

COMMUNITY NEEDS AND SOCIAL IMPACT ASSESSMENT

361 - 365 NORTH ROCKS ROAD, NORTH
ROCKS



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FINAL
PREPARED FOR EG



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EXECUTIVE SUMMARY

Urbis Pty Ltd. (Urbis) was engaged by EG to prepare a Community Needs and Social Impact Assessment to inform a planning proposal to City of Parramatta Council for land at 361-365 North Rocks Road, North Rocks (the site).

The site is currently occupied by the Royal Institute for Deaf and Blind Children (RIDBC). The site has been secured by EG and the RIDBC will ultimately relocate to the Macquarie University precinct in North Ryde in several years' time (onwards from 2022).

THE PROPOSAL

The planning proposal seeks to create North Rocks Village, a Housing Diversity Precinct (HDP) as expressed in Council's Local Strategic Planning Statement (LSPS). It will deliver a genuine mix of housing opportunities within a garden village setting that complements existing neighbourhood character and has the potential to revitalise North Rocks Local Centre. Key elements will comprise:

- Executive/family housing including small lot housing, townhouses, terraces, large private garden and terrace style apartments, low-rise apartments as well as seniors living and affordable housing
- Publicly accessible open spaces including a full-sized oval able to accommodate multi-purpose fields and operate as a village green for the community
- The creation of a village square with direct pedestrian connection to North Rocks Shopping Centre
- Embellishment of adjoining Council reserve to improve existing infrastructure
- Community gardens, walking trails, green and blue connections and public access throughout the site
- Multiple community spaces to provide for the development of cultural, community and arts programs, including co-working areas, multi-purpose facilities and Hear the Children (RIDBC) Early Intervention service
- Regular transport connections to major bus interchange at M2 and
- Shared way through the site providing connections to existing pedestrian and cycle links.

SUMMARY OF COMMUNITY NEEDS

A community needs assessment was undertaken to understand demand for social infrastructure and open space generated by the proposal. The complete assessment and relevant benchmarks are contained in Section 7 of this report. Key findings of the assessment are outlined below:

Libraries and community facilities

- Based on the NSW State Library benchmarks, the incoming population of the development does not meet the benchmark for a new library. However, Council's Community Infrastructure Strategy (CIS) has identified an existing shortfall in library services in North Rocks which will be increased by the development population (Council's CIS identifies a need for a new 500sqm neighbourhood library 'learning link' space in North Rocks). The proposal includes a 2,700sqm community hub as part of the development which includes a library. The hub would be located directly opposite North Rocks Shopping Centre and in close proximity to Lawndale Avenue Shops. This could help meet demand for the neighbourhood level learning link space in a more accessible location in North Rocks as well as addressing the additional demand generated by the incoming population.
- Based on the benchmarks outlined in the City of Parramatta's Community Infrastructure Strategy, Catchment 2 (in which the site is located) has a slight overprovision of community centre floorspace. However, existing facilities are in poor building condition and require upgrades. The proposed 2,700sqm community hub could provide an alternative to the planned redevelopment of the Don Moore Community Centre as it meets Council's requirements for new community facilities in terms of location, proximity to public transport, colocation with open space and inclusion of multipurpose space. The proposed 2,700sqm hub would have a more centralised and accessible site location, with close proximity to the village plaza, making it a more suitable site for the community and library space.

Schools and child care

- It is understood that the North Rocks Public school enrolment capacity will increase based on the construction of new classrooms and recent changes to enrolment catchments. As result, North Rocks Public School is likely to have sufficient capacity to accommodate the future development population.
- The proposal is also likely to generate demand for around 53 high school places. Muirfield High School is within close proximity to the site (650m) and there are a number of other public and private high schools within 5-10km of the site which are likely to absorb the demand generated by this proposal.
- Based on Council benchmarks as described in Section 7.4 of this report, the incoming population is likely to generate demand for around 50 long day care (LDC) places and 32 before/after school care places. Due to the existing shortfall of child-care places in the area, the needs of the incoming population are unlikely to be met within existing centres. The proposal includes approximately 700 sqm retail/commercial space and will also include a childcare facility which may accommodate some of this demand.

Open space and recreation

- The proposal addresses the performance criteria outline in the NSW Government Architect's Draft Greener Places Design Guide and the principles outlined in Council's Community Infrastructure Strategy. It provides a diversity of connected, high quality open spaces within 400m of residents. Residents are also within 2km of approximately 11 district size (greater than 2 ha) areas of open space, as identified in Section 6.5. The inclusion of the sports field will also contribute to meeting the identified need for sporting facilities in the LGA. Approximately 3.65ha of open space for a potential population of 1,950 people means a ratio of around 1.87ha/1,000 people. This is double the World Health Organisation's recommended standard of 0.9ha/1,000 people¹.
- Consultation with SINSW indicates North Rocks Public School has limited open space for all structured and unstructured sports, which will come under increasing pressure as the school grows. The proposal could also potentially help meet this demand through a shared-used arrangement of the proposed on-site oval.
- Based on Council benchmarks, the incoming development would not generate the demand for an indoor court or higher order indoor sports complex, however there is an existing shortfall, which will be increased by the development population. If the 2,700 sqm community hub is provided onsite, there is an opportunity to redevelop the Don Moore community centre to include indoor recreation.
- Preliminary engagement undertaken by the proponent with local sporting associations, including soccer and cricket groups, suggests there is demand for additional sports fields for soccer during the competition seasons.

Seniors living

- North Rocks has an ageing population and limited housing supply to support the needs of the older population. The *North Rocks Land Use Economic Study* (prepared by Urbis for the site) identifies an additional 584 ILUs will be required by 2031 in the study catchment area to meet demand. The proposal will help meet this need through the provision of approximately 145 ILUs and 60-80 beds within a dedicated residential aged care facility.

Retail and medical services

- The site has access to local medical centres and Westmead Hospital and also includes provision to include an additional small medical service on site if demand is established. A 'hear the children' medical facility managed by RIDBC is also planned within the site.
- There are no benchmarks for inclusion of retail. However, it is worth noting that the proposal will include approximately 700 sqm of retail/commercial space which will contribute to meeting the everyday amenity needs of the incoming population by providing local services e.g. café and small general store. All other retail needs are met by the district shopping centre opposite.

¹ Health Indicators of Sustainable Cities in the Context of the Rio+20 UN Conference on Sustainable Development, 2012.

Affordable and key worker housing

- Council's Affordable Rental Housing Policy (2019) identifies that Parramatta LGA will need an additional 9,500 affordable rental dwellings by 2036 to meet demand. The LGA has also experienced a significant loss of key workers over the last 10 years due to lack of housing supply and affordability. The proposal intends to include a minimum 5% of affordable housing to support key workers (e.g. emergency services personnel, nurses, teachers).

COMMUNITY NEED RECOMMENDATIONS

Based on the outcomes of the community need assessment, the following recommendations are proposed to enhance community benefit:

- Consult with the City of Parramatta Council regarding the use of the multipurpose community hub and library on site.
- Continue to consult with Schools Infrastructure NSW regarding the potential for shared use of the proposed oval on site.
- Consider consulting with Council and child care operators to understand the demand for places and the suitability of the site to accommodate child care uses in the future.
- Continue to consult with the community to understand the demands for different types of active open space uses to inform the final design outcome. We note the proponent has already engaged with local community stakeholders to inform the proposed open space provision, particularly around the full-sized sports field on-site.

SUMMARY OF SOCIAL IMPACTS

A social impact assessment was undertaken to understand the potential social impacts of the proposal, both positive and negative, in accordance with Parramatta's *Social Impact Assessment Guidelines (August 2013)*.

Based on the assessment within this SIA, the planning proposal is expected to contribute to the community through diversifying housing choice, supporting ageing in place and providing economic and employment opportunities. The planning proposal also seeks to create a sustainable urban residential village which can contribute to meeting the recreational and community infrastructure needs of the incoming population and broader community. The assessment of the proposal has found that it is likely to have the following impacts:

Housing

The proposal will diversify existing housing choice in the local area, support aging in place and provide affordable housing options for a broad section of the community.

Earning ability and employment

The development will provide increased employment and revenue opportunities to the wider area across a variety of sectors including construction, retail, commercial, community and aged care.

Neighbourhood identity

The proposal will introduce a new residential population which will alter the current character of the RIDBC site and immediate environment. Measures to reduce the visual impact of the proposed rezoning have been considered in the design, such as landscaping and screening. Consultation with neighbouring properties and the broader community is recommended during the next stages of the planning process.

Belonging and connection to community

The proposal will redevelop a site with an important legacy to provide residential and seniors housing. The proposal includes a range of community uses to encourage community ownership of the site. Interpretive measures to recognise the site's past occupation by RIDBC are intended to be incorporated in the site to help enhance the connection to the local community. This also includes sensory technologies and design in the public domain to assist people with a hearing and/or sight impairment to navigate the environment and improve their everyday experience.

Access to and usage of community facilities and services

The development will provide increased public access to a range of social infrastructure, including a multi-purpose community space, library and a network of active and passive open space, to help meet the needs of the existing and future community.

Social equity

The development will support social equity through the provision of affordable (key worker) housing for nurses, teachers and emergency service personnel, the retention of existing rotary markets on site and facilitating increased public access to the site through the new oval and village square

SIA RECOMMENDATIONS

Based on the assessment in this SIA, it is recommended the following additional management measures are considered to enhance the development:

Design

- Prioritise delivery of the oval and consider public access during the development of the site to provide benefit for the existing community
- Consider temporary community use of existing buildings on site during development, for example art and cultural spaces. In collaboration with RIDBC, a number of initiatives are proposed to acknowledge and celebrate the past occupation of the site by the Institute.

Stakeholder consultation

- Consultation with Westmead hospital, Local Area Command, Community Housing Providers and other identified key services in the development of key workers housing
- Consultation with Parramatta Council regarding the use and design and of the community facility and oval
- Consultation with Rotary during detailed design phase to understand needs and requirements for markets operations

Community consultation

- Community consultation with surrounding neighbours and user groups to understand potential concerns and opportunities for the development
- Continued consultation with key stakeholders to inform the use, design and delivery of community infrastructure for public use including:
 - Local sporting clubs and associations including North Rocks Soccer Club, Carlingford Baseball Club and Parramatta District Cricket Association
 - Local schools, principles, and P+C associations including at North Rocks Public School and Muirfield High School
 - Hills Community Aid
 - Norths Rocks Shopping Centre
 - Local scouts and girl guides
 - Carlingford and North Rocks Rotary clubs
 - Religious organisations.

Supporting strategies

- Consider preparing an employment strategy to target local employees (Parramatta LGA) on site.

1. INTRODUCTION

Urbis Pty Ltd. (Urbis) was engaged by EG to prepare a Community Needs and Social Impact Assessment to inform a planning proposal to City of Parramatta Council for land at 361-365 North Rocks Road, North Rocks (the site).

The site is currently occupied by the Royal Institute for Deaf and Blind Children (RIDBC). The site has been secured by EG and the RIDBC will ultimately relocate to the Macquarie University precinct in North Ryde in several years' time (onwards from 2022).

1.1. THIS REPORT

This report provides an analysis of the expected community needs and potential social impacts that may be generated by the proposal. This report has involved the following:

- Review of the local site context and surrounding land uses
- Review of relevant policies to understand key implications at a local and state level
- Demographic profiling of the local community and incoming population, based on Australian Bureau of Statistics (ABS) data
- Preliminary consultation with Schools Infrastructure NSW to understand education demand
- Analysis of the existing supply of affordable housing and requirements for social infrastructure generated by the proposal
- Assessment of social impacts prior to and after management measures, based on Parramatta City Council's Social Impact Assessment guidelines
- Provision of recommendations to help enhance positive impacts and reduce negative impacts.

1.2. SOCIAL IMPACT GUIDELINES AND PRINCIPLES

Under Section 4.15 of the Environmental and Planning Assessment Act 1979 (EP&A Act), the likely impacts of a development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality are required to be considered and addressed as part of the planning process.

A social impact assessment (SIA) is a specialist study undertaken to identify and analyse potential positive and negative social impacts associated with a development proposal. It involves a detailed and independent study to outline social impacts, identify mitigation measures, and provide recommendations in accordance with professional standards and statutory obligations.

An SIA should be undertaken with reference to a locally produced set of guidelines or policies. As such, this SIA has been prepared with reference to the City of Parramatta's *Social Impact Assessment Guidelines (2013)*.

1.2.1. City of Parramatta Social Impact Assessment Guidelines (2013)

The City of Parramatta Social Impact Assessment Guidelines (the Guidelines) outlines a SIA is required for any residential development which exceed 100 units (outside of the CBD) or provides more than 20 units of affordable housing.

The City of Parramatta define a SIA as:

"The assessment of the social consequences of a proposed decision or action (such as development proposals, plans, policies, and projects) on affected groups of people and on their way of life, life chances, health, culture and capacity to sustain these."

The Guidelines require a SIA to provide an assessment of probable impacts. This includes:

An analysis of how the proposed changes are likely to impact on key stakeholders. Give consideration to the following areas (pick those that are relevant):

- *Health*
- *Housing*
- *Earning ability*
- *Safety*
- *Neighbourhood identity*
- *Belonging and connection to community*
- *Access to and usage of community facilities and services*
- *Social Equity (needs of disadvantaged groups / displacement etc).*

Chapter 9 of this report assesses the social impact of the proposal based on the above impacts.

1.3. SIA QUALIFICATIONS

The social impact assessment contained in this report has been prepared by Urbis Community Planning. The team consists of specialist social planners who assess the social outcomes and impacts of planning and developments.

Urbis Community Planning have extensive experience in undertaking SIA's for a range of land uses and development types including for schools, affordable and social housing, mixed-used developments, commercial centres and liquor and gaming proposals. Based on this experience, Urbis Community Planning are considered suitably qualified to prepare this SIA.

2. THE PROPOSAL

The site is currently occupied by the Royal Institute for Deaf and Blind Children (RIDBC). The site has been secured by EG and RIDBC will ultimately relocate to the Macquarie University precinct in North Ryde in several years' time (onwards from 2022).

2.1. PROPOSAL INCLUSIONS

The planning proposal seeks to create North Rocks Village, a Housing Diversity Precinct (HDP) as expressed in Council's Local Strategic Planning Statement (LSPS). It will deliver a genuine mix of housing opportunities within a garden village setting that complements existing neighbourhood character and has the potential to revitalise North Rocks Local Centre. Key elements will comprise:

- Executive/family housing including small lot housing, townhouses, terraces, large private garden and terrace style apartments, low-rise apartments as well as seniors living and affordable housing
- Publicly accessible open spaces including a full-sized oval able to accommodate multi-purpose fields and operate as a village green for the community
- The creation of a village square with direct pedestrian connection to North Rocks Shopping Centre
- Embellishment of adjoining Council reserve to improve existing infrastructure
- Community gardens, walking trails, green and blue connections and public access throughout the site
- Multiple community spaces to provide for the development of cultural, community and arts programs, including co-working areas, multi-purpose facilities and Hear the Children (RIDBC) Early Intervention service
- Regular transport connections to major bus interchange at M2 and
- Shared way through the site providing connections to existing pedestrian and cycle links.

Figure 1 overleaf provides an indicative layout of the proposed development.

Figure 1 – Site masterplan



Source: Oculus

2.2. DEVELOPMENT POPULATION

The potential dwelling yield of the Concept Masterplan is approximately:

- 690 apartments (1,2, 3 & 4 bedrooms)
- 245 townhouses, detached dwellings, studio terraces and underbuilding townhouses
- 145 Independent Living Units (ILUs) plus an aged care facility.

Based on the household occupancy rates contained in the City of Parramatta's Carlingford Area Contributions Plan (2017), the proposal is likely to accommodate 1,950 people (1,761 residential and 189 ILUs) and another 60 – 80 people living in aged care accommodation.

It is recognised that the site is managed under Parramatta's Contributions Plan for the Former Hills LGA (2017). However, as this plan does not contain occupancy rates, the neighbouring contributions plan for Carlingford has been applied.

3. SITE CONTEXT

3.1. REGIONAL CONTEXT

The site is located at 365 North Rocks Road, North Rocks in the Parramatta Local Government Area (LGA) and has an area of approximately 12.67 hectares. Parramatta LGA is experiencing significant population growth and urban development as the area transitions to Sydney's second city.

North Rocks is identified as a Local Centre within the Central City District Plan. Local centres are considered to be the focal point of neighbourhoods and provide essential goods, services and employment opportunities close to where people live. As the LGA grows, these centres will play an important role in delivering the 30-minute city.

3.2. LOCAL CONTEXT

North Rocks is an established residential suburb. Population growth and urban renewal is targeted at the neighbouring centres of Carlingford (2.3km from the site), Telopea (3.2km from the site) and Baulkham Hills (3.3km from the site).

North Rocks Shopping Centre is located directly opposite the site and contains approximately 64 retail stores with Coles, Aldi and Kmart as the major retail tenants. Lawndale Avenue Shops, a singular retail strip, is also located within 400m of the site and contains a group of local level shops.

The site is accessible by public transport and there are bus stops directly outside the main entry to the site on North Rocks Road. These bus services provide connections to key centres including Epping, Parramatta, Carlingford and Blacktown.

Figure 2 – Site context



Source: Urbis 2019

3.3. SITE VISIT

A site visit was conducted by Urbis on 15 May 2019 between 3:30pm and 4:30pm. The site visit was undertaken to understand the local context and to inform any potential social impacts.

Figure 3 – Site visit photos



Picture 1 – RIDBC main administration building



Picture 2 – North Rocks Road facing east



Picture 3 – Open space west of the RIDBC containing Scout and Girl Guides buildings



Picture 4 – North Rocks Shopping Centre directly south of the site



Picture 5 – Residential area west of the site



Picture 6 – Don Moore Community Centre

4. POLICY CONTEXT

A review of relevant state and local policies was undertaken to understand the strategic context of the proposed development and any potential impacts.

- Greater Sydney Commission – Central City District Plan (2018)
- Social Infrastructure Strategy, City of Parramatta Council (2017)
- Community Strategic Plan 2018 – 2038, City of Parramatta Council (2018)
- Local Strategic Planning Statement City Plan 2036, City of Parramatta Council (2020)
- Socially Sustainable Parramatta Framework, City of Parramatta Council (2017)

Central City District Plan, Greater Sydney Commission (2018)

The site is located within the Central City District. The *Central City District Plan (2018)* (the District Plan) is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. The District Plan identifies the following priorities that are relevant to this proposal:

- Providing services and social infrastructure to meet people's changing needs
- Providing housing supply, choice and affordability, with access to jobs, services and public transport
- Creating and renewing great places and local centres, and respecting the District's heritage
- Delivering high quality open space.

Community Strategic Plan 2018 – 2038, City of Parramatta Council (2018)

The City of Parramatta's Community Strategic Plan (2018) (the CSP) identifies the community's main priorities, aspirations for the future and strategies to achieve the vision. The CSP is guided by four principles – sustainable, liveable, productive and leading – which are supported by associated strategies to help achieve the community vision.

Key strategies identified in the CSP of relevance to this report include:

- Invest in services and facilities for our growing community
- Support people to live active and healthy lives
- Design our city so that it is usable by people of all ages and abilities
- Provide green spaces for recreation, relaxation and enjoyment.

Local Strategic Planning Statement City Plan 2036, City of Parramatta Council (2020)

The City of Parramatta's Local Strategic Planning Statement (2020) (LSPS) sets out the 20-year land use planning vision for the LGA with key planning priorities to help guide delivery.

Parramatta LGA is planning for significant housing growth over the next 20 years which is expected to attract a range of new residential communities. To manage the demands of these new communities, the LSPS states most of this housing growth will only occur within the identified 'Growth Precincts' between Greater Parramatta and Olympic Park. North Rocks is not identified as a Growth Precinct and the proposed development was not identified as an opportunity when the LSPS was being developed.

However, as most housing within the Growth Precincts will be high density apartments, the LSPS states there is a need for more diverse housing across the LGA. To encourage this, the LSPS has developed criteria for new Housing Diversity Precincts for eligible land sites.

To be eligible, Housing Diversity Precincts need to provide for a mix of housing types, including villas, townhouses, terrace housing, seniors housing and affordable rental housing, as well as be predominately

low rise. These precincts also need to be within walking distance to a local centre, contain significant open space on site and pass an urban design capability test.

Community Infrastructure Strategy, City of Parramatta Council (2019)

The City of Parramatta's Community Infrastructure Strategy (2019) (CIS) has been developed to guide Council in the future priorities, planning, funding and delivery of community infrastructure throughout the LGA.

According to the Community Infrastructure Strategy (CIS) the site is located in Catchment 2 (which includes Carlingford, North Rocks, Dundas, Dundas Valley and Telopea). The key priorities for Council in this catchment are the high growth areas of Telopea (3.2km from the site) and Carlingford (2.3km from the site).

North Rocks was not identified as expecting any significant population growth when this Strategy was developed and the proposed development was not identified as an opportunity when the CIS was being developed.

The CIS identifies high level directions for community facilities including that they should be:

- located within a town centre
- located within close proximity to regular public transport services
- no less than 1,500sqm for district library and 1,500sqm for district community facility (500sqm for neighbourhood level)
- located to ensure visibility within the site
- physically accessible
- designed to maximise flexibility and accommodate a diversity of uses and include meeting rooms, kitchen, and toilets.

Specific directions for Catchment 2 include:

- Deliver new District Library and multipurpose community centre in Telopea (approx. 4,000sqm)
- Redevelop Carlingford Library into 3,200sqm a new Carlingford hub including 800sqm of community hub space (close to public transport ideally future light rail stop)
- Redevelop Don Moore Community Centre as new community hub in North Rocks (current size 1,600sqm plus 601sqm senior citizens and meeting room 168sqm)
- Deliver Neighbourhood level learning link space of 500sqm in North Rocks
- Improve quality of Roselea Community centre.

Socially Sustainable Parramatta Framework, City of Parramatta Council (2017)

Parramatta LGA is in a period of significant population growth, with forecasts estimating an additional 152,057 people will live in Parramatta by 2036. This population growth combined with the changing role of Parramatta as a regional centre are key challenges on infrastructure provision in the LGA. The availability and suitability of adequate social infrastructure to meet the needs of the growing community is therefore a key priority.

The City of Parramatta's Socially Sustainable Framework (2017) (the Framework) identifies the following key challenges faced by the Parramatta LGA, including:

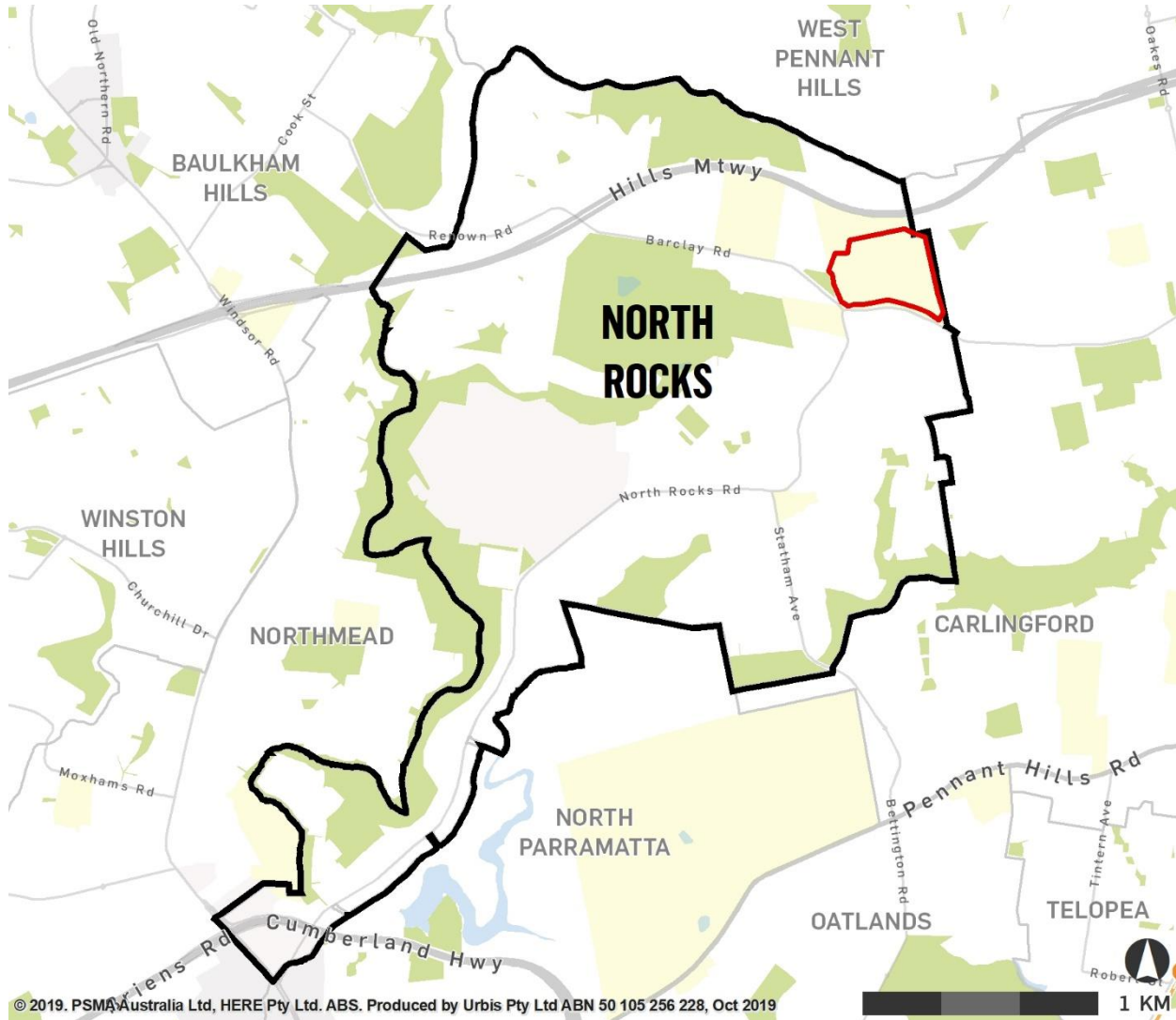
- Lack of open space
- Population growth putting pressure on resources
- Lack of social infrastructure
- High density development and diminished social cohesion
- Lack of accessibility and inclusivity.

5. SOCIAL BASELINE

A social baseline has been developed for this report to understand the potential needs of the community and to illustrate the demographic characteristics of communities potentially impacted by the proposal.






This baseline provides demographic analysis of North Rocks suburb (Figure 4) based on 2016 Australian Bureau of Statistics (ABS) data. The demographic characteristics of Parramatta LGA and Greater Sydney have been utilised for comparison purposes. A complete data set is contained in **Appendix A**.

Figure 4 – North Rocks suburb



Source: Urbis 2019

5.1. KEY CHARACTERISTICS

	<ul style="list-style-type: none"> North Rocks is a relatively small community and is home to 7,927 people. This represents only 3.3% of the Parramatta LGA population. North Rocks is also home to an older population, with a fifth (18.0%) of the suburb aged 65 years and older. By comparison, only 12.2% of Parramatta LGA and 13.9% of Greater Sydney are aged over 65 years.
	<ul style="list-style-type: none"> North Rocks is characterised as a family area. The majority of people live in family households (82.9%) and are couples with children (49.1%), which is significantly higher than Parramatta LGA (69.8% and 38.3% respectively). The suburb is low density, with 84.2% of people living in separate houses. The majority of people are also homeowners (83.1%) with North Rocks having low levels of renters (13.9%).
	<ul style="list-style-type: none"> The suburb has significantly lower levels of cultural diversity compared to the broader area. Over 60% (60.1%) of people in North Rocks were born in Australia and speak English only at home compared to 44.7% and 41.7% of the Parramatta LGA population.
	<ul style="list-style-type: none"> Socio Economic Indexes for Areas (SEIFA) indicate North Rocks resides in the top ten percent of NSW suburbs for advantaged and disadvantaged. The suburb is also economically advantaged, with the majority of North Rocks' households (35.5%) residing in the highest equivalised income quartile (\$1,465 and over). Only 12.5% of households are in the lowest group (\$0 - \$497 per week) which is considerably lower than Parramatta LGA (20.5%). In 2016, 5.3% of all households in North Rocks and 15.5% of all households in Parramatta LGA were in rental stress. Comparatively, in Greater Sydney 14.2% of all households were in rental stress.
	<ul style="list-style-type: none"> North Rocks is car dependent with 47.2% of the population owning 2 motor vehicles compared to only 31.2% in Parramatta LGA.

5.2. POPULATION PROJECTIONS

Population projections for Parramatta LGA and North Rocks have been sourced from Forecast id. A complete data set is contained in **Appendix B**. Key characteristics of North Rocks future population are summarised below:

- North Rocks will experience limited population growth over the next 10 years, increasing by only 516 persons (6.5%) from 2016 to 2036. By comparison, the population of Parramatta LGA is expected to grow by 65.6% (154,051) from 2016 to 2036, a significant growth increase.
- The suburb will experience an ageing population with the highest growth rates expected in the 75 year and older age groups.
- Several age groups are expected to have negative growth in the North Rocks suburb from 2016 to 2036, including ages 0 – 4 years (-10.7%) and 30 – 34 years (-9.8%) and 60 – 74 years (-4.4%).

5.3. INCOMING POPULATION PROFILE

The following provides an overview of the likely characteristics of the incoming population based on the demographic profile of North Rocks, population projections for the area and an understanding of the type and size of dwelling being developed. This indicates that the incoming population may be characterised by:

- Older residents aged 65+ years who are looking to downsize but want to remain in place
- High levels of labour force participation, particularly in the key worker industry (e.g. teachers, emergency service personnel) who are attracted to the key worker housing provision
- First time home-owners including families with children living in larger apartments (3 bed) or townhouses
- Young professionals and couple families without children living in smaller apartments (1- 2 bed apartments)
- Elderly residents who need support in their day-to-day lives.

6. SOCIAL INFRASTRUCTURE REVIEW

Social infrastructure is generally classified as services and facilities provided by government for the benefit of the community. Social infrastructure supports liveability, health and wellbeing, social connections and a range of social outcomes.

Social infrastructure provided by local government generally includes community facilities, libraries, cultural spaces, open space and recreation and may also include aged care and childcare services. Social infrastructure provided by State government generally includes health, education and large arts and cultural facilities.

While retail facilities are generally not considered social infrastructure, we realise that these amenities can help to support the liveability of an area, particularly when access to everyday retail needs like grocery shops are located within walking distance of residents. Therefore, this assessment has identified the retail centres in close proximity to the development site.

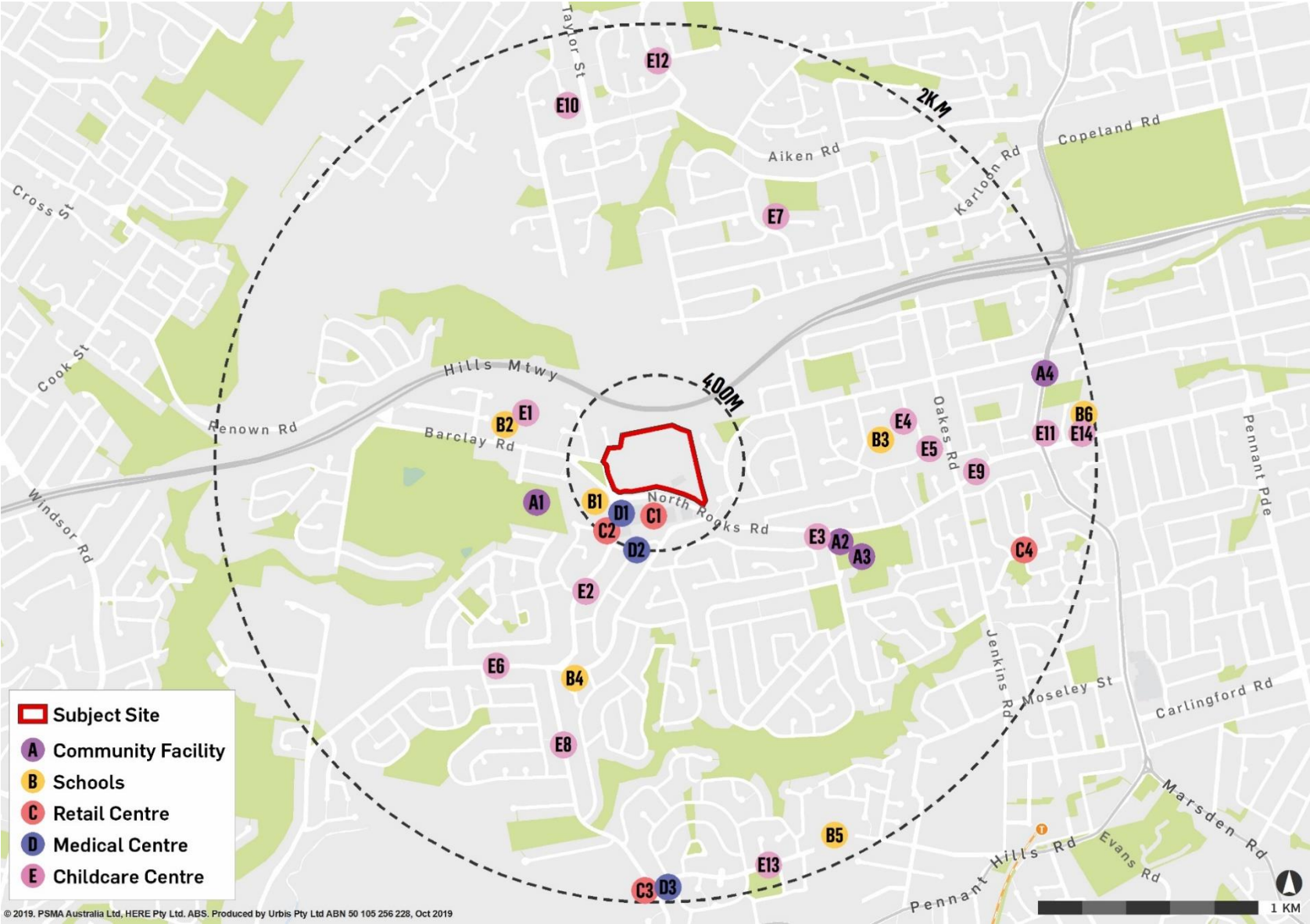
This assessment also considers affordable and key worker housing, due to the current lack of supply across Greater Sydney and Parramatta LGA. This deficit has impacted on resident's social and economic wellbeing, with more people forced to live further away from jobs and essential services. As a result, this assessment reviews the availability of affordable and key worker housing across Parramatta LGA.

The following section presents an audit of existing social infrastructure services and facilities provided within a 400m (walkable catchment) and 2km radius of the site, as shown in Figure 5 and Figure 6. The details of all mapped facilities are contained in **Appendix D**.

Table 1 – Types of social infrastructure considered

Category	Social infrastructure
Community facilities	Council owned or operated community infrastructure including halls, community centres, libraries and scout halls.
Schools	Primary schools and high schools.
Health and medical facilities	Hospitals, community health or GP services.
Childcare centre	Early learning centres, long day care, preschools and Before and After School Care
Seniors	Residential aged care facilities, nursing homes and assisted living.
Open space	Land zoned RE1 Public Recreation or RE2 Private Recreation.
Recreation	Sportsgrounds, courts or indoor recreational facilities managed by Council or private organisations.

Figure 5 – Social infrastructure audit map



Source: Urbis 2019

6.1. LIBRARIES

There are no libraries located within 2km of the site. The closest library is Carlingford branch library, which is approximately 3.3km by road. Another library is located at the Baulkham Hills Town Centre (managed by the Hills Shire Council) and is 4.3km from the site by road.

Carlingford Library is well connected and is within walking distance to bus stops and a future light rail station. However, the library is currently operating above capacity and demand will increase with the projected population growth for the suburb.

Council's *Draft Community Infrastructure Strategy (2019)* recommends Carlingford Library be upgraded to a district level facility. This upgrade will increase the library floorspace to 1,800 sqm and is expected to serve the needs of all residents within Catchment 2. The library is accessible from the site via bus, taking approximately 16 minutes.

6.2. COMMUNITY CENTRES

There are four community facilities located in 2km of the site, as outlined in Table 2 below.

The closest community centres, Don Moore Community Centre and North Rocks Senior Citizens Centre (located approximately 1km from the site) are both identified as having poor building condition and have been identified for potential upgrades as part of the North Rocks Park Masterplan. However, it is understood that this has not been funded.

Table 2 – Community facility details

Name	Details	Capacity and use
Don Moore Reserve Meeting Room	Local level facility (meeting room), 168 sqm Accessible by public transport and has access to open space and recreation facilities No universal access and poor visual prominence	Up to 30 people Limited use to a few regular hirers
Don Moore Community Centre	District level facility, 1,600 sqm Flexible, multipurpose design with a hall, meeting rooms and out of school care space Co-located with services and has outdoor space Has an outdated décor, poor building condition, and is partly separate from the town centre which is located approximately 1km away.	Up to 300 people Utilisation rates not provided
North Rocks Senior Citizen Centre	Local level facility (hall), 601 sqm Universal access and is generally suitable for a variety of user groups Accessible via public transport and co-located with other services Poor building condition	Up to 110 people Has regular, but few hirers
Roselea Community Centre	District level facility (hall and meeting room), 1,110 sqm Flexible, multi-purpose spaces for hire with universal access	Up to 600 people Larger hall is generally underutilised

Name	Details	Capacity and use
	Newer facility with good building condition Poor integration with other services and is not staffed	

Source: Adapted from Parramatta's Community Infrastructure Strategy 2019

6.3. SCHOOLS

There are five schools within 2km of the site, with North Rocks Public School within walking distance (400m) and directly opposite the site. A summary of the schools is provided in Table 3 below.

Table 3 – Schools within 2km of the site

Type	Name	Current enrolment*
Primary Schools	North Rocks Primary School	816 students Provides before and after school care
	Murray Farm Public School	978 students
	Christ the King Primary School	348 students
	Carlingford West Public School	1,359 students Provides before and after school care
	St Gerard's Catholic Primary School	312 students
High schools	Muirfield High School	805 students

*Based on NSW Public School Finder and Catholic Schools Annual Reports

6.4. CHILD CARE

There are no child care centres within 400m of the site and 14 within 2km. The child care centres within 2km are a mix of long day care, preschools and before/after school care (OSHC), with most provided by the private sector.

The CIS identifies there is an overall deficit of long day care (LDC) and out of school hours care (OSHC) places across the LGA, which will increase with population growth. The CIS identifies there is very limited access to LDC for communities in Catchment 2 (which also includes the suburbs of Carlingford, Dundas, Dundas Valley and Telopea), with an additional 827 additional LDC and 270 OSHC places needed. By 2036 this deficit will increase, however demand will be greater in the high growth areas in Catchment 4 and Catchment 6.

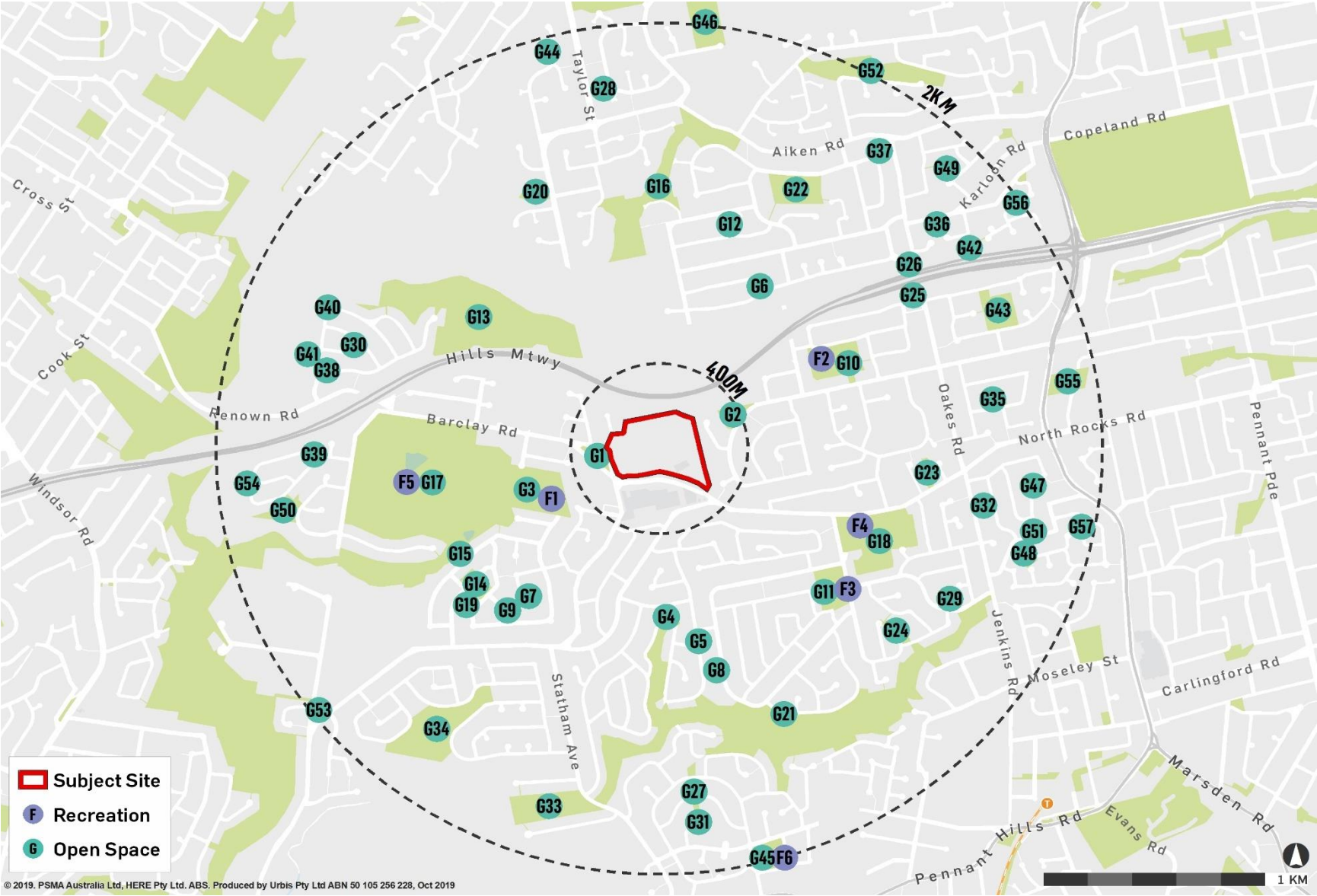
Table 4 provides an overview of the type of care provided at each centre within 2km of the site and the number of approved enrolment places. This is based on a desktop analysis and does not provide actual vacancy/capacity rates.

Table 4 – Child care centres within 2km

Name	Details
Muirfield High School, Inspire Carlingford	After school care 63 places
Little Green Treehouse	Long day care, 0 – 6 years 44 places
Shine Preschool Carlingford	Long day care, 2 – 6 years 36 places
Bird House West Pennant Hills	Long day care, 0 – 5 years 69 places
Colin Place OSHC	Before and after school care, 5 – 12 years 65 approved places
Christ The King Primary School, OSHC	Before and after school care, 5 – 12 years 75 places
Hills Montessori School	Preschool/kindergarten, 3 – 6 years 90 places
The King's School OSHC (Camp Australia)	Before and after school care, 5 – 12 years 30 places

Name	Details
North Rocks Child Care Centre	Long day care, 0 – 6 years 53 places Owned and managed by Council
Sun Valley Pre-School Kindergarten	Preschool/kindergarten, 3 – 5 years 27 places
North Rocks After School Activity Centre Inc.	After school care, 5 – 12 years 60 places Building leased from Council as a not-for-profit community centre
Carlingford West OSHC Centre Incorporated	Before and after school care, 5 – 12 years 198 places
St Gerard's Catholic Primary School OSHC	Before and after school care, 5 – 12 years 59 places
North Rocks Preschool	Preschool, 3 – 5 years 56 places Building leased from Council

Figure 6 – Open space audit map



Source: Urbis 2019

6.5. OPEN SPACE AND ACTIVE RECREATION

There is approximately 1.5ha of open space within 400m and over 227ha within 2km of the site. There are two small areas of open space within walking distance of the site; North Rocks Scout Hall Park and Murray Farm Scout Hall Park. These open space areas contain scout halls and are generally not conducive for active or passive play opportunities for the public. An E2 – Environment Conservation zone borders the site. This area is generally not accessible for public use, however it does provide visual amenity to nearby residents and acts as a physical buffer from the M2 motorway.

Most of the open space in 2km of the site consist of reserve and riparian corridors which cater for passive recreational opportunities and amenity value. Several of these reserves are of a district-level size (2 ha) including:

- Darling Mills Cascades (G13) – 19.2 ha
- Richard Webb Reserve (G16) – 9.3 ha
- Northam Drive Reserve (G21) – 31.3 ha
- Isobell Avenue Reserve (G22) – 3.1 ha
- North Rocks Wildlife Sanctuary Reserve (G33) – 4.3 ha
- Seville Reserve (G34) – 6.7 ha
- Rainbow Farm Reserve (G43) – 2.4 ha
- Moore Reserve (G46) – 3.0 ha
- Currawong Reserve (G52) – 5.1 ha

The other smaller reserves typically serve as a connection between streets or residential blocks and have minimal supporting infrastructure.

There are no recreational facilities within 400m of the site and six within 2km. Two recreational facilities are within 700m to the site and have direct walking access from the site via the pedestrian paths and traffic crossings on North Rocks Road. These include

- North Rocks Park – a large outdoor sporting complex (7.4 ha) with two sports fields, five tennis courts and cricket nets.
- John Wearn Reserve – a large reserve (2.4 ha) which currently contains an outdoor skate and bike track. The reserve is proposed to be upgraded under the North Rocks Park Precinct Masterplan to provide a multi-purpose sports court, improved cycling tracks and outdoor exercise equipment.

Most of the other recreational facilities identified are grassed sports fields or outdoor courts and include:

- Don Moore Reserve: outdoor netball courts
- Murray Farm Reserve: baseball diamond and training field
- Muirfield Golf Course: 18-hole golf course
- Peggy Womersley Reserve: sports field

6.6. INDOOR RECREATION

No multi-purpose indoor recreational facilities were identified within 2km.

6.7. SENIORS

There are no aged care facilities within 400m or 2km of the site. There are some aged care facilities located further south of the site, around the suburbs of Northmead and Carlingford.

6.8. MEDICAL CENTRES

There are three medical centres within 2km of the site. Two of the facilities, myhealth Medical Centre (North Rocks) and North Rocks Medical Centre are within walking distance (400m of the site).

The site is also in close proximity to Westmead Hospital, which is located approximately 7km from the site. Westmead Hospital is currently undergoing a \$1 billion upgrade to improve the capacity and capability of the hospital to meet future population needs.

6.9. RETAIL

As noted above, while retail is not generally considered social infrastructure, we realise that these amenities can help to support the liveability of an area, particularly when access to everyday retail needs like grocery shops are located within walking distance of residents.

There are four retail centres located within 2km of the site. North Rocks Shopping Centre and Lawndale Avenue Shops, an adjoining retail-strip, are both located within walking distance of the site. North Rocks Shopping Centre is located directly opposite the site and is the major retail centre for the district. The shopping centre provides over 64 stores including grocery stores, a medical centre and indoor swimming school.

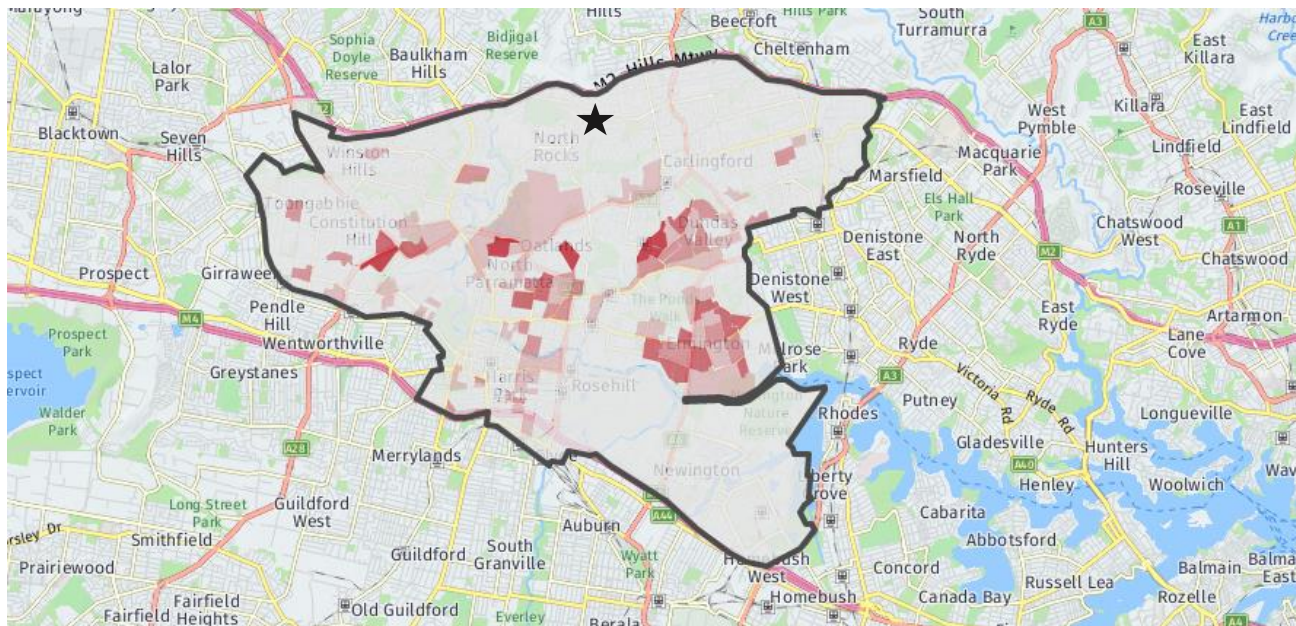
6.10. AFFORDABLE AND KEY WORKER HOUSING

This section covers the current supply and demand of social and affordable housing in North Rocks and Parramatta LGA. It looks at three key indicators: supply of social housing, key workers and rental stress.

6.10.1. Social housing

According to the 2016 Census, North Rocks does not have any social housing supply. People on low to moderate incomes are residing in surrounding suburbs within Parramatta LGA where there is social and affordable housing provision (see Figure 7).

Figure 7 – Households renting social and affordable housing in Parramatta LGA.



Source: Social Atlas, 2016

6.10.2. Key workers

The University of Sydney's Urban Housing Lab conducted a study on key worker housing affordability in Sydney, commissioned by Teachers Mutual Bank, Firefighters Mutual Bank and Police Bank. The research found that between 2006 and 2016 there was a decline between 10 to 20 percent of key workers in Sydney to outer and regional areas (see Figure 8). The Parramatta region had the biggest net loss of key workers with a decline of 21.4%.²

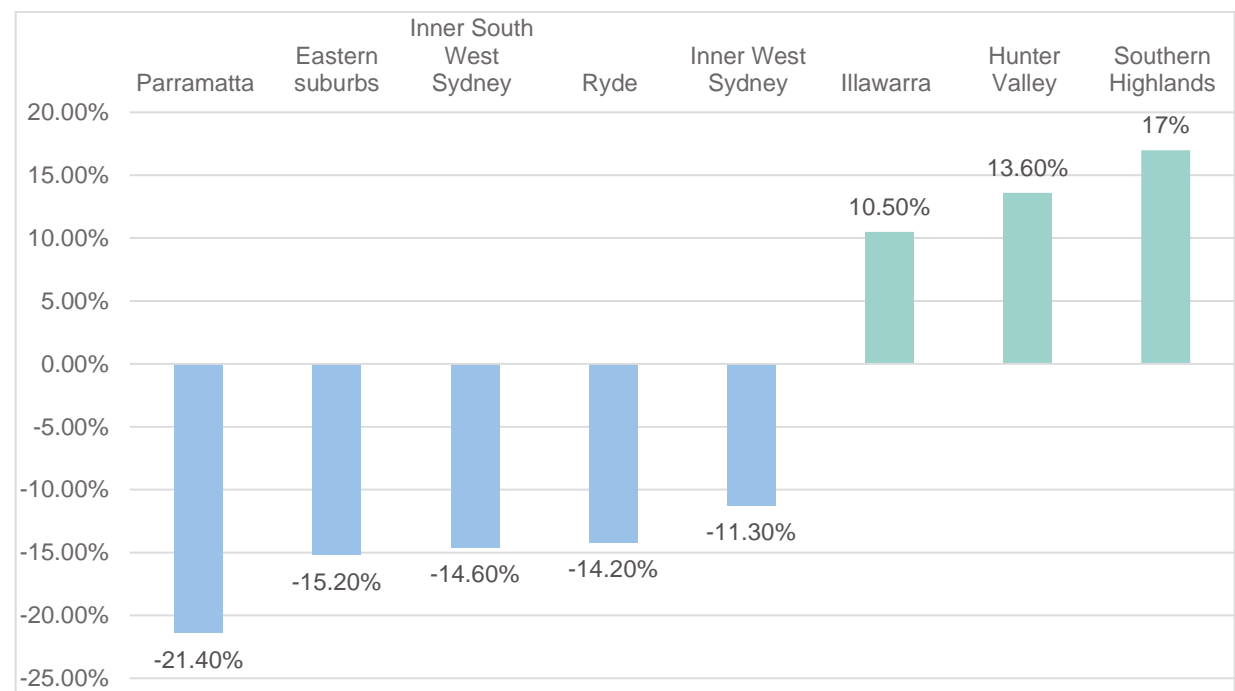
The 2016 ABS census data shows that three of the five top industries of employment are key worker industries. Of the employed people in North Rocks, 3.9% worked in Hospitals, 2.5% worked in Primary Education and 2.2% worked in Secondary Education. This may be influenced by the location of Westmead Hospital at the and large number of schools the local area.

6.10.3. Rental Stress

In 2016, 5.3% of all households in North Rocks and 15.5% of all households in Parramatta LGA were in rental stress, which is higher than Greater Sydney (14.2%).

² University of Sydney, Urban Housing Lab, Key Worker Housing Affordability in Sydney, 2018.

Figure 8 – Net/loss gain of key workers in selected regions 2006 – 2016



Source: The University of Sydney; Urban Housing Lab, 2018

7. COMMUNITY NEEDS ASSESSMENT

The following section contains an analysis of the expected social infrastructure requirements generated by the development.

This analysis uses benchmarks sourced from the City of Parramatta's *Draft Community Infrastructure Strategy (2019)* (the CIS), the NSW Government Architects Draft Open Space for Recreation Guide and also considers the quantity and quality of existing social infrastructure to understand future need. The CIS divides Parramatta into six catchments. The site is in Catchment 2 which contains the suburbs of Carlingford, North Rocks, Dundas, Dundas Valley and Telopea.

This benchmarking assessment considers the expected social infrastructure generated by the incoming development population. The incoming population has been based on the following assumptions:

- An estimated dwelling yield of approximately 690 residential units, 245 townhouses, detached dwellings and terraces, and 145 ILUs.
- Exclusion of aged care beds from the incoming population. Aged care beds will service residents in need of assisted living requirements who are expected to place minimal demand on external social infrastructure.
- An incoming residential population of approximately **1,950 people** based on the housing occupancy rates detailed in Section 2.2. This would likely be staged over 15 years.

Limitations

Benchmarking provides a useful input to consider the provision of different types of social infrastructure. However, benchmarks do not consider many of the factors needed to develop a nuanced assessment of community need, such as accessibility or community preferences. They are therefore intended as a guide only and are useful as a comparison tool. Benchmarks should be supported with further analytical tools, such as an analysis of facility quality and local preferences.

7.1. LIBRARIES

As noted in the previous section, there are no libraries located within 2km of the site. The CIS identifies an existing deficit of library space within the local area. To meet this demand the CIS recommends an upgrade for the Carlingford Library and delivery of a neighbourhood level learning link space of 500sqm in North Rocks.

The CIS adopts the NSW State Library benchmarks for library provision. The NSW State Library recommends a minimum gross floor area of 190sqm for populations fewer than 2,750 persons. While 190sqm is not large enough for a standalone library, there is an existing shortfall in library services which will be increased by the development population.

The proposal includes a 2,700sqm community hub as part of the development which includes a neighbourhood library. The hub would be located directly opposite North Rocks Shopping Centre and in close proximity to Lawndale Avenue Shops. This could help meet demand for the neighbourhood level learning link space in an accessible location in North Rocks as well as addressing the additional demand generated by the incoming population.

7.2. COMMUNITY CENTRES

Council's CIS notes that Catchment 2 (in which the development site is located) has a high provision of community centre space, with 110 sqm/1,000 people. This exceeds the ideal provision of 80 sqm/1,000 people. However, many of the existing facilities in Catchment 2 are in poor building condition and have been identified for potential upgrades. This includes recommendations to redevelop Don Moore Community Centre and North Rocks Senior Citizen Centres as part of the North Rocks Precinct Masterplan. The CIS also includes recommendations for delivery of a new community hub and library in Carlingford.

The proposal includes a 2,700sqm community hub as part of the development. This could provide an alternative to the redevelopment of the Don Moore Community Centre as it potentially better meets Council's requirements for new community facilities in terms of location, proximity to public transport, colocation with

open space and inclusion of multipurpose space. The inclusion of the library space/learning hub would also help meet the need for library space in North Rocks.

The hub would be located directly opposite North Rocks Shopping Centre and in close proximity to Lawndale Avenue Shops. This meets the criteria to be located within a town centre / co-located with other services which would help increase utilisation. In this sense, it is better located than the existing Don Moore Community Centre.

It is accessible by public transport and there are bus stops directly outside the main entry to the site on North Rocks Road. It also includes an open space network of around 3.65ha providing opportunities for co-location with quality open space.

The hub would be designed to be flexible and support a diversity of uses. The size proposed is larger than the existing Don Moore Community Centre (including the senior citizens centre and the meeting room) and would meet Council's minimum size requirements.

The proposal also includes seniors living housing. A community hub on site would be easily accessible to these residents and could help support some of the programming and activities that the existing senior citizens centre currently provides.

As there is little population growth projected for the North Rocks area it is unlikely that an opportunity to redevelop the Don Moore Community Centre will arise in the near future. The inclusion of a multipurpose community hub as part of the proposal could help deliver quality community space on a well located site sooner than the proposed redevelopment of the Don Moore centre.

Alternatively, there is also the opportunity for Council to redevelop the Don Moore community centre for other community functions such as an indoor recreational facility, which would complement its location next to North Rocks Park and meet demand for this type of community infrastructure.

7.3. SCHOOLS

There are four government schools within 2km of the site. The 2015 – 2019 open enrolment data indicates public school enrolments have been steadily increasing in local schools. Schools Infrastructure NSW (SINSW) are in the process of upgrading and constructing new schools to help cater for this projected growth. Table 5 outlines the upgrade works to schools within the North Rocks – Carlingford area.

Table 5 – NSW School Infrastructure upgrades in North Rocks area

School	Details	Status
North Rocks Public School	<ul style="list-style-type: none">School expansion to include 15 new permanent teaching spaces and upgrade of core facilities.	<ul style="list-style-type: none">Under construction
Carlingford West Public School and Cumberland High School	<ul style="list-style-type: none">Upgrade works which may involve additional permanent teaching spaces and core facilities.	<ul style="list-style-type: none">Early planning. 2018/19 funding year
Carlingford Public School	<ul style="list-style-type: none">Construction of new teaching and core facilities spaces for 690 students.	<ul style="list-style-type: none">Under construction

North Rocks Public School is located directly opposite the site (within walking distance) and, based on school catchment zones, will service the future development population. The table below outlines the potential demand for primary and high school places generated by the proposal. This is based on an average age profile using Profile id data of comparable suburbs with medium to high density including Parramatta, Wentworth Point and Sydney Olympic Park.

Table 6 – Potential demand for school places generated by the proposal

Age groups	%	Demand for school places
Primary schoolers 5-11 years	5%*	88 student places
High schoolers 12-17 years	3%*	53 student places

*approximate figure

The North Rocks Public School enrolment capacity is expected to increase based on the construction of a new 3 – 4 storey classroom building and recent changes to enrolment catchments. As result, North Rocks Public School is likely to accommodate the future development population.

The proposal is also likely to generate demand for around 53 high school places. Muirfield High School is within close proximity to the site (within 2km) and there are a number of other public and private high schools within 5-10km of the site which are likely to absorb the demand generated by this proposal.

The proponent also met with SINSW to discuss the demand for enrolment places. SINSW will likely provide a formal comment on the proposal as part of the post-lodgement process.

7.4. CHILD CARE

As noted in the previous section, Council's CIS identifies an overall deficit of long day care (LDC) and out of school hours care (OSHC) places across the LGA. It also identified very limited access to LDC for communities in Catchment 2.

Based on an approximate population of around 123³ 0 – 4 year olds, and Council's benchmark of 1 LDC place: 2.48 children aged 0 – 4 years, it is likely the proposal will generate demand for around 50 LDC places. This would require a minimum of one medium sized childcare centre to service the site. Initial findings suggest the demand created by the incoming population would not be able to be accommodated within existing centres as there is an existing shortfall of places.

Further investigations with centre owners and Council is recommended to understand actual capacity/vacancy rates and to inform any opportunities for the site. The proposal currently intends to provide child care on site, pending further investigations and consultation.

Planning for childcare centres will also need to address the need for out of school hours care for primary school aged children. Such need is usually met through multi-purpose childcare centres, through before and after school programs co-located with schools, or through out of school care programs in community centres. Based on the benchmark of 1 OSHC place: 2.7 children aged 5 – 11 years and an incoming development population of 88 children aged 5 – 11 years, the proposal is likely to generate demand for approximately 32 OSHC places. However, this planning can only occur as the population moves in and demand can be assessed. The NSW Department of Education (DoE) is also increasing the availability of before and after school care. DoE has invested \$120 million to provide OHSC services in all government schools located in metropolitan and major regional centres by 2021.

7.5. OPEN SPACE AND RECREATION

In planning for new open space, leading practice largely favours an approach to determining open space provision based on performance outcomes, taking into consideration things such as accessibility, quality and minimum size requirements. Using traditional spatial standards such as the 2.83ha/1,000 people as a starting point is no longer considered an effective approach and often does not provide feasible recommendations in more compact housing settings.

To determine an appropriate configuration of open space that will provide good community outcomes for the future population, this study has considered the performance criteria from the NSW Government Architect's Draft Greener Places Design Guide and the principles outlined in Council's Community Infrastructure Strategy.

³ Assuming 7% of all the population is aged 0 – 4 years - based on an average age profile using Profile id data of comparable suburbs with medium to high density including Parramatta, Wentworth Point and Sydney Olympic Park.

Performance criteria outlined in the NSW Government Architect's (GANSW) Draft Open Space for Recreation Guide that have relevance for this study include:

- Desirable minimum size of a local parks to be 3000sqm (in high-density areas, parks may be as small as 1,500sqm where more efficient provision does not exist or opportunities for re-use of small spaces arise)
- Quantity of open space should be considered in terms of the number of opportunities available for active and passive recreation with a variety of spaces that cater to different demands and age groups
- For medium to high-density neighbourhoods, residents must be within:
 - A 2–3 minute walk / 200m walking distance to open space (high density) or a five minute walk / 400m walking distance to a local park (medium density)
 - A maximum of 25 minute walk / 2 km proximity to any district park district-level open space area that provides a range of activities (2ha+)
 - 10 minutes walking or 800m (400m preference for high density areas) to linear open space
 - Within 20 minutes safe walking or 2km to district level organised sport and recreation spaces such as field sports, outdoor court sports, indoor sports, aquatic sports spaces
 - A maximum of 30 minutes travel time on public transport or by vehicle to regional open space (5ha+).

This approach is also largely supported by Council's CIS which includes a direction that residents should be within 400m walking distance of open space and within 250m for those living in homes in higher density neighbourhoods.

Council's CIS also notes that:

- parks and outdoor recreation facilities must be managed and planned for as a network - neighbourhood, local, district and regional parks must work together to deliver a range of opportunities for activity and recreation throughout the LGA that cater for varied skill levels and needs
- parks and outdoor recreation need to accommodate activities which meet a variety of needs, and remain flexible enough to accommodate the values and preferences of different groups as they evolve over time
- higher quality park space and outdoor recreation facilities are increasingly needed to support constant and heavy usage
- parks and outdoor recreation facilities must employ universal design principles and be accessible and inclusive of all members of the community
- parks and outdoor recreation facilities are increasingly being used for both formal and informal sporting activities which means that the space available will have to support and manage competing interests.

The CIS identifies that the existing provision of open space in Parramatta LGA is below adequate and by 2036 the deficit will be significant. In particular, the CIS identifies that Parramatta LGA has an existing shortfall of sports fields and Council owned sports fields are already at capacity in most areas. The shortfall and demand will increase significantly by 2036 due to the projected population growth.

While the CIS notes a somewhat adequate provision of open space in Catchment 2, it does identify North Rocks suburb as having a lower provision of parks within a 400m catchment to resident's homes. The Strategy also notes a large gap in outdoor fitness equipment in the North Rocks area.

The proposal includes a total of 12 open spaces, equating to approximately 30% of the total site area and a total of approximately 36,500 sqm (3.65ha). This includes

- A full sized sports field with pavilion and tennis court precinct of approximately 1.8ha
- A village plaza for community gathering and events 1,600sqm
- A series of neighbourhood parks ranging from 678sqm to 1,211sqm totalling 3,713sqm
- A community garden of 1,083sqm, a passive park of 4,000sqm and a play park of 1,811sqm
- Pedestrian links of 1,970sqm

- Retention and enhancement of bushland interface within a passive parkland setting of 5,315sqm

A total of 3.65ha of open space for a population of approximately 1,950 people means a ratio of around 1.87ha/1,000 people. This is more than double the World Health Organisation's recommended standard of 0.9ha/1,000 people⁴.

The inclusion of the sports field will also contribute to meeting the need for sporting facilities in the LGA. The master plan also shows that open space is located within 400m of residents and the site is within 2km of approximately 11 district size (greater than 2 ha) areas of open space, as identified in Section 6.5.

Consultation with North Rocks Public School and SINSW indicates North Rocks Public School (along with other nearby schools) could potentially utilise the oval through a shared-used arrangement for structured and unstructured sports to help meet student demand.

7.6. INDOOR RECREATION

There are very limited indoor recreation facilities across the Parramatta LGA, except for the regional level facilities at Sydney Olympic Park. There are no identified indoor recreation centres in 2km of the site. There is a small learn to swim centre within the North Rocks Shopping Centre, owned and run by Aquatics Downunder. This provides a 17.5m swimming pool and is not a multi-purpose recreational centre.

The CIS identifies Catchment 2 has 'very limited access' to indoor recreation facilities. Consultation with Council have suggested the proposal could include indoor recreation facilities to help address this gap in provision. Alternatively, if the proposed 2,700 sqm community hub is provided onsite, there is an opportunity for Council to redevelop the Don Moore community centre to provide some indoor recreation, which would complement its location next to North Rocks Park and meet demand for this type of community infrastructure.

7.7. SENIORS

North Rocks is experiencing an ageing population, with the number of people aged over 75 years increasing by 166% by 2036. Across Greater Sydney, there is a demand to provide accessible and well-located housing to provide greater supported living options and to enable people to age in place.

Currently, there are no seniors living developments within 2km of the site. The *North Rocks Land Use Economic Study* (prepared by Urbis) identifies that, based on the current supply and forecasted population growth, an additional 584 ILUs will be required by 2031 in the study catchment area to meet demand.

The proposal includes the provision of approximately 145 ILUs and a dedicated residential aged care facility which will assist in meeting demand for seniors living in the area.

7.8. MEDICAL CENTRES

As noted above there are three medical centres within 2km of the site and two within walking distance (400m of the site). Medical centres are usually delivered by the private sector once demand has been established. However, the proposal also has provision to include an additional small medical service (e.g. dentist or GP), which will be confirmed at a later stage in the detailed design phase.

Westmead Hospital, which is located approximately 7km from the site and is currently undergoing a \$1 billion upgrade to improve its capacity will serve the needs of the projected population.

7.9. RETAIL

There are no benchmarks for inclusion of retail. However, it is worth noting that the proposal will include approximately 700 sqm retail/commercial space (comprising a café and small general store) which will contribute to meeting the everyday amenity needs of the incoming population.

⁴ Health Indicators of Sustainable Cities in the Context of the Rio+20 UN Conference on Sustainable Development, 2012.

7.10. AFFORDABLE KEY WORKER HOUSING

Council's *Affordable Rental Housing Policy (2019)* identifies that Parramatta LGA need an additional 9,500 affordable rental dwellings by 2036 to meet demand. Parramatta LGA has also experienced one of the biggest net loss of key workers, with a 21.1% decline between 2006 and 2016. To help meet demand for affordable and key worker housing, Council will need the support of government, community housing providers and the private sector.

The Greater Sydney Commission Regional Plan sets a provision rate of 5 – 10% of the uplift value created in new growth precincts to be allocated as affordable rental housing, subject to viability. Council's affordable rental policy builds on this rate and seeks 10% of the total floor space generated by through uplift value in the form of affordable rental dwellings dedicated to Council, or as a financial contribution of equivalent value. The proposal will include a minimum of 5% of affordable housing to support key workers (e.g. emergency services personnel, nurses and, teachers) to live in the local area.

The proponent also intends to provide housing for visiting families and clientele of the RIDBC when the Institute relocates to Macquarie Park. The housing will be dedicate and/or made available to the Institute.

8. SUMMARY OF COMMUNITY NEEDS

Key findings from this community needs assessment include:

8.1. LIBRARIES

- Based on the NSW State Library benchmarks, the incoming population of the development does not meet the benchmark for a new library on its own. However, there is an existing shortfall in library services which will be increased by the development population by approximately 190 sqm of library area.

8.2. COMMUNITY FACILITIES

- Based on the benchmark of 80 sqm/1,000, Catchment 2 has a slight overprovision of community centre floorspace. However, existing facilities are in poor building condition and require upgrades.
- The proposal includes a 2,700sqm community hub which could provide an alternative to the redevelopment of the Don Moore Community Centre as it meets Council's requirements for new community facilities in terms of location, proximity to public transport, colocation with open space and inclusion of multipurpose space. The inclusion of a neighbourhood level library would also help meet the need for library space in North Rocks.

8.3. SCHOOLS

- Initial discussions with the Department of Education suggest the school enrolment capacity is expected to increase based on the construction of new classrooms and recent changes to enrolment catchments. As result, North Rocks Public School is likely to accommodate the future development population.
- The proposal is also likely to generate demand for around 53 high school places. Muirfield High School is within close proximity to the site (within 2km) and there are a number of other public and private high schools within 5-10km of the site which are likely to absorb the demand generated by this proposal

8.4. CHILDCARE

- Based on the benchmark of 1 LDC place: 2.48 children aged 0 – 4 years and an incoming development population of approximately 123 children aged 0 – 4 years, the proposal is likely to generate demand for approximately 50 LDC places which equates to one medium sized childcare centre.
- Initial findings suggest the incoming population cannot be accommodated within existing centres as there is an existing shortfall of places. However, further investigations with centre owners and Council is recommended to understand actual capacity/vacancy rates and to inform any opportunities for the site. The proposal is to include a child care facility.
- Based on the benchmark of 1 OSHC place: 2.7 children aged 5 – 11 years and an incoming development population of 88 children aged 5 – 11 years, the proposal is likely to generate demand for approximately 32 OSHC places. However, this planning can only occur as the population moves in and demand can be assessed. Schools Infrastructure NSW is also working to increase the capacity of schools and other providers to accommodate OSHC services.

8.5. OPEN SPACE AND RECREATION

- The proposal addresses the performance criteria outline in the NSW Government Architect's Draft Greener Places Design Guide and the principles outlined in Council's Community Infrastructure Strategy. It provides a diversity of connected, high quality open spaces within 400m of residents. Residents are also within 2km of approximately 11 district size (greater than 2 ha) areas of open space, as identified in Section 6.5. The inclusion of the sports field will also contribute to meeting the identified need for sporting facilities in the LGA.

- A total of 3.65ha of open space for a population of 1,950 people means a ratio of around 1.87ha/1,000 people. This is almost double the World Health Organisation's recommended standard of 0.9ha/1,000 people.
- Consultation with North Rocks Public School and SINSW indicates North Rocks Public School has limited open space for play and unstructured sports, which will come under increasing pressure as the school grows. The proposal could also potentially help meet this demand through a shared-used arrangement of the proposed on-site oval.

8.6. INDOOR RECREATION

- Based on Council benchmarks, the incoming development would not generate the demand for an indoor court or higher order indoor sports complex. There is an existing shortfall, which will be increased by the development population. There is an opportunity to provide an indoor recreation centre as part of this proposal. Alternatively, if the 2,700 sqm community hub is provided onsite, there is an opportunity to redevelop the Don Moore community centre to include indoor recreation.

8.7. SENIORS

- North Rocks has an ageing population. There is limited housing diversity in the suburb and there is a demand to provide accessible, well-located housing to provide greater living opportunities for older people to age in place.
- The *North Rocks Land Use Economic Study* (prepared by Urbis for the site) identifies an additional 584 ILUs will be required by 2031 in the study catchment area to meet demand. The proposal will help meet this need through the provision of approximately 145 ILUs and 60-80 beds within a dedicated residential aged care facility.

8.8. MEDICAL AND RETAIL

- As noted above there are three medical centres within 2km of the site and two within walking distance (400m of the site). The proposal also has provision to include an additional small medical service (e.g. dentist or GP) if demand can be established. A 'Hear the Children' medical service run by the RIDBC will also be provided in the community hub.
- Westmead Hospital, which is located approximately 7km from the site and is currently undergoing a \$1 billion upgrade to improve its capacity will serve the needs of the projected population.
- There are no benchmarks for inclusion of retail. However, it is worth noting that the proposal will include approximately 700 sqm retail/commercial space which will contribute to meeting the everyday amenity needs of the incoming population by providing local services comprising of a café and small general store.

8.9. AFFORDABLE AND KEY HOUSING

- Council's Affordable Rental Housing Policy (2019) identifies that Parramatta LGA need an additional 9,500 affordable rental dwellings by 2036 to meet demand. The LGA has also experienced a significant loss of key workers over the last 10 years due to lack of housing supply and affordability.
- The proposal will include a minimum of 5% of affordable housing to support key workers (e.g. emergency services personnel, nurses, teachers) to live in the local area. In addition, the proponent will provide fit for purpose housing to the RIDBC for their use, including for visiting families and clientele.

9. SOCIAL IMPACT ASSESSMENT

9.1. IMPACT SCOPING

The City of Parramatta's *Social Impact Assessment Guidelines (August 2013)* provides a list of probable impacts which should be considered (if relevant) in a SIA. These include:

- Health
- Housing
- Earning ability
- Safety
- Neighbourhood identity
- Belonging and connection to community
- Access to and usage to community facilities and services
- Social equity (needs of disadvantaged groups/displacement).

Based on the nature of the proposal, impacts relating to health and safety were not considered as significant social impacts and have not been included for further assessment. A rationale of this assessment is provided below in Section 9.2 – Neutral Impacts.

All other impacts outlined above have been included for further assessment in Section 9.2. This section describes the impact and outlines how the proposal has sought to enhance positive impacts and reduce potential negative impacts through appropriate management measures.

9.2. NEUTRAL IMPACTS

Health

The development of the proposal is not expected to generate any health impacts or adverse risks. The older population associated with the seniors living on site are likely to generate a demand for health services. Residents in the aged care beds will be housed in a dedicated aged care facility and will have access to on-site care services, and the proposal also has provision to include an additional small medical service (e.g. dentist or GP) which can be used by the entire community. The site is also in proximity to the Westmead Hospital precinct, which is currently undergoing a \$1 billion upgrade to increase and improve the capacity of the hospital. A 'Hear the Children' early intervention medical service will also be provided within the community hub and managed by RIDBC.

As a result, the proposal is unlikely to significantly increase the demand for additional health services and will have a low impact on the community.

Safety

The site is not located in a crime hotspot (see **Appendix C**). The proposal is not expected to impact on current safety levels however, a complete crime assessment would be better suited during the detailed DA phase. As a result, this is not considered a significant impact for the proposal at this stage.

9.3. ASSESSMENT OF SIGNIFICANT IMPACTS

The following section provides an assessment of the relevant potential impacts as identified in Parramatta's SIA Guidelines.

9.3.1. Housing

Description of impact	Impacted groups
<ul style="list-style-type: none"> Will housing stock be increased or reduced? Will the proposed housing stock be of local benefit? Are rents likely to change as a result of the development? 	<ul style="list-style-type: none"> Local residents and workers
Assessment of proposal	
<ul style="list-style-type: none"> North Rocks has limited housing diversity. The majority of dwellings are detached houses and are occupied by homeowners. The proposal will diversify the existing housing choice in the area, comprising a mix of low – medium density dwellings, including townhouses, terraces, apartments and seniors living, all of which is largely unavailable in the local area. The North Rocks Economic Land Use Study (2019) forecasts an additional 584 ILUs will be required by 2031 in the study catchment area to meet demand. With an ageing population, there is a need to provide more housing options for seniors when their current homes are not appropriate for their needs. The proposal will support an aging population and the ability to age in place, with opportunities to downsize in an age friendly environment and supported living options through approximately 145 ILUs and 60-80 beds within a dedicated residential aged care facility. There are no other aged care facilities within 2km of the site. The proposal will include the provision of affordable housing to support key workers (e.g. emergency services personnel, nurses, teachers) to live in the local area. The introduction of apartments in this location will offer more affordable housing options for a broad section of the community who may have previously been priced out of the local market. The proponent will also provide fit for purpose housing to the RIDBC for their use, including for visiting families and clientele. 	
Planned management measures	SIA recommendations
<ul style="list-style-type: none"> None identified 	<ul style="list-style-type: none"> Consultation with Westmead hospital, Local Area Command, Community Housing Providers and other identified key services in the development of key workers housing.
Summary of impact	
<p>The proposal will diversify the existing housing choice in the local area, support aging in place and provide affordable housing options for a broad section of the community.</p>	

9.3.2. Earning ability and employment

Description of impact	Impacted groups
<ul style="list-style-type: none"> Does the development involve any new employment opportunities? Will any proposed increase in jobs be suited to the needs of local people? Will specialist skills or experience be necessary for the new jobs? Will the diversity of job opportunities in the local area increase or decrease? 	<ul style="list-style-type: none"> Local residents and businesses North Rocks Shopping Centre
Assessment of impact	
<ul style="list-style-type: none"> The proposal will provide approximately 700 sqm of retail and commercial floorspace within the ground floor of the community hub building, which will include a Hear the Children medical service, café and one other convenience retail/ medical service or commercial space to service the needs of the incoming population. The site is in proximity to two existing retail centres; North Rocks Shopping Centre and Lawndale Avenue shops, which may generate increased business competition. However, the North Rocks Land Use Economics Study identifies that the spending from incoming residents will significantly exceed the turnover required for the on-site retail uses. The study expects all retail centres in and around the trade site area will therefore experience an uplift in trading levels and benefit from the proposal. The proposal will provide a diversity of new, locally based employment opportunities across a range of sectors. The construction phase is expected to generate 596 jobs per annum (232 direct and 364 indirect jobs) to the LGA and broader economy. An additional 237 new and ongoing jobs are expected on site across retail, commercial, community and aged care uses. It's recognised that the site was a former employment hub for the RIDBC. The North Rocks Land Use Economic Study considers that, as the 280 RIDBC jobs will be relocated to Macquarie Park, any future employment on site will be a positive net employment addition for the economy. 	
Management measures	SIA recommendations
<ul style="list-style-type: none"> Provision of a small retail service offering on site (opposed to a larger centre) to reduce the likelihood of detracting revenue opportunities from the adjacent retail centre. 	<ul style="list-style-type: none"> Consider preparing an employment strategy to target local employees (Parramatta LGA) on site.
Summary of impact	
<p>The development will provide increased employment and revenue opportunities to the wider area across a variety of sectors including construction, retail, commercial, community and aged care.</p>	

9.3.3. Neighbourhood identity

Description of impact	Impacted groups
<ul style="list-style-type: none"> How will the resident population change as a result of the development? What are the likely characteristics and size of any user groups associated with the proposal? Will the development result in a change in the number of tourists/visitors/shoppers? 	<ul style="list-style-type: none"> Local residents
Assessment of proposal	
<ul style="list-style-type: none"> North Rocks is an established community with a relatively small increase in population projected over the next 10 years (6.5%), due to limited infill development sites. The unanticipated redevelopment of this site will introduce a new residential population of approximately 1,950 people. Based on the development characteristics and proposed mix, the incoming residential population is likely to be mix of seniors, downsizers and families, which is consistent with the current demographic profile of the area. Students and younger professionals are likely to preference development on the train line in key centres, with access to greater employment, entertainment and education opportunities. The proposal will introduce a mix of town houses and apartments which are not currently found in the local area. This will change the visual character of the neighbourhood surrounding the site. 	
Management measures	SIA recommendations
<ul style="list-style-type: none"> Height concentrated towards the centre/rear of site to reduce impact on neighbourhood character. Placement of town houses along the eastern and western interface to reduce potential for adverse impact in terms of bulk and scale. Road treatment and restriction on access to reduce impact on existing cul-de-sac environment of Baden Powell Place and Duncan Place. Considerable tree plantings proposed throughout the site to retain a green and leafy ambience, in keeping with the broader surrounds. 	<ul style="list-style-type: none"> Community consultation with surrounding neighbours to understand potential concerns and to inform the final development outcome.
Summary of impact	
<p>The proposal will introduce a new residential population which will alter the current character of the RIDBC site and immediate environment. Measures to reduce the visual impact of the proposed rezoning have been considered in the design, such as landscaping and screening. Consultation with neighbouring properties and the broader community is recommended during the next stages of the planning process.</p>	

9.3.4. Belonging and connection to community

Description of impact	Impacted groups
<ul style="list-style-type: none"> Is the development a major industrial or commercial use in a primarily residential area? Is the new development likely to cause conflict with the surrounding community or adjacent land uses? Will the development involve the introduction of a large non-resident workforce? 	<ul style="list-style-type: none"> Local residents, particularly residences on Gossell Grove, Jennie Place and Duncan Place
Assessment of proposal	
<ul style="list-style-type: none"> The site is currently occupied by the Royal Institute for Deaf and Blind Children (RIDBC), which has occupied the site since 1961. The RIDBC has played an important role in the broader community providing services for children with disabilities and their families. The proposal will redevelop the site for residential and community use, with a minor level commercial component (700 sqm). The site is currently zoned for residential use (R2) and identified as a local centre within the Central City District Plan. The proposal does not propose the introduction of a large non-resident workforce. The proposal does include a co-working space which is intended to primarily serve on site residents and surrounding stay-at-home workers. 	
Management measures	SIA recommendations
<ul style="list-style-type: none"> Engagement with the RIDBC to identify an appropriate way to recognise the history and contribution of the site. Incorporation of a range of interpretive measures (in collaboration with RIDBC) to recognise and honour the site's history. These measures including incorporating sensory design and interpretive displays throughout the landscape, development of smart sensory technology within the public domain and building design, and housing for visiting RIDBC families and children. 	<ul style="list-style-type: none"> Community consultation with surrounding neighbours to understand potential concerns and opportunities for the development Consider temporary community use of existing buildings on site during development, for example art and cultural spaces. In collaboration with RIDBC, a number of initiatives are proposed to acknowledge and celebrate the past occupation of the site by the Institute.
Summary of impact	
<p>The proposal will redevelop a site with an important legacy to provide residential and seniors housing. The proposal includes a range of community uses to encourage community ownership of the site. Interpretive measures to recognise the site's past occupation by RIDBC are intended to be incorporated in the site to help enhance the connection to the local community. This also includes sensory technologies and design in the public domain to assist people with a hearing and/or sight impairment to navigate the environment and improve their everyday experience.</p>	

9.3.5. Access to and usage of community facilities and services

Description of impact	Impacted groups
<ul style="list-style-type: none"> Will demand for community services and facilities increase? Will on-site community facilities or on-site support services be required? Will local meeting places be affected e.g. shopping malls, local parks, street squares? 	<ul style="list-style-type: none"> Local residents and incoming residents
Assessment of proposal	
<ul style="list-style-type: none"> The proposal is expected to introduce 1,963 people who are likely to use the local network of community facilities, open space, retail centre and other services. North Rocks shopping centre is likely to provide the main retail services for incoming residents and is located adjacent to the site, within walking distance. Council's Community Infrastructure Strategy (2019) recognises there is an overprovision of community centre space within Catchment 2 (in which the site is located). Council are currently in the process of planning upgrades for existing centres within North Rocks and have planned for a new facility in Carlingford. This is expected to improve the capacity and quality of access to all residents within Catchment 2. A review existing social infrastructure indicates there is a demand for active open space and indoor recreation centres in North Rocks. It is expected this demand will increase with the introduction of the new residential population. The proposal includes the provision of 3.65 ha of high-quality and versatile open space to support the recreation needs of the incoming and existing residential population. The proposal also includes a 2,700 sqm multi-purpose community space and a learning hub to support local needs of the incoming population. 	
Management measures	SIA recommendations
<ul style="list-style-type: none"> Provision of community facilities on site including the multi-purpose community centre, neighbourhood library/learning hub space, village square and community garden. Provision of public open space on site including full sized oval, pocket parks, embellishments and community garden. The proposed village green will also be available to the community and will provide another meeting space for the North Rocks community. Location of community facilities along North Rocks Road to encourage activation and public use. 	<ul style="list-style-type: none"> Continue consultation with Council and key stakeholders regarding the use and design and of the community space and oval. Prioritise delivery of the oval and consider public access during the development of the site to provide benefit for the existing community. Consider temporary community use of existing buildings on site during development, for example art and cultural spaces.
Summary of impact	

The development will provide increased access to a range of social infrastructure, including a multi-purpose community space, library and a network of active and passive open space, to help meet the needs of the existing and future community.

9.3.6. Social equity

Description of impact	Impacted groups
<ul style="list-style-type: none"> Will social groups who might otherwise be disadvantaged benefit from the development? Will existing residents of the subject property be displaced by the development? Will any groups in the community be disadvantaged by the development? 	<ul style="list-style-type: none"> Key workers People in housing rental stress
Assessment of proposal	
<ul style="list-style-type: none"> There are currently no residents on site who will be displaced as a result of the development. However, it's noted that the RIDBC operations will ultimately relocate to Macquarie Park. This relocation relates to the sale of the former RIDBC North Rocks site and is the note the subject of this planning proposal. The proposal will benefit key workers through the provision of some affordable housing, in close proximity to a number of schools, Westmead Hospital, Carlingford and Parramatta CBD. There is an identified need for a broad spectrum of affordable housing and subsidised housing market provision in Parramatta. A lack of affordable housing and rental stock has influenced the movement of key workers out of Parramatta LGA to the outer regions. The site currently hosts the North Rocks Markets, which has been run by members of the Rotary Club of Carlingford since 1983. This proposed community space and village square (1,600 sqm) will facilitate the ongoing operation of the North Rocks Market and will be available to the entire North Rocks community as a civic space. 	
Management measures	SIA recommendations
<ul style="list-style-type: none"> Retention of the Rotary Markets on site Provision of affordable (key worker) housing and housing for RIDBC families and clientele Intended use of the new oval by local sporting associations and clubs. 	<ul style="list-style-type: none"> Consultation with Rotary during detailed design phase to understand needs and requirements for markets operations.
Summary of impact	
<p>The development will support social equity through the provision of affordable (key worker) housing for nurses, teachers and emergency service personnel, the retention of existing rotary markets on site and facilitating increased public access to the site through the new oval and village square.</p>	

10. SUMMARY OF SOCIAL IMPACTS

This social impact assessment has been undertaken to assess the potential social impacts of the proposal, in accordance with Parramatta's *Social Impact Assessment Guidelines (August 2013)*.

Based on the assessment within this SIA, the planning proposal is expected to contribute to the community through diversifying housing choice, supporting ageing in place and providing economic and employment opportunities. The planning proposal also seeks to create a sustainable urban residential village which can contribute to meeting the recreational and community infrastructure needs of the incoming population and broader North Rocks community. The assessment of the proposal has found that it is likely to have the following impacts:

Housing

The proposal will diversify the existing housing choice in the local area, support aging in place and provide affordable housing options for a broad section of the community.

Earning ability and employment

The development will provide increased employment and revenue opportunities to the wider area across a variety of sectors including construction, retail, commercial, community and aged care.

Neighbourhood identity

The proposal will introduce a new residential population which will alter the current character of the site and immediate neighbourhood. Measures to reduce the visual impact of the proposed rezoning have been considered in the design. Consultation with neighbouring properties and the broader community is recommended during the next stages of the planning process.

Belonging and connection to community

The proposal will redevelop a site with an important legacy to provide residential and seniors housing. The proposal includes a range of community uses to encourage community ownership of the site. Interpretive measures to recognise the site's past occupation by RIDBC are intended to be incorporated in the site to help enhance the connection to the local community. This also includes sensory technologies and design in the public domain to assist people with a hearing and/or sight impairment to navigate the environment and improve their everyday experience.

Access to and usage of community facilities and services

The development will provide increased access to a range of social infrastructure, including a multi-purpose community space, library and a network of active and passive open space, to help meet the needs of the existing and future community. This includes a new full sized sportsfield, village green and plaza space for civic use.

Social equity

The development will support social equity through the provision of affordable (key worker) housing for nurses, teachers and emergency service personnel, the retention of existing rotary markets on site and facilitating increased public access to the site through the new oval and village square.

10.1. SIA RECOMMENDATIONS

Based on the assessment in this SIA, it is recommended the following additional management measures are considered to enhance the development:

Design

- Prioritise delivery of the oval and consider public access during the development of the site to provide benefit for the existing community
- Consider temporary community use of existing buildings on site during development, for example art and cultural spaces. In collaboration with RIDBC, a number of initiatives are proposed to acknowledge and celebrate the past occupation of the site by the Institute.

Stakeholder consultation

- Consultation with Westmead hospital, Local Area Command, Community Housing Providers and other identified key services in the development of key workers housing
- Consultation with Parramatta Council regarding the use and design and of the community facility and oval
- Consultation with Rotary during detailed design phase to understand needs and requirements for markets operations

Community consultation

- Community consultation with surrounding neighbours and user groups to understand potential concerns and opportunities for the development
- Continued consultation with key stakeholders to inform the use, design and delivery of community infrastructure for public use including:
 - Local sporting clubs and associations including North Rocks Soccer Club, Carlingford Baseball Club and Parramatta District Cricket Association
 - Local schools, principles, and P+C associations including at North Rocks Public School and Muirfield High School
 - Hills Community Aid
 - Norths Rocks Shopping Centre
 - Local scouts and girl guides
 - Carlingford and North Rocks Rotary clubs
 - Religious organisations.

Supporting strategies

- Consider preparing an employment strategy to target local employees (Parramatta LGA) on site.

DISCLAIMER

This report is dated 22 May 2019 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of EG Funds (**Instructing Party**) for the purpose of Community Need and Social Impact Assessment (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A DEMOGRAPHICS

Table 7 – Demographic table

Data item	North Rocks suburb	Parramatta LGA	Greater Sydney (GCCSA)
Population	7,927	243,276	4,823,991
Population density (persons per hectare)	17.0	29.05	4.15
Age distribution (%)			
Aged 0-4	6.5%	7.3%	6.4%
Aged 5-9	7.6%	6.2%	6.4%
Aged 10-14	6.4%	4.9%	5.8%
Aged 15-19	6.0%	5.1%	6.0%
Aged 20-24	5.4%	6.6%	7.1%
Aged 25-29	3.9%	9.2%	7.9%
Aged 30-34	6.0%	11.1%	8.1%
Aged 35-39	6.9%	8.8%	7.4%
Aged 40-44	7.5%	7.0%	7.1%
Aged 45-49	6.6%	6.0%	6.7%
Aged 50-54	7.0%	5.8%	6.3%
Aged 55-59	6.4%	5.3%	5.8%
Aged 60-64	5.8%	4.6%	5.0%
Aged 65-69	5.8%	3.8%	4.4%
Aged 70-74	5.2%	2.9%	3.3%
Aged 75-79	3.4%	2.2%	2.4%
Aged 80-84	1.7%	1.6%	1.8%
Aged 85+	1.9%	1.7%	2.0%
Country of birth and Indigenous identification (%)			
Australia	61.0%	44.7%	57.1%
China	8.8%	10.3%	4.7%
Born overseas country #2	South Korea: 3.3%	India: 10.6%	England: 3.1%
Born overseas country #3	United Kingdom: 3.2%	South Korea: 3.9%	India: 2.7%

Data item	North Rocks suburb	Parramatta LGA	Greater Sydney (GCCSA)
Aboriginal or Torres Strait Islander	0.3%	0.7%	1.5%
Language spoken at home (%)			
English only	61.0%	41.7%	58.4%
Language other than English #1	Mandarin: 9.9%	Mandarin: 10.5%	Mandarin: 4.7%
Language other than English #2	Cantonese: 6.7%	Cantonese: 6.5%	Arabic: 4.0%
Language other than English #3	Korean: 4.1%	Korean: 5.0%	Cantonese: 2.9%
Household type (%)			
Couples without children	24.6%	22.3%	22.4%
Couples with children	49.1%	38.3%	35.3%
One parent family	9.2%	9.2%	10.4%
<i>Total family</i>	<i>82.9%</i>	<i>69.8%</i>	<i>68.1%</i>
Group households	1.3%	4.4%	4.5%
Lone person	13.7%	19.0%	20.4%
Dwelling structure (%)			
Separate house	84.2%	43.9%	71.1%
Medium density	9.7%	21.4%	17.9%
High density	6.0%	33.8%	9.1%
Tenure (%)			
Owned outright	40.5%	23.4%	29.1%
Owned with a mortgage	42.6	29.0%	33.2%
Rented	13.9%	39.6%	34.1%
Employment (%)			
Unemployed	3.6%	7.0%	6.0%
Occupation (%)			
Professionals	34.2%	31.7%	26.3%

Data item	North Rocks suburb	Parramatta LGA	Greater Sydney (GCCSA)
Technicians and Trades Workers	11.2%	10.3%	11.7%
Clerical and Administrative Workers	14.7%	15.4%	14.6%
Managers	14.9%	12.7%	13.7%
Sales Workers	7.9%	8.4%	9.0%
Labourers	4.1%	6.5%	7.5%
Community and Personal Service Workers	8.4%	8.3%	9.6%
Machinery Operators and Drivers	3.0%	4.8%	5.6%
Equivalised household income quartiles (\$)			
Lowest group (\$0 - \$497)	12.5%	20.5%	15.9%
Medium lowest (\$498 - \$891)	23.6%	22.8%	21.3%
Medium highest (\$892 – \$1,464)	28.4%	28.1%	23.8%
Highest group (\$1,465 and over)	35.5%	28.6%	39.0%
Highest level of schooling (%)			
Year 8 or below	2.9%	2.8%	4.1%
Year 9 or equivalent	4.6%	3.6%	4.8%
Year 10 or equivalent	17.2%	12.3%	17.1%
Year 11 or equivalent	5.0%	4.0%	5.0%
Year 12 or equivalent	66.4%	68.2%	60.0%
Did not go to school	0.5%	1.2%	1.4%
Motor vehicles (%)			
None	1.7%	10.2%	11.1%
1 motor vehicle	25.6%	39.6%	37.1%
2 motor vehicles	47.2%	31.2%	32.8%

Data item	North Rocks suburb	Parramatta LGA	Greater Sydney (GCCSA)
3 or more vehicles	21.6%	11.6%	15.7%

Source: Profile Id, ABS Census 2016

Socio Economic Indexes for Areas (SEIFA)

The Socio-Economic Indexes for Areas (SEIFA) has been developed by the Australian Bureau of Statistics (ABS) to provide an overview of social and economic wellbeing and welfare of communities across a range of spatial scales. Four indices have been developed:

- Index of Relative Socio-Economic Disadvantage: focuses primarily on disadvantage, and is derived from Census variables like low income, low educational attainment, unemployment, and dwellings without motor vehicles.
- Index of Relative Socio-Economic Advantage and Disadvantage is a continuum of advantage (high values) to disadvantage (low values), and is derived from Census variables related to both advantage and disadvantage.
- Index of Economic Resources: focuses on financial aspects of advantage and disadvantage, using Census variables relating to residents' incomes, housing expenditure and assets.
- Index of Education and Occupation: includes census variables relating to the educational attainment, employment and vocational skills.

Scores: A lower score indicates that an area is relatively disadvantaged compared to an area with a higher score. The area with the lowest score is given a decile of 1, the area with the second lowest score is given a decile of 2 and so on, up to the area with the highest score is given the highest decile.

Table 8 – SEIFA Index, 2016

	Disadvantage		Advantage and Disadvantage		Economic resources		Education and occupation	
	Score	Decile	Score	Decile	Score	Decile	Score	Decile
North Rocks	110	10	1120	10	1113	10	1114	10
Parramatta LGA	1039	9	1063	10	993	6	1080	10

APPENDIX B POPULATION PROJECTIONS

Table 9 – Population projections for North Rocks

North Rocks	Year						
	2016	2021	2026	2031	2036	% of 2036 population	% change 2016 - 2036
Aged 0 to 4	550	523	488	482	491	5.8%	-10.7%
Aged 5 to 9	600	600	544	532	536	6.4%	-10.7%
Aged 10 to 14	504	617	578	552	552	6.5%	9.3%
Aged 15 to 19	474	528	565	544	533	6.3%	12.2%
Aged 20 to 24	444	441	451	473	465	5.5%	4.5%
Aged 25 to 29	359	407	381	389	403	4.8%	12.3%
Aged 30 to 34	508	470	452	447	458	5.4%	-9.8%
Aged 35 to 39	534	619	562	561	568	6.7%	6.4%
Aged 40 to 44	581	643	638	615	624	7.4%	7.4%
Aged 45 to 49	504	620	625	625	615	7.3%	22.0%
Aged 50 to 54	536	500	559	565	569	6.8%	6.2%
Aged 55 to 59	496	495	454	502	509	6.0%	2.6%
Aged 60 to 64	463	461	450	421	460	5.5%	-0.9%
Aged 65 to 69	451	430	428	424	404	4.8%	-10.4%
Aged 70 to 74	390	401	380	384	383	4.5%	-1.8%
Aged 75 to 79	248	332	341	328	334	4.0%	34.7%
Aged 80 to 84	131	196	271	281	279	3.3%	113.0%
Aged 85 +	140	159	198	239	248	2.9%	77.1%
Total persons	7,914	8,441	8,364	8,364	8,430	100.0%	6.5%
Change	-	527	-77	0	66	-	516

Source: Forecast ID

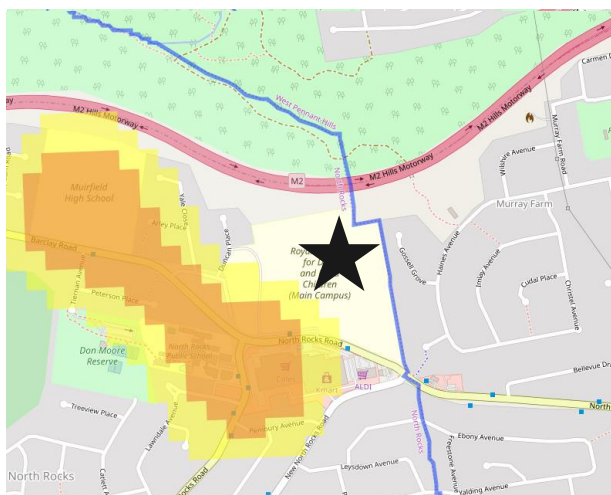
Table 10 – Population projections for Parramatta LGA

Parramatta LGA	Year						
	2016	2021	2026	2031	2036	% of 2036 population	% change 2016 - 2036
Aged 0 to 4	17,674	19,406	21,898	24,809	27,255	7.0%	54.2%
Aged 5 to 9	14,392	15,696	17,223	19,169	21,016	5.4%	46.0%
Aged 10 to 14	11,397	13,671	14,891	16,289	17,692	4.5%	55.2%
Aged 15 to 19	11,954	14,154	16,283	17,930	19,373	5.0%	62.1%
Aged 20 to 24	16,147	22,249	25,475	29,177	31,456	8.1%	94.8%
Aged 25 to 29	22,704	30,044	35,590	40,751	44,300	11.4%	95.1%
Aged 30 to 34	26,185	27,327	32,287	37,255	40,762	10.5%	55.7%
Aged 35 to 39	20,391	23,693	25,579	29,323	32,473	8.3%	59.3%
Aged 40 to 44	16,241	19,323	22,030	24,097	26,718	6.9%	64.5%
Aged 45 to 49	13,772	16,384	18,873	21,351	23,159	6.0%	68.2%
Aged 50 to 54	13,306	14,528	16,881	19,188	21,358	5.5%	60.5%
Aged 55 to 59	12,260	13,548	14,704	16,910	18,927	4.9%	54.4%
Aged 60 to 64	10,601	11,839	13,082	14,224	16,157	4.2%	52.4%
Aged 65 to 69	8,818	9,973	11,128	12,351	13,377	3.4%	51.7%
Aged 70 to 74	6,659	8,142	9,200	10,298	11,395	2.9%	71.1%
Aged 75 to 79	4,956	6,146	7,418	8,465	9,471	2.4%	91.1%
Aged 80 to 84	3,584	4,235	5,215	6,220	7,094	1.8%	97.9%
Aged 85 +	3,927	4,501	5,135	6,091	7,036	1.8%	79.2%
Total persons	234,966	274,859	312,893	353,898	389,017	100.0	65.6%
Change	-	39,893	38,034	41,005	35,119	-	154,051

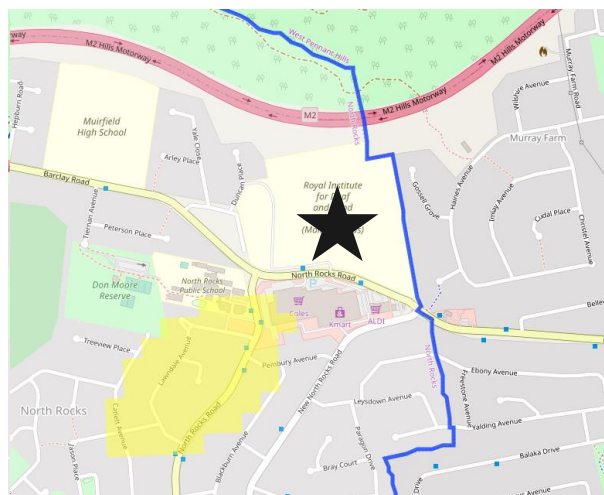
Source: Forecast ID

APPENDIX C CRIME DATA

Figure 9 – Crime hotspots, January 2018 – December 2018



Picture 7 – Break and enter (non-dwelling)



Picture 8 – Steal from motor vehicle

Site indicated by black star

Source: BOCSAR

Table 11 – Crime rates per 100,000 people (December 2017 – December 2018)

Crime type	North Rocks	Parramatta LGA	NSW
Assault – non-domestic violence related	156.3	350.5	409.6
Break and enter – dwelling	264.5	397.1	342.4
Break and enter – non-dwelling	132.3	110.2	131.9
Liquor offences	0.0	114.5	147.7
Malicious damage to property	408.8	589.4	755.1
Motor vehicle theft	96.2	137.5	168.8
Steal from dwelling	144.3	232.4	248.2
Steal from motor vehicle	517.0	530.3	492.1
Steal from persons	24.0	93.6	54.6
Steal from retail store	120.2	365.2	320.2

Source: BOCSAR

Table 12 – Two-year crime trends (December 2016 – December 2018)

Crime type	Parramatta LGA	NSW
Assault – non-domestic violence related	Stable	Stable
Break and enter – dwelling	Stable	Down 4.7% per year
Break and enter – non-dwelling	Stable	Stable
Liquor offences	Stable	Stable
Malicious damage to property	Stable	Stable
Motor vehicle theft	Stable	Stable
Steal from dwelling	Stable	Stable
Steal from motor vehicle	Stable	Stable
Steal from persons	Stable	Down 7.2% per year
Steal from retail store	Stable	Stable

Source: BOCSAR

APPENDIX D

SOCIAL INFRASTRUCTURE AUDIT OF PROVISION

Table 13 – Audit of provision list

Number	Facility name	Category
A1	Don Moore Reserve Meeting Room	Community Facility
A2	Don Moore Community Centre	Community Facility
A3	North Rocks Senior Citizens Centre	Community Facility
A4	Roselea Community Centre	Community Facility
B1	North Rocks Public School	Education
B2	Muirfield High School	Education
B3	Murray Farm Public School	Education
B4	Christ the King Primary School	Education
B5	Carlingford West Public School	Education
B6	St Gerard's Catholic Primary School	Education
C1	North Rocks Shopping Centre	Retail Centre
C2	Lawndale Avenue Shops	Retail Centre
C3	Kingsdene Road Shops	Retail Centre
C4	Woodstock Road Shops	Retail Centre
D1	myhealth Medical Centre North Rocks	Medical Centre
D2	North Rocks Medical Centre	Medical Centre
D3	Kingsdene Medical Centre	Medical Centre
E1	Inspire Carlingford	Childcare Centre
E2	Little Green Treehouse	Childcare Centre
E3	North Rocks Preschool	Childcare Centre
E4	Shine Preschool Carlingford	Childcare Centre
E5	Colin Place Out of School care	Childcare Centre
E6	North Rocks Child Care Centre	Childcare Centre
E7	Bird House West Pennant Hills	Childcare Centre
E8	Catholic Out of School Hours Care Christ The King, North Rocks	Childcare Centre
E9	North Rocks After School Activity Centre Inc.	Childcare Centre
E10	Hills Montessori School	Childcare Centre

Number	Facility name	Category
E11	Camp Australia - The King's School OSHC	Childcare Centre
E12	Sun Valley Pre-School Kindergarten	Childcare Centre
E13	Carlingford West OOSH Centre Incorporated	Childcare Centre
E14	St Gerard's Outside School Hours Care	Childcare Centre
F1	Don Moore Reserve	Open Space
F2	Murray Farm Reserve	Open Space
F3	John Wearn Reserve	Open Space
F4	North Rocks Park	Open Space
F5	Muirfield Golf Course	Open Space
F6	Peggy Womersley Reserve/Kingsdene Oval	Open Space
G1	North Rocks Scout Hall Park	Open Space
G2	Murray Farm Scout Hall Park	Open Space
G3	Don Moore Reserve	Open Space
G4	Unnamed	Open Space
G5	Unnamed	Open Space
G6	Unnamed	Open Space
G7	Jason Place Reserve	Open Space
G8	Unnamed	Open Space
G9	Unnamed	Open Space
G10	Murray Farm Reserve	Open Space
G11	John Wearn Reserve	Open Space
G12	Moolanda Avenue Reserve	Open Space
G13	Darling Mills Cascades	Open Space
G14	Unnamed	Open Space
G15	Muirfield Golf Course	Open Space
G16	Richard Webb Reserve	Open Space
G17	Muirfield Golf Course	Open Space
G18	North Rocks Park	Open Space

Number	Facility name	Category
G19	Unnamed	Open Space
G20	Unnamed	Open Space
G21	Northam Drive Reserve	Open Space
G22	Isobell Avenue Reserve	Open Space
G23	Unnamed	Open Space
G24	Lindisfarne Crescent Reserve	Open Space
G25	Carmen Drive Reserve	Open Space
G26	Unnamed	Open Space
G27	Tudor Place Reserve	Open Space
G28	Ellerslie Drive playground	Open Space
G29	Unnamed	Open Space
G30	Eather Avenue Reserve	Open Space
G31	Tudor Place Reserve	Open Space
G32	North Rocks Wildlife Sanctuary Reserve	Open Space
G33	Unnamed	Open Space
G34	Seville Reserve	Open Space
G35	Pine Tree Park	Open Space
G36	Eaton Road Reserve	Open Space
G37	Unnamed	Open Space
G38	Unnamed	Open Space
G39	Unnamed	Open Space
G40	Bidjigal Reserve	Open Space
G41	Unnamed	Open Space
G42	Lisle Court Reserve	Open Space
G43	Rainbow Farm Reserve	Open Space
G44	Unnamed	Open Space
G45	Peggy Womersley Reserve	Open Space
G46	Moore Reserve	Open Space

Number	Facility name	Category
G47	Unnamed	Open Space
G48	Douglass Avenue Reserve	Open Space
G49	Ashley Avenue Reserve	Open Space
G50	Bidjigal Reserve (cont.)	Open Space
G51	Unnamed	Open Space
G52	Currawong Reserve	Open Space
G53	Bill Watson Reserve	Open Space
G54	Bidjigal Reserve (cont.)	Open Space
G55	Roselea Park	Open Space
G56	Larchmont Place Reserve	Open Space
G57	Bradley Drive Reserve	Open Space



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