

Education needs analysis

Wharf Road, Melrose Park

Client:
PAYCE

Date:
11 February 2016

Wharf Road, Melrose Park

Contact:

Sarah Braund

sarahb@elton.com.au

(02) 9387 2600

Sydney

02 9387 2600

Level 6

332 – 342 Oxford Street

Bondi Junction NSW 2022

www.elton.com.au

consulting@elton.com.au

Sydney | Canberra | Darwin

ABN 56 003 853 101

Prepared by	Sarah Braund
Reviewed by	Chris Manning
Date	11 February 2016
Document name	Education needs analysis report 11-02-16 v2
Version	V01

Contents

1	INTRODUCTION	4
1.1	Study outline and purpose	4
1.2	Site context	4
1.3	Proposed development	5
1.4	Report outline	5
2	EXISTING EDUCATION FACILITY PROVISION	6
2.1.1	Existing tertiary education facilities	6
2.1.2	Existing schools	6
2.2	Existing school capacity	7
3	FUTURE EDUCATION FACILITY NEEDS	9
3.1	Growth and change in the broader area	9
3.2	Projected development population	9
3.3	Addressing tertiary education facility needs	11
3.4	Addressing school needs	11
4	SUMMARY AND NEXT STEPS	13

1 Introduction

1.1 Study outline and purpose

This report documents the findings of the first phase of an educational needs analysis for a proposed development at Wharf Road, Melrose Park. This report is to accompany a Planning Submission for the development being lodged with Parramatta City Council.

The first phase of the analysis has involved the following, which has been compiled in this report:

- » The compilation of information on existing primary and high schools and tertiary education facilities near the site.
- » An examination of the potential characteristics of the future community (to gain insight into the potential extent of education facility needs).
- » Identifying the process for determining the education facility needs of residents of the proposed development (including consultation and coordination with the Department of Education).

An examination of care and education needs for the future community's pre-school aged children is examined in a separate study, as part in an assessment of childcare needs – refer Community, sport and recreation facilities and open space study (Elton Consulting, February 2016).

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 Parramatta LGA), 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 2.5km 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 2.5km 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 7.7km 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.

Parramatta LGA is one of the fastest growing areas in the Sydney Metropolitan Region and will continue to experience significant growth. The population of Parramatta LGA is projected to grow from about 175,000 in 2011 to about 209,000 in 2036, an increase of some 34,000 people or 19% population growth (Parramatta City Council, 2013).

1.3 Proposed development

The development's planning process is currently in the rezoning stage. The current Master Plan and planning proposal for the site includes the following:

- » Approximately 5,200 medium to high density residential dwellings (including 150 affordable dwellings). This includes the following mix:
 - > 25% 1 bedroom dwellings
 - > 70% 2 bedroom dwellings
 - > 5% 3 bedroom dwellings.
- » 35,935sqm of public open space.
- » A neighbourhood centre that includes retail and commercial uses.
- » A number of community facilities/spaces totalling 2,500sqm (GFA).
- » Allowance for the future provision of three childcare facilities on the site.

The planning submission also proposes contributions to community infrastructure in the surrounding areas, including a \$1 million contribution towards upgrade works to Melrose Park Public School.

1.4 Report outline

This report contains:

- » A preliminary examination of existing education facility provision and capacity – refer Chapter 2.
- » An initial assessment of future education facility demands and needs of the future development community (with consideration of broader population growth and associated needs) – refer Chapter 3.
- » Identification of potential approaches to addressing education facility needs – refer Chapter 3.
- » Summary of final findings and an outline of next steps – refer Chapter 4.

2 Existing education facility provision

This chapter compiles available information on existing education facilities surrounding the proposed development site and the findings of an initial investigation of school capacity.

2.1.1 Existing tertiary education facilities

The nearest tertiary education facilities to the site, include:

- » The Northern Sydney Institute (NSI), part of TAFE NSW, Meadowbank Campus, See Street, Meadowbank (approximately 3.5kms to the east).
- » The Northern Sydney Institute (NSI) Ryde Campus, Blaxland Rd, Ryde (approximately 5kms to the north east).
- » University of Western Sydney, Parramatta Campus, James Ruse Drive, Parramatta (approximately 4km to the west).
- » Macquarie University, at Macquarie Park is approximately 7.5kms to the north east.

2.1.2 Existing schools

Existing primary schools closest to the development site include the following:

- » Melrose Park Public School (located directly adjacent to the site to the south)
- » Ermington Public School
- » Rydalmere East Public School
- » Ermington West Public School
- » West Ryde Public School
- » St Michaels Catholic Primary School.

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

Enrolments for these schools (from myschool.edu.au website) are summarised in the following table.

Table 1: Schools near the proposed development site

School	Location	Distance from site	Approximate site size (ha)	2014 enrolments
Government primary schools				
Melrose Park Public School	Wharf Road, Melrose Park	50m south of the site	2.4 ha	175
Ermington Public School	Winbourne Street, West Ryde	650m north east of the site, north of Victoria Road	2.1 ha	481
Rydalmere East Public School	Spurway Street, Ermington	950m west of the site	2.2 ha	172
Ermington West Public School	Vignes Street, Ermington	950m north west of the site, north of Victoria Road	1.7 ha	151
West Ryde Public School	Endeavour Street, West Ryde	1.2km northeast of the site, south of Victoria Road	1.3 ha	391
Catholic primary schools				
St Michaels Catholic School	53 Maxim Street, Meadowbank	1.4km east of the site	0.7 ha (est)	321
Government high schools				
Marsden High School	22a Winbourne St, West Ryde	750m north of the site, north of Victoria Road	6.2 ha	681

Source: www.myschool.edu.au – accessed 10 February 2016

Enrolment numbers in the above table and recorded on the My School website for previous years indicate:

- » Melrose Park Public School (the closest school to the site) has relatively low student numbers. The number of students however has been steadily increasing over the past 5 years.
- » Ermington West Public School and Rydalmere East Public School also have relatively low student numbers. There has been little change to these numbers (for both schools) over the past 5 years.
- » Marsden High School student numbers have been steadily decreasing over the past 5 years.

2.2 Existing school capacity

Preliminary discussions were held with the Department of Education to gain insight into existing provision and the capacity of schools to accommodate future population growth in the area. During these discussions, the Department reported the following:

- » Rydalmere East Public School has capacity for additional students (Note: capacity is based on land area capacity and classroom infrastructure).

- » Melrose Park Public School also has some capacity for additional students. The Department advised that there was capacity for the school to grow to 250 students without the need for major modifications.
- » Marsden High School is constrained, in terms of area available, to enable its enrolment capacity to be increased. A web-search indicates enrolments at Marsden High School student numbers have declined over recent years suggesting some capacity for additional students in the short term. However, the Department of Education takes a longer planning outlook of around 20 years.

Additional consultation with the Department of Education is required to examine existing capacity in greater detail.

3 Future education facility needs

This chapter examines:

- » Growth and change in the broader area in order to understand, at this preliminary stage, potential broader influences education facility needs.
- » The projected future population of the proposed development to understand the future level and type of need.
- » The likely education facility needs of the proposed development community and potential approaches to addressing these needs.

3.1 Growth and change in the broader area

The Parramatta LGA is a rapidly growing area and is projected to experience continuing population growth into the future. The population of Parramatta LGA is projected to grow from about 174,586 in 2011 to about 236,864 in 2036, an increase of 62,297 people or 35.69% growth (Parramatta City Population Forecasts, forecast.id).

Parramatta City population forecasts also provide information for individual areas in the LGA. The Ermington-Melrose Park area is projected to increase from 9,816 people in 2011 to 14,005 people in 2036. Forecast age breakdowns for Ermington and Melrose Park project:

- » An increase of 488 primary aged children (5-11 years) in the area between 2011 and 2036.
- » An increase of 286 secondary school aged children (12-17 years) in the area between 2011 and 2036.
- » An increase of 886 tertiary and independence aged adults (18-24 years) in the area between 2011 and 2036.

This projected growth (in addition to that proposed for the development) represents increased needs for education facilities in the area.

As identified in Chapter 2, initial discussions with the Department of Education indicated there is some existing capacity in primary schools in the area to meet some of this additional need.

3.2 Projected development population

The *Community, sport and recreation facilities and open space study* (February 2016) prepared for the development by Elton Consulting examines the project development population. The study explains that an occupancy rate of **2.1 persons/household** is assumed at this stage for the proposed development. Determining this rate has considered average occupancy rates for apartments across Greater Sydney, which is 2.0 persons/household (2011 Census of Population and Housing) and the average dwelling size proposed for the development (88sqm).

When this rate of 2.1 persons/household is applied to the proposed 5,200 dwellings, a population of approximately **10,920 people** is projected for the proposed development.

The *Community, sport and recreation facilities and open space study* also examines the likely profile (including demographic characteristics) of the proposed development's future community. To determine this profile the study examined the population characteristics of neighbouring areas and

similar development areas (using 2011 Census of Population and Housing data – Australian Bureau of Statistics). The study concluded, that given the dwelling type and form of the proposed development (medium to high density), the future community is likely to be similar that of the nearby higher density suburb of Meadowbank.

Meadowbank population characteristics have been examined below to provide an initial indication of the future community and education needs in these early planning stages.

Projected tertiary education facility needs

2011 Census data indicated the suburb of Meadowbank had high proportions of young adults and people attending tertiary education institutions. The latter is likely largely attributed to the suburbs proximity to a range of tertiary education institutions identified. The development site too will be in close proximity to these education institutions (identified in Chapter 2). Given the proposed similar housing types, the development is also likely to be comprised of a high proportion of tertiary education students.

Projected school needs

The following table contains an age breakdown for the suburb of Meadowbank in 2011 (for school aged children).

Table 2: Population age characteristics of Meadowbank suburb in 2011

Age group	% of total population in 2011
Primary school aged children 5-11 years	3.14%
Secondary school aged children 12-17 years	2.35%

2011 Census of Population and Housing data (Australian Bureau of Statistics)

The following table applies the above age group percentages to the proposed development population of 10,920 people to determine an approximate number of people in each age group (and therefore indicative student numbers).

Table 3: Potential future student numbers within the proposed development

Age group	% of population	No. of people
Primary school aged children 5-11 years	3.14%	343
Secondary school aged children 12-17 years	2.35%	257

Clarifications

The above projections are estimates only and are based on the assumptions outlined. The Department of Education is likely to apply its own set of assumptions and will utilise its own developed model to project the number of students within an area in the future. The Department will also undertake its own modelling to determine the capacity of existing schools to accommodate projected population growth, requirements for school upgrades and/or the provision of new schools in an area.

Future consultations with the Department will further explore the projections outlined in this report and seek to determine a more developed likely scenario.

In determining needs, consideration must also be given to trends in education choices (i.e. the type of schools attended). 2011 Census population data relating to this for the Parramatta LGA is outlined in the following table for information and further consideration in the next phase of this study.

Table 4: Education institution attendance

Age group	% of population attending an education institution
Primary – Government	15.2%
Primary – Catholic	5.5%
Primary – Other non-Government	1.5%
Secondary – Government	11.2%
Secondary – Catholic	5.2%
Secondary - Other Non-Government	1.7%

2011 Census of Population and Housing data (Australian Bureau of Statistics)

3.3 Addressing tertiary education facility needs

Tertiary education facilities serve wide Metropolitan or Regional catchments and are not planned on a local level. The population of the new development will not be large enough to warrant the provision of tertiary facilities, and will instead rely on those in the wider region. The future development community will have good access to a number of existing tertiary education facilities including Northern Sydney Institute (NSI) Meadowbank and Ryde campuses, University of Western Sydney Parramatta Campus and Macquarie University.

3.4 Addressing school needs

Government schools

Future consultation with the Department of Education is required to further explore potential education facility needs and develop a potential approach to address these.

In previous discussions with the Department for other social planning projects undertaken by Elton Consulting, the Department has advised that it is generally moving to adopt new approaches to schools planning. The Department is aiming to ensure new classrooms and support infrastructure can be provided in the locations and timeframes required to meet the needs of new and existing communities. The Department also advised of the following:

- » Early engagement with the Department's Assets Planners is encouraged and invited.
- » The Department is interested in exploring negotiations with developers to attract contributions to meet the infrastructure costs of additional teaching spaces.
- » Optimising the size, amenity and function of existing schools to enable greater choice and provide contemporary teaching spaces for students.

During initial discussions with the Department for this project, the Department provided the following guidance on planning for population growth and future school provision:

- » In a climate of high and growing demand from population growth and limited funds, it is the Department's preference to expand existing schools to increase capacity (where possible) as opposed to building new schools.
- » The Department, therefore, would be interested in any opportunities that may arise to expand the capacity of existing schools in the area (including through development contributions and partnerships).

In response to the above directions, PAYCE organised initial discussions with the Melrose Park Public School Principal to explore potential opportunities for a partnership approach (between PAYCE, the Department and the school) which would involve upgrading and increasing the capacity of the school to meet future, projected needs.

Discussions with the Department and Melrose Park Public School Principal indicated that both parties would consider this as a potential option in the future. In response, the planning proposal includes a \$1 million contribution to upgrade works to Melrose Park Public School.

Further consultations with the Department of Education and Melrose Park Public School will be required to further progress this proposal.

Future discussions with the Department of Education will also seek to investigate potential approaches to meeting the needs of the future community for secondary/high school places.

Non-Government schools

Population growth in the area may prompt interest from Non-Government school providers in the establishment of new schools or increasing the capacity of existing schools in the area. Non-Government school providers undertake independent detailed demographic analysis and feasibility assessment to determine plans. This report does not therefore provide analysis of independent private school needs.

4 Summary and next steps

This report has documented the findings of the first phase of an investigation into the potential education facility needs of the future community of the proposed development at Wharf Road, Melrose Park (by PAYCE).

Based on the assumptions outlined in this report, the future community is projected to include approximately 343 primary school aged children (5-11 years) and 257 secondary or high school aged children (12-17 years). As such, the future development community will generate demand for additional school places (across Government and Non-Government schools). It is noted that the Department of Education utilises its own models for calculating education needs in areas and determining the capacity of existing schools to accommodate population growth. Next steps in this study process will involve further discussions with the Department of Education to test and further develop this modelling.

Initial discussions were conducted with the Department of Education to develop a preliminary understanding of existing school capacity in the area to accommodate increased need and future directions. The Department indicated, while further discussions will be required as the plans for the site progress at this preliminary stage it advises:

- » It is the Department's preference to explore opportunities to expand existing schools to increase capacity before investigating the provision of new schools.
- » The Department would consider any opportunities that may arise to expand the capacity of existing schools in the area, to cater to increased needs and demands (including through development contributions and partnerships).

Discussions with the Department and Melrose Park Public School Principal indicated that both parties would consider upgrading and increasing the capacity of Melrose Park Public School (through contributions). In response, the planning proposal includes a \$1 million contribution by PAYCE to upgrade works to Melrose Park Public School as an approach to address the primary school education facility needs of the proposed development community. Further consultations with the Department of Education and Melrose Park Public School will be required to further progress this proposal.

Future discussions with the Department of Education will also seek to investigate potential approaches to meeting the needs of the future community for secondary/high school places.

This report has also highlighted that the proposed development is likely to attract tertiary education students, due to its proximity to a range of tertiary institutions – including Northern Sydney Institute (TAFE NSW) Meadowbank and Ryde Campuses, University of Western Sydney, Parramatta Campus and Macquarie University. As tertiary institutions serve wide Metropolitan or Regional catchments and are not planned on a local level, further investigations of plans for these facilities have not been conducted.



www.elton.com.au