

HOLDMARK

Community & Place Benefits Analysis

Melrose Park South Precinct

15 April 2020

Report Title: Community & Place
Benefits Analysis | Melrose Park South
Precinct

Client: Holdmark

Version: Final Draft

Date: 15 April 2020



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Executive summary

BACKGROUND

Cred Consulting was engaged by Holdmark to prepare a Community and Place Benefits Analysis (CPBA) to inform a planning proposal relating to the Holdmark sites within the Melrose Park South Structure Plan located in the City of Parramatta Local Government Area (LGA). This CPBA assesses the benefits that could be delivered through the proposal to support a socially sustainable, resilient and activated community and place and ensure that there is an integrated and strategic approach to deliver community outcomes for the entire area. Melrose Park's location on Parramatta River, half way between the CBD and Parramatta, and the availability of large contiguous sites makes the industrial areas suitable for renewal.

This report looks at the community benefits based on the the population growth resulting from the Holdmarks sites, and also for the entire Melrose Park South Structure Plan area (given that social infrastructure and open space needs are often planned for on a district and regional, not site based, level).

PROPOSAL AND SITE CONTEXT

The subject site is located within the Melrose Park South Precinct which is 190,319m². The site is located in the City of Parramatta Local Government Area (LGA), north of the Parramatta River.

The Melrose Park South Precinct (the Precinct) proposes a mixed-use development with an estimate of 327,650m² of mixed used GFA, or approximately 3,855 apartments. This CPBA responds community benefits that could be delivered for two sites within the Precinct- Holdmark East and Holdmark West with a GFA of 163,158 m2, or approximately 1,920 apartments.

Located on the northern bank of the Parramatta River, Melrose Park is a suburb of some 70 hectares lying 17 kilometres west of the Sydney CBD and 8 kilometres west of the Parramatta CBD. The existing industrial precinct is a discrete precinct close to large areas of post-war Housing Commission residential at Ermington and Telopea. Areas to the north around Kissing Point Road and to the east at Ryde have seen the construction of extensive apartment development in the last decade. Council has identified that given the wide ranging population forecasts for this precinct, clever and thoughtful planning, site selection and design is required to future proof community infrastructure in this precinct and allow for as much flexibility as possible.

STRATEGIC CONTEXT

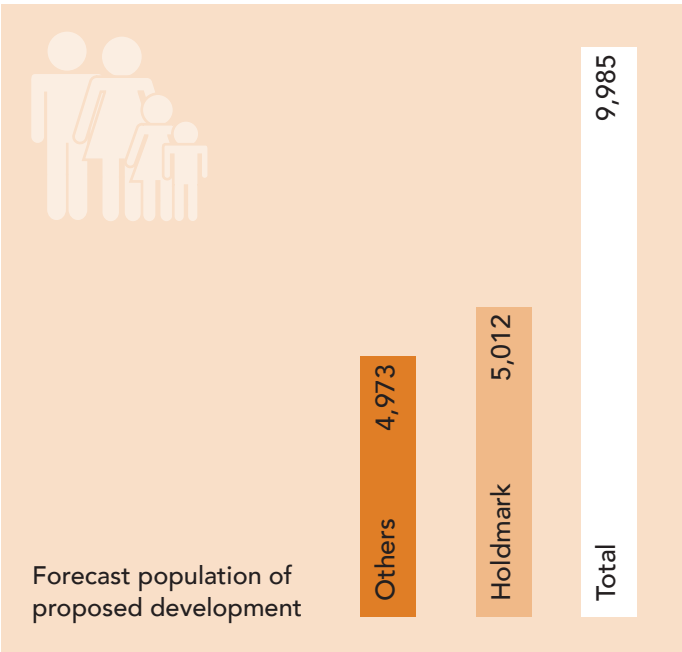
- The Greater Sydney Commission has prioritised the delivery of social infrastructure to support growth as part of the District Plan for the Central River City.
- City of Parramatta's Local Strategic Planning Statement identifies Melrose Park South as a growth precinct.

- The LSPS identifies a local centre local centre in Melrose Park South, which Parramatta Light Rail Stage 2 will connect to.
- The creation of socially sustainable and connected communities is a priority for Council including: delivering of diverse housing choice (affordability and dwelling mix), walkability, access to open space, activities for children and youth, and community connectedness.
- Council's Community Facilities Strategy has identified Catchment 5 (which includes Melrose Park) as a High Growth Area, with particular needs to plan for growth, increasing density, and planning around future transport infrastructure. Council's planning has identified a need for a community hub at Melrose Park of approximately 2,000m² to complement the Ermington Community Hub.
- Cooling Parramatta's streets through increased tree canopies is a core aspect of the Cool Parramatta project and tree canopies that provide shade will be needed in Melrose Park South development.

POPULATION CONTEXT

In 2016, the total Usual Resident Population of Ermington - Melrose Park suburb was 10,720 people. The current estimated population (2018) is 11,745 people. The population grew by 1,289 people between 2011 and 2016 (an average of 2.73% per year), which is a lower growth rate than the LGA at 3.07% per year.

The 2020 population forecast for Ermington - Melrose Park is 14,003, and is forecast to grow to 46,631 by 2041. Based on a household size of 2.59 persons, the forecast population of the Holdmark sites will be around 5,012 people, and the total Melrose Park Precinct, 9,985 people.



COMMUNITY BENEFIT ANALYSIS

The following community and place benefits are recommended to support the delivery of a sustainable and resilient place and community post proposal. They are based on an analysis of current and forecast strategic, people and place context, open space and social infrastructure needs analysis, and consideration of social sustainability and resilience outcomes. They recognise the benefits that this proposal can deliver for the incoming community but also to the existing community (whether it be onsite, neighbouring etc.) and include community benefits that can be delivered onsite and through embellishment or contribution offsite. ***Further detailed recommendations including case studies and rationale is provided at Chapter 8.***

COMMUNITY BENEFIT OPPORTUNITIES INCLUDE:

New multipurpose community hub

Council has identified a need for a 2,000m² multipurpose community hub in Melrose Park, with Melrose Park South Precinct being a best practice location. Based on Council's benchmark of 80m² per 1,000 of community floor space, 400m² of floor space would be required from Holdmark sites and 799m² from the forecast population of the Precinct.

Consider opportunities to include creative spaces with community production and participation within this facility.

Contribution to improved Ermington Library

Council has identified a need to expand and upgrade the Ermington Branch Library. Based on Council benchmarks, a contribution to the upgrade could be made requiring 234m² within the Holdmark sites and 467m² from Melrose Park South Precinct.

New quality long day care

The Holdmark sites will require provision of around 162 long day care places or 2 new centres. Consideration should be given to co-locating one centre with the future multipurpose community hub, and offering this centre to Council to own as Council has identified a desire to deliver one new Centre of between 60 and 80 places.

New OOSH places

An additional 166 new OOSH places (within the Holdmark sites) and 333 (within the Melrose Park South Precinct) will be required for children aged 5 to 11 years. A new OOSH centre should be provided as part of any new primary schools servicing the area.

Communal spaces

Provide communal spaces for "noisy" activities like music practice rooms, or study spaces away from apartments, or places to gather.

New open space & active open space

Based on 20% of the site, a total of 1.9ha of new green open space should be delivered within the Holdmark sites, and 3.8ha across the Melrose Park South Precinct.

Based on City of Parramatta's benchmarks, 1/3 of this should be delivered as open space for active sports and recreation. Council has identified a significant undersupply of sports space in its Planning Catchment 5 (where Melrose Park is located).

Consider inclusion of an event ready sheltered public plaza/civic space (that can be activated day and night) connected to the town centre, or a future multipurpose hub to host community and cultural activities, reflective of the cultural diversity of the area.

Outdoor recreation facilities

Consider the inclusion of fitness equipment/stations within new open space or along green links.

Deliver at least 2 playgrounds within the Holdmark sites, and 5 across the Melrose Park South Precinct that caters for a range of age groups. Given the increasing heat and demand in Western Sydney, consider opportunities or feasibility of including water play.

Consider provision of 1 outdoor multipurpose court within new open space.

Access and connectivity to river

Create pedestrian and cycle access to the Parramatta river front and throughout the Precinct to increase connectivity to the riverfront.

Key worker housing

Consider opportunities to include key worker housing (both for rent and purchase) to respond to a high need across the Parramatta LGA and increasing workforce.

Public art

Work with local artists and Council to provide opportunities for public art that is embedded within the building design, public spaces and also along the riverfront (ie. River art walk) to tell the local stories, history.

Community building

As there are currently no people living in this Precinct, delivery of community building programs and activities, and inclusion of community in open space and facility planning, will be a priority.



1

INTRODUCTION AND SITE CONTEXT

1. Introduction

1.1. BACKGROUND

Cred Consulting was engaged by Holdmark to prepare a Community and Place Benefits Analysis (CPBA) to inform a planning proposal relating to the Holdmark sites within the Melrose Park South Structure Plan located in the City of Parramatta Local Government Area (LGA). This CPBA assesses the benefits that could be delivered through the proposal to support a socially sustainable, resilient and activated community and place and ensure that there is an integrated and strategic approach to deliver community outcomes for the entire area.

Melrose Park's location on Parramatta River, half way between the CBD and Parramatta, and the availability of large contiguous sites makes the industrial areas suitable for renewal. The Melrose Park Southern Precinct Structure Plan (December, 2019) provides high-level strategic principles to guide the future redevelopment of the Melrose Park Southern Precinct.

PURPOSE

This report provides a detailed social infrastructure and open space needs assessment which identifies the additional social infrastructure and open space generated by the proposed development (both local and district) and takes into account the availability and capacity of surrounding infrastructure and services to accommodate the demand created by the significant forecast population increase and change of the proposed development.

It makes recommendations for the community benefits that the proposal could deliver or contribute toward to achieve social sustainability, create its own sense of place, and respect the existing character of the site and surrounding growing and changing Melrose Park community, and deliver public benefits for the broader Parramatta LGA.

SITE CONTEXT

Located on the northern bank of the Parramatta River, Melrose Park is a suburb of some 70 hectares lying 17 kilometres west of the Sydney CBD and 8 kilometres west of the Parramatta CBD. Bounded by Victoria Road to the north and the Parramatta River to the south, since the 1950's it has been largely light industrial use with a clustering of Pharmaceutical businesses.

The existing industrial precinct is a discrete precinct close to large areas of post-war Housing Commission residential at Ermington and Telopea. Areas to the north around Kissing Point Road and to the east at Ryde have seen the construction of extensive apartment development in the last decade. A number of industrial sites at Melrose Park have been re-purposed as churches.

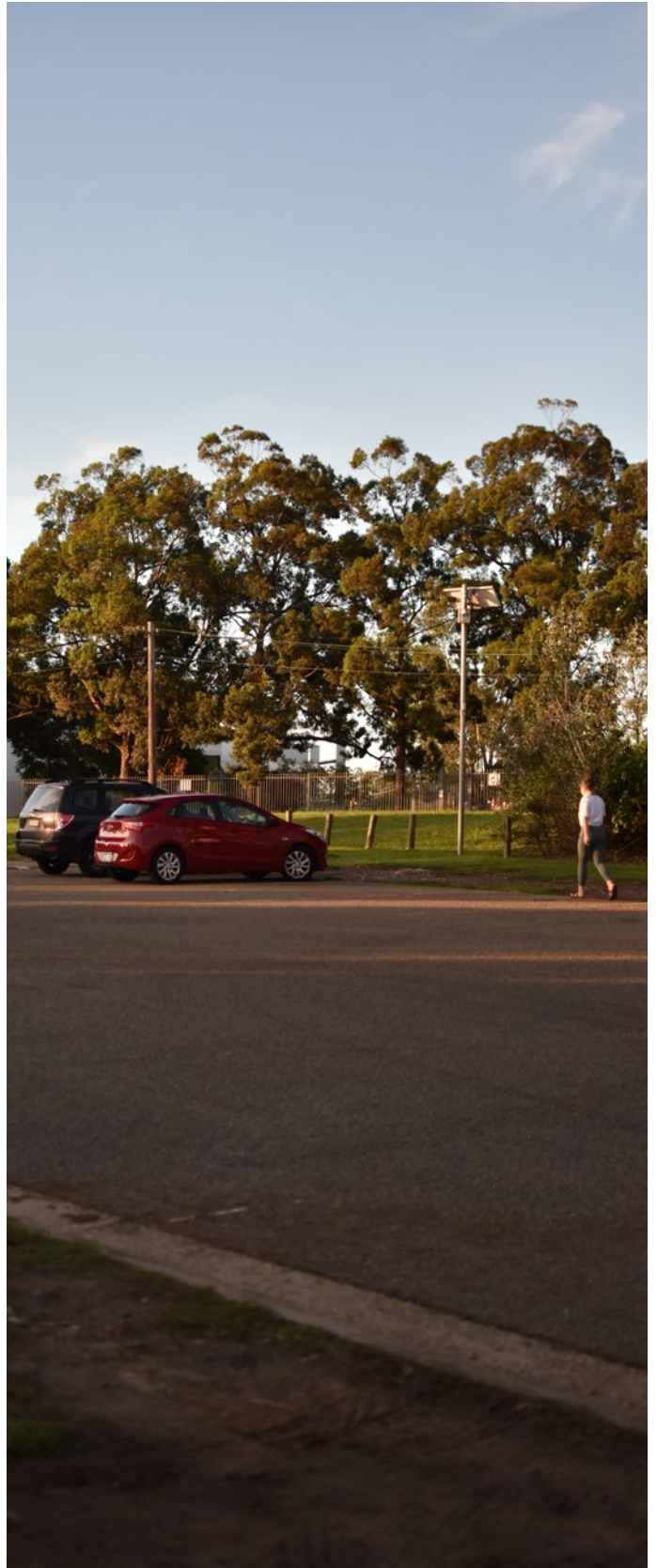


A cyclist in Melrose Park. Source: Cred Consulting

1.2. METHODOLOGY

This CPBA is informed by recognised approaches for Social Impact Assessment (SIA) and social infrastructure and open space needs analysis using the following methodology:

- Strategic context review of existing Council and Greater Sydney Commission strategic context and implications for social infrastructure and open space and other community and place benefit outcomes.
- Review and analysis of site and proposal.
- Population context and analysis including:
 - Community profile (2016) of existing resident population and implications for social sustainability outcomes.
 - Population forecasts of the proposal and the local area and forecast population characteristics including population, age profile, income, cultural diversity and implications relating to social sustainability outcomes.
- Social infrastructure and open space needs analysis including:
 - Audit and mapping of existing social infrastructure and open space within 200m (high density proximity benchmark) 400m and 2km (for regional and district facilities) of the site and implications relating to the proposed development.
 - Population benchmarking of social infrastructure and open space needs resulting from the proposed development, and broader local social infrastructure and open space needs that could be delivered through the site.
- Identification of community and place benefit needs and opportunities that could be delivered through the proposal either within the site, or through a contribution toward embellishments or connections to existing places and spaces offsite/nearby. Assessment has been undertaken against our Community and Place Benefits matrix.



Archer Park carpark, Melrose Park. Source: Cred Consulting

1.3. ABOUT THE PLANNING PROPOSAL

The subject site is the Melrose Park South Precinct located in Melrose Park, and has a total area of 190,319m² (see Table 1). The site is located in the City of Parramatta Local Government Area (LGA), north of the Parramatta River.

The Melrose Park South development is for a mixed-use development with an estimate of 327,650 m² of mixed used GFA, or approximately 3,855 apartments (structure plan shown in Table 1 overpage).

This CPBA is for two sites- Holdmark East and Holdmark West (areas 3 & 6 on Figure 1) with an GFA of 1,63,158 m², or approximately 1,920 apartments. The proposed total dwellings and mix is shown in Table 1.

Non residential GFA

xxx non-residential GFA is being proposed for the site, including

Figure 1 - Council Structure Plan, Melrose Park South, December 2019



Figure 2 - Council Structure Plan, Melrose Park South, December 2019

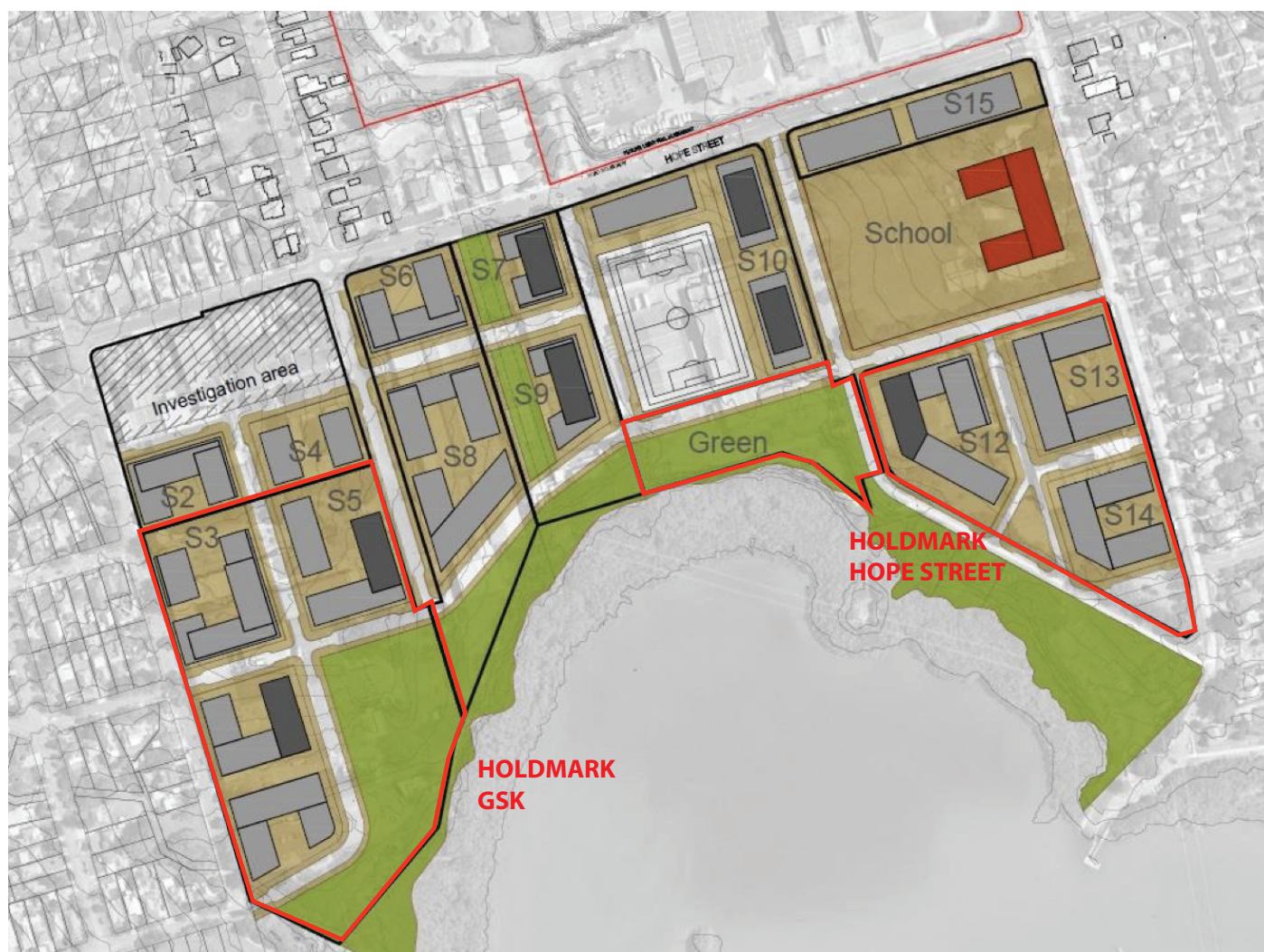


Table 1 - Melrose Park Southern Precinct structure plan

				Units	1BR	2BR	3BR
				Average	65m ²	88m ²	97m ²
	Gross Site Area	FSR	GFA	85m ² GFA	15%	75%	10%
Holdmark East	42,694m ²	1.66:1	70,805m ²	833	125	625	83
Holdmark West (GSK)	51,607m ²	1.79:1	92,353m ²	1,087	163	815	109
George Weston	22,823m ²	1.99:1	45,436m ²	535	80	401	53
Powerlines	16,472m ²	1.96:1	32,256m ²	379	57	285	38
Goodmans	25,593m ²	1.62:1	41,506m ²	488	73	366	49
Mixed Precinct	24,390m ²	1.36:1	33,064m ²	389	58	292	39
Hope Street	6,740m ²	1.81:1	12,230m ²	144	22	108	14
OVERALL	190,319m ²	1.72:1	327,650m ²	3,855	578	2,891	385



STRATEGIC CONTEXT

2. Strategic context

This section reviews federal, state and local planning and policies to understand strategic priorities and identified needs for the area.

2.1. FEDERAL AND NSW POLICIES

Resilient Sydney, 2018

The 100 Resilient Cities initiative – pioneered by the Rockefeller Foundation – helps cities around the world become more resilient to the physical, social and economic challenges that are a growing part of the 21st century. Resilient Sydney Strategy recognises that no one organisation can solve our problems and instead looks at how we can work together, across boundaries to protect and champion the needs and interests of communities for metropolitan Sydney. This Strategy sets the direction to strengthen our ability to survive, adapt and thrive in the face of increasing global uncertainty and local shocks and stresses, and calls for business, government, academia, communities and individuals to lead and work as one city.

A Metropolis of Three Cities: The Greater Sydney Region Plan

The Greater Sydney Region Plan, A Metropolis of Three Cities is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. The plan sets a 40-year vision (to 2056) and a 20-year plan to manage growth and change for Greater Sydney. City of Parramatta and the suburb of Parramatta is located within the Central City District. The overall aim of the plan is to align growth with infrastructure, sustain local centers, boosting community services and nurturing quality lifestyle.

Greater Sydney Commission Central River City Plan

Greater Parramatta – the metropolitan centre – is the core of the Central River City. Greater Parramatta encompasses Parramatta CBD, North Parramatta and Westmead and Parramatta Park. Ten directions for the Central City District include:

- A city supported by infrastructure, including infrastructure supporting new developments.
- A collaborative city, with agencies working together to grow a Greater Sydney.
- A city for people, celebrating diversity and putting people at the heart of planning.
- Housing the Council, giving people housing choices and encouraging local council affordable rental housing targets (the Greater Sydney Commission nominate an Affordable Rental Housing Target of 5% to 10%, subject

to viability, in urban renewal and land release areas to address undersupply.

- A city of great places including designing places for people that are within walking distance of open space.
- A well connected city, developing a more accessible and walkable city.
- Jobs and skills for the Council, creating greater conditions for a stronger economy including local job targets.
- A city in its landscape, valuing green spaces and landscaping including increasing the amount of urban tree canopy to cool our streets.
- An efficient city, using resources wisely.
- A resilient city, adapting to a changing world.

Better Placed (Government Architects of NSW, 2017)

Better Placed is an integrated design policy for the built environment of NSW and seeks to place good design at the centre of all development processes from project definition to concept design through to construction and maintenance. Better Placed is based around seven distinct objectives that together seek to create a 'well-designed built environment that is healthy, responsive, integrated, equitable and resilient':

- Better fit: contextual, local and of its place.
- Better performance: sustainable, adaptable and durable.
- Better for the community: inclusive, connected and diverse.
- Better for people: safe, comfortable and liveable.
- Better working: functional, efficient and fit for purpose.
- Better value: creating and adding value.
- Better look and feel: engaging, inviting and attractive.

Greener Places, Government Architect NSW

Greener Places guides the design, planning, management and delivery of Green Infrastructure in urban areas. This includes the Draft Urban Tree Canopy Guide, which sets a target of increasing Greater Sydney's tree canopy to 40% (>25% in medium density and >40% in suburban areas).

The Draft Open Space for Recreation Guide recognises the importance of open space for recreation and outlines approaches to planning for open space including benchmarking, hierarchy and functional classifications and criteria for open space and recreation facilities. The benchmarking approach outlined in the Draft Open Space for Recreation Guide is outlined further in the benchmarking section of this report.

Greater Sydney Green Grid

The Greater Sydney Green Grid is a long-term vision for a network of high quality green spaces that connect communities to the natural landscape. It includes tree-lined streets, waterways, bushland corridors, parks and open spaces linked to centres, public transport and public places.

The Green Grid Project aims to enhance access to open space, provide routes for walking and cycling, conserve natural areas and provide opportunities for active and passive recreation. It also aims to support the management of stormwater, flood risk and water quality, while improving Sydney's landscape value and urban amenity.

Green Grid Principles relevant to this project include:

- The Recreation Grid: Increase access to open space; Encourage sustainable transport connections and promote active living; Create a high quality and active public realm.
- The Ecological Grid: Conserve the natural environment; Adapt to climate extremes, improve air quality, and increase urban greening; Promote green skills, improve management, maintenance and sustainable greenspace design.
- The Hydrological Grid: Utilise the network quality of the hydrological system; Increase environmental quality; Reduce infrastructure risk; Reveal the unique character of Sydney's waterscapes; Reframe waterways as connectors not barriers.

Everyone Can Play (NSW Government)

Everyone Can Play is a set of design principles and best practice recommendations for play spaces in NSW, focusing on inclusive play spaces. An inclusive play space invites people of all ages, abilities and cultures to come together to socialise and thrive. The principles focus on addressing three questions:

- Can I get there?
- Can I play?
- Can I stay?

National Sport and Active Recreation Policy Framework 2011 (Australian Government)

The Framework provides a mechanism for the achievement of national goals for sport and active recreation. The Framework identifies the roles of Regional/ Local Government as:

- Facilitating a strategic approach to the provision of sporting and active recreation infrastructure including

open space, and other needs

- Supporting and coordinating local and regional service providers (venues and programs)
- Supporting and partnering with non-government organisations that enable sport and active recreation participation
- Incorporating sport and recreation development and participation opportunities in Council plans
- Collaborating, engaging and partnering across government departments on shared policy agendas,
- Investment in sport and active recreation infrastructure.

2.2. LGA

Community Strategic Plan (2018-2038)

The Parramatta Community Strategic Plan (CSP) identifies the community's main priorities and aspirations for the future and plans strategies for achieving these goals. The Vision of Parramatta is to become Greater Sydney's Central city that is liveable, productive and sustainable for all members of the diverse community. The objectives of the CSP that are relevant to the project include:

- 1.1 - Invest in services and facilities for our growing community
- 1.3 - Support people to live active and healthy lives
- 2.1 - Design our City so that it is usable by people of all ages and abilities
- 2.3 - Make our City more enjoyable and safe for walking and cycling
- 3.1 - Protect and enhance our natural environment
- 3.4 - Provide green spaces for recreation, relaxation and enjoyment
- 3.5 - Prepare for and lessen the impacts of extreme weather events
- 3.6 - Promote energy and water efficiency, renewable energy sources, and reduced emissions and waste
- 4.4 - Recognise that Parramatta has always been a gathering place and our diversity is our strength
- 5.3 - Plan and deliver a vibrant, attractive and safe CBD and local centres
- 5.4 - Ensure major centres have a thriving day and night time economy
- 6.2 - Support collaboration and partnerships to deliver key outcomes for our City
- 6.5 - Manage the Council's assets and financial resources in a responsible manner and provide the best possible services for the community.

Parramatta Local Strategic Plan City Plan 2036

The Local Strategic Planning Statement City Plan 2036 sets out a 20-year land use planning vision for the City of Parramatta. It balances the need for housing and economic growth, while also protecting and enhancing housing diversity, heritage and local character. Further, the Local Strategic Planning Statement (LSPS) aims to protect the City's environmental assets and improve the health and liveability of the City.

The LSPS identifies Melrose Park as a growth precinct, which is a defined precinct identified for higher density growth, usually in combination with some minor retail and business services and have supporting infrastructure and facilities. It also identifies Melrose Park South as having a Local Centre.

Priorities from the LSPS relevant to this study including a focus on improved transport connections; diversity of housing; provision of community infrastructure and recreation opportunities; improving active walking and cycling infrastructure and access to public and shared transport; protect and enhance waterways, trees and green infrastructure.

Priorities



Local Planning Priorities

1. Expand Parramatta's economic role as the Central City of Greater Sydney
2. Grow Parramatta as a Smart City
3. Advocate for improved public transport connectivity to Parramatta CBD from the surrounding district
4. Focus housing and employment growth in the GPOP and Strategic Centres; as well as stage housing release consistent with the Parramatta Local Housing Strategy
5. Preserve and enhance the low-scale character and identity of suburban Parramatta outside of the GPOP area and Epping Strategic Centre
6. Provide for community infrastructure and recreation opportunities



Productivity Planning Priorities

11. Build the capacity of the Parramatta CBD, Strategic Centres, and Employment Lands to be strong, competitive and productive
12. Retain and enhance Local Urban Service Hubs for small industries, local services and last-mile freight and logistics



Sustainability Planning Priorities

13. Protect and improve the health and swimmability of the Parramatta River, its waterways and catchment
14. Protect and enhance our trees and green infrastructure to improve liveability and ecological health
15. Reduce emissions and manage energy, water, and waste efficiently to create better buildings and precincts and solve city planning challenges
16. Increase resilience of people and infrastructure against natural and urban hazards

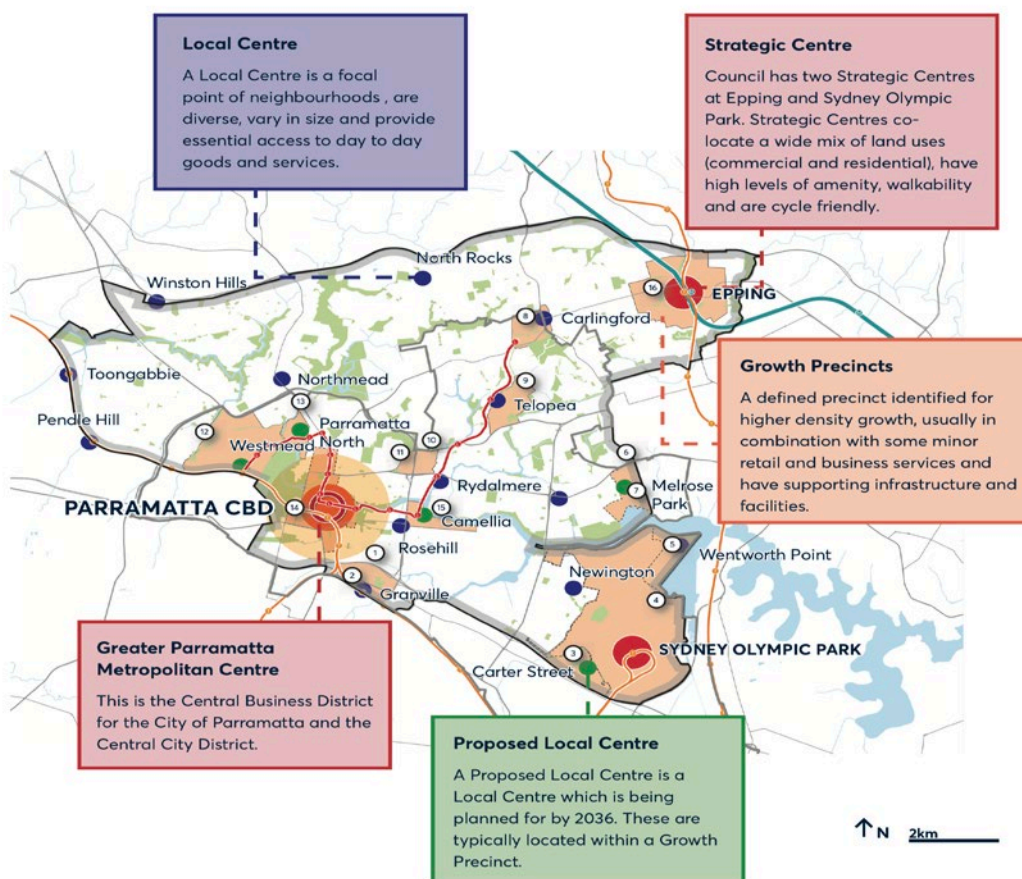


Liveability Planning Priorities

7. Provide for a diversity of housing types and sizes to meet community needs into the future
8. Incentivise affordable rental housing delivery and provide for permanent affordable housing
9. Enhance Parramatta's heritage and cultural assets to maintain our authentic identity and deliver infrastructure to meet community needs
10. Improve active walking and cycling infrastructure and access to public and shared transport

Figure 3 - Council Structure Plan, Melrose Park South, December 2019

FIGURE 22 - CITY OF PARRAMATTA CENTRES HIERARCHY AND GROWTH PRECINCTS – AN EXPLANATION



Community Facilities Strategy, 2017 & High Growth Area Plan for Rydalmere, Ermington and Melrose park

City of Parramatta has completed a comprehensive Community Facilities Strategy (2017) which plans for future community facility needs based on planning catchments. Melrose Park is located within Planning Catchment 5 which is also identified as a High Growth Area with particular needs to plan for growth, increasing density, and planning around future transport infrastructure.

To respond to these plans, future considerations for future community infrastructure delivered as part of this proposal should include:

- Meeting diverse needs.
- Fostering equity.
- Future proofing community infrastructure.
- Supporting residents in high density living.
- Connecting the community.
- Improved access through the corridor.

Council's recommendations for the Rydalmere, Ermington, and Melrose Park high growth area are:

- Deliver a new community hub at Ermington of 5,000m² including a library of between 1,500m² to 3,000m² and community space of 2,000m².

- Deliver a new community hub at Melrose Park of approximately 2,000m² to meet the needs of local residents and complement the Ermington Community Hub.
- Upgrade and embellish the George Kendall Meeting Room to support flexible use.
- Deliver 300-500m² of subsidized space in the Rydalmere, Ermington and Melrose Park corridor.
- Deliver a new indoor recreation facility of at least 4 multi-purpose court capacity, close to areas of high density dwelling growth and public transport around the future light rail stops. Ideally, this would be integrated or closely located to a future community hub.
- Deliver a Council owned and operated Long Day Care center of approximately 60-80 places, ideally as part of a community hub or connected with school sites.
- Advocate and plan for the provision of affordable rental housing located in close proximity to public transport.
- Deliver one additional district play space in each suburb and three additional new local play spaces. Upgrade/embellish play spaces to target the "teenage" age group and focus on sensory, imaginative and natural play types.

Active Parramatta

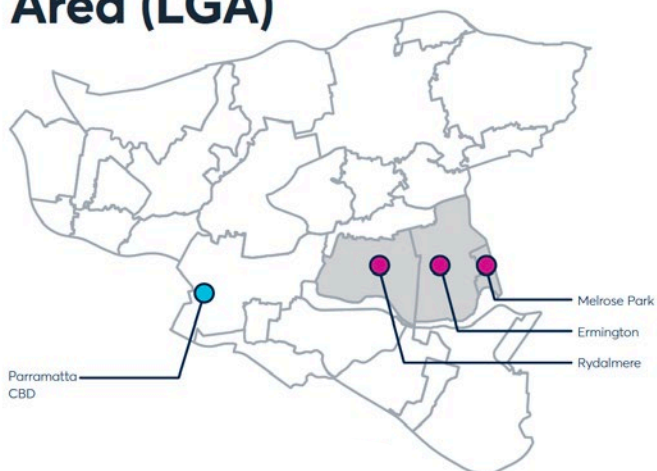
The Active Parramatta initiative by City of Parramatta strives to provide healthy and active opportunities for residents, workers and visitors to improve their health and wellbeing, and encourage active participation. Relevant objectives include:

- Improve community cohesion by using health and active participation to reduce barriers.
- Increase participation to improve the communities' health and well-being.
- Improve the quality and participation of local sporting clubs.
- Provide literacy and educational programs to connect residents with their communities.

Cool Parramatta

The Parramatta LGA has more hotter days in comparison to Sydney. The Cool Parramatta toolkit was developed by City of Parramatta (CoP) to provide its residents tips and ways to stay cool when the temperature rises.

City of Parramatta Local Government Area (LGA)



Strategic context of City of Parramatta LGA

Socially Sustainable Parramatta Framework, 2017

Goals identified as part of the Socially Sustainable Parramatta Framework that are relevant to this proposal are:

- Children are our future - Work to ensure every child in Parramatta is healthy, nurtured, happy and will thrive.
- All people can learn, share and grow - Facilitate formal and informal learning opportunities at all ages, to help people improve their circumstances, reach their full potential and share their own knowledge, creativity and culture.
- Green, inclusive and safe places to share - Design, build and maintain public spaces and neighbourhoods that are green, safe and inclusive for all.
- All people have access to the resources they need to live healthy, active lives - Improve health outcomes, starting with disadvantaged groups in our community.
- We trust each other, are welcoming, and feel good about being here - Facilitate social connections to foster strong, culturally diverse, inclusive and empowered communities.

Culture and Our City

The Cultural plan for Parramatta sets a way forward for cultural and social success in the face of unprecedented rapid growth.

The plan consists of four strategic goals:

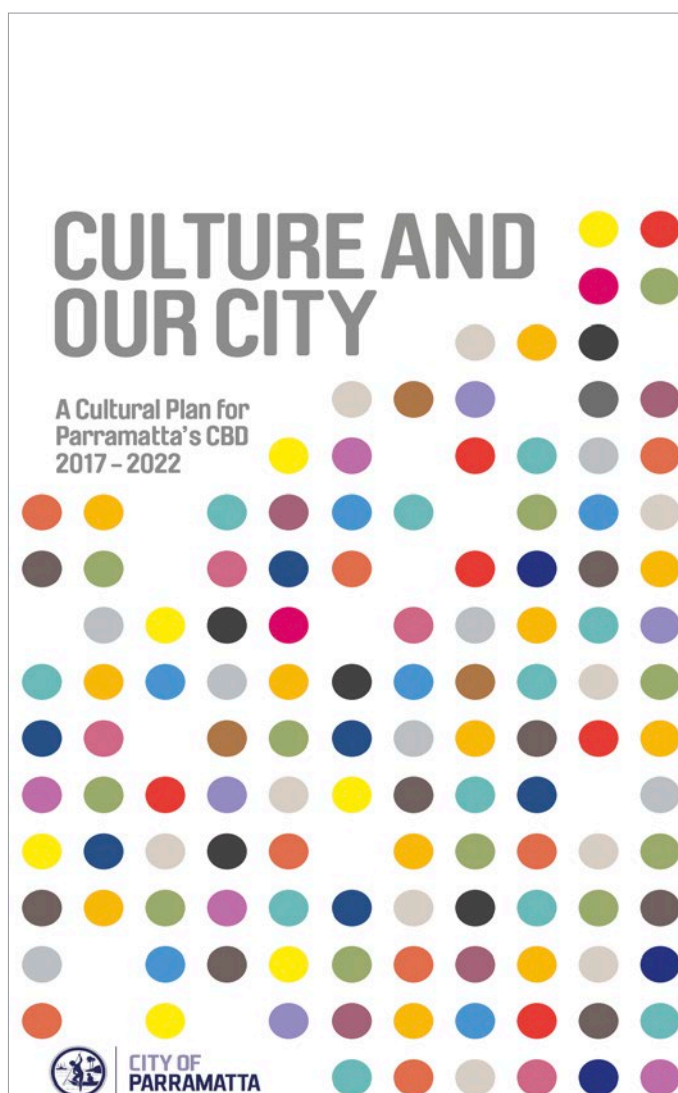
1. Always was, always will be a gathering place.
2. Diversity is our strength an everyone is welcome.
3. Ideas and imagination are the heartbeat of our City.
4. By design, our City incubates creativity, industry and new knowledge.

The City has noted to focus on these actions in particular:

- Support creativity.
- Celebrate and support our artists, dreamers, designers, storytellers, digital innovators, curators, scientists and architects to inspire connections and transform the way we live, come together, see ourselves and influence the world.

Additional relevant actions identified as part this strategy include:

- 1.29 - Prioritise the use of public space for online activation, increasing shared spaces for people to work, socialise, collaborate or make.
- 2.7 - Expand everyday activations in our public spaces.
- 2.28 - Broker underutilised spaces for after-hours innovation, events and activations.
- 3.19 - Identify partners, funding sources and possible sites for the new exhibition spaces.
- 4.7 - Deliver the Civic Link cultural spine as a vibrant space in the heart of the Council.



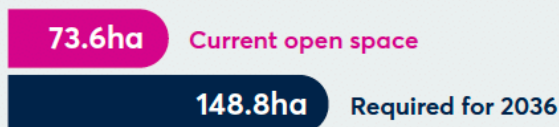
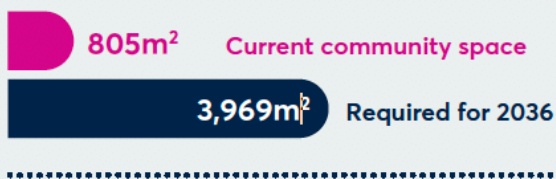
City of Parramatta Cultural plan 2017 - 2022

A socially sustainable community puts people first.

A community is socially sustainable when “the formal and informal processes; systems; structures and relationships actively support the capacity of current and future generations to create healthy and liveable communities. Socially sustainable communities are equitable, diverse, connected and provide a good quality of life.”⁶

Socially Sustainable Parramatta Framework

City of Parramatta Catchment 5:* 2036 Requirements



*City of Parramatta Council plans for community infrastructure using a catchment approach. Catchment 5 clusters the following suburbs- Melrose Park, Rydalmere and Ermington

Catchment 5: Benchmark Comparison

Community Facilities / 1,000 people



Open Space / 1,000 people



City of Parramatta Council 2036 Benchmarks

STRATEGIC CONTEXT ANALYSIS

This provides a summary of strategic, policy and planning context implications for priority community needs and opportunities for community benefits including:

- The Greater Sydney Commission has prioritised the delivery of social infrastructure to support growth as part of the District Plan for the Central River City.
- Melrose Park South is an identified growth precinct with a local centres (within Council's LSPS)
- The creation of socially sustainable and connected communities is a priority for the City of Parramatta.
- Council's Community Facilities Strategy has identified Catchment 5 (which includes Melrose Park) as a High Growth Area with particular needs to plan for growth, increasing density, and planning around future transport infrastructure. Council's planning has identified a need for a community hub at Melrose Park of approximately 2,000m² to complement the Ermington Community Hub.
- There is a need for outdoor courts, indoor courts, play spaces, fitness equipment, large parks, improved sports fields and local open space as part of new developments such as this planning proposal for Melrose Park South.
- Cooling Parramatta's streets through increased tree canopies is a core aspect of the Cool Parramatta project and tree canopies that provide shade will be needed in Melrose Park South development.
- The City of Parramatta proposes a network of bike lanes for Parramatta LGA indicating a need for bike facilities and bike storage in Melrose Park South.
- City of Parramatta has prioritised the development of energy efficient buildings in all future constructions. This includes the proposed developments at Melrose Park South.
- The creation of visually appealing and vibrant buildings that engage the passersby is a priority for City of Parramatta.
- Promoting a thriving day and time economy is a priority for City of Parramatta.



3

SOCIAL SUSTAINABILITY AND RESILIENCE

3. Social sustainability and resilience

3.1. WHAT IS SOCIAL SUSTAINABILITY?

City of Parramatta Council's Social Sustainable Parramatta Framework 2017 defines social sustainability as *"strengthening the cohesion of our diverse communities to ensure that we can continue to work towards common goals. These goals include great quality of life, democracy, resilience* to climate change, institutional failure, pandemics and chronic illnesses, and other stresses, no matter what challenges we face"*.

For Council, a socially sustainable community puts people first and where we work as a community to invest in our individual and collective wellbeing, so that all people, including our most vulnerable, can thrive. A community is socially sustainable when "the formal and informal processes; systems; structures and relationships actively support the capacity of current and future generations to create healthy and liveable communities. Socially sustainable communities are equitable, diverse, connected and provide a good quality of life." Social sustainability recognises that a rising tide does not raise all boats.

WHAT IS RESILIENCE?

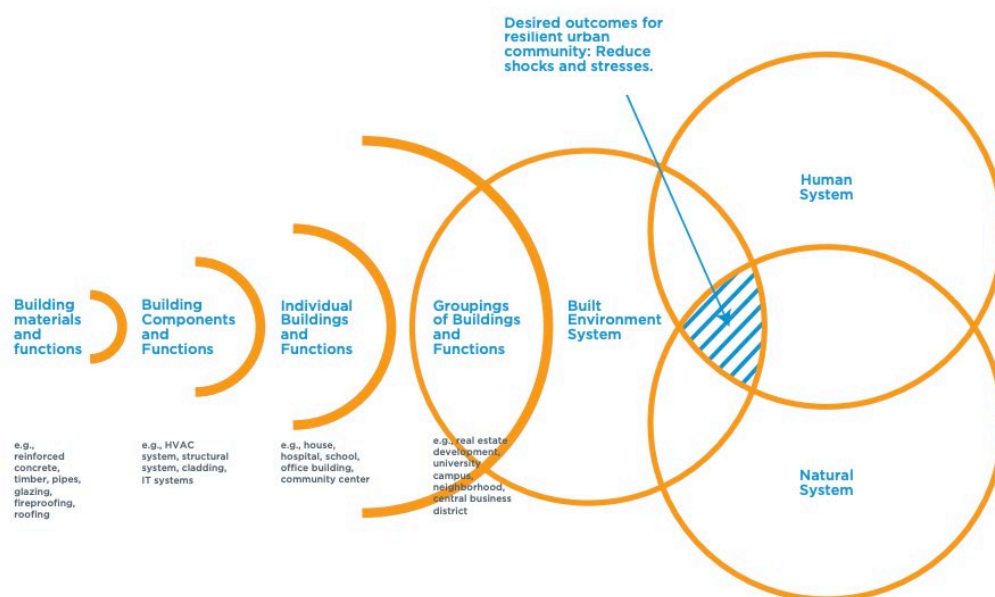
Urban resilience is referred to by the 100 Resilient Cities initiative as:

"The capacity of individuals, communities, institutions, businesses, and systems within a city to survive, adapt, and grow no matter what kinds of chronic stresses and acute shocks they experience."

Chronic stresses are long-term systemic disruptions that weaken the fabric of a city. Examples include ongoing issues such as inequality, loss of housing affordability and lack of social cohesion. Acute shocks are short-term disruptions that threaten a city. Examples include sudden incidents such as heatwaves, bushfires, floods, disease outbreaks and terror attacks.

Resilient cities are reflective, resourceful, robust, have built in redundancy, are flexible, inclusive, and integrated. The facets of resilience that are particularly related to social capital are:

- Robust (well-conceived, constructed and managed systems).
- Inclusive (prioritise broad consultation to create a sense of shared ownership in decision making).
- Integrated (bring together a range of distinct systems and institutions).
- Increase visual and physical connections between the Parramatta River and the Melrose Park precinct.
- Connect the precinct to effective public transport options.
- Create improved public places for people to engage and connect.
- Foster social inclusion and improve outcomes for disadvantaged residents.
- Create a more integrated open space network.
- Create social sustainability within Parramatta communities, both existing and new.



Systems and subsystems of the built environment contributing to urban resilience. Source: 100 Resilient cities



4

POPULATION CONTEXT AND ANALYSIS

4. Population context & analysis

This section summarises the current community profile of the Ermington - Melrose Park suburb area and the City of Parramatta LGA and provides a forecast of the estimated future population of the site and their characteristics, utilising data from the 2016 ABS Census obtained from Profile.id and Atlas.id. It considers population growth occurring across the suburb as available through Forecast.id.

4.1. CITY OF PARRAMATTA LGA CHARACTERISTICS

The site is located in the ABS statistical area 1147730, in the suburb of Melrose Park, in the City of Parramatta LGA.

City of Parramatta LGA has a consistently growing population. In 2016, the resident population was 234,444 (an increase of 31,239 people since 2011). By 2041, according to NSW Department of Planning projections, the resident population will have increased by a further 203,906 residents to around 438,350 people.

Overall, the City of Parramatta LGA is a younger, higher income population compared to Greater Sydney, with a lower proportion of people living alone, more medium and high-density housing, and similarly priced housing costs but higher housing stress. However, there are pockets of disadvantage and vulnerability including low income households, people who speak a language other than English at home, people with disability and carers.

4.2. ERMINGTON - MELROSE PARK SUBURB CHARACTERISTICS

The following suburb characteristics are based on Ermington - Melrose Park suburb area data from profile.id.

In 2016, the total Usual Resident Population of Ermington - Melrose Park suburb was 10,720 people. The current estimated population (2018) is 11,745 people. The population grew by 1,289 people between 2011 and 2016 (an average of 2.73% per year), which is a lower growth rate than City of Parramatta Municipality at 3.07% per year.

Population density

The Ermington - Melrose Park suburb area has a population density of 24.96 persons per hectare. This is lower than the City of Parramatta population density at 27.00 persons per hectare and Greater Sydney at 3.89 persons per hectare.

Average household size

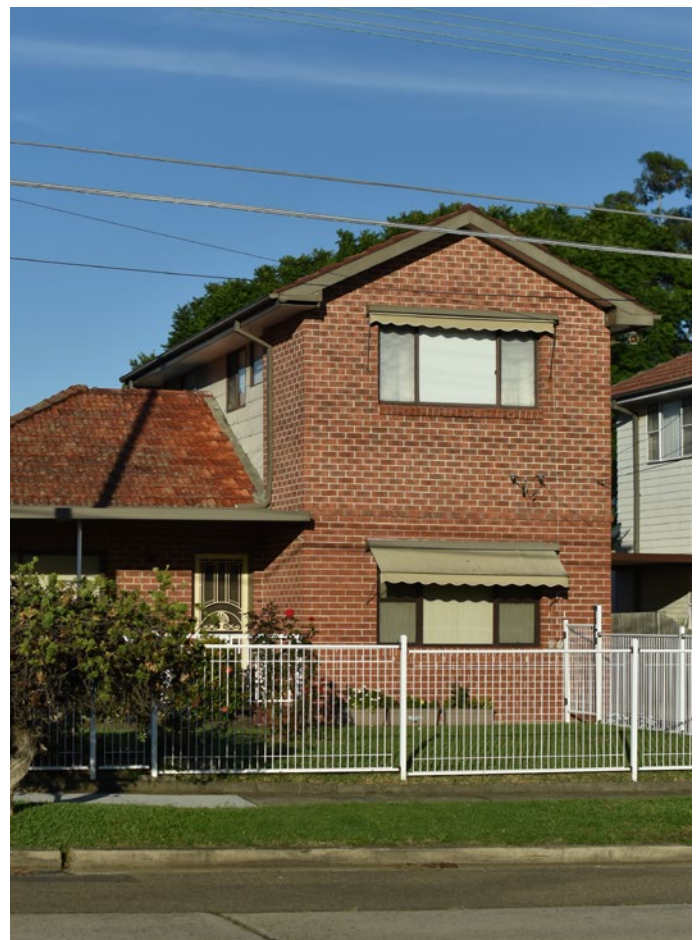
The Ermington - Melrose Park suburb area had a higher average household size than the City of Parramatta LGA (2.84 persons per dwelling vs 2.72 persons per dwelling in the LGA).

4.3. ERMINGTON - MELROSE PARK POPULATION CHARACTERISTICS

Age profile

As shown in Table 2, compared to the City of Parramatta LGA, Melrose Park has:

- A younger population, with a higher proportion of people aged between 0 to 12 (17.1% compared to 15.5%)
- A lower proportion of young workforce of people aged between 25 and 34 (14.7% compared to 20.2%) and
- A slightly higher proportion of older workers and pre-retirees aged between 50 and 59 (12.2% compared to 11.1%)



Residential dwelling in Melrose Park. Source: Cred Consulting

Table 2 - Ermington - Melrose Park Age Profile (Source: Profile.id)

	2016			2011			2011 - 2016
Age group	#	%	Parramatta LGA %	#	%	Parramatta LGA %	Change
0 to 4	867	8.1	7.3	632	6.7	6.8	+235
5 to 11	967	9.0	8.2	721	7.6	7.7	+246
12 to 17	742	6.9	5.9	735	7.8	6.7	+8
18 to 24	873	8.2	8.7	803	8.5	9.5	+70
25 to 34	1,573	14.7	20.2	1,264	13.4	18.8	+309
35 to 49	2,313	21.6	21.9	2,126	22.5	21.8	+186
50 to 59	1,311	12.2	11.1	1,262	13.4	11.7	+49
60 to 69	1,097	10.3	8.4	858	9.1	8.3	+239
70 - 84	715	6.7	6.7	786	8.3	6.9	-71
85+	244	2.3	1.7	240	2.6	1.8	+4
Total:	10,706	100.0	100.0	9,431	100.0	100.0	+1,275

Cultural diversity

Aboriginal and Torres Strait Islander Population

1.2% of the Ermington-Melrose Park population identifies as Aboriginal or Torres Strait Islander which is higher than the City of Parramatta (0.8%) but slightly lower compared to 1.5% in Greater Sydney. In addition there are more than 70 'recorded' Aboriginal heritage sites and places in the LGA. New South Head Road was built along an Aboriginal path called Maroo.

Cultural and linguistic diversity

37.8% of the Melrose Park suburb population was born overseas, which is lower than City of Parramatta (49.1%), mostly from China, South Korea, Lebanon and United Kingdom.

Melrose Park has a lower proportion of recent arrivals in the City of Parramatta LGA, with 13.6% of the overseas born population arriving in the five years from 2011 to 2016.

A lower proportion of people speak a language other than English compared to City of Parramatta LGA (41.2% compared to 52.0%), which is significantly higher than Greater Sydney (35.8%). The most common languages other than English are Mandarin, Arabic, Korean, Cantonese and Armenian (2% to 7.1% of the population).

Income and wellbeing

Need for assistance and unpaid carers

Ermington-Melrose Park has the highest population of people having reported a need for assistance with daily activities (6.4% compared with 2.7% in City of Parramatta LGA), with most of these being people aged over 85 (57.9%).

12.3% of the Melrose Park population provided unpaid assistance to people with disability, long term illness or old age, which is higher than City of Parramatta LGA (10.4%).

Median household income

Melrose Park has a lower median household income of \$1,624 per week compared to \$1,755 in City of Parramatta LGA.

Low income households

Melrose Park had the second highest proportion of low income households (less than \$600 income per week) in City of Parramatta LGA (17.7% compared to 14.3%).

Education and Employment

Educational attainment

24.1% of people in Ermington - Melrose Park had a Bachelor or Higher degree qualification in 2016, which is lower than City of Parramatta at 37.2%.

A larger percentage of persons have no qualifications in comparison to City of Parramatta (40.8% compared to 32.2%)

59.8% of the Ermington-Melrose Park population's highest level of schooling completed is Year 12 or equivalent (59.8%).

Students

There is a lower proportion of people attending university in Melrose Park compared to City of Parramatta LGA (5.2% compared to 6.9%).

Employment

5.6% of the Melrose Park population is unemployed, which is lower to City of Parramatta LGA at 7% and lower than Greater Sydney at 6.1%.

The largest industries that residents work in were the same as the City of Parramatta LGA:

- Health Care and Social Assistance (11.1%).
- Construction (9.0%), and
- Professional, Scientific and Technical Services (8.4%)

Method of travel to work

The main mode of travel to work was by car-as driver (60.5%), which is much higher than City of Parramatta (51.4%). 17.6% of residents travelled to work by public transport compared to 27.4% in City of Parramatta LGA.

4.1% of the population worked from home, similar to the City of Parramatta LGA average (3.4%).

4.4. POPULATION FORECAST POST DEVELOPMENT

Forecast population

The 2020 population forecast for Ermington - Melrose Park is 14,003, and is forecast to grow to 46,631 by 2041.

To calculate the potential forecast population of the site area, we have applied a household size of 2.59 to the proposed dwelling numbers. Forecast.id for City of Parramatta forecasts the household size of Ermington/Melrose Place to be 2.59 in 2036.

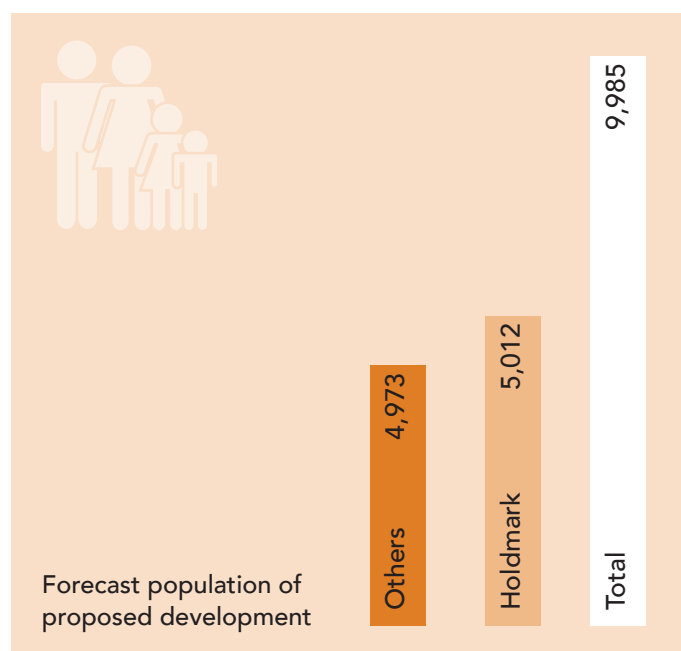


Table 3 provides estimates of the forecast population resulting from the proposed development using a potential number of 3,855 dwellings (provided by client):

Table 3 - Forecast population of proposed development

AVERAGE HOUSEHOLD SIZE	POTENTIAL DWELLINGS	FORECAST POPULATION
2.59 persons	1,920 as part of Holdmark owned development	4,973 people
2.59 persons	1,935 as part of other developments	5,012 people
Total		9,985 people

Estimated forecast age profile

The forecast age profile of the development reflects the forecast make-up of the Ermington-Melrose Park population, with a high proportion of primary school aged children (5 to 11 years) and young workers (25 to 24).

Table 5 - Forecast population of proposed development

SERVICE AGE GROUP (YEARS)	BENCHMARK (ERMINGTON - MELROSE PARK SUBURB) 2036	FORECAST INCREASE IN POPULATION - HOLDMARK SITES.	FORECAST INCREASE IN POPULATION - OTHER DEV.
0 to 4	8.1	403	406
5 to 11	9.0	448	451
12 to 17	6.9	343	346
18 to 24	8.2	408	411
25 to 34	14.7	731	737
35 to 49	21.6	1074	1083
50 to 59	12.2	607	611
60 to 69	10.3	512	516
70 to 84	6.7	333	336
85 +	2.3	114	115
TOTAL	100	4,973	5,012

Changes to population density

Density can be determined as a net density (the site only), or gross density (the Statistical Area or suburb where the site is located). At completion, the density of the site would be around 755.1 to 1322.4 persons per hectare.

The gross density of the Statistical Area 1 would be between 167.5 to 254.4 persons per hectare and 96.6 to 105.6 in the Ermington - Melrose Park suburb however this assumes no other development will take place in the area. As a comparison, the population density of Green Square in the City of Sydney, is forecast to be 211 persons per hectare at completion.

POPULATION CONTEXT ANALYSIS

- There is forecast significant population growth across the site, the precinct and the Melrose Park suburb indicating demand for increased social infrastructure and open space.
- No residential community of scale has previously existed in Melrose Park. Places for people to meet, connect, and create a new community identity are essential to building community cohesion and creating social capital.
- The forecast population for the site indicates a high density community, and young population, home to young professionals aged 25 to 34, and new home builders aged 35 to 49.
- Given these age characteristics, it's important that the site offers unique social, retail and dining options, health and wellbeing features such as indoor/outdoor gym equipment as well as places for children and young people to play and be cared for as these groups start families and continue to work.
- Limited private space in high density means that public spaces and facilities function as spaces for social gathering and recreation - the 'backyards' and 'living rooms' of the community.
- With high cultural diversity as well as a high proportion of people who have recently arrived in Australia, opportunities for social connection as well as celebration of cultural diversity will support these groups.
- Community infrastructure should provide opportunities to support community cohesion and connections between the existing and established communities of the corridor and the large incoming population particularly in Melrose Park.
- With an increasing population of children aged 0 to 11 the precinct, this cohort will need free, informal and engaging places for children and young people to play, recreate, and learn in the outdoors will be a high priority to support a safe, and healthy living environment.

A photograph of a paved shared pathway, likely a bike lane or multi-use trail. A person wearing a red shirt and a helmet is riding a bicycle away from the camera in the middle distance. The path is bordered by grass and trees on the left and right. A utility pole stands on the left side of the path. In the foreground, there are some metal bollards and a horizontal barrier arm. The sky is overcast with soft light. A large, light orange number '5' is overlaid on the left side of the image.

PLACE CONTEXT AND ANALYSIS

5. Place context and analysis

This sections summarises the current place context.

5.1. SITE CONTEXT AT THE CITY LEVEL

Located on the northern bank of the Parramatta River, Melrose Park is a suburb of around 70 hectares lying 17km west of the Sydney CBD and 8km east of Parramatta. Bounded by Victoria Road to the north and the Parramatta River to the south.

The Rydalmere, Ermington and Melrose Park Corridor includes significant industrial and employment areas, as well as established residential suburbs

5.2. SITE CONTEXT AT NEIGHBOURHOOD LEVEL

Located on the northern bank of the Parramatta River, Melrose Park is a suburb of around 70 hectares lying 17 kilometres west of the Sydney CBD and 8 kilometres east of Parramatta CBD.

It is bounded by Victoria Road to the north and the Parramatta River to the south.

The following site map demonstrates the surrounding areas of Melrose Park South Precinct, facing towards the precinct from the north west.

Figure 4 - Site map of Melrose Park at city level

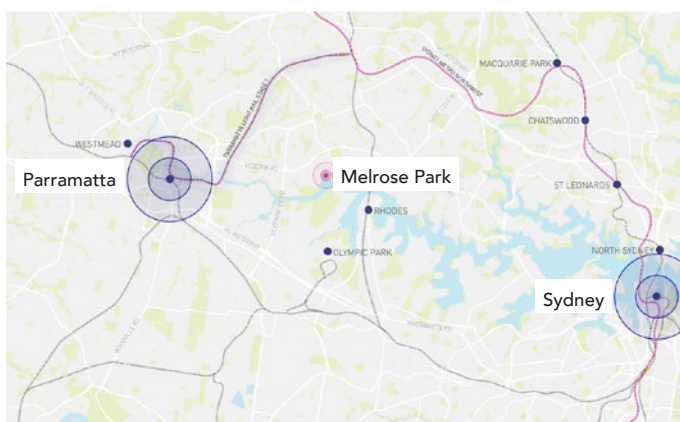
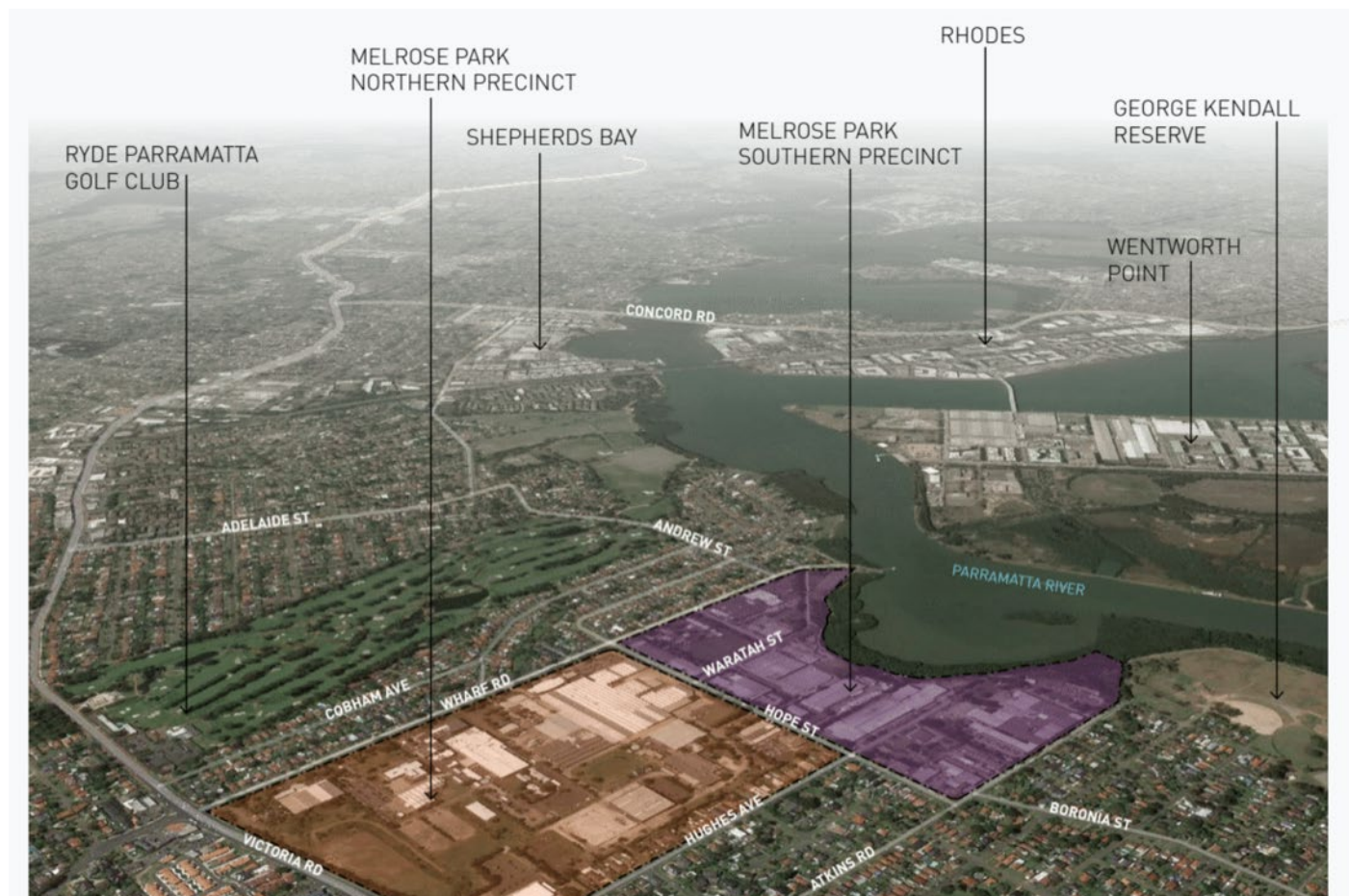


Figure 5 - Site map of Melrose Park at neighbourhood level



5.3. LOCAL SITE CONTEXT AND CHARACTERISTICS

Since the 1950's, Melrose Park has been largely industrial use with a clustering of Pharmaceutical businesses. As the industrial and pharmaceutical manufacturing base declines, Melrose Park's location on Parramatta River, half way between the CBD and Parramatta, and the availability of large continuous sites makes the industrial areas suitable for renewal.

Currently, the site is characterised by an amalgamation of low-rise industries, surrounded by residential blocks and amenities such as public schools on three sides and it abuts the Parramatta River on the other sides. The Sydney Olympic Park ferry wharf on the Parramatta River is located directly opposite the site.

5.3.1. RETAIL AND COMMERCIAL

Primary retail in close proximity of the site consists of building and construction services including carpet shops, hardware and furniture stores. The closest everyday supply stores are within a 2 and 2.5km radius.

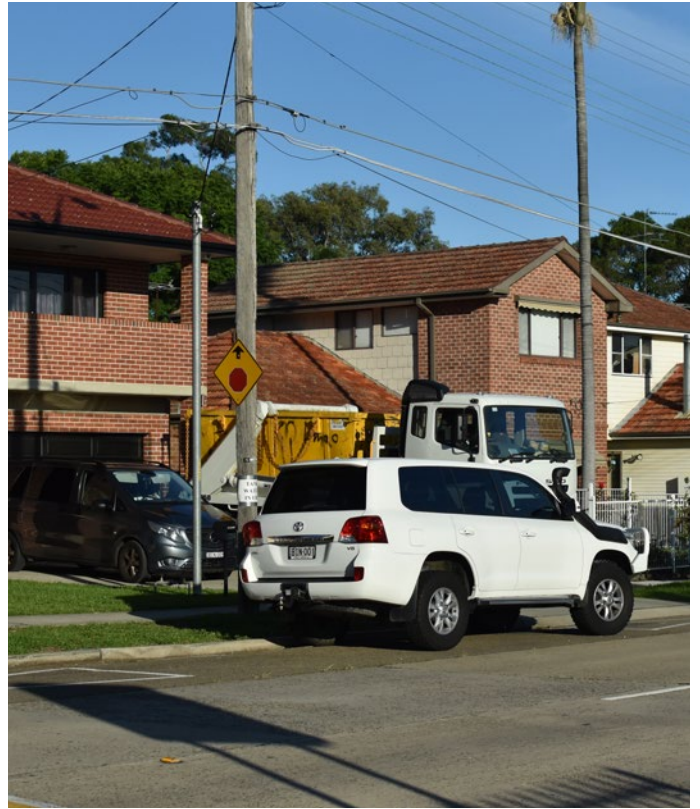
5.3.2. HOUSING

Housing types around the subject site consist mainly of separate dwellings, the closest which are found in the eastern side of the Southern precinct, opposite from Melrose Park Public School.

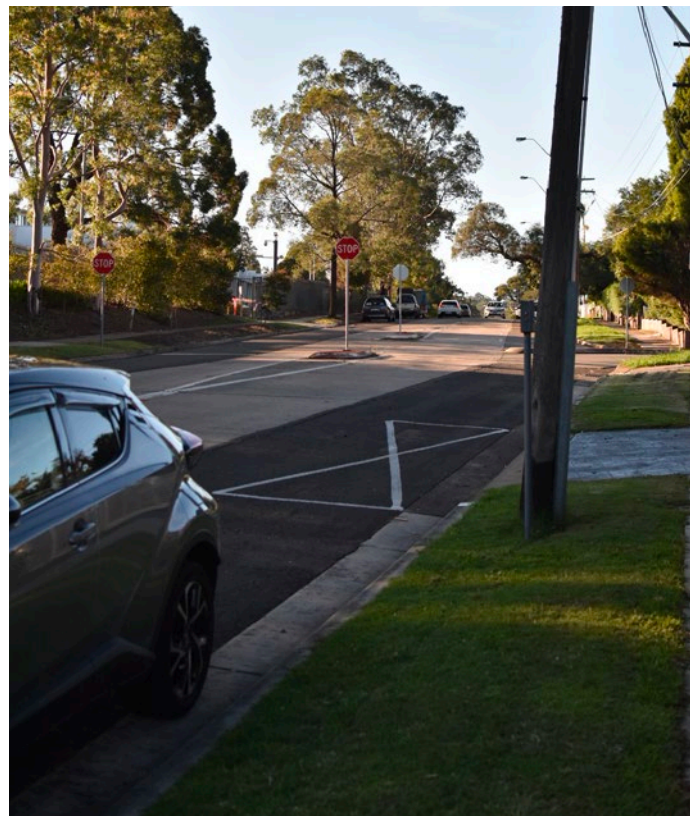
5.3.3. TRANSPORT

In October 2017, the NSW Government announced the preferred route for Parramatta Light Rail Stage 2, which is planned to run through the suburbs of Rydalmere, Ermington and Melrose Park. Expected residential development along this corridor, as well as urban renewal of some industrial areas, will increase demand for social infrastructure in the area.

The Parramatta Light Rail Stage 2 project is also an opportunity to provide better access to social infrastructure, and connections throughout the corridor. Coordinating with major landowners and Transport for NSW will be important to plan for and deliver social infrastructure.



Residential dwellings in Melrose Park. Photo: Cred Consulting



Wharf Rd, facing north. Photo: Cred Consulting



Meadowbank Park Dog Off-leash Area. Photo: Cred Consulting



Parramatta River. Photo: Cred Consulting



Melrose Park shared walking and cycle pathway. Photo: Cred Consulting



Melrose Park Playground. Photo: Cred Consulting



Pennant Hills Wharf toilets. Photo: Cred Consulting



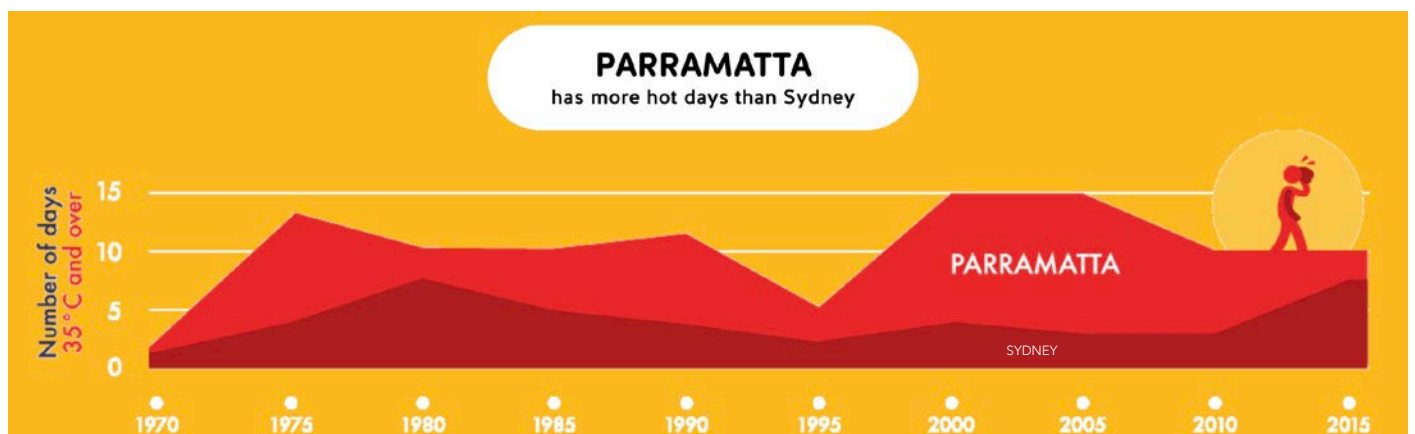
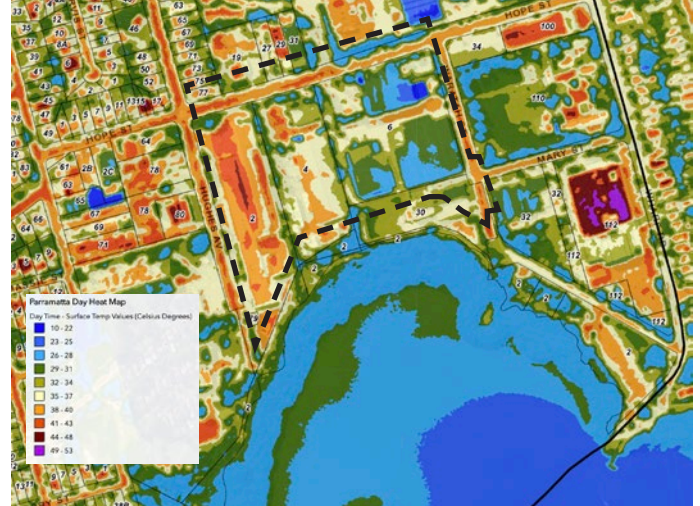
Melrose Park residents. Photo: Cred Consulting

5.3.4. ENVIRONMENT AND CLIMATE

The City of Parramatta LGA has more hot days than the Greater Sydney average and this in turn impacts the way its residents experience the place. The Melrose Park South heat map shows that the site experiences very high temperatures of 41-43 degrees Celsius during peak summer.

The City of Parramatta has prioritised to increase its tree cover from 33% to 40% by 2050, and this will also shape the planning and streetscape elements of the site. The site's proximity to Parramatta River serves as an urban lung-space to counteract the heat island effect.

Figure 6 - Melrose Park South Heat Map. Source: Cool Parramatta



Parramatta Vs Sydney temperature. Source: Cool Parramatta

PLACE CONTEXT ANALYSIS

- As an area that is being converted from its previous industrial uses which had an uni-dimensional use into a mixed-use zone, there is a need for retail, commercial and social spaces to be incorporated in the development to promote sustained activity in the space.
- The future light rail (Stage 2) is an opportunity to provide better connected social infrastructure throughout the area.
- The high temperatures indicate a need for planting trees and plants, providing shade and incorporation of water-play elements in the development of the site
- The site's proximity to the ferry wharf provides opportunities to integrate the ferry services with this side of Melrose Park thereby improving public transport services in the area, and also facilitating fast travel between Parramatta and the site
- The site's proximity to the Parramatta River provides an opportunity to design the public interface as a nature promenade. This will also provide opportunities to raise awareness of the natural flora and fauna of the area and facilitate conservation



SOCIAL INFRASTRUCTURE NEEDS ANALYSIS

6. Social infrastructure needs analysis

This section provides an audit and mapping of existing social infrastructure. Given that social infrastructure and open space is often planned for and delivered at a district (whole or multiple suburb level), the analysis of social infrastructure needs and **recommendations is provided for both the Holdmark sites and the Melrose Park South Precinct as whole.**

6.1. DEFINING SOCIAL INFRASTRUCTURE

For the purposes of this study social infrastructure refers to public and communal/semi-private community facilities and services.

Community facilities are those indoor (built form) spaces for individuals and organisations to conduct and engage in a range of community development, recreational, social and cultural activities that enhance the community's wellbeing.

Public community facilities are those facilities that are accessible by the general public including community centres and childcare centres.

Communal or semi-private community facilities are those facilities located within medium and high-density buildings and are specifically created for the private use of those tenants.

6.2. WHY IS SOCIAL INFRASTRUCTURE IMPORTANT?

For a healthy, liveable and sustainable community, housing should be within walking, cycling, or close public transport distance to employment, education, good parks, shops, and community services and facilities. Quality social infrastructure and services play an important role in supporting and facilitating community harmony and connectedness, and open space provides opportunities for play, exercise, connection to nature and a space to build social connections. In high density areas, a hierarchy and diversity of connected, quality open spaces is needed, including private, semi-private, and public open space, and local parks as well as access to regional and district spaces. There is a need for social infrastructure that provides space to build community within the development, as well as connection to the broader community, and that is adaptable to diverse uses.



Parramatta River shoreline map, by City of Ryde Council.
Photo: Cred Consulting

6.3. AUDIT OF SOCIAL INFRASTRUCTURE

Social infrastructure within 800 metres of the precinct

While the site is well located for schools, early education and care, there is a lack of medical services, community facilities such as libraries and meeting spaces/venues for hire within close proximity of the site. Most of these services are found clustered further away from the site (between 800m to 2km) in the town centres of Ermington, Wentworth Point, Meadowbank and West Ryde.

Community centres and libraries

As shown in Figure 6, there are no Council owned and operated community facilities within approximately 800 metres (or walking distance) of the site.

Public community facilities within 2km of the site include:

- Ermington Community Centre.
- Wentworth Point Community Centre & Library.
- Ermington Branch Library.

Early education and care

There are four long day care centres providing 314 places within 800m of the proposed development. Of these centres, the majority have been rated as "Exceeding the NQS", that is, they provide high quality care.

Two of the local primary schools provide OSHC, providing a total of 268 places (418 places including).

Schools

There is only one public primary school within 800m of the site, Melrose Park Public School. There are also six other primary schools within 2km of the subject site, five which are public, and one being a private catholic school.

The site is within the Marsden High School catchment, which is the only secondary school within 2km of the subject site.

Health

There are no hospitals within 800m of the site. Ryde Hospital is the nearest public hospital approximately 2.8km from the site.

There are no bulk billing medical centres within 800m of the site, however there are nine within 2km of the site, spread out between Ermington, Wentworth Point, Meadowbank, and West Ryde.

Other services

The site currently provides corporate and industrial space which will mostly discontinue in the proposed development. In addition, the site is located in between three town centre hubs; Ermington, West Ryde, and Meadowbank, which provide a variety of social infrastructure and services for the extended communities.

Four social support services and NFP's are found around 2km of the site, including:

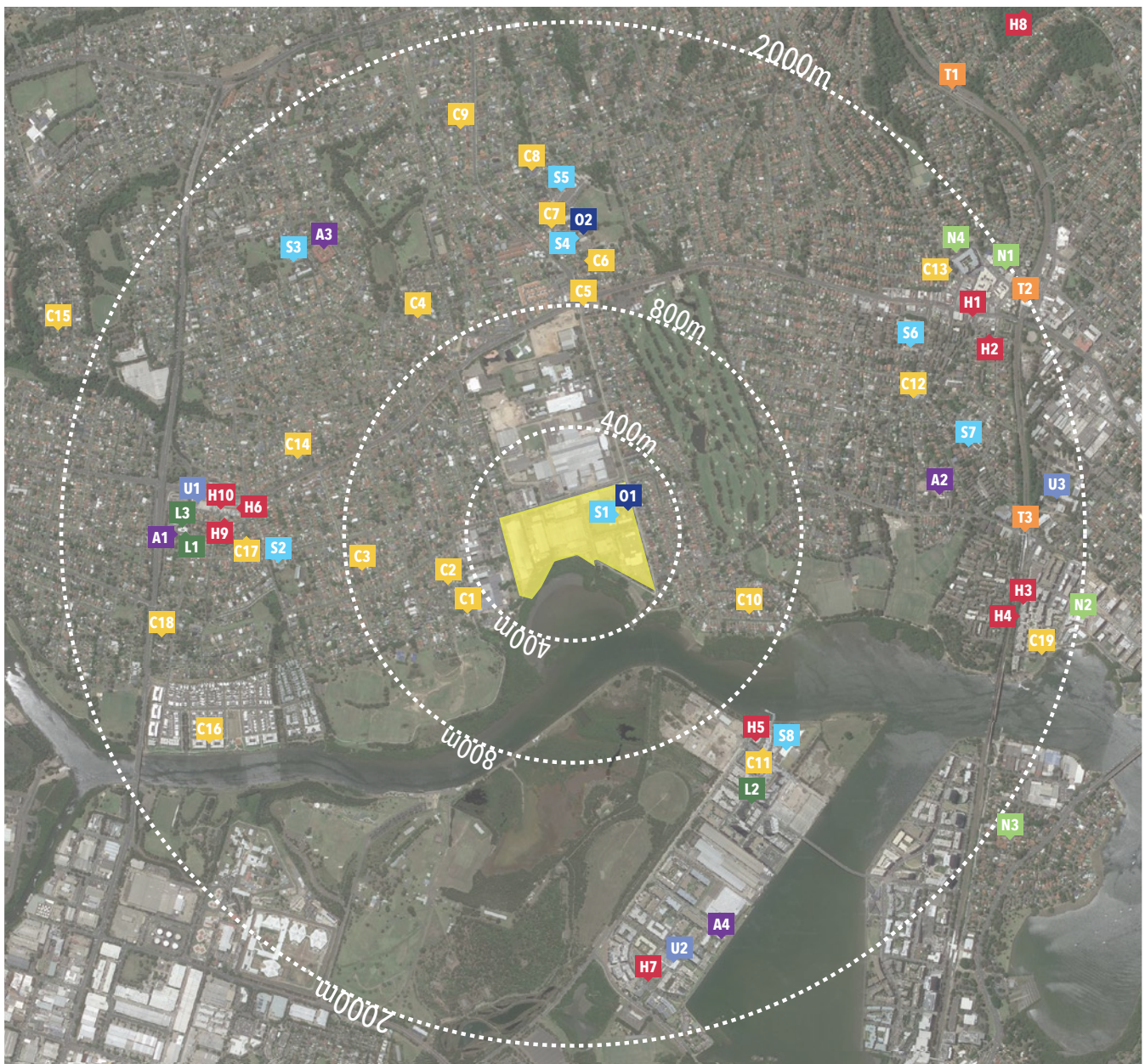
- Department of Family and Community Services - Housing.
- Catholic Community Services NSW/ACT - Head Office.
- RFBI Concord Community Village.
- Huntington's Disease Association.

There are 4 aged care centres within 2km of the subject site, none which are within 800m of the site.

Social infrastructure observations

- There is no existing community infrastructure in Melrose Park, and currently poor connections to other community infrastructure in the corridor. The funding, coordination and delivery of infrastructure including schools, community centres, parks and transport must occur in the early stages of redevelopment so that it is available as the first residents are moving in.
- Social infrastructure provided within private developments will support the needs of residents and help to meet the demand for local social infrastructure.
- There is no existing social infrastructure in Melrose Park, and currently poor connections to other social infrastructure in the corridor. The funding, coordination and delivery of infrastructure including schools, community centres, parks and transport must occur in the early stages of redevelopment so that it is available as the first residents are moving in.
- While some facilities are at capacity, others are underutilised.
- Major arterial roads and congestion is a connectivity barrier, reducing access to local, district and regional social infrastructure in the corridor and surrounding areas.
- The precinct is located close to Parramatta River, with opportunities to maximise use of and connections to natural assets.
- With large parcels of land under single ownership or with a smaller number of owners, urban renewal in this precinct presents an opportunity to plan for social infrastructure that requires a large area, such as sports fields.

Figure 7 - Social Infrastructure Audit



H1	West Ryde Medical Centre	C1	Little Explorers Learning Centre	C16	Lotus Family Day Care	S1	Melrose Park Public School
H2	Maxim Street Family Medical Practice	C2	Tiny Scholars Childcare & Preschool	C17	Future Stars Early Learning Centre	S2	Rydalmere East Public School
H3	Myhealth Medical Centre Meadowbank	C3	Ermington Rainbow Cottage	C18	Future Stars Early Learning Centre	S3	Ermington West Public School
H4	Doctor's Hands Therapeutic Clinic	C4	Active Kids Group Ermington	C19	Happy Faces Early Learning Centre	S4	Ermington Public School
H5	Myhealth Medical Centre Wentworth Point	C5	Kids Korner West Ryde	N1	Department of Family and Community Services - Housing	S5	Marsden High School
H6	Local Doctors	C6	Goodstart Early Learning West Ryde - Winbourne Street	N2	Catholic Community Services NSW/ACT - Head Office	S6	West Ryde Public School
H7	Wentworth Point Specialist Clinic	C7	Little Learners Centre	N3	RFBI Concord Community Village	S7	St Michael's Catholic Primary School
H8	Ryde Hospital	C8	Colour My World Children's Centre	N4	Huntington's Disease Association	S8	Wentworth Point Public School
H9	Ermington Medical Centre	C9	Colour My World Children's Centre-Ermington	L1	Ermington Community Centre	O1	Melrose Park OSHC
H10	Douglass Hanly Moir Ermington Collection Centre	C10	Melrose Family Day Care	L2	Wentworth Point Community Centre and Library	O2	Ermington Before & After School Care
T1	Denistone Station	C11	Handprints Wentworth Point	L3	Ermington Branch Library	U1	Macquarie Community College - Ermington Campus
T2	West Ryde Station	C12	West Ryde Long Day Care Centre	A1	Carinya Aged & Ethnic Day Care Centre	U2	MCPT Sydney Olympic Park Campus
T3	Meadow Bank Station	C13	Blossoms Child Care & Early Learning Centre	A2	Opal Fernleigh	U3	TAFE NSW - Meadowbank
		C14	Ermington Uniting Church Pre School Kindergarten	A3	Uniting Arrunga		
		C15	Maral's Family Day Care	A4	Shengquan Aged Care Service Ltd		

Precinct wide social infrastructure needs summary

SNAPSHOT

What social infrastructure could be delivered to support the future population of the precinct?



Multipurpose community centre



Subsidised office space



Cultural and creative space/ facility



Library space



Long day care centres



OOSH Centres



Space for private/ for profit services



Council owned/managed spaces

SOCIAL INFRASTRUCTURE NEEDS ANALYSIS

The Rydalmere through Ermington to Melrose Park Corridor has an increasing number of high-density apartments being developed. Social infrastructure is a vital part of supporting residents living in apartments to have a good quality of life. In these neighbourhoods, libraries are places to study and meet, parks are playgrounds and family gathering spaces, ovals are backyards, and community meeting rooms are living rooms to places to host social functions that apartments can not accommodate.

The provision of social infrastructure that responds to the needs of the existing and future communities can play a positive and enabling role via welcoming places to gather and meet, spaces and support providing necessary services and helping to redefine a new identity of an area undergoing change without losing the past and present.

Council sets a benchmark provision target of 80m2 per person of community centre floor space. Currently there is 42m2 within Planning Catchment 5 (of which Melrose Park is in) identified in the Community Facilities Strategy 2017.

Multipurpose community centre

Council sets a benchmark of 80m2 per 1,000 people for community floor space. Based on this benchmark 400m2 would need to be delivered through the Holdmark sites, and 799m for the Melrose Park South Precinct.

	Holdmark sites	Melrose Park South
Forecast pop.	5,012	9,985
Floor space required:	400m ²	799m ²

Council recommends inclusion of subsidised office space to be delivered within multipurpose community centres at a rate of 80m2 per 1,000 people and this could be located as part of a future multipurpose community centre.

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Council has identified a need for a 2,000m² multipurpose centre for Melrose Park, which would be best located within the Melrose Park Precinct close to the light rail station and local centre. Council's Community Facilities Strategy 2017 specifically identifies an opportunity to: *"Provide a local level community facility (of around 2,000m²) in Melrose Park through partnership with developers. This facility should consider the needs of residents in high density communities and provide flexible space for a range of activities and gatherings."*

Cultural facilities

City of Parramatta does not have benchmarks for determining provision of future cultural facilities. However, Council's cultural strategy aims to increase spaces and places for cultural activities throughout Parramatta including artists studios, workspaces, and new visual arts and literary destinations. There are opportunities to co-locate a cultural facility for cultural practice and exhibition within the multipurpose community centres.

Libraries

The forecast population of the site does not trigger the need to deliver a new library for Melrose Park. Based on Council's benchmarks of 39m² per 1,000 people, plus 20% circulation space, for populations of 20-35,000, the Holdmark sites would be required to deliver 234m² of library floor space and the Precinct would be required to deliver 467m². Council's Community Facilities Strategy 2017 outlines the future direction for Planning Catchment 5 is to:

- Seek to redevelop the existing Ermington library to a district level facility as part of a community hub with enhanced visual prominence and a better connection to the existing retail centre.
- The library should be between 1,500 – 3,000m² and the community hub should be a minimum of 3,500m² in total. This would represent approximately 1,080 - 2,580m² of additional library floor space.

Early childhood education and care (children aged 0 to 4)

City of Parramatta's benchmark for early education and care provision is 1 long day care place for every 2.48 children aged 0 to 4 years. Based on a forecast population of 403 children aged 0 to 4 years, a total of 162 places would be required for the Holdmark sites. Based on a total of 809 children living in the precinct, 326 places would be required. This would require the Holdmark sites to deliver around 2 new long day care centres and four across the Precinct. Council has identified a desire to deliver one new Council owned centre of between 60 and 80 places within this high growth area. Council-operated ECEC facilities are highly

valued in the community due to the lower fees and the view that Council facilities provide a higher quality of service when compared with the private sector. This is evidenced by the high ACECQA ratings at our services and that they are all at capacity.

Co-located centres or community hubs are increasingly being developed to meet the needs of the diverse community with a range of services for all ages provided at a single location. Co-locating ECEC services with infrastructure such as libraries and community centres provides suitable spaces to deliver services, programs and activities to meet the social needs of the community and build community capacity. It can also increase the convenience and attractiveness of accessing other complementary community and social programs and activities. Further, for operators such as Council, it builds efficiencies.

Early childhood education and care (children aged 5 to 11 years)

Council's benchmark for out of school hours care is 1 OOSH place for every 2.7 children aged 5 to 11 years. For the Holdmark sites, this equates to an additional 166 OOSH places and for the Precinct, 333 places.

Council's strategic direction is to : Seek to advocate with the NSW Department of Education (DOE) for provision of adequate floor space for OOSH services to operate onsite in schools, especially for any new school or significant school site re- development in City of Parramatta.

Communal facilities

High quality socially sustainable housing requires the provision of communal facilities to support social connectivity, health and wellbeing, and to take the burden off public infrastructure. There is also a need to provide communal spaces for people to practice music without impacting on neighbours.

Social infrastructure provided within private developments will support the needs of residents and help to meet the demand for local social infrastructure



OPEN SPACE NEEDS ANALYSIS

7. Open space needs analysis

This section provides an audit and mapping of existing open space. The analysis of open spaces and **recommendations are for the Melrose Park South Precinct, not just the two sites owned by Holdmark.**

7.1. DEFINING OPEN SPACE

Public open space includes parks, outdoor courts, and play spaces. It is open space, which is publicly owned, accessible to all members of the public, and can be planned and managed by local, state or federal government.

Communal open space (semi-private) is open to all residents of a development, or within a particular high density building. Examples of communal (semi-private) open space include communal gardens and green spaces on rooftop parks, swimming pools, or gyms only accessible to residents of that development.

7.2. AUDIT OF OPEN SPACE

As shown in Figure 7, there are six Council parks within 800m of the proposed development including:

- 2 district/regional parks:
 - Archer Park is a foreshore park which includes a shared cycling and running track, public restrooms, and natural area. Off leash dogs are not permitted.
 - George Kendall Riverside Park is a foreshore park with a play space, multi-purpose courts, meeting rooms, outdoor exercise equipment, public toilets, and barbecue and picnic facilities. It also includes natural areas for passerby's to explore.
- 3 local parks; Hughes Avenue Reserve, Bruce Miller Reserve, and Melrose Park playground.

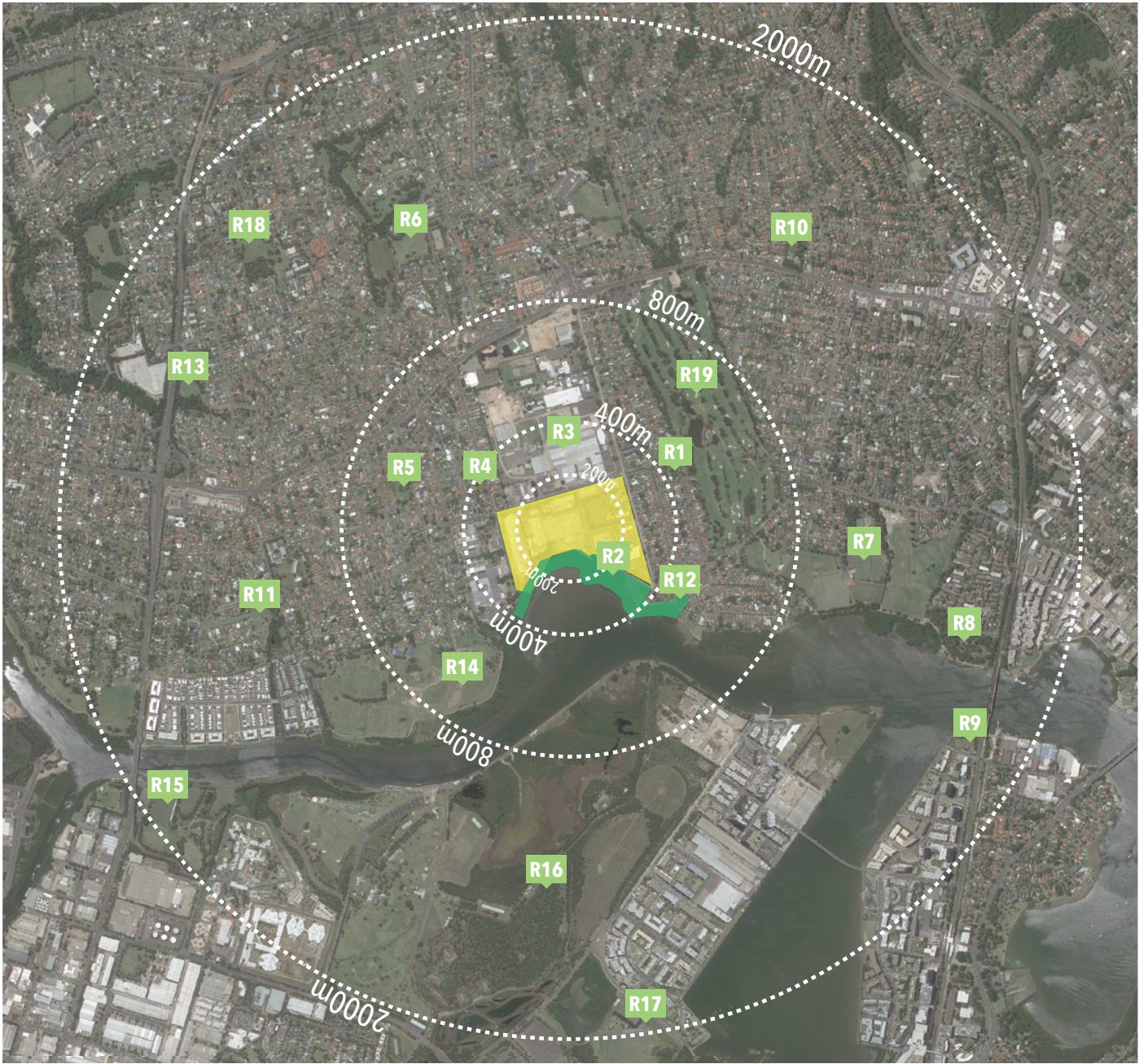
Other recreation facilities close to the site (within 800m) include:

- 1 golf course (Ryde Parramatta Golf Club)
- 1 public wharf (previously known as Pennant Hills Wharf)



Melrose park natural areas. Source: Cred Consulting

Figure 8 - Open Space Audit



Map Code	Park Name
R1	Jennifer Park
R2	Archer Park
R3	Melrose Park
R4	Hughes Avenue Reserve
R5	Bruce Miller Reserve
R6	Cowell's Lane Reserve
R7	Meadowbank Park
R8	Memorial Park
R9	Mill Park
R10	Lions Park

Map Code	Park Name
R11	Ken Newman Park
R12	Melrose Park Playground
R13	Eccles Park
R14	George Kendall Riverside Park
R15	Wilson Park
R16	Millennium Parklands
R17	Sydney Olympic Park Archers
R18	Thomas Wemyss Park
R19	Ryde Parramatta Golf Club

7.3. BEST PRACTICE APPROACHES TO PLANNING FOR OPEN SPACE

Whilst in the past the amount of public open space per person has been used as a guide for the provision of open space, recent trends focus on the provision of quality public open space rather than quantity. An overprovision of open space can mean that it is underutilised and empty, contributing to a sense of insecurity in the space.

The quality of open space is determined by its design, management/maintenance, sustainability, safety, amenity and comfort. A variety of quality open spaces offers the new residents opportunities to build local networks and friendships and provides places for people to plant a tree, create an artwork, grow some vegetables and contributes to building strong ownership of a new place.

In high density areas, residents should have access to both semi-private, communal and local level open space that can function as a “backyard”, as well as access to activity and play opportunities and district and regional level open space. Open space should be connected with walking and cycling paths, to encourage use and provide opportunities for physical activity.

7.4. BENCHMARKING AGAINST STANDARDS

There are a number of different benchmarks and planning standards that are currently being used to determine open space needs for new developments. Demand for open space required to support a new community at the subject site has been determined by looking at these different standards.

City of Parramatta

Council's Community Facility Strategy sets a target to deliver 3ha of open space per 1,000 people. Within sites, this target can be hard to meet given that this provision could result in open space larger than the site itself. Council also sets a site benchmark of meeting best practice standards of delivering at least 20% of the site area as open space.

The NSW Government sets targets that open space area provision should consider a range of quantity, quality and proximity indicators including population/ density and demographic profile, open space distribution, barriers, size, connectivity, and quality of visitor experience also need to be considered to ensure local open space provision and recreation needs are identified.

The Government Architect NSW Draft Open Space for Recreation Guidelines provide benchmarks for the proximity of open space to dwellings and focus on the quality and function of spaces provided.

The Greater Sydney Commissions' planning documents include a benchmark that all dwellings should be within 400m of quality local open space of at least 0.5ha, and that high density dwellings should also be within 200m of high quality open space of at least 0.1ha.

The above benchmarks have been applied to determine open space needs for the site.



Backyard spaces for medium/high rise buildings; Burnsville, Minneapolis



Backyard spaces for medium/high rise buildings; Quay Quarter, Sydney

Precinct wide open space needs summary

IN A SNAPSHOT - WHAT OPEN SPACE CAN BE INCLUDED AS PART OF THE PROPOSAL?



3.8ha open space



Formal sports area



Informal sports area



Dedicated nature areas



Green links to other open spaces



Playgrounds



Aquatic centre



Outdoor multipurpose court

OPEN SPACE NEEDS ANALYSIS

Open space quantity

Council has identified a need to deliver an additional 75.2ha of open space within Planning Catchment 5 High Growth Area by 2036 (Community Facilities Strategy 2017).

Based on a best practice approach as identified in Council's Community Facilities Strategy, 2017, 20% of development sites should be delivered as new quality and connected open space. Applying this benchmark:

- The Holdmark sites would be required to deliver 18,869m² (1.9ha), and
- The Melrose Park South Precinct would need to deliver 38,063m² (3.8ha).

Council's strategic directions for Rydalmere, Ermington and Melrose Park include that Council will seek to realise:

- Increased provision of green sporting open space
- Upgrades to existing parks and sports fields to increase capacity and diversity of offering, including delivering the George Kendall Park master plan to increase quality and provision of recreation, sports and leisure offerings.

Proximity

Council's analysis of walkable catchments (250m, 300m, 400m) to useable Council owned recreation and sport open space shows gaps for communities in Planning Catchment 5: Melrose Park. The location of new open space areas within the site should ensure that all residents within high density dwellings can access a usable and quality park within 200m of their homes, for other dwelling types, within 400m.

Linkage to existing parks

In addition, and to work toward meeting Council's benchmark of 3ha per 1,000 people, additional open space can be delivered through new recreational green links, potentially.

- Jennifer Park (map code R1)
- Hughes Avenue Reserve (map code R4)
- Georges Kendel Riverside Park (map code R5)

Outdoor multipurpose courts

1 outdoor multipurpose court would be required based on a benchmark of 1 outdoor multipurpose court per 10,000 people and provision of outdoor and multipurpose spaces as a priority for Council.

Sportsfields

Council's Community Facilities Strategy identifies priorities for the Catchment 5 growth area to:

- Increase provision of green sporting open space
- Deliver upgrades to existing parks and sports fields to increase capacity and diversity of offering, including delivering the George Kendall Park master plan to increase quality and provision of recreation, sports and leisure offerings.

To ensure effective use of sportsfields, best practise is for the provision of a multi use fields that can be used for multiple different sports throughout the year as well as consideration for lighting to allow for use at night. Given the cultural diversity of the area, the type of sportsfields provided should be based on a understanding of the local sports participation trends.

Play

Increasing medium and high density development means access to public play spaces that work as the 'backyards' for households become critical to support healthy lifestyles. Within the site and the catchment, there is limited diversity in our play offering, including play spaces for older children and young people.

There is limited inclusive play for all abilities play spaces to support access and inclusion for all children and families.

Parks and Leisure (2012) apply a benchmark of 1 playground for every 2,000 people. Applying this benchmark a total of 2 playgrounds would be required for the Holmark sites, and 5 playgrounds would be required across the Melrose Park precinct.

Water play

One of these playgrounds could be a district water play park. Council's Community Facilities Strategy, 2017 indicates that Council seeks to realise a moderate expansion of water play assets within high growth urban renewal areas where it is feasible (both in build, replacement and operating costs).

Indoor recreation & pools

Council has identified that there is very limited access to indoor recreation facilities within Planning Catchment 5. The nearest indoor recreation centre (PCYC Parramatta) is 6.9km away from the site. Our research with similarly highly culturally diverse communities tells us that access to indoor courts and indoor recreation centres is in demand for a range of diverse sports. This demand will increase as our climate continues to get hotter. There is significant under provision to meet the needs of the community now, which will worsen with population growth.

While the Holdmark sites and the Melrose Park South precinct does not trigger demand for a new indoor recreation centre, 1 indoor leisure centre would be required to service the Catchment 5 high growth area where the site is located (benchmark of 1 indoor leisure centre for between 50,000 to 100,000 people). The catchment would also trigger the need for 1 indoor aquatic centre (1 indoor aquatic centre - 25m pool - for every 30,000 people).

There is a new swimming pool being planned for the Parramatta CBD and there is a proposal for the development of a new contemporary aquatic leisure centre (located cnr Pitt Street and Park Parade, Mays Hill) to replace the Parramatta War Memorial Swimming Centre that was required to close to make way for the new Western Sydney Stadium. This proposal includes three heated pools (indoor and outdoor); change rooms and amenities, fitness centre, cafe, community rooms and meeting spaces, and large outdoor areas for relaxing and viewing aquatic activities.

A large, light orange number 8 is overlaid on the left side of the image, partially obscuring the background scene. The background shows a paved shared pathway with a person on a bicycle in the distance, trees, and a utility pole under a cloudy sky. A metal barrier with a red and yellow striped arm is visible in the foreground on the right.

COMMUNITY BENEFIT OPPORTUNITIES ANALYSIS

8. Community benefits opportunities analysis

Based on the findings from sections 1-7, this section outlines opportunities for the proposed development to enhance the character of the area, address identified community needs, and support community cohesion, social sustainability and resilience through this proposal

8.1. OPPORTUNITIES ANALYSIS

OPPORTUNITY	RATIONALE
QUALITY SOCIAL, RECREATIONAL AND CULTURAL INFRASTRUCTURE	
Contribute to the provision of a 2,000m ² multipurpose community centre to be located near the town centre within Melrose Park South Precinct and accessible by the future light rail (Stage 2).	400m ² of multipurpose floor space would be required within the Holdmark sites and 799m ² within the Precinct. Council has identified a need for a 2,000m ² multipurpose centre for Melrose Park, which could potentially be delivered within the Precinct in proximity to the future light rail stop and town centre.
Contribute to the expansion and upgrade of the Ermington Branch Library	The forecast population of the site does not trigger the need to deliver a new library for Melrose Park. However, based on the benchmarks the Holdmark sites would require contribution of 234m ² of library floor space, and the Melrose Park South precinct 467m ² which would contribute to the existing library being upgraded to a district library.
Provision of long day care facilities within the Holdmark sites (2 centres providing around 162 places) and Precinct (326 places or around 4 centres) to support families, provide affordable child care options close to home and build local connections between children and parents/carers. Consideration should be given to co-locating one long day care centre with a future community hub in Melrose Park South Precinct which is given to Council to operate as a not for profit service.	Based on Council's benchmarks, a total of 162 places would be required for the Holdmark sites and 326 places across the Precinct. This would require the Holdmark sites to deliver around 2 new long day care centres and four across the Precinct. Council has identified a desire to deliver one new Council owned centre of between 60 and 80 places within this high growth area.
Advocate for 1 new OOSH centre as part of any future new or improved primary school servicing Melrose Park.	Council's benchmark for out of school hours care is 1 OOSH place for every 2.7 children aged 5 to 11 years. For the Holdmark sites, this equates to an additional 166 OOSH places and for the Precinct, 333 places. OOSH services are best located within school facilities.
Co-locate a cultural space for cultural and creative practices, production and exhibition within the multipurpose community centres.	There are no specific benchmarks, however Council's cultural strategy aims to increase spaces and places for cultural activities throughout Parramatta including artists studios, workspaces, and new visual arts and literary destinations.
Investigate opportunities to provide short-term affordable creative spaces within the existing industrial buildings as the site transitions and develops into a new residential precinct to build connections to this new place.	Council's Cultural Strategy identifies an action to deliver on the strategic objectives to "broker underutilised spaces for after-hours innovation, events and activations" (action 2.28)

OPPORTUNITY	RATIONALE
<p>Within private and public buildings, provide communal spaces that can be used as 'noisy' spaces for activities like music practice rooms, family and social gatherings and local community meetings, older people's exercise classes or a communal library with study and co-working facilities.</p>	<p>High density living means more people in closer proximity and smaller living spaces. Given the high proportion of people are living alone, opportunities for social connection will be important.</p> <p>Communal spaces support resident's wellbeing and address social isolation, providing places to meet, participate in local programs, create local events, hold playgroups or store equipment.</p>
QUALITY AND CONNECTED OPEN SPACE & PUBLIC REALM	
<p>Deliver 1.9ha of new quality green open space within the Holdmark sites and 3.8ha across the Melrose Park Southern Precinct. The location of new open space areas within the site should ensure that all residents within high density dwellings can access a usable and quality park within 200m of their homes, for other dwelling types, within 400m and should support a variety of active and passive, formal and informal activities.</p>	<p>This requirement is based on a site size of 190,319m², and best practice as identified in Council's CFS 20% of the site .</p>
<p>Consider some opportunities for additional open space to be delivered through new recreational green links to create safe links to existing parks and contribute to the embellishment of existing parks that have been identified within Council's plans. However, this should not be a substitute for providing open space within the Melrose Park Southern Precinct.</p>	<p>Council's strategic directions for Rydalmere, Ermington and Melrose Park include that Council will seek to deliver upgrades to existing parks and sports fields to increase capacity and diversity of offering, including delivering the George Kendall Park master plan to increase quality and provision of recreation, sports and leisure offerings.</p>
<p>Ensure that within the new open space, that adequate space is provided for formal sporting activities and the delivery of sportsfields that cater for and reflect sporting activities with high participation trends locally.</p>	<p>There is a significant undersupply of sports space within Catchment 5.</p>
<p>Consider the inclusions of outdoor fitness stations/ equipment located within local parks to cater for the forecast population, to improve their health and well being and provide free opportunities to exercise for lower-income households.</p>	<p>The forecast population of older people and working aged people will seek opportunities for informal recreation close to home, including in the evenings. This could include spaces such as outdoor fitness equipment, picnic areas. Outdoor fitness stations are particularly effective spaces for forming social connections between neighbours.</p>
<p>Deliver at least 2 playgrounds within the Holdmark sites and 5 across the Melrose Park South Precinct that caters for infants, children and young people providing safe spaces for them to connect, play and improve health and wellbeing.</p>	<p>The population forecasts indicate that an additional 2,407 children and young people (0-17) will be living in the Precinct. Parks and Leisure (2012) apply a benchmark of 1 playground for every 2,000 people (total pop), meaning the incoming population triggers demand for at least 2 (site) and 5 (precinct) new playgrounds.</p>
<p>Provision of at least 1 outdoor multipurpose court to provide for a range of formal and informal activities, as well as it being a space for exercise and particularly for young people a space to connect and belong.</p>	<p>Based on a benchmark of 1 outdoor multipurpose court per 10,000 people, the incoming population triggers demand for at least 1 outdoor multipurpose court.</p>

OPPORTUNITY	RATIONALE
Contribute to and/or investigate opportunities to provide a space within the precinct for an indoor recreation centre that services the Ermington, Rydalmere and Melrose Park planning catchment.	While the sites and the Melrose Park South Precinct do not trigger demand for a new indoor recreation centre, 1 indoor leisure centre would be required to service the Planning Catchment 5 high growth area where the site is located.
Event ready green public plaza/civic space	A well designed onsite public plaza/civic space providing seating and shaded areas as well as greenery and planting would provide an improved public domain in new Melrose Park Southern Precinct and a community meeting place. The space should be flexible and event ready so that it can host cultural and community activities.
Create pedestrian and cycle access the Parramatta River Front and throughout the Precinct to increase connectivity and paths that increase active and healthy lifestyles.	Improving pedestrian and cycle access along the Parramatta River front will support residents' access to open space (in particular, older people and people with prams) as well as improving the public domain for all users of the street and enjoyable of the Parramatta River.
HOUSING DIVERSITY AND MIX	
Provide a mix of housing types and sizes	The population forecasts as a result of the redevelopment of this precinct show a high proportion of working aged people and families. While lower than Parramatta, the Melrose Park area still has a strong cultural diversity which is expected to continue. Providing housing types and sizes to cater for different household types, from single young professionals to intergenerational family households is important.
Consider opportunities to increase affordable key worker housing (both for rent and affordable purchase options) and affordable rental housing.	There is a high need for affordable key worker housing in the City of Parramatta LGA to support people working in the area on lower incomes. The precinct is in close proximity to public transport, is an ideal location for this type of housing. Affordable purchase options include for example innovative approaches such as shared ownership models as well as reducing the cost of housing for example through less strata area to reduce strata fees.
Adaptable housing and universally designed housing	With a high ageing population, with a particularly high need for assistance, the development should find ways to improve liveability for old people and their carers. Accessibility particularly for older people (such as dementia friendly design) will be important to support social inclusion and ageing in place.

OPPORTUNITY	RATIONALE
LOCAL JOB OPPORTUNITIES	
Provision of co-working and/or subsidised office space to provide affordable options and opportunities for small businesses, start-ups and sole traders to be able to work close to home, connect and network.	4.1% of the existing Melrose Park population work from home, which is higher than the Parramatta LGA. Council recommends inclusion of subsidised office space to be delivered within multipurpose community centres at a rate of 80m ² per 1,000 people (which for Melrose Park Southern Precinct equates to approximately 799m ²) and this could be located as part of the multipurpose community centre.
Given the scale of this project, there is an opportunity to ensure opportunities for local young people and workers to be employed during the construction.	There is a high proportion of low income households within the area and a larger percentage of persons that have No qualifications in comparison to City of Parramatta (40.8% compared to 32.2%) currently living within Melrose Park. Within 9% of existing residents employed within the construction industry there is an opportunity to ensure that local workers are prioritised in any hiring policy to provide jobs closer to home, saving employees time and money, and keeping them local.
PLACE & IDENTITY	
Contribute to Melrose Park being a vibrant and liveable place for residents, workers and visitors, providing uses and activities that people can meet, socialise and connect both through the day and at night.	As an area that is being converted from its previous industrial uses which had a uni-dimensional use into a mixed-use zone, there is a need for retail, commercial and social spaces to be incorporated in the development to induce sustained activity in the space.
Create physical, visual, environmental and historic connections to the riverfront. In particular creating opportunities to tell the local stories and importance of the river to the traditional owners of the land, the Darug people	The precinct's proximity to the Parramatta River provides an opportunity to increase awareness of its importance to the Darug people and to tell stories of the past and present. There are also opportunities to design the public interface as a nature promenade. This will also provide opportunities to raise awareness of the natural flora and fauna of the area and facilitate conservation of the natural ecosystems.
Work with local artists and Council to provide opportunities for public art that is embedded within the building design, public spaces and also along the riverfront (ie. River art walk) to tell the local stories, history of the precinct and create interesting public spaces.	Council's Cultural Strategy notes that by 2021 an aspiration was for "public spaces, buildings and streets are enhanced with a visual aesthetic that is purposeful, playful and reflective of our community". The Strategy also identified an action "expand the range of everyday activations in our public spaces" (Action 2.7)
COOL, COMFORTABLE AND SUSTAINABLE ENVIRONMENT	
Protect and increase street tree and street planting.	Cooling Parramatta's streets through increased tree canopies is a core aspect of the Cool Parramatta project and tree canopies that provide shade will be needed in Melrose Park South Precinct.

OPPORTUNITY	RATIONALE
Reducing greenhouse gas emissions, water and resource use of the proposed development through construction and ongoing operations	Being an eco-efficient city that effectively manages and uses the City's growth to improve and protect the environment a priority for Council in the Parramatta 2038, the Community Strategic Plan. Initiatives such as community edible gardens, communal composting and recycling can also support community connections and a sense of identity for residents. Spaces for bike share and car share should also be provided.
Incorporate biophilic design elements within the built form across the precinct.	A high proportion of residents will be living in high density. Incorporating biophilic design elements, from green walls to fractal patterns to water elements can support residents wellbeing and sense of connection to nature. Including these elements in the public domain, façade, and public areas of the building will also extend these benefits to visitors and passers-by.
Of the playgrounds provided cross the precinct, one of these playgrounds could be a district water play park to provide free and fun spaces for people to cool down on hot summer days and also contribute to reduce the heat island effect.	Council's CFS 2017 indicates that Council seeks to realise a moderate expansion of water play assets within high growth urban renewal areas where it is feasible (both in build, replacement and operating costs)
COMMUNITY BUILDING AND PARTNERSHIP	
Create opportunities for new neighbours to meet, get to know each other and share their stories to increase community cohesion	With this area about to undergo significant growth and change, provide opportunities for existing residents to feel part of the change and not get left behind is important to create a cohesive community within Melrose Park. In addition, with high cultural diversity as well as a high proportion of people who have recently arrived in Australia, opportunities for social connection as well as celebration of cultural diversity will support these groups.
GETTING AROUND	
Proximity to the ferry wharf provide opportunities to integrate the ferry services with this side of Melrose Park thereby improving public transport services in the area, and also facilitating fast travel to Parramatta	The main mode of travel to work was by car-as driver (60.5%), which is much higher than City of Parramatta (51.4%). 17.6% of residents travelled to work by public transport compared to 27.4% in City of Parramatta LGA.
Create adequate and safe walking and cycling paths throughout the to/from the precinct which provide local routes and link into existing regional/commuter routes.	Creating active transport options, reduces car dependency and increases opportunities to integrate exercise within daily routines. Enable people to walk and cycle for shorter trips results in reducing local traffic congestion and greater opportunities to connect to the local area.

8.2. BEST PRACTICE CASE STUDIES

Adaptable housing and universally designed housing

Case study: *Livable Housing Guidelines*

The Livable Housing Guidelines were developed by industry and the community and provide assurance that a home is easier to access, navigate and live in, as well more cost effective to adapt when life's circumstances change.

Guidelines include for example step free access, wider corridors, reinforcing bathroom and toilet walls to facilitate adding grab bars, and easy to operate door handles.

Livable Housing supports families with children and prams, people who are temporarily injured, older people who can adapt their house as their needs change, and people with disability who can adapt their housing to their needs as well as visiting friends and family with accessible houses.



Communal and community space and housing for older people

Case study: *Kampung Admiralty*

Located in the north of Singapore, Kampung Admiralty is a public housing development targeted at senior residents that integrates, healthcare, public facilities, community space and commercial amenities in a vertical format. There are four distinct components of the project: the lower levels contain the People's Plaza, a "community living room" with shops, eateries, and access to a tropical garden. The medical centre is located in the middle floors, while the topmost layer contains studio apartments, as well as the green spaces.

"The close proximity to healthcare, social, commercial and other amenities support inter-generational bonding and promote active ageing in place."

The amount of green space on the building greater than the building's overall footprint. This includes small farm plots for residents to tend to, organised as part of a "village green" at the centre of the 11 housing blocks, containing 104 homes for elderly singles and couples.

"Buddy benches", designed to encourage residents to sit together and socialise, are strategically placed at entrance points.



Communal space for residents

Case study: Signature Apartments

Signature Apartments in Redfern is a great example of communal spaces helping to build community. A group of residents converted the rooftop garden beds into a community garden, which has since expanded into common areas on the lower levels. The Strata runs events like Christmas parties and Each Hour boardgames by candlelight on the roof, and a community swap room has been set up in the bin room.



Indoor Recreation

Case study: Bathurst Street Creative Hub

Located in what is set to be Sydney's tallest residential tower on Bathurst St in Sydney's CBD, the City of Sydney is building a new creative hub. Spanning over 2,000m² over 5 storeys, the facilities will include:

- Sound proofed rooms for music rehearsals
- Studios with sprung timber floors for dancers and actors
- Media and editing suites for filmmakers and new media artists, and
- Wet dry studios for artists.

The City has a 99 year lease on the creative hub through a voluntary planning agreement.



Case study: Rhodes Central, Sydney

Rhodes Central is an upcoming luxury tower residence that is located in close proximity to the Rhodes Train Station. The building is designed to offer a market-style village centre in its lower floors.

The indoor recreation centre offers amenities such as an aquatic and spa centre; gathering, chill-out and wellness spaces; a gymnasium and cycle room; multipurpose courts for basketball, tennis and the like; plus a gymnastics space for children along with childcare, health and wellbeing services.

It also hosts a marketstyle village shopping centre that aims to feature local produce with interesting places to eat, browse, shop and linger.



Integrated Waterfront Community Centre

Case study: *Oasis Terraces, Singapore*

The building is located on the banks of the waterway in the densely populated Punggol area, and comprises communal facilities, restaurants and shops, alongside a government polyclinic. At the heart of the community centre is a series of stepped garden terraces that slope down towards the water and accommodate various communal amenities, including gathering places, playgrounds and a natural amphitheatre. Rooms and outdoor areas arranged around the gardens are used for purposes such as communal dining, restaurants, education centres, day-care centres and the polyclinic.



Waterplay in high dense areas

Case study: *Promenade du Paillon, Nice, France*

The Promenade du Paillon opened after two years of massive works that saw the destruction of the old bus terminal and ugly concrete carpark. In their place there are now 12 hectares of green space, linking the National Theatre in the north with the Verdure Theatre on the seafront in a 1.2 km grass and water corridor.

The park makes the most of its beautiful setting, using water “mirrors” to reflect the hills and colourful architecture. These mirrors contain 128 super hi-tech jets which squirt water up to 5 metres into the air, playing tricks on the crowd to the squeals of delighted children. Another feature is the use of sprays gently recalling the early morning mist in the river valleys surrounding Nice.



Public open space design in apartments

Case study: *Privately Owned Public Open Spaces (POPOS) in San Francisco*

San Francisco downtown is dotted with privately owned public open spaces or POPOS which have been a development requirement since 1985. Three notable spaces are the 343 Sansome Roof Garden, Garden Terrace at 150 California and 101 California where tables, benches and planters are bountiful. These once empty strips of concrete have been transformed into inviting lunch spots for urban dwellers simply by providing endless seating options.



Off Leash dog parks

Case study: Gardenhill Apartments, Doncaster

Developer Beulah International has created an exclusive dog park in its new Gardenhill apartment complex in Doncaster Victoria. Home to 136 one and two bedroom apartments, Gardenhill will feature an enclosed ground floor garden that will permit dogs to be off lead in a secure and user friendly environment. The private off lead area will be equipped with secure fencing, seating, a clean-up station and a drinking station.



High quality parks in high density areas

Case study: Central Park, Sydney

Central Park occupies nearly 6 hectares on the site of the former Carlton and United Brewery on Broadway. It is an urban development project that is a residential area, with some offices, shops and cafés. The development has a large public park on the northern fringe of O'Connor Street, approximately 6,500 square metres in size. The site is also home to some smaller pocket parks. The publicly accessible open space amounts to 36,000 square metres. The open spaces are adorned with public artwork, extensive landscaping, lighting and seating.

A main walking and cycling path runs through the centre of the park connecting Balfour Street across to Broadway and joining Jones Street with UTS. Residents also enjoy an on-site car share program and cycling paths that connect to the Sydney Cycleways network.



Informal recreation opportunities for older people

Case study: Maroubra Beach Outdoor Gym

Maroubra Beach Outdoor Gym is a free facility that contains a wide range of strength and cardio equipment and is ideal for those wanting low impact exercise. It is especially well suited to older residents. The equipment includes parallel bars, aerobic cycle, leg press, stretch stations, an elliptical trainer and a zig-zag balance beam. Information on using the equipment is located on site or you can download an instructional booklet produced by the South Eastern Sydney Local Health District.



Makerspaces

Case study: Makerspace & Company

MakerSpace & Company is a large, not for profit maker space located in Marrickville with wood working, pottery, metalworking and other equipment. There is space for classes, coworking space for creatives, and “machinery that is too expensive, specialised, or just too big for people to have in their homes”.



Case study: Foley Street Creative Spaces

The City of Sydney upgraded 5 shopfronts on Foley Street, Darlinghurst to foster creative production in Sydney. Artists, creatives and community organisations were invited to submit expressions of interest to occupy the spaces over 3-year leases. The spaces provide tenants room to create as well as showcase their wares and interact with the public. Tenants can also host community workshops, talks and events in their space, for example Enti Studio hosts ceramics classes.

