

Appendix 8 – Social Infrastructure Assessment

266 Victoria Road and 26 Kissing Point Road

Social Planning Assessment

Client:
Property NSW

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Final Report

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1 Introduction

This report has been prepared on behalf of Property NSW (PNSW) to support a planning proposal to amend the Parramatta Local Environmental Plan (PLEP) 2011 allowing for the redevelopment of Government owned land in North Parramatta to create a new mixed use precinct – that includes B4 (Mixed Use) R4 (High Density Residential) and RE1 (Public Recreation) zonings.

The new precinct will provide a high density residential development with a diverse range of housing and retail and commercial development, with the opportunity for research and education related employment in close proximity to existing and planned public transport nodes. The proposal will allow for the provision of over 2,500 to up to 3,000 dwellings and up to 40,000m² of retail and commercial floor space.

The proposal will also deliver community facilities, a significant public open space network and a new public domain to meet the needs of the new community. This report considers the social infrastructure needs of the future community and describes how those needs will be addressed.

Background

Comprising two adjoining land parcels, the Ageing, Disability and Home Care (ADHC) facility at 266 Victoria Road, Parramatta and the former Macquarie Boys High School (MBHS) at 26 Kissing Point Road, the site encompasses approximately 19.4ha. It is situated wholly within the City of Parramatta LGA. The MBHS was closed by the Department of Education in 2008 and the site has been vacant since that time. The ADHC facility is still in operation; however, the site is anticipated to be vacated by mid-2017.

Figure 1 Site context



Source: Google Maps

Property NSW on behalf of Family and Community Services (FACS) and Department of Education (DE) have been charged with responsibility of divesting the site.

The site is located north of Rydalmere train station, on the north eastern corner of James Ruse Drive and Victoria Road intersection, bounded to the north by Kissing Point Road and Vineyard Creek to the east. The site is a 10-15 minute walk from Rydalmere train station, with the potential for improvements in connectivity to further enhance accessibility. The Western Sydney University's North Parramatta and Parramatta campuses lie to the west and south of the site, offering the potential for synergies between education, research and employment.

The divestment and redevelopment of the site offers opportunities to:

- » provide a significant urban infill opportunity within the City of Parramatta LGA aligning with broader Government objectives and A Plan for Growing Sydney goals to increase and accelerate housing supply and provide new jobs
- » optimise the site's strategic location relative to the proposed Western Sydney Light Rail network in terms of increasing density along public transport corridors
- » support FACS and DE's commitment to recycling of capital investment in new facilities to meet the needs of the community and maintenance programs
- » reduce liabilities through disposal of assets deemed to be unsuitable for the needs of FACS and the Department of Education.

In line with the above, Property NSW has developed a concept plan to guide the rezoning and future development of the site. The concept plan seeks to satisfy the NSW Government's priorities for the precinct:

- » create a sustainable community with access to employment and education opportunities, community facilities and a high quality of life
- » improve connectivity between the site and its surrounds in terms of transport, pedestrian and cycling networks and the open space network
- » create a high quality public domain that is legible and activates the precinct
- » enhance the riparian corridor along the boundary of the site with the potential to deliver the missing link in the Vineyard Creek Corridor and to support the development of Sydney's Green Grid.

To realise the vision for the site articulated in the concept plan, an amendment to the Parramatta Local Environmental Plan (PLEP) 2011 is required to allow for the creation of a new mixed use precinct

Relationship to nearby regeneration projects

There are a number of large urban regeneration projects in relatively close proximity to the site, in line with the strategic focus on developing Parramatta as Sydney's second CBD. It is important to consider the cumulative impacts of these developments when considering future need for social infrastructure in the area.

Camellia

The Camellia Precinct is located around one kilometre south of the site across the Parramatta River. Camellia was identified as a Priority Revitalisation Precinct in *A Plan for Growing Sydney's Greater Parramatta to Olympic Peninsula Priority Growth Area*. The precinct covers an area of 321 hectares located entirely within the Parramatta local government area.

A detailed rezoning proposal for the area is expected to go on public exhibition sometime in 2016. The rezoning will be informed by further technical studies that will look at the infrastructure needed to support local transport and access, open space, community facilities and public amenity improvements. No future dwelling yields are available at present.

Parramatta North

Parramatta North is located around three kilometres west of the site. Planning for Parramatta North is well advanced. A rezoning proposal for government-owned land in the precinct has been reviewed and an amendment to the Parramatta Local Environmental Plan 2011 has been approved. Key features of the proposal include 3,000 new dwellings and a village centre.

Study scope and methodology

Ascertaining the social infrastructure needs arising from rezoning land is a complex process that has involved consideration of a variety of factors. Key elements of the methodology used in this study are as follows:

- » Reviewing the existing community and social infrastructure in the area and policy environment, including:
 - > reviewing existing plans for the site, plans, technical studies and other relevant background information including information provided by Property NSW, State Government and Parramatta City Council policies and plans (including Council's S94 Contributions Plan, DCP, Open Space Plan, and Community Strategic Plan) and information being prepared by other members of the consultant team
 - > local socio-economic profiling which includes analysing the existing social context and resident demographic characteristics, trends and demographic forecasts, population inflows/outflows, economic drivers and opportunities/vulnerabilities and crime and population health statistics. Data sources for these tasks include the Australian Bureau of Statistics (ABS) Census and other social and economic data tables, Centrelink, Bureau of Crime Statistics and Research and NSW Health
 - > reviewing existing provision of social infrastructure available in the surrounding area including open space, sport and recreation facilities, community centres, preschools and child care, schools, aged care facilities, tertiary education facilities, libraries, health services, cultural facilities, emergency and justice services
- » Determining social infrastructure needs, including:
 - > determining the population size and producing a demographic profile of likely age and household characteristics of the future community to identify the levels and types of need for social infrastructure
 - > consulting with City of Parramatta Council and relevant State Government agencies to ascertain gaps and needs, spare capacity within existing facilities, constraints (e.g. barriers to access, challenges in expanding existing schools) and opportunities (e.g. facilities that might be expanded to meet future needs)
 - > projecting future needs for social infrastructure based on gaps in existing provision, consultations with agencies, knowledge of social infrastructure provision in high density developments, social trends and benchmarks from Council or nearby/comparable urban centres
 - > analysing existing and proposed local and regional community and recreational services and facilities, including (schools, preschools and child care, open space, sports and recreation, community centres and aged care), with a focus on informing and supporting the Concept Plan design
- » Reviewing broader (regional-wide) specific needs for tertiary institutions, including:

- > reviewing existing and projected demographics relevant to tertiary education needs (including age breakdown and tertiary education attendance)
- > reviewing trends in tertiary campus planning and provision.

2 Policy and strategic context

This chapter provides a summary of relevant metropolitan and local policies, plans and studies to provide context and to identify key planning directions, issues, opportunities and implications.

2.1 Metropolitan strategies

A Plan for Growing Sydney

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

The Plan also directs the creation of:

- » More vibrant places and revitalised suburbs where people want to live – welcoming places and centres with character and vibrancy that offer a sense of community and belonging
- » The provision of local infrastructure, built environments and open spaces that promote the health and wellbeing of urban communities.

The Plan specifically identifies the proposed development site as part of a specialised education precinct. Key directions related to the subject site include:

- » Grow the specialised education precincts at Rydalmere, with statements the Government will:
 - > encourage higher education facilities to develop Rydalmere as Western Sydney's premier university precinct
 - > facilitate improved public transport, cycling and walking connections between Westmead and Rydalmere through the Parramatta CBD, investigate improved connections to Macquarie Park, and investigate options to enhance a Parramatta City Ring Road.

Key priorities identified in the *Plan* for the State Government at the Rydalmere Education Precinct include working with Council to:

- » Plan Rydalmere Education Precinct as Western Sydney's premier higher education precinct
- » Investigate the potential for a business park around the Western Sydney University at Rydalmere linked to the specialisations of the University
- » Support education-related land uses and infrastructure around the Western Sydney University
- » Improve transport connections between the Western Sydney University and Rydalmere train station to enhance connections for pedestrians.

Greater Sydney Commission Vision for Greater Parramatta and the Olympic Peninsula

Greater Parramatta and the Olympic Peninsula (GPOP) was identified as a new priority growth area in *A Plan for Growing Sydney*. In October 2016, the Greater Sydney Commission issued their vision document for the GPOP. The GPOP Vision acknowledges the major opportunities that the GPOP area offers. New infrastructure projects committed to in the area include Parramatta Square with a new

Western Sydney University campus, Parramatta light rail and WestConnex. The Vision also identifies major new living and working areas connected by light rail at Rydalmere, Parramatta North and Parramatta CBD with areas within 1km of new light rail stops at Rydalmere, Dundas, Telopea West and Carlingford to be targeted for growth.

The subject site is located in what is identified as the *Next Generation Living Precinct* which is identified to be redeveloped with a mix of housing types to cater for people seeking an inner-city lifestyle with retail and commercial uses — designed to suit businesses seeking to build strong relationships with WSU.

The following directions to drive the GPOP Vision are relevant to the proposal:

- » Design Parramatta as our central '30-minute city', with good connectivity within GPOP and beyond to the north, south, east and west
- » Deliver a rich mix of housing to create inclusive and diverse 'inner-city' liveability across GPOP, to attract and retain talent, and
- » Shape attractive and effective built environments and public spaces that reflect a focus on great urban design and environmental excellence.

Implications and planning proposal responses to policy directions

The planning proposal aligns with a number of directions outlined in the Greater Sydney Commission's Vision for Greater Parramatta and the Olympic Peninsula which identifies creation of a *Next Generation Living Precinct*, in which the subject site is located.

The planning proposal will also respond to a number of *A Plan for Growing Sydney* priorities. The planning proposal and future development will:

- » Provide additional housing close to public transport and improve housing choice in the area
- » Provide a range of open spaces and facilities on-site to address the needs of the future community and contribute to a healthy, active, vibrant and connected community (refer to Chapter 5 for additional discussion on social infrastructure needs and concept plan inclusions).

The planning proposal also includes opportunities to assist education delivery through the provision of:

- > Space suitable for the delivery of tertiary education and training (within proposed commercial zoned areas)
- > Additional housing close to Western Sydney University (that could accommodate students)
- > Space suitable for the establishment of early education (childcare) centre/s. (Childcare centres are permitted in residential, commercial and retail zonings).

Refer to Chapter 5, section 5.3 for discussion on education needs and implications.

2.2 City of Parramatta Council policies, strategies and studies

A note on the City of Parramatta: The boundary of Parramatta LGA was changed as part of the local government reforms in 2016. This resulted in the transfer of the urban regeneration areas of Carter Street Precinct, Wentworth Point and Sydney Olympic Park to the City of Parramatta. The following policies, plans and studies relate to the former Parramatta LGA and, therefore, directions and findings may now be outdated.

Parramatta 2038 Community Strategic Plan

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

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

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 Council's libraries to improve access to quality learning opportunities
- » Celebrate the unique character of local centres, neighbourhoods and City precincts, with a focus on:
 - > community safety
 - > active citizenship
 - > social networks
 - > quality neighbourhoods
 - > connecting local arts, culture, sport and community organisations
- » Recognise, celebrate and promote our dynamic history and heritage and unique places
- » Encourage local creative enterprises, attract events, encourage active engagement, celebrate diverse cultural perspectives and boost the local day and night economy
- » Improve quality of life and drive positive growth through events and by activating areas within the built environment such as laneways, parks, libraries, malls and public spaces
- » Increase in people walking and cycling, particularly for local journeys within their neighbourhood
- » Focus on efficiency and adaptability of precincts and buildings.

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

Parramatta Development Control Plan 2011 (DCP)

The Parramatta DCP provides detailed planning and design guidelines for all land within the Parramatta LGA.

The site is located within the 'Camellia and Rydalmere Strategic Precinct' identified in the DCP. The objectives identified for this precinct and of relevance to the planning proposal include:

- » Protect and support one of Sydney's significant industrial and educational hubs
- » Create a vibrant, attractive and mutually supportive industrial, educational and research precinct
- » Maintain and improve existing access to major public transport links outside the area
- » Improve the access and circulation for local traffic flows accessing the employment areas while protecting the level of service of James Ruse Drive and Victoria Road
- » Conserve and enhance identified views and encourage the conservation and adaptive reuse of heritage items within the Camellia and Rydalmere Precincts and wider community use and access of these assets.

Community Facilities: Policy Framework and Future Directions

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

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

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

Table 1: Hierarchy and standards for key community facilities

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

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

The report concludes that the Parramatta LGA is significantly undersupplied with multipurpose community centre space, particularly in urban centre locations. The report does not identify the Rydalmere and surrounding areas as priority suburbs for new or improved community space however, this recommendation was based on the relatively low projected population growth for the area at the time. Future facility planning and provision must now take into account the increase in projected population for this area (including that associated with the proposed development).

Parramatta City Centre Indoor Recreation Centre Needs Analysis

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

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

- » There are a number of indoor sport and recreation facilities in surrounding areas (including in the Ryde LGA); however, there are limited facilities in the Parramatta LGA
- » The only Council owned indoor recreation facility is Granville Youth and Community Recreation Centre. This facility however, is targeted specifically at young people and only provides limited indoor recreation (dance, martial arts and facilitated play). This facility is also no longer in the Parramatta LGA following the boundary changes in 2016
- » There is one non-Council provided indoor recreation facility in the LGA – the PCYC in Parramatta
- » There are two outdoor pools but no indoor aquatic facilities in the LGA
- » There is a gap in the provision of facilities accommodating basketball, netball and futsal in the LGA
- » The increasing cultural diversity of the LGA will likely create additional demand for indoor sports popular with key cultural groups (Arabic, Chinese and Indian) such as futsal, volleyball, badminton and indoor cricket
- » The age and cultural profile of the future population (younger and more diverse) may also suggest the needs for a greater focus on facilities for non-organised recreation activities, in addition to the formal organised competition sports
- » There is also a need for facilities that cater to specific cultural needs (e.g. women's only spaces/times).

Study recommendations of interest include:

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

Parramatta Green Grid 2013

The Green Grid was prepared by the NSW Government Architect's Office as a pilot project for Parramatta City Council in 2013. It aims to provide a strategic framework to deliver green infrastructure through the development and planning process. The Green Grid recognises that there

are significant benefits to be gained from the investment in a network of interlinked and high quality public open spaces.

The Green Grid aims to strengthen and enhance natural and cultural assets and quality of life by creating an interlinked network encompassing town centres, major employment hubs, public transport nodes and major residential areas. The Green Grid promotes the creation of a network of high quality and multifunctional open spaces.

Delivering the Green Grid is identified as Action 3.2.1 of *A Plan for Growing Sydney*. The plan for the Grid is detailed in Figure 2 below.

Figure 2 Proposed Parramatta Green Grid



NSW Government Architect's Office (2013)

Section 94A Development Contributions Plan (Amendment No.4) 2015

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

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

The plan includes a works program which nominates the public facility projects which contributions will fund and the funding amounts allocated to each project. The works program relates to the period

2015/16 to 2020/21. Public facility projects of interest to this study nominated in the plan are outlined in Table 2 below.

Table 2: Development contributions plan works program

Facility category	Project	Comments
Community facilities	Upgrade/new community buildings throughout the LGA including halls, meeting rooms, community centre, youth centres and the like; or the provision of one community hub.	Community facilities in closest proximity to the site may potentially be upgraded through this mechanism (which will increase their capacity) however, these are all located some distance to from the site (refer Chapter 3, section 3.2) The areas in closest proximity to the site that are identified as potential locations for a community hub are Ermington and Telopea.
	Upgrade at least one early learning centre across the LGA to increase capacity.	Dundas Child Care Centre, Rydalmere and Ermington Possum Patch Child Care Centre, Ermington are potential candidates for these works.
	Upgrade/expand at least one library building across the LGA.	The Ermington and Dundas Branch Libraries (those located closest to the site) are potential candidates for these works.
	Upgrade/expand/new amenities buildings to meet demand within the LGA.	The active open space reserves to the north-west of the site (including Parramatta City Tennis, PM Jeffrey Reserve and Barton Park) are potential candidates for these works.
Open space and recreation	New landscape works in accordance with Council's adopted Park Master Plans.	Open space areas near the development site may be possible candidates for these works.
	Upgrades to parks	
	Provide eight new children's playgrounds per year.	
	Rebuild playing fields and floodlight upgrade at one sportsground each year	
	Upgrade/new recreation buildings and facilities including swimming pools, tennis courts; golf courses and the like.	
	Provision of indoor recreation centre and/or informal recreation facilities such as skate parks, multi-use games areas, outdoor fitness structures and the like. Facilities could be indoor or outdoor.	

The plan also nominates a range of other public facility works across the LGA including drainage, water quality and laneway infrastructure, public domain and roadworks.

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

Parramatta Open Space Plan 2003

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

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

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

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

Subject areas and objectives relevant to this study are outlined in the table below.

Table 3: Relevant objectives from the Parramatta Open Space Plan

Subject area	Objective
<p>2.3 Recreation</p>	<p>2.3.1 Provide facilities for both passive and active recreation in consideration of the general community, park hierarchy, user group needs, locality characteristics and future demographics.</p> <p>2.3.2 Ensure that recreational facilities are distributed appropriately and with consideration to equity across the Parramatta LGA.</p> <p>2.3.3 Optimise the recreational use of existing open space resource through multi-using and design flexibility.</p> <p>2.3.4 Provide recreation facilities that reflect the high value that the community places on open space for social activities.</p> <p>2.3.5 Utilise public art to increase visual and sensory experiences for users.</p> <p>2.3.6 Provide attractions and facilities within the open space system to cater for Parramatta’s principal tourism markets.</p>

Subject area	Objective
2.6 Access	<p>2.6.1 Increase the use of public transport and cycleway/pedestrian footpaths to access open space.</p> <p>2.6.2 Develop and complete links between open space and residential commercial and community service areas to create an accessible, integrated open space system.</p> <p>2.6.3 Ensure all cycleway and pedestrian pathways interlink with neighbouring council pathway and open space systems.</p> <p>2.6.4 Ensure equity of access to open space and recreation facilities for all groups within the LGA.</p>
2.8 Management	<p>2.8.1 Ensure that all public open space is planned, developed and managed to reflect the community's expressed values.</p> <p>2.8.2 Ensure that the planning and design development of open spaces reflects the particular character of the locality.</p> <p>2.8.5 Ensure that social, economic and environmental considerations are integrated and applied to ensure sustainable open space planning, development and management processes.</p>

Parramatta Open Space Plan 2003

Localities

In order to analyse the distribution of open space, the Plan separates the Parramatta LGA into nine localities. The subject site is located within Locality 7. Key findings related to Locality 7 are outlined below:

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

Implications and planning proposal responses to policy directions

- » Council's policies and strategies reviewed will not have taken into account revised growth scenarios (including those associated with any revisions to Department of Planning population projections, revised LGA boundaries resulting from local government amalgamations and the Vision for Greater Parramatta and the Olympic Peninsula). These strategies would also not have accounted for the growth associated with the planning proposal. Additional growth in the Parramatta LGA will increase demand for social infrastructure and services and require revisions to Council's policies and plans
- » Council studies have identified that Parramatta LGA is significantly undersupplied with:
 - > multipurpose community space, particularly in urban centre locations
 - > indoor sport and recreation facilities
- » Improving access to leisure facilities and open spaces is considered an essential part of supporting healthy lifestyles and physical activity for Parramatta residents, workers and visitors, and is a key priority of the *Parramatta Community Strategic Plan*
- » The planning proposal can address a number of directions outlined in Council's strategies and plans by:
 - > Providing high quality local open spaces on site to address local needs and assist to create a healthy and activity community and improves pedestrian and cycle access in the area
 - > Providing a community centre to meet the future community's needs for community facilities
 - > Contributing to the upgrade of active open space areas and sport and recreation facilities off-site.
- » Refer to Chapter 5 and Chapter 6 for additional detail on planning proposal inclusions.

3 Existing situation

3.1 Existing population

Key characteristics of Parramatta suburb's population have been identified to assist in understanding the social context of the proposed development and identifying potential needs for social infrastructure. These characteristics are derived from an examination of the Parramatta suburb profile from the 2011 Census of Population and Housing and Parramatta City profile.id data, as outlined in Table 4 on the following page. The profiles of neighbouring suburb Dundas, Parramatta City Council Local Government Area (LGA) and Greater Sydney have been provided for comparison purposes. These areas are shown in Figure 3 below.

Figure 3 Map of suburb areas analysed



Top image: Parramatta suburb, Bottom image: Dundas suburb. Source: profile.id, 266 Victoria Road and 26 Kissing Point Road outlined in red.

Note: not all the percentages in the following table add up to 100 because some answers were not stated. In addition, the data provided is for the former Parramatta City Council LGA, not the newly created City of Parramatta LGA, as the profile.id data at the time of writing had not been updated.

Table 4 Key population characteristics

	Parramatta (suburb)	Dundas (suburb)	Parramatta City Council LGA	Greater Sydney
Population number (2006)	17,038	3,500	148,323	4,118,031
Population number (2011)	24,367	3,950	166,856	4,391,674
Population estimate (2015)	NA	4,622	194,448	4,920,000
Age groups	%	%	%	%
0-4 years	7.3	8.2	7.5	6.8
5-9 years	4.2	6.4	5.9	6.3
10-14 years	2.8	6.0	5.5	6.1
15-19 years	3.9	5.8	5.7	6.3
20-24 years	10.2	6.9	7.6	7.0
25-34 years	34.9	15.4	19.9	15.5
35-49	19.1	22.3	20.9	21.9
50-64 years	11.1	17.0	15.3	17.3
65-84	5.4	10.5	9.9	9.0
85+	1.2	1.5	1.8	1.8
Median age	30	35	33	36
Households	%	%	%	%
Couple with children	25.1	39.4	37.7	34.8
Couples without children	25.1	21.7	24.7	22.6
Single parent families	7.9	10.3	11.6	10.8
Other families	2.5	1.4	1.7	1.4
Group	7.4	3.4	4.2	4.1
Lone person	23.3	18.9	23.2	21.5
Average persons per bedroom	1.4	1.1	1.2	1.2
Average household size	2.4	2.8	2.7	2.7
Median weekly household income	\$1,314	\$1,379	\$1,288	\$1,447
Dwellings	%	%	%	%
Detached	15.1	63.3	52.8	58.9
Attached (townhouse etc)	15.8	28.8	13.4	19.7

	Parramatta (suburb)	Dundas (suburb)	Parramatta City Council LGA	Greater Sydney
Flat, unit apartment	68.1	7.7	33.5	20.7
Owned outright	11.7	28.5	25.1	29.1
Owned with mortgage	21.7	36.4	31.9	33.2
Rented (total)	57.0	29.6	39.3	31.6
Rented (private landlord)	52.0	23.0	31.4	27
Rented (public authority)	4.4	6.2	7.9	4.5
Cultural background	%	%	%	%
Percentage Indigenous	0.5	0.6	0.8	1.2
Percentage overseas born	63.1	39.0	51.4	34.2
Country of birth (other than Australia)	India (21.1%) China (14.7%) South Korea (1.8%)	China (7.7%) South Korea (4.2%) United Kingdom (2.3%)	India (8.1%) China (6.8%) Lebanon (3.8%)	United Kingdom (4.1%) China (3.4%) India (2.0%)
Same residence as 5 years ago	31.3	59.3	52.8	57
SEIFA Advantage + Disadvantage	1,003	1,042	983.7	n/a

Key characteristics of Parramatta suburb relevant for social infrastructure planning include:

- » a younger population and higher proportion of renters, group households and population mobility in Parramatta, reflecting the predominance of Parramatta CBD in the suburb
- » a corresponding lower proportion of older people, couples with children and people who own their own home either outright or with a mortgage
- » a lower average household size but a higher average number of people per bedroom
- » a higher degree of cultural diversity with a significantly higher proportion of people born overseas and from non-English speaking countries.

The table also highlights that the neighbouring suburb of Dundas has a community with very different profile to that of the suburb of Parramatta. Dundas is predominantly a lower density suburb with higher proportions of households consisting of couple families with children, higher proportions of young children and higher proportions of owner-occupied dwellings (compared to the Parramatta LGA). The new development community is projected to have a quite different profile to that of neighbouring Dundas – refer Chapter 4 for additional information.

3.2 Existing social infrastructure

3.2.1 Community and cultural facilities

Community centres

There are no community centres in the immediate vicinity of the subject site. However, there are a number of facilities in the surrounding area. City of Parramatta Council facilities in neighbouring suburbs include:

- » **Ermington Community Centre** is located three kilometres from the site and contains a main hall with stage (theatre capacity 200) and meeting room (theatre capacity 40)
- » **Dundas Area Neighbourhood Centre** is located three kilometres from the site and contains a main hall with stage (theatre capacity 200), a meeting room (capacity 60) and craft room
- » **Lake Parramatta Meeting Room** is located four kilometres from the site in Lake Parramatta Reserve and has a capacity of 40 people
- » **1st Parramatta Scout Hall** is located around one kilometre from the site but is difficult to access from the site
- » **1st Rydalmere Scout Hall** is located around two kilometres from the site, near Subiaco Creek.

The Hills Shire Council currently provides the **Burnside Gardens Community Centre** which contains a small hall with a capacity of 50-99 people, and kitchen facilities. The facility will soon be transferred to management of City of Parramatta due to boundary changes.

Cultural facilities

Cultural facilities in closest proximity to the site include the following:

- » **Riverside Theatres** – a major regional cultural facility that includes three theatres, located around four kilometres from the site:
 - > the Rafferty's Theatre, which seats around 100 people
 - > the Lennox Theatre is a flexible space that seats approximately 220 people
 - > the Riverside Theatre which seats up to 761 patrons in a conventional proscenium arch stage with orchestra pit and fly tower
- » **Parramatta Artists Studios** – 14 non-residential studios and 1 residential studio focusing on contemporary artistic practice including, but not limited to, painting, sculpture, film and digital media
- » **Margaret Whitlam Galleries** – located on the WSU site.

Libraries

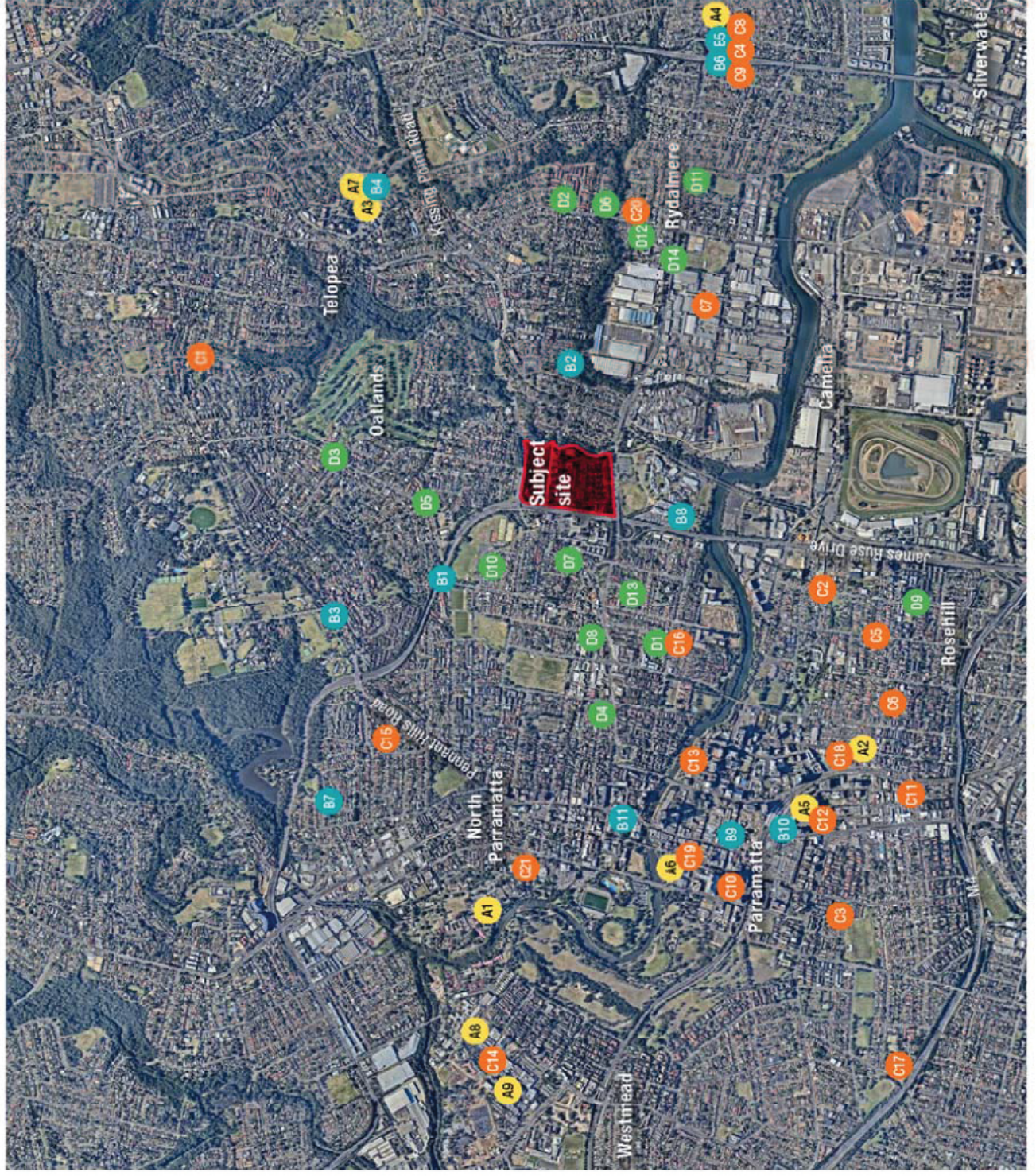
The **Parramatta City Library** is located in the Parramatta CBD, around four kilometres away. It contains hardcopy and electronic collections, as well as facilities for printing, photocopying and other tasks. It provides a range of activities and special events every week, ranging from storytime events for children to author talks, computer classes, and health and financial planning seminars. It also provides a range of multicultural services and events.

City of Parramatta Council 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 will be higher-order facilities that will serve a wide, regional catchment.

Local library branches exist at both Ermington and Dundas. These are around three and four kilometres from the site, respectively. However, Council has indicated that these libraries will not have capacity to meet the needs of the development's future population for local library services.

These and other facilities are indicated in the following map.

Rydalme Social infrastructure Map 1



HEALTH (H)

- A1 Cumberland Hospital
- A2 Cumberland Women's Health Centre
- A3 Dundas Community Health Centre
- A4 Ermington Early Childhood Health Centre
- A5 headspace Parramatta
- A6 Parramatta Community Health Centre and Parramatta Needle and Syringe Program
- A7 Telopea Early Childhood Health Centre
- A8 The Children's Hospital at Westmead
- A9 Westmead Hospital

COMMUNITY AND CULTURAL FACILITIES (CCF)

- B1 1st Parramatta Scout Hall
- B2 1st Rydalme Scout Hall
- B3 Burnside Gardens Community Centre
- B4 Dundas Area Neighbourhood Centre and Dundas Branch Library
- B5 Ermington Community Centre
- B6 Ermington Branch Library
- B7 Lake Parramatta Training / Meeting rooms
- B8 Margaret Whilliam Galleries
- B9 Parramatta Artists Studios
- B10 Parramatta City Library
- B11 Riverside Theatres

COMMUNITY AND EMERGENCY SERVICES (CES)

- C1 Anglicare Adoptions and Anglicare out of home care
- C2 Australian Red Cross Blood Service Parramatta Donor Centre
- C3 Brentwood Aged Care
- C4 Carinya Aged and Ethnic Day Care Centre
- C5 Catholic Community Services NSW / ACT - Clergy and Congregational Care
- C6 Crown Gardens Residential Aged Care
- C7 Diverse Community Care
- C8 Ermington Family Learning Centre
- C9 Ermington Police Station
- C10 Family and Community Services (FACS) in Parramatta
- C11 Greek Welfare Centre
- C12 Home Care Service of N.S.W
- C13 Interactive Community Care Pty Ltd
- C14 NETS
- C15 Northcourt Aged Care
- C16 Parramatta Aged Care Facility
- C17 Parramatta Ambulance Station
- C18 Parramatta Fire Station
- C19 Parramatta Police Station
- C20 Rydalme Fire Station
- C21 Uniting Lillian Wells North Parramatta

CHILDCARE

- D1 Angel Babies Childcare Centre and Angel Cottage Childcare Centre
- D2 Dundas Child Care Centre
- D3 Headstart Early Learning Centre Outlands
- D4 Inegricare Children's Centre Rockdale
- D5 Kids Cottage Early Years Learning Centre
- D6 KU Rydalme
- D7 Mother Goose Family Day Care
- D8 Parramatta East Pre-School
- D9 Rainbow Village Childcare and Rosehill Montessori Kindergarten
- D10 Reggio Emilia Early Learning Centre
- D11 Rydalme Public School Preschool
- D12 Scribbles & Giggles Child Care Centre
- D13 St Marina Early Learning Centre
- D14 UWS Early Learning Parramatta

3.2.2 Health facilities

The development site is located within the Western Sydney Local Health District (WSLHD). The development is in close proximity to a number of major hospitals that will service the development's future population (Westmead Hospital, The Children's Hospital Westmead, Cumberland Hospital and Westmead Private Hospital). Funding for the planning component of the redevelopment of Westmead Hospital is identified in WSLHD's Strategic Plan.

Hospitals

Westmead Hospital

Westmead Hospital is the major teaching hospital of the University of Sydney for medical and dental students. The hospital includes a dental school, and a unit for emotionally disturbed children, Redbank House.

Other services at Westmead Hospital include acute intervention medicine, aged care, neurology, rehabilitation, allied health, brain injury, cardiac, chronic care, radiology, pathology, a 24 hour emergency department, surgery, intensive care service, neonatal intensive care service, mental health, renal, transplant surgery and outpatient services.

Westmead Children's Hospital

Westmead Children's Hospital is the largest paediatric centre in NSW and provides care for children from NSW, Australia and across the Pacific region. In addition to its long list of specialist clinical services, it is a research hospital and is closely affiliated with Universities of Sydney and New South Wales, as well as biomedical research institutes as part of the Westmead Research Hub.

Cumberland Hospital

Cumberland Hospital is a mental health facility that provides primary and secondary mental health services to the local population, and tertiary acute, extended and forensic mental health services to greater western Sydney and NSW.

There are three specialist admissions units within Cumberland Hospital: one forensic inpatient unit, one specialist high dependency unit and six non-acute rehabilitation units. There are approximately 261 inpatient beds within the hospital.

Cumberland Hospital is also a teaching hospital for nursing, social work, occupational therapy and psychology students.

Other

Headspace Parramatta (in the CBD)

Headspace is the National Youth Mental Health Foundation providing early intervention mental health services to 12-25 year olds, along with assistance in promoting young peoples' wellbeing. This covers four core areas: mental health, physical health, work and study support and alcohol and other drug services. Headspace is funded by the Australian Government Department of Health under the Youth Mental Health Initiative Program.

Community health centres

Parramatta Community Health Service provides a range of services in the Parramatta and Holroyd areas to people of all ages with chronic and complex health conditions. Services range from health promotion, prevention and early detection to assessment, treatment and continuing care. Community Health staff work in partnership with GPs, hospitals, non-government agencies and other organisations to provide care in people's homes, at the Community Health Centre, or in other venues, such as Aged Day Centres.

Early Childhood Health Centres are located at Ermington and Telopea, both around 3.5 kilometres from the site. These centres, operated by NSW Health, provide a free service for all new parents in NSW. They are staffed by trained health professionals and registered nurses who specialise in child and family health.

3.2.3 Schools

There are a number of schools in the local area. Schools nearest the site are shown on Map 2. Table 5 summarises historic enrolment information obtained from the *myschool* website.

Table 5 Schools near the site

School name	Enrolments					
	2010	2011	2012	2013	2014	2015
Primary Schools						
Dundas Public School	365	364	345	372	367	380
Oatlands Public School	203	189	161	165	172	188
Parramatta East Public School	309	327	330	352	374	395
Rydalmere Public School	130	107	106	95	100	116
Rydalmere East Public School	168	169	170	159	172	170
Telopea Public School	58	46	55	55	62	51
Secondary Schools						
Macarthur Girls High	1035	1040	1055	1046	1032	1036
Arthur Phillip High School	1566	1580	1562	1488	1468	1404

Non-Government primary and secondary schools in the area include:

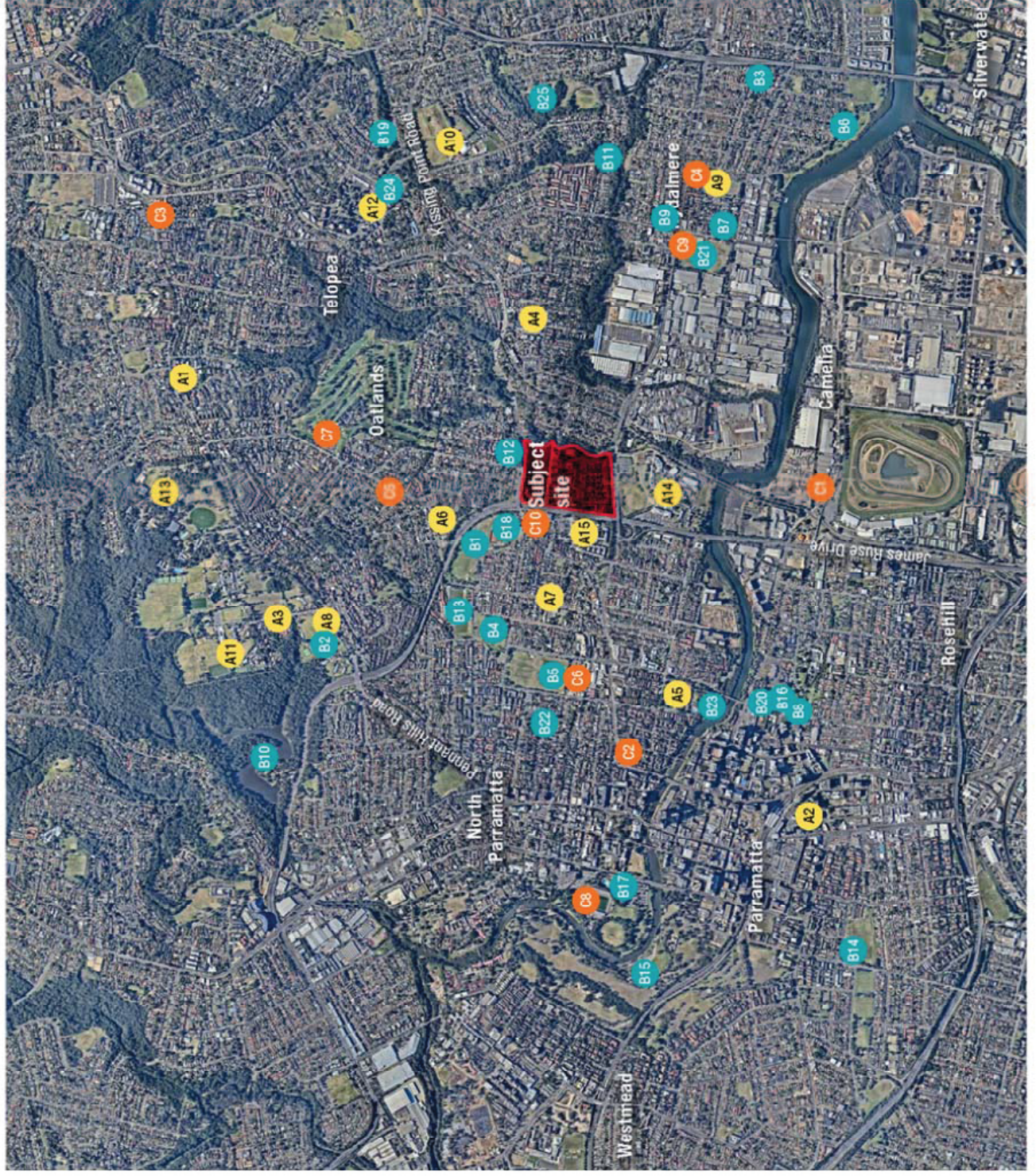
- » American International School
- » The King's School
- » Redeemer Baptist School
- » St Mary's Catholic Primary
- » St Patrick's Marist College
- » Tara Anglican School for Girls.

There are a number of major school projects underway around Parramatta:

- » Arthur Philip High School will be redeveloped on its existing site in a high rise building and will increase the current capacity of the high school by 650 students. However, this is likely to be required to meet the existing demand and will not include spaces for a future population of the subject site
- » Parramatta Public School will be redeveloped on its existing site and will increase the capacity of the school to 1,000 students
- » A new primary school for up to 1,000 students is being constructed in O'Connell Street (the former Kings School site)
- » Rosehill Public School will be expanded to increase the capacity of the school to 800 students.

Refer to Chapter 5, section 5.3 for an analysis of the future development community's schools needs and an approach to addressing these needs.

Rydalmere Social Infrastructure Map 2



SCHOOLS AND EDUCATION FACILITIES (E)

- A1 American International School
- A2 Australian Vocational Learning Centre
- A3 Charles Sturt University Parramatta
- A4 Dundas Public School
- A5 Macarthur Girls High School
- A6 Oatlands Public School
- A7 Parramatta East Public School
- A8 Redeemer Baptist School
- A9 Rydalmere Public School
- A10 St Patrick's Marist College
- A11 Tara Anglican School for Girls
- A12 Teloepa Public School
- A13 The King's School
- A14 Western Sydney University Parramatta Campus
- A15 Western Sydney University Parramatta North Campus

OPEN SPACE AND RECREATION FACILITIES (OS)

- B1 Barton Park
- B2 Belmore Park
- B3 Bretby Park
- B4 Dan Mahoney Reserve
- B5 Doyle Ground
- B6 Eric Primrose Reserve
- B7 Hambro Macarthur Park
- B8 James Ruse Reserve
- B9 John Carver Reserve
- B10 Lake Parramatta
- B11 Marri Badoo Reserve
- B12 New Settlers Park
- B13 Old Sateyards Reserve
- B14 Ollie Webb Reserve
- B15 Parramatta Park
- B16 Parramatta Skate Park
- B17 Parramatta Swimming Centre
- B18 PH Jeffrey Reserve
- B19 Ponds/Subisco Creek Reserve
- B20 Robin Thomas Reserve
- B21 Rydalmere Park
- B22 Sherwin Park
- B23 Stewart Street Reserve
- B24 Teloepa Skate Park
- B25 Uppohin Park

PLACES OF WORSHIP, PRIVATE AND OTHER FACILITIES (PW)

- C1 ALDI Rosehill
- C2 All Saints Anglican Church
- C3 Baptist Care Yallambi Centre
- C4 Harvest Christian Centre
- C5 IGA Oatlands
- C6 Life Church Parramatta and Parramatta Synagogue
- C7 Oatlands Golf Club
- C8 Patek Stadium
- C9 Rydalmere Central Bowling Club Ltd.
- C10 The Church of Jesus Christ of Latter-day Saints (LDS) Parramatta Chapel

3.2.4 Tertiary education facilities

Western Sydney University

The Western Sydney University was established to provide greater access to university education to the greater Western Sydney community. The university's strategic plan (*Securing Success 2015-2020 Strategic Plan*) describes the key role the university plays (as the largest education provider in greater western Sydney) leading "the economic, social and cultural development of the region in partnership with industry, business, government and community organisations" (p. 2).

Western Sydney University's Parramatta Campus South is located to the immediate south of the site (bordering Victoria Road). This campus can be accessed directly from the site via Bridge Street (an overpass across Victoria Road). The other component of the campus, Parramatta Campus North, is located to the immediate west of the site (bordering James Ruse Drive).

The two components of the campus total 9.71 hectares. The campus contains 42 buildings with a gross floor area of 57,138sqm.

In addition to administration, teaching facilities and spaces, the campuses include student accommodation (Western Sydney University Village), the Badanami Centre for Indigenous Education, a library, art gallery (Margaret Whitlam Galleries), retail stores, child care centre, sport and recreation facilities (including large multipurpose oval, sports courts and a recreation hall) and a number of large, at grade carparking areas. The Whitlam Institute, a public policy institute, is also located on the campus. The institute is separate institution, established as an incorporated entity under an agreement between the University and the Hon. Gough Whitlam AC.

A wide range of undergraduate and postgraduate courses are delivered on the campus, including in the areas of Arts, Communication, Engineering, Information and Communications Technology, Law, Nursing and Midwifery, Policing and Criminology, Psychology, Sciences, Social Sciences, Teaching and Education, Tourism and Urban Planning.

Western Sydney University also has a facility within the Parramatta CBD. The Sydney Graduate School of Management (the University's postgraduate business school) is located at 100 George Street. The university also has a campus at Westmead which currently has limited facilities. The university however is currently planning redevelopment of the Westmead site (in partnership with the private sector). Plans involve a mixed-use development that will include education, commercial, retail, residential and community spaces.

Other university facilities

Other university facilities in the Parramatta LGA are:

- » University of New England FutureCampus (211 Church St, Parramatta) – This facility includes a study centre and point of contact in western Sydney for students of the university studying online. The facility includes student support services and meeting, study and tutorial spaces. General workshops (e.g. academic writing and examination preparation) are also offered periodically.
- » Charles Sturt University School of Theology (16 Masons Drive, North Parramatta) – This facility is located within the United Theological College at the Centre of Ministry.

TAFE NSW facilities

TAFE NSW offers a range of vocational education and training courses from a number of colleges associated with geographically based institutes. Parramatta is located in Western Sydney Institute's catchment. With rapid and significant population growth projected for the western Sydney region, Western Sydney Institute envisage its role as critical in strengthening the skills base of the region's community and supporting economic growth (*Western Sydney Institute Prospectus* p.3).

The Western Sydney Institute does not currently have a college in Parramatta. The closest college to the site is the Baulkham Hills College. There is however a business centre operated by the institute's Open Training and Education Network (OTEN) in the Parramatta CBD. The OTEN is the institute's online and distance education division.

The Institute's capital works program identifies that a recent focus has been on the provision of a new health services training facility at Nepean College. No new facilities in the Parramatta area have been identified in the capital works program.

The other TAFE institutes and colleges in closest proximity to the site include:

- » Northern Sydney Institute – Ryde and Meadowbank Colleges
- » South Western Sydney Institute – Granville College.

Other tertiary education facilities and offerings

There are a number of other tertiary education institutions in the Parramatta area offering a range of vocational education and training courses including The Parramatta College (a not-for-profit community college) and a number of private institutions (predominantly located in commercial buildings in and around the Parramatta CBD).

3.2.5 Child care centres and preschools

A number of child care services are provided in the area surrounding the site. Information on service provided and vacancies is contained in the following table. It can be seen that a number of the centres are currently advertising vacancies, although many of these are for specific days or age groups, rather than across the board.

Table 6 Child care services in the surrounding area

Name and location	Type of care	Vacancies
Angel Babies child care centre	Long Day Care for ages 0-24 months	Vacancies for all days
Angel Cottage child care centre	Long Day Care for ages 0-6 years	Vacancies for all days and ages
Dundas child care centre	Long Day Care	No vacancies
Headstart Early Learning Centre Oatlands	Long Day Care for ages 0-6 years	Vacancies for 36months-school age all days and 0-24 months on Fridays No vacancies for other days and ages
Helping Hands Oatlands (Oatlands PS)	OSHC and Vacation Care	Vacation Care vacancies No vacancies for OSHC
Integricare Children's Centre	Long Day Care	No information provided
Kids Cottage Early Years Learning Centre	Long Day Care	No information provided
KU Rydalmere	Preschool, 3-5 years	Vacancies all days
Mother Goose Family Day Care	Family Day Care for 6months-5 years	Vacancies available

Name and location	Type of care	Vacancies
Parramatta East Pre-School	Long Day Care for 36 months – school age	Vacancies on Mondays
Rainbow Village Child Care	No information provided	No information provided
Reggio Emilia Early Learning Centre	Long Day Care for ages 0- 6 years	Vacancies for all ages, most days
Rosehill Montessori Kindergarten	Long Day Care for ages 0- 6 years	Vacancies all days for 0-24 months Vacancies some days for other ages
Rydalmere Out of School Hours Care (Rydalmere PS)	OSHC	No vacancies
Rydalmere Public School Preschool	Preschool, ages 3-5 years	No vacancies
Scribbles & Giggles Child Care Centre	Long Day Care for ages 0-36 months	Vacancies all days and ages
St. Marina Early Learning Centre	Long Day Care for ages 0- 6 years	Vacancies for all ages, most days
St Mary's Rydalmere	OSHC and Vacation Care	Vacation care vacancies, no information for OSHC vacancies
WSU Early Learning Parramatta	Long Day Care for ages 0-6 years	Vacancies some days and ages

Information sourced from mychild.gov.au

3.2.6 Open space and recreation facilities

There are a number of parks and open space facilities within two kilometres of the site. These are listed in Table 7 below according to their categorisation as either active or passive open space.

Table 7 Open space facilities within 2km of the site

Name	Size (ha)	Facilities and comments
Active open space		
Barton Park	7	Contains sporting field, athletics facilities including athletics throwing cages, synthetic long jump track, athletics track (grass). Also contains picnic facilities
Belmore Park (including Richie Benaud Oval)	4.9	Contains oval, cricket nets, playground, picnic facilities
Doyle Ground	7.6	Contains sporting field, cricket nets, outdoor gym
Old Saleyards Reserve	3.3	Contains sporting fields, cricket pitch
Telopea Skate Park	NA	Skate park

Name	Size (ha)	Facilities and comments
Passive open space		
Dan Mahoney Reserve	3.3	Off-leash dog park
John Carver Reserve	NA	Contains playground, picnic facilities
Marri Badoo Reserve	NA	NA
New Settlers Park	NA	Bushland
Sherwin Park	NA	Contains children's playground, picnic facilities, basketball court
Stewart Street Reserve	NA	Passive open space
Both (contains active and passive facilities)		
PH Jeffrey Reserve	NA	Park with 17 tennis courts (13 synthetic, 4 clay)
Rydalmere Park	6.3	Contains Bowling Club, sporting fields, playground
Upjohn Park	14	Contains sporting field, cricket nets, playground, outdoor gym

Information sourced from Google Maps and parracity.nsw.gov.au/play/sports_and_recreation/parks_and_reserves/

Council staff have advised that, while there appears to be substantial sporting open space close to the site, particularly at Barton Park, this is already at capacity and will not be able to absorb the additional demand likely to be generated by the proposed development without further upgrades. However, detailed utilisation data has not been examined in order to confirm this. Further comments are provided in [Section 5.2.3](#) of this report.

Significant regional open space

Lake Parramatta Reserve is a 73 hectare bushland and parkland reserve located around two and a half kilometres from the site. It is the largest bushland remnant surviving in the Parramatta Local Government Area. It is also recognised as one of the most significant and beautiful bushland remnants in Western Sydney.

Parramatta Park is an 85 hectare national heritage listed park located on the western edge of the Parramatta CBD, around three kilometres from the site. Parramatta Park contains Old Government House, Old Kings Oval, Rumsey Rose Garden, café and Tea Rooms, picnic shelters and BBQ facilities, a 3.2km loop cycle lane, playgrounds, Coleman Oval, pavilions and war memorials, Parramatta Swimming Centre, Pirtek Stadium and other facilities.

Both these facilities are understood to be heavily utilised by the existing population and future population growth will place more pressure on the spaces and amenities they provide for recreational uses.

Recreation facilities

Parramatta Swimming Centre, located in Parramatta Park around three kilometres from the site, contains a 10 lane 50m pool, 25m program pool, babies' pool, dive pool, change rooms & hot showers, lockers for hire, picnic and BBQ areas, and a kiosk.

Separate dedicated cycleways are located in relatively close proximity to the subject site. They are located along the Parramatta River (the Parramatta Valley Cycleway), on the southern end of the WSU campus.

The privately operated centre **Ultimate Indoor Sports Silverwater** is located around five kilometres from the site. The centre hosts indoor cricket, soccer, netball and actionball.

Epping YMCA is located at 15 Ward St, around 8 kilometres from the site.

3.2.7 Community services

A number of organisations provide community services in the surrounding area. Many of these are located within Parramatta CBD while others are located in nearby suburban centres. Community services in the area include:

- » Anglicare Adoptions
- » Australian Red Cross Blood Service Parramatta Donor Centre
- » Ermington Family Learning Centre provides adoption, family planning, and other social assistance services.
- » Family and Community Services (FACS) in Parramatta
- » Greek Welfare Centre provides a range of services for the Greek community including counselling, child care, playgroups, seniors groups, women's groups, and home care for Greek speaking people aged over 65 who need assistance with services like shopping, light housework, meal preparation, transport (e.g. to medical appointments, church services, social activities), personal care, in-home respite and advocacy.
- » NETS, the Newborn & Paediatric Emergency Transport Service, is a state-wide service of NSW Health and is hosted by the Sydney Children's Hospitals Network. It provides expert clinical advice, clinical co-ordination, emergency treatment and stabilisation and inter-hospital transport for very sick babies and children up to the age of 16 years.

Specialist aged care and disability services in the area include:

- » Anglicare Out-of-Home Care (OOHC) provides foster care, adoption, adolescent residential care as well as youth and family assistance to children, young people and families engaged in the OOHC system in NSW.
- » Catholic Community Services NSW / ACT - Clergy and Congregational Care
- » Diverse Community Care provides aged care and disability services
- » Home Care Service of N.S.W
- » Interactive Community Care Pty Ltd
- » Uniting Lilian Wells North Parramatta.

These organisations service a district or regional catchment. Like all welfare and support services, they are generally operating at or above their current capacity, and will not have the resources to support future population growth in the region without some augmentation of funding. Such funding is generally provided through State and Commonwealth Government funding programs, with a focus on operational, rather than capital, grants.

3.2.8 Emergency and justice services

The area is served by the following:

Police

- » Ermington Police Station (4km from the site)
- » Parramatta Police Station (4km from the site)

- » Rosehill Local Area Command (4.5km from the site).

Fire

- » Rydalmere Fire Station (2km from the site)
- » Parramatta Fire Station (3km from the site).

Ambulance

- » Parramatta Ambulance Station (5km from the site)
- » Ryde Ambulance Station (8km from the site).

3.2.9 Private and other services

Places of worship

There are a number of places of worship in the surrounding area. Places of worship can play an important focal point for community services and outreach, as well as offering spaces for hire for community celebrations. These are primarily churches of different denominations including:

- » All Saints Anglican Church
- » Life Church Parramatta
- » The Church of Jesus Christ of Latter-day Saints.

Parramatta Synagogue is located on Victoria Road. Parramatta Mosque is slightly further afield, in the Parramatta City Centre.

Retail and other services

The nearest large supermarkets to the site are Aldi in Rosehill and Rydalmere, and Coles at North Parramatta. A number of semi-industrial or trades services such as mechanics are also provided in Rydalmere.

Higher order retail shopping and entertainment opportunities may be found in Parramatta City Centre and Parramatta Westfield. Parramatta City Centre also has a large number of restaurants, bars and nightlife activities.

Implications for social infrastructure and open space planning

- » The area around the subject site has a limited number of Council community facilities. These are older style facilities that do not meet contemporary needs. Providing a new community facility in the area is likely to be a priority
- » City of Parramatta Council is planning a 3ha mixed use redevelopment precinct in Parramatta CBD – Parramatta Square. The development will include higher-order civic, community, commercial, retail, residential and educational facilities that will serve a wide, regional catchment but will not provide sufficient local level service for the subject site
- » The site is in relatively close proximity to major hospitals at Westmead. These are large, facilities that serve the wider region and should meet the incoming population's needs for higher-order and specialist health services. Community health centres are located nearby the site at Ermington and Telopea
- » There are a number of active open spaces nearby the site. These are already well used and under pressure from population growth in the area
- » There is a very limited amount of passive open space in the immediate area surrounding the site (i.e. within walking distance). This is similarly under pressure from population growth in the area
- » Shared active transport links as part of the Parramatta Green Grid project are proposed for nearby the site. Connecting the subject site to nearby open space and recreation opportunities by extending the Parramatta Green Grid should be considered a priority. Contributing to the Green Grid could improve access for future residents of the subject site and the existing community
- » There is a gap in indoor sport and recreation facilities across the Parramatta LGA
- » There are a large number of early education and child care facilities in the surrounding area that have vacancies advertised. These will likely meet some of the demand from a future development of the site. However, this should be reassessed as plans for redevelopment of the site progress
- » There are a number of primary schools in the area, but few high schools (although high schools typically have larger catchment areas). There are plans for a number of new schools/school upgrades in the Parramatta area to also be considered when addressing the future community's education needs and capacity of existing schools
- » A number of key community and human services are provided in Parramatta CBD, around four kilometres from the site. These services will likely meet the needs of future residents, subject to increases in recurrent funding through government programs.

4 Future situation

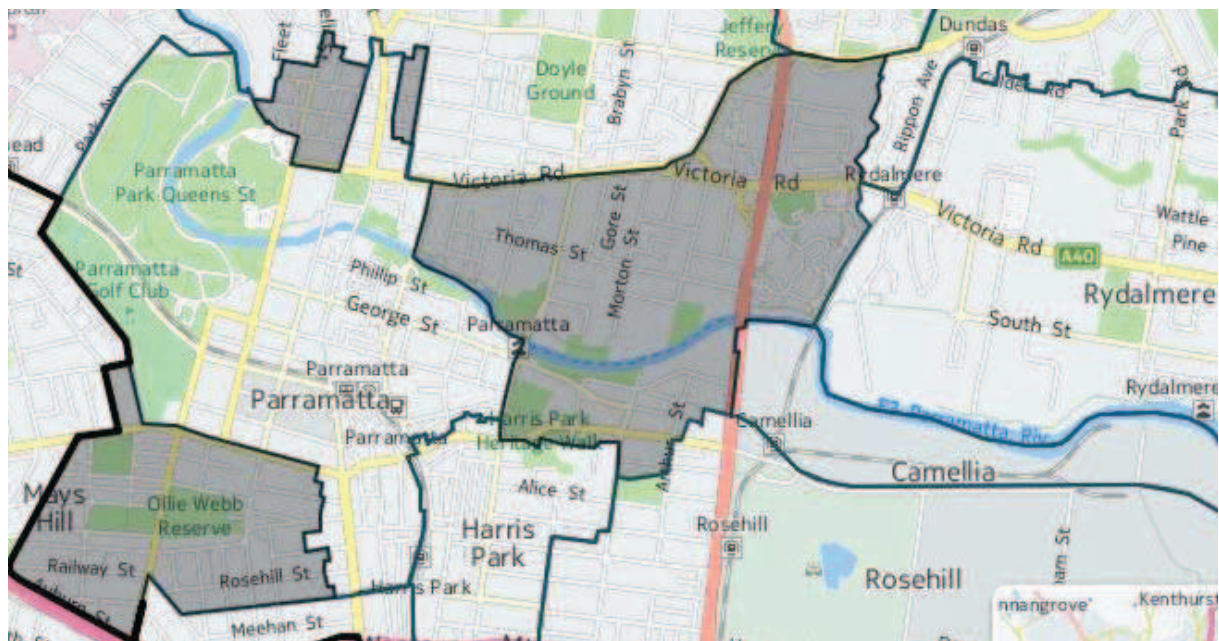
Understanding the future situation of the area, including population and community characteristics, is an important step in determining future needs and demands for community infrastructure. This chapter examines a range in demographic trends in the local area and in similar high density developments to the subject site.

4.1 Growth and change in the broader area

Consistent with its elevated strategic importance as the location of Sydney's second CBD, Parramatta LGA is undergoing significant growth and change. Using Census data and information related to Planning Proposals in the area, Forecast.id project that Parramatta LGA's population will grow from about 236,272 in 2016 to about 397,339 in 2036. This is an increase of 161,067 people or 68 percent growth (Parramatta City Population Forecasts, forecast.id).

Parramatta City population forecasts also provide information for individual areas in the LGA. The combined site at 26 Kissing Point Road and 266 Victoria Road is counted as part of 'Parramatta Remainder' on the forecast.id website, as shown in the map below.

Figure 4 Areas included as 'Parramatta Remainder' on forecast.id



Downloaded from forecast.id/parramatta

'Parramatta Remainder' is expected to grow from 13,612 people in 2016 to 20,614 in 2036. This is an increase of 7,002 people or 51.5 percent.

The neighbouring Rydalmere area is expected to grow from 7,315 people in 2106 to 9,616 in 2036. This is an increase of 2,301 people or 31.5 percent.

As the development at 26 Kissing Point Road and 266 Victoria Road has not yet been rezoned, its future population increases would not have been included in the population estimates above.

The context, however, is one of significant population growth and change in the surrounding area. The proposed development needs to be seen as part of this cumulative growth across the LGA.

4.2 Forecast population numbers

The concept plan for the site proposes a yield of **up to 3,000 dwellings**. All the dwellings will be apartments.

Elton Consulting typically utilises the LGA average household size as a starting point when determining occupancy rates at an early planning phase. In the 2011 Census, in the Parramatta LGA, the average size for households living in flats, units, apartments of three or more storeys was 2.35 persons.

2011 Census data is now 5 years old and many local governments, including Parramatta City Council, are reporting anecdotal evidence of increased occupancy rates in their areas. This is reported to be due to increased numbers of families living in higher density dwellings and, in less advantaged areas, multiple families sharing single dwellings. When released, 2016 Census data will provide additional insight on these issues.

The new development community however is likely to be a more advantaged community (as discussed below) and therefore, the LGA average is considered to be a reasonable prediction of average household size at this stage.

When the rate of 2.3 persons per household is applied to the yield, a population of **up to 6,900 people** is projected for the proposed development.

4.3 Likely community characteristics

4.3.1 Typical profile of people living in high density areas

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

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

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

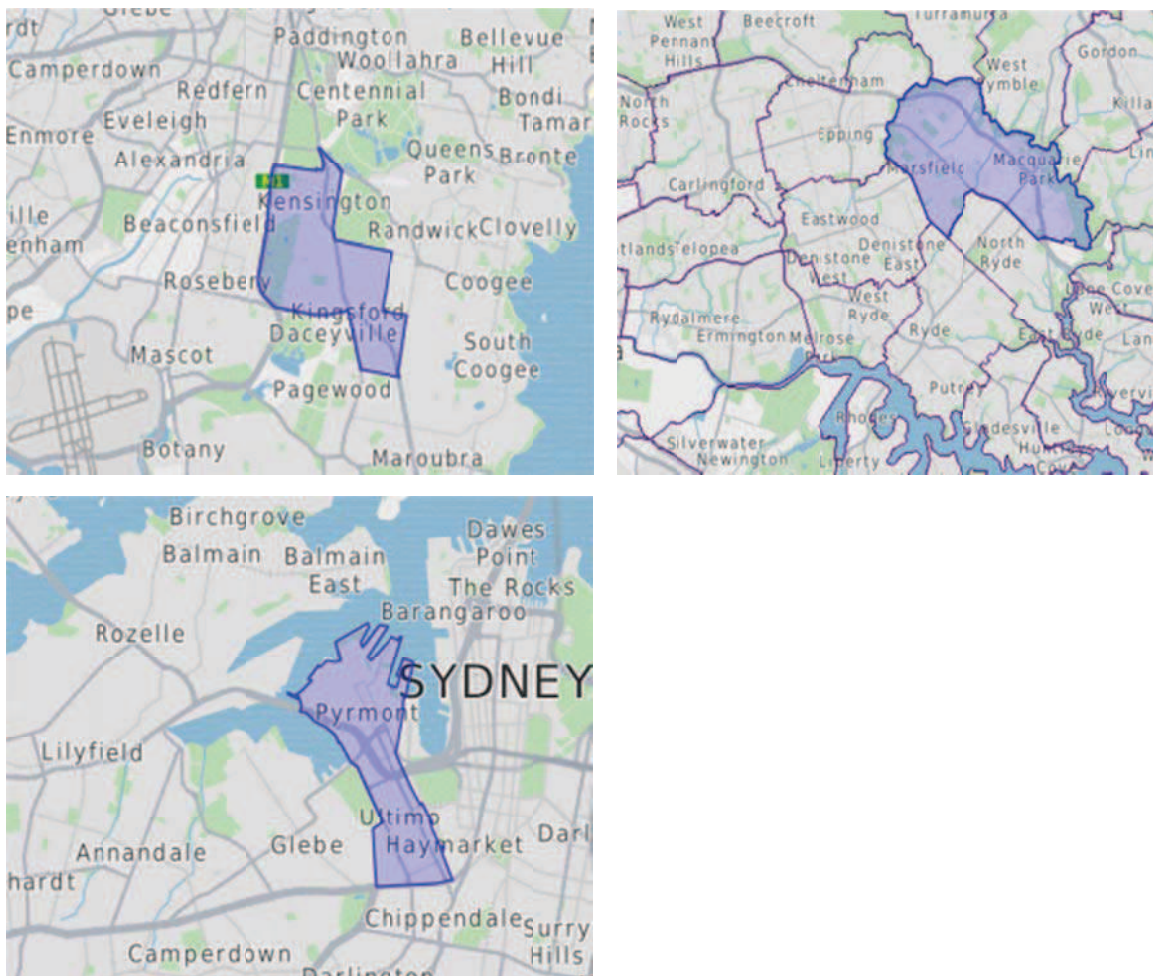
- » Different tenure patterns, with a much higher proportion of dwellings in private rental and a lower proportion that is owner occupied. This reflects the fact that more than half of all apartments are purchased by investors
- » A high proportion of young adults (25-34 years), along with an under-representation of both children under 15 years and older adults 65+ years
- » A different household structure, with a significantly higher proportion of households comprising couples without children and single persons, and a correspondingly much smaller proportion of households comprising families with children. However, apartments in Western Sydney have a higher proportion of families than in other areas, due to their relative affordability for lower income households

- » 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.

4.3.2 Typical profile of areas around universities

In order to understand the implications of the site's proximity to Western Sydney University, demographic characteristics of three other areas adjacent to universities have been examined below. These areas include the University of New South Wales (UNSW), Macquarie University and University of Technology, Sydney (UTS).

Figure 5 Statistical areas analysed



Pictures, Kensington Kingsford SA2 top left, Marsfield Macquarie Park SA2 top right and Pyrmont Ultimo SA2 bottom. Source: ABS.gov.au

Table 8 Key demographic characteristics of areas around universities

	Kensington – Kingsford SA2	Macquarie Park – Marsfield SA2	Pymont – Ultimo SA2	Greater Sydney region
Total population	26,873	18,492	18,731	4,391,674
Age groups	%	%	%	%
0 – 4 years	4.7	5.4	3.9	6.8
5 – 14 years	7.1	6.0	3.8	12.4
15 – 19 years	8.0	4.9	3.9	6.3
20 – 24 years	20.3	16.3	14.9	7.0
25 – 34 years	20.3	21.1	36.7	15.5
35 – 44 years	11.9	13.0	15.4	14.9
45 – 54 years	9.7	10.0	8.9	13.5
55 – 64 years	7.4	9.1	7.2	10.8
65 – 74 years	5.2	5.8	3.6	6.7
75 – 84 years	4.0	4.9	1.5	4.2
85 years and over	1.5	3.5	0.3	1.8
Median age	28	32	30	36
Other characteristics				
Percentage attending University or other tertiary institution	25.3	18.6	13.7	16.5
Average number of persons per bedroom	1.2	1.2	1.3	1.2
Average household size	2.5	2.3	2.1	2.7
Proportion of dwellings apartments/ units	54.2	44.8	90.5	25.8
Percentage renters	49.6	44.5	63.0	31.6
Percentage of dwellings with no motor vehicles	23.9	16.7	36.8	12.1
Percentage same usual residence as 5 years ago	36.8	43.8	25.5	56.7
Top 3 origins for people with different address 5 years ago	Overseas (22.2%) Other SA2 in NSW (20.6%) Queensland (0.9%)	Overseas (21.5%) Other SA2 in NSW (20.5%) Queensland (0.5%)	Overseas (25.8%) Other SA2 in NSW (21.6%) Victoria (1.4%)	Other SA2 in NSW (21.7%) Overseas (7.4%) Same SA2 (6.1%)

	Kensington – Kingsford SA2	Macquarie Park – Marsfield SA2	Pymont – Ultimo SA2	Greater Sydney region
Percentage born overseas	49.7%	59.7%	66.9%	40.1%
Top 3 countries of birth (other than Australia)	China (11.1%) Indonesia (4.0%) Malaysia (3.2%)	China (16.5%) Hong Kong (4.0%) India (3.3%)	China (10.6%) England (4.4%) South Korea (2.8%)	England (3.5%) China (3.4%) India (2.0%)

Compiled from ABS Census data available at abs.gov.au

When compared with Greater Sydney, the areas surrounding UNSW, Macquarie University and UTS are characterised by:

- » a younger population, in particular a high proportion of people aged 20-34 years
- » a higher proportion of high density dwellings and corresponding lower household size
- » a high level of renting and population mobility
- » a higher proportion of people born overseas, particularly from east and south east Asia
- » a lower level of car ownership.

A caveat to this data is that the central location of Pymont Ultimo and proximity to the Sydney CBD and other amenities likely contributes to the lower proportion of car ownership and students, and the higher proportion of high density dwellings than in Macquarie Park-Marsfield and Kensington-Kingsford.

4.4 Likely population characteristics

Based upon the trends outlined above and the existing population characteristics discussed in [Section 3.1](#) of this report, the future population of the subject site is likely to be characterised by:

- » A high proportion of investor owned housing provided as private rental accommodation
- » A high proportion of young adults (aged 25-35) who are drawn to the area to be close to the university and Parramatta CBD
- » Low levels of car ownership
- » A lower proportion of households comprising families with children. However, numbers of children will still be significant enough to demand social infrastructure and services for children
- » High levels of cultural diversity.

4.5 Future population needs

4.5.1 Typical community needs in high density areas

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

- » A high proportion of young adults indicates 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
- » Small dwellings and limited space within the home indicate the need for spaces for hire for private functions (including children's birthday parties and other private celebrations) as well as spaces to study, read, relax and meet friends outside the home
- » Smaller household sizes suggest the need for public places that promote social interaction and community participation. Community infrastructure can make an important contribution to overcoming social isolation and engendering a sense of belonging in communities where increasing numbers of people live alone and are seeking social contact outside the home
- » The high proportion of people renting (and often associated transient nature of these communities), indicates the need for places and activities that enable people to meet. Community facilities and open space play an important role in these areas by providing places to make new friendships and build support networks.

5 Potential social infrastructure needs

This chapter provides an assessment of the needs of the future community for social infrastructure. The assessment considers population size, likely characteristics, access to and the suitability and capacity of existing and planned infrastructure.

5.1 Approach to provision of social infrastructure

This study has used both catchments and needs based approaches to understanding the social infrastructure requirements arising from the proposed development.

In social infrastructure planning, facilities and open space resources are commonly considered at three catchment levels:

- » Local / neighbourhood level services and facilities - generally provided for a population of about 5,000–15,000 people to meet every day needs, and including community centres, childcare centres, primary schools, local parks and sports fields, and doctors' surgeries
- » District level services and facilities - more specialised facilities which operate on a broader district catchment of about 15,000 – 50,000 people, and include libraries, larger sport and recreation facilities, district parks, high schools, community health and higher order medical facilities, emergency services
- » Sub-regional and regional level services - Major facilities for a population of over about 100,000 people or LGA-wide, and including hospitals, tertiary education, major cultural and civic facilities and major sporting facilities.

Accordingly, the size of catchments required to support different types of social infrastructure will vary according to whether the facility is serving a local, district or regional purpose. The identification of catchments also has regard to the hierarchy of centres in a region, recognising the role of social infrastructure in supporting that hierarchy.

The nature of overlapping catchments for different types of social infrastructure means that urban infill sites cannot be considered as self-contained units. The site at 26 Kissing Point Road and 266 Victoria Road will have sufficient population to support some local level facilities and open space, which may also serve the surrounding suburbs. The site's projected population will not itself create sufficient demand for a new district or regional facility. However, it will contribute to demand for those facilities and services in the wider area.

5.2 Social infrastructure needs

5.2.1 Community centres

There are no community facilities located in close proximity to the site and a limited number of small facilities in surrounding areas. Given the size of the population and access issues, provision of a local level community facility should be considered.

There are no state or nationally adopted benchmarks to guide the planning of community centres and spaces. Elton Consulting typically recommends (as a starting point) a rate of provision of about 80 square metres of Council-owned community space floor area for every 1000 people in the population. This is based on analysis of comparative rates of provision and derived through the testing of provision rates on a number of successful projects. NOTE: this benchmark based floor area does not include any outdoor spaces (such as balconies, terraces, outdoor play spaces, courtyards or gardens).

Based on 80 square metres per 1000 people, the development will generate a need for approximately 550 square metres of community centre space. This facility could include multipurpose community meeting and activity spaces as well a space for informal meeting and gathering. Ideally the facility would have access to adjoining open space for spill-over events and indoor/outdoor activities.

Any future community facility on the site should act as a focus for community development programs and support the development of connections with the existing surround community.

Consultation with Council

Consultation with Council staff has indicated that facilities in nearby suburbs are already operating at capacity and do not meet the needs of the area's growing population. These facilities will not have capacity to meet the needs of the development's future population. Council is currently preparing a community facilities study, after which time staff will be in a better position to assess demand in the area.

In line with leading practice, Council expressed a preference for providing larger community hubs rather than small facilities for local areas and expressed a preference for facilities of a minimum size of 1,500sqm. Community hubs at Newington, Wentworth Point and Harris Park have been cited as models for the development of a hub on the subject site. This quantum of floorspace would be over and above the needs generated by the development alone. A facility of this scale could, however, be provided on the site to serve a larger catchment population including surrounding suburbs. Costs would need to be apportioned accordingly.

Council has indicated that the size, type and funding of any community facility should be considered as part of a Voluntary Planning Agreement (VPA).

If a community facility is to be provided on-site, principles to guide the development of that facility should be included in the Planning Proposal. This should include the following directions on siting and inclusions:

- » If a smaller, local facility is provided it would be best located in a central area within the site, preferably adjacent to open space
- » If a larger, hub facility is provided, it would be more appropriately located in the most accessible part of the site (i.e. the south eastern corner nearest to Rydalmere station and WSU).

Comments on the concept plan

The concept plan identifies a potential location for a community facility on-site. In accordance with principles outlined above, the community facility is:

- » Centrally located within the development

- » Adjacent to open space
- » Adjacent to commercial space.

The approach to the community facility will be refined through later stages of the planning process, in consultation with Council staff.

5.2.2 Libraries and other cultural facilities

Based on the State Library of NSW benchmarks (*People Places: A Guide to Planning Libraries in NSW 2013*), a population of 6,900 people would generate demand for about 475sqm of library floorspace. This is not sufficient to create a viable facility, although it could provide a library kiosk.

The development's future population will therefore not alone generate the need for a new branch library. However, it will generate some level of demand that will need to be met. Council has indicated that nearby branch libraries located in Dundas and Ermington will not have capacity to meet the needs of the development's future population. The future community's needs will therefore need to be addressed through either contributions to the upgrade of existing or provision of a new library in surrounding areas or through the provision of some library services in a community facility on-site.

There are a number of regional cultural facilities in the Parramatta LGA that could meet the needs of the future community for higher order, specialist facilities. There is a gap in provision of community-based arts facilities that provide spaces for creative arts, performance and other activities.

Consultation with Council

Council staff have indicated that they would consider the provision of space for library services (including computer services and programming rather than more traditional book catalogue space) at a community facility on-site. This issue requires further discussion with Council staff.

Comments on the concept plan

A local community centre on-site may be able to address some of the need for local community arts space. This would require that the design of the facility include:

- » Flexible, multipurpose space
- » Adequate storage to accommodate specialist equipment.

Additional design and programming considerations will be refined at later stages of planning.

5.2.3 Open space and recreation facilities

Passive open space

The supply of passive open space in the surrounding area is limited and affected by poor access. As such, passive open space will need to be provided on-site to meet the needs of the future population and allow all residents to be within the commonly accepted benchmark of easy walking distance (400-500 metres) of open space. Passive open space should be of high quality and be highly embellished to meet the specific needs of people living in higher density dwellings (who lack access to private open space).

Active open space

There are a reasonable number of active open space areas within two kilometres of the site, including a range of sports fields and courts. However, Council has indicated that these are heavily utilised and already operating at or above capacity.

Council does not specify any benchmarks for active open space. Elton Consulting has however, examined benchmarks for sporting facilities for other developments (both greenfield and infill) in

many different local government areas. As an example of levels of provision in higher density areas, the City of Sydney 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 benchmark suggests the need for at least one sports field will be generated by the future development community.

There will also be a need generated for outdoor sports courts. Benchmarks suggest one multipurpose sports court should be provided per 2,000 people, suggesting the need for approximately 3 courts.

Consultation with Council

As noted above, Council has indicated that the existing open space nearby the subject site is at capacity and under pressure from the rapid development occurring in the area. Council has indicated that nearby open space facilities will require upgrades to support any additional capacity. However, other Planning Proposals in the Parramatta CBD (i.e. much further away from this subject site) may rely on these same facilities. This is due to the lack of active open space in the LGA more broadly.

In early discussions, Council indicated a preference for providing active open space on-site. Council also expressed a preference for a synthetic playing field, to enable higher rates of utilisation and to meet high (and increasing) demand.

Council has highlighted a need for an updated Open Space and Recreation Strategy to be developed for the LGA.

Comments on the concept plan

The concept plan designates over eight hectares or 42 percent of the site as open space. This is consistent with the Parramatta DCP which requires 40 percent of residential flat building sites to comprise landscaped area.

Key features of the open space detailed in the concept plan include:

- » A hierarchy of linked open spaces that provide a range of recreational opportunities for different groups at different times, including:
 - > a central open space that provides a focal point for passive recreation and sense of place
 - > the 'viewing green', a contemplative green space
 - > a landscape buffer around the perimeter of the site that could accommodate a walking path
- » A landscape buffer that protects biodiversity along the Vineyard Creek riparian corridor
- » Water sensitive urban design interventions throughout.

Of the eight hectares of open space:

- » Approximately two hectares (10% of the site) will be provided as public open space
- » 2.5 ha will be landscape buffer
- » 3.7 ha will be riparian corridor.

The landscape buffer and riparian corridor also include walking tracks.

The concept plan also includes provisions for a highly permeable pedestrian and cycle network that connects to:

- » Rydalmere station
- » Local recreational trails
- » Sports fields in the north east of the site and on the WSU campus
- » Both WSU campuses.

The proposed pedestrian and cycling network will 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 a key mechanism to facilitate social interaction and integration between the new and established communities.

The concept plan does not currently make allowance for a regulation-sized sports field. It includes a small oval on the eastern side of the site, adjacent to the Vineyard Creek riparian corridor and linked by shared pathways.

In order to meet a wider need for active playing fields, contributions could be negotiated through either section 94 or the Voluntary Planning Agreement process to make contributions to the upgrade of nearby active open spaces to enable their increased utilisation. This will require further discussions with Council. If such solutions for off-site provision cannot be achieved, then consideration will need to be given to meeting the future development community's needs for a sports field and courts on-site.

The potential for some level of on-site provision of outdoor multipurpose sports courts should be explored. This is particularly relevant given the likely take up of residential accommodation by students (based on demographic analysis as outlined in [Section 4.3](#) of this report).

Indoor sport and recreation facilities

Based on previous studies Elton Consulting has undertaken within the Parramatta LGA, we understand that there is a gap in indoor sport and recreation facilities in the Parramatta LGA.

The development's future population alone would not support the provision of such a facility. However, it will generate some level of need that will need to be met offsite. This may be done through contributions to the upgrade of existing facilities or the provision of new facilities.

5.2.4 Early education and child care

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 an increase in the proportion of households in which both parents are working. A benchmark of 1 place per 3 children aged 0-4 years is considered a more suitable benchmark for this development, based upon the recent experience of a number of other councils who have undertaken recent assessments of childcare utilisation.

To determine child care needs at this early planning phase, the assumption is made that the proportion of children 0-4 years in the development will be around 7.0% - the projected average proportion for the Parramatta LGA in 2026 (forecast.id).

Using the benchmark of 1 place per 3 children aged 0-4, the development's future population will generate the need for approximately 160 child care places or approximately two eighty place child care centres. There are a number of child care centres in the area showing vacancies (base on a web-search). Some of these centres may be able to meet some of the needs of the development's future community. Given additional population growth in the area, consideration should be given to the provision of at least one child care centre on-site.

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

Consultation with Council

Council 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 publically available.

Council is a direct provider of child care and also a provider of space for not-for-profit child care providers. Council has suggested it would be interested in future discussions regarding potentially owning and/or operating a child care centre on-site but cannot commit to any decision at this stage. Council has indicated a preference for individual child care centres to not exceed 60 places.

Council has indicated that there is a need for out of school hours (OOSH) child care services in the area. These centres are generally best co-located with schools due to the need to bus children to and from school if located elsewhere. However, this could also potentially be accommodated in a community centre if needed. Any future facility to accommodate OOSH services will need to comply with relevant legislation and will require access to a contained outdoor area.

Comments on the concept plan

Child care centres are generally a permitted use within R4 and B4 zonings and do not require sites to be designated at the concept planning stage. Technical studies undertaken for this planning proposal (including traffic and economic studies) have however, modelled scenarios that have included provision of child care on-site. There is therefore the potential for child care centre/s to be accommodated on-site.

5.2.5 Health facilities and services

Hospitals and community health services

Public health services, including hospitals and community health services, are not planned according to service benchmarks, but rather take account of a wide range of factors, including:

- » The profile and health status of the existing and future populations
- » Expressed patterns of utilisation, need and demand
- » Capacity and potential for expansion of existing facilities
- » Workforce issues
- » Changing models of care and different ways of providing services.

For these reasons the health agencies are not able to respond quickly to changes in population forecasts for their areas.

The subject site falls within the responsibility of the Western Sydney Local Health District (WSLHD). The WSLHD *Asset Strategic Plan 2013-2023* provides an assessment of the health facility needs of the LHD and details how the agency will meet future needs, including annual costing, the distribution of funding and priorities for growth. The Plan is based upon forecast population growth for the District of around 120,000 people to 2021, which will bring the District population to nearly one million people by that date. It is likely that much of the forecast population growth from development of the subject site will occur after 2023, and so will be considered in the next Asset Strategic Plan.

The future community's in-patient needs will be primarily met through the substantial program of redevelopment and expansion of Westmead Hospital (identified in WSLHD's Strategic Plan) that is being undertaken in stages over a number of years. The forecast population increases within the City of Parramatta will not alter existing WSLHD plans, but will likely bring forward the need for further enhancements beyond the lifetime of the current *Asset Strategic Plan*. It is noted that a notable

portion of the population's need for hospital services in this part of Sydney is met through the private sector (including Westmead Private Hospital).

At this stage, there are no plans to expand or redevelop any community health services in the City of Parramatta. Population growth forecasts for Parramatta will be considered when the current *Asset Strategic Plan* is revised.

The WSLHD is also considering implementing new models of community health and primary care to meet population growth demands and to enable people to avoid hospitalisation and be treated closer to home. Rather than clustering services in centralised community health centres, models are being developed that would involve staff running local sessional clinics, using facilities such as GP medical centres or spaces shared with non-government organisations. This may have implications for demand for community centre space within the site in the longer term, as such models are evolved.

GP services

Based on the Western benchmark of 1 GP:1000 people, the future population will generate the need for approximately 6 General Practitioners. There would be significant benefits to providing a medical centre on the development site to enable local access to medical services.

Comments on the concept plan

The commercial space on-site will provide space suitable for a local medical centre. Commercial space would also be suitable for dentists and allied health services.

5.2.6 Affordable housing

Affordable housing is beyond the scope of this study. Council has requested consideration of the provision of affordable housing as part of the development, so it is noted here to inform the planning process.

5.2.7 Justice and emergency services

Requirements for emergency services are primarily based on their ability to meet time targets when responding to emergency situations. As a result, planning for emergency services is largely based on travel times and road layouts rather than population densities. Some other issues also influence emergency service provision. For example, police provision is also based on the local crime rate and the rate of ambulance provision is based on the age profile of the population.

As such, it is expected needs for these services will be met by existing or planned facilities in surrounding areas.

5.2.8 Leisure and recreation needs

As identified in Chapter 4, the projected high proportion of young adults in the new development indicate a need for access to a range of sport, recreation, leisure and entertainment activities.

Comments on the concept plan

The commercial and retail space proposed on-site will provide opportunities for the provision of a range of leisure, entertainment and recreational offerings (e.g. cafes, restaurants, gyms and fitness facilities).

5.3 Education services and facilities

5.3.1 Schools

The decision by the Department of Education to close Macquarie Boys High School has not been revisited as part of this study. The Department made this decision in 2008, based upon its forecasting and asset strategy.

In its latest guidelines regarding the planning of new schools, the Department of Education has moved away from its traditional benchmarks for new schools in greenfield areas based on dwelling numbers. The *School Safety and Urban Planning Advisory Guidelines* (September 2015) acknowledge that predicting where and when a new school is required is complicated by a range of social, economic and land use variables. As a result, demand analysis for new schools is now undertaken on a case by case basis. A school will only be funded, built and operated where there is demonstrated need for a new school. Consideration is therefore given to:

- » Compliance with the Education Act 1990
- » Budget availability and competing priorities for funding of other infrastructure projects
- » Enrolment forecasting and demographic profiling
- » The effect on existing surrounding schools
- » The capacity of existing schools to take new enrolments or be expanded to take them
- » The property tenure options that are available
- » The education model proposed
- » Dwelling occupation and take-up rates
- » Housing development staging
- » Housing market characteristics.

Based on the current Concept Plan that proposes up to 3,000 dwellings, the Department of Education provided the following information in relation to the development of the site. Importantly, any change to the proposed number or type of dwellings would require the assessment to be revisited.

- » Currently the site is not included within the catchment for any primary school or high school due to the fact there is no residential housing on it or on the WSU site to the south
- » School catchments can be varied over time and planning is done on a holistic basis and will not necessarily involve a single solution at a single school
- » The site could be serviced by nearby primary schools including Dundas Public School, Oatlands Public School and Parramatta East Public School. Expansions at these schools will be required to meet this additional demand. Any proposed expansions would be subject to available funding
- » The proposed number and type (high density apartments) of dwellings would not alone be sufficient to generate a need for a new primary school to service this development
- » For secondary schools provision the development site could be serviced by Cumberland High School and Macarthur Girls High School
- » Current projections indicate that Cumberland High School has capacity to accommodate additional students to 2031; however Macarthur Girls does not have capacity at present and its ability to expand to absorb additional demand would require further investigation
- » The proposed number of dwellings and the typology would not be sufficient to generate a new high school to service the proposed development.

In summary, the Department of Education has advised that neither a new primary school nor high school will be required to service the proposed development, either within the site or in the surrounding area. The needs of future school students living within the proposed development will be met at existing schools in the area. The precise ways in which additional enrolments will be managed, and the augmentation of facilities at the existing schools, will be subject to detailed planning by the Department as planning for the site proceeds.

5.3.2 Tertiary education

With regard to the future community's needs, residents will have good access to a number of tertiary education institutions in surrounding areas (as identified in Chapter 3), most notably Western Sydney University, located to the south of the site. The new development is likely to provide housing for future students due to its close proximity to the University.

It is important to note that tertiary education facilities typically have large catchment areas (regional or metropolitan-wide and beyond). The site has good access to both existing and proposed public transport. Future residents of the development will have good access to tertiary education offerings across Metropolitan Sydney.

With regard to the impact of the change of use of the site on the wider community needs for education facilities, there are a number of factors to consider. These are outlined below.

Western Sydney University's potential future situation and needs

Property NSW has advised that it is undertaking direct consultation with Western Sydney University to discuss the proposed development and to understand the university's vision and plans for the university and its campuses. Initial research undertaken provides the following insights.

University enrolment data

Initial research indicates the university's total enrolments have been increasing steadily over the past five years, with a 2.6% increase from 2014 to 2015 (*Annual Report 2015: A Year in Review*, Western Sydney University). The data however indicates that while undergraduate enrolments have increased from 2014 to 2015, postgraduate enrolments have decreased. The data also indicates increased numbers of Commonwealth supported, Commonwealth Research Training Scheme and international fee-paying places but a decrease in domestic fee-paying places.

The university's strategic plan (*Securing Success 2015-2020 Strategic Plan*) identifies targets for university enrolments to 2020. The targets indicate plans to increase numbers of all students, but most notably in the area of online study (undergraduate and postgraduate).

NOTE: Enrolments and projections of individual campuses are not provided.

Future plans

The university has plans for a new Parramatta City Campus as part of the Parramatta Square development in the CBD (currently under construction). The university has committed to a 15-year lease of the building. The university's website explains that the planned new campus will "contribute to the University's plans to significantly expand its course offerings at Parramatta, and provide student-centred learning and teaching in a state-of-the-art collaborative environment".

The university's capital works program identifies a number of other large scale projects associated with other campuses. There are also some projects identified for the Parramatta Campus, although these are small in scale.

Western Sydney University also has plans for increasing its presence in western Sydney. The university's 2016-20 Strategic Plan outlines development, by 2030, of a new multidisciplinary campus for 6,000 students at Westmead. An additional \$50 million has been earmarked to fund new

infrastructure in the Western Sydney region in the next five years, working towards a long-term target of \$500 million over the next 15 years.

Consultation with Western Sydney University is required to further explore the university's strategic directions, plans for its Parramatta Campus (including plans for its low density or undeveloped areas) and other planned and potential projects for the Parramatta area.

Tertiary education trends

The projected significant population growth for Metropolitan Sydney will ultimately result in increased demand for tertiary education. There are however, a number of key emerging trends that may have implications for the planning of tertiary education facilities in the future.

The following provides a summary of relevant key trends in the provision of tertiary education.

An increase number of courses offered online

The increase in the number of courses offered online by universities and TAFE is to be considered when determining demand for education facilities. While projected population growth across Sydney will see an increase in student numbers, this may not necessarily translate to a proportionate increase in demand for hard infrastructure.

An increase in smaller satellite facilities in central locations

The past decade has seen an increasing number of local and interstate universities establish a presence in the Sydney CBD. These universities are utilising commercial office space to deliver courses. Examples include University of Newcastle, Western Sydney University, CQ University, University of Sydney, La Trobe, Curtin University, Southern Cross University and Macquarie University.

With both local and state government focus on the strengthening of Parramatta as Sydney's second CBD, there is the potential for an increase of similar university facilities in the Parramatta CBD (in addition to Western Sydney University's new Parramatta CBD campus).

An increase of private education institutions

There has been a significant increase in the number of private institutions offering vocational education and training courses over the past years. This has increased access to tertiary education. It also has implications for the planning of education facilities. These institutions typically utilise commercial buildings and do not rely on the provision of larger land areas associated with campus-style development.

An increase in international student enrolments

Education is identified as one of Australia's and NSW's key export industries. It is also a growing industry with Commonwealth Government Department of Education and Training data indicating significant growth (11%) in internal student numbers between 2015 and 2016 (*Monthly Summary of International Student Data January – June 2016*). Western Sydney University data also indicates some growth in internal student numbers (0.9%) each year from 2012 to 2015 (*Western Sydney University Annual Report 2015*, Volume 1).

International student growth has seen a rise in demand for student accommodation on, or in close proximity to, university campuses. This increased demand has seen many universities (including Western Sydney University) increase supply of university accommodation (including through delivery partnerships with private development companies). This demand can have planning land area implications for university campuses.

Education needs - implications

The Department of Education has undertaken detailed modelling of student forecasts and has advised that neither a primary school nor a high school will be required on the site. Instead, student demand will be accommodated in existing schools, through augmentation of their facilities where sites permit this. Detailed planning will be undertaken by the Department as planning for this site proceeds, to determine the precise ways in which future demand will be addressed at existing schools.

Further consultation with Western Sydney University is required to understand whether the repurposing of the development site will impact on any future plans for the university to service the greater Western Sydney region.

Determining whether the site is required for education uses should also consider the key trends in tertiary education facility provision (outlined above) and their impact on-site/land area needs. A number of these trends suggest movement away from large, campus style facilities.

It is noted that the proposed development could contribute to the provision of education opportunities in the area. It will provide additional housing close to WSU (which is likely to attract and accommodate students). The proposed commercial space could also be used as classroom/training spaces by WSU, other universities or other tertiary education and training institutions to deliver courses and programs. The proposed mixed use zoning also provides opportunities for research and development facilities either associated with or in addition to education and training.

6 Conclusion

The draft concept plan for the subject site proposes a yield of up to 3,000 dwellings. Based upon the average size of households living in higher density apartments in the Parramatta LGA (2.3 persons per dwelling), this will result in a population of up to approximately 6,900 people at full development. The social infrastructure recommended to support this population is summarised in the following table.

Table 9 Summary of requirements

Community infrastructure needs	Recommended approach
Community centre	<p>Provide local multi-purpose community centre of approximately 550 sqm in central location adjacent to open space.</p> <p>Alternatively, Council may prefer a larger community hub, but the costs would need to be apportioned over a larger population catchment.</p>
Library space and services	<p>Development will only generate demand for about 475sqm, too small for a viable facility. Make contributions to augmentation of existing facility off-site.</p>
Arts and cultural spaces	<p>Local community arts needs to be met through programming in multipurpose community space.</p> <p>Needs for higher order arts facilities to be met in regional facilities located in Parramatta City Centre.</p>
Open space	<p>Local open space for passive recreation to be provided on-site</p> <p>Of the eight hectares of open space proposed in the concept plan:</p> <ul style="list-style-type: none"> » 2 hectares (10% of the site) will be provided as public open space, primarily in two large parks. These should be suitably embellished to meet the recreation needs of a range of age groups » 2.5 ha will be landscape buffer (including walking tracks) » 3.7 ha will be riparian corridor (including walking tracks). <p>Contribute towards upgrading of sporting fields and outdoor courts in the surrounding area to meet the future development community's needs. If off-site provision cannot be achieved, then consideration will need to be given to meeting these needs for a sports field and/or courts on-site.</p> <p>Contribute to provision of off-site indoor recreation and aquatic facilities.</p>
Child care	<p>Approximately 160 places will be required. Some demand can be met by existing facilities in surrounding areas. It is however recommended that some on-site services be provided. The zonings proposed will allow for the future provision of child care facilities on-site. Child care centres would be best located either adjacent to a multi-purpose community centre or in commercial area close to site entry.</p>

Community infrastructure needs	Recommended approach
Schools	The Department of Education has advised that neither a new primary school nor high school will be required to service the proposed development, either within the site or in the surrounding area. The needs of future school students living within the proposed development will be met at existing schools in the area. The precise ways in which additional enrolments will be managed, and the potential augmentation of facilities at the existing schools, will be subject to detailed planning by the Department as planning for the site proceeds.
Tertiary education	Needs will be met by existing facilities in the wider area. Property NSW to undertake consultation with Western Sydney University to discuss the planning proposal and understand the university's plans for the future.
Health	Need for hospitals and community health centres to be met through existing facilities, which are being expanded in line with regional population growth. Space for a medical centre (6 GPs) to be provided as part of commercial space on-site.
Community services	Will contribute to demand for district and regional level services provided off-site. Requirement will primarily be for additional operational funding to increase staffing and programs in line with population growth, rather than capital facilities.
Emergency services	Fire, police and ambulance needs to be met through existing services.

These recommendations are subject to further consideration and confirmation by City of Parramatta Council, which will own and manage the facilities and open space. Once the schedule of social infrastructure has been confirmed, delivery arrangements and costings to inform a Voluntary Planning Agreement may be considered.



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