is an older standard that does not reflect contemporary trends, in particular in more advantaged areas that have higher proportions of households in which both parents are working (as is the case in Meadowbank and the new development area in Ermington – as confirmed by Census of Population and Housing

¹ This floor area is an estimate only and requires confirmation by the City of Parramatta.

data). With the new development area projected to have similar characteristics, this benchmark is unlikely to be appropriate.

The City of Sydney and Leichhardt Municipal Council propose as an alternative, a benchmark of 1 place per 2 children aged 0-4 years. These inner city LGAs have an even higher proportion of households with both parents working (compared to the City of Parramatta). A benchmark of 1 place per 3 children aged 0-4 years could be considered a suitable benchmark for the development at this stage of the planning process.

For the purposes of this study, the assumption is made that the proportion of children 0-4 years in the development will be 7.0% (the projected proportion of children in this age group in the City of Parramatta in 2036). This suggests approximately 742 children 0-4 years and demand for approximately 240 childcare places.

While there is no standard size of centre, cost efficiencies are showing a trend towards larger centres of 80+ places, where justified by local demand. This suggests the new development community will generate need for approximately three childcare centres.

It is unlikely that existing childcare centres in the area will be able to accommodate this need entirely, given the majority are reporting no or limited vacancies. As identified in Chapter 3 (section 3.3.3) there is also currently a particular shortage of childcare places for children 0-2 years.

Capacity of centres in surrounding areas should however, be reassessed and confirmed during the planning and development process as the childcare provision situation in the area may change in the future.

Refer to Chapter 6 for the proposed approach to the provision of childcare services to meet the needs of the development community.

5.5 Open space, sport and recreation facility needs

5.5.1 Passive open space needs

As identified, given the smaller dwellings and an associated lack of private open space, the provision of adequate, high quality local open space will be a high need of the future community. These spaces are in particular demand given the shortage of local open space in the area.

A range of parks should be provided on-site that accommodate individual and group recreation and fitness activities, play, social meetings and gatherings, family get-togethers and private celebrations.

A widely-accepted standard for open space provision specifies that all residents should be within 400 metres of a park.

5.5.2 Active open space need, sport and recreation facility needs

Demands and trends

The new development community will also generate demand for active or sporting open space (including sports fields and courts) and for indoor sport and recreation facilities.

To determine needs for active open space, sport and recreation facilities the following are typically considered:

- » Broad national trends in sport and recreation participation.

- » National and state-based participation rates in sport and recreation activities – sourced from Australian Bureau of Statistics (ABS) data (Participation in Sport and Physical Recreation, Australia, 2011-12).
- » LGA-wide trends, data and information relating to sport and recreation participation or demands.
- » The projected development demographic profile (and an assessment of the likely needs based on this profile).

These above are examined below.

Broad national trends and NSW participation rates

Broad national trends and NSW participation rates (ABS) in sport and recreation are outlined in Appendix C. The following provides a summary of key findings from an analysis of the information relevant to the planning and provision of open space, sport and recreation facilities to meet the needs of the future development community:

- » Non-organised sports such as walking, fitness and gym activities, jogging/running and cycling are growing in popularity for people 15 years and older in NSW.
- » Key facilities to support participation in non-organised sports include parks and reserves, indoor sports and fitness centres, off-road cycleways/bike paths and public playing fields. The new development community will need access to this range of passive and active open spaces.
- » Swimming is also a popular activity for people 15 years and older with broad national trends indicating a growth in year round swimming. This indicates demand from the new development community to swimming and aquatic facilities (including indoor facilities).
- » With regard to organised sports, in addition to organised forms of swimming, those with the highest rates of participation in NSW (for people 15 years and older) include golf, tennis, soccer and other football sports. There is likely to be some demand for facilities that accommodate these sports from the new development community (*refer note).
- » Key facilities to support participation in organised sports include indoor sports and fitness centres, public playing fields and outdoor sports facilities (including sports courts). The new development community will need access to this range of passive and active open spaces.
- » Those sports with the highest level of participation for Australian girls include dancing, swimming/diving, netball and gymnastics. Those sports with the highest level of participation for Australian boys include soccer, swimming/diving, AFL and basketball. This data suggests the importance of access to a range of facilities including aquatic facilities, playing fields, netball and basketball courts, gymnasiums and/or community halls and centres. (*refer note).

***NOTE** – National and state-based data provide a high-level indication of the potential popularity of sport and recreation activities within the proposed community. There are likely to be other sports that will attract higher levels of participation from the future community. These are difficult to predict at this stage. Future discussions with the City of Parramatta may provide additional insight into more specific local needs.

LGA-wide trends and data

Future discussions with the City of Parramatta are required to discuss data/and or information relating to trends in sport and recreation participation across the LGA and/or demand for active open space, sport and recreation facilities. This may provide additional insight into the likely needs of the future development community.

Projected development demographic profile

As identified in Section 5.1 – Typical community needs in urban infill areas, the projected high proportion of young adults living in the future development indicates a high need for access to a range of sport and recreation opportunities. ABS data indicates that the highest participation rates for persons 15 years and over in Australia (2011-12) were within the age groups 15 to 17 years (78.0% participation), 18-24 years (71.6%) and 25-34 years (70.2%). Note: the projection at this stage is that there will likely be high proportions of the latter two groups within the proposed development community (as identified in Chapter 4).

Demands and trends – conclusions

Engaging in physical activity is a key component of a healthy lifestyle. While a detailed understanding of potential demands and needs cannot be determined at this stage, the above information highlights the importance of ensuring the future community has access to a range of high quality open space, sport and recreation facilities to facilitate participation in physical activity (including non-organised and organised sports).

Active open space benchmarks

Elton Consulting has examined benchmarks for sporting facilities for other developments (both greenfield and infill) in many different local government areas. The City of Sydney for example, utilises the benchmark of 1 playing field per 4,500 people (with a playing field equivalent to a soccer/rugby league or union sized field). This suggests the need for approximately two playing fields for the proposed development.

The development community will also generate need for outdoor sports courts. The City of Sydney's benchmark for outdoor (multipurpose) sports courts is 1 court per 1,800. This benchmark would suggest the need for approximately 6 courts to meet the needs of the proposed development community.

In urban infill areas where land is in short supply, opportunities to increase the capacity of existing sports fields through a number of measures is emerging as the first or preferred approach to addressing increased demand due to population growth. With consideration of the significant active open spaces near the Site, this approach should be considered and is further examined in Chapter 6.

The proposed approach to the provision of open space to meet the needs of the future development community is outlined in Chapter 6.

Indoor sporting facility benchmarks

It is unknown at this stage whether the City utilises any benchmarks for planning indoor sporting facilities. There are a range of benchmarks specified by various local and state governments, planning bodies and organisations for indoor sports courts and indoor recreation facilities. Examples include:

- » City of Sydney – 1 indoor sports court per 15,000-25,000 people.
- » Blacktown City Council – 1 indoor sports court per 25,000 people.
- » Sunshine Coast Council, QLD – 1 indoor recreation facility per 50,000 people.
- » City of Rockingham, WA – 1 indoor recreation centre per 25,000-50,000 people

The following benchmarks were specified for Sydney's Growth Centres in the *Growth Centres Development Code* (by the then Growth Centres Commission, NSW Government, October 2006):

- » 1 x two court neighbourhood level indoor recreation centre per 20,000 to 30,000 people.
- » 1 x four to six court higher-order indoor recreation centre per 40,000 to 60,000 people.

These benchmarks indicate the future development community will not alone generate the need for an indoor sports centre however, the population will still generate demand for indoor sports and recreation facilities. A proposed approach to meeting this demand/need is outlined in Chapter 6.

With regard to aquatic facilities, *Indoor Aquatic and Recreation Facility Development Guidelines* (Aquatics and Recreation Victoria, State Government of Victoria, 2011) is examined for comparative purposes. The Guidelines, a widely-recognised resource, includes benchmarks for aquatic facilities. The benchmarks are outlined in the following table.

Table 6 Aquatic facility benchmarks

Description	Catchment population	Typical inclusions
Local	10,000-40,000	<ul style="list-style-type: none"> » limited program water combined with leisure water » limited dry/gym facilities
District	40,000-70,000	<ul style="list-style-type: none"> » ability to separate program and leisure water » larger dry/gym facilities » additional limited amenities
Major	70,000-100,000	<ul style="list-style-type: none"> » more extensive program and leisure water » consideration of indoor 50m pool and complementary warm water pools » increased gym and program space » additional complementary amenities, food and beverage
Regional	100,000-150,000	<ul style="list-style-type: none"> » extensive and varied program leisure water and attractions » inclusion of indoor 50m pool and separate warm water pools » wellness/health club and extensive program room inclusions » complementary services and amenities, crèche, food and beverage

Indoor Aquatic and Recreation Facility Development Guidelines (Aquatics and Recreation Victoria, State Government of Victoria, 2011)

Due to the high costs associated with the construction and ongoing operation, management and maintenance of aquatic facilities, local governments are moving towards the provision of larger facilities and away from the provision of smaller local level facilities. Smaller facilities however continue to be provided as part of private fitness facilities and by learn to swim operators.

The above trend and benchmarks suggest the future community would not alone justify provision of a public facility but would contribute to the demand for aquatic facilities and programs. However given the gap in indoor aquatic facility provision in the City of Parramatta (identified in the Parramatta City Centre Indoor Recreation Centre Needs Analysis – refer Chapter 2) any increased demand is an important consideration. A proposed approach to meeting this demand/need is outlined in Chapter 6.

5.6 Other community infrastructure needs

The future development community will also need access to a range of other types of community infrastructure and services, including those identified below. An assessment of existing provision and the needs of the development's future community for these types of infrastructure and services are not part of the scope of this study (and the following is included for information only):

- » Primary schools.
- » High schools.
- » Before and after school care and vacation care services (ideally provided on a school site).
- » Tertiary education opportunities.
- » Health facilities and services.
- » Emergency and justice services (ambulance, police and fire services).
- » Social support services – including aged and disability services, family and children's services and other support services.

The community will also need access to a range of retail, entertainment and leisure opportunities.

6 Proposed Approaches to Community Infrastructure Provision

This chapter outlines proposed approaches to the provision of different forms of community facilities and infrastructure required to meet the needs of the future development community (as identified in the previous chapter). This includes an outline of:

- » Planning proposal inclusions for facilities on-Site.
- » Planning proposal inclusions for contributions to facilities off-Site.
- » Additional potential approaches identified in this study.

6.1 Library service provision

The new community will also need access to library services. As identified in the Chapter 5, the existing Ermington Branch Library is already inadequate. The development population alone would not justify the provision of a branch library. The City has however suggested a library be provided on Site (within the multipurpose community centre).

No allowance has been made for the provision of a library within the development. There is however, the opportunity for a library kiosk to be provided within the proposed multipurpose community centre (as described in the following section). Otherwise it is intended demand for library services will be met through upgrades to library services off-Site.

6.2 Community centre space provision

As identified, the forecast new population of the development will generate need for approximately 850sqm of community centre floor area.

The provision of local multipurpose community space within the development has merit, given the size, concentration and specific needs of the proposed community. Locally accessible spaces for community activities can serve a valuable function. They cater to the day-to-day needs of the immediate surrounding community. They are places from which activities, events, programs and services are accessed. Community centres are particularly important infrastructure for people living in new, higher density developments. They provide a place for people to meet, form new friendships and build support networks.

Leading practice approaches to community centre provision favour the provision of larger multipurpose community centres. Multipurpose community centres include a range of flexible spaces that can accommodate a broad range of community activities, programs and events and can cater to the needs of a broad range of age groups (children, young people, adults and older people), cultural groups, interest groups and people with special needs. The Planning Proposal for the development includes provision of a multipurpose community centre of 2,000sqm. A facility of this size equates to a district level facility, a size over and above that required for the development's population. A facility of this size therefore would have capacity to meet some of the needs of the surrounding community, in

addition to the new development community. This facility could play a key role in promoting social inclusion by providing programs and activities that respond to broader needs and promote social interaction between the new and existing communities. It could also be utilised by Melrose Park Public School for regular or special activities and events. The Planning Proposal also includes an additional 500sqm for a community meeting space outside the Town Centre.

It is noted that in its initial comments on the Planning Proposal, the City requested a multipurpose community centre of 3,500sqm (including a library). In response PAYCE has increased the quantity of community space (from 1,800sqm). While the 3,000sqm community space proposed (community centre, community meeting room and amphitheatre) does not equate to that requested by the City, it well exceeds the demand that will be generated by the development community (which, as identified is 850sqm). With regard to the requested library, as noted above, the future development community would not alone generate the need for a branch library, but there is the potential for the inclusion of a library kiosk within the proposed multipurpose community centre.

PAYCE is interested in partnering with the City to plan, design and deliver these facilities and to determine a suitable governance structure.

It is currently proposed the multipurpose community centre be located within the Town Centre. This would see the facility well located – close to retail and commercial uses. Potential multipurpose community centre offerings (to be discussed with the City) include the following:

- » A large multipurpose hall or performance space that could be utilised by nearby schools and community groups for events and performances. The hall could also be fitted with room dividers to enable this space to be utilised for a range of smaller group activities at other times.
- » Multipurpose community meeting and activity spaces of various sizes, suitable for a range of community activities, programs and events (e.g. playgroup, classes such as dance, yoga and group fitness, interest groups, study groups, life-long learning, training and community support groups).
- » The above hall, activity and meeting spaces could also be hired for private functions and events. Hiring spaces to the broader community would generate some level of income. As previously identified, such spaces are important in a higher density context where there is limited entertaining space in the home.
- » An open, flexible area (e.g. large foyer) for informal, non-programmed uses (drop-in, meeting, gathering, reading, studying and relaxing). Such as space would cater to the needs of future residents. It would provide a breakout space outside the home and serve as a community lounge or living room.
- » Access to a covered outdoor area which would support a range of recreation activities (e.g. yoga, fitness classes, table tennis, playgroup). The outdoor space would also support use of the facility for private functions).
- » Spaces for community service provision. One option includes the provision of one or more 'hot offices'/ consultation rooms that could be used as outreach service space by visiting community organisations or community health services.

Some preliminary directions and considerations for the facility are outlined below:

- » The facility should adhere to leading practice principles guiding the planning and provision of community facilities. Guiding principles typically proposed by Elton Consulting for community facility planning projects are included in Appendix A. Alternative or additional principles may be specified in the community facilities strategy currently in development by the City.
- » The facility should have ground floor access and presence to ensure it is visually prominent and accessible. Not all of the facility floor area need be provided at ground level. There are many examples of successful multistorey community centres. It is however, important that some of the

facility's spaces and functions are provided at ground level and the facility has a street or prominent public open space frontage (to promote the facility and encourage visitation and use).

- » Consider the co-location of a café with the community centre as an attractor, key amenity and to further encourage people to visit and linger. There is the potential for this café to be operated as a social enterprise café (e.g. providing food technology and hospitality training opportunities to people with disability or disadvantaged groups).
- » Consider the inclusion of a space for an Out-of-school-hours care (OOSH) service (identified as a key need by the City).



Figure 9: Left - Multipurpose community centre spaces can cater to a broad range of community uses (Castle Grand Community Centre, Hills Shire Council).

Right – Community facilities can serve as community living areas – places outside the home to sit, relax, read, study, meet and socialise.



Figure 10: Community lounge area at the Lane Cove Library (Lane Cove Council)

Case studies

Blacktown City Council has recently provided a number of community facilities in partnership with developers. These include the Ropes Crossing Community Hub (1000sqm), Bungarribee Community Resource Hub (800sqm) and The Ponds Community Hub (1,100sqm). They are single story facilities in greenfield areas however, similar sized facilities could also be provided as either single or multistorey facilities in urban areas.



Figure 11: Ropes Crossing Community Hub was developed in a partnership arrangement Between Blacktown City Council and Lend Lease

6.3 Childcare provision

As previously identified, the development community will generate demand for approximately three childcare centres (at 80+ places/centre). Some of this need may be met at childcare centres in surrounding areas. However, considering there are currently limited vacancies reported, childcare should be provided on-Site.

Childcare centres are generally a permitted use within commercial and residential zonings and do not necessarily require Sites to be designated at the master planning stage. Due to the established need however, three potential future childcare centres have been earmarked on the Site (for future operation by private sector or community based non-government providers). This includes one centre within the retail/commercial centre and two centres elsewhere within the development.

Any future childcare centre will need to comply with relevant legislation (Education and Care Services National Regulations, 1 June 2014) and requirements outlines in the Parramatta Development Control Plan (DCP) 2011 (City of Parramatta). The DCP identifies specific requirements for childcare including the preference for outdoor play spaces at grade. In addition, emphasis should be placed on attracting providers that deliver quality, affordable long day care services and adequate places for 0-2 year olds.

6.4 Open space, sport and recreation facility provision

6.4.1 Local open space

Given the shortage of local open space in the area and the specific needs of the proposed (higher density) community for public open space, high quality local open space should be provided on Site.

The current Masterplan proposes a total of approximately 3.41ha of open public space on the Site. This includes the following spaces:

- » The 'Central Park' – A large park of 13,183sqm. This park will be an important focal point for the new community. It will provide a space for informal meeting and gathering and for organised community events and activities.
- » The 'Common' – A green open space of 4,024sqm suitable for informal games and recreation. It could also be a suitable space for fitness activities.
- » Community Gardens – A landscaped zone of 11,190sqm along the western edge of the Site that will include a linear cycle/pedestrian path and spaces for recreation and play.
- » Wharf Road Gardens North and South – Linear open spaces totalling 3,694sqm along the eastern edge of the Site.
- » A number of smaller communal open spaces between residential buildings.

The Masterplan proposes a good range of open spaces on-Site that will cater to a range of uses and a variety of community interests and needs. The Masterplan also proposes strong linkages through the Site that will also improve connectivity in the area for people in surrounding communities. These connections will encourage other residents to use the Site and its amenities. This is key mechanism to facilitate social interaction and integration between the new and established communities.

The following key directions and other potential opportunities have been provided to PAYCE to guide the future detailed planning and design phases for the development:

- » Parks should have a good level of embellishment and include a range of amenities and offerings (including those specified in the Parramatta Open Space Plan 2003 – Facilities Checklist for Parks).
- » Parks should include a good range of playgrounds and play opportunities for children of various ages. These play spaces will cater to the surrounding community, in addition to the future development community.
- » Projected characteristics of the future community (refer Chapter 4) suggest a particular need for a range of activities for young adults. The proposed Common will be an important space that will be able to accommodate informal ball games and fitness activities (which are popular with these age groups). Outdoor fitness equipment and courts (full size and half) could also be included. Lighting the space would enable the Common to be used at night. The Central Park will provide an important place for social activities for young people (as well as all other age groups).
- » Consider the inclusion of a small designated dog park in one of the proposed open spaces. Provision of locally accessible designated dog area supports pet-ownership in high density areas.
- » Consider the inclusion of public art elements (as suggested in the Parramatta Open Space Plan 2003). Public art can assist to form a sense of place and identity in new communities.
- » Ensure the design of open space considers the safety of users (including adherence to Crime Prevention through Environmental Design Principles).

» The City has also requested consideration be given to the provision of communal rooftop open space incorporating community gardens, picnic and barbeque facilities and other opportunities for recreation.



Figure 12: Consider the provision of outdoor fitness equipment co-located with the Oval. Image: King George Oval, Rozelle.



Figure 13: Provide a range of activities that cater to the interests of young adults.



Figure 14: The provision of a range of high quality local open spaces is extremely important in high density urban environments



Figure 15: Outdoor sports courts for informal games cater to the needs and interests of young people and young adults. Image: Ryde Park, Ryde.

6.4.2 Active open space

The high rates of participation in informal sports/activities such as walking, cycling and running/jogging, discussed in Chapter 5, indicate the importance of access to infrastructure that will support these activities. The development community is in close proximity to the Parramatta Valley Cycleway which will address some of these needs. The Planning Proposal also includes a contribution of \$1.3 million towards the upgrade of Parramatta Valley Cycleway to the south of the Site. This proposal is consistent with the Parramatta Bike Plan 2009 (City of Parramatta and Urban Arc Pty Ltd). The Bike Plan proposes an extension to the cycleway to address the current broken link in this location. The cycleway is important community infrastructure and these works will make a significant contribution, not only to the health and wellbeing of the future development community, but the wider community that utilise this key amenity.

The proposed Common in the development will provide a space for informal ball games, fitness activities and some small-scale organised sports use. It could also be valuable amenity for Melrose Park Public School. The inclusion of multipurpose outdoor sports courts should also be considered to meet some of the development community's needs for these facilities. The proposed Community Gardens and Wharf Road Gardens will also provide spaces for informal recreation.

The new community will also require access to open space for larger-scale organised sports. In response to this need, the Planning Proposal for the development includes contributions to upgrade works for George Kendall Riverside Park, proposed in a draft plan prepared for the park by PAYCE (refer Figure 16). PAYCE is proposing to contribute \$32 million towards these works. This could be provided through a Voluntary Planning Agreement (VPA) with the City. George Kendall Riverside Park is a significant open space area and important public infrastructure in the City of Parramatta. This study supports this proposal as a preferred approach to meeting the needs of the development community. This approach would also provide significant benefits to the wider community. It is also in line with contemporary open space planning in infill areas, which favours co-located sporting facilities and improving existing facilities to increase utilisation. The upgrade works are also aligned to the City's current planning – with the City adopting a Masterplan for the Site, which is outlined below.

George Kendall Riverside Park Masterplan

The George Kendall Riverside Park Masterplan (adopted 27 February 2012) identifies the park as “a unique and regionally important recreation destination” and one of the largest parks in the LGA (p.4). The Masterplan proposes the following vision for the park (p.4):

“an unique and valued riverside park that optimises the potential rich layers of history, its unique setting, and its intriguing topography, as well as satisfying a wide variety of social and recreation opportunities”.

The Masterplan identifies strategies and actions to transform the park to achieve this vision and objectives identified by the community. These are organised in a number of themes, as described below:

- » **History** – actions involve revealing the Aboriginal and colonial history of the Site through interpretation and artwork.
- » **Character and views** – actions involve retaining, enhancing and creating views through, within and to the park.
- » **Circulation and access** – actions involve expanding and diversifying the path network within and around the park, strengthening and defining entries and expanding car parking to cater for the proposed development of sporting facilities.

- » **Planting and ecology** – actions relate to protecting and enhancing existing native plantings, creating new planting areas, expanding regeneration areas and establishing corridors to connect key ecological areas within the Site.
- » **Recreation** – actions relate to the retaining and enhancing existing recreation amenities including the dog park, picnic facilities, grassed open space areas and fitness facilities. Also included are actions for the creation of new offerings including a walking/cycling/jogging circuit and the introduction of additional fitness facilities, picnic facilities and a new district playground.
- » **Sports** – actions relate to improving sporting facilities, including improving and rearranging existing facilities and the provision of new facilities.

The Masterplan also includes actions relating to enhancing and improving the Site’s landform, soils, hydrology and microclimate. A copy the City’s Masterplan for the park is included for reference as Figure 17. The works proposed by the City are valued at approximately \$8 million.

PAYCE proposed plan for George Kendall Riverside Park

The PAYCE proposed plan for George Kendall Riverside Park includes a number of additional sporting facilities, most notably, an aquatic facility and a significant number of courts catering to different sports. This is a draft plan prepared for discussion purposes only.

The table on the following page compares the City’s Masterplan and the PAYCE proposed plan, with differences highlighted (orange). The table also includes projected costs – including the City’s 2012 projected costs for the City’s Masterplan works, projected costs for the PAYCE proposed works and proposed contributions to these works by PAYCE. As indicated in the table, PAYCE is proposing a contribution of \$21 million to the proposed aquatic facility and \$11 million to other Riverside Park works. This represents 60% of the total projected cost (\$53 million) for George Kendall Riverside Park and aquatic facility.

The range of sporting facilities proposed would address a wide range of community needs (including those activities identified to have high rates of participation in Chapter 5). The PAYCE plan also proposes on-site parking to support the proposed additional sporting uses on the Site.

The proposed works would go well beyond meeting the needs of the proposed development community; they would make a significant contribution to meeting the needs of the wider community. Further consultation with the City of Parramatta is required to further develop plans (with consideration of any information the City can provide on particular sport and recreation facility demands and gaps in the area).

Table 7: Comparison of the PAYCE proposed plan and the City's Masterplan for George Kendall Riverside Park

The City's Master plan	The City's cost 2012	PAYCE proposed plan	Total cost	Contribution by PAYCE
Riverside park				
2 x sports fields (accommodating 1 x cricket field or 2 x soccer fields)		2 x sports fields (accommodating 1 x cricket field or 2 x soccer fields)		
1 x mini soccer field		1 x mini soccer field		
2 x soccer fields		2 x soccer fields		
Baseball field with 4 x diamonds		Baseball field with 4 x diamonds		
1 x multi-use sports court (accommodating netball and basketball)		6 x netball courts 2 x basketball courts		
1 x tennis court		12 x tennis courts		
Not included		6 x volleyball courts		
TOTAL – Riverside Park	\$6,846,600		\$18,000,000	\$11,000,000
Aquatic facility				
Not included		Outdoor 50m pool including diving pool		
		Indoor 25m pool		
		Water playground (water slides and recreational area)		
		Gym/group fitness room		
		Yoga/Pilates studio(s)		
		Spa, steam and/or sauna room(s)		
		Change rooms		
		Café		
		Parking, back of house, ground repair, foundations		
		Design, ESD, fees & charges, furniture and fixtures		
TOTAL – Aquatic facility			\$35,000,000	\$21,000,000
TOTAL COST			\$53,000,000	\$32,000,000



SK01 RIVERSIDE SUPER PARK

PAYCE Consolidated Limited
 Parramatta, NSW

MASTERPLAN

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 Chiswick NSW 2038
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REVISION G | 1:1000 @ A0 0 10 20 30 40 50 60 70 80 90 100M

Figure 16: PAYCE proposed plan for George Kendall Riverside Park



Figure 17: George Kendall Riverside Park Masterplan (City of Parramatta)

6.4.3 Indoor sports and recreation facilities

A study undertaken by Elton Consulting into indoor sporting facilities for the City of Parramatta (outlined in Chapter 2) highlighted a gap in provision, and demand for, indoor sport and recreation facilities in the City of Parramatta and a lack of an indoor aquatic facility.

As identified, the PAYCE plan for George Kendall Riverside Park also proposes provision of an aquatic facility. As identified in Chapter 5, National and State-based participation rates and trends suggest growing demand for indoor aquatic facilities. This proposed aquatic facility would not only meet the needs of the proposed development community; it would be key amenity for the wider LGA community. Future consultation with the City is required to further develop plans for this facility (in collaboration with the City) and explore management model options.

As identified in Chapter 5 (refer section 5.5) benchmarks adopted by other government agencies and organisations suggest the new development population alone will not justify the need for an indoor sport and recreation facility. A number of indoor sport and recreation facility needs could be met by the aquatic facility proposed for George Kendall Riverside Park. The proposed multipurpose community centre would also be able to accommodate some recreation activities – such as yoga, dance, gymnastics, table tennis, martial arts and fitness classes. The needs analysis outlined in Chapter 5 identified a number of these activities as being typically popular with adults and/or children. There is also the potential for a commercial gym/fitness facility within the development's Town Centre, which could address additional indoor recreation needs.

7 Summary

In determining requirements for community facilities and other community infrastructure provision for the proposed development at Wharf Road, this study has:

- » Examined the existing context to identify opportunities, constraints and understand key issues.
- » Examined the needs of the development’s future community and considered the needs of the existing surrounding community.
- » Examined existing levels of provision of community infrastructure and its capacity to meet future community needs.

This study identified that the future community of the proposed development (approximately 10,600 people) will generate demand for the following community infrastructure:

- » Library services.
- » Multipurpose community centre space (approximately 850sqm).
- » Childcare centre places.
- » Local parks, higher order passive open space and active/sporting open space (including sports fields and courts).
- » Indoor sport and recreation facilities.

This study has identified proposed approaches to address these needs. These are outlined in Chapter 6 and summarised in the following table.

Table 8: Summary of proposed approaches to community infrastructure provision

Community infrastructure required	Recommended approach/Planning Proposal inclusions
Community centre	Planning Proposal inclusion: A multipurpose community centre of 2,000sqm located in the Town Centre is proposed. Community meeting spaces of 500sqm are also proposed (to be located elsewhere within the development and also an amphitheatre of 500m2). Potential community centre inclusions are outlined in this report for consideration. Further discussions with the City are required to resolve the purpose, inclusions and design as well as the governance structure.
Library	Planning Proposal inclusion: There is the potential for a library kiosk to be provided on-Site within the proposed multipurpose community centre. Otherwise, it is proposed library service needs would be met through upgrades to library services off-Site.
Childcare	Planning Proposal inclusion: Allowance has been made for the inclusion of three childcare centres on Site – one within the Town Centre and two elsewhere within the development. It is the intension

Community infrastructure required	Recommended approach/Planning Proposal inclusions
	that these centres will be owned by PAYCE and operated by private or not-for-profit providers in the future.
Local open space	<p>Planning proposal inclusion: A range of local open spaces are proposed for the Site (illustrated on the Masterplan) – the Common, Central Park, Wharf Road Gardens (North and South) and Community Gardens. These will be important places for the new community living in this higher density development (providing spaces for community events, socialising (including family and group gatherings), relaxing, informal recreation and play. They will also be important offerings to residents in surrounding areas and address the existing gap in local open space provision.</p>
Active open space	<p>Planning Proposal inclusions: The provision of local open space on Site provides opportunities to address some needs for informal recreation (walking, cycling, informal games and individual and small group fitness).</p> <p>Also proposed are contributions by PAYCE to upgrade works to George Kendall Riverside Park. These works are proposed in a draft plan for the park developed by PAYCE (which includes works identified in the City’s Masterplan for the Site as well as additional works – including a range of sporting facilities). The Planning Proposal includes a contribution of \$32 million towards these works. In addition to meeting the needs of the development’s new community, this approach will provide significant benefits to the broader community.</p> <p>Further discussions with the City will be required to collaboratively advance plans for George Kendall Riverside Park.</p>
Indoor sport and recreation facilities	<p>Planning Proposal inclusion: PAYCE proposed plans for George Kendall Riverside Park also propose provision of a new aquatic facility. In addition to meeting the needs of the development’s new community, this approach will provide significant benefits to the broader community.</p> <p>The proposed multipurpose community centre on-Site would also be able to accommodate some recreation activities. There is also the potential for a commercial gym/fitness facility to be established within the development’s Town Centre, which could address some of the new community’s indoor recreation needs.</p>

Appendices

- A Principles for community facility provision
- B Demographic data
- C Sport and recreation participation data

A Principles for community facility provision

The following principles were proposed to guide the planning and provision of community facilities in Community Facilities: Policy Framework and Future Directions (Elton Consulting, 2013) prepared for the City of Parramatta.

Principles

This policy framework and the associated future directions reflect the following principles, which are aligned with Parramatta Twenty25 and the Social Wellbeing Strategy.

No.	Principle	Description
1	Make facilities centres of activity and inspiration	<p>Contemporary community facilities, and the public spaces that surround them, should be lively, exciting places which are attractive to all members of the community and are used during the day and at night.</p> <p>Council will work with partners to animate community facilities and their surrounding public spaces through a wide range of temporary and permanent activities. This will include activities that are free of charge for all community members.</p>
2	Design facilities to be flexible and multipurpose	<p>To make the best use of available resources, facilities need to provide for multiple uses and serve a range of population groups, as well as adapting as needs change over time.</p> <p>Council will design new facilities to be multipurpose and, wherever possible, intergenerational. It will also consider ways it can adapt and increase the flexibility of existing facilities.</p>
3	Cluster community facilities in identified centres	<p>Council will seek to cluster its community facilities in its town, village and neighbourhood centres.</p> <p>This approach will ensure facilities are more easily accessible by public transport and are located in places where people already congregate, such as near shops, schools and parks.</p>

No.	Principle	Description
		Community facilities are increasingly dependent on the development of partnerships between local and state government, as well community organisations, service providers and the private sector, to make them work.
4	Work with partners to co-locate and coordinate services and activities	Council will work with a wide range of partners to build connections between services and within clustered facilities. This will help to enhance coordination and referrals between services and increase convenience for clients, as well as make more efficient use of limited resources. It will also raise the visibility and profile of some social services, particularly where they are located with a wide range of other attractors.
5	Design facilities to interact and integrate with public space	Community facilities are recognised as helping create vital public spaces that engender a sense of place and distinctive community identity. Council will, wherever possible, integrate new community facilities with parks, plazas, playgrounds and other public spaces. It will also carefully consider the interrelationships between new and existing facilities and spaces.
6	Incorporate technology	Community facilities, particularly libraries, play a significant role in enhancing public access to information technologies and helping to overcome the 'digital divide'. Council will seek innovative ways to incorporate information and communications technologies into existing and new facilities.
7	Provide facilities equitably across the LGA, aligned to the needs of local communities	As Parramatta is a large LGA with a complex demographic and socioeconomic profile, a 'one size fits all' approach to the provision of community facilities will not be effective in meeting local needs. However, while needs will vary across the LGA, all communities will have access to engaging and integrated facilities which provide relevant services and activities.
8	Seek opportunities for incremental improvements	While Council will continue to work with partners to seek major opportunities for the creation and improvement of community facilities, it will also seek smaller scale, incremental improvements. Such 'quick wins' may include temporary or pop up activities, as well as small scale capital enhancements to existing facilities and the surrounding public spaces. This will help to both make the best use of Council funding and to test ideas and approaches before large capital funding commitments are made.

B Demographic data

Table 9: Demographic data

Note: City of Parramatta data is from the City of Parramatta Community Profile (.id). All other data is from the 2011 Census of Population and Housing (ABS).

	Melrose Park (Suburb) 2011	Ermington (Suburb) 2011	Meadowbank (Suburb) 2011	City of Parramatta 2011	Greater Sydney 2011
Population 2011	1,471	9,470	3,667	203,264	4,391,674
Age groups	%	%	%	%	%
0-4 years	8.2	6.9	6.0	6.8	6.8
5-14 years	15.4	12.1	4.4	11	12.4
15-19 years	5.0	6.6	2.8	5.6	6.3
20-24 years	4.3	6.1	10.1	7.3	7.0
25-34 years	10.7	13.3	38.5	18.8	15.5
35-54 years	33.3	29.0	25.8	28	28.4
55-64 years	11.6	11.7	7.1	10.2	10.8
65-74 years	6.4	6.7	3.9	6.4	6.7
75+ years	5.1	7.6	1.5	5.9	6.0
Median Age (years)	38	38	31	35	36
Household structure	%	%	%	%	%
Families	81.0	75.7	56.9	70.6	73.1
Lone person	17.6	21.5	35.7	20.9	22.6
Group	1.4	2.8	7.4	3.9	4.3
Family Households	%	%	%	%	%
Couple with children	57.8	51.7	29.9	36	48.9
Couples without children	30.7	28.4	58.1	23.4	33.5
Single parent families	9.8	18.2	8.8	9.6	15.7
Cultural background	%	%	%	%	%
Indigenous	0.6	1.1	0.2	0.8	1.2
Overseas born	30.1	40.5	65.6	44.5	40.1
Country of birth (5 most common)	England 3.3 Rep. of Korea 2.2 China 1.8 Hong Kong 1.5 Malaysia 1.3	China 5.0 Rep. of Korea 3.0 Lebanon 3.0 England 2.0 New Zealand 1.9	China 12.1 Rep. of Korea 10.4 India 6.7 Philippines 2.8 Hong Kong 2.7	China 8.1 India 7.8 South Korea 3.4 UK 2.4 Hong Kong 2.3	England 3.5 China 3.4 India 2.0 New Zealand 1.9 Vietnam 1.6

	Melrose Park (Suburb) 2011	Ermington (Suburb) 2011	Meadowbank (Suburb) 2011	City of Parramatta 2011	Greater Sydney 2011
Speak a language other than English at home	29.0	41.8	62.1	45.5	37.5
Languages spoken other than English	Cantonese 5.4 Korean 2.6 Italian 1.9 Armenian 1.6 Arabic 1.6	Arabic 6.8 Cantonese 4.4 Mandarin 4.3 Korean 3.8 Armenian 2.1	Korean 12.0 Mandarin 11.0 Cantonese 6.9 Hindi 2.3 Persian 1.8	Mandarin 7.4 Cantonese 6.8 Korean 4.1 Arabic 3.7 Hindi 2.6	Arabic 4.1 Mandarin 3.0 Cantonese 3.0 Vietnamese 1.9 Greek 1.8
Income and employment	% (or \$)	% (or \$)	% (or \$)	% (or \$)	% (or \$)
Unemployed	3.2	6.2	6.6	6.5	5.7
Occupation (top 3)	Professional 28.6 Clerical and Admin 18.2 Manager 14.1	Professional 22.0 Clerical and Admin 17.6 Technicians and Trades 14.6	Professional 35.5 Clerical and Admin 18.0 Manager 12.1	Professional 29.5 Clerical and Admin 17.3 Managers 12.3	Professional 25.5 Clerical and Admin 16.2 Manager 13.3
Median household income (weekly)	\$1,800	\$1,294	\$1,419	\$1,454	\$1,447
Students	%	%	%	%	%
Pre-school	8.4	6.3	3.3	Not available	5.7
Primary	33.0	24.8	8.2	Not available	24.7
Secondary	17.2	22.5	8.0	Not available	20.4
Tertiary	21.7	22.2	50.3	Not available	24.1
Housing type and tenure	%	%	%	%	%
Average no. people/household	2.9	2.8	2.0	2.68	2.7
Low density	95.5	73.3	3.5	52.1	60.9
Medium density	4.5	18.0	1.2	20.9	12.8
Higher density	0.0	8.0	95.2	26.6	25.8
Home ownership (owned outright or with mortgage)	82.5	62.1	36.4	58.4	65.2
Rented, includes:	15.4	34.8	61.0	34.9	31.6
» Rental Private	12.7	16.0	59.7	28.4	25.1
» Social housing	3.0	17.8	0.5	6.0	5.2
Same address 5 years ago	70.0	61.5	26.5	51.2	56.7
Car ownership and internet access	%	%	%	%	%
Own 1 or more vehicles	93.1	87.9	82.3	89	87.9
Internet connection	83.0	76.0	86.9	74	79.8
Level of disadvantage					
SEIFA Index of Disadvantage (2011)	1084	983	1063	1033	1011

C Sport and recreation participation data

The following information was considered in the identification of potential future community needs and demands for open space, sport and recreation facilities – refer Chapter 5.

Broad national trends

National trends in recreation participation and facility use across Australia include:

- » A swing from outdoor team sports to individual fitness.
- » Substantial growth in indoor sport and recreation.
- » Growth in year-round swimming.
- » Increasing participation by women and girls in traditional male sports such as AFL, soccer, rugby union and rugby league.
- » Increasing impact of design technology on leisure choices, such as computer games and new recreation equipment. Associated with this a decreasing involvement by young people in active recreation activities, and an increase in indoor 'passive' activities such as computer use and watching television, videos and DVDs.
- » Apparent decline in the physical activity levels of children causing concerns about obesity.
- » Changes in participation in competitive sport (greater diversity of codes, reduced younger participation, greater participation in seniors and masters sports) and more participation in informal recreation activities.
- » Continuing emergence of new activities as a result of overseas trends and increasing cultural diversity (with increased participation in sport and recreation of people born overseas, including people from non-English speaking countries).
- » Changing recreation preferences amongst older groups, as the population ages and 'baby boomers' enter retirement.
- » Increase in the proportion of families with two parents working full time (with probable reduced time for leisure).
- » Flexibility in the times that people enjoy their recreation, as demands on time increase and work practices change. Greater demand for indoor facilities that are available all day, every day of the year.

The relevance of these lies in the need to ensure that the quality and design of open space reflects these lifestyle trends.

Participation rate analysis

The following table outlines the sport and recreation activities with the highest participation rates in NSW for people 15 years and over in NSW. This data is sourced from Australian Bureau of Statistics (ABS) – *Participation in Sport and Physical Recreation, Australia, 2011-12*.

Table 10: Participation rates in sport and recreation

Activity/sport	Participation rate (%)
Walking	23.6
Fitness/gym	16.6
Swimming/diving	8.6
Jogging/running	8.1
Cycling/BMXing	6.1
Golf	5.3
Tennis	4.7
Soccer (outdoor)	3.5
Bushwalking	2.8
Football sports	2.7
Yoga	2.2
Surf sports	2.1

Of those activities with the highest participation, the following have experienced the most significant increase in participation rates between 2009-10 and 2010-12:

- » Fitness gym (increase of 3.4%).
- » Walking (increase of 2.4%).
- » Jogging/running (increase of 1.3%).
- » Golf (increase of 1.1%).
- » Cycling/BMXing (increase of 0.8%).

Australian Bureau of Statistics data (2011-12) further suggests that:

- » Participation in sport and recreation has increased slightly over this period (from 62.7% in 2009-10 to 65.7% in 2011-12).
- » The majority of participation in physical activity in 2011-12 was non-organised activities. Such participation has increased slightly, while participation in organised activity has remained stable.
- » Of the population participating in organised activities, activities are most commonly taking place in/at:
 - > Indoor sports and fitness centres (41.0% of participants)
 - > Public playing fields or ovals (38.4%)
 - > Outdoor sports facilities (31.3%).
- » Of the population participating in non-organised activities, activities are most commonly taking place in/at:
 - > Parks or reserves (43.3% of participants)
 - > Indoor sports and fitness centres (25.5%)
 - > Public playing fields or ovals (22.3%)

- > Off-road cycleways or bike paths (21.2% of participants).

The ABS *Survey of Children's Participation in Culture and Leisure Activities, Australia, 2012* provides data in relation to the participation of children in sport and recreation across Australia. This data also indicates trends that may inform the planning of sport and recreation infrastructure. Key findings from this survey are outlined below.

Amongst Australian children (5-14 years) in 2012:

- » Of boys participating in organised sport, the most popular sports were outdoor soccer (22%), swimming/diving (16%), Australian Rules football (15%) and basketball (9.2%)
- » Of girls participating in organised sport, the most popular sports were dancing (27%) swimming/diving (19%), netball (16%) and gymnastics (8%)
- » 60.2% of all children participated in organised sport. Participation decreased from 63% in 2009.

The survey also examined participation in the informal/non-organised activities of bike riding, skateboarding, rollerblading and scooter riding and identified an increase in participation in these activities by both boys and girls.



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