



# Community, Sport and Recreation Facilities and Open Space Study

Northern Precinct, Melrose Park

**Client:** PAYCE  
**Date:** 23 May 2019

A Veris Company



**Contact:**

Will Roden  
will.rodan@elton.com.au  
02 9387 2600

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**SYDNEY  
02 9387 2600**

Level 6, 332 - 342 Oxford Street  
Bondi Junction NSW 2022

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www.elton.com.au  
consulting@elton.com.au  
Sydney | Brisbane | Canberra | Darwin | Melbourne | Perth  
ABN 56 003 853 101

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<b>Prepared by</b>	Jessica Noyes
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<b>Reviewed by</b>	Will Roden
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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.

This study was originally commissioned in 2016 to inform the Masterplan and Planning Proposal for a mixed-use development in the Melrose Park North Precinct. The proposal seeks to amend the Parramatta Local Environmental Plan 2011 to rezone land to permit a mix of high density residential and commercial land uses as well as new community and open space areas. The study was 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 in response to the Planning Proposal submission.

On 27 September 2017, the NSW Department of Planning and Environment issued a Gateway Determination subject to a number of conditions. Since that time, PAYCE have been working in consultation with the City of Parramatta to prepare a revised Masterplan for the Site to respond to the Gateway conditions.

We understand the key objectives and components of the revised Masterplan remain consistent with the Gateway Determination. As a result, this report has been updated to address the revised Masterplan. The findings of this updated report remain generally the same as our original report on the Planning Proposal for the Melrose Park North Precinct.

## 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), but it is less accessible by public transport. Importantly, stage 2 of the Parramatta Light Rail is proposed to run along the southern end of the Site. This will connect Melrose Park directly by public transport to both Parramatta and Sydney Olympic Park.

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 251,311 in 2018 to about 389,017 in 2036, an increase of some 137,706 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 5,000 medium to high density residential dwellings (including 145 affordable dwellings, 20 of which will be dedicated to Council and the remainder retained for up to 15 years)
- » 46,572sqm of public open space including two large parks (Central Park and a playing field), a 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 (Western Parklands). Also proposed are a number of communal open spaces between residential buildings
- » A Town Centre that includes retail and commercial uses
- » Dedication of 10,496sqm of land to the City of Parramatta for a new school
- » Development of one 80 space childcare facility directly to the north of the Site with potential for more within the town centre and in the Southern Precinct of Melrose Park
- » Inclusion of around 2 kilometres of cycle paths throughout the development.

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

- » The upgrade of nearby Ermington Community Hub and Library – \$3 million
- » Upgrade works to Melrose Park Public School – \$0.93 million
- » The provision of community shuttle buses to connect the development to surrounding areas (including Meadowbank railway station and wharf).

## 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**



Melrose Park  
MASTERPLAN

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AMENDMENT H - REV A

14073 1:1250 at A1 16/06/2019

A+C  
Architects

70 Myrtle Street, Chippendale NSW 2008 AUSTRALIA  
ph +61 2 8511 8222 fax +61 2 9511 8000 abn 69 063 792 200

Source: AJ+C 2019

## 2 Policy and planning context

The planning and provision of community facilities is influenced and guided by both State 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 Metropolis of Three City's*, 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 of this report.

### 2.1 Metropolitan strategies

#### The Greater Sydney Region Plan -A Metropolis of Three Cities

*The Greater Sydney Region Plan – A Metropolis of Three Cities* (March 2018) (Metro Plan) is the NSW Government's key planning policy document, guiding the growth of Metropolitan Sydney over the next 40 years. The plan aims to provide an urban environment where most residents live within a 30-minute commute to employment, education and health facilities, services and great places.

The Metro Plan consists of four guiding themes being Infrastructure and Collaboration, Liveability, Productivity and Sustainability. The guiding themes are reinforced by ten directions outlined in Table 1.

**Table 1 Metropolis of three cities**

Theme	Direction
Infrastructure and Collaboration	A city supported by infrastructure A collaborative city
Liveability	A city for people Housing the city A city of great places
Productivity	A well-connected city Jobs and skills for the city
Sustainability	A city in its landscape An efficient city A resilient city

The vision of the Metro Plan is to deliver three metropolitan cities within the urban fabric of the Greater Sydney Metropolitan Region - the Western Parkland City, the Central River City and the Eastern Parkland City. Parramatta has been identified as the Metropolitan Centre of the Central River City. The Metropolitan Centre is supported by various strategic and local centres within the Central River City. While Melrose Park is not identified as a strategic or local centre within the Metro plan, it is important to note its proximity to Parramatta, and consequent access to social infrastructure in the metropolitan centre.

The population for the Central River City is projected to grow by 500,000 over the next 20 years, increasing the pressure on the established social infrastructure of the area. The focus of investment within the Central River City will be within the Greater Parramatta and Olympic Peninsula Economic Corridor (GPOP Economic Corridor). Melrose Park is located directly north of the GPOP Economic Corridor, again benefitting from its proximity to increased investment in infrastructure of the area.

**Central District Plan**

*The Greater Sydney Commission’s Central City Plan* (March 2018) (Central District Plan) provides more locality-based direction to deliver the overarching themes and objectives of the Metro Plan. The Central District plan provides the 20-year strategy to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision of the Metro Plan. The Central City District consists of the Blacktown, Cumberland, Parramatta and The Hills Local Government Areas.

The objective of the Central District Plan is to assist local government in achieving the vision of the Metro Plan by identifying planning priorities and actions which satisfy the overarching outcomes of the Metro Plan. Key planning priorities and actions of the Central District Plan are identified in Table 2.

**Table 2 Central District Plan Planning Priorities**

Priority	Key Actions
Planning Priority C3 Providing services and social infrastructure to meet people’s changing needs	<ul style="list-style-type: none"> <li>&gt; Deliver social infrastructure that reflects the needs of the community now and in the future.</li> <li>&gt; Optimise the use of available public land for social infrastructure</li> </ul>
Planning Priority C6 Creating and renewing great places and local centres, and respecting the District’s heritage	<ul style="list-style-type: none"> <li>&gt; Using a place-based and collaborative approach throughout planning, design, development and management deliver great places by:</li> <li>&gt; prioritising a people-friendly public realm and open spaces as a central organising design principle</li> <li>&gt; recognising and balancing the dual function of streets as places for people and movement</li> <li>&gt; providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres</li> <li>&gt; integrating social infrastructure to support social connections and provide a community hub</li> <li>&gt; recognising and celebrating the character of the place and its people</li> </ul>
Planning Priority C17 Delivering high quality open space	<ul style="list-style-type: none"> <li>&gt; Maximise the use of existing open space and protect, enhance and expand public open space by:</li> <li>&gt; providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow</li> <li>&gt; investigating opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high-density residential areas (over 60 dwellings per hectare) are within 200 metres of open space</li> </ul>



Priority	Key Actions
	<ul style="list-style-type: none"> <li>&gt; requiring large urban renewal initiatives to demonstrate how the quality of, or access to, high quality and diverse local open space is maintained or improved</li> <li>&gt; planning new neighbourhoods with a sufficient quantity and quality of new open space</li> <li>&gt; delivering shared and co-located sports and recreational facilities including shared school grounds and repurposed golf courses</li> <li>&gt; delivering or complementing the Greater Sydney Green Grid</li> <li>&gt; providing walking and cycling links for transport as well as leisure and recreational trips.</li> </ul>

## 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 of Parramatta 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, and 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.

## City of Parramatta Draft Social Infrastructure Strategy

*The City of Parramatta Draft Social Infrastructure Strategy* (August 2017) identifies priorities for future social infrastructure to direct sound decision making about planning, funding, delivering and negotiating for social infrastructure, and to support a coordinated approach within Council to undertake this work. The draft plan has been based on a needs analysis which has incorporated the 2011 census data, literature reviews, analysis and comparison of other LGAs, and current trends in the delivery of social infrastructure.

The Draft Strategy identifies five principles for the planning and delivery of social infrastructure:

- » Co-located, multifunctional facilities and collaborative approaches
- » An accessible and connected network
- » Safe and secure social infrastructure
- » Welcoming spaces and places where we can celebrate our diversity
- » Equitably resourced neighbourhoods.

Further information about these principles and what they mean in practice is at **Appendix A**.

The Draft Strategy also identifies seven types of community infrastructure being libraries, community centres halls and hubs, scout and guide halls, subsidised office space, early childhood education and care and community gardens. Sport and recreational facilities have been broken down into aquatic facilities, indoor recreation facilities, play spaces, sports fields and parks and outdoor recreation.

### Social infrastructure needs in the City

The Draft Strategy used social infrastructure standards (Table 3), a review of existing facilities, and consultation with the community to identify the following issues across the City of Parramatta:

- » Community facilities in general are at capacity across the LGA
- » There is a major shortfall in childcare centres as all existing centres are at capacity. Additionally, current childcare provided by Council does not provide out of school hours care, which is a significant gap
- » Affordable housing is undersupplied across the LGA and increased provision of affordable rental housing is required. In 2011 8,689 households in City of Parramatta were experiencing housing stress. About 70% of this is rental stress
- » Council owned sports fields are already at capacity in most areas. Upgrades are required to existing parks and sports fields to increase capacity and diversity of offering. Increased provision of open space and recreation facilities within private development is also required
- » There is a significant undersupply of indoor recreation across LGA
- » The increase in medium and high density residential is putting stress on the current supply of play spaces, which are already at capacity.

**Table 3 Standards rates of provision for key community facilities**

Facility	Rate of provision
Libraries	> District: 1:20,000-65,000 / Regional: 1:100,000+
Community Centres	> 80sqm and 100sqm per 1,000 people
Early Childhood Education and Care	> One LDC place for every 2.48 children aged 0-4 years > One OOSH place for every 2.70 children aged 5-11 years
Aquatic	> Regional Aquatic Facility for every 100,000 to 150,000 people
Indoor Sports facilities	> Indoor courts - 1: 20,000 people > Indoor Sports Centre – 1: 50,000 – 100,000 people.
Play Space	> One play space per 2,000 people (including district and regional provision).
Open Space – Sports fields and outdoor recreation	> 15% of the land area for open space, or > 3ha for 1000 people

Note: This table outlines the general rates of provision for community facilities at the regional, district and local levels.

### Social infrastructure needs and opportunities at Melrose Park

The Draft Strategy identifies a range of needs and opportunities within Melrose Park. It divides the City of Parramatta into six catchment areas and Melrose Park is located in Catchment 5 along with the suburbs of Rydalmere and Ermington.

In summary, the Draft Strategy notes Melrose Park:

- » Currently has no community or recreation facilities, but there are a number of district and regional facilities which will supply community, sport and recreation, and open space to Melrose Park
- » Will require community facilities that provide flexible spaces for activities and gatherings as well as long day care services and access to affordable rental housing
- » Will require recreation facilities, including new sports fields, parks and indoor recreation facilities.

Table 4 highlights current weaknesses in community facility provision and new opportunities for Melrose Park as it transitions from an industrial to residential neighbourhood.

**Table 4 Community facilities (Catchment 5) – weaknesses and opportunities**

Community facility type	Current weakness	New opportunities
Libraries	> Ermington Library has a lack of flexible multipurpose spaces.	> Redevelop the existing Ermington library to a district level facility as part of a community hub with enhanced visual prominence and a better connection to the existing retail centre  > No new library facilities will be required in Melrose Park as the upgraded Ermington facility will cater



Community facility type	Current weakness	New opportunities
		for the increase in residential population in the area.
Community Centres, halls and hubs	<ul style="list-style-type: none"> <li>&gt; Ermington Community Centre and George Kendall Meeting Room (George Kendall) have poor visual prominence</li> <li>&gt; George Kendall has poor integration with other services, is in poor condition and underutilised</li> <li>&gt; No community centres, halls or hubs located in Melrose Park.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Council will upgrade Ermington Possum Patch Early Learning Centre</li> <li>&gt; Melrose Park to provide a local level community facility (of around 2,000 sqm) in Melrose Park through partnership with developers. This facility should consider the needs of residents in high density communities and provide flexible space for a range of activities and gatherings.</li> </ul>
Early Childhood Education and Care	<ul style="list-style-type: none"> <li>&gt; No early childhood education and care facilities in Melrose Park</li> <li>&gt; Ermington Possum Patch Early Learning Centre is at capacity with a waiting list</li> <li>&gt; Dundas Early Learning Centre in Rydalmere is smaller with significant waiting list.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Advocate for delivery of long day care centres within Rydalmere, Ermington and Melrose Park that are a mix of private and not-for-profit owned and operated services.</li> </ul>
Affordable Rental Housing	<ul style="list-style-type: none"> <li>&gt; Parramatta LGA experiencing a high level of housing stress 12% from 2011 census data, higher than greater Sydney at 11.6%.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Opportunity to work with council to provide additional affordable housing.</li> </ul>
Community Garden	<ul style="list-style-type: none"> <li>&gt; Riverside Church garden Ermington seen as not accessible to wider community, lack of signage.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Opportunity to work with council to provide additional community gardens.</li> </ul>

Table 5 highlights current weaknesses in recreation facilities provision and new opportunities for Melrose Park as it transitions from an industrial to residential neighbourhood.

**Table 5 Recreation facilities (Catchment 5) – weaknesses and opportunities**

Recreation Facility type	Current weaknesses	New opportunities
Aquatic Facilities	<ul style="list-style-type: none"> <li>&gt; No aquatic facilities in catchment 5.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Investigate options to reintroduce natural area swimming and water play within and along the Parramatta River</li> <li>&gt; Maintain Council's current water play parks and expand water play assets within high growth urban renewal</li> </ul>

Recreation Facility type	Current weaknesses	New opportunities
		areas where it is feasible and needed.
Indoor Recreation Facilities	<ul style="list-style-type: none"> <li>&gt; Significant under provision to meet the needs of the community now, which will worsen with population growth</li> <li>&gt; Limited public access to the indoor recreation facilities that do exist within the City of Parramatta.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Deliver new neighbourhood indoor recreation facilities within high growth urban renewal areas, including in non-traditional sites (e.g. within corporate or residential buildings, within or on car parks)</li> <li>&gt; Extend access to indoor recreation facilities through shared use of assets at schools, universities, churches and community organisations.</li> </ul>
Play Space	<ul style="list-style-type: none"> <li>&gt; Play space provision is fragmented with areas of both over and under supply throughout the LGA</li> <li>&gt; Many play spaces are of poor quality and design and require review. Many are also underutilised and have poor levels of accessibility</li> <li>&gt; There is a need for more youth focused facilities throughout the LGA.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; In the short term, Council will seek to collaborate with various stakeholders to better understand their current and future needs and preferences, and develop a plan for all current play spaces that aligns with the strategic directions for the network.</li> </ul>
Sports Fields	<ul style="list-style-type: none"> <li>&gt; Greater proportion of people living in high rise buildings placing added stress to undersupplied sports fields.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Advocate for new sports field provision and undertake joint planning with stakeholders (to determine ownership, use, renewal and maintenance) in urban precinct renewal sites including, Melrose Park.</li> </ul>
Parks and Outdoor Recreation	<ul style="list-style-type: none"> <li>&gt; Most reserves are average or good quality</li> <li>&gt; No provision in Melrose Park but George Kendall Riverside Park nearby</li> <li>&gt; The quality and function of the existing open spaces needs to be improved.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Advocate for high quality new parks and outdoor recreation provision in all urban precinct renewal sites. Seek diverse park and outdoor recreation facilities, experiences and associated amenities within the high growth precincts.</li> </ul>

## Draft Parramatta Bike Plan 2017 -2037

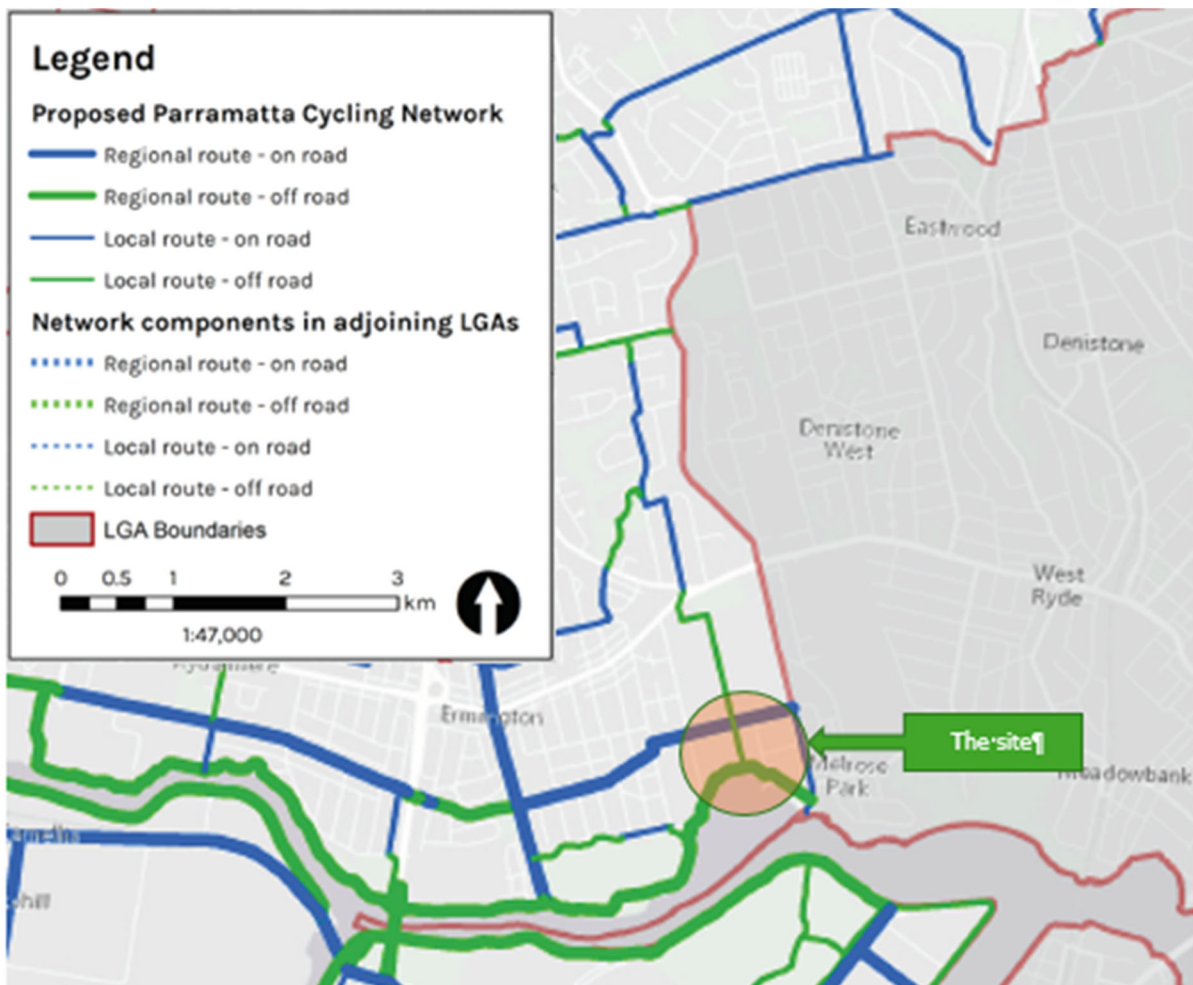
The *Draft Parramatta Bike Plan 2017 – 2037* (April 2017) will assist in realising the vision for the Central City of Sydney by increasing cyclability within the greater Parramatta area. The plan aims:

- » To enhance the productivity and liveability of Parramatta through an increase in cycling, helping foster healthy and connected residents, workers and visitors

- » For cycling to be safe, and perceived as a safe and attractive option for all members of the community, for those aged 8 to 80
- » To increase the proportion of people cycling in Parramatta to 5% of all trips to work, and 10% for those ending in the CBD.

The Draft Plan identifies two existing bike paths on the Site and a proposed pathway (Figure 2). The proposed route appears to intersect the site from north to south and will be used as a dedicated cycleway separated from pedestrians and vehicles. The two existing pathways includes one established bicycle pathway following the Parramatta River to the south of the site and one pathway in need of repair situated on Hope Street, intersecting the site roughly halfway from east to west.

**Figure 2 Parramatta Draft Bike Plan Map**



### Section 94A Development Contributions Plan (Amendment No.5)

The Section 94A Development Contributions Plan – Amendment No.5 (City of Parramatta, 6 December 2017) 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). It is based on projected population growth within the area (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 that 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 are outlined in Table 6.

**Table 6 Development contributions plan works program**

Facility category	Project	Comment
<b>Community facilities</b>	Upgrade/ new community buildings throughout LGA including halls, meetings rooms, community centres, youth centres and the like; or the provision of one community hub	The planning proposal makes a contribution of \$3,000,000 to the upgrading of the Ermington Community Hub and Library
	New library materials and equipment to meet changing community needs	
	Upgrade/expand at least one library building across the LGA	
	Upgrade/expand/new amenity buildings to meet demand within LGA	See comments above
	Upgrade at least one early learning centre across the LGA to increase capacity	Could be possible to provide childcare centres on site as part of the Section 7.11 contributions
<b>Open space and recreation</b>	Land acquisition of properties for local open space as identified on land acquisition map on opportunity basis or as otherwise resolved by Council	The site is not identified on the land acquisition map
	New landscape works in parks in accordance with Council adopted Park Master Plans	Closest park masterplan is the George Kendal Riverside masterplan
	Upgrades to parks to include paths, seating, fencing, bins, landscaping, picnic shelters and the like	The planning proposal incorporates new parks
	Provide eight new children's playgrounds per year	The planning proposal incorporates new playgrounds
	Rebuild playing fields and floodlight upgrade at one sportsground each year	The planning proposal incorporates new playing fields
	Upgrade/new recreational buildings and facilities including swimming pools, tennis courts, golf course and the like.	There is the option of using Section 7.11 contributions to include new recreational facilities, such as courts, within the development.

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).

## **Affordable Rental Housing Policy 2019**

The affordable rental housing policy 2019 (the Policy) is the primary instrument to increase the affordable rental housing stock provided within the Parramatta LGA. Affordable rental housing is defined within the policy as:

*Affordable rental housing is rental housing that is provided to households on very low to moderate incomes and charged at a rental rate that does not exceed 30% of weekly income – so that the household does not experience housing stress and can meet other basic living costs such as food, clothing, transport, medical care and education.*

The policy aims to increase the affordable rental housing stock via two key actions:

- » Action 1. In the short term, continue to utilise Voluntary Planning Agreements (VPAs) to secure future affordable rental housing stock
- » Action 2. Pursue Inclusionary Zoning by applying to the Department of Planning and Environment (DPE) for inclusion under SEPP 70 to enable Council to prepare an affordable rental housing contributions plan

The policy does not include all types of affordable housing as detailed in the Affordable Rental Housing State Environment Planning Policy (2009) as it focuses only on the affordable rental housing that can provide a demonstrable reduction in housing stress in the LGA.



### **Policy and planning context – key implications**

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

- » Currently, the focus of State Government and the City of Parramatta is the Parramatta CBD and the Greater Parramatta to Olympic Peninsula Economic Corridor (rather than the north-eastern sector of the LGA). The City of Parramatta may however, welcome the contribution of new facilities in this area by others.
- » Healthy lifestyles and physical activity for the City of 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.
- » Community facilities, open space and recreational facilities are at capacity across the LGA.
- » The key issues for Melrose Park are the need for:
  - > Community facilities that provide flexible spaces for activities and gatherings as well as long day care services and access to affordable rental housing
  - > Recreation facilities, including new sports fields, parks and indoor recreation facilities.

## 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.

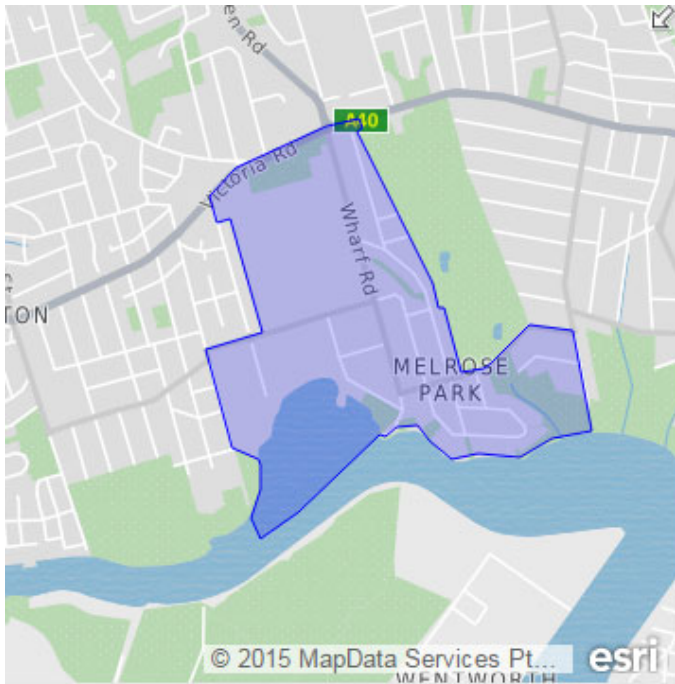
The analysis focuses on the suburb of Melrose Park, in which the Site is located. However, the characteristics of the future population will be influenced most heavily by the type and size of the dwellings constructed. It is understood that the proposed development will include medium to high density 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.

2016 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.



**Figure 3 Suburb of Melrose Park**



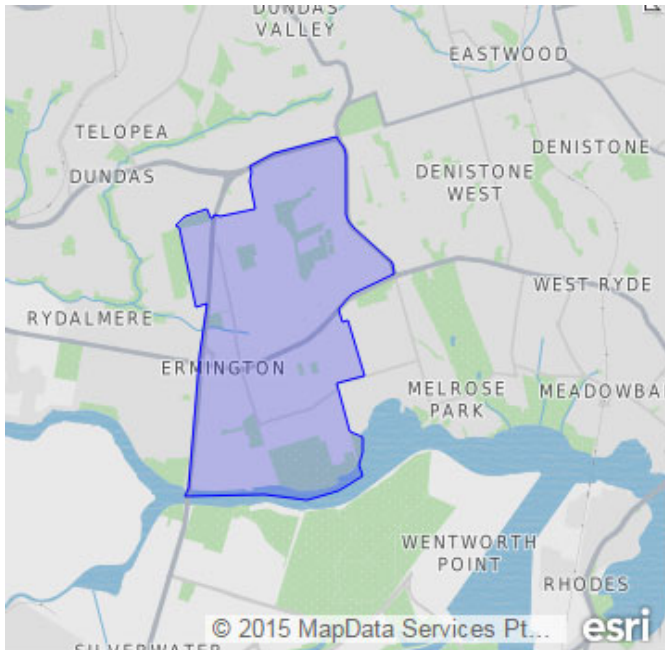
Source: Census of Population and Housing

In summary, in 2016 the suburb of Melrose Park (refer Figure 3), in comparison to Greater Sydney and the City of Parramatta, had:

- » A generally older population with a median age of 40 and a high proportion of people aged over 65
- » 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 relatively 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.

**Figure 4 Suburb of Ermington**



Source: Census of Population and Housing

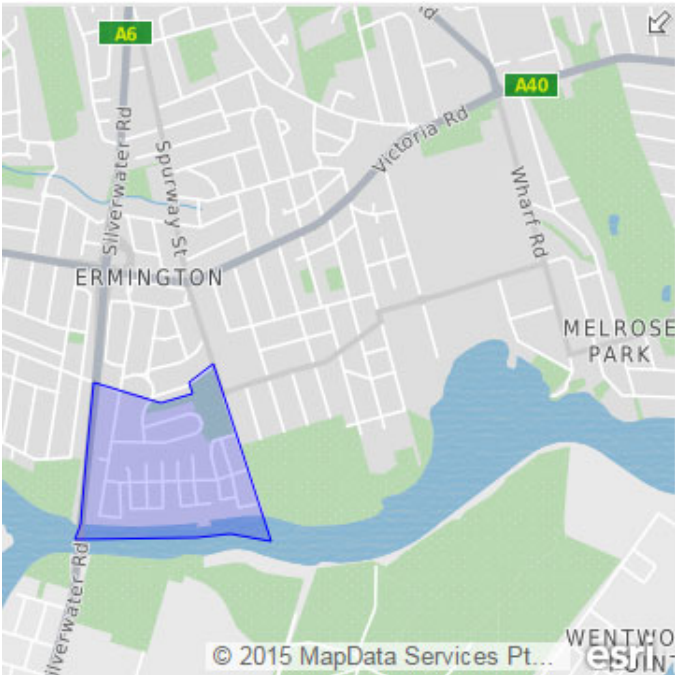
The suburb of Ermington (refer Figure 4) in general was a considerably less advantaged suburb than Melrose Park, with a slightly higher rate of unemployment, a low median weekly household income and a high proportion of people living in social housing. However, at the same time, community characteristics differed considerably across the suburb.

The relatively recently developed residential area in Ermington, between Broadoaks Street and Silverwater Road fronting the Parramatta River (refer Figure 5), 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 2016 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 very high proportion of people 25-34 years (compared to Ermington suburb)
- » A high proportion of family households
- » A relatively advantaged community with a high median household income
- » A similar proportion of people born overseas and of people speaking a language other than English at home
- » A high proportion of medium density dwellings
- » A high proportion of people renting.

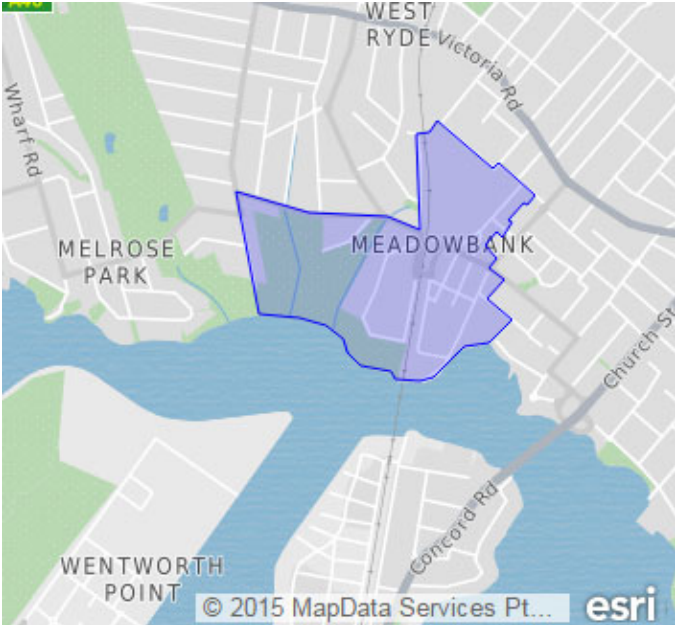
**Figure 5 Ermington (Census Statistical Area 1147718)**



Source: Census of Population and Housing

The population of the suburb of Meadowbank (refer Figure 6) 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.

**Figure 6 Suburb of Meadowbank**



Source: Census of Population and Housing

In summary, in 2016 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 (32 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
- » 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 very stable community with a high proportion of people living at the same address 5 years previously.

Please 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**

- » 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, schools, and 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 9 (p.29) illustrates existing City of Parramatta facilities that are located in close proximity to the Site. These include:

- » Ermington Community Hall – a small, older style community hall (Figure 7) that includes a small meeting room, a shallow stage and a dance floor
- » Ermington Branch Library – a small, older style library (Figure 8) with limited resources and no meeting rooms
- » 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 9 shows, the majority of these facilities are located in and around the Ermington Town Centre.

**Figure 7 Ermington Community Hall**





**Figure 8 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 9 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
- » Rhodes Community Centre – an older community centre with two rooms (one with a capacity of 100 people and the other 40 people) that are available for public hire
- » 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
- » The Connection – a multipurpose community precinct comprising a Learning Space or digital library, an Event Space with the capacity for up to 300 people, and a Meeting Space.

### 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. However, of the 18 long day care centres within a 2.5km radius only 6 report vacancies, with most of them only listing vacancies on select days and for particular age groups. The remaining centres in these areas are reporting no vacancies or do not provide information about vacancies online.

Childcare centres closest to the Site include:

- » Goodstart Early Learning Ermington
- » Active Kids Ermington
- » Colour My World Children's Centre
- » Tiny Scholars Childcare and Pre-School
- » Little Explorers Learning Centre.

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 of Parramatta 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:

- » Ermington Public School
- » Ermington West Public School
- » Melrose Park Public School
- » Rydalmere East Public School

» West Ryde Public School.

The closest government high school to the Site is Marsden High School. Schools within areas surrounding the Site are illustrated in Figure 9.

An analysis of enrolment numbers for these schools (Table 7) shows that since 2014 enrolment numbers have:

- » Grown significantly at West Ryde Public School and Marsden High School
- » Grown steadily at Ermington West, Melrose Park and Rydalmere East Public Schools
- » Declined at Ermington Public School.

**Table 7 Enrolment numbers for schools near the development site**

School	Location	Enrolment numbers			
		2014	2016	2018	Change
Ermington Public School	Winbourne Street, West Ryde	481	447	416	-14%
Ermington West Public School	Vignes Street, Ermington	151	151	171	13%
Marsden High School	22a Winbourne Street, West Ryde	681	753	860	26%
Melrose Park Public School	Wharf Road, Melrose Park	175	194	210	20%
Rydalmere East Public School	Spurway Street, Ermington	172	172	195	13%
West Ryde Public School	Endeavour Street, West Ryde	391	538	669	71%

Source: [www.myschool.edu.au](http://www.myschool.edu.au) – accessed 17 May 2019

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. 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:

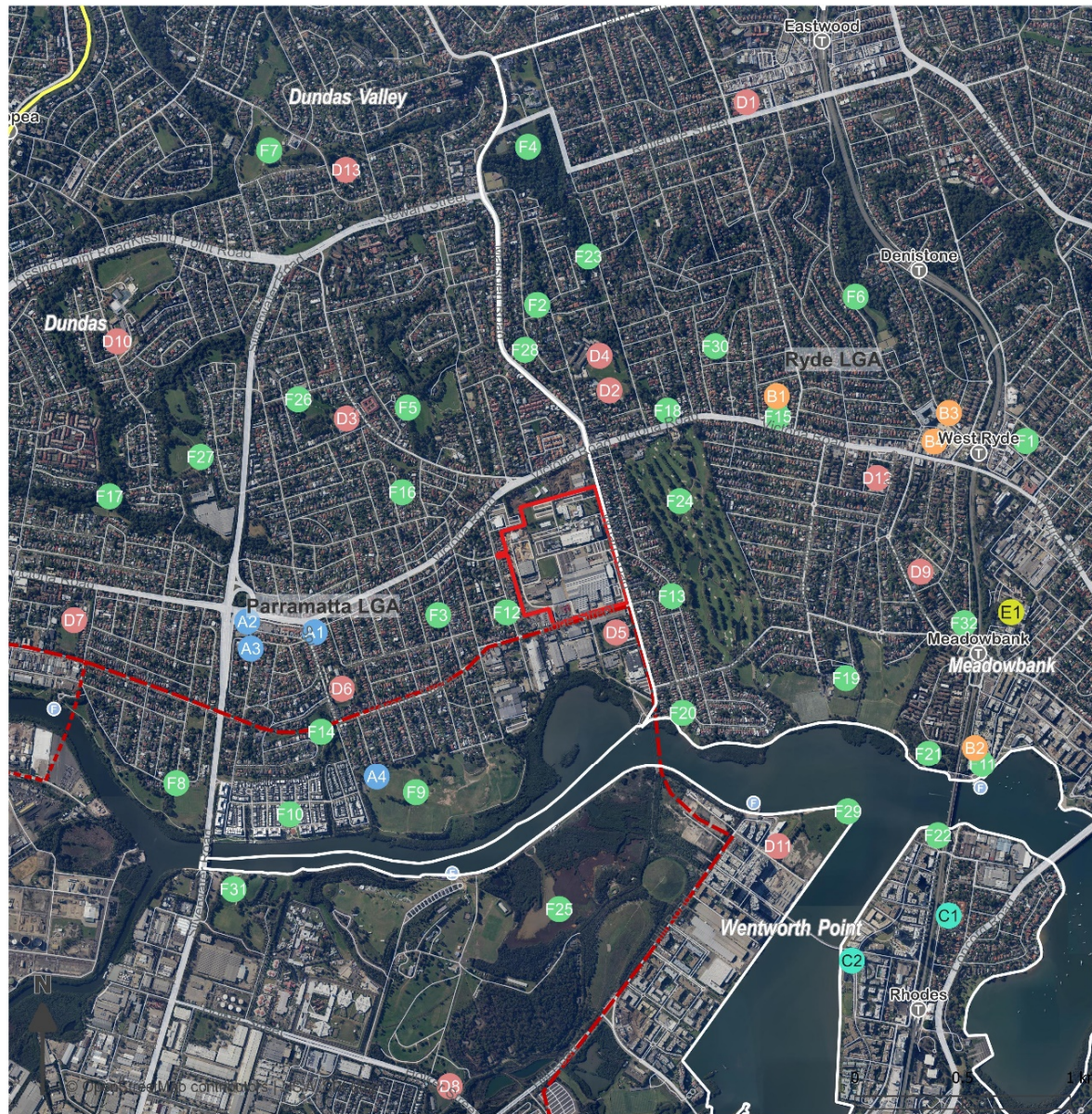
- » Ryde Aquatic Leisure Centre - includes aquatic facilities and two multipurpose indoor courts used for basketball, netball, soccer, badminton. Aquatic facilities include a 50 metre indoor pool, 25 metre indoor pool, program pool, wave pool, whirl pool and water slide
- » Ryde Community and Sports 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).



**Figure 9 Existing community facilities and infrastructure**



**Legend**

- Parramatta Light Rail
- Stage 1 Route
- Stage 2 preferred route
- - - Stage 2 - alternative Camellia alignment under consideration

**Parramatta Community Facilities**

- A1 Early Childhood Health Centre
- A2 Ermington Community Hall
- A3 Ermington Library
- A4 George Kendall Riverside Meeting Room

**Ryde Community Facilities**

- B1 Ryde Multicultural Centre
- B2 Shepherd Bay Community Centre
- B3 West Ryde Community Hall and Meeting Rooms
- B4 West Ryde Library

**Canada Bay Community Facilities**

- C1 Rhodes Community Centre
- C2 The Connection

**School**

- D1 Eastwood Public School
- D2 Ermington Public School
- D3 Ermington West Public School
- D4 Marsden High School
- D5 Melrose Park Public School
- D6 Rydalmere East Public School
- D7 Rydalmere Public School
- D8 SEDA College
- D9 St Michael Catholic Primary School
- D10 St Patrick's Marist College
- D11 Wentworth Point Public School
- D12 West Ryde Public School
- D13 Yates Avenue Public School

**TAFE**

- E1 TAFE Meadowbank

**Open space**

- F1 Anzac Park
- F2 Bell Park
- F3 Bruce Miller Reserve
- F4 Brush Farm Park
- F5 Cowell's Lane Reserve
- F6 Darvall Park
- F7 Dundas Park
- F8 Eric Primrose Reserve Park
- F9 George Kendall Riverside Park
- F10 Halvorsen Park
- F11 Helene Park
- F12 Hughes Avenue Reserve
- F13 Jennifer Park
- F14 Ken Newman Park
- F15 Lions Park
- F16 Lockyer Reserve
- F17 Marri Badoo Reserve
- F18 Maze Park
- F19 Meadowbank Park
- F20 Melrose Park
- F21 Memorial Park
- F23 Pt Lambert Park
- F24 Ryde Parramatta Golf
- F25 Sydney Olympic Park
- F26 Thomas Wemyss Park
- F27 Upjohn Park
- F28 Wendy Park
- F30 West Deniston Park
- F31 Wilson Park
- F32 Wool Way Reserve



### 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:

- » 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
- » Affordable rental housing to provide relief from high levels of rental stress.



#### Existing facility provision – key implications

- » These existing gaps in community infrastructure indicate the need for new or upgraded infrastructure to meet the new 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 City of Parramatta and projects the likely future population of the Site. Understanding the future 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 251,311 in 2018 to about 389,017 in 2036, an increase of some 137,706 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 Table 8.

**Table 8 Population forecasts for Ermington-Melrose Park**

Age group	2016		2036		Change 2016-2036
	No.	%	No.	%	
0-4 years	923	8.4	1,635	7.9	-0.5
5-14 years	1,371	12.5	2,819	13.7	1.2
15-19 years	607	5.5	1,081	5.2	-0.3
20-24 years	679	6.2	1,117	5.4	-0.8
25-59 years	5,318	48.3	10,577	51.4	3.1
60-74 years	1,428	13	2,218	10.8	-2.2
75+ years	680	6.3	1,137	5.5	-0.8

Source: 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 school age groups (5-14 years) which indicates there will be an increase in need for facilities, programs, services and activities for this age group
- » There will be a significant increase in the proportion of the people in the younger adult and middle age groups (25-39 years and 40-54 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:

- » Analysed 2016 Census data on people living in apartments (Census of Population and Housing: Reflecting Australia - Apartment Living, 2016)
- » Reviewed University of NSW analysis of the characteristics of people living in multi-unit residential development across Greater Sydney and of Australian National Strata Data (2018)
- » 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 differs markedly from that of other residents. Specific areas of difference include:

- » Different tenure patterns, with a much higher proportion of dwellings in private rental (57.5% in NSW) and a lower proportion that is owner occupied
- » A high proportion of young children (0-4 years at 9%), young adults (25-34 years at 21%), and older adults (75+ at 21%), along with an under-representation of both school aged children (5-14 years at 4%) and middle aged adults (45-64 years at 14%)
- » 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 (although they still make up around a quarter of apartment dwelling households in NSW)
- » 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, many of these characteristics are consistent with those identified for Meadowbank in Section 3.1 (Existing population).

The City of Parramatta note anecdotal evidence in the area 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 areas (e.g. Westmead and Harris Park). The City of Parramatta noted that with high levels of existing and planned social infrastructure in Melrose Park, 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 5,000 dwellings, a population of approximately **10,500 people** is projected for the proposed development.

The City of Parramatta 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 of Parramatta has suggested an average occupancy rate of 2.33 persons/household. Application of this rate would result in a population of approximately 11,417 people.

Given the evidence in surrounding areas with high density development, such as Meadowbank (average occupancy rate of 2.1 persons), Macquarie Park (average occupancy rate of 2.08 persons) and Wentworth Point

(average occupancy rate of 2.05 persons), we consider using an average occupancy rate of 2.1 persons to be reasonable.

## 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 the majority 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 higher proportion of households comprising families with young children, but a lower proportion of households with school aged children compared with Greater Sydney, although anecdotal evidence suggests numbers of school aged children may be higher than 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 on 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 relatively low). The growth in apartment development and changing housing preferences may see further changes in the demographic make-up of higher density areas.

## 5 Future population needs

This chapter provides an outline of typical community needs in urban infill areas that are likely to be relevant to the future community of the Site. It 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 to access. 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 more 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 150sqm<sup>1</sup>, 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 1,000 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 10,290 – 11,400 residents for the development will generate a need for approximately 820–900sqm 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 Census data confirms is the case in Meadowbank and the new development area in Ermington). 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 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 7.9% (the projected proportion of children in this age group in the City of Parramatta in

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

2036). This suggests the population will include 830 children 0-4 years and will generate demand for around 280 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 existing childcare centres in the area will be able to accommodate this need entirely, given many are reporting no or limited vacancies. As identified in Section 3.2.2 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.

Please 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.

The NSW Government Architect's Office takes a performance-based approach to open space with clear criteria in its *Draft Open Space for Recreation Guide*. The Draft Guide describes the performance criteria used to assess an open space network, including accessibility and connectivity, distribution, size and shape, quantity, quality, and diversity. Key criteria and indicators for passive open space are in Table 9.

**Table 9 Key passive open space criteria and performance indicators**

Criterion	Performance indicator
Access	All residents are 200m to some form of open space
	All residents are 2 km to any district park and up to 30 minutes to regional open space
	Open space located 400m distance from workplaces and schools
Size	Local open space minimum size – 0.4ha (average 0.5ha)
	District open space minimum size – 2ha (average 5ha)
	Regional open space minimum size – 20ha (can be less depending on design and focus)
Opportunities	Local parks – 1 per 2,500 people
	District parks – 1 per 5,000 people
	Major destination parks – 1 per 20,000 people

## 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 (the percentage of the population that engaged with physical activities for sport or recreation in the last twelve months) in sport and recreation activities sourced from Sport Australia – *AusPlay NSW data tables – January 2018 to December 2018*
- » 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).

### Broad national trends and NSW participation rates

Broad national trends and NSW participation rates (Sport Australia) 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

*The City of Parramatta Draft Social Infrastructure Strategy* (August 2017) notes a number of opportunities that are relevant for the future community at Melrose Park, including:

- » Expanding water play assets within high growth urban renewal areas where it is feasible and needed
- » Delivering new neighbourhood indoor recreation facilities within high growth urban renewal areas, including in non-traditional sites or extending access to indoor recreation facilities through shared use of assets at schools, universities, churches and community organisations
- » Advocating for new sports field provision in urban precinct renewal sites
- » Advocating for high quality new parks and outdoor recreation provision in all urban precinct renewal sites.

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. Sport Australia data indicates that the highest participation rates for persons 15 years and over in Australia (2017-18) were within the age groups 45 to 54 years (91.9% participation), 15-17 years (91.8%) and 18-24 years (91.1%). 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).

## **Benchmarks**

### **Active open space**

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 facilities**

It is unknown at this stage whether the City of Parramatta 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 Table 10.

**Table 10 Aquatic facility benchmarks**

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

Source: *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. A proposed approach to meeting this demand/need is outlined in Chapter 6.

## Performance indicators

The *Draft Open Space for Recreation Guide* also provides performance indicators for active open space (Table 11).

**Table 11 Key active open space criteria and performance indicators**

Criterion	Performance indicator
Access	All residents are 20 minutes' safe walking or 15 minutes' safe cycling or public transport access to at least two of the following – field sports, outdoor court sports, indoor sports, aquatic sports
	All residents are 30 minutes travel time to field sports, outdoor court sports, indoor sports, aquatic sports
	Open space located 400m distance from workplaces and schools
Size	Sporting space minimum size – ideally 10ha, but may be combination of 4ha sports fields + indoor court facilities, etc in high density areas
Opportunities	Sporting spaces – 1 per 12,500 people

## 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 need access to library services and as identified in Section 5.2, the existing Ermington Branch Library is already inadequate to meet the needs of the existing community. However, the development population alone would not justify the provision of a branch library.

The City of Parramatta has proposed that the development make a contribution to the upgrading of the Ermington Community Hub and Library, and as a result no allowance has been made for the provision of a library within the development. 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 840sqm of community centre floor area.

It was originally proposed the development would provide a multipurpose community centre within the Northern Precinct of Melrose Park, but the City of Parramatta has indicated a preference for upgrading the existing facility at Ermington to become a district level facility and providing a multi-purpose community centre in the Southern Precinct of Melrose Park. This approach is consistent with leading practice which favours 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 need for community centre space will therefore be met through upgrades to community facilities off-Site. However, it will be important that the development provides:

- » Spaces within the open space and town centre that are suitable for community activities and allow residents to meet, form new friendships and build support networks. These places are particularly important infrastructure for people living in new, higher density developments
- » Access to a large multipurpose hall or performance space that could be utilised by community groups for events and performances, or for private functions and events. One way of providing this space is by negotiating shared access arrangements with the school proposed for the site.

## 6.3 Childcare provision

As previously identified, the development community will generate demand for approximately three childcare centres at 80+ places per 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, an 80 place childcare centre is proposed for the Victoria Road Precinct directly to the north of the Site. There is also potential to provide childcare centres within the retail/commercial centre and within the Southern Precinct of Melrose Park (for future operation by private sector or community based non-government providers).

Any future childcare centre will need to comply with relevant legislation (Education and Care Services National Regulations, 1 June 2014), requirements outlined in the Parramatta Development Control Plan (DCP) 2011 (City of Parramatta), and the Department of Planning and Environment's *Draft Child Care Planning Guideline 2017*. The Draft Guideline provides advice on floorspace requirements for all new child care centres in NSW. The typical total site area required for a child care centre with 100 spaces is 2,363sqm inclusive of parking, landscaping, toilets, administration areas etc. Key elements of this calculation include a rate of 7sqm of unencumbered outdoor space per child and 3.25sqm of main activity space per child.

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 Affordable housing provision

The City of Parramatta has identified a need for affordable housing in the LGA and aims to secure new affordable rental housing stock in new development. The development responds to this need by providing a total of 145 affordable rental housing units (approximately 3%) across the site comprising:

- » 20 units that will be dedicated to Council and retained for affordable housing in perpetuity
- » 125 units that will be retained by PAYCE and retained for affordable housing for up to a 15 year period.

## 6.5 Schools

This study does not provide an assessment of the needs of the development's future community for school infrastructure, it is worth noting that PAYCE has had discussions with the NSW Department of Education and has agreed to make a contribution of \$930,000 (with \$400,000 already spent) to upgrade the Melrose Park Public School and a further contribution of 10,496sqm in land to the City of Parramatta for a new school on the Site.

## 6.6 Open space, sport and recreation facility provision

### 6.6.1 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 4.65ha of open public space which is around 19% of the Site. This includes the following spaces:

- » The Central Park – A large park of 13,214sqm. 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 5,400sqm suitable for informal games and recreation. It could also be a suitable space for fitness activities
- » Western Parklands – A landscaped zone of 12,212sqm 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 4,746sqm along the eastern edge of the Site
- » The Playing Field – A field of 10,940sqm next to the school site
- » A number of smaller communal open spaces between residential buildings.

The Masterplan proposes a good range of passive and active open spaces on-Site that will cater to a range of uses and a variety of community interests and needs. All residents will have access to local open space within 200m of their homes and to district open space within 2km through George Kendall Riverside Park.

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 to meet the criteria for new park and outdoor recreation facilities in *The City of Parramatta Draft Social Infrastructure Strategy*
- » 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. 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 of Parramatta 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 10 Provide outdoor fitness equipment co-located with the Oval**



Image: King George Oval, Rozelle

**Figure 11 Provide a range of activities that cater to the interests of young adults**





**Figure 12 Provide a range of high quality local open spaces**



**Figure 13 Provide outdoor sports courts for informal games**



Image: Ryde Park, Ryde.

## 6.6.2 Active open space

Given the lack of sporting fields across the City of Parramatta and the high rates of participation in informal sports/activities such as walking, cycling and running/jogging, it will be important the development provides both sporting space and infrastructure that will support informal sporting activities.

The proposed Playing Field will:

- » provide space for formal sporting activity including soccer, rugby and cricket
- » enable informal sporting activity, including ball games, fitness and running
- » be an important resource for the adjoining school.

The inclusion of multipurpose outdoor sports courts should also be considered to meet some of the development community's needs for these facilities.

Additional spaces for informal recreation include:

- » The proposed Common that will provide space for informal ball games, fitness activities and some small-scale organised sports use. Again, 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 Western Parklands and Wharf Road Gardens.

The new community will also require access to open space for larger-scale organised sports. This will be provided through access to the George Kendall Riverside Park, which currently incorporates 2 baseball diamonds, 2 large sporting fields, and a mini-field. The City of Parramatta proposes to upgrade the Park through the George Kendall Riverside Park Masterplan so it provides an additional 2 sporting fields, a multi-use sports court, and a tennis court.

The new community will benefit from over 2km in cycleways to be provided within the development. These paths will link residents to the Parramatta Valley Cycleway to the south of the Site. The cycleways are important community infrastructure and these works will make a significant contribution to the health and wellbeing of the future development community, and the wider community that enjoy better access to this key amenity.

## 6.6.3 Indoor sports and recreation facilities

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. However, given the lack of indoor recreation facilities in the City of Parramatta and that the new community will create demand for these facilities, it will be important the development makes a contribution to this space in some way.

There is the opportunity to provide access to indoor sports and recreation facilities through shared use of the school proposed for the site. It may be possible to embellish any facilities provided in the school to provide two indoor multi-purpose sport courts so they are suited to use for competition sport.

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 10,500 people) will generate demand for the following community infrastructure:

- » Library services
- » Multipurpose community centre space (approximately 840sqm)
- » 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 Table 12.

**Table 12 Summary of proposed approaches to community infrastructure provision**

Community infrastructure required	Recommended approach/Planning Proposal inclusions
<b>Community centre</b>	<p><b>Planning Proposal inclusion:</b> A contribution of \$3,000,000 to the Ermington Library and Community Hub to upgrade this to a district level community facility. It is proposed needs for community centre space would be met off-Site.</p> <p>It is also recommended that the development provides spaces within the town centre and open space that are suitable for community gatherings, and that access is provided to a large multipurpose hall or performance space by negotiating shared access arrangements with the school proposed for the site.</p>
<b>Library</b>	<p><b>Planning Proposal inclusion:</b> A contribution of \$3,000,000 to the Ermington Library and Community Hub to upgrade this to a district level community facility. It is proposed library service needs would be met off-Site.</p>
<b>Childcare</b>	<p><b>Planning Proposal inclusion:</b> One 80 place childcare centre is being developed directly to the north of the Site. It is the intension that this centre will be owned by PAYCE and operated by private or not-for-profit providers in the future. There is also the potential for additional childcare centres within the town centre.</p>
<b>Affordable housing</b>	<p><b>Planning Proposal inclusion:</b> 145 units of affordable rental housing, 20 to be dedicated to Council for affordable housing in perpetuity and 125 to be retained by PAYCE for affordable housing for up to a 15 year period.</p>
<b>Schools</b>	<p><b>Planning Proposal inclusion:</b> \$930,000 contribution to upgrading the Melrose Park Public School (with \$400,000 already spent) and a further contribution of 10,496sqm in land for a new school on the Site.</p>

Community infrastructure required	Recommended approach/Planning Proposal inclusions
<p><b>Local open space</b></p>	<p><b>Planning Proposal inclusion:</b> 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), Western Parklands, and the Playing Field. 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, formal sport, 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>
<p><b>Active open space</b></p>	<p><b>Planning Proposal inclusions:</b> 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). The provision of the Playing Field also provides access to space for formal sporting activity including soccer, rugby and cricket.</p> <p>Furthermore, the provision of over 2km of cycleways will link the Site through to recreation opportunities in the Parramatta Valley Cycleway.</p> <p>It is also recommended that the inclusion of multipurpose outdoor sport courts be considered as part of the development’s open space offering.</p>
<p><b>Indoor sport and recreation facilities</b></p>	<p><b>Planning Proposal inclusion:</b> There is the opportunity to provide access to indoor sports and recreation facilities through shared use of the school proposed for the site. It may be possible to embellish any facilities provided in the school to provide two indoor multi-purpose sport courts so they are suited to use for competition sport.</p> <p>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 City of Parramatta Draft Social Infrastructure Strategy* (August 2017) identifies the following principles to guide the planning and provision of community facilities in the City.

Principle	Description	What does this mean in practice?
Co-located, multifunctional facilities and collaborative approaches	<p>Social infrastructure will be co-located, multi-functional and interconnected with other services and facilities to meet the diverse needs of communities.</p> <p>Where appropriate, Council will collaborate with other organisations, government agencies and the private sector to pursue community hubs. Community hubs are widely considered best practice, and spaces should be flexible and multipurpose so that they are able to respond and adapt as needs change.</p> <p>Co-located, multifunctional and multipurpose community hubs become focal points for the community, improving cohesion and connection.</p>	<ul style="list-style-type: none"> <li>&gt; Planning, development and procurement of community infrastructure should consider all opportunities for integration with and into other government and non-government developments occurring within the precinct.</li> <li>&gt; Social infrastructure will accommodate a diverse range of services, groups, activities and programs and operate flexibly at different times, and will be designed to meet future needs.</li> <li>&gt; Social Infrastructure will be of sufficient size and design to enable expansion and adaptation.</li> <li>&gt; Organisations such as sports clubs will be encouraged to collaborate with the community and other stakeholders.</li> <li>&gt; Co-located services within single facilities or hubs will promote the development of networks and partnerships between service providers, ensuring clients receive more coordinated and holistic support.</li> <li>&gt; Shared use of spaces by multiple organisations will improve efficiency and financial sustainability of the facility.</li> </ul>
An accessible and connected network	<p>When planning, delivering and operating social infrastructure throughout our City, Council must ensure equitable access for all people in our community.</p> <p>Social infrastructure must be planned as a coordinated network of facilities and spaces that meet a broad range of community needs.</p> <p>In this way, duplication of services, programs, spaces and amenities is avoided, while ensuring that needs are met in the spaces and places where it is most convenient for our community.</p>	<ul style="list-style-type: none"> <li>&gt; Social infrastructure is located centrally, co-located with other land uses such as shops, services or schools.</li> <li>&gt; All facilities and spaces meet universal design standards.</li> <li>&gt; All social infrastructure is accessible via public and active transport.</li> <li>&gt; Social infrastructure is planned via a hierarchy approach, providing local, district and regional facilities.</li> <li>&gt; Fees and hiring charges will ensure equity of facility access for all.</li> </ul>

Principle	Description	What does this mean in practice?
<p>Safe and secure social infrastructure</p>	<p>Feeling and being safe is fundamental to our individual and community wellbeing.</p> <p>The planning, construction and operation of all social infrastructure in the City of Parramatta must promote safety, to ensure that community members feel comfortable to access the spaces and services that they need to live well and reach their full potential.</p>	<ul style="list-style-type: none"> <li>&gt; Community facilities will be designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles, including appropriate lighting, visual prominence and location.</li> <li>&gt; Where possible, facilities will be located on main roads, and on the ground floor.</li> <li>&gt; Social infrastructure will be located in activated areas such as urban centres which ensure higher levels of passive surveillance and increased security.</li> <li>&gt; Young people, women, culturally and linguistically diverse people, people with disabilities and LGBTI people will feel safe and empowered to access these facilities.</li> <li>&gt; All facilities will be appropriately maintained, in line with WH&amp;S standards, to ensure that they are safe for all community members to access.</li> </ul>
<p>Welcoming spaces and places where we can celebrate our diversity</p>	<p>Diversity is City of Parramatta’s greatest strength, and everyone is welcome here. We recognise that the differences within and between our communities enrich our people and this place as a whole.</p> <p>Social infrastructure should offer places and spaces where our community can celebrate their cultural and social richness and diversity, recognise and understand difference and be empowered to be leaders within their communities.</p>	<ul style="list-style-type: none"> <li>&gt; Planning, delivery and operation of social infrastructure will take into account Aboriginal and Torres Strait Islander, cultural and religiously diverse needs.</li> <li>&gt; Social infrastructure will be designed to enable services for communities that reduce inequality, improve social sustainability and contribute towards community strengthening.</li> <li>&gt; Concession pricing policy will apply to all social infrastructure to ensure affordable access for people experiencing disadvantage.</li> </ul>
<p>Equitably resourced neighbourhoods</p>	<p>To improve our social sustainability as a community, we need to provide targeted support for those who need it most. By working for an inclusive and socially just City of Parramatta we strengthen the whole community and enable everyone to thrive.</p> <p>Social infrastructure is viewed as a network across the City. Rather than simply building up all existing facilities, we invest in communities that require targeted support.</p>	<ul style="list-style-type: none"> <li>&gt; Delivery of social infrastructure will be prioritised for communities in need, such as those who are socio-economically disadvantaged and those from emerging communities who do not yet have strong support networks.</li> </ul>



## B Demographic data

**Table 13 Demographic data**

	Melrose Park (Suburb) 2016	Ermington (Suburb) 2016	Meadowbank (Suburb) 2016	City of Parramatta 2016	Greater Sydney 2016
Population 2011	1574	10,737	4,408	226,149	4,823,991
Age groups	%	%	%	%	%
0-4 years	5.5	8.1	7.6	7.3	6.4
5-14 years	17.3	12.2	4.5	11.1	12.2
15-19 years	6.5	5.7	2.6	5.1	6
20-24 years	4.3	5.9	7.7	6.6	7.1
25-34 years	7.7	14.7	37.5	20.3	16
35-54 years	31.8	28.1	26.6	27.6	27.5
55-64 years	12.3	11.4	7.3	9.9	10.8
65-74 years	9	7.6	4.2	6.7	7.7
75+ years	5.5	6.3	2.2	5.5	6.2
Median Age (years)	40	37	32	34	36
Household structure	%	%	%	%	%
Families	82.4	78	62.2	75.3	73.6
Lone person	15	19.7	30.5	20.1	21.6
Group	2.6	2.3	7.3	4.7	4.7
Family Households	%	%	%	%	%
Couple with children	26.8	27.9	55.6	32.9	33.4
Couples without children	60.6	54.7	32.9	52.2	49.5
Single parent families	11.3	16.2	8.2	13	15.2
Cultural background	%	%	%	%	%
Indigenous	0.7	1.2	0.5	0.7	1.5
Overseas born	31.9	41.9	65.8	55.3	42.9
Country of birth (5 most common)	China 5.5 England 2.5 Rep. of Korea 2.2	China 7.0 Rep. of Korea 4.0 Lebanon 2.5 England 2.0	China 14.2 India 9.0 Rep. of Korea 8.8 Philippines 3.3	India 10.6 China 10.3 Rep. of Korea 3.9 Hong Kong 2.2	China 4.7 England 3.1 India 2.7 New Zealand 1.8

	<b>Melrose Park (Suburb) 2016</b>	<b>Ermington (Suburb) 2016</b>	<b>Meadowbank (Suburb) 2016</b>	<b>City of Parramatta 2016</b>	<b>Greater Sydney 2016</b>
	Hong Kong 1.5 New Zealand 1.1	India 1.6	Hong Kong 2.9	Philippines 1.6	Vietnam 1.7
Speak a language other than English at home	33.1	45.6	63.8	58.3	38.2
Languages spoken other than English	Cantonese 5.4 Korean 2.6 Italian 1.9 Armenian 1.6 Arabic 1.6	Mandarin 7.1 Arabic 5.8 Korean 5.2 Cantonese 4.9 Armenian 2.1	Mandarin 14.8 Korean 10.1 Cantonese 6.8 Hindi 3.4 Persian 2.3	Mandarin 10.5 Cantonese 6.5 Korean 5.0 Hindi 3.6 Arabic 3.2	Mandarin 4.7 Arabic 4.0 Cantonese 2.9 Vietnamese 2.1 Greek 1.6
<b>Income and employment</b>	<b>% (or \$)</b>	<b>% (or \$)</b>	<b>% (or \$)</b>	<b>% (or \$)</b>	<b>% (or \$)</b>
Unemployed	5.00	5.7	6.7	7.0	6.0
Occupation (top 3)	Professional 28.5 Manager 17.8 Clerical and Admin 16.5	Professional 23.4 Clerical and Admin 16.5 Technicians and Trades 13.8	Professional 39.1 Clerical and Admin 16.8 Manager 12.0	Professional 31.7 Clerical and Admin 15.4 Managers 12.7	Professional 26.3 Clerical and Admin 14.6 Manager 13.7
Median household income (weekly)	\$2,091	\$1,620	\$1,704	\$1,759	\$1,750
<b>Students</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>
Pre-school	5.7	6.8	5.7	5.5	5.5
Primary	38.0	27.9	12.7	23.9	25.6
Secondary	25.1	20.9	8.2	17.7	19.8
Tertiary	13.0	16.7	39.6	22.1	19.2
<b>Housing type and tenure</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>
Average no. people/household	3	2.9	2.1	2.8	2.8
Low density	92.9	68.3	3	45.7	56.9
Medium density	7.1	23.9	0.5	15.2	14
Higher density	0	6.8	96.3	38.4	28.1
Home ownership	84.1	57.5	38.2	55.1	62.3

	<b>Melrose Park (Suburb) 2016</b>	<b>Ermington (Suburb) 2016</b>	<b>Meadowbank (Suburb) 2016</b>	<b>City of Parramatta 2016</b>	<b>Greater Sydney 2016</b>
(owned outright or with mortgage)					
Rented, includes:	14.5	39.5	60.5	41.4	34.1
Rental Private	14.5	23.0	58.1	36.0	29.3
Social housing	0	16.5	2.4	5.4	4.8
Same address 5 years ago	51.4	56.8	71.4	47.5	53.2
<b>Car ownership and internet access</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>
Own 1 or more vehicles	94.5	91.3	83.3	89.4	88.9
Internet connection	89.9	83.8	89.9	87.6	85.6
<b>Level of disadvantage</b>					
SEIFA Index of Disadvantage (2011)	1087	1007	1078	1039	1018

Note: All data is from the 2016 Census of Population and Housing (ABS).

# 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 significant swing from outdoor team sports to individual fitness
- » Growth in indoor sport and recreation and 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
- » 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
- » State and local governments are recognising the importance of creating environments to enable people to lead active and healthy lives. This means urban planning is placing a greater focus on integration of enabling infrastructure at the earliest stages of planning. There is a much higher priority being placed on the provision of walking and cycling paths, sport and recreation facilities and public open space
- » Increasing multiple use of sport and recreation facilities, season overlap and spread of participation into the off-season usage is becoming more prevalent as the older model of single use-single club facilities is increasingly less sustainable.

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 adults. For the purposes of AusPlay, an adult is someone aged 15 years and over. This data is sourced from Sport Australia – *AusPlay NSW data tables – January 2018 to December 2018 data*.

**Table 14 Participation rates in sport and recreation activities (2015-16 and 2017-18)**

#	Activity/sport	2015-16 Participation rate (%)	2017-18 Participation rate (%)	Change in rates (%)
1	<b>Walking (Recreational)</b>	41.9	44.2	+2.3
2	<b>Fitness/Gym</b>	33.0	35.4	+2.4
3	<b>Swimming</b>	16.3	18.0	+1.7
4	<b>Athletics, track and field (includes jogging and running)</b>	16.3	14.7	-1.6
5	<b>Cycling</b>	10.2	9.9	-0.3
6	<b>Football/soccer</b>	7.2	6.3	-0.9
7	<b>Bush walking</b>	5.8	5.9	+0.1
8	<b>Yoga</b>	4.8	5.6	+0.8
9	<b>Golf</b>	5.3	5.1	-0.2
10	<b>Tennis</b>	5.0	4.9	-0.1
11	<b>Surfing</b>	3.6	3.3	-0.3
12	<b>Pilates</b>	2.3	3.3	+1.0
12	<b>Cricket</b>	3.0	-	-

Of those activities with the highest participation, the following have experienced the most significant increase in participation rates between 2015-16 and 2017-18:

- » Fitness/gym (increase of 2.4%)
- » Recreational walking (increase of 2.3%)
- » Swimming (increase of 1.7%)
- » Pilates (increase of 1.0%)
- » Yoga (increase of 0.8%).

A comparison between AusPlay data from 2015-16 and 17-18 suggests that:

- » Participation in sport and recreation at least once a week has increased slightly over this period (from 78.6% in 2015-16 to 82.3% in 2017-18)
- » The motivations for participation in sport were physical health or fitness (78.3%), fun/enjoyment (47.7%) and social reasons (31.1%) also being measured.

Amongst NSW children (5-14 years) in 2017-18:

- » Of boys participating in organised sport, the most popular sports were outdoor swimming (35.7%), soccer (28.2%), Australian Rules football (9.9%) and basketball (6.2%)
- » Of girls participating in organised sport, the most popular sports were swimming (40.2%) dancing (19.6%), gymnastics (15.9%) and netball (14.1%)
- » In 2017-18 78.1% of all children participated in organised sport. Participation increased from 67.7% in 2015-16.





