



# Westmead South

## Community Needs and Social Infrastructure Assessment

Cumberland City Council

21 October 2022



→ The Power of Commitment

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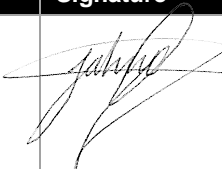

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## Acknowledgement of Country

GHD acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Custodians of the land, water and sky throughout Australia on which we do business. We recognise their strength, diversity, resilience and deep connections to Country. We pay our respects to the Dharug people, the Traditional Custodians of the land in Cumberland City, and thier Elders of the past, present and future, as they hold the memories, knowledges and spirit of Australia. GHD is committed to learning from Aboriginal and Torres Strait Islander peoples in the work we do.



# Executive summary

This report is subject to, and must be read in conjunction with, the limitations set out in section 1.3 and the assumptions and qualifications contained throughout the Report.

This *Community Needs and Social Infrastructure Assessment* has been developed to support Council in determining appropriate amendments to existing planning controls to support the community's aspirations as it grows and changes. It assesses community needs for social infrastructure and housing under four growth scenarios outlined in the *Westmead South Land Use Capability Study* prepared by SGS consulting (SGS Consulting, 2021).

The needs assessment considers four indicators to determine recommendations for the provision of social infrastructure and housing that will service the future Westmead South population, the indicators are as follows:

- **Existing need:** informed by an existing place analysis, audit of existing social infrastructure and housing type and tenure within and servicing Westmead South.
- **Demographic need:** based on indicative demographic characteristics and feasible dwelling capacity to understand demand generated for different social infrastructure types and housing typologies.
- **Comparative need:** the rate of provision identified to assess appropriate infrastructure provision (provided in Appendix C). This rate has been determined based on consultation undertaken with the relevant Government Agencies and a review of literature, including relevant policies and plans, relevant to each facility type.
- **Identified need:** consultation with key government agencies, social infrastructure providers and housing providers was undertaken to understand from their perspective the opportunities for social infrastructure and housing. This also includes existing recommendations and commitments made identified in a review of literature, including relevant policies and plans.

## Existing place analysis

The existing landscape in Westmead South precinct is characterised by a key ridgeline that aligns with Hawkesbury Road providing view corridors through to Parramatta CBD to the east. There are two primary open spaces located in the gullies either side of Hawkesbury Road with a number of scattered pocket parks. The majority of parks and open spaces are enclosed within residential areas, with limited street frontage making them feel less inviting and safe and limiting walkable access and through connections.

Existing land uses within Westmead South are predominantly low-density residential dwellings with some medium and high-density dwelling in the east and south of the precinct, including significant Land and Housing Corporation assets and Strata buildings. The precinct is also characterised by large blocks which may present challenges in accessibility and permeability.

The precinct is well served by the existing rail line and access in and out of the suburb will likely be improved with the completion of the Light rail and Metro station. However, there is limited active transport infrastructure within the precinct with no dedicated cycle lanes, insufficient foot/shared paths and lack of pedestrian crossings. Additionally, there are limited services and amenities within the existing shopping and activity nodes located on Hawkesbury Road and Great Western Highway.

## Existing community profile

An analysis of the 2016 and 2021 Census data was undertaken to understand the current characteristics of residential communities in the local study area (Statistical Area Level 2 Wentworthville-Westmead). Overall, the population of Wentworthville – Westmead SA2 increased significantly between 2016 and 2021 to 21,568 people, indicating an increasing demand for housing. The existing population is characterised by high proportions of culturally and linguistically diverse (CALD) communities and family household types, indicating likely demand for community facility types such as community centres and sport and recreation facilities. Additionally, between 2016 and 2021 the average household size decreased while apartment and unit housing types increased, indicating a likely increase in demand for the provision of and access to quality open space.



## Potential future community profile

The *Westmead South Land Use Capability Study* prepared by SGS consulting (SGS Consulting, 2021) outlined feasible additional dwellings for each of the four growth scenarios which has informed the potential future population capacities (Table E.1). Notably, there is a significant difference between the potential population capacity for the lower density and high density scenarios. This will be important to consider in any planning control amendments to prioritise the adequate provision of appropriate social infrastructure and housing to meet community needs as Westmead South develops.

Table E.1 Feasible additional dwellings and potential population capacity

	SGS Consulting Scenarios			
	Base case	Lower density	Mixed density	High density
Westmead South Feasible Additional Dwelling Capacity	1,317	4,881	7,094	10,484
Westmead South potential population capacity	12,109	20,837	26,256	34,557

## Social infrastructure assessment

### Education

There is currently one government primary school and two government high schools servicing Westmead South. A review of current facilities identified the government primary school is operating over its existing permanent building capacity indicating the need for timely investment into upgrades and delivery of new government primary schools within Westmead South.

### Health

Westmead South is located in the Western Sydney Local Health District (WSLHD). A review of current facilities within the WSLHD confirmed that existing hospitals, in the suburbs surrounding Westmead South has sufficient capacity to support the potential future population and did not warrant additional health care facilities in Westmead South.

### Emergency facilities

There are no emergency services within Westmead South however, there are several nearby that service the area. A review of these surrounding facilities indicated Westmead is currently adequately serviced.

### Community and cultural facilities

Currently there are two local community centres / halls located within Westmead South. A review of existing and planned facilities identified Westmead South is serviced by district and regional level facilities in surrounding areas. However, as Westmead South continues to develop there will be increased demand for local and district level community and cultural facilities located within Westmead South. This is particularly important as the provision of appropriate community and cultural facilities can assist communities and particularly vulnerable groups, to address social isolation and exclusion and improve overall social cohesion, health and wellbeing. Facilities should accommodate for particular services and activities for specific target groups such as young peoples, elderly people, and people from culturally and linguistically diverse backgrounds.

### Childcare

There are currently 3 long day care facilities, one preschool, and two before and after school care facilities within Westmead South. However, demand for childcare centres is likely to increase as Westmead South continues to develop. Urban Economics (2018) prepared the Occupancy and Performance Appraisal: Early Childhood Education and Care Sector to analyse the factors influencing demand for and the supply of Early Childhood Education and Care across Australia. The report found that childcare facilities close to a parent's place of work, along with other 'lifestyle' facilities including end-of-trip facilities and co-working spaces, are increasingly in demand by workers and business across CBDs and employment hubs.

### ***Aged care and disability***

There is currently one residential aged care facility with approximately 120 places available that is located within Westmead South. Additionally, Westmead South is serviced by aged care facilities in surrounding areas. However, demand for aged care centres and services will increase as Westmead South and surrounding areas continue to develop. While demand for residential aged care will largely be met by the private market, it is important for precinct plans to consider this potential demand and allow for appropriate planning controls to enable the development of aged care and disability facilities within Westmead South as well as senior living house typologies.

### ***Sport and recreation***

There are currently two local sports fields located within Westmead South. Additionally, there are multiple sports fields in surrounding areas that may accommodate some needs. However, accessibility to local and district sporting fields should be priorities as Westmead South continues to develop.

The majority of sports facilities should be multipurpose to cater for a range of sporting uses particularly as participation levels change over time. Facilities should be adaptable and accommodate summer and winter sports and allow multiple uses within relatively short periods of time. The Office of Sport NSW recommends that where land availability is constrained, existing local open space should be considered for active use on the provision that it is large enough to accommodate both active and passive uses.

## **Housing assessment**

### ***Diversity***

The profile of current housing in Westmead South is considerably diverse when considering the existing and growing ratio across high, medium and low-density type dwellings. As of 2021, 57.6% of all dwelling types in Westmead South were high density. Separate houses and medium density still account for a considerable proportion of typologies however there is a current and projected demand for housing with 3 or more bedrooms to accommodate couples with children and families coupled options for lone person households and aging in place. Future housing development must consider the evolving demographics and needs of the Westmead South community, in relation with a range of factors including access to facilities and services, and how this will influence behaviours and choices towards housing.

### ***Affordable Housing***

In addition to demands for diverse housing, the growing population in the Cumberland Local Government Area is coupled with diverse household structures, family compositions and socio-economic characteristics that require the provision of affordable housing. The median household income in the Cumberland LGA is 23% lower than Greater Sydney Region. In addition, the proportion of low-income renters is also higher at 40% for Cumberland, compared to 30% for Greater Sydney. These factors are imperative when considering the need for affordable and diverse housing options for the existing and projected population.

### ***Community and Social***

A large amount of housing stock in Westmead South is owned by the NSW Land and Housing Corporation (LAHC), particularly in the historic housing estate which holds heritage value. The majority of existing LAHC dwellings in Cumberland are 2 bedrooms however the current greatest unmet demand is for larger dwellings for 3 or more people. There are opportunities for LAHC and other community housing providers to strategically cooperate with Council in order to facilitate further affordable housing options that accommodate the projected population, particularly when considering the cultural overlay and trend of multi-generational housing.

### ***Seniors Living***

There is currently no independent living units provided in Westmead South however significant growth in lone person households and people over 60 is forecast for the CLGA, which will require provision of smaller units as a seniors housing option to meet the needs of this part of the community. Currently, LAHC is providing housing in Westmead South prioritising 1- and 2-bedroom dwellings that are well located close to transport and other amenities, a proportion of which will be seniors housing and other forms of accessible dwellings.

## Recommendations

Table E.22 summaries the social infrastructure and housing recommendations based on the feasible capacity of Westmead South and outcomes of the needs assessment. Section 6 of this report provides a full list of recommendations as well as staging and priority, planning consideration, deferral risks and potential funding and delivery models.

**Table E.2** *Future social infrastructure and housing recommendation*

Type	GHD's recommendations for Westmead South
Education	<ul style="list-style-type: none"> <li>– New public primary school</li> <li>– Upgrade to existing public primary school</li> <li>– Investigate future upgrade of existing public high schools</li> </ul>
Emergency services	<ul style="list-style-type: none"> <li>– Investigate upgrade/ relocation of Merrylands Fire Station</li> </ul>
Community and cultural	<ul style="list-style-type: none"> <li>– Opportunity to upgrade/ repurpose the Domain Community Rooms</li> <li>– Revitalise and upgrade Westmead Progress Hall</li> <li>– New multi-purpose community facility</li> </ul>
Childcare	<ul style="list-style-type: none"> <li>– Opportunity to provide public childcare facility</li> </ul>
Aged care and disability	<ul style="list-style-type: none"> <li>– Investigate opportunities for a new residential aged care facility and/or short-term outpatient rehabilitation centre</li> </ul>
Sport and recreation	<ul style="list-style-type: none"> <li>– Upgrade of existing netball court in Austral Avenue Reserve to multi-purpose court/s. Investigate provision of additional multipurpose courts in new open space opposite Austral Avenue.</li> <li>– Upgrade/ revitalise M J Bennett Reserve to become a district level park.</li> <li>– Expansion and upgrade of Sydney Smith Park.</li> </ul>
Parks and open space	<ul style="list-style-type: none"> <li>– Revitalise/ expand existing pocket parks</li> <li>– Release Hassall Street Park to enable development.</li> <li>– Pemulwuy Reserve to be formally connected and integrated into the Mays Hill Precinct and masterplan.</li> <li>– Increase tree canopy through street planting and open space.</li> <li>– Investigate opportunity for open space attached to existing aged care/ heritage site (Bolton Clarke Cabrini) for public use.</li> <li>– Provide approximately 51,600m<sup>2</sup> of additional open space (equivalent to approximately 10 additional local parks at a minimum of 3,000m<sup>2</sup> each).</li> </ul>
Housing diversity	<ul style="list-style-type: none"> <li>– Target changes to planning controls including rezoning to increase housing density.</li> <li>– Targeted changes to planning controls including employment land changes and rezoning to create new centres.</li> <li>– Integrate precinct solutions with higher density mixed housing and new public domain – combination of parks and streets.</li> </ul>
Economic hubs	<ul style="list-style-type: none"> <li>– Revitalise The Oakes Shopping Centre, particularly the public domain/ parking area to become a civic space that can support community gathering and events.</li> </ul>
Transport	<ul style="list-style-type: none"> <li>– Connect and formalise active transport networks.</li> <li>– Investigate opportunity to create cross block connections.</li> <li>– Formalise commuter carparking at train and metro site.</li> </ul>



# Contents

<b>1.</b>	<b>Introduction</b>	<b>1</b>
1.1	Background	1
1.2	Purpose of this report	2
1.3	Structure of this report	3
1.4	Scope and limitations	3
<b>2.</b>	<b>Methodology</b>	<b>5</b>
2.1	Defining social infrastructure	5
2.2	Defining housing diversity and affordability	7
2.2.1	Housing affordability	7
2.2.2	Affordable housing	7
2.2.3	Housing diversity	7
2.2.4	Seniors housing	8
2.3	Background review and defining the study area	9
2.4	Place analysis	9
2.5	Needs assessment	10
2.5.1	Existing need	11
	Existing community	11
	Social infrastructure audit	11
	Existing housing and affordability assessment	11
2.5.2	Demographic need	12
	Potential future community	12
2.5.3	Comparative need	13
2.5.4	Identified need	13
2.6	Recommendations	13
<b>3.</b>	<b>Literature review</b>	<b>14</b>
3.1	State and regional government policies, plans and strategies	14
3.2	Local government plans, policies, and studies	17
3.3	Westmead South Planning Framework and background studies	21
3.4	Literature review key findings	23
<b>4.</b>	<b>Part 1: Social baseline</b>	<b>25</b>
4.1	Existing community profile	25
4.1.1	Existing community profile key findings	27
4.2	Existing place analysis	28
4.2.1	Local character and values	28
4.2.2	Landscape character and environment	28
4.2.3	Land use and built form	29
4.2.4	Employment hubs, shopping centres and other activity nodes	30
4.2.5	Residential areas and housing diversity	30
4.2.6	Transport networks	32
4.2.7	Physical constraints	33
4.2.8	Place analysis key findings	34
4.3	Social infrastructure audit	36
4.3.1	Education facilities	36

	Tertiary	36
4.3.2	Health services and facilities	40
4.3.3	Emergency services and justice facilities	42
4.3.4	Community and cultural facilities	44
	Libraries	44
4.3.5	Childcare facilities	46
4.3.6	Aged care and disability facilities	48
4.3.7	Sport and recreation facilities	50
4.3.8	Parks and open spaces	52
4.3.9	Social infrastructure audit key findings	55
4.4	Existing housing diversity and affordability	56
4.4.1	Housing structure and tenure overview	56
	Dwelling structure	56
	Household types and composition	56
	Number of bedrooms	57
	Tenure	58
	Housing demand	59
	Community and social housing	60
	Housing supply/ capacity	60
	Feasible capacity	61
4.4.2	Current housing diversity provisions	61
4.4.3	Relevant housing strategies	64
4.4.3.1	State Environmental Planning Policy (Housing) 2021	64
4.4.3.2	Cumberland Local Environmental Plan 2021	65
4.4.3.3	Low Rise Housing Diversity Code and Design Guide	66
4.4.3.4	Community Housing Providers Direct Dealing Policy	67
4.4.3.5	NSW Land and Housing Corporation Portfolio Strategy 2020	68
4.5	Challenges, opportunities, and risks	69
4.6	Consultation outcomes	73
<b>5.</b>	<b>Part 2: Needs assessment</b>	<b>74</b>
5.1	Potential future community profile	74
5.1.1	NSW Common Planning Assumptions	74
5.1.2	Development scenarios	76
5.1.3	Potential future community profile key findings	77
5.2	Social infrastructure needs assessment	78
5.3	Housing diversity and affordability assessment	91
<b>6.</b>	<b>Part 3: Recommendations</b>	<b>96</b>
6.1	Potential funding and delivery models	97
<b>7.</b>	<b>References</b>	<b>104</b>

## Table index

Table 2.1	Providers of social infrastructure	5
Table 2.2	Study areas	9
Table 3.1	State and regional government policies, plans and strategies	14
Table 3.2	Cumberland City Council	17
Table 3.3	Westmead South Planning Framework and background studies	21
Table 4.1	Westmead South existing dwelling structure	56
Table 4.2	Westmead South existing family composition and household type	57
Table 4.3	Westmead South number of bedrooms per dwelling	58
Table 4.4	Westmead South existing housing tenure and rent type	58
Table 4.5	Forecast housing demand by dwelling type, Cumberland LGA 2016-2036 (SGS Consulting, 2021)	60
Table 4.6	Theoretical net capacity in Cumberland LGA (number of additional dwellings) (SGS Consulting, 2021)	61
Table 4.7	Net feasible capacity in Cumberland LGA (Number of additional dwellings)	61
Table 4.8	Permissible land uses – Cumberland LEP 2021	61
Table 4.9	Employment zone reform changes to the Cumberland LEP 2021	62
Table 4.10	Summary of consultation activities	73
Table 5.1	Feasible Dwelling Capacity – by development scenario	76
Table 5.2	Feasible additional population – by development scenario	76
Table 5.3	Potential future population – by development scenario	77
Table 5.4	Social infrastructure needs assessment	79
Table 6.1	Social infrastructure and housing recommendations	98

## Figure index

Figure 1.1	The Greater Sydney Region Plan, A Metropolis of Three Cities (Greater Sydney Commission, 2018a)	1
Figure 1.2	Site locality – Westmead South	4
Figure 2.1	Social infrastructure hierarchy	6
Figure 2.2	Placemaking principles	9
Figure 2.3	Methodology overview	10
Figure 2.4	Social infrastructure and housing diversity and affordability needs assessment – four indicators of need	10
Figure 4.1	Urban Tree Canopy Cover (source data: SEED, 2019)	29
Figure 4.2	Land and Housing Corporation assets	31
Figure 4.3	Estimated weekday daily number of cyclists 2018 (SCT Consulting, 2022)	32
Figure 4.4	Constraints and barriers	34
Figure 4.5	Education - Government	37
Figure 4.6	Education - Non-Government	38
Figure 4.7	Education – Tertiary	39
Figure 4.8	Health	41
Figure 4.9	Emergency and justice facilities	43
Figure 4.10	Community and culture	45
Figure 4.11	Childcare	47



Figure 4.12	Aged care and disability	49
Figure 4.13	Sport and recreation facilities	51
Figure 4.14	Walkability from pocket, local or district parks and open space	53
Figure 4.15	Walkability from local or district parks and open space	53
Figure 4.16	Parks and open spaces	54
Figure 4.17	Design principles (Source: Low Rise Housing Diversity Code and Design Guide	67
Figure 4.18	LAHC Portfolio strategy outcomes	68

## Appendices

Appendix A	Demographics
Appendix B	Social infrastructure audit
Appendix C	Provision rates
Appendix D	SGS development scenarios

# 1. Introduction

## 1.1 Background

Located within the Cumberland Local Government Area (LGA), Westmead South comprises the southern section of the Westmead Precinct, known as Australia's premier health and innovation district. Westmead South sits on the Cumberland LGA's northern border as it adjoins Parramatta LGA along the Main Western line. A mostly residential neighbourhood, Westmead South is a key centre of Cumberland City and is widely considered the geographic heart of the Greater Sydney area. It is located 1.7 kilometres from the Parramatta Central Business District (CBD) and 25 kilometres from the Sydney CBD.

The Greater Cities Commission (GCC) adopted *The Greater Sydney Region Plan, A Metropolis of Three Cities* in 2018 providing a new strategic direction for Greater Sydney over the next 40 years. The Plan provides a vision of three cities (Figure 1.1) where most residents live within 30 minutes of their jobs, education and health facilities, services and great places including:

- The Eastern Harbour City
- The Central River City (where Westmead South is located)
- The Western Parkland City

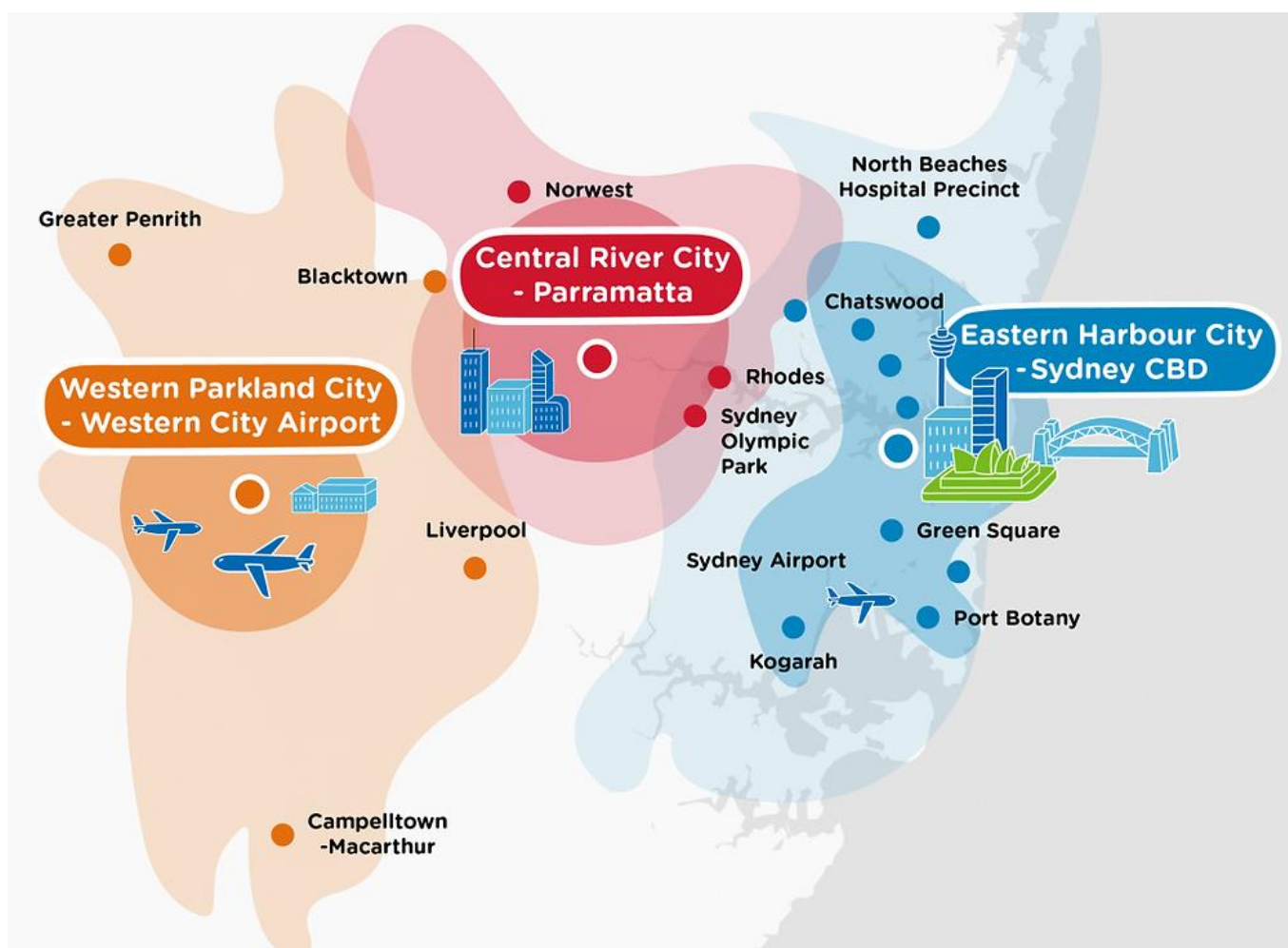


Figure 1.1 The Greater Sydney Region Plan, A Metropolis of Three Cities (Greater Sydney Commission, 2018a)

This plan together with the GCC's *Central City District Plan*, Transport for NSW's *Future Transport 2056*, Infrastructure NSW's *State Infrastructure Strategy 2018-36* and the *Westmead 2036 - Place Strategy* (discussed further in section 3.1) has set the scene for major planning, investment and development in the Central City District of Sydney.

Cumberland City Council (Council) anticipates changes for Westmead South in the coming decades, due to significant infrastructure investment in the area, including the Metro Station, Parramatta Light Rail, and the rapidly growing health, education and innovation precinct. As the southern section of the Westmead Precinct, Westmead South will be crucial in supporting diverse housing opportunities, retail, and commercial uses, in the planned transformation of the wider precinct.

In July 2020, Council endorsed the Centres and Corridors strategic planning program to plan, adapt and determine the future needs of the community. This program identified Westmead South to benefit from a review of the existing planning framework to support the community's existing and future needs and aspirations.

Council is aiming to prepare a planning framework based on the outcomes of this and other studies. Council has highlighted key initiatives for Westmead South which includes:

- Gateway to Westmead precinct – via iconic built form and quality public realm
- Services and facilities within walking distance – mixed-use centre at Sydney Metro site and surrounds – rezone area for a local centre
- Revitalisation of Hawkesbury Road – improve pedestrian experience via activated street frontages and improved amenity
- Improved permeability – roads and lanes to improve vehicle and pedestrian access
- Heritage conservation – preserve proposed heritage conservation area
- Housing diversity – provide mixed housing opportunities
- More open space – link existing open spaces, and provide more in the south where population density is high.

## 1.2 Purpose of this report

This *Community Needs and Social Infrastructure Assessment* has been developed to support Council in determining appropriate amendments to existing planning controls to support the community's aspirations as it grows and changes. This assessment reflects the NSW Department of Planning and Environment's overall vision outlined in the *Westmead 2036 Place Strategy - Draft* (NSW Government, 2022). This assessment also contributes to the outcomes of other plans and policies that are prepared and implemented by Council such as the *Local Environmental Plan (LEP)* (Cumberland City Council, 2021b), as well as the *Cumberland 2030: Our Local Strategic Planning Statement* (Cumberland City Council, 2020a).

The purpose of this report is to undertake a needs assessment for social infrastructure and housing diversity and affordability based on four growth scenarios, and provide recommendations for the provision of housing diversity and affordability, and the provision, funding and delivery of social infrastructure across Westmead South.

This report provides a staged approach to the *Community Needs and Social Infrastructure Assessment* including:

- Understanding – “where are we now?”
- Visioning – “where do we want to be?”
- Planning - “how will we get there?”

The steps to preparing this assessment are outlined in the section 2.



## 1.3 Structure of this report

This report presents a community needs and social infrastructure assessment for the Westmead South Precinct.

This report is comprised of the following sections:

- Section 1 – Introduction: sets the broader context for the study and outlines the purpose and structure of the report.
- Section 2 – Methodology: provides a summary of the social infrastructure audit methodology, guided by a placemaking approach.
- Section 3 – Literature review: provides a strategic context through a summary of state, regional and local strategic planning documents, policies and plans, as well as draft planning frameworks and studies developed for Westmead South.
- Section 4 – Social baseline: provides a place context through the analysis of the existing local and regional study areas, a social infrastructure audit, community profiles for existing and future populations, and existing housing diversity and affordability.
- Section 5 – Needs assessment: identifies current and future community needs by bringing together outcomes from consultation with identified gaps, opportunities and challenges for social infrastructure needs and housing diversity and affordability.
- Section 6 – Recommendations: provides preliminary recommendations including provision and potential funding and delivery approaches for all growth scenarios, based on the findings of the baseline investigations, consultation, and needs assessment through a placemaking lens.

## 1.4 Scope and limitations

*This report has been prepared by GHD for Cumberland City Council and may only be used and relied on by Cumberland City Council for the purpose agreed between GHD and Cumberland City Council as set out in section 1.2 of this report.*

*GHD otherwise disclaims responsibility to any person other than Cumberland City Council arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.*

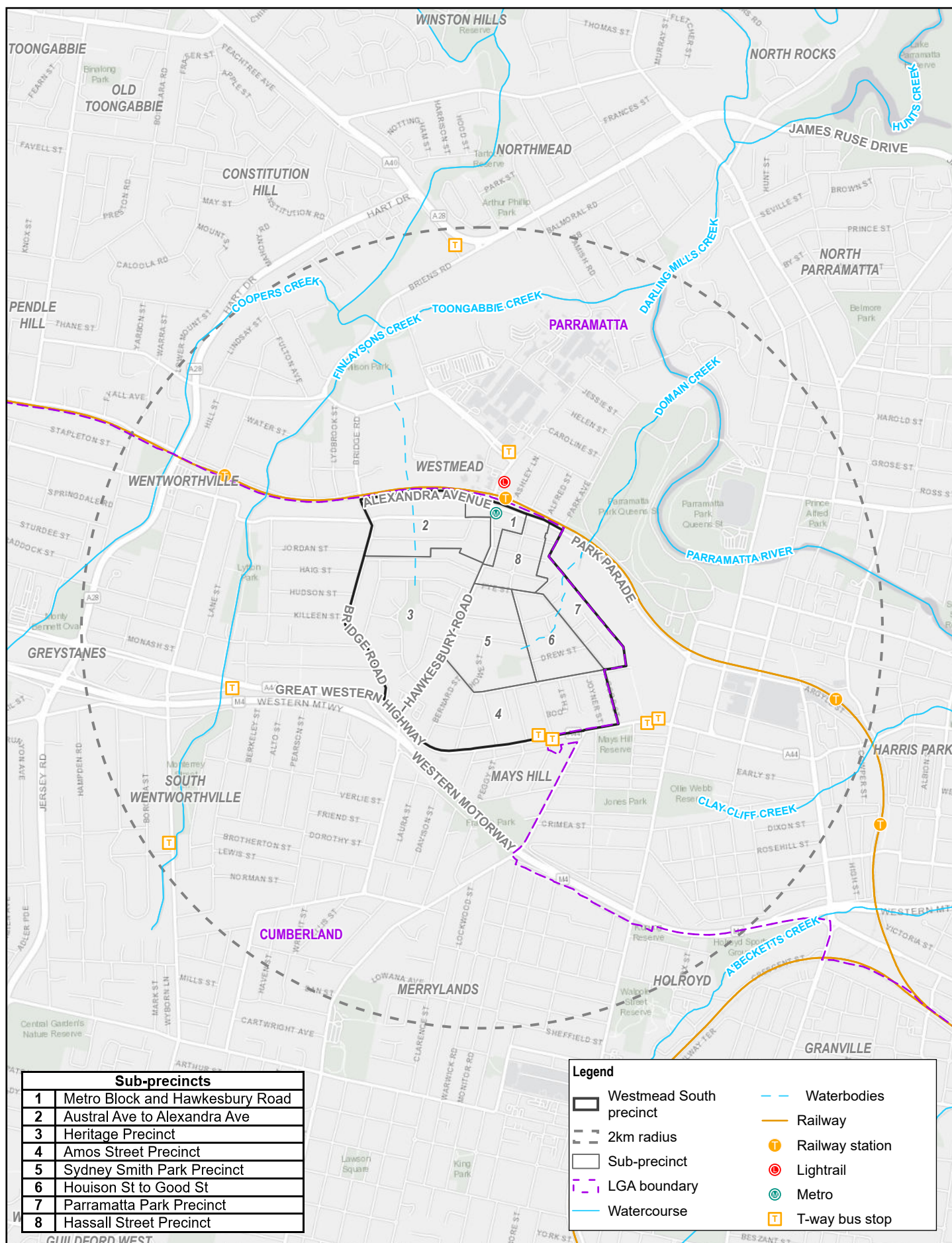
*The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.*

*The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.*

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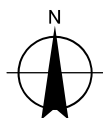
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*Any specific benchmarking relating to NSW government schools in this report that is a result of GHD's analysis does not represent the position of Schools Infrastructure NSW/ NSW Department of Education.*



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0 0.25 0.5  
Kilometres

Map Projection: Transverse Mercator  
Horizontal Datum: GDA2020  
Grid: GDA2020 MGA Zone 56



Cumberland Council  
Westmead South Community Needs and  
Social Infrastructure Assessment  
Social Infrastructure Audit

Project No. 12577306  
Revision No. A  
Date 6/09/2022

Site locality - Westmead South

**FIGURE 1.2**

## 2. Methodology

### 2.1 Defining social infrastructure

Social infrastructure incorporates the facilities, services, and spaces that are used for the physical, social, cultural or intellectual development, or welfare of the community. It can include physical infrastructures such as libraries, community centres, and cultural facilities that facilitate the delivery of social services and activities.

While this assessment is primarily focused on social infrastructure that is provided by or subsidised by government, social infrastructure is not limited to that provided by federal, state, and local government. It also includes those services and facilities that are operated by non-profit community organisations as well as the private sector. Some facilities provided by the private sector, such as entertainment facilities, shopping centres and other retail, also play a pivotal role in meeting basic living and social needs of communities and are often seen as the centre or heart of a community. These shopping and entertainment precincts can be compatible land uses which should be considered when determining access and location of social infrastructure.

Table 2.1 provides examples of the types of facilities that are provided by each of the different sectors. For some facilities, such as childcare, several sectors may be providers while there are many examples of facilities where funding has been “pooled” or shared by different sectors.

**Table 2.1**      *Providers of social infrastructure*

<b>Federal or State Government</b>	<b>Local Government</b>	<b>Private/ Non-Government</b>
Out of School Hours Care	Childcare	Childcare
Government schools	Out of School Hours care	Out of School Hours care
Preschools	Libraries	Private hospitals
Public hospitals	Public space including green infrastructure	Private schools
Green infrastructure	Playgrounds	Commercial gyms and recreation centres
Sports stadiums	Sports stadiums	Museums
Emergency services	Playing fields, pitches, and courts	Galleries / exhibition spaces
Playing fields, pitches, and courts	Walkways / cycleways	Places of worship
Museums	Skate and BMX facilities	Leisure and aquatic facilities
Gallery / exhibition spaces	Multipurpose halls and community centres	
Cultural centres	Cultural centres	
Public transport	Leisure and aquatic facilities	



When planning and delivering social infrastructure, it is important to consider the size and geographic distribution of the population that it is servicing. It is standard practice for social infrastructure to be considered with a hierarchy that extends from local through to district and regional, as depicted in Figure 2.1. The following parameters for each level have been applied to the social infrastructure requirements for Westmead South:

- **Local** – social infrastructure that services the local area within a sub-precinct and should be accessible from most houses and workplaces by foot or bike within approximately 5 to 10 minutes or within a 200 to 800 metre radius. Local social infrastructure is predominantly provided by local government or the private sector.
- **District** – social infrastructure services a catchment area that may extend across multiple suburbs. Social infrastructure would be accessible from most houses and workplaces by foot, bike, public transport, or private vehicle within approximately 15 minutes or within a two-kilometre radius. District social infrastructure is typically provided by local government or the private sector, and sometimes with involvement of state government agencies.
- **Regional** – social infrastructure services Cumberland LGA and Parramatta LGA, including multiple centres and may even service the Central City District. Social infrastructure would be accessible from most houses and workplaces for users willing to use public transport or drive within a 30-minute driving catchment (10 kilometres plus from the centre of Westmead South). Regional social infrastructure is typically provided by state or federal government agencies.

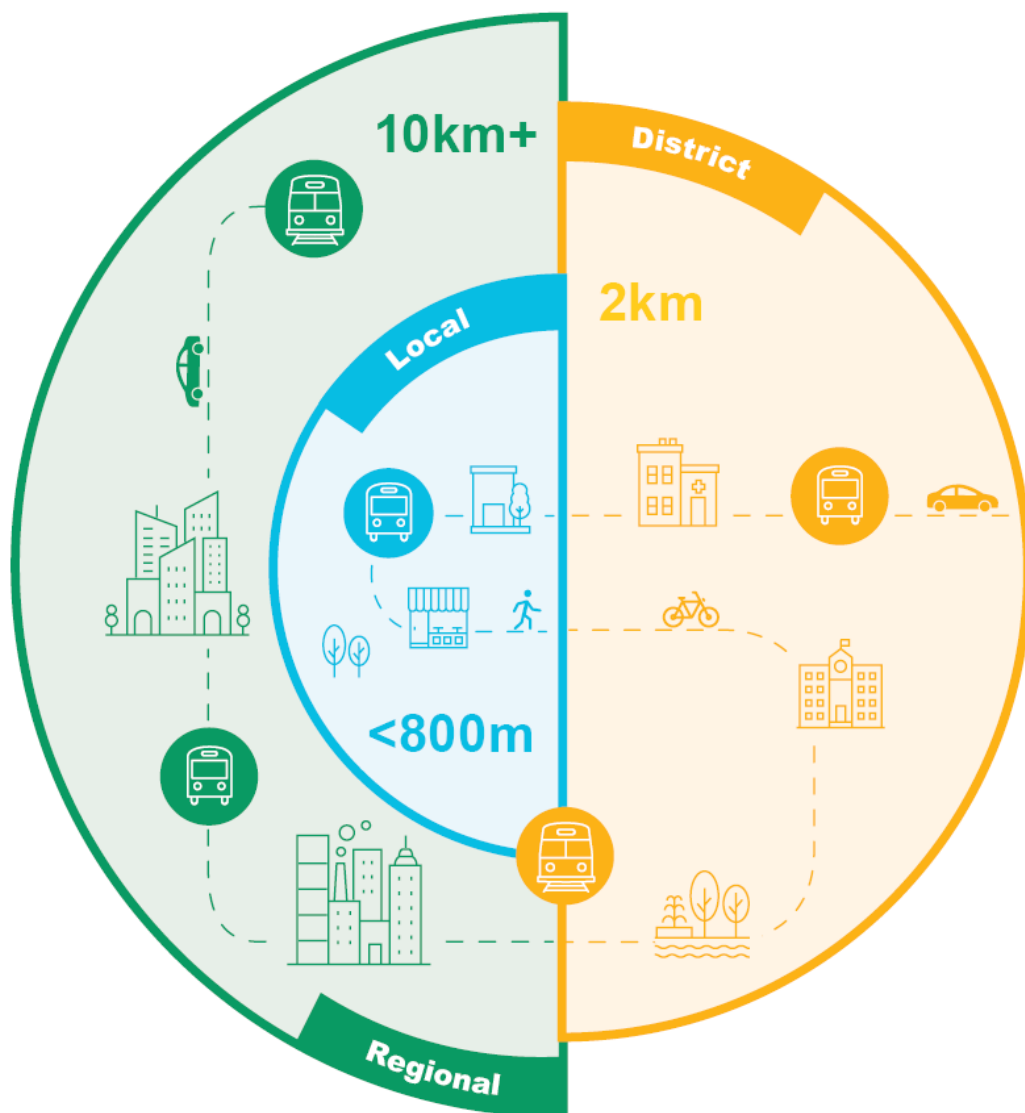


Figure 2.1 Social infrastructure hierarchy

## 2.2 Defining housing diversity and affordability

### 2.2.1 Housing affordability

As defined by the NSW Housing Strategy *Housing 2041*, housing affordability relates to the ability of a household to afford the cost of housing, precisely housing that households on very low to moderate incomes can afford, as defined in the *Environmental Planning and Assessment Act 1979* and *State Environmental Planning Policy no 70 – Affordable Housing (Revised Schemes)*:

- Very low – 50% of median income
- Low – 50% to 80% of median income
- Moderate – 80% to 120% of median income

The 2021 ABS Census data found that the median incomes in Greater Sydney are:

- \$881 per week (personal)
- \$2,374 per week (family) and,
- \$2,077 per week (household)

Housing affordability encompasses rental affordability, prices and mortgage payments and refers to the relationship between household income and the cost of housing. However, housing affordability does not comprise the concept of affordable housing which refers to low-income or social housing which is priced accordingly to enable these households to meet basic living costs (NSW DPE, 2021).

### 2.2.2 Affordable housing

Affordable housing provides housing where the rent or mortgage repayments costs no more than 30% of a households gross income to support the needs of low, very low and moderate income households (NSW DPE, 2021). This enables low socio-economic groups to meet other living costs, such as food, clothing, transport, medical care and education. It is often used synonymously with affordable rental housing and is generally subsidised or offered at below market rents. Affordable rental housing focuses on the affordability of renting a dwelling, while the analysis of housing affordability is also concerned with property ownership.

### 2.2.3 Housing diversity

A diversity of housing types helps cater to the housing needs of people's lifestyles in different stages of life and of an increasingly diverse range of household types and should be provided irrespective of whether residents live in metropolitan or regional areas. Housing diversity refers to the diversity and support provided by various housing typologies that facilitate choice and opportunity for the community that enables them to afford a home in differing circumstances without compromising on basic needs, amenity, and accessibility.

Both housing affordability and diversity are interrelated and together establish an overarching indicator of housing that supports security, comfort, independence and choice for all people at all stages of their lives. The NSW Housing Strategy *Housing 2041* establishes four pillars of the NSW housing system that frame these concepts and the interconnected socio-economic network it adopts:

- **Supply** – includes amount, location and timing of the supply of new housing. Planning for the supply of new housing should respond to environmental, employment and investment considerations, and population dynamics.
- **Diversity** – considers different types of housing and looks at how a diverse choice of housing can reflect the needs and preferences of households
- **Affordability** - recognises people live in diverse tenures based on their income and circumstances, and that housing should be affordable, stable and supportive of their aspirations and wellbeing
- **Resilience** - includes matching housing to community and environmental issues, so people, communities and their homes are safe, comfortable, and resilient.



## 2.2.4 Seniors housing

Seniors housing is housing that is suitable for the needs of an ageing population and is designed to meet the needs of seniors and people with a disability. It ranges from independent living to 24-hour care. In senior housing there is a particular design emphasis on safety, accessibility, adaptability, and longevity that many conventional housing options may lack. Under the State Environmental Planning Policy (Housing) 2021, seniors housing includes:

- **Residential care facilities** – sometimes also known as nursing homes or aged care homes. Residents receive full-time care.
- **Independent living units** – apartments or villas for seniors and people with disability. Residents can live independently.
- **Hostels** – includes single or shared residential accommodation staffed by support workers.

## 2.3 Background review and defining the study area

A review of relevant state, regional and local plans, policies and strategies, as well as relevant studies has been undertaken to understand the social policy context, best practice standards and benchmarks for social infrastructure and housing planning in Cumberland City and the wider Central River City. This background review informed the identification of the local, district and regional study areas for this assessment as described in Table 2.2 and shown in Figure 1.2.

**Table 2.2** Study areas

Study area	Definition
Local study area (Westmead South)	The local study area is defined as Westmead South. For the purpose of the community profile analysis (Section 4.1), Wentworthville-Westmead Statistical Area Level 2 (SA2) has been applied for consistency between existing 2016 and 2021 ABS Census data and the 2022 Common Planning Assumptions population projection data.
District study area (surrounding context)	The district study area is defined as the surround context of Westmead South, which includes the area within a two-kilometre radius from the centre of Westmead South, as shown in Figure 1.2.
Regional study area (Central City District)	The regional study area is defined as the Central City District which encompasses both Cumberland LGA and Parramatta LGA.

The background review and study areas informed the demographic analysis and social infrastructure audit to understand the existing communities, as well as the existing social infrastructure currently servicing Westmead South.

## 2.4 Place analysis

The placemaking approach (Figure 2.2) considers 18 indicators aligned with the four core placemaking principles (discussed further in Figure 2.4) in order to make the link between the tangible elements (physical form) and the intangible elements (social constructions). This approach helps to provide places within cities that support social life and reflect unique local character to enhance affinity to place and build social and economic resilience. As discussed in section 1.2, the purpose of this report is to assess the current and future community needs for social infrastructure and housing in Westmead South. To understand the needs of the community holistically, this community needs assessment will apply the placemaking approach. This approach helps to identify those tangible and intangible elements which may be required for social infrastructure and housing in Westmead South to have the greatest benefit. Figure 2.3 provides an overview of the methodology applied to this community needs assessment, which is outlined in further detail in the following sections.



**Figure 2.2** Placemaking principles

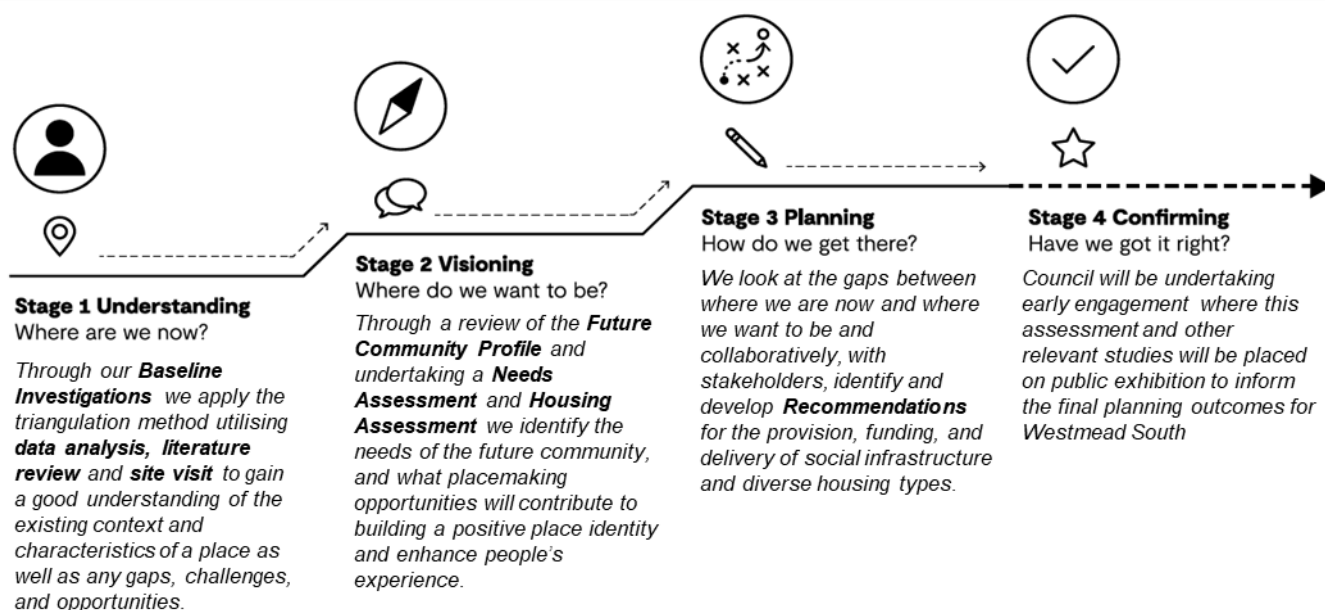


Figure 2.3 Methodology overview

## 2.5 Needs assessment

As described in section 1.2, the purpose of this Community Needs and Social Infrastructure Report is to assess and identify social infrastructure and housing requirements for Westmead South in the context of population growth and revised planning controls. To assess social infrastructure and housing needs, this report considers the four indicators of need, as summarised in Figure 2.4 and described in sections 0, 2.5.2, 2.5.3, and 2.5.4 below.

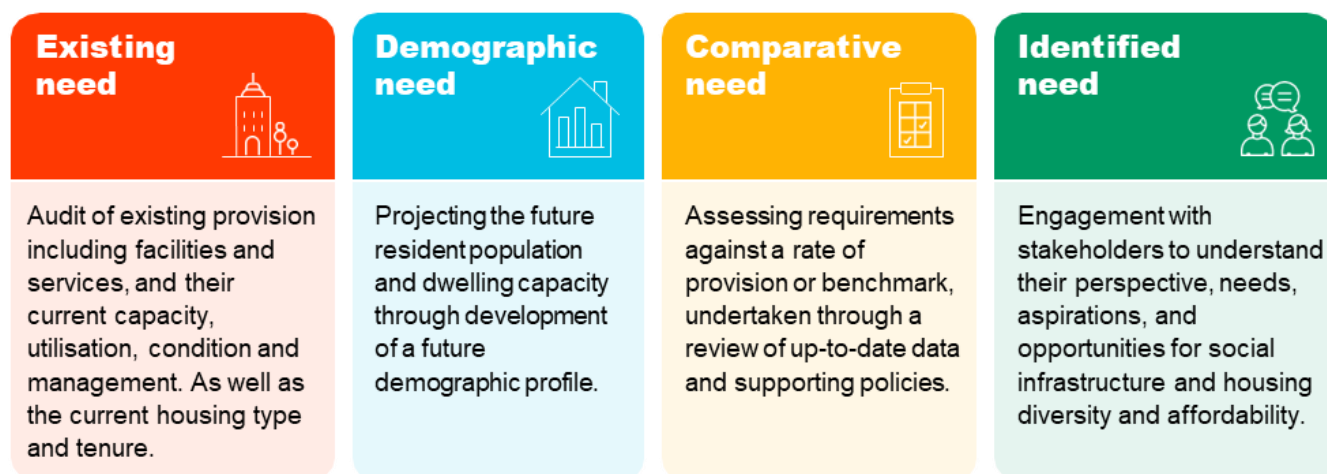


Figure 2.4 Social infrastructure and housing diversity and affordability needs assessment – four indicators of need

## 2.5.1 Existing need

The purpose of the existing need indicator is to identify existing community characteristics, as well as social infrastructure and housing servicing Westmead South to inform an understanding of potential gaps or opportunities for future social infrastructure provision and housing supply.

### Existing community

An analysis of the 2016 and 2021 Census data was undertaken to understand the current characteristics of residential communities in the local study area (Westmead South) compared to the regional study area (Cumberland and Parramatta LGAs). A number of key social indicators including, but not limited to, population distribution, median age, cultural diversity, education, unemployment, journey to work, dwelling structure and household type have been analysed.

For the purpose of the existing demographic analysis, the Statistical Area Level 2 (Wentworthville-Westmead) that encompasses Westmead South has been analysed.

### Social infrastructure audit

An audit of existing social infrastructure within and surrounding Westmead South has been undertaken. The following outlines the different types of social infrastructure as well as the catchment they service in relation to Westmead South.

- **Government education** – government schools audited are generally located within the local and district study area as their school catchments service Westmead South.
- **Non-government education** – non-government schools audited generally don't have specific catchment areas and can be located within the local, district or regional study area.
- **Tertiary education** – tertiary education facilities generally have a larger catchment and of the facilities audited they are located at a district and regional level.
- **Health** – community health facilities generally service district level areas, ambulance facilities generally service district and regional areas and public hospitals generally service regional level areas.
- **Emergency services** – emergency services generally service a large population and are often provided within a district and regional study area.
- **Community facilities** – community facilities can be provided at a local, district and regional study area. For the purpose of this audit, facilities that are most likely to service residents of Westmead South due to their proximity or services they provide have been included.
- **Childcare** – childcare facilities have only been audited at a local and district level as generally those seeking childcare choose facilities located close to their home or place of work.
- **Aged care** – aged care facilities have been audited at a local, district and regional level. This is due to the lack of availability, relevant services needed or culturally specific facilities that some aged care facilities may provide.
- **Sport and recreation** – sport and recreation facilities have been audited at a local, district and regional study area. Different sport and recreation facilities are often provided at different service levels for different activities such as sports fields and courts which are often provided at a local level and aquatic centres and sporting complexes which are often provided at a district or regional level.
- **Parks and open space** – parks and open space facilities that have been audited include those located within the local and district study areas. Residents are likely to access local parks that are within walking distance to their home and place of work and district level parks if they provide additional facilities or open space.

### Existing housing and affordability assessment

An analysis of the 2016 and 2021 Census data was undertaken to understand the current characteristics of housing diversity and affordability in the local study area (Westmead South) compared to the regional study area (Cumberland LGA). A number of key indicators including, but not limited to, dwelling structure, household type, family composition, bedrooms per dwelling, housing tenure and weekly rental payments have been analysed.



For the purpose of the existing demographic analysis, the Statistical Area Level 2 (Wentworthville-Westmead) that encompasses Westmead South has been analysed.

A review of the composition of recent development and housing supply trends in Westmead South was undertaken in conjunction to existing demographic trends, with a particular focus on the ways in which changing household types and compositions translate into current housing needs of Westmead South.

## 2.5.2 Demographic need

The purpose of the demographic need indicator is to understand the projected growth and characteristics of the future population in order to understand implications for social infrastructure regarding the needs of different community groups.

### Potential future community

The *Westmead South Land Use Capability Study* prepared by SGS consulting (SGS Consulting, 2021) outlines potential future housing and employment through four growth scenarios: base case scenario (no changes to existing planning controls) and three development scenarios (lower-, mixed- and high-density scenarios), provided in Appendix D. These four growth scenarios have informed the development of resident profiles, including service group age breakdowns, for Westmead South discussed in section 5.1.2. Other social indicators including Aboriginal and Torres Strait Islander population and cultural diversity have also been considered to inform social infrastructure needs and housing provision.

The following steps were undertaken to determine indicative population, as well as potential residential profiles:

1. The feasible dwelling capacity (i.e., potential additional dwellings) for each sub-precinct has been adopted from the *Westmead South Land Use Capability Study* (SGS Consulting, 2021) based on the recommended planning controls for each of the four scenarios – base case, lower, mixed and high density.
2. To determine the potential population capacity (i.e., potential additional residents) for each sub-precinct under each of the four scenarios key assumptions were applied to the identified feasible dwelling capacity for each sub-precinct, including:
  - 89.7 per cent occupancy rate, based on 2021 Census data for Wentworthville-Westmead SA2 (ABS, 2021))
  - 2.73 average household size, based on NSW Common Planning Assumptions for the year 2041 (Department of Planning and Environment, 2022), assuming redevelopment of Westmead South would likely occur over a 20-year planning horizon.
3. To determine the total potential population capacity for Westmead South, the potential population for each of the four growth scenarios was then added to the 2021 population for Westmead South (8,884 people). The 2021 population for the Westmead South precinct was determined by combining the total population for 18 relevant Statistical Area Level 1 (SA1) areas.
4. To determine the potential age profiles for each of the four growth scenarios, service age group proportion assumptions were applied to the total potential population. The service age group proportions were determined by redistributing the NSW Common Planning Assumption's Wentworthville-Westmead SA2 2041 age breakdown by 5-year age groups (i.e., 0-4, 5-9, 10-14 etc...) into service age groups (i.e., 0-4, 5-11, 12-17 etc...).

The purpose of understanding potential population capacity is not to provide demographic projections but to understand the likely implications for social infrastructure provision and housing diversity under each growth scenario.

Other characteristics of the future resident population that have been considered include Aboriginal and Torres Strait Islander communities and culturally and linguistically diverse communities based on existing demographics and anecdotal information and insights into current trends gained through consultations with relevant councils.

### 2.5.3 Comparative need

The purpose of the comparative need indicator is to identify appropriate benchmarks, rates of provision for each social infrastructure type, and housing to assess against existing provision and future demographic needs. Benchmarks and rates of provision (as well as spatial requirements) have been determined through the background review of relevant state and local strategies, policies and plans. These provision rates and spatial requirements were tested and confirmed in consultation with relevant councils and government agencies including:

- Cumberland City Council and Parramatta City Council
- School Infrastructure NSW
- NSW Office of Sport
- Emergency services
- NSW Department of Planning and Environment Green and Resilient Places team
- Land and Housing Corporation (LAHC)

A summary table of benchmarks, rates of provision and spatial requirements for each social infrastructure type is provided in Appendix C.

### 2.5.4 Identified need

The purpose of the identified need indicator is to ground truth the findings of existing and demographic needs through identified needs in literature, plans and strategies as well as anecdotal evidence and aspirations identified through consultations. Identified need for this assessment has been informed through the following methods:

- A review of relevant previous studies and the relevant local and State government strategies, policies, and guidelines has been undertaken to understand the social policy context, best practice standards and benchmarks for social infrastructure and housing affordability and diversity, as well as any community concerns, aspirations and objectives in relation to Westmead South.
- Consultation with NSW Government agencies, local councils (Cumberland and Parramatta), and various service providers to identify specific requirements and aspirations for social infrastructure provision in Westmead South.

## 2.6 Recommendations

Every community has its own unique demographic profile, rate of growth and population density. These factors all influence community needs for and the provision of social infrastructure and housing diversity and affordability. For this reason, recommendations for social infrastructure and housing are based on demonstrable need rather than a numeric standards-based approach. Therefore, recommendations presented in this report have taken into consideration each of the four indicators of need (section 2.5) to determine recommendations for provision of social infrastructure and housing that will service the future needs of the Westmead South community.

Each of the Westmead South sub-precincts will have its own unique character and attributes influenced by zoning, development staging and proximity to other key infrastructure. This has been considered in the development of recommendations for social infrastructure provision, as well as to support the network of social infrastructure across Westmead South.

Key social infrastructure, housing and placemaking requirements have been identified with priority and staging recommendations outlined under each growth scenario including base case, lower, mixed and higher density. Additionally, key planning considerations, deferral risks and delivery models have been identified for each key requirement.

### 3. Literature review

This section provides a strategic context for the assessment, through a summary of state, regional and local strategic planning documents, policies, and plans, as well as planning framework and studies developed for Westmead South.

#### 3.1 State and regional government policies, plans and strategies

NSW Government's strategic planning frameworks set the overall vision and goals for development and growth of the Greater Sydney Region. Table 3.1 describes NSW Government planning frameworks at the state and regional level relevant to this assessment.

Table 3.1 State and regional government policies, plans and strategies

Plan, policy, or strategy	Summary
<i>Greater Sydney Region Plan: A Metropolis of Three Cities</i> (Greater Sydney Commission, 2018a)	<p><i>Greater Sydney Region Plan: A Metropolis of Three Cities</i> sets out a forty-year vision and a twenty-year plan for the growth of Sydney. It seeks to respond to the need of the growth and changing population and transform Greater Sydney into a metropolis of three cities where most residents live within 30 minutes of their jobs and other important services.</p> <p>The plan acknowledges the importance of delivering more succinct, co-located social infrastructure, larger and more affordable housing supply, and open space and green infrastructure to meet the changing needs of communities. Westmead South falls into Sydney's Central City District, and is aligned with the aspirations for Westmead as a health precinct, and with those for the Greater Parramatta area.</p> <p>The plan recognises Westmead as a world-class health and education precinct and acknowledges the significant growth this brings. The plan also recognises Westmead health precinct being crucial to a "stronger and better connected" Greater Parramatta. Owing to its strategic position and ongoing growth, the plan supports coinciding links to employment, infrastructure and services as crucial for Westmead.</p> <p>Addressing social infrastructure and housing needs in Westmead South would support growth centred around the Westmead health and education precinct. Further guidance to implementing <i>Greater Sydney Region Plan: A Metropolis of Three Cities</i> is provided in the <i>Our Greater Sydney 2056 Central City District Plan – Connecting Communities</i>, which is summarised below.</p>
<i>Our Greater Sydney 2056 Central City District Plan – Connecting Communities</i> (Greater Sydney Commission, 2018b)	<p><i>Our Greater Sydney 2056 Central City District Plan – Connecting Communities</i> is a 20-year plan to achieve the 40-year vision of Greater Sydney. It is a guide for implementing the <i>Greater Sydney Region Plan, A Metropolis of Three Cities</i>, at a district level, providing the bridge between regional and local planning. The plan also assists councils to develop for and support growth and change and align their local planning strategies to place-based outcomes.</p> <p>The health and education sectors are recognised as significant contributors to economic growth in the Central City District, with Westmead being at the centre. The plan identifies the opportunity to transform the Westmead health precinct to an innovation district as well as attracting more residents to the area through increased employment and study opportunities. As such, it sees improving housing capacity, community facilities, open spaces, and public areas as important to respond to this change.</p> <p>The plan identifies a benchmark, based on SGS Economics and Planning's <i>Sydney's Urban Services Land: Establishing a Baseline Provision</i>, of three square metres of urban services land per person, and accordingly, found that the Central City District exceeded that benchmark in 2016. The per capita amount is anticipated to reduce between 2016 and 2036, indicating a requirement for additional floor space for urban services in the District towards 2036.</p> <p>Planning for future social infrastructure and community needs in Westmead South would contribute to the services and facility provision that this plan deems crucial to support economic growth and liveability in the Central City District.</p>
<i>Building Momentum: State Infrastructure Strategy 2018-2038</i>	Infrastructure NSW's <i>Building Momentum: State Infrastructure Strategy 2018-2038</i> (Infrastructure NSW, 2018) builds on the NSW Government's major long-term infrastructure plans towards 2038. Combined with the <i>Greater Sydney Region Plan, Transport Strategy</i>

Plan, policy, or strategy	Summary
(Infrastructure NSW, 2018)	<p>2056, and the <i>Regional Development Framework</i>, it brings together infrastructure investment and land use planning for cities and regions across the state.</p> <p>The strategy adopts an area-based approach to infrastructure planning and investment decisions by considering the infrastructure needs of cities and regions based on their unique characteristics and projected population growth. Expected growth in the Westmead area would be supported by good connectivity, and appropriate zoning and land uses. The infrastructure response for the Sydney's Central River City, including Westmead South, includes:</p> <p>Improve intracity walking and cycling connections.</p> <p>Provide additional cultural and recreational infrastructure.</p> <p>Support growth in population and housing, including social and affordable housing options.</p> <p>Provide more school education facilities, exploring joint and shared use</p>
<i>Future Transport Strategy 2056</i> (TfNSW, 2020)	<p>The Strategy highlights the importance of the Sydney transport network to support a productive economy and sets a 40-year vision to guide transport investment over the longer term. Transport is considered an enabler of economic and social activity. The strategy focuses on six state-wide outcomes including customer focused, successful places, a strong economy, safety and performance, accessible services, and sustainability.</p> <p>The strategy provides future directions for transport and transport infrastructure which includes:</p> <ul style="list-style-type: none"> <li>– A movement and place approach to match road function with user groups to create better places and communities</li> <li>– Greater focus on walking and cycling as well as public transport priority options</li> <li>– Ensuring all infrastructure is physically accessible through applying inclusive design principles</li> <li>– Providing safe, quick, and convenient services</li> <li>– The physical separation of different road user groups</li> <li>– Improved service provision</li> </ul> <p>The strategy recognises the challenge to improve 30-minute transport access to Greater Parramatta within the Central River City. North-south connections are identified as a focus area for the Central River City.</p>
<i>Westmead 2036 - Place Strategy - Draft</i> (NSW Government, 2022)	<p>The strategy is key to guiding the future planning needs of Westmead to meet its regional relevance, anticipated growth, and renewal to deliver its 2036 vision. The strategy builds on aspirations to continue planning for Westmead as a world-class innovation, education, and health precinct.</p> <p>Precinct permeability is a key objective of the strategy, which can be achieved through establishing a centralised pedestrian experience on Hawkesbury Road, connecting north and south Westmead. Other priorities for permeability include to provide pedestrian connections, such a rail crossing, between north and south Westmead and to improve pedestrian safety and amenity along the Great Western Highway and Hawkesbury Road, with active frontages and place identity. Other priorities are to improve active transport links and improve safe pedestrian and cycling access between all transport modes.</p> <p>To achieve local jobs and transport-oriented activity, the strategy sets out to expand retail and commercial job opportunities at nodes along Hawkesbury Road and the Great Western Highway, and to focus on public domain around future public transport stations and corridors.</p>
<i>Draft Greener Places Framework</i> and <i>Draft Greener Places Design Guide</i> (GANSW, 2020a)	<p>The Government Architect NSW's (GANSW) <i>Draft Greener Places Design Framework and Guide</i> supports both Premier's priorities of 'Greening Our City' and 'Greener Public Spaces' with a consistent method to plan for green infrastructure. The Design Guide provides advice on Open Space for Recreation, Urban Tree Canopy and Bushland and Waterways.</p> <p>Four principles are set out to deliver better green infrastructure, these include: integration, connectivity, multifunctionality, and participation. The guide also provides six core criteria, and coinciding performance indicators, for a performance-based approach, including:</p> <ul style="list-style-type: none"> <li>– accessibility and connectivity – ease of access for all abilities</li> <li>– distribution – access via an easy walk from home, workplaces, and school</li> <li>– size and shape – respond to recreation needs in context</li> <li>– quantity – proportionate to density of population</li> <li>– quality – design quality and well maintained</li> <li>– diversity – range of recreation opportunities</li> </ul>
<i>Draft Connecting with Country Framework</i>	<p>GANSW's <i>Draft Connecting with Country Framework</i> document is a draft framework for developing connections with Country to inform the planning, design, and delivery of built</p>

Plan, policy, or strategy	Summary
(GANSW, 2020b)	<p>environment projects in NSW. It is intended to help project development teams – advocating ways they can respond to changes and new directions in planning policy relating to Aboriginal culture and heritage, as well as place-led design approaches. It also aims to help project teams gain a better understanding of, and to better support, a strong and vibrant Aboriginal culture in our built environment.</p> <p>The seven objectives laid out for this framework include: better fit, better performance, better for community, better for people, better working, better values, and better look and feel. Principles for action that may be applied to planning for Westmead South include:</p> <ul style="list-style-type: none"> <li>collaboration with local community groups and recognised Aboriginal knowledge holders</li> <li>incorporate shared histories of cultural landscapes into project design principles</li> </ul> <p>Include impacts to Country and culture when evaluating economic, environmental, and social benefits and disadvantages of the project</p> <p>Partner with Aboriginal owned and run businesses and professional services, from project formation through to delivery and maintenance, to help guide design and engagement processes</p>
<p><i>Housing 2041</i> NSW Housing Strategy (NSW DPE 2021)</p>	<p>Housing 2041 represents a 20-year vision for housing in NSW, embodying the government's goals and ambitions to deliver better housing outcomes by 2041. Housing 2041 aims to facilitate the delivery of housing in the appropriate locations, addressing the needs of people living in metropolitan and regional NSW. The strategy and action plan are aligned with and supported by the following initiatives:</p> <p>The Housing State Environmental Planning Policy (SEPP), which will drive the development of affordable and diverse housing to meet the needs of our growing communities</p> <p>Open access to housing data across the state, via the Housing Evidence Centre, which provides the information needed to make evidence-based decisions. The Housing Evidence Centre supports housing programs, investment, and service delivery across all levels of Government, industry, and non-government organisations.</p> <p>The Greater Sydney Urban Development Program that monitors information on metropolitan housing and employment land supply</p> <p>A free and open Government Property Index, which allows the general public and industry to view and search basic information, as well as submit innovative proposals for Government owned land</p> <p>A cross-sector Expert Housing Advisory Panel to guide delivery of the strategy and increase collaboration across Government and the housing sector</p> <p>Housing 2041 places focus on housing security, on delivering better support to those in housing crisis and on improving the experience of people in the private rental market over the next 20 years. Greater housing choice will be supported through better housing design that supports human and environmental health, delivering homes in the right places and with good design outcomes for communities. The strategy is centred around four inter-related pillars of housing supply, affordability, diversity, and resilience and frame the inaugural actions for delivery within the first two years of the strategy.</p> <p>The inaugural action plan covers 2021-22 to address and respond to current circumstances and is further detailed in section 4.4. The priority areas and first short-term actions listed in section 4.4 are aimed at shaping the foundations for future action plans endorsed by Housing 2041, including facilitating housing supply in appropriate locations, delivering more diverse housing products and tenure types, improving support for vulnerable groups, and driving building sustainability and resilience. Beyond 2022, future action plans will be informed by the inaugural action plan and will seek to outline new, longer-term change or reform that aligns with the priorities of the strategy.</p>
<p><i>Everyone Can Play: A Guideline to Create Inclusive Playspaces</i> (NSW Government, 2019)</p>	<p>This document provides guidelines for inclusive playspaces through the lens of “<i>Can I get there?</i>”, “<i>Can I Play?</i>”, and “<i>Can I Stay?</i>”. The intent is to deliver playspace according to best practice and enjoyed by all in the community. The guideline can be used to inform new spaces, as well as assess existing playspaces. It can assist to determine what improvements are needed to increase inclusivity and can form part of a local council's Delivery Program.</p> <p>The guidelines suggest consulting with local communities to determine their priorities, cultural considerations, and expectations. The guideline provides a checklist to evaluate playspace through various criteria under “<i>Can I get there?</i>”, “<i>Can I Play?</i>”, and “<i>Can I Stay?</i>”, this includes aspects of safety, facilities, access, equipment, play experience, and wayfinding. It also provides principles and goals for universal design, to bring together access to play with social integration.</p>

Plan, policy, or strategy	Summary
<i>Greener Neighbourhoods Guide</i> (NSW Department of Planning and Environment, 2021)	<p>The Greener Neighbourhoods Guide is designed to support and complement other resources related to urban forestry and green infrastructure. The guide has been designed for local governments to support urban forest and strategic planning strategies.</p> <p>The guide sets out a number of goals and targets for enhancing urban forests through specific tree canopy targets in relation to site specifications and precinct level planning.</p> <p>The following outlines the minimum precinct canopy targets (including streets):</p> <ul style="list-style-type: none"> <li>– Residential-zoned land 40%</li> <li>– Industrial-zoned land 35%</li> <li>– Business-zoned land 35%</li> <li>– Open space 45%</li> </ul>
<i>Westmead Precinct South – Stage 1: Community Needs Assessment</i> (Cred, 2018)	<p>This assessment was prepared for DPE and provides an audit and gap analysis of social infrastructure and open space in Westmead South. The assessment then identifies social infrastructure and open space need for future resident and working populations of Westmead South.</p> <p>The assessment recognises that social infrastructure across Westmead South is aging and running over capacity. To address this, the assessment recommends the provision of multipurpose, co-located facilities to address community need. These should be located near public transport or walking distance of future high density residential housing. Social infrastructure should, respond to needs of culturally diverse communities (i.e. indoor sports), and changing climate (i.e. swimming pools). The assessment recognises that the district library is currently undersized for its catchment and would require additional floorspace as the population increases.</p> <p>The assessment has established that quality of open space in Westmead South is low. There is little amenity, with little street access. The assessment has found that open space is generally single use and does not provide a diversity of facilities. While there are open spaces available within 400 metres of homes, these open spaces lack in function and utility, particularly for younger children. The planned upgrades to sport and recreation facilities at Mays Hill, adjacent to Westmead South, may contribute to access to high quality open space for residents in Westmead South.</p>
Sydney Metro West Stage 3 EIS (Sydney Metro, 2022)	<p>Sydney Metro West is a new 24-kilometre metro line between Westmead and the Sydney CBD. The planning process for Sydney Metro is being assessed as a staged infrastructure application. Stage 3 includes and Environmental Impact Statement. Chapter 7 within the Stage 3 EIS provides a description of the metro station at Westmead and an assessment of potential impacts during construction and operation.</p> <p>The vision for the Westmead metro station is for a well-connected and accessible health and education precinct and a revitalised, high amenity living and employment centre as an extension of Parramatta's CBD.</p>

## 3.2 Local government plans, policies, and studies

The documents discussed below are related to social infrastructure planning in the Cumberland City LGA. They outline the challenges and priorities for social infrastructure provision in the LGA and a hierarchy for community facilities.

Table 3.2 Cumberland City Council

Plan, policy, or study	Summary
<i>Cumberland 2030: Our Local Strategic Planning Statement</i> (LSPS) (Cumberland City Council, 2020a)	<p>The LSPS provides planning framework for economic, social, and environmental land use for the Cumberland LGA over a 10-year period (2020-2030). Land use priorities are set out to guide development to align with current and future goals for the LGA. Cumberland is a vibrant, diverse, active, economically progressive area contributing significantly to the regional economy due to its thriving employment base.</p> <p>State led initiatives such as the Greater Parramatta to the Olympic Peninsula (GPOP) are recognised to bring future employment opportunities at Cumberland City, including within Westmead South. The plan recognises Cumberland City as a strategic location for the provision of housing and key support services within a 30-minute catchment of Parramatta CBD and GPOP.</p> <p>The Westmead Strategic Precinct is planned to become Western Sydney's economic powerhouse with a cluster of up to 50,000 knowledge jobs by 2036. Westmead South is</p>



Plan, policy, or study	Summary
	<p>positioned with many housing opportunities including many Land and Housing Corporation assets and landholdings with the potential for strategic redevelopment. It also recognises opportunities along Hawkesbury Road for revitalisation and improved connectivity.</p>
<p><i>Community Strategic Plan 2017-2027 (CSP)</i> (Cumberland City Council, 2017)</p>	<p>The CSP is a 10-year plan that provides strategic planning guidance to inform actions and initiatives of the Council, as well as the community, Government stakeholders and other non-Government stakeholders within the Cumberland LGA. Through extensive stakeholder consultation, the plan has explored values and priorities of the community to develop visions for the future. The plan is based on input from extensive community engagement with over 2,500 residents, government agencies, community groups and businesses. Under six key strategic goals – Great place to live, safe accessible community, a clean/green community, strong local economy, Resilient built environment, and transparent and accountable leadership – the plan sets out the direction in which government and private stakeholders wish to achieve these goals.</p> <p>The CSP recognises opportunities for growth and development in jobs and housing within Westmead due to its proximity to Parramatta as a strategic centre.</p>
<p><i>Cumberland Local Housing Strategy 2020</i> (Cumberland City Council, 2020c)</p>	<p>This strategy identifies the key priorities, objectives and initiatives for future planning, delivery and design of housing within Cumberland, as well as outlining how Cumberland will meet the housing priorities in the Central City District Plan.</p> <p>The strategy seeks to strengthen Cumberland's place within the Central City District by promoting and supporting its natural, built, and cultural assets and leveraging off investment in GPOP to benefit the local economy and community. The area's strategic location within a 30-minute catchment of Parramatta CBD and GPOP is identified as playing a critical role of the area's urban character which frames the strategy's housing vision: to promote the sustainable growth of Cumberland with a key focus on providing housing diversity and affordability, a vibrant and safe place for the community to live and work which supports the 30-minute city.</p> <p>The strategy provides priorities and objectives for housing in Cumberland in addition to the land use planning approaches and mechanisms required to deliver identified options and evaluated options to meet future housing demand.</p> <p>Relevant priorities:</p> <ul style="list-style-type: none"> <li>– Delivering housing diversity to suit changing community needs</li> <li>– Promoting transit-oriented housing options to support the 30-minute city</li> <li>– Facilitating housing that respects and enhances local character</li> <li>– Valuing heritage and cultural diversity in housing</li> <li>– Infrastructure-led housing delivery</li> </ul> <p>A key element in the strategy's land use approach is to align future housing to future transport corridors to increase the capacity of existing centres. Aligned with the strategic framework for centres and corridors identified in the LSPS, potential opportunities for housing are identified within and around existing transport corridors. This includes the area just south of Westmead Station.</p>
<p><i>Cumberland Cultural Plan 2019-2029</i> (Cumberland City Council, 2019a)</p>	<p>This plan was developed to guide Council's planning of events, programs, and infrastructure to support a creative, culturally active, and vibrant community. The plan sets the long-term vision for culture in Cumberland and will help guide Council's decisions and work towards 2029. This plan was developed based on research and engagement with the Cumberland community. The plan identifies a suite of priorities and actions that aim to increase opportunities for creative and cultural expression, improve access to the arts and strengthen Cumberland's unique identity.</p> <p>This plan highlights the importance planning for urban environments, such as parks, town centres, and streets, as sites for cultural interaction and should contribute positively to cultural identity.</p>
<p><i>Cumberland Local Infrastructure Contributions Plan 2020</i> (Cumberland City Council, 2020d)</p>	<p>The <i>Cumberland Local Infrastructure Contributions Plan</i> provides how Council will assess, collect, spend and administer developer contributions. The purpose of this plan is to authorise Council or an accredited certifier to impose conditions on Development Consent or Complying Development Certificates requiring section 7.11 contributions or section 7.12 fixed levies from development. This can assist Council to identify opportunities to plan and fund corresponding social infrastructure that may be triggered from population growth.</p> <p>More specifically, the plan summarises future growth across the Cumberland LGA between 2018 -2036 and assesses the provision of additional housing, open space and recreational land and community facilities throughout.</p>

Plan, policy, or study	Summary
<p><i>Cumberland Affordable Housing Strategy 2020</i> (Cumberland City Council, 2020b)</p>	<p>The strategy identifies key priorities and actions which Council can pursue to continue to facilitate the delivery of affordable housing over the next 20 years.</p> <p>Several considerations around housing affordability that are presented within the strategy include various forms and providers, demographics, recent case studies and future provision of affordable housing. It anticipates that the projected additional affordable housing will comprise a mix of dwelling types, tenures, and locations across Cumberland. Westmead South has been identified by this strategy as a location for further investigation for infrastructure provision to support housing choice and supply.</p> <p>Land Housing Corporation (LAHC) provide the largest proportion of social housing within the LGA and work strategically with Council on the planning of their future supply pipeline. Strategic land holdings by LAHC and identified areas in the Communities Plus program, such as Lidcombe, South Granville, and Westmead, are discussed to provide key opportunities for future delivery of additional affordable dwelling capacity.</p> <p>Advocacy for direct investment and stronger policy commitment and reform by State and Federal Government is also a critical priority at the forefront of the strategy alongside planning controls, policy, and collaboration. Council's current Planning Agreements Policy enables the negotiation of affordable housing units to be dedicated to Council in perpetuity via planning agreements. There are also opportunities to ensure that affordable housing is facilitated through other planning controls, and to maximise the design quality through the development assessment stage of affordable housing that is assessed by Council.</p>
<p><i>Cumberland Open Space and Recreation Strategy 2019 – 2029</i> (Cumberland City Council, 2019b)</p>	<p>The strategy provides a ten-year direction for open space, sport and recreation services and facilities. Guiding principles, strategic directions and actions focus on achieving social inclusion, connectivity, health and well-being, increased sport and recreation participation and social and environmental sustainability within Cumberland. The plan builds on existing strategic planning at the national, state, regional and local levels for how to plan, fund and deliver open space and recreation facilities in Cumberland for current and future communities. This includes the delivery of recreational facilities for current undersupply and forecast populations, increase quality for diversity of recreation opportunities and to provide cool environments in open space, streets, and town centres.</p>
<p><i>Cumberland Urban Tree Strategy 2020</i> (Cumberland City Council, 2020e)</p>	<p>The objectives of the strategy are to manage Council's collective tree and canopy asset and to provide a more strategic and coordinated approach to managing the tree population over 10 years. The plan supports the delivery of Council's 'Community Strategic Plan' and supports further regional plans - (Central City District Plan) to improve green corridor connections and address localised environmental issues. The strategy identifies that trees support community health and wellbeing by encouraging the community outdoors, and thus physical activity, and create social cohesion. Trees help to improve walkability of streetscapes by providing shade. Trees along streetscapes also help to create a sense of place and contribute to identity and character in an area. They also help to soften the built environment through natural screening and thus improve aesthetics.</p> <p>The strategy identifies opportunities for green corridors to create green linkages around Cumberland LGA, and this can be supported by incorporating green and blue infrastructure into strategic plans and development controls.</p>
<p><i>Cumberland Community Facilities Strategy 2019 – 2029</i> (Cumberland City Shire, 2019c)</p>	<p>The focus in the development of this strategy has been ensuring that community facilities in the Cumberland area meet the growing and changing interests, aspirations and needs of the Cumberland community. The plan identifies and defines community facilities and identifies Council's role in their provision and describes the role of the private sector to help address the changing needs of the community.</p> <p>The strategy identifies the importance of considering neighbouring population in town centres and neighbourhood centres that adjoin other areas of significant growth, and as such highlights the importance of collaborating with neighbouring councils when planning for future needs. The strategy identifies Westmead as a key area where this would be of consideration.</p>
<p><i>Cumberland Employment and Innovation Lands Strategy 2019</i> (Cumberland City Council, 2019d)</p> <p>and</p>	<p>The <i>Cumberland Employment and Innovation Lands Strategy 2019</i> provides strategic considerations for Council's programming, management, planning and provision of community facilities into the future. The strategy presents a strategic and coordinated approach that has been developed by Council in consultation with the community and industry to support future economic opportunities for Cumberland that will continue to make the area an attractive place for residents, workers and visitors. The strategy presents findings from the <i>Cumberland Employment and Innovation Lands Study</i>.</p> <p>The enterprise corridor located along the Great Western Highway in Westmead South, falls into what the study identifies as an Emerging Local Centre precinct. The strategic focus for this precinct is for smaller emerging centres to support local growth. Opportunities exist to</p>

Plan, policy, or study	Summary
<p><i>Cumberland Employment and Innovation Lands Study</i> (Cumberland City Council, 2019e)</p>	<p>target health, ancillary retail, food/beverage as well as emerging sectors, e.g., artisan industries, by providing affordably priced space.</p> <p>It is expected that Cumberland LGA will continue to attract a global workforce, and health precincts in particular are expected to attract a highly skilled and specialised workforce. The study has found that, broadly, a young, internationalised and cosmopolitan workforce are increasingly motivated by non-monetary factors, such as lifestyle (i.e., commute to work on foot) or offices being located in areas with amenity. This highlights the importance of social infrastructure planning in supporting the development of a health and innovation precinct.</p>
<p><i>Cumberland Community Wellbeing Report 2021</i> (Cumberland City Council, 2021a)</p>	<p>This report outlines Council's key priorities to improve health and wellbeing outcomes to enable residents to live rewarding, healthy and socially connected lives. The report has been prepared to identify the strengths, opportunities and needs of the growing community, and to help inform planning and prioritisation of infrastructure, services, and programs. The report identifies the provision of services and social infrastructure as a challenge as population in Cumberland grows and recognises the potential impacts to liveability and wellbeing.</p> <p>The report identifies that Westmead Public School has exceeded their enrolment cap. With continued growth in the area, this pressure is expected to continue and pose significant challenges.</p> <p>The report also highlights population health challenges in Cumberland, noting that are 21 per cent more preventable hospitalisations in Cumberland City compared to NSW. Residents of Cumberland also have higher rates of high body mass attributable hospitalisations compared to NSW. As such the report calls for better connectivity and opportunities to encourage activity in transport modes. For example, rates of walking in neighbourhoods could be increased by shorter distances between destinations and a transport system that integrates active and public transport.</p>
<p><i>Cumberland Sustainability Action Plan 2020</i> (Cumberland City Council, 2020f)</p>	<p>The plan aims to enhance the quality of life in Cumberland through the key focus areas identified in Council's <i>Environmental Management Framework</i>. The plan integrates sustainability into decision making, balancing short term priorities with longer term need. The plan identifies sustainability as the balance between environmental protection, economic practices and social responsibility.</p> <p>The plan defines resilient cities as those that can maintain liveability and able to cope with shock and stress placed on a city, such as extreme weather events, transport congestion and housing affordability. A key initiative set out to achieve a resilient city includes the review of planning controls to understand risks and build city resilience.</p>
<p><i>Strategic Infrastructure Needs Analysis</i> (Astrolabe Group, 2020)</p>	<p>The <i>Strategic Infrastructure Needs Analysis</i> conducted by Astrolabe Group identifies Council's understanding of the infrastructure required to support future growth and change. The report emphasises how Cumberland's supporting role for greater Sydney and Parramatta will influence projected growth, population change, and the vision for built and natural environments. It emphasises the importance of local scale enhancements to public domain, including investments that support active transport, investments in social housing and education infrastructure.</p> <p>The report links improved health outcomes with transport strategies by activating shorter trips to local centres, as well as proximity to open space. Health outcomes can also be enhanced by improving walkability and cyclability of Cumberland's centres.</p> <p>Schools in Westmead were found to exceed enrolment caps and were also expecting to see more enrolments into the future. The reports finds that education outcomes can be enhanced by the provision of more school infrastructure distributed according to population density in Cumberland.</p> <p>The provision of social housing will be important to achieve equitable social outcomes in Cumberland. While a good portion of housing is set to be provided by LAHC, affordable housing targets need to have regard for commercial feasibility and broader economic conditions. LAHC has demonstrated intentions to provide various housing typologies in Cumberland, including terrace, villa, and smaller lot dwellings.</p>

### 3.3 Westmead South Planning Framework and background studies

The documents discussed below are related to social infrastructure planning frameworks and background studies that relate to the Westmead Precinct and/or Westmead South. They outline the challenges and priorities for social infrastructure provision in Westmead and any known constraints for future land use.

Table 3.3 Westmead South Planning Framework and background studies

Plan, policy or study	Summary
<p><i>Westmead South Land Use Capability Study</i> (SGS Consulting, 2021)</p>	<p>This study been prepared to understand how future housing and employment can be accommodated in Westmead South. The study undertook an analysis of the existing precinct to better understand the area.</p> <p>The study utilised four scenarios for a multi-criteria assessment (MCA) against outcomes set out by the <i>Central City District Plan</i> (Greater Sydney Commission, 2018b) and <i>Cumberland LSPS</i> (Cumberland City Council, 2020a). These scenarios are: little action (baseline), Scenario 1: lower density, Scenario 2: moderate density and Scenario 3: high density. A cost-benefit analysis comparing 'little action' and the 'Scenario 3: high density' MCA outcomes showed a high ratio of benefit to cost for 'Scenario 3: high density', supporting change in Westmead South</p> <p>The study identified the following opportunities for Westmead South:</p> <ul style="list-style-type: none"> <li>– New roads and lanes could be facilitated by high density development, which will improve connectivity</li> <li>– Place terrace and villa-style dwellings on the end of blocks, with garage access via laneway away from street front, to reduce footprint, improve visual amenity, increase walkability, and increase potential for tree coverage. This is particularly relevant to the future Metro site.</li> <li>– Use 'missing middle' style development to break up high density development areas with garage entrances at back of properties, to increase walkability by cutting up blocks and improve visual amenity.</li> <li>– Develop new parks in existing road areas, within land dedicated as part of apartment development or expand existing parks to adjacent development</li> <li>– Facilitate new development or road that faces on to existing parks to make them feel more welcoming and safe. The study found many parks were not connected to roads and had back fences facing them, which made the parks feel less safe</li> </ul> <p>Development outcomes identified by the study include:</p> <ul style="list-style-type: none"> <li>– Develop Metro Block as a 'gateway', a 'destination' in itself</li> <li>– Develop a principal local centre by supporting mixed use centres along Hawkesbury Road, Metro site, Amos Street and Houison Street</li> <li>– Allow additional 10,000 to 15,000 sqm of lettable retail space at Westmead South Centre</li> <li>– Development should deliver new, and improve existing, open space, with better access and frontages. Area between Amos Street and Great Western Highway should be a focus</li> <li>– Water sensitive urban design</li> <li>– Increased housing availability and diversity. Provide affordable housing through leveraging SEPP 70 affordable housing contribution scheme, contributions through proponent initiated rezoning, concessions for affordable housing developments, and advocate affordable housing as part of the new Metro Site.</li> <li>– Protect heritage from development through planning controls</li> <li>– Stage development to gain orderliness in concert with urban repair and delivery of required infrastructure and public domain.</li> </ul>
<p><i>Westmead South Centre Traffic and Transport</i> (SCT Consulting, 2022)</p>	<p>This study identifies key transport issues and opportunities for Westmead South.</p> <p>The study found that a high proportion of those who travel to work, either from or to Westmead South, rely on private vehicles. The study also found that Hawkesbury Road has competing 'movement' and 'place' functions.</p> <p>For vehicle traffic, volumes were highest on the Great Western Highway, Hawkesbury Road, and Grand Avenue. Bus frequencies were highest along the northern and southern edges of the precinct, with Westmead Station bus stop the busiest, however, bus overall reliability</p>

Plan, policy or study	Summary
	<p>was poor. Cycling levels within the precinct are highest on the Great Western Highway and Hawkesbury Road, however, are low overall.</p> <p>The study found that maintaining travel behaviour as is will result in congestion at Great Western Highway and recommends initiatives to switch travel modes to active and public transport. To improve cyclist and walking as a mode of transport, this study recommends increasing footpath coverage, additional shared paths, providing crossings and creation of through site links.</p>
<p><i>Westmead Place Based Transport Strategy</i> (TfNSW, 2022)</p>	<p>This strategy has been prepared to support the development of Westmead as a place that is well connected, integrated, inclusive and has a sustainable transport system. The report plays a part in delivering a vision for transport which has been established to guide and validate planned social infrastructure and land use changes throughout Westmead. The strategy emphasises the role of the public domain along the Parramatta Light Rail transport route, and its relationship to increased place value.</p> <p>The strategy identifies the role of the area south of the proposed Metro station (Alexandria Avenue to Bailey Street) as a metro precinct, including retail and commercial offerings.</p> <p>Hawkesbury Road has been identified as a future main street, which will require improvements to balance 'movement' and 'place' qualities. Hawkesbury Road is recognised as the north-south 'spine' of the Westmead Precinct, noting that a key 'movement' challenge for the precinct is limited north-south public transport access. It is noted that Hawkesbury Road is congested, car-centric and has narrow footpaths to support active transport. High volume of traffic and narrow footpaths do not contribute to 'place' qualities along Hawkesbury. The future Parramatta Light Rail will improve its 'movement' function'. To improve its 'place' function, the strategy suggests lower speed limits, activated shops frontages, power lines underground and tree planting.</p>
<p><i>Draft Westmead Health &amp; Innovation District Public Domain Strategy</i> (Hassell, 2022a)</p> <p>and</p> <p><i>Westmead Health &amp; Innovation District Public Domain Strategy – Detailed Area Exploration</i> (Hassell, 2022b)</p>	<p>The <i>Westmead Health &amp; Innovation District Public Domain Strategy</i> and the corresponding <i>Westmead Health &amp; Innovation District Public Domain Strategy – Detailed Area Explorations</i> outlines changes needed to improve the desirability of the area as a place to work, live and create. These documents demonstrate a vision for public domain for future development in the area. The documents give purpose to the expected quality, character, and function of existing and future open spaces.</p> <p>The documents recognise opportunities in Westmead South as improved walkability, housing diversity/choice, with an urban village at the centre.</p> <p>The documents recognise the defining topographical features in Westmead South, where Hawkesbury Road is positioned along a ridgeline, and the surrounding suburban areas are located within low-laying valleys and water ways. The strategy highlights how planning can complement these topographies and achieve goals set out by both Cumberland City Council, and Parramatta City Council for a safe, green, and walkable high street. As such, it sets out a target of 60% tree canopy cover for Hawkesbury Road, enhanced landscape character, connecting ridgelines to surrounding creek lines via green infrastructure, and to prioritise active transport.</p> <p>The <i>Detailed Area Exploration</i> provides a vision of four neighbourhoods along Hawkesbury Road. The area along Hawkesbury around the train station is envisioned as a town centre surrounding a transport interchange. Key objective for the area within Westmead South relates to open space and amenity, such as the creation of a public plaza, and collaboration with Westmead Public School to optimise open space amenity.</p> <p>For the area near the Oakes centre, this document envisions this area as a shaded and connected community hub, with retail services and cultural uses. The area just south of this is envisioned to provide a residential precinct, where improving street character, connectedness and safety are key.</p>

### 3.4 Literature review key findings

From the literature review, several considerations for this assessment were identified, including:

- At all levels of planning (regional, district and local), Westmead South area is inextricably linked to the aspirations held for the Westmead health and innovation precinct as an economic driver within the Central City District.
- Because Westmead spans two LGAs, community facility provision in Westmead South would benefit from collaborating with Parramatta City Council as the neighbouring council.
- A global workforce is expected to continue to be attracted to Cumberland LGA, and it is recognised that this demographic group are increasingly motivated by lifestyle (i.e., commute to work on foot) and amenity in their choice of places to live and work.
- A high proportion of those who travel to work, either to or from Westmead South, rely on private vehicles.
- Hawkesbury Road has competing 'movement' and 'place' functions and will require improvements to better balance each:
  - A key 'movement' challenge for the precinct is limited north-south public transport access.
  - To improve 'place' function, the strategy suggests lower speed limits, activated shops frontages, power lines placed underground, and tree planting.
- Cumberland City community experience higher rates of lifestyle related hospitalisations compared to NSW, and this has prompted a call out for improved connectivity and permeability to support active transport modes.
- Permeability between north and south Westmead can be achieved through a centralised pedestrian experience (i.e., improved public domain) on Hawkesbury Road, and to provide pedestrian connections (i.e., rail crossings).
- Permeability can also be achieved in Westmead through improved pedestrian safety on the Great Western Highway and Hawkesbury Road.
- Planning for urban environments, such as parks, town centres, and streets, as sites for cultural interaction and should contribute positively to Westmead South's cultural identity through creative and cultural expression.
- Trees and canopy cover can support health and wellbeing by encouraging the community outdoors, leading to physical activity and community cohesion. This can also contribute to a sense of place for the Cumberland City community.
  - A target of 60% street canopy along Hawkesbury Road is set out in *Westmead Health & Innovation District Public Domain Strategy – Detailed Area Exploration* (Hassell, 2022b).
  - The Oakes Centre has been identified as an area for a shaded and connected community hub, centred of retail and cultural uses.
- There are opportunities to collaborate with local Aboriginal knowledge holders and groups to identify opportunities for Connections to Country and cultural expression in the built environment of Westmead South.
- Social infrastructure should respond to needs of culturally diverse communities (i.e. indoor sports), and changing climate (i.e. swimming pools) in Westmead South.
- Planned and existing playspaces in Westmead South can respond to accessibility needs and cultural expectations of the community through the use of *Everyone Can Play: A Guideline to Create Inclusive Playspaces* (NSW Government, 2019).
- The provision of new and/or updated multi-purpose, co-located facilities, where existing facilities have been identified as ageing and running over capacity, can help to respond to cultural and social infrastructure needs now and into the future.
- There is little amenity, little street access, and generally singular use of open space in Westmead South. Utility and function of open space, especially for younger people, is low.
- A number of opportunities for Westmead South were identified in the *Westmead South Land Use Capability Study* (SGS Consulting, 2021). These include opportunities for housing (typologies and densities), development, and design, for example:



- Use 'missing middle' style development to break up high density development areas with garage entrances at back of properties, to increase walkability by cutting up blocks and improve visual amenity.
  - Facilitate new development or road that faces on to existing parks to make them feel more welcoming and safe. The study found many parks were not connected to roads and had back fences facing them, which make the parks feel less safe.
- LAHC will be a strategic partner for Cumberland City Council in planning for housing, noting they provide the largest proportion of social housing within the LGA, and have several holdings, including within Westmead.
  - The Great Western Highway has been identified as an emerging Local centre, that could target health, ancillary retail, food/beverage and other sectors through affordably priced space.
  - Using a benchmark of three-square metres of urban services land per person, floorspace was exceeded in the Central City District in 2016. The per capita amount is anticipated to reduce between 2016 and 2036, indicating a requirement for additional floor space for urban services in the Central City District towards 2036.
  - With continued growth in the area, additional school facilities are anticipated to be required.

## 4. Part 1: Social baseline

### 4.1 Existing community profile

In 2021, Wentworthville – Westmead (SA2) had a total population of 21,568 persons. In comparison, Cumberland LGA had a total population of 235,439 persons and Parramatta LGA had 256,729 persons.

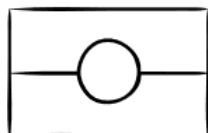


33 years was the median age in Wentworthville-Westmead SA2 compared to 34 years in Cumberland LGA and 35 years in Parramatta LGA



42

was the dependency ratio in Wentworthville-Westmead SA2 compared to 47 in Cumberland LGA and 44 in Parramatta LGA



135

persons

identify as Aboriginal or Torres Strait Islander compared to 1,516 persons in Cumberland LGA and 2,079 persons in Parramatta LGA



70.6%

speak another language at home compared to 65.2% in Cumberland LGA and 56.4% in Parramatta LGA.



8.8%

indicated that they volunteered compared to 7.2% in Cumberland LGA and 11.2% in Parramatta LGA.



2.0%

of people require assistance with core activities compared to 2.7% in Cumberland LGA and 1.8% in Parramatta LGA.



44.7%\*

of people drove to work by car compared to 55.5% in Cumberland LGA and 53.3% in Parramatta LGA

#### EMPLOYMENT AND INCOME

The top occupation in Wentworthville – Westmead SA2 was Professionals which accounted for

31.5%\*



15.0%\*

of people were employed in the health care and social assistance industry compared to 11.9% in Cumberland LGA and 12.5% in Parramatta LGA

5.7%\*\*

of people were unemployed in March 2022 compared to 7.8% in Cumberland LGA and 4.0% in Parramatta LGA



\$2,176

was the median household income compared to \$1,678 in Cumberland LGA and \$2,051 in Parramatta LGA



76.1%

have completed Year 12 or equivalent compared to 62.7% in Cumberland LGA and 76.2% in Parramatta LGA.

\*Note: 2016 ABS Census Data has been applied as these indicators were not available in the 2021 Census Data at the time of writing this report.

\*\*Note: 2022 National Skills Commission Small Area Labour Markets (SALM) data has been applied to this indicator as it is the most up to date source

## DWELLING STRUCTURE



**28.6%**

lived in a separate house compared to 52.0% in Cumberland LGA and 38.9% in Parramatta LGA



**13.2%**

lived in a semi-detached compared to 15.1% in Cumberland LGA and 13.3% in Parramatta LGA



**57.6%**

lived in an apartment compared to 32.4% in Cumberland LGA and 47.3% in Parramatta LGA

## HOSUEHOLD TYPE



**75.2%**

were family households compared to 74.6% in Cumberland LGA and 72.5% in Parramatta LGA



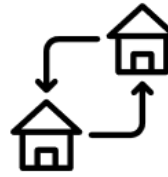
**19.3%**

were lone person households compared to 19.5% in Cumberland LGA and 22.5% in Parramatta LGA



**5.5%**

were group households compared to 5.8% in Cumberland LGA and 5.0% in Parramatta LGA



**74.5%\***

of people have lived at the same address as a year ago compared to 78.0% in Cumberland LGA and 74.5% in Parramatta LGA



**8.3%\***

of all migrants entering Greater Sydney resided in Cumberland LGA between 2012 and 2016 compared to 10.5% in Parramatta LGA.



**89.6%**

of all private dwellings are occupied compared to 91.7% in Cumberland LGA and 89.9% in Parramatta LGA.



**85.2%**

of households indicated they had one or more motor vehicle compared to 85.1% in Cumberland LGA and 86.8% in Parramatta LGA.



**23.0%**

of households have rental payments greater than 30 per cent of household income compared to 36.4% in Cumberland LGA and 31.1% in Parramatta LGA.

## FAMILY COMPOSITION



**59.3%**

were couples with children compared to 53.1% in Cumberland LGA and 49.8% in Parramatta LGA



**27.5%**

were couples without children compared to 28.3% in Cumberland LGA and 35.3% in Parramatta LGA



**11.1%**

were one parent families compared to 16.1% in Cumberland LGA and 12.9% in Parramatta LGA



**2.1%**

were other family compared to 2.5% in Cumberland LGA and 2.0% in Parramatta LGA

## TENURE TYPE



**13.0%**

fully owned their home compared to 23.4% in Cumberland LGA and 21.2% in Parramatta LGA



**27.2%**

owned their home with a mortgage compared to 29.4% in Cumberland LGA and 30.0% in Parramatta LGA



**57.3%**

rented compared to 43.3% in Cumberland LGA and 45.8% in Parramatta LGA



**1.0%**

had another tenure type compared to 1.6% in Cumberland LGA and 1.7% in Parramatta LGA

\*Note: 2016 ABS Census Data has been applied as these indicators were not available in the 2021 Census Data at the time of writing this report.

### 4.1.1 Existing community profile key findings

The key findings relevant to social infrastructure and housing from the existing community profile are outlined as follows:

- There were 21,568 people residing in Wentworthville – Westmead SA2 in 2021, an increase of 38.2% between 2016 and 2021, which is significantly higher than the overall 9% increase seen for the wider Cumberland LGA. An increase in 5,964 persons and 2,578 total private dwellings between 2016 and 2021 indicates a growing population and demand for housing in the area.
- Increases in persons born in non-main English-speaking countries and languages spoken at home other than English is reflective of a culturally and linguistically diverse (CALD) population. The top two countries with the highest proportion of overseas born people who now reside in the Wentworthville – Westmead SA2 are from India and Sri Lanka. Consideration should be given to the range of housing stock being delivered as residents are likely to have a preference to live in multi-generational households.
- Between 2016 and 2021, individual and household median weekly income increased by 45.1% and 29.5%, respectively. Higher income brackets (\$3,500+) also doubled between 2016 and 2021 which could be indicative of more professionals moving to the area which reflects an increase in the young workforce (25 to 34 years) and career and home building (35 to 49 years) age groups.
- An increase in apartment and unit housing types between 2016 and 2021 indicates a likely higher demand for accessible and quality open space and community facilities due to limited outdoor and community-based facilities located within apartment complexes.
- Decreases in the average household size between 2016 and 2021 is likely reflective of the increase in the type of dwellings now within the precinct (e.g., apartments, units, and townhouses) and a decrease in detached homes. Furthermore, this decrease could also be attributed to the decrease in family households residing in the area.
- The family composition of Westmead-Wentworthville comprises of couple families with children (59.3%) followed by couple families without children (27.5%), one parent family (11.1%) and other (2.1%). Between 2016 and 2021, couple families with children have decreased slightly, accounting for 0.6% decrease in couple families with children. While couple families without children have increased 1.7% since 2016.
- This hierarchy of family composition follows closely to that of the Cumberland LGA, to which couples with family are the dominant type (53.1%), followed by couple family without children (28.3%), one parent families (16.1%) and 'other' (2.5%).

## 4.2 Existing place analysis

The following section has been prepared to analyse the local and district study areas to understand the existing local character and values, landscape character and environment, land use and built form, employment hubs, shopping centres and other activity nodes, residential areas and housing diversity, transport networks, and physical constraints. The analysis has been informed through a desktop review and a site visit. This section provides a basis to understand the existing place context, how Westmead South and surrounds could change into the future and informs recommendations in section 6.

### 4.2.1 Local character and values

Westmead South is located within Cumberland LGA which is within the Central City District of Sydney. It is the southern portion of the wider 'Westmead Precinct', where the northern portion is located in Parramatta LGA. Westmead South provides crucial housing and social infrastructure, including education facilities, to support growth from the continued development of the Westmead Health and Innovation Precinct.

As described by the Cumberland CSP, there are distinct values for a sense of community and liveability, equality and access to infrastructure and services, high quality and diverse green spaces, jobs, education, and cleanliness amongst the Cumberland City community (Cumberland City Council, 2017). Beyond this, there is a broader focus on social and cultural cohesion, local economy, natural and built environments, and community are also key elements for the people of Cumberland.

### 4.2.2 Landscape character and environment

Westmead South is located south west of the Parramatta River and Parramatta Park. The topography of Westmead South clearly indicates that Hawkesbury Road is located on a ridgeline which provides extended view lines towards Parramatta City. The southern part of Bridge Street and Good Street are also located on ridgelines. Moving east or west away from these ridgelines shows a gradual slope downwards (see Figure 4.4).

There is a noticeable lack of tree canopy and street planting throughout Westmead South. As shown in Figure 4.1, Westmead South had approximately 13.8% total tree canopy cover in 2019. Public recreation areas had approximately 22.3% while residential areas had approximately 21.4% cover and road corridors had 9.4%. Some areas in the south of Westmead South have less than 2% tree canopy cover. This is significantly less than the targets set by the Greener Neighbourhoods Guide (section 3.1).

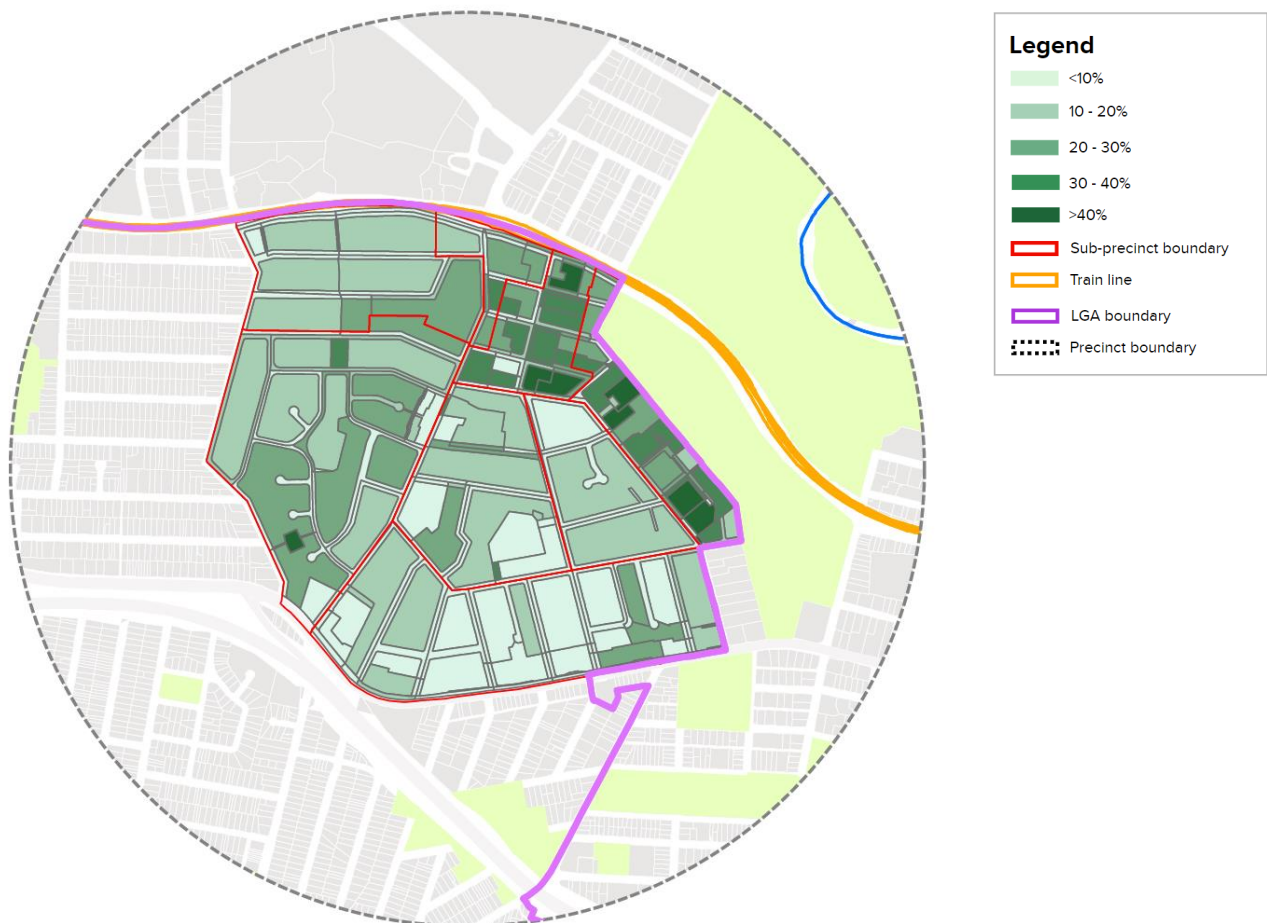


Figure 4.1 Urban Tree Canopy Cover (source data: SEED, 2019)

### 4.2.3 Land use and built form

The majority of land use in Cumberland LGA is residential with some industrial areas to the south and west of the LGA. Westmead South primarily consists of residential areas characterised by low density residential dwellings, however, some medium and high-density buildings are located along the western and eastern boundaries. Westmead South also has a high proportion of Land and Housing Corporation (LAHC) dwellings which are mostly located in the western portion (see Figure 4.2).

There is a group of neighbourhood shops (the Oakes Centre) located on Hawkesbury Road and a number of shop fronts located along the eastern area of the Great Western Highway.

There are a number of parks, ovals and reserves within Westmead South and the surrounding area. These include Pemulwuy Reserve, M.J. Bennett Reserve, Sydney Smith Park, Austral Avenue Reserve, Lytton Street Park, and Mays Hill Oval. There is currently a footpath that connects Austral Avenue Reserve through to Alexandra Avenue. While access to open space from homes is generally considered good (under 200 metres) (SGS Consulting, 2021), the site visit identified access to a number of pocket parks is limited by physical barriers (see Figure 4.2). As such, much of the open space does not integrate well with its surrounding environment. The quality of the open space located within Westmead South is poor and poorly maintained with ageing infrastructure such as playground equipment and seating areas.

There are currently 23 heritage listings within Westmead South and one heritage conservation area. These heritage listings exhibit a number of inter-war bungalow houses as well as Victorian, Gothic, Georgian, and Federation architecture.



## 4.2.4 Employment hubs, shopping centres and other activity nodes

Westmead South has two small shopping and commercial centres, the Oakes Centre which is a neighbourhood centre, and an enterprise corridor along the Great Western Highway (southern border). The Oakes Centre, located along Hawkesbury Road in the centre of Westmead South, includes a small Indian grocery store, four health and wellness businesses, two take away restaurants and some other speciality stores. The enterprise corridor, located along the Great Western Highway, includes several health services, one pharmacy, one childcare facility, one take away restaurant and a few other speciality stores and businesses. There are no large retail stores, such as a supermarket, within the precinct.

The closest shopping areas to Westmead South are located in Westmead (Parramatta), Wentworthville and Parramatta. Westmead (Parramatta), located on the northern side of the rail line, has a small local shopping village which includes an independent supermarket, bakery, café and other speciality retail and services. Adjacent to Westmead Private Hospital there is also a neighbourhood shopping area with a large supermarket. Wentworthville has a local centre (high street) as well as a local shopping plaza along the Great Western Highway. These areas provide a range of speciality shops and services as well as two large supermarkets (Woolworths and Aldi) and other large retail such as Officeworks and Dan Murphy's. Parramatta, which is a strategic centre, has a Westfield centrally located. It provides a large range of speciality retail as well as a number of fresh food and grocery stores.

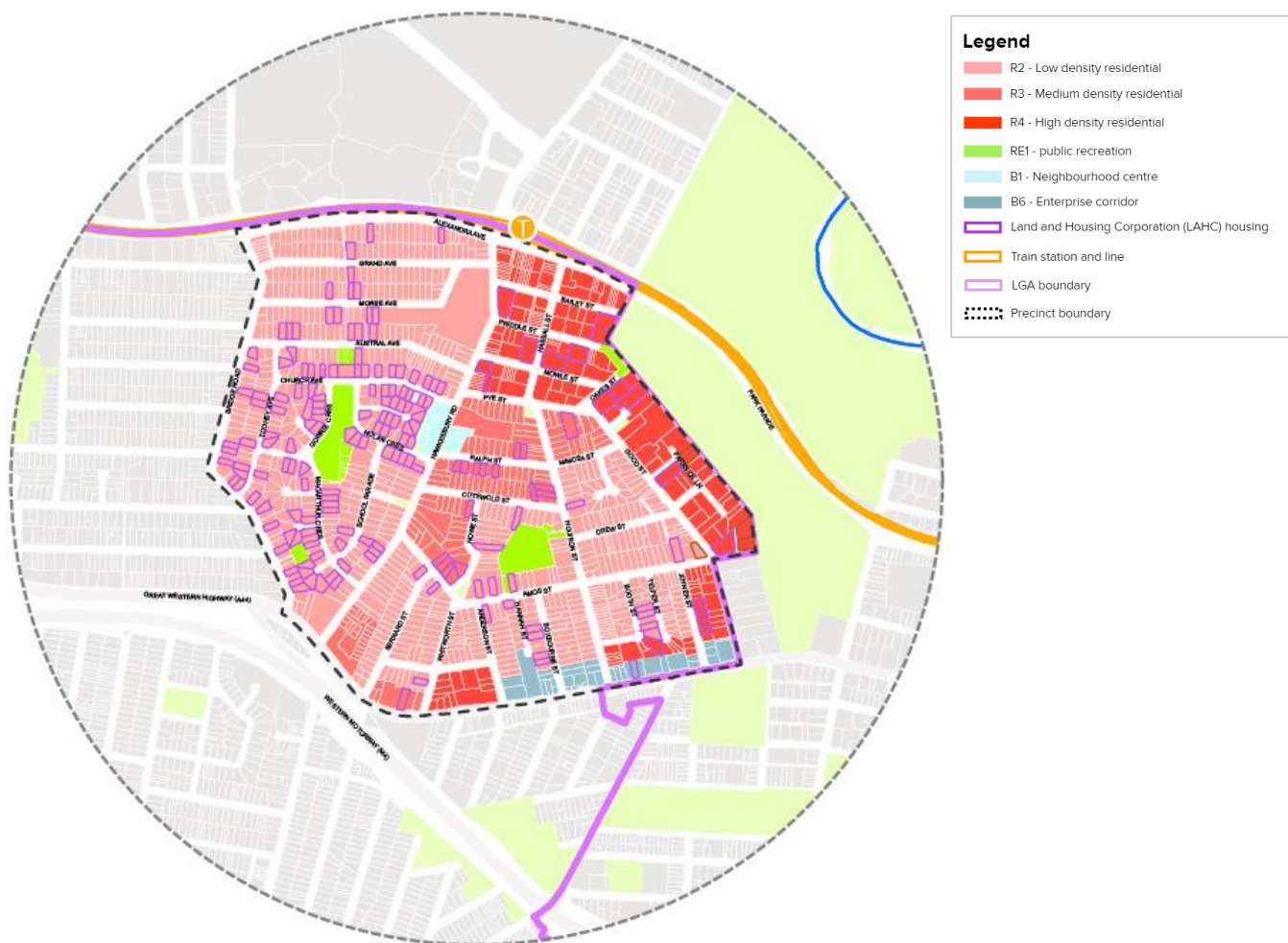
## 4.2.5 Residential areas and housing diversity

A review of the Australian Bureau of Statistics (ABS) 2021 Census indicates that Wentworthville – Westmead (SA2) contains 9.9% of the Cumberland City LGA's total dwelling stock. The percentage of growth in Wentworthville – Westmead (SA2) and Cumberland LGA between the previous census in 2016 till 2021 indicates a higher growth rate in the SA2 area than the Cumberland LGA. Wentworthville – Westmead accounted for an increase of 2127 additional dwellings since 2016 (+43%), whilst Cumberland LGA accounted for an increase of 5,120 additional dwellings (+12%) (ABS, 2021).

This growth within Westmead South compared to the wider Cumberland LGA (section 4.1.1) can be indicative of the area's strategic status including the proposed Sydney Metro West station which creates the impetus for redevelopment. Westmead South currently has a relatively diverse housing stock, around 57% of the area's dwellings in 2021 were flats or apartments equating to a higher share of apartments than the Cumberland LGA, Central City District and Greater Sydney, whilst 28% were separate houses and 13% were attached dwellings.

The dominant dwelling type being flats or apartments classified as multi-unit low- and high-density developments are heavily concentrated in series of eight blocks immediately south of the Westmead South Station. They also run south-east from these blocks along the frontage of Parramatta Park within approximately 400 and 800 metres walking distance to the station, although some are further away (within 1,200 metres). Most of this area is developed with three storey walk-up style apartments, and more recent three-four storey apartment buildings.

Whilst most dwellings in Westmead South are flats or apartments, most of the land use for residential purposes is dominated with detached housing, with some attached dwellings and other low-density multi-unit development scattered through the area. There is a consolidated area of detached housing in the south-western part of the area, which is a historic housing estate, much of which continues to be owned by the Land and Housing Corporation (LAHC) (see Figure 4.2).



**Figure 4.2** Land and Housing Corporation assets

A review of development application approvals in the Westmead South precinct indicated the composition of recent development within Westmead South has been mostly dominated by flats or apartments extending on the area's current housing context. These developments accounted for approximately 60% of additional dwellings between 2011 and 2016 in Westmead South, most of which had two bedrooms, however, a moderate amount consisting of either one or three bedrooms were also present.

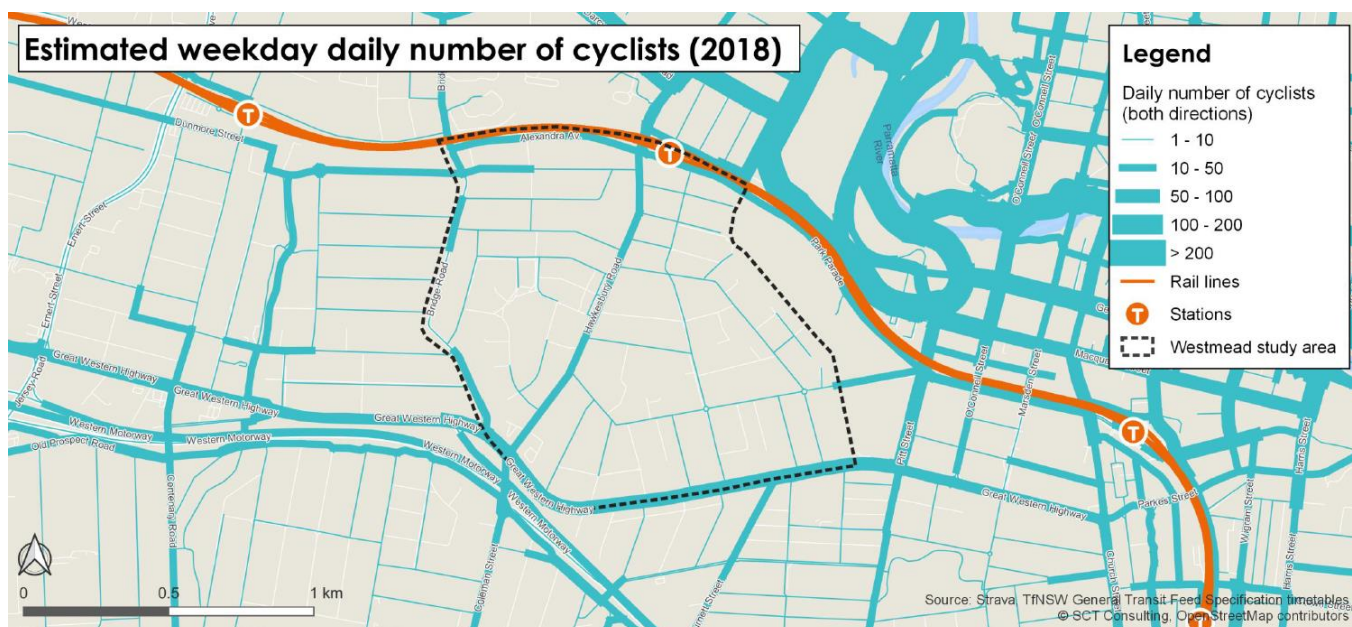
There are some multi-unit developments fronting the Great Western Highway, where the B6 Enterprise Corridor zone permits shop top housing under the Cumberland Local Environmental Plan (LEP) 2021. A smaller proportion of attached dwellings were also built, distributed throughout this location also however this area is slowly being developed, with separate houses being replaced with apartment buildings. There has also been some replacement of detached housing with larger detached houses, or renovation of existing houses, shown by the increase in the number of five or more-bedroom houses between 2011 and 2016 (SGS Consulting, 2021).

In contrast to some other parts of Greater Sydney where smaller household types are more common in flats and apartments, couples with children make up around half of all households in apartments in Westmead South (section 4.1.1). They also make up almost half of households in separate houses, and over half in attached dwellings. Couple families without children and lone person households are the next most common in all dwelling types, followed by other kinds of households. The diversity of household types living in Westmead South underscores the need for diverse housing stock to accommodate the community.

## 4.2.6 Transport networks

Westmead South is well serviced by well-established rail and road networks. As highlighted in section 3.3 Westmead South Centre Traffic and Transport Study, Westmead South has a high vehicle and train mode share of residents. Westmead South borders the Great Western Highway and Western Motorway (M4), which supports traveller and freight movements east to west throughout Sydney. The Western Motorway also connects Westmead South to the Blue Mountains and areas further west. Hawkesbury Road and Bridge Road are also key north south connectors which provides access across the railway to the Westmead Health and Innovation Precinct. Grand Avenue and Alexandra Avenue are key east west connections within Westmead South.

There are two train line services that stop at Westmead train station which is located on the northern edge of the precinct. This includes the T1 North Shore and Western line and the T5 Cumberland line. These lines connect passengers to Sydney CBD, Liverpool, Parramatta, Lidcombe, Penrith, Richmond, and areas in the northern suburbs such as Chatswood and Hornsby. These services run frequently seven days a week. Sydney Metro West, expected to be completed by 2030, will have a station located in Westmead South, south of the existing train station, with one entrance along Hawkesbury Road. This will connect Westmead South to Sydney CBD. Parramatta Light Rail, expected to be completed by 2023, will have a station located in Westmead, north of the existing train station.



**Figure 4.3** Estimated weekday daily number of cyclists 2018 (SCT Consulting, 2022)

The block network within Westmead South is mostly medium to large block which can limit the walkability of the area. Furthermore, there is very limited dedicated cycling infrastructure within Westmead South, which has led to an overall low cycle rate (see section 3.3 Westmead South Centre Traffic and Transport Study). However, the surrounding areas (particularly Parramatta) have a mix of on road, shared path, and dedicated bicycle lanes available.

Westmead South is serviced by two bus services. These service routes include stops such as Parramatta, Town Hall, Blacktown, Constitution Hill, Penrith, Richmond, Castle Hill, and Rouse Hill. Both services run seven days a week. There is also a bus transitway (T-way) corridor that connects Parramatta to Liverpool which runs along the Great Western Highway. Notably, only bus route 700 serves the local neighbourhood centre on Hawkesbury Road. This service is also the only service that runs through Westmead South. Bus frequencies are highest along the northern and southern borders with stops at Westmead train station and along the Great Western Highway (see section 3.3 Westmead South Centre Traffic and Transport Study).

## 4.2.7 Physical constraints

The built environment and landform can create physical constraints that impact accessibility and permeability within a locality. These can include fences, building clusters, hills, or waterways. Physical constraints can be full or partial barriers to safe, comfortable access to a place or service. If physical constraints are significant enough, they can result in low visitation to particular places and services, as well as result in low rates of active transport to destinations. There are a number of physical constraints within and surrounding Westmead South, these include:

- The Main Western train line bounds Westmead South along the northern border, where there are few pedestrian and vehicle access points. The train line splits the suburb of Westmead into two distinct portions.
- The Great Western Highway and M4 Motorway bound the area to the south. Because the Great Western Highway is a busy, four-lane, main road, pedestrians are required to use formalised crossings to access destinations on the other side. There is significant distance between traffic light crossings along the Great Western Highway which may have potential implications for accessibility, particularly for young children, elderly or those with a disability. The M4 Motorway is an eight-lane motorway, in order to access destinations on the other side, motorists and pedestrians are required to use Coleman Street bridge to access the other side of the motorway.
- Fences located along the eastern border of Westmead South, along the western extent of Parramatta Park. This fence is approximately 1.2 kilometres long, with six access points, restricting access from the west. Furthermore, of the six access points only one has a paved footpath across the park therefore, further limiting accessibility. Access from the west is further reduced by large residential blocks to the west of the fence. This fence restricts access to the park, which may reduce its use as a large open space suitable for passive and active sport and recreation.
- Lot sizes in Westmead South are typically larger, and large clusters of housing often lack passages that break up large blocks as efficient throughfares between destinations. Low permeability of these blocks results in longer travel distances, which may discourage active transport.
- Hawkesbury Road and the southern part of Bridge Street are located on ridgelines (Hassell, 2022b). Moving east or west away from these ridge lines shows a gradual steep slope downwards. This steep terrain may be difficult for some, such as young children, elderly or those with a disability. This has potential implications for accessibility, noting there are retail and other services located along Hawkesbury Road.



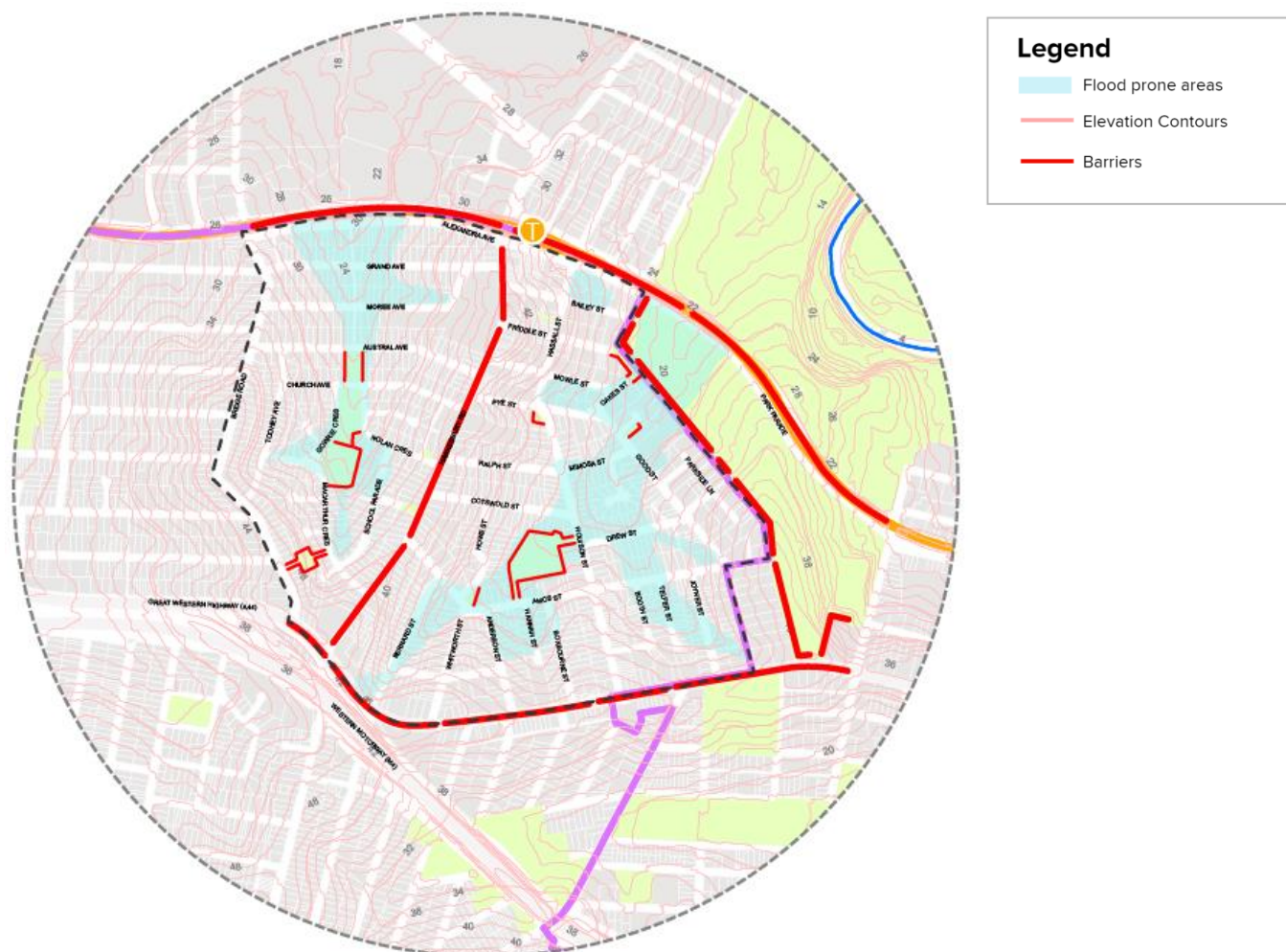


Figure 4.4 Constraints and barriers

## 4.2.8 Place analysis key findings

The key findings from the existing place analysis (detailed in sections 4.2.1 to 4.2.7) are outlined as follows:

- As described by the Cumberland CSP, the Cumberland City community have distinct values including a sense of community and liveability, equality and access to infrastructure and services, high quality and diverse green spaces, jobs, education, and cleanliness amongst the Cumberland City community. These values are important for consideration in assessing the current adequacy of social infrastructure to inform key priority recommendations for future provision.
- The existing landscape in Westmead South is characterised by a key ridgeline that aligns with Hawkesbury Road providing view corridors through to Parramatta CBD to the east. The ridgeline slopes down into gullies which are subject to flooding. These flood prone areas include the two largest open spaces within the precinct but also impact a number of residential properties. Additionally, there is a noticeable lack of street planting or tree canopy within some residential areas, potentially contributing to the urban heat island effect. There are a number of parks and reserves throughout the precinct however, the majority are small pocket parks with some requiring maintenance or renewal. Noticeably many of the parks are enclosed within residential areas, with limited street frontage making them feel less inviting and safe.
- The topography of the precinct may present challenges and make it difficult for young children, elderly, and disable persons to move throughout the precinct and access key areas (e.g., Hawkesbury Road and the future Metro Station and Train station) without assistance. This could present challenges in the future with an aging population.
- Existing land uses within Westmead South are predominantly low-density residential dwellings with some medium and high-density dwelling in the east and south of the precinct, including significant Land and

Housing Corporation assets (Cumberland City Council, 2020b) and Strata buildings. Along Hawkesbury Road setbacks are minimal. Newer residential developments have high site coverage which can limit the inclusion of vegetation and decrease overall enjoyment and privacy within the home (SGS Consulting, 2021). The precinct is also characterised by large blocks which may present challenges in accessibility and permeability.

- There are limited services and amenities within the existing shopping and activity nodes located on Hawkesbury Road and Great Western Highway. There are no retail shops (e.g., supermarkets) or cafes. This indicates residents are required to travel outside of the precinct to undertake basic activities and access supermarkets and retail in Wentworthville, Westmead (Parramatta) and Parramatta.
- The precinct is well served by the existing rail line and access in and out of the suburb will likely be improved with the completion of the Light rail and Metro station. There is limited active transport infrastructure within the precinct with no dedicated cycle lanes, insufficient foot/shared paths and lack of pedestrian crossings (SCT Consulting, 2022). Furthermore, bus services through the precinct are limited to one east-west connection with no north-south bus connection available.
- Physical barriers such as the train line, Great Western Highway and M4 Motorway present challenges for future connectivity outside the precinct. Additionally, the fence bordering the precinct to the east (along the LGA border in Parramatta Park) is a noticeable barrier. With limited gates/ entry points and limited foot/shared paths it shows a clear disconnect between the two LGA's. This significantly decreases access to the open space and passive public recreation facilities located within the Mays Hill precinct in Parramatta.

## 4.3 Social infrastructure audit

The following section provides an overview of the existing social infrastructure within and surrounding Westmead South including, education, health, emergency services, community facilities, childcare, aged care, sport and recreation, and parks and open space.

### 4.3.1 Education facilities

Education facilities can be provided by the government and the private sector. NSW government schools provided by the NSW Department of Education have defined local enrolment areas. The Department of Education provides an enrolment cap that assists in managing out of area enrolments. This does not limit the number of students the school can accommodate. All students may enrol in a government school who live within the school's intake area. However, the private sector plays a role in the provision of education services with Catholic and independent schools, which are not bound by local enrolment areas.

Figure 4.5 and Figure 4.6 indicates that there are two primary schools – Westmead Public School and Sacred Heart Primary School – located within the Westmead South precinct. There are no high schools and no combined non-government schools located in Westmead South. Enrolment at Westmead Public School totaled around 1,227 places in 2022. The Catholic Education Diocese of Parramatta announced in 2020 that Sacred Heart Primary School and Mother Theresa Primary school would combine and be located on existing Mother Theresa Primary School site located in Westmead. It is expected that the facilities will be delivered by 2028 (Catholic Education Diocese of Parramatta, 2022). In 2021, Schools Infrastructure NSW announced the delivery of a new public primary school for Westmead South.

Outside Westmead South, schools which service the area include:

#### **Government schools**

- Seven primary schools
- Six high schools
- Four special purpose schools

#### **Non-Government schools**

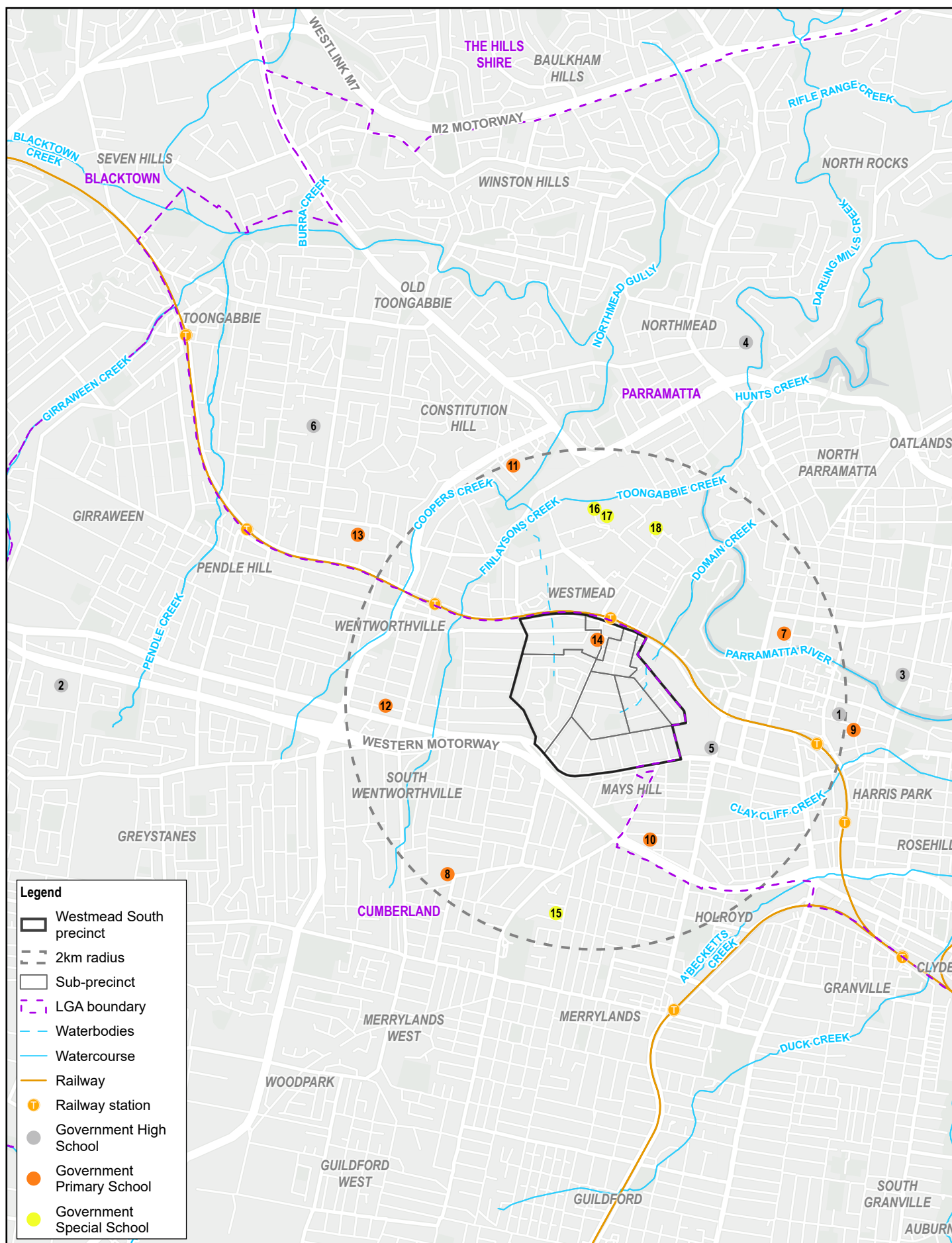
- Four primary schools
- Two high schools
- Three combined schools

Appendix B provides a summary of the number of Government and non-Government schools and their total enrolments in 2021/2022 located within and around Westmead South.

#### **Tertiary**

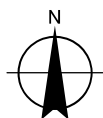
Several tertiary education facilities are located nearby Westmead South (see Figure 4.7). TAFE NSW has campuses in Granville, Lidcombe, and Epping. Western Sydney University has two campuses in Parramatta and one in Westmead, while Charles Sturt University has a campus located in Parramatta. In 2020, a new campus for the University of Sydney was announced to be located in the Westmead Health and Innovation District.





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Kilometres

Map Projection: Transverse Mercator  
Horizontal Datum: GDA2020  
Grid: GDA2020 MGA Zone 56

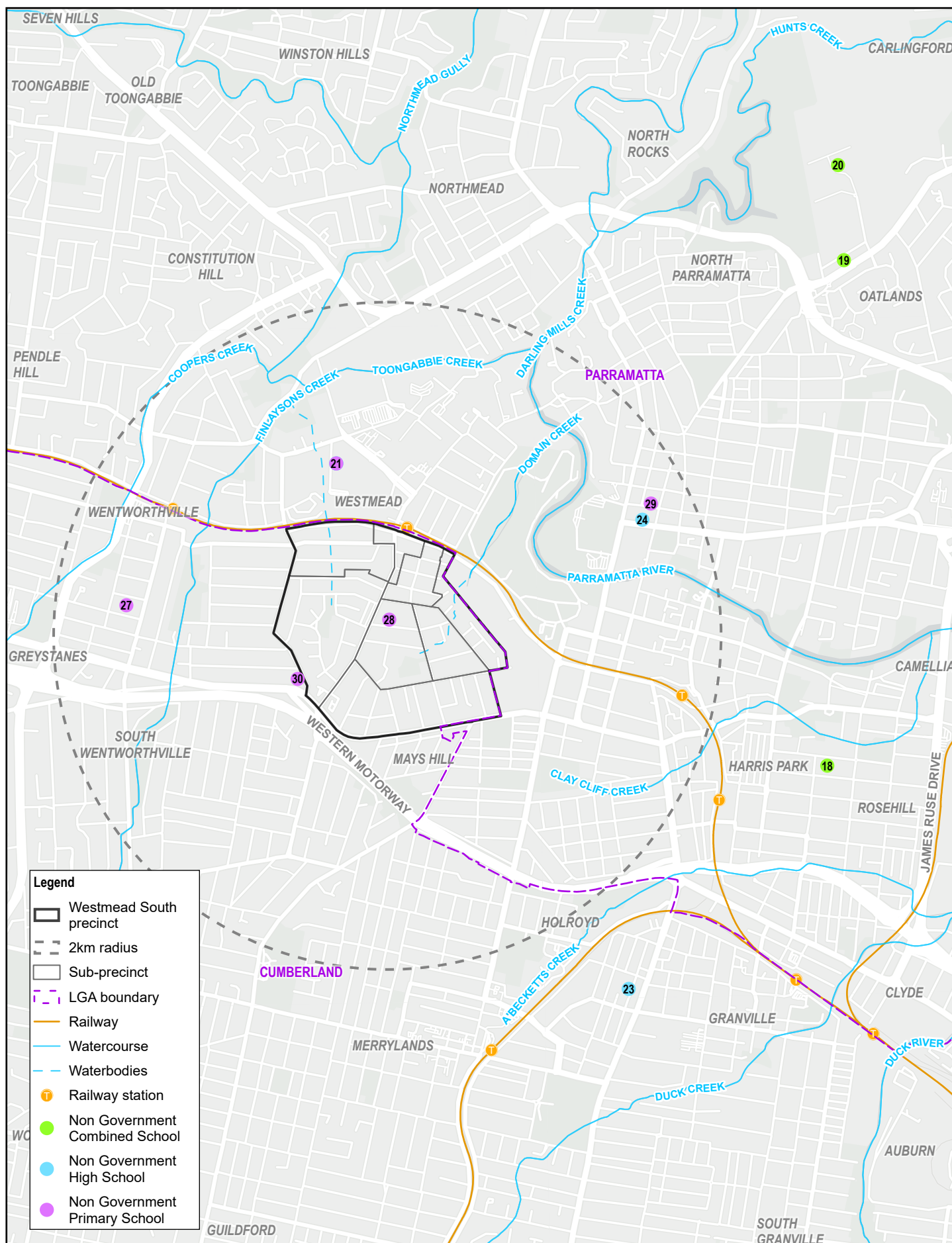


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Social Infrastructure Audit

Project No. 12577306  
Revision No. A  
Date 6/09/2022

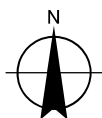
Education - Government

**FIGURE 4.5**



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Map Projection: Transverse Mercator  
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Grid: GDA2020 MGA Zone 56



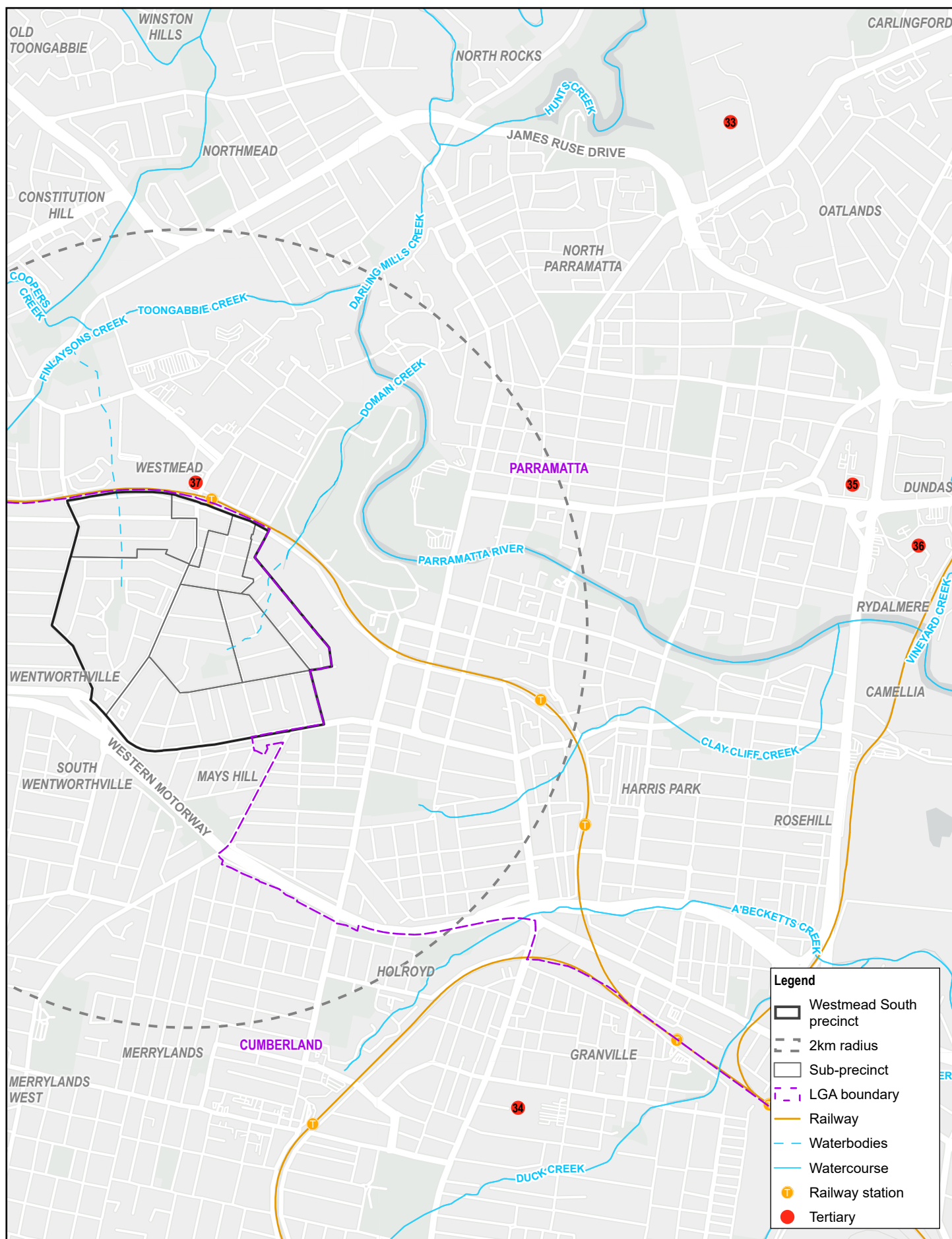
Cumberland Council  
Westmead South Community Needs and  
Social Infrastructure Assessment  
Social Infrastructure Audit

Project No. 12577306  
Revision No. A  
Date 6/09/2022

Education - Non-government

**FIGURE 4.6**





**Legend**

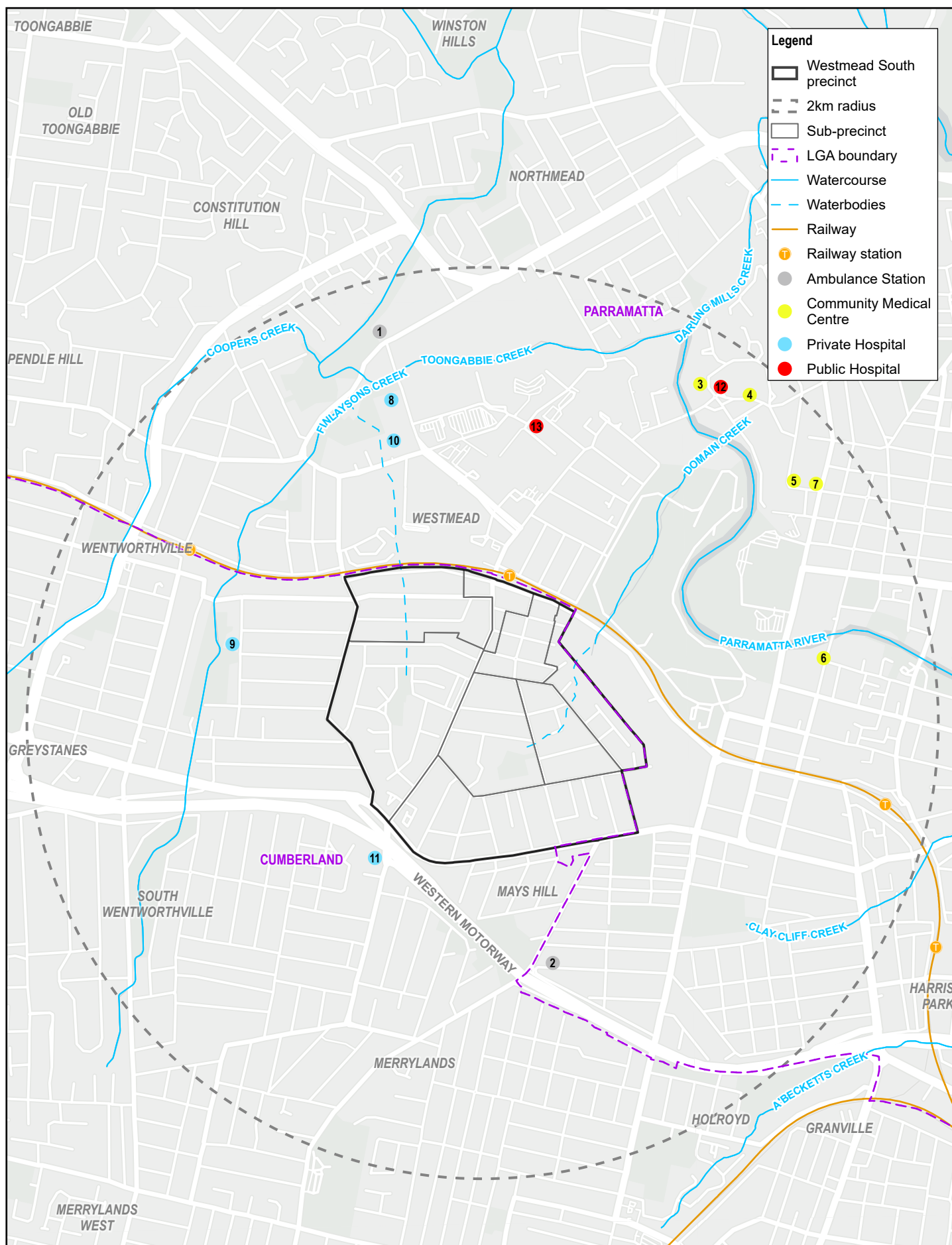
- Westmead South precinct
- 2km radius
- Sub-precinct
- LGA boundary
- Railway
- Waterbodies
- Watercourse
- Railway station
- Tertiary

### 4.3.2 Health services and facilities

The NSW Ministry of Health is responsible for the provision and management of the NSW public health system, which operates more than 230 public hospitals, as well as providing community health and other public health services, for the NSW community through a network of local health districts.

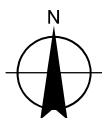
Westmead South is located within the Western Sydney Local Health District (LHD). Figure 4.8 illustrates that there are no public health facilities located within Westmead South, however, there are a number located to the north of the rail line that service the area. Westmead Hospital and Cumberland Hospital are both located in Westmead. Westmead Hospital is a major health service provider for Western Sydney and NSW. Westmead and Wentworthville both have two private hospitals each. Northmead and Parramatta each have an ambulance station that service Westmead South. Within the Cumberland LGA and Parramatta LGA, Western Sydney LHD provides a wide range of health services at three community health centres located at Merrylands, Parramatta and Auburn. These provide a range of health and social welfare services to the region's residents, including Westmead South. The Parramatta Mental Health Centre and Cumberland Hospital also provide mental health and psychiatric services to residents.

A full audit of health facilities is provided in Appendix B.



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Kilometres

Map Projection: Transverse Mercator  
Horizontal Datum: GDA2020  
Grid: GDA2020 MGA Zone 56



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Social Infrastructure Audit

Health

Project No. 12577306  
Revision No. A  
Date 6/09/2022

FIGURE 4.8

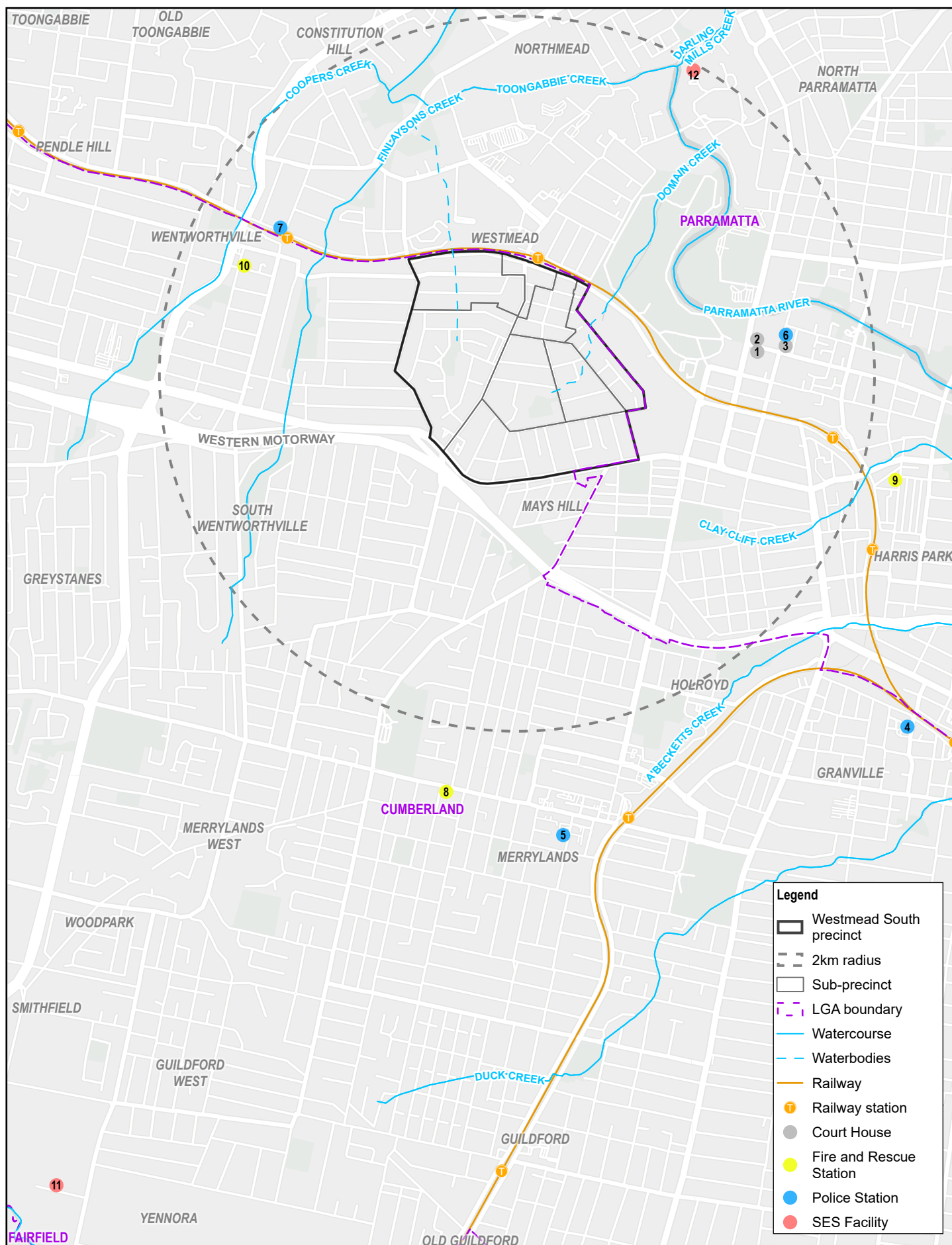
### 4.3.3 Emergency services and justice facilities

As seen in Figure 4.9, there are no emergency services located within the Westmead South precinct. The closest police station to residents is located in Wentworthville. Parramatta Police Station also services the area, however, isn't expected to reopen until 2024. While there are no justice services located within Westmead South, residents are likely to access local and district courts in nearby areas, such as Parramatta.

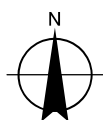
There are three Fire and Rescue services located outside, but in close proximity to, Westmead South which all currently service the suburb. The closest permanent (full-time) staffed stations are located in Wentworthville and Parramatta, with one on-call station located at Merrylands. It is important to note the role of Fire and Rescue has become less focussed on fires (although still a core part of the service), and more on other emergency (i.e. vehicle incidents, industrial, flood and hazardous material) and community support roles (i.e. education and school programs).

A full audit of emergency services and justice facilities is provided in Appendix B.





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 Kilometres  
 Map Projection: Transverse Mercator  
 Horizontal Datum: GDA2020  
 Grid: GDA2020 MGA Zone 56



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 Social Infrastructure Assessment  
 Social Infrastructure Audit

Project No. 12577306  
 Revision No. A  
 Date 6/09/2022

**Emergency services**

**FIGURE 4.9**



### 4.3.4 Community and cultural facilities

Generally local government is responsible for the provision and management of community facilities including community/neighbourhood centres, senior citizens centres, youth centres, community halls, and libraries, however, the private sector does play a role. Culture and arts facilities including performing arts centres, museums theatres and galleries is provided and managed by both local governments and the private sector.

Community facilities play a key role in supporting disadvantaged priority groups in our community which traditionally experience barriers to accessing mainstream services and facilities. Cultural clubs enable people of particular cultures to feel 'at home' as well as provide an opportunity for the wider community to experience and learn about other cultures within their local area.

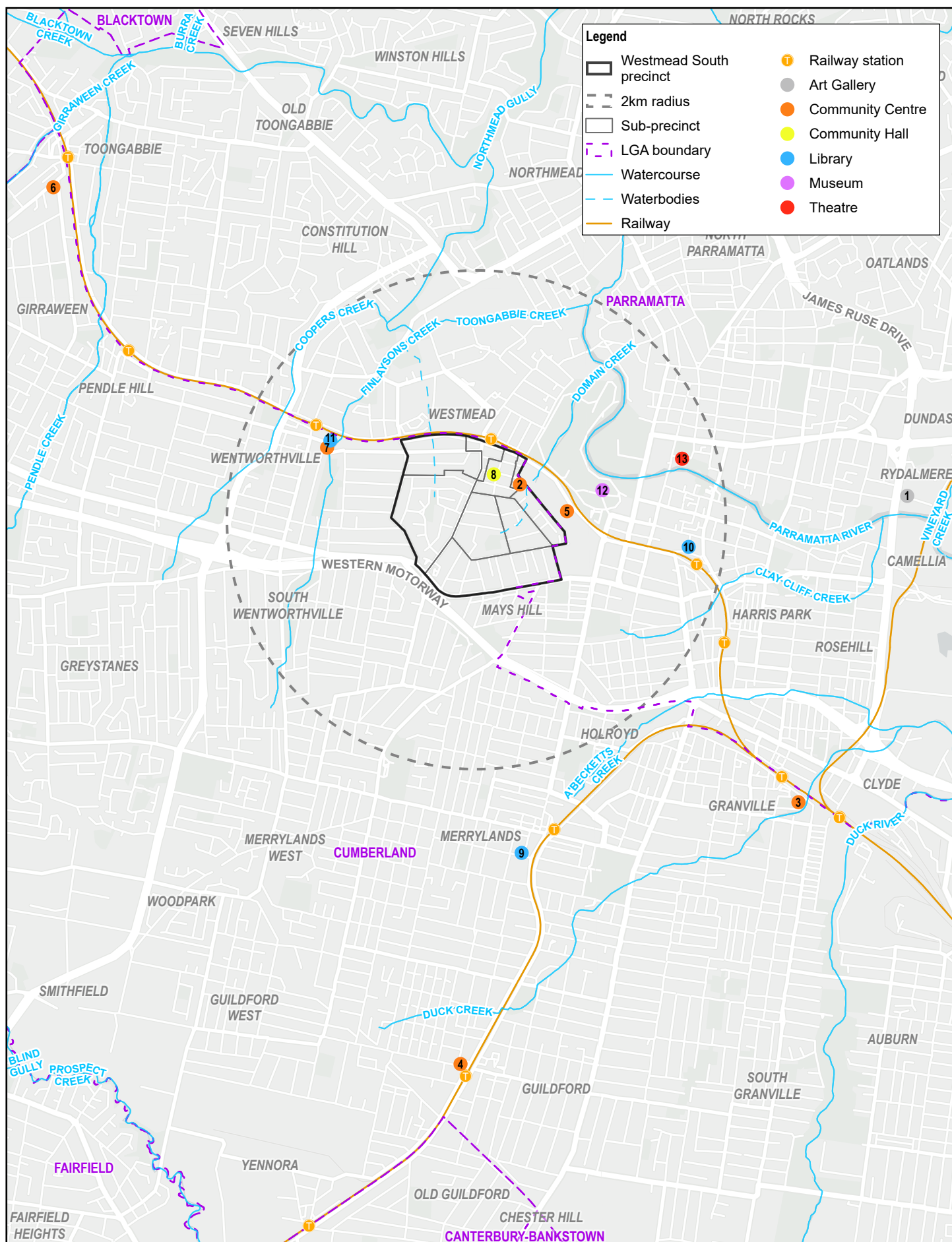
Figure 4.10 shows there is currently one community centre, Domain Community Rooms and one community hall, Westmead Progress Hall located within Westmead South. The Domain Community Rooms has a total capacity of 40 people and is only available for hire for meetings. Over the last 12 months, utilisation of the Domain Community rooms was 18.1%. The Westmead Progress Hall has a total capacity of 100 people and can be used for a variety of activities and events. Over the last 12 months, utilisation of the Westmead Progress Hall was 74.1%. Outside the area, the Grandville Centre, Guildford Community Centre, Toongabbie Community Centre, and Wentworthville Community Centre are located nearby. Overall, most of the community facilities located within and nearby Westmead South are moderately well utilised and indicative of a growing need for larger and upgraded community facilities within the area.

#### **Libraries**

Libraries play a vital role in connecting and educating the community. Libraries are categorised into three different categories local (branch), district, and central. Local or branch libraries are small and generally serve the local community. District libraries offer a range of book collections and may offer a range of additional services and facilities to the regional community. Central libraries are the largest types of libraries. They offer an extensive and diverse range of books and collections as well as key services such as children's activities, meeting and study rooms and digital services.

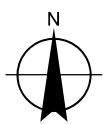
There are no libraries located in Westmead South. The closest libraries are located in Wentworthville, Parramatta, Merrylands, Auburn, and Lidcombe. These libraries offer a variety of services including extensive book collections, study and meeting rooms, digital learning spaces, and justice and peace services. Of the libraries located in Cumberland LGA, all are well utilised by the community.

A full audit of community and cultural facilities is provided in Appendix B.



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Cumberland Council  
Westmead South Community Needs and  
Social Infrastructure Assessment  
Social Infrastructure Audit

Project No. 12577306  
Revision No. A  
Date 6/09/2022

Community and culture

FIGURE 4.10

### 4.3.5 Childcare facilities

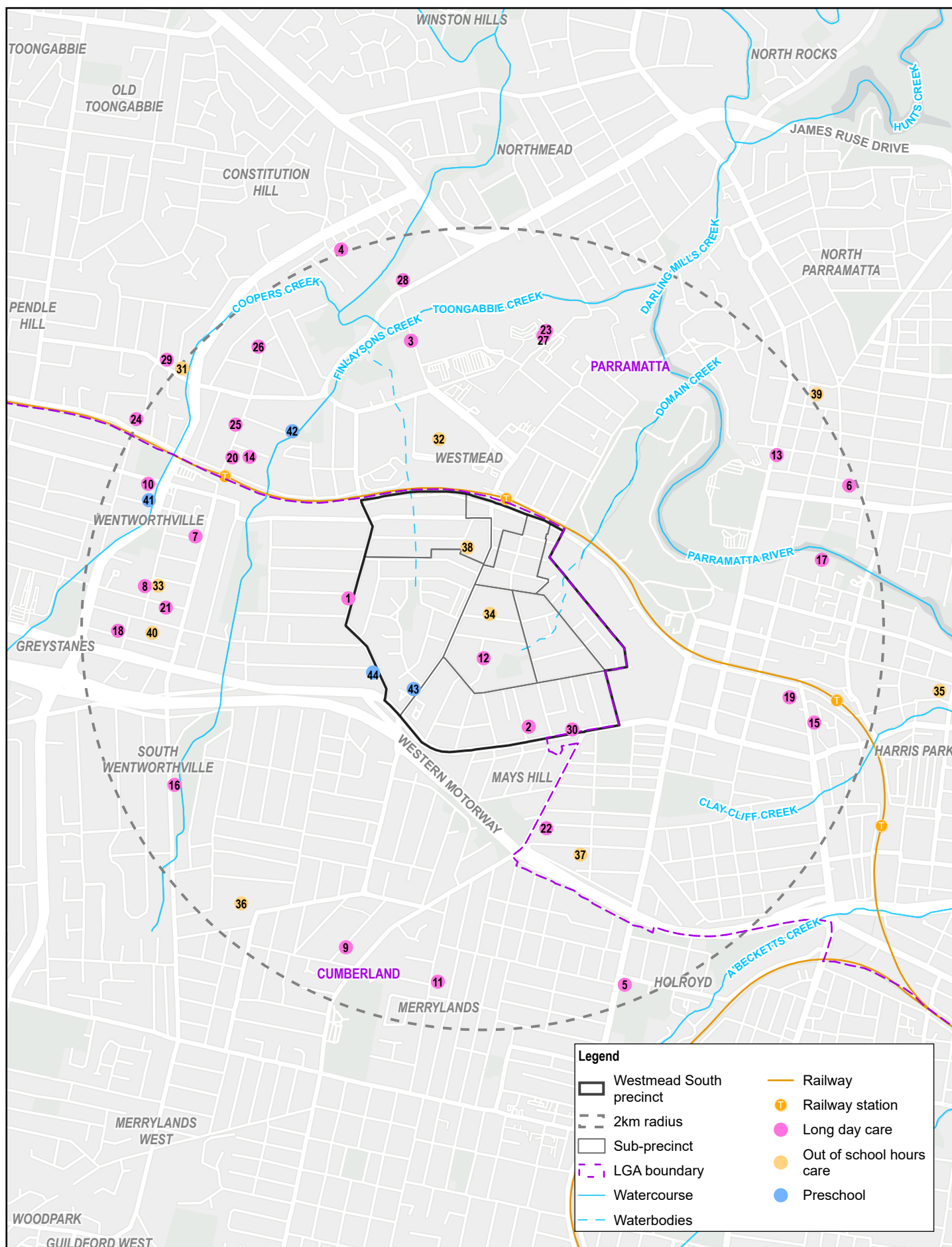
Childcare including long day care centres and pre-schools is provided by both local government and private sectors. Childcare facilities close to a parent's place of work, along with other 'lifestyle' facilities including end-of-trip facilities and co-working spaces are increasing in demand by workers and business across CBD's and employment hubs.

Significantly, 33.7% of children aged 0-4 years usually attended a long day care centre in NSW in 2017, indicative of growing demand and participation in long day care by young children.

Out of School Hours Care (OSHC) can be provided by parents and citizens run services incorporated into schools, not-for-profit operators or the private sector. The NSW Department of Education does not provide funding to public schools to provide OSHC services, the provision of OSHC services has to be supported by the school community and the school Director (NSW Department of Education, 2019). OSHC services offer an alternative to childcare providing the opportunity for primary school students to engage in further development, play and leisure opportunities outside of school.

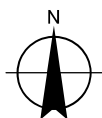
There are currently three long day care facilities, one preschool, and two out of school hours care facilities within Westmead South (see Figure 4.11). Outside the area, there are currently 26 long day care facilities, three preschools, and eight out of school hours care facilities. Overall, approved places for childcare facilities within Westmead South totals around 278 and around an additional 2,168 approved places outside of Westmead South.

A full audit of childcare facilities is provided in Appendix B.



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Cumberland Council  
Westmead South Community Needs and  
Social Infrastructure Assessment  
Social Infrastructure Audit

Project No. 12577306  
Revision No. A  
Date 6/09/2022

Childcare

FIGURE 4.11

### 4.3.6 Aged care and disability facilities

The aged care system in Australia comprises a spectrum of services ranging from basic supports to enable people to remain independent at home (see section 2.2.4), through to full-time care in a residential aged care facility (also called 'nursing home') (AIHW, 2019). Aged care services in Australia are funded and delivered in regions called Aged Care Planning Regions (ACPRs). The Australian Government also manages the supply of aged care places by specifying a national target provision ratio of subsidised aged care places. As of June 2021, the provision ratio was 76.4 aged care places for every 1,000 people aged 70 years and over for all aged care facility types. The Australian Government is currently undertaking a review of these provisions which will enable better future planning (Department of Health, 2021a).

There is currently one residential aged care facilities with approximately 120 places available that is located within Westmead South. Outside the area, there are eight home care services, 33 residential facilities, one transition care facility, and one short-term restorative care facility (see Figure 4.12). These facilities offer a range of services including low, medium/ high care, dementia care, restorative care, and palliative care. Outside Westmead South there are around 3,270 places offered by residential, transition care and short-term restorative care facilities.

A full audit of aged care and disability facilities is provided in Appendix B.





### 4.3.7 Sport and recreation facilities

Local governments have a particularly important role in facilitating opportunities for their local communities to participate in sport and recreational activities as a means to contributing to community cohesion, social health and well-being and economic growth. Sport and recreation facilities including multi-purpose sports centres, aquatic centres, leisure centres, sporting clubs, showgrounds, sports courts and playing fields is provided and managed by both local governments and the private sector. Creating welcoming and attractive spaces that are conducive to a range of recreational activities will assist in promoting physical activity and other health-affirming behaviours, improving the overall health and well-being.

Figure 4.13 shows that there are currently two sports field facilities located within Westmead South. This includes M J Bennett Reserve which consists of a grassed oval and permanent exposed concrete cricket wicket. The Reserve is used for training by a local junior rugby league club, hockey club and cricket club and used for local cricket competition games in summer. Westmead Public School also uses M J Bennett Reserve as there is no green space within the existing school grounds. The Reserve is also used as an evacuation site for the school. Sydney Smith Park consists of a grassed playing field and baseball cage. The Park is used for training and games for the local soccer clubs. The baseball area is not able to be booked and there is no local baseball club or games.

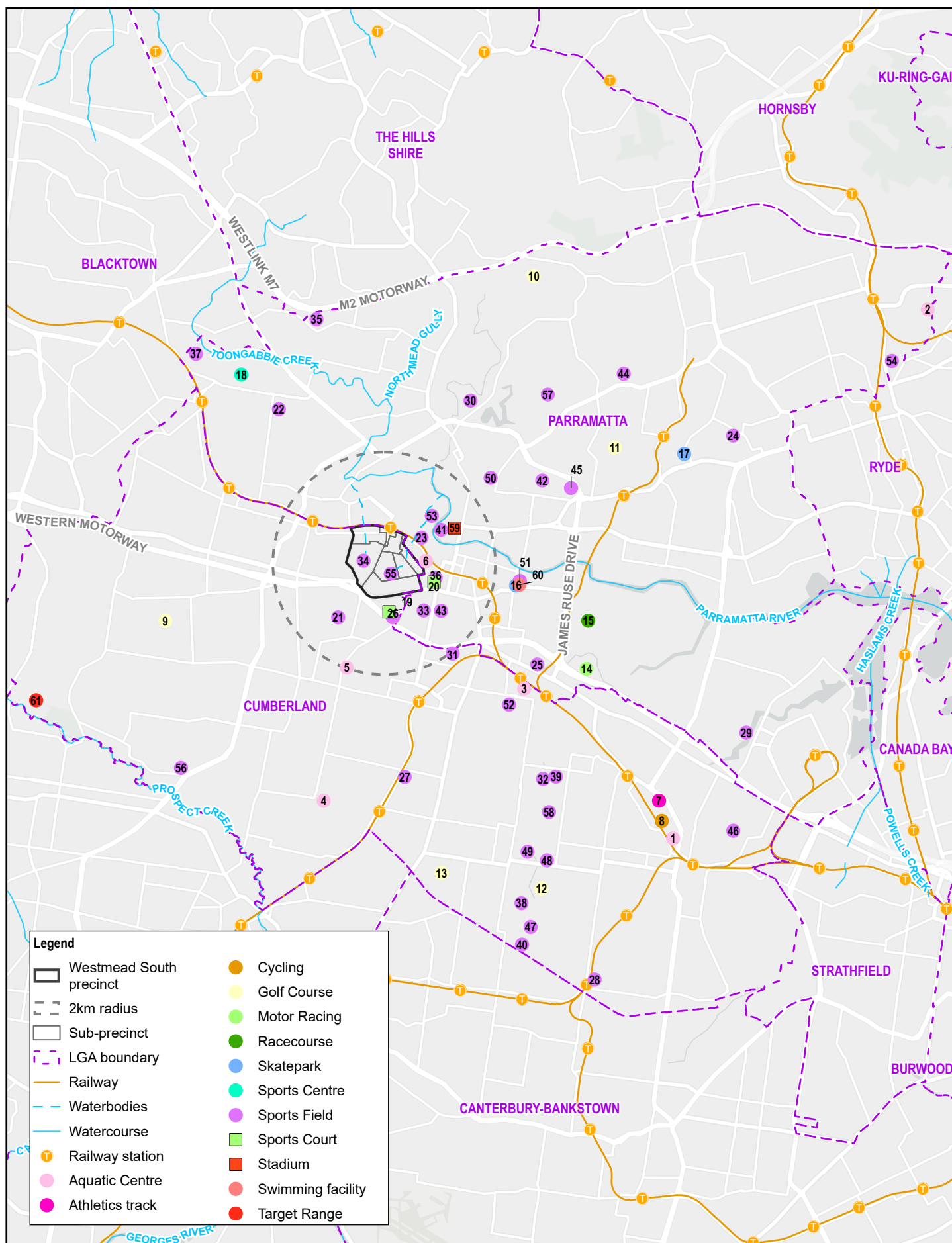
Additionally, there are 36 sports fields facilities, two sports courts facilities, seven swimming/ aquatic facilities including Parramatta Aquatic and Leisure Centre which is currently under construction, five golf courses, two skate parks and one athletics track, sports centre, cycling velodrome, target range, racecourse, motor racing facility, and sports stadium located within a 10-kilometre catchment of Westmead South.

Over the last 12 months, most of the facilities in Cumberland LGA are underutilised. However, it should be noted that over the past 12 months, COVID-19 and associated lockdowns in Greater Sydney may have affected the use of some facilities particularly indoor facilities and those used for organised sport.

A number of major sport and recreation facilities are located close to Westmead South. Sydney Olympic Park, which is located approximately 10.5 kilometres or 15 minutes from Westmead South, is home to several Olympic grade facilities include the Athletics Centre, Aquatic Centre, Hockey Centre, Tennis Centre, BMX and Skatepark area, Archery Centre, and Gymnastics Centre.

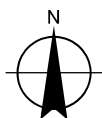
A full audit of sport and recreation facilities is provided in Appendix B.





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Cumberland Council  
Westmead South Community Needs and  
Social Infrastructure Assessment  
Social Infrastructure Audit

Project No. 12577306  
Revision No. A  
Date 6/09/2022

**Sport and recreation**

**FIGURE 4.13**

### 4.3.8 Parks and open spaces

Open space and recreational facilities are important resources for the community and a place to come together with family, friends, and the community to be active and healthy, and to preserve and celebrate the natural environment and heritage (Cumberland City Council, 2019b). Generally local government is responsible for the provision and management of local, district and regional public parks and open spaces. Creating welcoming and attractive spaces that contribute to greening Westmead South through improved landscaping and increased tree canopy will continue to strengthen the liveability of the future community. Where possible, every household in urban and suburban areas should be within close walking distance (400m) to at least one parcel of high-quality open space. High density dwellings should be within 200m of high-quality open space (Cumberland City Council, 2019b).

The *Draft Greener Places Guide* (section 3.1) identifies a range of performance indicators for the provision of open space. Most notably that open space should be accessible for everyone, of high quality, between 200m and 400m from most houses and offer a diversity of recreation opportunities.

Westmead South lacks high quality, accessible, diverse and large open spaces. M J Bennett Reserve while large enough in size does not have adequate facilities available that are accessible to all community members. Anecdotal evidence provided by Council indicated that elderly residents do not feel safe accessing local parks (e.g., crossing roads) and that there are limited facilities available for passive recreation that suit the needs of elderly residents.

The *Everyone One Can Play* guidelines (section 3.1) is a set of best practice recommendations for more inclusive play spaces. The guidelines are based on three important criteria 'can I get there', 'can I play', and 'can I stay'. No park or open space in Westmead South meets this criterion. All parks and open spaces in Westmead South lack adequate footpaths and signage. Play equipment at Hassall Street Park and Goombarra Reserve are aging and unsafe. M J Bennett Park and Sydney Smith Park do have toilet amenities however, these were closed to the public. Anecdotal evidence provided by Council indicated that amenity facilities are sometimes closed to the public when there has been an increase in anti-social behaviour observed around these areas.

Figure 4.14 illustrates the walkable distance from all parks and open space areas including pocket parks in Westmead South. It shows that almost all residences are located within 400 meters of open space with approximately 60 residences located further than 400m. However, as per the *Draft Greener Places Guide* (see section 3.1) the minimum requirement for adequate open space is 3,000m<sup>2</sup> which is the minimum recommended size of a local park. As illustrated in Figure 4.15, the current walkable distance from parks that meet the 3,000m<sup>2</sup> minimum requirement shows that approximately only half of all residences within Westmead South are located within 200 meters walking distance to a local or district level park. Furthermore, some residences in the north and south of Westmead South are located over 400m to a local or district level park and therefore, do not have adequate access to open space.

Across Westmead South there is currently 4.39 hectares of active and passive open space. As shown in Figure 4.16, there are currently 10 public recreation and open spaces located within Westmead South which includes the following:

- Three local parks
- Eight pocket parks

It is noted the *Draft Greener Places Guide* indicates small and local parks are deemed to be at capacity if more than 1,500 residents to 5000m<sup>2</sup> of parkland are within 500m. As this assessment has only looked at existing population at an SA2 and suburb level it can only comment on capacity of small and local parks at high level. There were 8,884 people in the suburb of Westmead South in 2021 and about 43,900m<sup>2</sup> of pocket and local parks, this equates to about 1,012 people per 5000m<sup>2</sup> of open space.

There is also approximately 157.3 hectares of active and passive open space within an approximate two-kilometre catchment of Westmead South.

A full audit of existing parks and open space is provided in Appendix B.

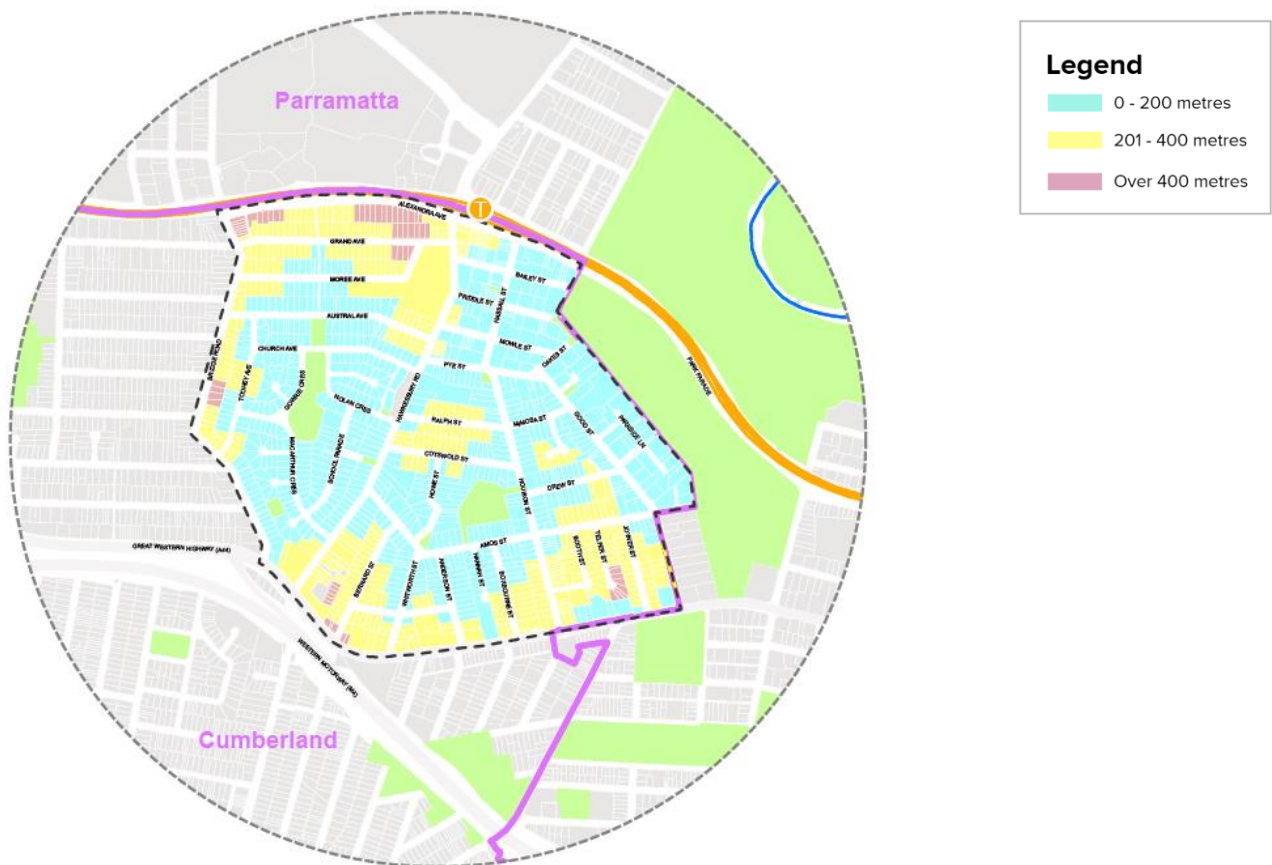
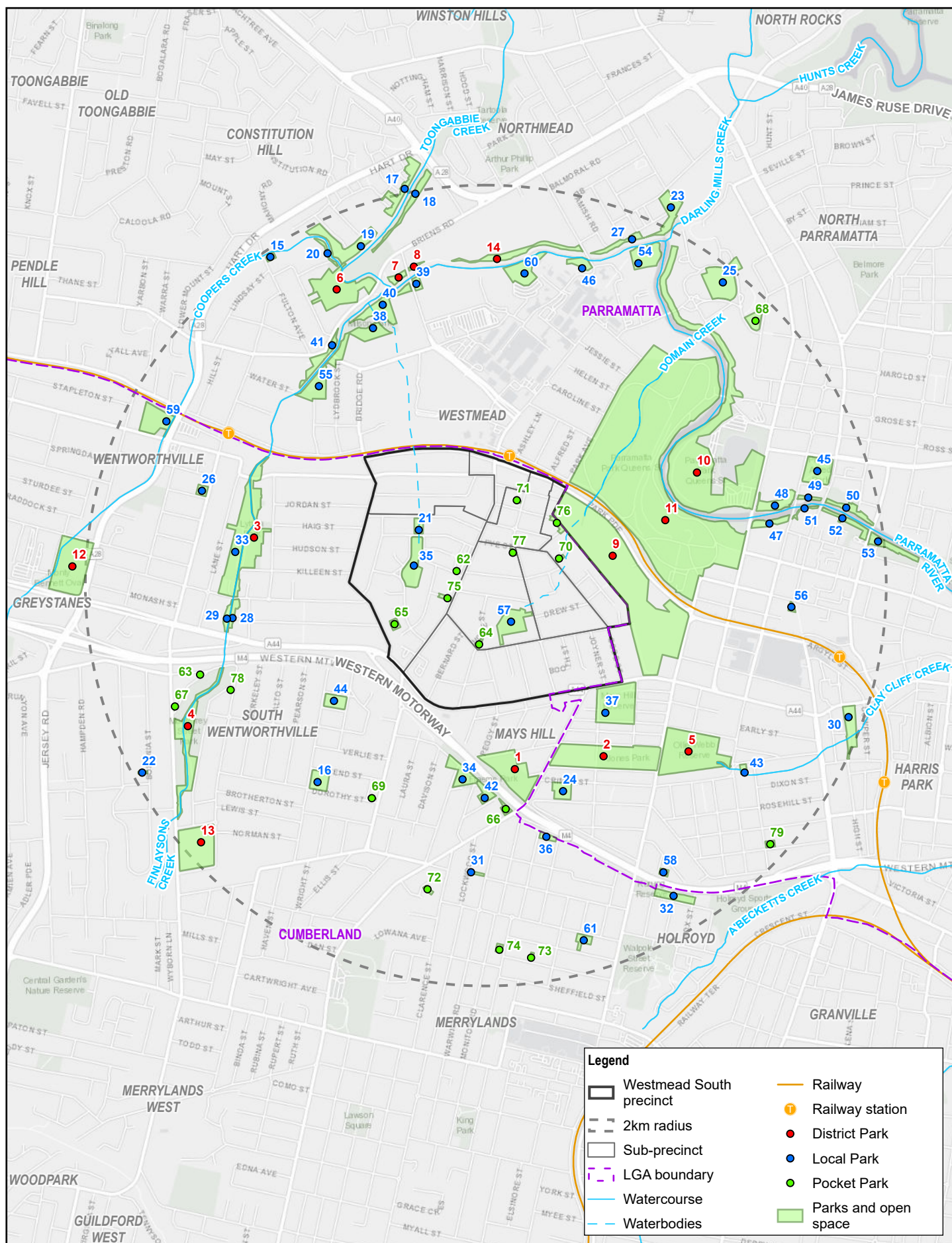


Figure 4.14 Walkability from pocket, local or district parks and open space



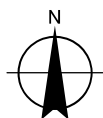
Figure 4.15 Walkability from local or district parks and open space





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Westmead South Community Needs and  
Social Infrastructure Assessment  
Social Infrastructure Audit

**Parks and open space**

Project No. 12577306  
Revision No. A  
Date 6/09/2022

**FIGURE 4.16**

### 4.3.9 Social infrastructure audit key findings

The key findings from the social infrastructure audit (detailed in sections 4.3.1 to 4.3.8) are outlined as follows:

- There are only two primary schools located within the precinct – Westmead Public School and Sacred Heart Primary School. Westmead Public School accommodates a number of students in demountables, which are used to cater for fluctuating enrolment demand. This relates to factors including the proportion of out of area enrolments prior to the Department's introduction of the Enrolment Policy from 2019.
- Currently there are no high schools located within the precinct. Parramatta High School is the closest school located within the catchment of Westmead South. Parramatta High School currently exceeds its permanent capacity. The Department has announced a new high school within the Rydalmere Education Precinct and an upgrade of Pendle Hill High School is underway. The associated intake area boundary changes would assist to balance capacity and demand across the area. New education facilities would also be investigated within the Westmead Health and Education Precinct in the north.
- There are two community facilities located within the precinct. Over the past 12 months, Westmead Progress Hall had a utilisation rate of 74%, while the Domain Community Rooms have had a utilisation rate of only 18%. While this may potentially be attributed to COVID-19 and associated lockdowns in Greater Sydney, it may indicate a lack of or unfit-for-purpose facilities and amenities within the community facilities, therefore leading to underutilisation. Consideration should be given to improving the function and utilisation of these community facilities to meet changing community needs.
- There were 8,884 people in the suburb of Westmead South in 2021 and about 43,900m<sup>2</sup> of pocket and local parks, this equates to about 1,012 people per 500m<sup>2</sup> of open space, which indicates the existing and local parks are not currently at capacity but will likely reach/exceed capacity depending on future development scenarios, particularly on the eastern side of Hawkesbury Road where development densities are likely to be higher than on the western side.
- There is a noticeable lack of facilities and amenities within existing parks and open spaces within the precinct. Most parks lack basic facilities such as toilet blocks open for public use, picnic tables and shelters, BBQ facilities, rubbish bins, adequate and accessible foot/shared paths, lighting, and adequate natural shade/ tree coverage. A significant proportion also had ageing and unsafe playground equipment and appeared to be poorly maintained.
- Limited formal sport and recreational facilities (both indoor and outdoor) was also noted within the precinct. This has implication for future social infrastructure provision with an increase in housing density there will be increased demand for easy access to formal sport and recreational facilities.

## 4.4 Existing housing diversity and affordability

### 4.4.1 Housing structure and tenure overview

#### Dwelling structure

The following housing indicators for Westmead South have been prepared using the ABS 2021 Census data for the Wentworthville – Westmead (SA2) area. The key findings from the 2021 ABS Census Data are outlined as follows:

- Westmead south primarily comprises high density housing, representing 57.6% of all dwelling types. High density housing has increased by 2069 since 2016.
- The growth of medium density housing currently contributes to 13.11% of all dwelling types. Medium density, housing increased by 88 since 2016.
- Separate housing (single dwellings) represents the second highest typology equating for 28.6% of all dwelling types however has experienced a decline, decreasing by 26 since 2016
- Total number of high density housing (57.6%) plus, medium density housing (13.2%) equates to 70.8% of housing stock.

Table 4.1 provides the dwelling type breakdown from (ABS, 2021). Across the Cumberland LGA separate houses remain the dominant dwelling type, with high density emerging as the second dominant dwelling type experiencing the most growth since 2016.

**Table 4.1** Westmead South existing dwelling structure

Dwelling structure	2021 total	%	Change from 2016 +/-
Separate house	2,048	28.6	-26
Medium density	948	13.2	+88
High density	4,129	57.6	+2,069
Other	0	0	-4
<b>Total occupied private dwellings</b>	<b>7,168</b>	<b>89.7</b>	<b>+2,127</b>
<b>Cumberland LGA</b>			
Separate house	37,527	52.0	+1,425
Medium density	10,796	15.1	+368
High density	23,184	32.4	+5,912
Other	189	0.3	-176
<b>Total occupied private dwellings</b>	<b>71,696</b>	<b>99.8</b>	<b>+7,529</b>

#### Household types and composition

Westmead South has a growing number of household types of couples with children, increasing by 880 since 2016, accounting for 59.3% of the total existing household type. Table 4.2 provides the household type breakdown and key findings are outlined as follows:

- The locality has a growing number of household types with and without children, both have autonomously increased since 2016 (+487 and +880).
- This growth can correlate with the dominant and emerging age group of parents and homebuilders (35-49 age group) which is a consistent trend throughout the previous censuses.
- The second most emerging group reflects a growth in primary schoolers (5-11 age group). In addition, the 2021 Census data indicates a decline of the population of people aged 65 years and over (-1.9%).

The Cumberland LGA comprises mostly of family households (74.6%) which has also grown as the dominant household composition since 2016. This also reflects the growing trend of family households and couples with children moving to the LGA and Westmead South.

**Table 4.2** Westmead South existing family composition and household type

Family composition	Number	%	Change from 2016 +/-
Couples without children	1,528	27.5	+487
Couples with children	3,300	59.3	+880
One parent family	620	11.1	+135
Other families	116	2.1	+24
<b>Total</b>	<b>5,564</b>	<b>100.0</b>	<b>+1,526</b>
<b>Cumberland LGA</b>			
Couples without children	16,062	28.3	+1,813
Couples with children	30,097	53.1	+1,154
One parent family	9,106	16.1	+516
Other families	1,424	2.5	+107
<b>Total</b>	<b>56,689</b>	<b>100</b>	<b>+3,590</b>
Household type	Number	%	Change from 2016 +/-
Family households	5,387	75.2	+1,563
Single (or lone) person households	1,384	19.3	+358
Group households	392	5.5	+187
<b>Total</b>	<b>7,163</b>	<b>100.0</b>	<b>+2,108</b>
<b>Cumberland LGA</b>			
Family households	53,494	74.6	+3,817
Single (or lone) person households	13,989	19.5	+2,379
Group households	4,187	5.8	+971
<b>Total</b>	<b>71,670</b>	<b>99.9</b>	<b>+7,167</b>

## Number of bedrooms

The composition of recent development in Westmead South is mainly dominated by high density developments, most of which being flats or apartments with two bedrooms. However, a moderate number accommodate either one or three bedrooms also. There has also been some replacement of detached houses with larger detached houses, or renovations of existing houses, shown by the increase in the number of four or more-bedroom dwellings between 2016-2021. The number of bedrooms per dwelling breakdown is provided in Table 4.3 and key findings are outlined as follows:

- The dominant number of bedrooms per dwelling in Westmead South is 2 bedrooms, accounting for 53.2% of dwellings, followed by 3 bedrooms at 23.9%.
- Given the increase in couples with children household type (53.1% of households), this suggests housing stock may not meet current or future needs of the emerging community
- The number of lone person households represents 19.3% of household types (refer Table 4.2) however the number of 0 – 1-bedroom dwellings is 7.5% types.



**Table 4.3** Westmead South number of bedrooms per dwelling

Number of bedrooms	Number	%	Change from 2016 +/-
None (includes studio apartments or bedsitters)	15	0.2	-3
1 bedroom	536	7.5	+306
2 bedrooms	3,818	53.2	+1,515
3 bedrooms	1,711	23.9	+205
4 or more bedrooms	979	13.7	+161
Not stated	113	1.6	-73
<b>Total households</b>	<b>7,172</b>	<b>100.0</b>	<b>+2,111</b>
<b>Cumberland LGA</b>			
None (includes studio apartments or bedsitters)	375	0.5	+24
1 bedroom	3,779	5.3	+1,112
2 bedrooms	22,857	31.9	+3,608
3 bedrooms	24,262	33.9	-82
4 or more bedrooms	18,767	26.2	+3,021
Not stated	1,624	2.3	-529
<b>Total</b>	<b>71,664</b>	<b>100</b>	<b>+7,154</b>

In addition, there is a large supply of 2-bedroom social housing dwellings that exceeds the current demand of households of this size whilst under-occupancy of 3 and 4 bedrooms is prevalent within the Cumberland LGA. This issue is examined further as part of the housing needs assessment in section 5.3.

## Tenure

Westmead South has a growing number of households who rent their homes, increasing by 1,448 since 2016 and accounting for 57.3% of all tenure types. Key findings from the 2021 ABS Census Data are outlined as follows:

- Only 13.0% of people own their home outright, whilst a further 27.2% have an existing mortgage which has increased by 656 since 2016 (refer to the existing housing tenure in Table 4.4)
- The median housing rental payments in Westmead South is \$420 (refer to Table 4.4).
- A total of 70.3% of rental households have rental payments less than or equal to 30% of household income whilst 23.0% of rental households have rental payments greater than 30% of household income.

The median dwelling price of a separate house in Westmead South in 2019 before the COVID-19 pandemic was around \$965,000. This price has increased by 80% based on 2009 levels for a base price of \$537,000. The median price for strata apartments in Westmead South in 2019 was around \$523,000 and has increased by 63% (SGS Consulting, 2021).

**Table 4.4** Westmead South existing housing tenure and rent type

Tenure type	Number	%	Change from 2011 +/-
Fully owned	933	13.0	+43
Mortgage (a)	1,951	27.2	+656
Renting (b)	4,108	57.3	+1,448
Other tenure type (c)	69	1.0	+43
Not stated	100	1.4	-87
<b>Total households</b>	<b>7,161</b>	<b>100.0</b>	<b>+2,103</b>

Tenure type	Number	%	Change from 2011 +/-
<b>Cumberland LGA</b>			
Fully owned	16,770	23.4	+244
Mortgage (a)	21,095	29.4	+1,817
Renting (b)	31,067	43.3	+5,151
Other tenure type (c)	1,145	1.6	+701
Not stated	1,589	2.2	-748
<b>Total households</b>	<b>71,666</b>	<b>100</b>	<b>+7,165</b>
Rent Type	Number	%	Change from 2016 +/-
Median rent	\$420	N/A	+\$10
Renter households where rent payments are less than or equal to 30% of household income (b)	2,886	70.3	-12%
Renter households with rent payments greater than 30% of household income (b)	943	23.0	+5.3%
Unable to determine (c)	280	6.8	N/A
<b>Cumberland LGA</b>			
Median rent	\$415	N/A	+\$15
Renter households where rent payments are less than or equal to 30% of household income (b)	16,846	54.2	-27.1%
Renter households with rent payments greater than 30% of household income (b)	11,296	36.4	+17.7%
Unable to determine (c)	2927	9.4	N/A

## Housing demand

Underlying dwelling demand is estimated based on population projections for the region, and on analysis of trends in demographics and housing preferences from recent Census data to ensure consistency with the Cumberland Local Housing Strategy.

Future housing demand, by population growth projections including trends in population age, family and household types has been used to forecast housing demand in the Cumberland LGA. Building upon these projections and demographic factors, the following housing demand analysis is conveyed to provide insight into requirements for the number and type of dwellings in the future and is summarised in Table 4.5.

The Cumberland LGA population is forecast to grow around 30% over the next 20 years to reach approximately 300,000 people by 2036 (Cumberland City Council, 2020a). There is projected to be growth in the population of Westmead South from 8,475 to 11,253 between 2018 to 2036. This growth represents a short-to -medium term renewal opportunity anticipated to capitalise on the infrastructure investment by the NSW Government in Sydney Metro West, as well as through planning for the Westmead Strategic Precinct and GPOP.

Based on these projections, there is demand for 31,069 additional dwellings within Cumberland LGA between 2016 to 2036, including 16,732 additional attached dwellings and 14,337 additional flat, unit or apartments.

It is anticipated that up to 2,500 separate houses will be redeveloped to accommodate the additional dwellings, resulting in 28,519 net new dwellings over the next two decades. Within this demand, there is a growing need in Cumberland for one-to-two-bedroom housing suitable for lone person households. It is expected that there will be an increase in the number of lone person households over 20 years, especially around the areas convenient to travel, along the train line corridor.

**Table 4.5** Forecast housing demand by dwelling type, Cumberland LGA 2016-2036 (SGS Consulting, 2021)

Dwelling type	2016	2026	2036	Change
Separate house	40,641	42,904	38,179	-2,461
Attached dwelling	11,798	20,433	28,530	16,732
Flat, unit or apartment	20,035	27,695	34,372	14,337
Other dwellings	518	369	429	-89
<b>Total private dwellings</b>	<b>72,991</b>	<b>91,401</b>	<b>101,510</b>	<b>28,519</b>

These findings show that Cumberland must accommodate large numbers of additional attached dwellings and additional flats and apartments in the future, but that separate houses will still make up a large proportion of housing demand. This underscores the implication identified above that Westmead South should contain a diversity of housing types and make a contribution to meeting the diverse housing needs of the LGA.

## Community and social housing

A large amount of housing stock in Westmead South is owned by the NSW Land and Housing Corporation (LAHC), particularly in the historic housing estate which holds heritage value. The LAHC is responsible for the NSW Government's social housing portfolio, providing rental housing for people on very low incomes who would otherwise face housing unaffordability.

A Local Area Analysis 2022 for the Cumberland LGA was prepared by the NSW LAHC on a place-based approach, identifying the current context of LAHC stock in the LGA, its condition and the opportunities available for redevelopment. The analysis provides a link between the NSW Government's objectives for social housing, more localised planning and development decision making, and opportunities for partnerships with councils, industry and the community housing sector. These themes have been explored further as part of the housing needs assessment (see section 5.3) and the recommendations (see section 6). Key existing conditions from this analysis have been summarised below.

Within the Cumberland LGA, there are more than 5,400 social housing dwellings. Of these households:

- Around 2,600 have a single person
- Around 1,000 are 2-person households
- Around 575 are families with children
- Around 350 are large households.

Approximately 650 dwellings owned by LAHC in the Cumberland LGA are managed by community housing providers (Amelie, Bridge, Evolve, Hume, St George Community Housing and Women's Housing).

The majority of existing LAHC dwellings in Cumberland are 2 bedrooms however the current greatest unmet demand is for larger dwellings for 3 or more people. Currently, there is an under occupancy of 3 or more bedrooms, as described in section 4.4.1, with 37% of social housing tenants being single person households, of which 40% are housed in dwellings with 3 or more bedrooms.

In addition, most of the NSW LAHC housing stock in the Cumberland LGA comprises units built in the 1980s which are becoming less suitable and maintainable (due to the age of the assets) for both the tenants and LAHC to manage cost-effectively.

## Housing supply/ capacity

An analysis of existing planning controls and recent housing supply trends provides insight into housing capacity in Westmead South. Housing capacity is an estimate of the quantum of housing that could be accommodated in an area and is a theoretical assessment of the maximum number of dwellings that could be developed. It is intended to be indicative rather than absolute.

The results of this analysis are detailed in Table 4.6 and suggest that if all available residential sites, shop-top housing in centres and lower density subdivisions were to be fully developed, the Cumberland LGA could accommodate 51,970 more dwellings, with just 1,703 accommodated in Westmead South (3.2% of total capacity) (SGS Consulting, 2021).

**Table 4.6** Theoretical net capacity in Cumberland LGA (number of additional dwellings) (SGS Consulting, 2021)

Location	Apartments	Attached dwellings	Total
Westmead South	895	808	1,703
Auburn, Lidcombe and Merrylands	12,331	547	12,878
Rest of Cumberland LGA	4,367	18,169	22,537
<b>Total</b>	<b>26,759</b>	<b>25,212</b>	<b>51,970</b>

## Feasible capacity

This analysis also accounts for likely site acquisition costs and development revenues to indicate what kinds of development are more or less feasible, measuring current feasibility based on current market conditions. An analysis of development feasibility illustrates that just over 50% of additional dwelling capacity is feasible or close to feasible capacity. Westmead has a feasible capacity of 1,317 dwellings which accounts for 77% of the Cumberland LGA's overall feasibility (refer to Table 4.7).

**Table 4.7** Net feasible capacity in Cumberland LGA (Number of additional dwellings)

Location	Apartments	Attached Dwellings	Total
Westmead South	686 (77%)	632 (78%)	1,317 (77%)
Auburn, Lidcombe, and Merrylands	6,540 (53%)	507 (93%)	7,048 (55%)
Rest of LGA	3,198 (49%)	8,869 (53%)	12,067 (52%)
<b>Total</b>	<b>13,913 (52%)</b>	<b>13,713 (54%)</b>	<b>27,626 (53%)</b>

Note: % = proportion of capacity which is feasible

As feasibility varies by location, the analysis includes a combination of the achievable sale revenues, the planning controls and type of development that is possible. The increased feasibility in Westmead South compared to the Cumberland City LGA as a whole reflects the relatively high property prices in Westmead South compared to other centres. The analysis also indicates that development at similar densities to what is currently permitted is likely to be feasible, or close to feasible capacity that it may become more feasible over future market cycles.

Many sites zoned in the R2 Low Density Residential zone can be developed under existing planning controls, however most of these are owned by the LAHC. There is remaining medium density in the R3 Medium Density Residential zone, and high density around the Great Western Highway. There is also a substantial amount of sites available in the R4 High Density Residential zone on the other side of the Great Western Highway in Mays Hill.

These current conditions illustrate that if planning controls were to remain the same and not change in Westmead South, this area on both sides of the Great Western Highway is a potential area for a high-density housing precinct in the area. In addition, the R3 zone in Westmead currently has an FSR control of 0.7:1, while the FSR in the B6 Enterprise Corridor zone which permits shop-top housing varies from 1.2:1 to 2.2:1. Feasible capacity in Westmead is anticipated to improve because of increased amenity and transport connectivity as a result of currently proposed government investment.

## 4.4.2 Current housing diversity provisions

The Cumberland Local Environmental Plan (LEP) 2021 allows for a range of housing options within zones that support housing development. Table 4.8 summarises the provisions applicable and relevant to residential land uses in Westmead South pursuant to the Cumberland LEP 2021.

**Table 4.8** Permissible land uses – Cumberland LEP 2021

Zone	Zone specific objectives	Permissible residential uses
R2 Low Density Residential	<ul style="list-style-type: none"> <li>– To provide for the housing needs of the community within a low-density residential environment</li> <li>– To enable other land uses that provide facilities or services to meet the day to day needs of residents</li> </ul>	<ul style="list-style-type: none"> <li>– group homes</li> <li>– seniors housing</li> <li>– semi-detached dwellings</li> <li>– dual occupancies</li> </ul>

Zone	Zone specific objectives	Permissible residential uses
	<ul style="list-style-type: none"> <li>– To encourage residential development that maintains the amenity of the surrounding area</li> <li>– To ensure that non-residential land uses are located in a setting that minimised the impacts on the amenity of a low-density residential environment</li> </ul>	<ul style="list-style-type: none"> <li>– dwelling houses</li> </ul>
R3 Medium Density Residential	<ul style="list-style-type: none"> <li>– To provide for the housing needs of the community within a medium density residential environment</li> <li>– To provide a variety of housing types within a medium density residential environment</li> </ul>	<ul style="list-style-type: none"> <li>– attached dwellings</li> <li>– dual occupancies</li> <li>– dwelling houses</li> <li>– group homes</li> <li>– multi-dwelling housing</li> <li>– semi-detached dwellings</li> <li>– seniors housing</li> </ul>
R4 High Density Residential	<ul style="list-style-type: none"> <li>– To provide for the housing needs of the community within a high-density residential environment</li> <li>– To provide a variety of housing types within a high-density residential environment</li> </ul>	<ul style="list-style-type: none"> <li>– attached dwellings</li> <li>– multi-dwelling housing</li> <li>– residential flat buildings</li> <li>– seniors housing</li> <li>– shop top housing</li> </ul>
B1 Neighbourhood Centre	<ul style="list-style-type: none"> <li>– To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood</li> </ul>	<ul style="list-style-type: none"> <li>– group homes</li> <li>– seniors housing</li> <li>– shop top housing</li> </ul>
B2 Local Centre	<ul style="list-style-type: none"> <li>– To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area</li> <li>– To encourage employment opportunities in accessible locations</li> <li>– To maximise public transport patronage and encourage walking and cycling</li> </ul>	<ul style="list-style-type: none"> <li>– group homes</li> <li>– seniors housing</li> <li>– shop top housing</li> </ul>
B4 Mixed Use	<ul style="list-style-type: none"> <li>– To provide a mixture of compatible land uses</li> <li>– To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling</li> </ul>	<ul style="list-style-type: none"> <li>– seniors housing</li> <li>– serviced apartments</li> <li>– shop top housing</li> </ul>

**Note:** The Department of Planning and Environment introduced the Employment Zones Reform to provide clarity around their application, increase flexibility around land uses and support the delivery of strategic plans. The changes listed in Table 4.9 will take effect and amend the Cumberland Local Environmental Plan (LEP) 2021 from 1 December 2022.

**Table 4.9** Employment zone reform changes to the Cumberland LEP 2021

New employment zone	Current business zone pursuant to Cumberland LEP 2021	Zone Specific objectives	Permissible residential uses
E1 Local Centre	B1 Neighbourhood Centre B2 Local Centre	<ul style="list-style-type: none"> <li>– To provide a range of retail, business and community uses that serve the needs of people who live, work or visit the area.</li> <li>– To encourage investment in local commercial development that generates employment opportunities and economic growth.</li> <li>– To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.</li> <li>– To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.</li> </ul>	<ul style="list-style-type: none"> <li>– group homes</li> <li>– seniors housing</li> <li>– shop top housing</li> </ul>

New employment zone	Current business zone pursuant to Cumberland LEP 2021	Zone Specific objectives	Permissible residential uses
		<ul style="list-style-type: none"> <li>– To promote active street frontages on the ground floor of buildings that attract pedestrian traffic to facilitate active and vibrant centres with inviting public domain areas.</li> </ul>	
MU1 Mixed Use	B4 Mixed Use	<ul style="list-style-type: none"> <li>– To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.</li> <li>– To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.</li> <li>– To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> <li>– To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.</li> </ul>	<ul style="list-style-type: none"> <li>– seniors housing</li> <li>– serviced apartments</li> <li>– shop top housing</li> </ul>

To accommodate housing diversity and affordability within a preferred scenario as discussed in the Westmead South Land Use Capability Study 2021, consideration is required of the current and proposed housing typologies, and the opportunities and constraints to enable Council to meet projected population and housing forecasts.



### 4.4.3 Relevant housing strategies

To support the development of diverse and affordable housing the following strategies are key to achieving a range of dwelling types to accommodate the needs of the current population and socio-economic status.

#### 4.4.3.1 State Environmental Planning Policy (Housing) 2021

The State Environmental Planning Policy (Housing) 2021 commenced November 2021 and consolidates the below former housing-related policies:

- State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP)
- State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 (Seniors SEPP)
- State Environmental Planning Policy No 70 - Affordable Housing (Revised Schemes) (SEPP 70)
- State Environmental Planning Policy No 21 - Caravan Parks
- State Environmental Planning Policy No 36 - Manufactured Home Estates

The Housing SEPP aims to deliver more affordable and diverse forms of housing, including co-living housing and independent living units.

##### ***Affordable Housing***

The affordable housing provisions in Chapter 2 of the Housing SEPP are targeted at addressing housing inequality among the following sub-categories:

- in-fill affordable housing
- boarding houses
- boarding houses – Land and Housing Corporation
- supportive accommodation
- residential flat buildings – social housing providers, public authorities and joint ventures.

For affordable housing, the Housing SEPP provides that:

- affordable housing component for in-fill housing must be used for affordable housing for 15 years
- no boarding houses are permitted within R2 zoning except where they are located in an accessible area of Greater Sydney or within 400 metres walking distance of land with B2 or B4 zoning elsewhere

##### ***Diverse Housing***

Provisions in Chapter 3 of the Housing SEPP are targeted at encouraging the development of a greater diversity of housing types, categorised as follows:

- secondary dwellings
- group homes
- co-living housing
- seniors housing.

The Housing SEPP also provides for:

- Maximum floor area of 60m<sup>2</sup> for secondary dwellings, excluding an attached ancillary structure, unless another environmental planning instrument allows otherwise.

##### ***Housing for seniors and people with a disability***

Provisions of Chapter 3, Part 4 of the Housing SEPP are targeted towards providing build to rent (BTR) housing, co-living housing and independent living units for seniors and people with a disability. Development standards to which this part applies allow for the provision of:

- A site area of development of at least 1,000m<sup>2</sup>.
- An additional 15% of the maximum permissible floor space ratio if the additional FSR is used only for the purpose of independent living units.
- An additional 20% of the maximum permissible FSR if the FSR is used only for the purpose of residential care facility.

- additional 25% of the maximum permissible FSR if the additional FSR is used only for the purposes of independent living units or a residential care facility.

The provisions of the SEPP for housing for seniors and people with a disability also takes into account adequate access to facilities and services and suitable access pathways, in addition to design principles regarding crime prevention, amenity and accessibility.

#### **4.4.3.2 Cumberland Local Environmental Plan 2021**

The Cumberland Local Environmental Plan (LEP) 2021 came into effect on 5 November 2021 and provides a unified set of controls that effectively replaces the following three LEPs that applied to the Cumberland Local Government Area (LGA):

- Auburn LEP 2010
- Parramatta LEP 2011
- Holroyd LEP 2013

The Cumberland LEP harmonises the three above LEPs applying to Cumberland City with an aim of creating a consolidated and clear planning framework to enable a consistent approach to land use planning in order for the LGA to achieve its planning and development objectives. Amongst the amendments, the provision of housing throughout the LGA and consolidating a harmonious and cohesive zoning framework that establishes the permissibility of residential development was amongst the key considerations.

This is of particular significance when considering the objectives of the Cumberland LSPS and Employment and Innovation Lands Strategy where the continued increase in residential development may risk the potential loss of employment generating land uses. The R2 Low Density Residential zone currently comprises 41.9% of the Cumberland LGA's land zoning whilst R4 High Density Residential forms the smallest component of the residential zones at around 4.6% of the LGAs land.

In relation to housing supply, the following refinement to planning controls under mixed use and business zones were made following the considerations of the 2020 Draft Cumberland LEP Proposal with an aim to increase potential dwelling supply at key centres, strategic corridors and strategic precincts.

##### **Zone B4 Mixed Use**

To provide a mixture of compatible land uses and integrate suitable business, office, residential, retail and other development in accessible locations as to maximise public transport patronage and encourage active transport. The B4 zone permits, with consent, boarding houses, seniors housing, serviced apartments, and shop top housing

##### **Zone B1 Neighbourhood Centre**

To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. The B1 zone permits, with consent, boarding houses, group homes, seniors housing and shop top housing.

##### **Zone B2 Local Centre**

To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area, to encourage employment opportunities in accessible locations and to maximise public transport patronage and encourage walking and cycling. The B2 zone permits, with consent, boarding houses, group homes, seniors housing and shop top housing.

### **Housing provisions**

The following principal development standards apply, relevant to residential development within the Cumberland LGA to provide a consistent lot size for differing dwelling types, ensure that land is not fragmented by subdivisions that would create additional dwelling entitlements and balance planned growth in centres to retain the character of suburbs.

#### **Minimum lot area for low and medium density dual occupancy housing**

Exceptions to minimum subdivision of lot sizes for certain residential development is provided in the LEP with an objective to encourage housing diversity without adversely impacting on residential amenity. Section 4.14A of the

LEP requires that the minimum subdivision of lot sizes must not be granted to create a lot of size that is less than the minimum shown on the Lot Size Map in relation to the land unless:

- 4.1A (2)(a) The subdivision is for the purposes of dual occupancies or semi-detached dwellings.

In addition, clause 4.1B applies to development for the purposes of dual occupancies and semi-detached dwellings in the R2 Low Density Residential and R3 Medium Density zones.

Under this clause, development must not be granted unless the area of the lot is equal to or greater than 550 square metres. This approach is generally consistent with a provision in the former Parramatta LEP and is intended to mitigate any unintended implications of the State Government's Low Rise Housing Diversity Code on the amenity of low and medium density residential zones, and on the capacity of local infrastructure.

#### **Development near zone boundaries**

This clause provides flexibility to allow a use that is permitted on one side of a zone boundary to occur on the immediate other side if this would enable a more logical and appropriate development of the site, provided that it is compatible with the objectives of both zones.

The LEP has included this clause under section 5.3 to apply to land that is within 20 m of a boundary between any two zones, consistent with the former Auburn LEP approach. This permits flexibility to offset the limitations of broad LGA/Precinct-scale zone mapping, or to address changes in development needs and/or market conditions over time.

#### **4.4.3.3 Low Rise Housing Diversity Code and Design Guide**

The Low-Rise Housing Diversity Code (the Code) and the Low Rise Housing Diversity Design Guide (the Design Guide) encourage a diverse range of housing to be built in NSW across all LGAs and ensure that amenity, privacy, and design is considered and incorporated into developments standards, as well as ensuring a consistent approach to good design.

Under development applications (DA), the Design Guide assists councils when assessing manor houses and terraces as a DA until they develop their Development Control Plans (DCP) and provides councils with the best practice controls and design standards to ensure developments are well designed and fit into the local character of the area. The Code includes a requirement to prepare a Design Verification Statement to ensure and promote good design outcomes. The Design Verification Statement must be prepared by a qualified designer (registered architect) or building designer accredited with the Building Designers Association of Australia. The Code is included in the *State Environmental Policy (Exempt and Complying Development Codes) 2008* and permits a diverse range of housing types to be approved as complying development including dual occupancies, manor houses and terraces.

Under complying development these housing types will only be permitted in R1, R2, R3 and RU5 zones where councils already allow them under their Local Environmental Plan (LEP). In doing this, the Code provides for housing types that are an alternative to traditional freestanding houses and apartments. It increases the diversity of housing available giving people choice and catering for changing demographics as well as improving housing affordability by providing smaller homes on smaller lots that still provide the amenities of a single dwelling, and private open space for terraces, dual occupancies, and manor houses. Complying Development is a fast-track approval pathway for straight forward residential, commercial, and industrial development. If the application complies with all of the relevant requirements in the *State Environmental Policy (Exempt and Complying Development Codes) 2008*, it can be approved by a council or a registered certifier within 20 days.

The Low Rise Housing Diversity Design Guide for complying development aims to improve design by addressing key considerations, including layout, landscaping, private open space, light, natural ventilation and privacy.

#### **Controls established under the Code**



The Code establishes the controls for each development type in the form of development standards that a proposal must meet to be assessed as complying development. Under the Code, the development must meet the minimum lot size requirements under the relevant council LEP as follows:

- for a dual occupancy, the size of the lot being developed must meet the minimum lot size requirement to build a dual occupancy under the relevant council LEP. If the LEP does not specify a minimum lot size, then the Code applies a minimum 400m<sup>2</sup> lot size

- for manor houses, the size of the lot being developed must meet the minimum lot size requirements to build a manor house under the relevant council LEP. If the LEP does not specify a minimum lot size, then the Code applies a minimum 600m<sup>2</sup> lot size.
- for terraces, the size of the lot being developed must meet the minimum lot size requirements to build multi-dwelling housing under the relevant council LEP. If the LEP does not specify a minimum lot size, then the Code applies a minimum 600m<sup>2</sup> lot size.

These controls are framed by a set of nine design principles that establish the objectives and design criteria of the Code and Design Guide. The principles are listed as follows, with key features and benefits of the Code detailed in Figure 4.17:

- Context and neighbourhood character
- Built form and scale
- Density
- Sustainability
- Landscape
- Amenity
- Safety
- Housing diversity and social interaction
- Aesthetics

 <b>Encourage good quality design</b>  The <b>Design Guide</b> provides practical guidance to promote <b>good quality, well-designed</b> and <b>sustainable</b> homes that respond appropriately to the character of the area, landscape setting and surrounding built form.	 <b>Promote housing choice and diversity</b>  The <b>Code</b> promotes <b>housing diversity</b> by providing a variety of housing types as <b>complying development</b> . Terraces, manor houses and dual occupancies offer an alternative to freestanding homes and apartments, allowing for greater <b>choice</b> .
 <b>Increase in housing supply</b>  The <b>Code</b> will facilitate faster housing supply through a <b>fast-tracked complying development process</b> . This will allow the NSW Government and councils to meet their housing targets to accommodate our rapidly growing population.	 <b>Create liveable and desirable communities</b>  The <b>Code</b> will promote more liveable and desirable communities through <b>good building design</b> . It highlights the importance of <b>private open space and vegetation</b> as essential features for future homes.

**Figure 4.17** *Design principles* (Source: Low Rise Housing Diversity Code and Design Guide)

#### 4.4.3.4 Community Housing Providers Direct Dealing Policy

In 2020, NSW LAHC announced new direct dealing policies to provide a streamlined and transparent pathway for Community Housing Providers (CHP) to put proposals directly to LAHC that contribute to growing social and affordable housing. The policy sets out pathways, objectives, and decision-making principles for direct dealing (exclusive dealing) between LAHC and CHPs on proposals for acquisition or redevelopment of LAHC property. It also addresses the opportunity for LAHC to invest in CHP developments, which increase the supply (directly or indirectly) of social housing and could also deliver affordable and other types of housing.

The policy was updated in June 2022 and facilitates a wide range of proposals that can be considered, with more flexibility in the types of projects and commercial arrangements. Under the policy:

- Partnership proposals can be considered with experienced Tier 1 and Tier 2 CHP developers leasing LAHC properties – where proposals can include recycling, renewing or redeveloping the leased properties and the LAHC investment value (which usually comprises land) is no more than \$25 million
- Small scale partnership proposals can be considered with any registered CHP – where proposals involve LAHC selling, acquiring or contributing to the development projects and the LAHC investment value is not more than \$10 million.

#### 4.4.3.5 NSW Land and Housing Corporation Portfolio Strategy 2020

The NSW LAHC Portfolio Strategy presents a 20-year vision for housing vulnerable people and families in better quality modern homes and improving LAHC's financial sustainability as a self-funded housing provider.

The following are the key areas of focus within the strategy:

- **Funding:** developing a funded ten-year housing target and a pipeline of new homes. Generating alternate funding to accelerate new social housing by:
  - Increasing LAHC broker role in developing new homes
  - Developing new financing partnerships
  - Building market/private homes to rent or sell to fund more new social housing
- **Flexibility:** improving the flexibility of LAHC portfolio so it better meets demand and is easier to manage including:
  - Having fewer homes on super lots and estates
  - Building more homes with 1 or 2 bedrooms for seniors, and with better design and accessibility
  - Building more medium density housing such as terraces, town houses, manor houses, dual occupancies and villas
  - Reducing the average age of LAHC portfolio and increasing the volume of fit-for-purpose homes to improve capacity to better manage under-occupancy and over crowding
- **Partnership:** working more with industry stakeholders to deliver more cost effective and efficient homes and generate more jobs and opportunities.
  - Partnering more with the Aboriginal Housing Office (AHO) and the community housing sector – so collectively LAHC can better meet current and future housing demand.
  - Leverage and make best use of LAHC land, the homes on LAHC land and other government land
- **Decisions:** improving decision making by using local area strategies and portfolio analysis to inform LAHC decisions and in assessing the impacts of decisions on portfolio value.

The Portfolio strategy outcomes and represented in Figure 4.18 below.



Figure 4.18 LAHC Portfolio strategy outcomes

(Source: LAHC 2020)

## 4.5 Challenges, opportunities, and risks

### Social and cultural

Challenge	Opportunity	Risk
<ul style="list-style-type: none"> <li>Access to public and active transport networks</li> </ul>	<p><b>Connected communities</b> Increase and promote active transport and public transport that supports walking, cycling and public transport movements between destinations.</p>	<ul style="list-style-type: none"> <li>A lack of public active and public transport connections may isolate vulnerable groups in the community such as the elderly, young and those who experience a disability</li> </ul>
<ul style="list-style-type: none"> <li>Increased demand on social infrastructure</li> </ul>	<p><b>Supportive social infrastructure</b> Provide an integrated approach to social infrastructure within Westmead South and the wider regional area that includes healthcare, education, supermarkets, public open spaces and other community and cultural facilities.</p>	<ul style="list-style-type: none"> <li>Land use</li> <li>Social inequality</li> <li>Diminished sense of identity and belonging for culturally diverse communities</li> </ul>
<ul style="list-style-type: none"> <li>Integrating Aboriginal and European heritage into the urban fabric.</li> </ul>	<p><b>Heritage conservation</b> Retain, preserve and enhance existing heritage items and conservation areas through the integration of both Aboriginal and European heritage.</p>	<ul style="list-style-type: none"> <li>Challenges in future redevelopment opportunities</li> <li>Proposed heritage items and conservation areas</li> </ul>
<ul style="list-style-type: none"> <li>Supply of appropriate housing typology to meet the needs of the existing and future community</li> <li>Increasing cultural diversity</li> </ul>	<p><b>Ageing communities</b> Opportunity to provide culturally specific aged care residences through community providers. Development of vertical aged care facilities.</p>	<ul style="list-style-type: none"> <li>Social inequality</li> </ul>
<ul style="list-style-type: none"> <li>Access to high quality open space</li> <li>Challenges in achieving after hours activation</li> </ul>	<p><b>Quality open space</b> Create a network of green open space and urban tree canopy cover to ensure that everyone can get there, play and stay.</p>	<ul style="list-style-type: none"> <li>Diminished sense of safety</li> <li>Poor quality urban design, enabling crime and undesirable behaviour</li> <li>Increase urban heat island effect and heat vulnerability</li> </ul>



## Local empowerment

Challenge	Opportunity	Risk
<ul style="list-style-type: none"> <li>Access to public and active transport networks</li> </ul>	<p><b>Connected communities</b> Increase and promote active transport and public transport that supports walking, cycling and public transport movements between destinations.</p>	<ul style="list-style-type: none"> <li>Cost burden for finding alternative transport.</li> <li>A lack of public active and public transport connections may isolate vulnerable groups in the community such as the elderly, young and those who experience a disability</li> </ul>
<ul style="list-style-type: none"> <li>Provision of key worker housing to support adjacent health and education precincts</li> </ul>	<p><b>Housing diversity</b> Improved lifestyle for residents to live close to where they work and study. To provide a diversity of housing in new developments in the future.</p>	<ul style="list-style-type: none"> <li>Strata owned land and buildings may limit redevelopment in key areas.</li> <li>Increased demand and cost of housing.</li> </ul>
<ul style="list-style-type: none"> <li>High traffic corridors</li> <li>Redevelopment of strata subdivided apartment blocks</li> <li>Supply of suitable housing typology to meet community needs and demands</li> </ul>	<p><b>Quality urban design</b> Opportunity to provide a range of property sizes and housing typologies to allow for effective redevelopment and housing choice for the existing and future community.</p>	<ul style="list-style-type: none"> <li>Increased demand and cost of housing.</li> <li>Difficulty of mitigating traffic implication on amenity.</li> <li>Difficulty of amalgamating existing residential sites for future use.</li> </ul>
<ul style="list-style-type: none"> <li>Increased demand on social infrastructure</li> </ul>	<p><b>Supportive social infrastructure</b> Provide an integrated approach to social infrastructure throughout Westmead South and the wider regional area that includes healthcare, education, supermarkets, public open spaces and other community and cultural facilities.</p>	<ul style="list-style-type: none"> <li>Social inequality</li> <li>Diminished sense of identity and belonging for culturally diverse communities.</li> </ul>
<ul style="list-style-type: none"> <li>Economic inequality</li> <li>Enabling economic opportunities for local businesses.</li> </ul>	<p><b>Diversity of local economy</b> Provide access to a range of jobs that support the local area that are able to adapt to economic and social changes</p>	<ul style="list-style-type: none"> <li>Lack of opportunities for small business and local retail.</li> </ul>

## Health and wellbeing

Challenge	Opportunity	Risk
<ul style="list-style-type: none"> <li>• Access active transport networks.</li> <li>• Safe access to a network of footpaths that are compliant for all abilities to access.</li> </ul>	<b>Active lifestyles</b> Increase and promote active transport throughout Westmead South through the inclusion of safe, accessible and connected cycle lanes and shared paths.	<ul style="list-style-type: none"> <li>• Increase in demand for health services.</li> <li>• Increase in car ownership, use, and dependency.</li> <li>• Safety concerns</li> </ul>
<ul style="list-style-type: none"> <li>• Adequate access to high quality parks and open space for passive and active sport and recreation.</li> <li>• Existing road network making street planting in some areas difficult.</li> </ul>	<b>Quality open space</b> Create a network of green open space and urban tree canopy cover to ensure that everyone can get there, play and stay.	<ul style="list-style-type: none"> <li>• Current and future land uses</li> <li>• Future housing development and increases in density creating overshadowing of existing and future open spaces.</li> <li>• Increase urban heat island effect and heat vulnerability</li> </ul>
<ul style="list-style-type: none"> <li>• Adequate access</li> </ul>	<b>Community wellbeing</b> Create spaces and places that enables residents to make healthy choices.	<ul style="list-style-type: none"> <li>• Social inequity</li> </ul>
<ul style="list-style-type: none"> <li>• Health inequality</li> <li>• Adequate access</li> <li>• Existing and future demand</li> </ul>	<b>Healthy food</b> Ensure people have access to quality, local, healthy and culturally appropriate food through the inclusion of community gardens and a variety of food retail outlets (e.g., supermarkets) within close proximity to their homes or place of work	<ul style="list-style-type: none"> <li>• Social inequity</li> <li>• Increase in demand for health services.</li> </ul>

## Amenity and infrastructure

Challenge	Opportunity	Risk
<ul style="list-style-type: none"> <li>Access to public and active transport networks</li> </ul>	<p><b>Connected communities</b> Increase and promote active and public transport that is accessible and supports connections to key social infrastructure within the community.</p>	<ul style="list-style-type: none"> <li>A lack of public active and public transport connections may isolate vulnerable groups in the community such as the elderly, young and those who experience a disability</li> </ul>
<ul style="list-style-type: none"> <li>Supply of suitable housing for students and single professionals.</li> <li>Supply of housing typology to meet community needs and demands including multi-generational housing.</li> <li>Provision of key worker housing to support the adjacent health and education precincts.</li> </ul>	<p><b>Diverse and affordable housing</b> Provide a diversity of housing in new developments in the future, including retaining some existing low density houses.</p>	<ul style="list-style-type: none"> <li>Strata owned land and buildings may limit redevelopment in key areas.</li> <li>Increasing demand and costs of housing</li> </ul>
<ul style="list-style-type: none"> <li>Growing number of aged care residences and demand for ageing in place and culturally appropriate residences</li> </ul>	<p><b>Ageing communities</b> Opportunity for culturally specific aged care provided by cultural communities. Development of vertical aged care facilities.</p>	<ul style="list-style-type: none"> <li>Increasing ageing population</li> <li>Increase in diversity may impact upon local character</li> <li>Diminished sense of identity and belonging for culturally diverse groups</li> </ul>
<ul style="list-style-type: none"> <li>Access to community and cultural facilities in Westmead South</li> </ul>	<p><b>Supportive social infrastructure</b> Provide an integrated approach to social infrastructure throughout Westmead South and the wider regional area that includes healthcare, education, supermarkets, public open spaces and other community and cultural facilities.</p>	<ul style="list-style-type: none"> <li>Timing of new facilities to meet growth</li> <li>Social inequality</li> </ul>
<ul style="list-style-type: none"> <li>Provision of quality open space</li> <li>Heat-absorbing landscapes</li> <li>Increasing housing density</li> </ul>	<p><b>Quality open space</b> Create a network of green open space where people can get there, play and stay. Collaborate with Parramatta City Council to improve access to neighbouring facilities to Westmead South.</p>	<ul style="list-style-type: none"> <li>Inequitable access to open space</li> <li>Increase urban heat island effect and heat vulnerability</li> <li>Increased flood prone areas</li> </ul>
<ul style="list-style-type: none"> <li>Redevelopment of the St Barnabas Anglican Church site</li> <li>Implementing community and cultural facilities into the Oakes Centre</li> </ul>	<p><b>Heritage conservation</b> Retain, preserve and enhance existing and future heritage items and conservation areas through the integration of both Aboriginal and European heritage.</p>	<ul style="list-style-type: none"> <li>Proposed heritage items and conservation areas</li> </ul>

## 4.6 Consultation outcomes

This section presents a summary of the key points identified by stakeholders consulted by GHD in September 2022. Table 4.10 presents a summary of stakeholders consulted and an overview of the consultation activities.

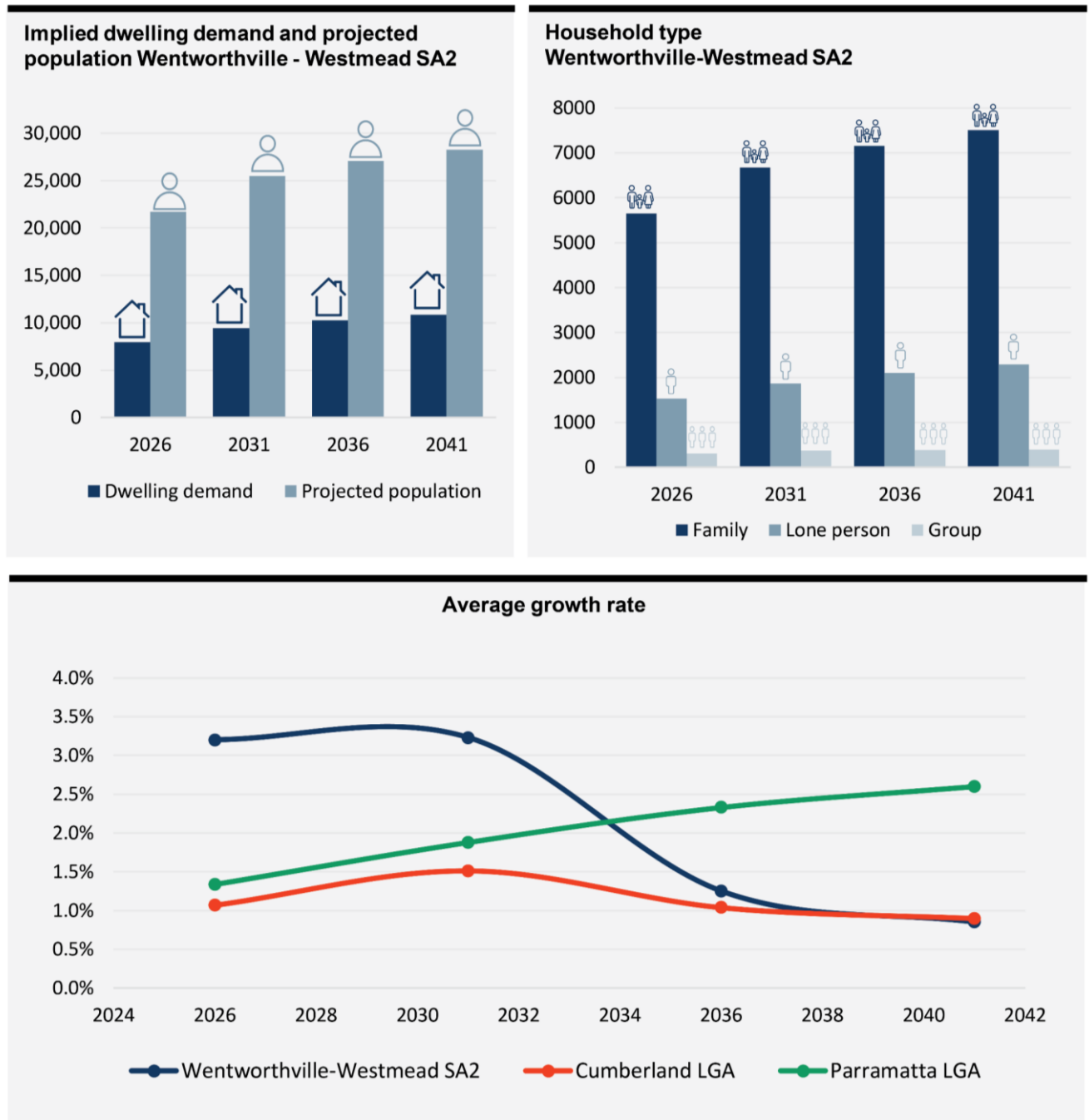
**Table 4.10** Summary of consultation activities

Stakeholder consulted	Overview of consultation activity
City of Parramatta	GHD met with and received written feedback from representatives of the City of Parramatta in September 2022. Discussions included demand and supply for schools, housing, outdoor space, and social infrastructure needs being met within the private sphere. It was suggested to use a demographic lens to consider housing and social infrastructure was to identify culturally specific needs. It was suggested that this would highlight the unmet demand for larger (3 or more bedroom) housing to accommodate multi-generational homes, and demand for appropriate places for children to study outside of school and home. It was also noted that Westmead Public School was over capacity and was expected to continue to be a popular choice into the future.
Schools Infrastructure NSW	GHD met with and received written feedback from representatives of Schools Infrastructure NSW in September 2022. Discussions included the demand and capacity of the existing school within Westmead South, proposed new public primary school for Westmead, upgrades to surrounding schools, and open space and active recreation requirements.
NSW Health	GHD received written feedback from a representative of NSW Health in September 2022. An emphasis on healthy outcomes and active lifestyles was highlighted through increasing public and active transport networks, improving access to high quality open space, increasing tree canopy, integrating Aboriginal heritage into urban design and the supply of appropriate affordable housing.
Fire and Rescue NSW	GHD met with and received written feedback from a representative of Fire and Rescue NSW in September 2022. Discussions included currently planned upgrades to surrounding fire stations and plans to upgrade the Merrylands fire station.  Key points included the changing nature of Fire and Rescue NSW operations and services, confirming benchmarks for catchment sizes and response times and ensuring continued collaboration with Council for future planning and provisions of fire and rescue stations.
Office of Sport NSW	GHD met with and received written feedback from a representative of Office of Sport NSW in September 2022. Discussions included current needs identified in Westmead South and Cumberland LGA, trends in formal recreation in the area, quality, size, provisions and location of facilities and potential upgrades to facilities in Westmead South.
NSW Department of Planning Resilience and Urban Sustainability	GHD received written feedback from representative from NSW DPE Resilience and Urban Sustainability team in September 2022. Key points included emphasising green infrastructure especially tree canopy cover including state government targets for increasing tree canopy across Greater Sydney.
Land and Housing Corporation (LAHC)	GHD met with and received feedback from representatives of LAHC in September 2022. Discussions included pathways for collaboration between Council and LAHC to identify potential redevelopment sites in order to facilitate the provision of social and community housing, including mixed tenure, to meet housing needs.  Key points included facilitating mixed tenure through larger urban renewal projects that support a higher number of units, ensuring projects are integrated with the precinct and work towards Council's objectives, and a focus on multi-generational housing that is culturally sensitive.

## 5. Part 2: Needs assessment

### 5.1 Potential future community profile

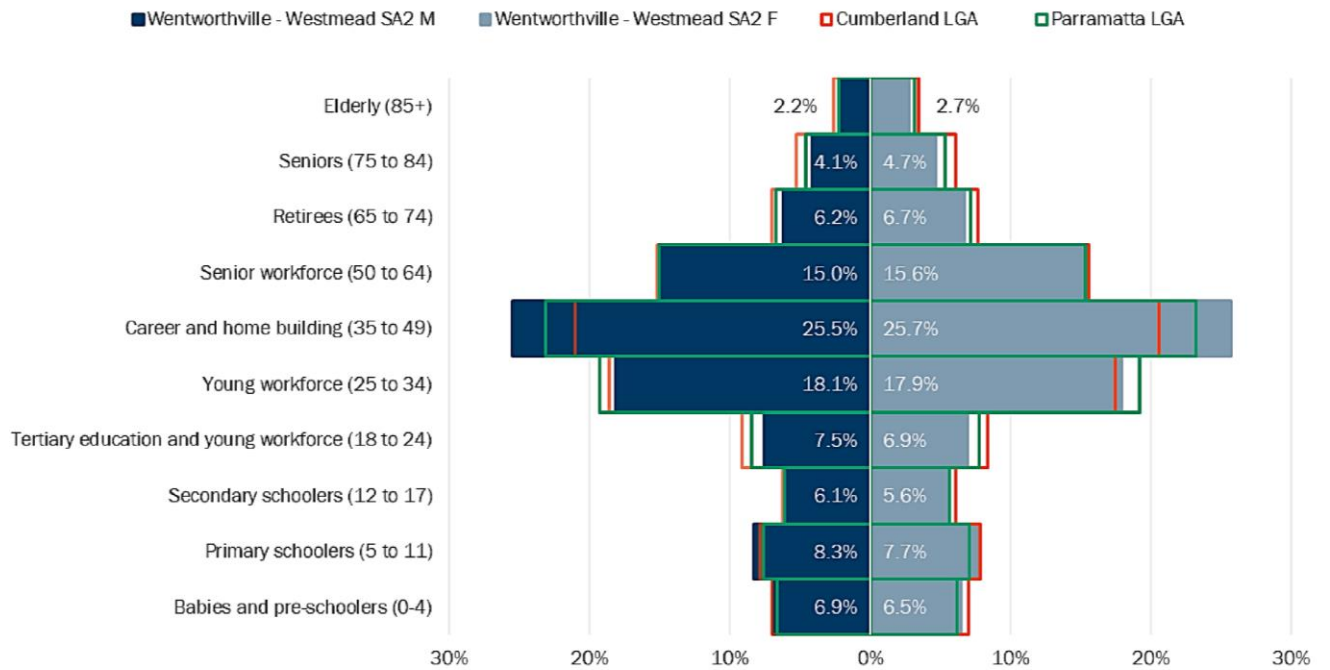
#### 5.1.1 NSW Common Planning Assumptions



### Average household size



### 2041 Age profile by sex for Wentworthville-Westmead SA2, Cumberland LGA and Parramatta LGA





## 5.1.2 Development scenarios

The four growth scenarios considered to inform future social infrastructure and housing needs include:

- **Base case** – no changes to existing planning controls
- **Lower density** – minimal new development, with a greater focus on medium density dwellings.
- **Mixed density** – a mix of medium and high density development.
- **High density** – a focus on high density apartments and targeted renewal of existing strata apartments.

As outlined in section 2.5.2, the feasible dwelling capacity for each scenario (Table 5.1) have informed potential future populations (Table 5.3). While these potential future populations have been based on assumptions in alignment with the NSW Common Planning Assumptions for 2041 (presented in section 5.1.1) they are not intended to be population projections, but rather indicate potential future population capacity .

**Table 5.1** Feasible Dwelling Capacity – by development scenario

	SGS Consulting Scenarios			
	Base case	Lower density	Mixed density	High density
<b>Westmead South Feasible Additional Dwelling Capacity</b>	<b>1,317</b>	<b>4,881</b>	<b>7,094</b>	<b>10,484</b>
<b>Sub-Precincts Feasible Dwelling Capacity</b>				
Metro block and Hawkesbury Road	59	1,257	1,563	1,635
Austral Ave to Alexandra Avenue	9	854	905	1,238
Hassall Street	48	48	48	48
Parramatta Park	23	23	23	2,077
Heritage	198	296	367	496
Sydney Smith Park	312	1,183	1,676	1,659
Houison Street to Good Street	79	432	657	912
Amos Street	589	788	1,855	2,419

**Table 5.2** Feasible additional population – by development scenario

	SGS Consulting Scenarios			
	Base case	Lower density	Mixed density	High density
<b>Westmead South Feasible Additional Population</b>	<b>3,225</b>	<b>11,953</b>	<b>17,372</b>	<b>25,673</b>
<b>Sub-Precincts Feasible Additional Population</b>				
Metro block and Hawkesbury Road	144	3,078	3,827	4,004
Austral Ave to Alexandra Avenue	22	2,091	2,216	3,032
Hassall Street	118	118	118	118
Parramatta Park	56	56	56	5,086
Heritage	485	725	899	1,215
Sydney Smith Park	764	2,897	4,104	4,063
Houison Street to Good Street	193	1,058	1,609	2,233
Amos Street	1,442	1,930	4,543	5,924

**Table 5.3**      *Potential future population – by development scenario*

	SGS Consulting Scenarios			
	Base case	Lower density	Mixed density	High density
<b>Westmead South potential population capacity</b>	<b>12,109</b>	<b>20,837</b>	<b>26,256</b>	<b>34,557</b>
<b>Potential age breakdowns by service age group</b>				
Babies and pre-schoolers (0-4)	812	1,398	1,761	2,318
Primary schoolers (5 to 11)	970	1,670	2,104	2,769
Secondary schoolers (12 to 17)	708	1,218	1,535	2,020
Tertiary education & young workforce (18 to 24)	872	1,501	1,891	2,489
Young workforce (25 to 34)	2,180	3,751	4,727	6,221
Career and home building (35 to 49)	3,101	5,336	6,724	8,850
Senior workforce (50 to 64)	1,852	3,187	4,016	5,286
Retirees (65 to 74)	781	1,344	1,694	2,230
Seniors (75 to 84)	533	917	1,156	1,521
Elderly (85+)	299	514	648	852

### 5.1.3 Potential future community profile key findings

The key findings from the community profile are outlined as follows:

- A consistent proportion of school aged children between 2021 and 2041 indicates a steady increase in demand for education facilities as the general population increases over time.
- An anticipated increase in people aged over 65 years indicates a likely increase in demand for accessible social infrastructure such as health care facilities and adequate aged care provision.
- An increase in culturally and linguistically diverse people between 2016 and 2021 (see Appendix A) indicates a likely trend of increasing population of CALD communities in the future. Social infrastructure plays a key role in assisting CALD community members to adapt to living in Australia and will be important for future planning considerations.
- An increase in Aboriginal and Torres Strait Islander populations between 2016 and 2021 (see Appendix A) indicates a potential need for culturally appropriate social infrastructure that supports, encourages and promotes cultural and heritage significance.
- Anticipated decreases in average household sizes, indicating a likely higher proportion of couple or lone person households indicates a likely increase in demand for facilities and services which facilitate community connections such as community centres and sport and recreation.
- Proposed density increases indicate a likely increased demand for high quality, easily accessible, large parks and open space areas.

## 5.2 Social infrastructure needs assessment

**This section outlines the needs assessment for each social infrastructure type for Westmead South based on the four indicators of need – comparative need, existing need, demographic need and identifies need, as described in section 2.5.**

Planning for each social infrastructure type depends on the service model of delivery. For some social infrastructure types, it is determined based on a per capita rate, for example community facilities, while other facilities are planned based on a catchment, for example ambulance facilities require a 10-minute call out time. This needs assessment is informed by the provision framework provided in Appendix C, which outlines requirements for each social infrastructure type, distribution considerations, benchmarks and rates of provision, as well as spatial requirements.

Table 5.4 outlines the Westmead South needs assessment, considering all five growth scenarios and the four indicators of need for each social infrastructure type to inform the recommendation discussed in section 6. It will be critical for social infrastructure to accommodate the needs of the existing and future community.

Table 5.4 Social infrastructure needs assessment

Facility type	Comparative need (Rate of Provision/Benchmark)	Existing need (Current capacity)	Demographic need (Future demand)	Identified need (Stakeholder demand)
Education				
Primary (K-6)	<p>GHD's strategic assessment has adopted the assumption that 70% of all children aged 5-11 years within a catchment may attend a government primary school. This assumption is based on the whole of Greater Metropolitan Sydney average attendance of students at government schools.</p> <p>Actual attendance at government primary schools within Westmead South may be higher or lower than 70%. Specific assessment and future planning for schools in Westmead South will be undertaken by SINSW.</p> <p>Department of Education (DoE)'s School Assets Strategic Plan guidelines for new schools outlines Primary Schools indicatively accommodate up to 1,000 students, typically master planned in stages to meet growth as it occurs.</p>	<p>There are seven government primary schools in the vicinity of Westmead South, with 4,875 students enrolled in 2022. Some schools are operating above their permanent teaching space capacity.</p> <p>Westmead Public School is accommodating 320 students in demountables over its current permanent teaching space capacity.</p> <p>A school's demountables may reflect the historic enrolment of students prior to DoE's enrolment Policy limiting out of area enrolments from 2019 on.</p>	<p><i>Note: The following analysis of potential future demand for education facilities is based on GHD's strategic assessment, assuming 70% of the potential population capacity of children aged 5-11 years (section 5.1.3), and does not reflect the position of SINSW or the Department of Education.</i></p> <p><b>Base case scenario:</b> Based on GHD's strategic assessment there may be demand for approximately 679 places within government primary schools (equivalent to one school).</p> <p><b>Lower density scenario:</b> Based on GHD's strategic assessment there may be demand for approximately 1,169 places within government primary schools (equivalent to two schools).</p> <p><b>Mixed density scenario:</b> Based on GHD's strategic assessment there may be demand for approximately 1,473 places within government primary schools (equivalent to two schools).</p> <p><b>High density scenario:</b> Based on GHD's strategic assessment there may be demand for approximately 1,938 places within government primary schools (equivalent to two schools).</p>	<p>Site visit observations undertaken in June 2022 and anecdotal information provided during consultation (section 4.6) reflects that Westmead Public School is currently accommodating students above its permanent building capacity in demountables, which are used to cater for fluctuating demand.</p> <p>Feedback provided by SINSW indicates the Lower, Mixed and High density scenarios are anticipated to require additional school infrastructure to the equivalent of one new primary school. The Base case (no change) is already factored into School Infrastructure NSW enrolment projections.</p> <p>In 2021, School Infrastructure NSW announced the delivery of a new public primary school for Westmead. There is potential to investigate campus opportunities at the Sacred Heart Primary School site once it relocates.</p>

Facility type	Comparative need (Rate of Provision/Benchmark)	Existing need (Current capacity)	Demographic need (Future demand)	Identified need (Stakeholder demand)
Secondary (7-12)	<p>GHD's strategic assessment has adopted the assumption that 60% of all children aged 12-17 years within a catchment may attend a government high school. This assumption is based on the whole of Greater Metropolitan Sydney average attendance of students at government schools.</p> <p>Actual attendance at government high schools within Westmead South may be higher or lower than 60%. Specific assessment and future planning for schools in Westmead South will be undertaken by SINSW.</p> <p>Department of Education (DoE)'s School Assets Strategic Plan guidelines for new schools outlines High Schools indicatively accommodate up to 2,000 students, typically master planned in stages to meet growth as it occurs.</p>	<p>There are six government secondary schools in the vicinity of Westmead South, with 5,972 students enrolled in 2022. (This does not include fully selective schools).</p> <p>Westmead South's designated secondary schools are Pendle Hill High School and Parramatta High School. Pendle Hill HS has permanent capacity to meet current enrolments and its upgrade will assist to accommodate future growth. Parramatta HS has permanent capacity to accommodate the students designated within its intake area but also has out of area enrolments.</p>	<p><i>Note: The following analysis of potential future demand for education facilities is based on GHD's strategic assessment, assuming 60% of the potential population capacity of children aged 12-17 years (section 5.1.3), and does not reflect the position of SINSW or the Department of Education.</i></p> <p><b>Base case scenario:</b> Based on GHD's strategic assessment there may be demand for approximately 425 places within government high schools (equivalent to one school).</p> <p><b>Lower density scenario:</b> Based on GHD's strategic assessment there may be demand for approximately 731 places within government high schools (equivalent to one school).</p> <p><b>Mixed density scenario:</b> Based on GHD's strategic assessment there may be demand for approximately 921 places within government high schools (equivalent to one school).</p> <p><b>High density scenario:</b> Based on GHD's strategic assessment there may be demand for approximately 1,212 places within government high schools (equivalent to one school).</p>	<p>Feedback provided by SINSW indicates the Lower, Mixed and High density scenarios will require additional secondary school teaching spaces; however these are anticipated to be accommodated in announced projects for existing school upgrades and new schools. The Base case (no change) is already factored into School Infrastructure NSW enrolment projections.</p> <p>Upgrades to Pendle Hill High School are currently in progress. An additional 14 teaching spaces and four flexible learning spaces will be provided by late 2022.</p> <p>A new high school within the Rydalmere Education Precinct has been announced. New education facilities would also be investigated within the Westmead Health and Education Precinct.</p>

Facility type	Comparative need (Rate of Provision/Benchmark)	Existing need (Current capacity)	Demographic need (Future demand)	Identified need (Stakeholder demand)
Tertiary (TAFE)	People aged over 15 years. Case-by-case bases.	The existing TAFE NSW campus at Granville currently services Westmead South and is adequate to accommodate future growth.	n/a	n/a
Tertiary (University)	People aged over 17 years. Case-by-case bases.	Western Sydney University has two campuses in Parramatta and one in Westmead. Charles Sturt University also has a campus in Parramatta. These campuses currently service Westmead South and are adequate to accommodate future growth.	n/a	In 2020, a new campus for the University of Sydney was announced to be located in the Westmead Health and Innovation District.
<b>Health</b>				
Public hospital	Provision is determined by NSW Health and their HealthApp tool.	Existing public hospitals located within the major health precinct of Westmead include Westmead Hospital, Westmead Children's Hospital, and Cumberland Hospital. These hospitals are a part of the major health service providers for central and western Sydney (see section 4.3.2). These facilities currently service Westmead South and are adequate to accommodate future growth.	n/a	n/a
Ambulance	Within 10-minute response time of catchment. Provision is determined by NSW Ambulance through their 'Placemaker' tool.	Existing Ambulance stations located in Northmead and Parramatta currently services Westmead South and are adequate to accommodate future growth.	n/a	n/a



Facility type	Comparative need (Rate of Provision/Benchmark)	Existing need (Current capacity)	Demographic need (Future demand)	Identified need (Stakeholder demand)
<b>Emergency service</b>				
Police	Facilities developed in response to a number of factors including crime and offender trends, demographic shifts, changes to the physical environment.	Existing police stations are located in Wentworthville, Granville and Merrylands which currently service Westmead South and are adequate to accommodate future growth.	n/a	Desktop research identifies Parramatta Police Station as currently, temporarily closed while under construction. Once reopened it is expected that this station is also service Westmead South.
Justice (Courts)	Demographic data and five-year averages for criminal trial registrations, and pending trial caseloads to determine future court infrastructure requirements.	While there are no justice services within Westmead South, residents are likely to access local, district and federal courts located in Parramatta.	n/a	n/a
Fire and rescue	Aim to attend incidents in 10 minutes or less.  One permanent (full-time) staffed station generally services a minimum of 25,000 people.	There are currently two existing permanent (full-time) staffed Fire and Rescue stations located in Parramatta and Wentworthville. Additionally, there is a on-call Fire and Rescue station located in Merrylands.	<b>Mixed density scenario:</b> 26,256 people may require one fire station	Consultation with Fire and Rescue NSW indicated increased demand and service requirements across the broader regional area will be met through planned upgrades to Wentworthville Station and potential future upgrades to Parramatta Station.  Fire and Rescue also indicated needs to upgrade/relocate the Merrylands Station to facilitate a transition to a permanent (full-time) staffed Fire and Rescue station.
			<b>High density scenario:</b> 34,557 people may require one fire station	

Facility type	Comparative need (Rate of Provision/Benchmark)	Existing need (Current capacity)	Demographic need (Future demand)	Identified need (Stakeholder demand)
<b>Community and culture</b>				
Community facilities (Local and district)	<ul style="list-style-type: none"> <li>– One local facility per 20,000-30,000 people</li> <li>– One district facility per 30,000-50,000 people</li> </ul>	<p>There are currently two local community facilities (one community centre and one community hall) located within Westmead South.</p> <p>There are no district community facilities located within Westmead South. However, there are district level facilities located nearby in Granville, Guildford, Toongabbie and Wentworthville (see section 4.3.4).</p>	<b>Base case scenario:</b> 12,109 people would generate demand for approximately one local community facility	Consultation with NSW Health indicated that co-locating community facilities with open space, commercial spaces and other social infrastructure can improve health outcomes. Furthermore, the integration of Aboriginal heritage is vital in creating connected and vibrant communities.
			<b>Lower density scenario:</b> 20,837 people would generate demand for approximately one local community facility	
			<b>Mixed density scenario:</b> 26,256 people would generate demand for approximately one local community facility	
			<b>High density scenario:</b> 34,557 people would generate demand for approximately two local community facilities or one district community facility	
Library (Local branch, District and Central)	<ul style="list-style-type: none"> <li>– One local branch library facility for less than 20,000 people</li> <li>– One district library facility per 20,000-50,000 people</li> <li>– One central library facility for more than 100,000 people</li> </ul>	<p>There are no library facilities located within Westmead South. The closest libraries are located in Wentworthville, Parramatta, and Merrylands which are all located within walking distance from their respective train stations (see section 4.3.4).</p>	<b>Lower density scenario:</b> 20,837 people would generate demand for approximately one local branch library	As above
			<b>Mixed density scenario:</b> 26,256 people would generate demand for approximately one local branch library	
			<b>High density scenario:</b> 34,557 people would generate demand for approximately two local branch libraries or one district library	

Facility type	Comparative need (Rate of Provision/Benchmark)	Existing need (Current capacity)	Demographic need (Future demand)	Identified need (Stakeholder demand)
Cultural facility (Local, district and regional)	<ul style="list-style-type: none"> <li>– One local cultural facility per 20,000 people</li> <li>– One district facility per 20,001-50,000 people</li> <li>– One regional facility per 100,000 or more people</li> </ul>	There are currently no cultural facilities located within Westmead South. However, there are a number of cultural facilities including art galleries, museums and theatres located in Parramatta (see section 4.3.4).	<p><b>Lower density scenario:</b> 20,837 people would generate demand for approximately one local cultural facility</p> <p><b>Mixed density scenario:</b> 26,256 people would generate demand for approximately one local cultural facility</p> <p><b>High density scenario:</b> 34,557 people would generate demand for approximately one local cultural facility</p>	As above
<b>Childcare</b>				
Long day care and Preschool care	One place per two children aged 0-4 years	<p>There are currently four private childcare facilities that provide long day care or preschool services within Westmead South. In total, there were 128 approved places in 2022 (see section 4.3.5).</p> <p>There was also an additional 29 private childcare facilities located in the district study area that service Westmead South providing a total of 1,546 approved places in 2022.</p>	<p><b>Base case scenario:</b> 812 children would generate demand for 366 childcare places (equating to approximately seven childcare centres)</p> <p><b>Lower density scenario:</b> 1,398 children would generate demand for 629 childcare places (equating to approximately 13 childcare centres)</p> <p><b>Mixed density scenario:</b> 1,761 children would generate demand for 793 childcare place (equating to approximately 16 childcare centres)</p> <p><b>High density scenario:</b> 2,318 children would generate demand for 1,043 childcare places (equating to approximately 21 childcare centres)</p>	<p>Opportunity to support lower income households, key workers, and overseas immigrants in the area through the provision of a public childcare facility.</p> <p>As part of the NSW Government's Early Years Commitment, the Department of Education is committed to increasing on school site preschool delivery where it works for communities and schools. Note: The figures in this section have not been endorsed by the Department.</p> <p>Consultation with Cumberland City Council indicated they are currently undertaking a review of public childcare throughout the LGA.</p>

Facility type	Comparative need (Rate of Provision/Benchmark)	Existing need (Current capacity)	Demographic need (Future demand)	Identified need (Stakeholder demand)
Out of school hours care (OOSH)	One place per every 5 children aged 5-11 years	There are currently two childcare facilities that provide out of school hours care services within Westmead South. In total, there were 150 approved places in 2022 (see section 4.3.5)	<b>Base case scenario:</b> 178 children would require OOSH care <b>Lower density scenario:</b> 307 children would require OOSH care <b>Mixed density scenario:</b> 387 children would require OOSH care <b>High density scenario:</b> 509 children would require OOSH care	<p>OOSH care is generally provided as a service offering at primary schools under a range of government, non-government or private models. Note: The figures in this section have not been endorsed by the Department of Education.</p> <p>Consultation with Cumberland City Council indicated a general appetite for out of school facilities or additional spaces for children to study.</p>
<b>Aged care</b>				
Residential aged care moderate to high care needs	40 places per 1,000 people aged over 70 years	There is currently one residential aged care facility that caters for moderate to high care needs within Westmead South. In total, there were 120 residential places in 2022 (see section 4.3.6).	<b>Base case scenario:</b> 49 people would require residential aged care for moderate to high care needs <b>Lower density scenario:</b> 84 people would require residential aged care for moderate to high care needs <b>Mixed density scenario:</b> 106 people would require residential aged care for moderate to high care needs <b>High density scenario:</b> 140 people would require residential aged care for moderate to high care needs	<p>Anecdotal evidence provided by Council indicated an increasing demand for more culturally specific aged care facilities and the potential for high density aged care facilities.</p> <p>Consultation with Cumberland City Council indicated a need for additional short-term outpatient care centres for those who may need to undergo rehabilitation after hospital.</p>

Facility type	Comparative need (Rate of Provision/Benchmark)	Existing need (Current capacity)	Demographic need (Future demand)	Identified need (Stakeholder demand)
Residential aged care low care needs	48 places per 1,000 people aged over 70 years	There is currently one residential aged care facility that caters for low care needs within Westmead South. In total, there were 120 residential places in 2022 (see section 4.3.6)	<b>Base case scenario:</b> 59 people would require residential aged care for low care needs <b>Lower density scenario:</b> 101 people would require residential aged care for low care needs <b>Mixed density scenario:</b> 127 people would require residential aged care for low care needs <b>High density scenario:</b> 167 people would require residential aged care for low care needs	As above
Community care	20 community care packages per 1,000 people aged over 70 years	There is currently one community care facility within Westmead South.	<b>Base case scenario:</b> 24 people would require a community care package <b>Lower density scenario:</b> 42 people would require a community care package <b>Mixed density scenario:</b> 53 people would require a community care package <b>High density scenario:</b> 70 people would require a community care package	As above
Short term restorative care	Two places per 1,000 people aged over 70 years	There are no short-term restorative care facilities within Westmead South.	<b>Base case scenario:</b> two people would require short term restorative care <b>Lower density scenario:</b> four people would require short term restorative care <b>Mixed density scenario:</b> five people would require short term restorative care <b>High density scenario:</b> seven people would require short term restorative care	As above

Facility type	Comparative need (Rate of Provision/Benchmark)	Existing need (Current capacity)	Demographic need (Future demand)	Identified need (Stakeholder demand)
<b>Sport and recreation</b>				
Sports fields (Local and district)	<ul style="list-style-type: none"> <li>One playing field per 5,000 people</li> <li>One district playing fields per 20,000 to 50,000 people</li> </ul> <p>A single field that can only accommodate one sport is not considered ideal by the Office of Sport NSW.</p> <p>A double rectangular field with an oval field overlaid of a minimum 4.5 hectares is considered sustainable local level infrastructure.</p>	<p>There are currently two single sports fields within Westmead South (see section 4.3.7).</p> <p>There are no district sports fields located within Westmead South</p>	<b>Base case scenario:</b> 12,109 people would generate demand for approximately two sports fields	<p>Consultation with Cumberland City Council indicated a need to upgrade and revitalise local sporting fields. Council indicated that upgrades to M J Bennett Reserve such as a new synthetic cricket wicket, seating, shade coverage and a review of public amenity opening times could upgrade the Reserve to a district level park.</p> <p>Consultation with Office of Sport NSW indicated that locating organised sports facilities adjacent to high density residential areas is undesirable due to potential noise and light pollution.</p> <p>Office of Sport NSW identifies the need for two additional sports field locations to create two standard field configurations within Westmead South. While seven sports fields in total are required it is unlikely that they can all be accommodated within Westmead South.</p>
			<b>Lower density scenario:</b> 20,837 people would generate demand for approximately four sports fields	
			<b>Mixed density scenario:</b> 26,256 people would generate demand for approximately five local sports fields	
			<b>High density scenario:</b> 34,557 people would generate demand for approximately seven sports fields	
Sports courts: (Local)	<ul style="list-style-type: none"> <li>One local sports court per 5,000 people (recommended provision of a minimum of four co-located courts)</li> </ul>	<p>There are no sports courts located within Westmead South.</p>	<b>Lower density scenario:</b> 20,837 people would generate demand for approximately four local sport courts	<p>Consultation with Office of Sport NSW indicated that locating organised sports facilities adjacent to high density residential areas is undesirable due to potential noise and light pollution.</p> <p>Office of Sport NSW identifies the need for a multi-use court marked with a mix of tennis, basketball, netball and/or futsal and a total of 1-4 outdoor courts within Westmead South.</p>
			<b>Mixed density scenario:</b> 26,256 people would generate demand for approximately five local sport courts	
			<b>High density scenario:</b> 34,557 people would generate demand for approximately seven local sport courts	



Facility type	Comparative need (Rate of Provision/Benchmark)	Existing need (Current capacity)	Demographic need (Future demand)	Identified need (Stakeholder demand)
District indoor sports facility	One facility per 20,000-50,000 people	There are no district indoor sports facilities located within Westmead South	<p><b>Lower density scenario:</b> 20,837 people would generate demand for approximately one district indoor sports facility</p> <p><b>Mixed density scenario:</b> 26,256 people would generate demand for approximately one district indoor sports facility</p> <p><b>High density scenario:</b> 34,557 people would generate demand for approximately one district indoor sports facility</p>	Consultation with Office of Sport NSW identifies the need for four multi-purpose indoor courts in combination with the upgrade/ development of a government school within Westmead South.
Indoor aquatic/ swimming facility	One facility per 20,000-50,000 people	There are no indoor aquatic/ swimming facilities located within Westmead South.	<p><b>Low density scenario:</b> 20,837 people would generate demand for approximately one indoor aquatic/ swimming facility</p> <p><b>Mixed density scenario:</b> 26,256 people would generate demand for approximately one indoor aquatic/ swimming facility</p> <p><b>High density scenario:</b> 34,557 people would generate demand for approximately one indoor aquatic/ swimming facility</p>	Parramatta Aquatic and Leisure Centre located in Parramatta Park (Mays Hill Precinct) is expected to be complete in 2023 (see section 4.3.7). This facility will likely service the residents of Westmead South and accommodate future growth and demand.

Facility type	Comparative need (Rate of Provision/Benchmark)	Existing need (Current capacity)	Demographic need (Future demand)	Identified need (Stakeholder demand)
<b>Parks and open space</b>				
Local parks	<ul style="list-style-type: none"> <li>– 9m<sup>2</sup> of open space per person</li> <li>– Low-medium density (&lt;60 dwellings per ha) 100% within 400m of local open space.</li> <li>– High density (60-100 dwellings per ha) 100% within 200m from local open space.</li> <li>– Small and local parks are deemed to be at capacity if more than 1,500 residents to 5000m<sup>2</sup> of parkland are within 500m.</li> </ul>	<p>There is currently 43,900 m<sup>2</sup> (4.39 ha) of parks and open space within Westmead south (see section 4.3.8).</p> <p>As of 2021, there was approximately 4.95m<sup>2</sup> of open space per person within Westmead South.</p> <p>Parramatta Park (Mays Hill Precinct) provides an additional 18,350m<sup>2</sup> (18.35 ha) along the eastern boundary of Westmead South (see section 4.3.8).</p> <p>Most residences are located within 400m walking distance of a local or district level park. However, several residences in the north and south of Westmead South are located over 400m walking distance to a local or district park.</p>	<p><b>Base case scenario:</b> 12,109 people would require 64,982m<sup>2</sup> of additional open space, or no additional space with the inclusion of Parramatta Park (Mays Hill Precinct).</p> <p>The SGS report does not recommend additional open space for the base case scenario. Given the indicative population capacity this would equate to approximately 3.63m<sup>2</sup> of open space per person, or 1,379 people per 5000m<sup>2</sup> of open space in Westmead South.</p> <p><b>Lower density scenario:</b> 20,837 people would require 143,530m<sup>2</sup> of additional open space, or no additional space with the inclusion of Parramatta Park (Mays Hill Precinct).</p> <p>The SGS report recommends about 20,562m<sup>2</sup> of additional open space (total of 64,462m<sup>2</sup>) for the low density scenario. Given the indicative population capacity this would equate to approximately 3.09m<sup>2</sup> of open space per person, or 1,616 people per 5000m<sup>2</sup> of open space in Westmead South.</p> <p><b>Mixed density scenario:</b> 26,256 people would require 192,303m<sup>2</sup> of additional open space, or 8,803m<sup>2</sup> additional space including Parramatta Park (Mays Hill Precinct).</p> <p>The SGS report recommends about 33,507m<sup>2</sup> of additional open space (total of 77,407m<sup>2</sup>)</p>	<p>The Draft Greener Places Guide (section 3.1) identifies a range of performance indicators for open space areas. Most notably that open space should be accessible for everyone, of high quality ensuring it is clean, well-maintained, shaded and visually appealing, and offer a diversity of recreation opportunities.</p> <p>Potential opportunity to consolidate underutilised pocket parks into larger and higher quality open spaces.</p> <p>Additional potential opportunity to connect parks and open spaces through improved active transport networks and improved tree canopy and street planting.</p> <p>Consultation with NSW Health indicated that access to quality open space is critical for healthy outcomes especially in high density areas. NSW Health also identified a need to provide open space within school grounds and increase overall tree canopy especially along key active transport corridors. This is increasingly important in allowing people to enjoy time outdoors and lead active lifestyles especially in warmer months.</p>

Facility type	Comparative need (Rate of Provision/Benchmark)	Existing need (Current capacity)	Demographic need (Future demand)	Identified need (Stakeholder demand)
			<p>for the mixed density scenario. Given the indicative population capacity this would equate to approximately 2.95m<sup>2</sup> of open space per person, or 1,696 people per 5000m<sup>2</sup> of open space in Westmead South.</p> <p><b>High density scenario:</b> 34,557 people would require 267,016m<sup>2</sup> of additional open space, or 83,516m<sup>2</sup> additional space including Parramatta Park (Mays Hill Precinct).</p> <p>The SGS report recommends about 34,141m<sup>2</sup> of additional open space (total of 78,041m<sup>2</sup>) for the high density scenario. Given the indicative population capacity this would equate to approximately 2.26m<sup>2</sup> of open space per person, or 2,214 people per 5000m<sup>2</sup> of open space in Westmead South.</p>	

## 5.3 Housing diversity and affordability assessment

Facility type	Comparative need (Rate of Provision/Benchmark)	Existing need (Current capacity)	Demographic need (Future demand)	Identified need (Stakeholder demand)
<b>Housing diversity: dwelling structure</b>				
<b>Low density residential</b> <ul style="list-style-type: none"> <li>Separate houses</li> <li>Dual occupancies</li> </ul>	<ul style="list-style-type: none"> <li>Demand for 31,069 additional dwellings across the Cumberland LGA (CLGA) between 2016 to 2036. Up to 2500 separate houses will be redeveloped to accommodate the additional dwellings</li> <li>separate houses are forecasted to decline by -2,461 between 2016-2036 in the Cumberland LGA.</li> <li>low density residential represents 52.0% of all dwelling types in the CLGA</li> </ul>	<p>Currently in Westmead South, low density residential represents 28.6% of all dwelling types and has decreased by 26 since 2016</p> <p>Most of the land used for residential purposes is taken up with detached housing, with some attached dwellings and other low-density multi-unit development scattered through the area.</p>	<p>Demand for attached dwellings is forecast to be the highest, followed by flats, units or apartments.</p> <p>The demand for separate houses is forecast to continue to decline. As the population ages, there will be more demand for more smaller dwellings and dwellings that are easy to access.</p>	<p>Anecdotal evidence provided by Council indicated the need for dual occupancy and terraced housing to retain the general low-density scale and character of the suburb.</p> <p>This is intended to mitigate any unintended implications on the amenity of low and medium density residential zones, and on the capacity of local infrastructure</p>
			<p><b>Lower density scenario: net housing capacity</b> in Westmead South would result in 5,266 total dwellings, including apartments and attached.</p>	
			<p><b>Lower density scenario: feasible capacity</b> in Westmead South would result in 4,880 total dwellings, including apartments and attached</p>	
<b>Medium density residential</b> <p>Attached housing or apartments with three or more dwellings on a property at a density of up to 80 dwelling/ha</p>	<ul style="list-style-type: none"> <li>16,732 attached dwellings are needed across the CLGA to accommodate forecasted growth to 2036</li> <li>medium density residential represents 15.1% of all dwelling types in the CLGA</li> </ul>	<p>Medium density residential represents to 13.11% of all dwelling types and has increased by 88 since 2016.</p> <p>There is a consolidated area of detached housing in the south-western part of the Precinct. This is a historic housing estate, much of which continues to be owned by the Land and Housing Corporation</p> <p>Westmead currently has a lower share of medium density (attached dwellings) than the benchmark area of the Cumberland LGA</p>	<p><b>Demand for 3+ bedrooms</b> apartments catering for the increasing number of families with children choosing to live in higher density housing, and the likelihood of multi-generational housing aligned with the cultural diversity of the area.</p>	<p>Anecdotal evidence provided by Council indicated opportunities to explore options for medium density development, around key centres zoned for higher density development, as transition zones.</p> <p>Facilitating urban repair through terrace style developments and laneways on the end of blocks to enable infill development that improves design outcomes.</p>
			<p><b>Mixed density scenario: net housing capacity</b> in Westmead South would result in 7,479 total dwellings, including apartments and attached</p>	
			<p><b>Mixed density scenario: feasible capacity</b> in Westmead South would result in 7,094 total dwellings, including apartments and attached</p>	

Facility type	Comparative need (Rate of Provision/Benchmark)	Existing need (Current capacity)	Demographic need (Future demand)	Identified need (Stakeholder demand)
<b>High density residential</b> Attached housing or apartments with three or more dwellings on a property at a density of over 80 dwelling/ha	<ul style="list-style-type: none"> <li>14,337 flats, units or apartments are needed across the CLGA to meet forecasted growth to 2036</li> <li>High density residential represents 32.4% of all dwelling types in the CLGA</li> <li>Westmead has a higher share of apartments than the benchmark area CLGA</li> </ul>	<p>High density housing represents 57.6% of all dwelling types and has increased by 2069 since 2016.</p> <p>Apartments are strongly concentrated in a series of eight blocks immediately south of the Train station and running south-east from these blocks along the frontage with Parramatta Park.</p> <p>Most of this area is developed with three storey walk-up style apartments, and more recent three-four storey apartment buildings.</p> <p>Most of this area is within an 800m walk of Westmead station, although some is further away (within 1,200m).</p>	<p><b>Demand for 3+ bedrooms</b> apartments catering for the increasing number of families with children choosing to live in higher density housing, and the likelihood of multi-generational housing aligned with the cultural diversity of the area.</p> <p><b>Higher density scenario: net housing capacity</b> in Westmead South would result in 10,701 total dwellings including apartments and attached</p> <p><b>Higher density scenario: feasible capacity</b> in Westmead South would result in 10,484 total dwellings, including apartments and attached</p>	<p>Anecdotal evidence provided by Council indicated the demand for an increase in dwellings within 400 m walking distance of quality green space (200m for high density developments).</p>
<b>Housing affordability: forms of affordable housing</b>				
Seniors Housing (refer to section 2.2.4)	<ul style="list-style-type: none"> <li>Council owns 76 senior's units located in the CLGA</li> </ul>	<p>There are no independent living units within Westmead South, with an additional 43 units nearby outside of the study area.</p>	<p>Significant growth in lone person households and people over 60 is forecast for the CLGA, which will require provision of smaller units to meet the needs of this part of the community (see Table 5.4).</p> <p>19% of the projected affordable housing supply for the CLGA equates to approximately 2,000 dwellings in the form of affordable rental housing, seniors living housing and boarding houses.</p>	<p>Due to the predominance of single households within existing social housing dwellings, coupled with the under occupancy of 3+ bedrooms, LAHC is prioritising 1- and 2-bedroom dwellings that are well located close to transport and other amenities, a proportion of which will be seniors housing and other forms of accessible dwellings.</p> <p>However, anecdotal evidence reflects a strong demand for multi-generational housing and a prominent reluctance for seniors to live independently due to cultural preferences.</p>

Facility type	Comparative need (Rate of Provision/Benchmark)	Existing need (Current capacity)	Demographic need (Future demand)	Identified need (Stakeholder demand)
Community and Social housing	<ul style="list-style-type: none"> <li>– Almost 8% of all dwellings in the CLGA are social housing. These are managed by Land and Housing Corporation (LAHC)</li> <li>– The four community housing providers currently active within CLGA manage approximately 1,000 dwellings, including 115 homes built with over \$45m of their own investment capital.</li> </ul>	<p>Currently more than 5,400 social housing dwellings in the CLGA. 2,600 of these dwellings hold a single person household.</p> <p>Almost half of all LAHC tenants have been living in social housing for 10 years or more, meaning low turnover and limited opportunities to house new tenants in existing social housing.</p>	Community and Social housing equates to approximately 2,300 dwellings, 21% of the projected affordable housing supply for the CLGA.	<p>Anecdotal evidence reflects an important ongoing action for Council is to continue to build on its established relationships with local community housing providers and LAHC, as well as industry bodies to maximise the delivery of affordable housing within Cumberland.</p> <p>This work will also compliment the efforts undertaken to date in progressing the Cumberland Homelessness Sector Action Plan.</p>
Boarding houses/new generation boarding houses		It is recognised there is a need for this type of housing, however minimal detail is available.	Affordable rental housing, seniors living housing and boarding houses equates to approximately 2,000 dwellings, 19% of the projected affordable housing supply for the CLGA	It is understood there a demand, however minimal information is available regarding future supply.
Council-owned affordable housing and seniors units	<ul style="list-style-type: none"> <li>– 8 council owned affordable housing units in the CLGA through a planning agreement in Merrylands East Neighbourhood Centre</li> </ul>	Existing need and capacity is well supported by current stock and council owned property.	Significant growth in lone person households and people over 65 is forecasted for the CLGA, which will require provision of smaller units to meet the needs of this part of the community	<p>There is a continued need and demand for affordable and seniors housing. There is opportunity to potentially redevelop sites through agreements with private developers, or housing corporations such as LAHC.</p> <p>LAHC is currently prioritising 1- and 2-bedroom dwellings that are well located close to transport and other amenities, a proportion of which will be seniors living and other forms of accessible dwellings.</p>



Facility type	Comparative need (Rate of Provision/Benchmark)	Existing need (Current capacity)	Demographic need (Future demand)	Identified need (Stakeholder demand)
Secondary dwellings and dual occupancies	<ul style="list-style-type: none"> <li>Over 4,500 secondary dwellings and dual occupancies in Cumberland</li> </ul>	Medium density residential/ middle housing (including secondary dwellings and dual occupancies) represents to 13.11% of all dwelling types and has increased by 88 since 2016	Secondary dwellings/dual occupancies equate to approximately 6,400 dwellings, 60% of the projected affordable housing supply for the CLGA	Although there has been growth in the past with this type of housing, high density development will supersede this land use to maximise housing yields on regular housing allotments.
<b>Housing affordability: household type and composition</b>				
Family households, including couples with children	<ul style="list-style-type: none"> <li>74.6% of households in the CLGA are families</li> <li>53.1% of family compositions in the CLGA are couples with children</li> </ul>	<ul style="list-style-type: none"> <li>75.2% of households in Westmead South are families</li> <li>59.3% of family compositions in Westmead South are couples with children.</li> </ul>	<b>Rental stress</b> 3,705 additional larger dwellings in the CLGA are identified for families with children and group households. 1,870 of these are targeted towards those on very low income, 1,317 on low income and 518 on moderate income.	There is a continued identified need and stakeholder demand for diverse and affordable housing suited for family households. This is driven by the presence of key workers in the adjacent health and medical precinct, surrounding educational facilities and existent demand for 3+ bedrooms.
			<b>Homeless and at-risk people:</b> 78 additional larger dwellings in the CLGA are identified for families with children and group households	
			<b>Social housing:</b> 1,356 additional larger dwellings in the CLGA are identified for families with children and group households.	
			84% of the priority waitlist for social housing is for dwellings with up to 2-bedrooms. The current portfolio, however, is 72% dwellings with 3 or more bedrooms. This is associated with a demand for housing catering to families with children, and multi-generational housing	

Facility type	Comparative need (Rate of Provision/Benchmark)	Existing need (Current capacity)	Demographic need (Future demand)	Identified need (Stakeholder demand)
Group homes	<ul style="list-style-type: none"> <li>– 5.8% of households in the CLGA are group households</li> </ul>	<ul style="list-style-type: none"> <li>– 5.5% of households in Westmead South are group households</li> </ul>	<ul style="list-style-type: none"> <li>– Occupied by persons as a single household with or without paid supervision or care and whether or not those persons are related or payment for board and lodging is required.</li> <li>– Used to provide permanent household accommodation for people with a disability or people who are socially disadvantaged.</li> </ul>	There is a continued need and demand for this type of housing to support this sector of the community. Supplied by either private or public developers.
Single (or lone person) households and couples without children	<ul style="list-style-type: none"> <li>– 19.5% of households in the CLGA are single (or lone person), including one parent families (16.1%)</li> <li>– 28.3% are couples without children</li> </ul>	<ul style="list-style-type: none"> <li>– 19.3% of households in Westmead South are single (or lone person) households, including one parent families (11.1%)</li> <li>– 27.5% are couples without children</li> </ul>	<b>Rental Stress</b> 2,127 additional smaller dwellings in the CLGA are identified for lone persons and couples	Due to the predominance of single households within existing social housing dwellings, coupled with the under occupancy of 3+ bedrooms, LAHC is prioritising 1- and 2-bedroom dwellings that are well located close to transport and other amenities, a proportion of which will be seniors living and other forms of accessible dwellings
			<b>Homeless and at-risk people:</b> 2,754 additional smaller dwellings are identified for lone persons and couples	
			<b>Social housing:</b> 904 additional smaller dwellings are identified for lone persons and couples	

## 6. Part 3: Recommendations

**The purpose of this section of the report is to assess the existing provision and need for social infrastructure across Westmead South. The recommendations in this community needs and social infrastructure assessment will support future decision making and the development of social infrastructure and housing to accommodate the needs of the future population.**

Social infrastructure plays a critical role in creating the communities that we live, work. Therefore social infrastructure will be important to prioritise in any future planning decisions in relation to Westmead South. This section outlines:

- Indicative staging and priority for social infrastructure and housing recommendations.
- Social infrastructure and housing recommendations based on the outcomes of the needs assessment presented in sections 5.2 and 5.3.
- Planning requirements, opportunities and considerations that will contribute towards the delivery of future social infrastructure and housing.
- Deferral risk if social infrastructure and housing recommendations are not delivered during the proposed indicative staging.
- Potential funding and delivery models (section 6.1).

Considerations for the staging and location of social infrastructure and housing must be understood together. Each social infrastructure type will have different considerations for staging and location based on existing and future need, current gaps and rezoning.

Key gaps that have been identified in the social infrastructure needs assessment include the current capacity of primary schools, community and cultural facilities, sport and recreation including indoor and youth focused recreation facilities and parks and open space. Key gaps that have been identified in the housing assessment include townhouses and rezoning to facilitate higher density and mixed-use areas.

Table 6.1 provides recommendations for the total requirement for Westmead South by 2041 in regard to needs identified in sections 5.2 and 5.3. Indicative staging and priority have also been recommended which has been identified through consultation.

## 6.1 Potential funding and delivery models

Social infrastructure is often provided and operated through a number of different delivery and funding models through the public or private sector. Delivery models, including the identification of agencies and partnerships that will be responsible for the provision of social infrastructure facilities, should be confirmed early in the planning process in order to support and incentivise appropriate development in the Westmead South Precinct. Some common delivery and funding models are outlined below and will be considered in the subsequent sections outlining recommendations under each development scenario.

- **Shared delivery (partnership agreement)** – a PPP model with the division of responsibilities between Councils and private/commercial partners with shared funding and delivery.
- **Council/State Government led (service level agreement)** – a partial PPP model with Council or State Government agencies wholly responsible for delivery, with funding provided from private/commercial partners through a contributions scheme.
- **Private/commercial delivery (lease agreement)** – delivery wholly by a private/ commercial partner through leasing arrangements from Council or State Government agencies (dependent on land management), with Council overseeing permits and compliance.
- **Independent delivery (contractor arrangement)** – engaging an independent contractor (a public or private entity) with guidance from a steering committee comprising representatives from Councils, State Government agencies and private/commercial partners.

These models require buy-in from all parties. It is also possible to combine several models depending on the type of facility/space according to the social infrastructure hierarchy (local, district or regional).

Council also has the ability to levy developers for contributions towards local infrastructure under the Environmental and Planning Assessment Act (EP&A) Act. This funding of local infrastructure is assisted in part by developer contributions in the two following forms of contributions:

- **Section 7.11 contributions** - Charged where there is a demonstrated link between the development and the infrastructure to be funded. The Cumberland Local Infrastructure Contributions Plan specifies what infrastructure will be provided and approximately how much it will cost. This is used to calculate a contribution, by per dwelling or per square metre.
- **Section 7.12 levies** – An alternative to s7.11 contributions, charged as a percentage of the estimated cost of the development. Section 7.12 levies are also specified in the Cumberland Local Infrastructure Contributions Plan.

Additionally, prior to delivery of facilities parties may enter into a formal agreement in order to facilitate collaboration in the planning process, these agreements may include:

- **Voluntary Planning Agreement (VPA)** - A Voluntary Planning Agreement is an agreement entered into by a planning authority and a developer who has sought a change to the Local Environmental Plan via a planning proposal or development application.
- **Memorandum of Understanding (MoU)** - A Memorandum of Understanding is a framework to articulate, develop and maintain formal interactions between two or more parties.

Table 6.1 Social infrastructure and housing recommendations

No.	Assessed need	Recommended staging and priority by scenario				Requirements, opportunities & considerations	Deferral risk	Potential delivery & funding model
		Base	Lower	Mixed	High			
1	New public primary school in Westmead South. <i>This recommendation is based on GHD's strategic assessment (see section 5.2) and does not reflect the position or any commitments made by SINSW or the Department of Education.</i>		Short term ( < 5 years)	Short term ( < 5 years)	Short term ( < 5 years)	<ul style="list-style-type: none"> <li>– Improve active transport connections throughout Westmead South with a particular focus along Hawkesbury Road.</li> <li>– Improve access and quality of shared use open space/ sport fields to accommodate school use as well as community use.</li> <li>– Shared use community facilities (e.g., Library, community hall, sport and recreation areas).</li> </ul>	<ul style="list-style-type: none"> <li>– Potential strain on education facilities in surrounding area</li> <li>– Potential to displace vulnerable community groups</li> <li>– Potential impact on education quality</li> <li>– Potential cost burden</li> </ul>	Department of Education and Schools Infrastructure NSW (SINSW) under an independent delivery model (contractor arrangement). SINSW will continue to monitor population growth and teaching space demand in Westmead South and the wider catchment area to assess needs to determine the infrastructure needed to address education demand in this area.
2	Upgrade existing Westmead Public School. <i>This recommendation is based on GHD's strategic assessment (see section 5.2) and does not reflect the position or any commitments made by SINSW or the Department of Education.</i>			long term ( < 20 years)	Medium term ( < 10 years)			
3	Investigate future upgrade of existing public high schools. <i>This recommendation is based on GHD's strategic assessment (see section 5.2) and does not reflect the position or any commitments made by SINSW or the Department of Education.</i>				Medium term ( < 10 years)			
4	Investigate upgrade/ relocation of Merrylands Fire Station to become a permanent (full-time) staffed station.	long term ( < 20 years)	long term ( < 20 years)	long term ( < 20 years)	Medium term ( < 10 years)	<ul style="list-style-type: none"> <li>– Upgrade or relocate Merrylands Fire Station within the Merrylands or South Wentworthville area to meet minimum site requirements (2,000 m<sup>2</sup>) to accommodate a permanent (full-time) staffed station.</li> <li>– Consideration given to be located on major road for easy access and call out times.</li> </ul>	<ul style="list-style-type: none"> <li>– Increased call out time impacting responsiveness.</li> </ul>	State Government led (service level agreement)
5	Low utilisation indicates opportunity to upgrade/repurpose the Domain Community Rooms. Opportunity to partner with Parramatta Council and Parramatta Park Trust to integrate Domain Community Rooms into the Mays Hill Master Plan and provide a cultural facility.	Medium term ( < 10 years)	Medium term ( < 10 years)	Short term ( < 5 years)	Short term ( < 5 years)	<ul style="list-style-type: none"> <li>– Heritage constraints</li> <li>– Improve active transport access and connectivity.</li> <li>– Potential to upgrade Domain Community Rooms to become a cultural facility (e.g., gallery, museum, conservatorium)</li> <li>– Link with open space upgrade at Mays Hill.</li> <li>– Engagement with the local community should be undertaken to understand the aspirations for improvements and future uses.</li> </ul>	<ul style="list-style-type: none"> <li>– Ongoing maintenance cost from continued low utilisation.</li> <li>– Disconnected from Mays Hill Precinct leading to social exclusion.</li> </ul>	Council led (service level agreement) Potential for partnership with Parramatta City Council and Parramatta Park Trust.
6	Revitalise and upgrade Westmead Progress Hall.	long term ( < 20 years)	long term ( < 20 years)	Medium term ( < 10 years)	Short term ( < 5 years)	<ul style="list-style-type: none"> <li>– Heritage constraints</li> <li>– Improve active transport access and connectivity.</li> <li>– Engagement with the local community should be undertaken to understand the aspirations for improvements and future uses.</li> </ul>	<ul style="list-style-type: none"> <li>– Decreased utilisation over time</li> </ul>	Council Government led (service level agreement)
7	New multi-purpose community facility to service residents in the western area of Westmead South.	long term ( < 20 years)	long term ( < 20 years)	long term ( < 20 years)	Medium term ( < 10 years)	<ul style="list-style-type: none"> <li>– Co-location of new community facility with other community and cultural facilities, sport and recreation facilities, and parks and open space areas.</li> <li>– Improve active and public transport access and connectivity.</li> <li>– Engagement with the local community should be undertaken to understand the aspirations.</li> </ul>	<ul style="list-style-type: none"> <li>– Increased travel time and cost burden</li> <li>– Social exclusion particularly for vulnerable groups</li> </ul>	Shared delivery (partnership agreement) or Council and private developer or Voluntary Planning Agreement (VPA)

No.	Assessed need	Recommended staging and priority by scenario				Requirements, opportunities & considerations	Deferral risk	Potential delivery & funding model
		Base	Lower	Mixed	High			
8	Immediate need for additional childcare places provided within Westmead South. Opportunity to provide a public childcare facility.	Short term ( 5 years)	Short term ( 5 years)	Short term ( 5 years)	Short term ( 5 years)	<ul style="list-style-type: none"> <li>Consideration for childcare facilities to be located near places of work or residences.</li> <li>Improve active and public transport access and connectivity.</li> </ul>	<ul style="list-style-type: none"> <li>Potential to displace vulnerable groups such as migrants</li> <li>Impact on early childhood development and education.</li> <li>Increased travel time and cost burden</li> </ul>	Shared delivery (partnership agreement) or Private/ commercial delivery (lease agreement) Potential for partnership with Non-for-Profit organisation
9	Investigate opportunities for a new residential aged care facility and/or short-term outpatient rehabilitation centre.		long term ( 20 years)	long term ( 20 years)	Medium term ( 10 years)	<ul style="list-style-type: none"> <li>Consideration for a vertical aged care facility for low care needs and/or short-term outpatient rehabilitation centre.</li> <li>Consideration for culturally specific aged care facility.</li> </ul>	<ul style="list-style-type: none"> <li>Increasing aging population.</li> <li>Lack of appropriate aged care facilities located close to existing place of residence or that of family.</li> <li>Lack of appropriate short-term outpatient rehabilitation centres located near major health services potentially leading to increases in hospital stays.</li> </ul>	Private market delivery; or, Private/ commercial delivery (lease agreement); or, Voluntary Planning Agreement (VPA); or, Potential for partnership with Non-for-Profit organisation.
10	Upgrade of existing netball court in Austral Avenue Reserve to multipurpose court/s. Investigate provision of additional multipurpose courts in new open space opposite Austral Avenue.	Medium term ( 10 years)	Medium term ( 10 years)	Short term ( 5 years)	Short term ( 5 years)	<ul style="list-style-type: none"> <li>Opportunity to provide two multipurpose courts.</li> <li>Potential to upgrade to natural/ porous surface with consideration given as the area does lie within a flood prone area.</li> <li>Improve active transport access and connectivity.</li> <li>Water sensitive urban design (WSUD)</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing maintenance cost from decreased utilisation over time.</li> <li>Lack of adequate open space and active recreation facilities.</li> </ul>	Council led (service level agreement) Potential for Memorandum of Understanding (MoU) with SINSW or Westmead Public School for delivery and ongoing maintenance.
11	Upgrade/ revitalise M J Bennett Reserve to become a district level park. Upgrade existing cricket wicket with synthetic grass. Potential to include 2-3 cricket nets for informal recreation and training.	Medium term ( 10 years)	Medium term ( 10 years)	Short term ( 5 years)	Short term ( 5 years)	<p>Upgrades should reflect best practice guidelines identified in <i>Everyone Can Play</i> and <i>Draft Greener Places Guide</i> (section 3) which includes:</p> <ul style="list-style-type: none"> <li>Improve accessibility throughout the park with the inclusion of shared paths.</li> <li>Increase shade coverage and seating areas located in shaded areas.</li> <li>Addition of picnic shelters, tables, and BBQ facilities.</li> <li>Accessible and available public amenities.</li> <li>Improve wayfinding, lighting, garbage bins and adequate fencing and entry points.</li> <li>Upgrade playground equipment.</li> <li>Upgrade existing half court to full court for multipurpose use.</li> <li>Spaces for informal recreation</li> <li>Water sensitive urban design (WSUD) as the Reserve does lie within a flood prone area.</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing maintenance cost from decreased utilisation over time.</li> <li>Lack of quality open space near residences in the western part of Westmead South.</li> <li>Potential to increase travel time to access adequate open space.</li> <li>Lack of active transport connectivity impacting access.</li> <li>Lack of active and passive recreation for the community could have potential future health and wellbeing implications.</li> <li>Social exclusion for those who are unable to access and use the facilities particularly vulnerable groups.</li> <li>Poor quality open space and urban design has the potential to enable crime and other undesirable behaviour.</li> <li>Increased flood risk.</li> <li>Parks and open space throughout Westmead South will be over capacity.</li> </ul>	Council (service level agreement) or Shared delivery (partnership agreement)
12	Expansion and upgrade of Sydney Smith Park.	Medium term ( 10 years)	Medium term ( 10 years)	Short term ( 5 years)	Short term ( 5 years)	<p>Upgrades and expansion should reflect best practice guidelines identified in <i>Everyone Can Play</i> and <i>Draft Greener Places Guide</i> (section 3) which includes:</p> <ul style="list-style-type: none"> <li>Improve accessibility and street frontage access</li> <li>Increase shade coverage and seating areas located in shaded areas</li> <li>Upgrade playground/ exercise equipment.</li> <li>Accessible and available public amenities</li> <li>Improve wayfinding, lighting, and garbage bins</li> <li>Water sensitive urban design (WSUD). Investigate opportunities to plant tree species (e.g., melaleuca quinquenervia) best suited to wet/ flood prone areas.</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing maintenance cost from decreased utilisation over time.</li> <li>Potential to increase travel time to access adequate open space.</li> <li>Lack of active transport connectivity impacting access.</li> <li>Lack of active and passive recreation for the community could have potential future health and wellbeing implications.</li> <li>Social exclusion for those who are unable to access and use the facilities particularly vulnerable groups.</li> <li>Poor quality open space and urban design has the potential to enable crime and other undesirable behaviour</li> <li>Increased flood risk</li> <li>Parks and open space throughout Westmead South will be over capacity.</li> </ul>	Council led (service level agreement) Or Shared delivery (partnership agreement) Potential Voluntary Planning Agreement (VPA) Potential MoU with LAHC

No.	Assessed need	Recommended staging and priority by scenario				Requirements, opportunities & considerations	Deferral risk	Potential delivery & funding model
		Base	Lower	Mixed	High			
13	Revitalise/ expand existing pocket parks including: – Bridge Road Reserve – Narang Reserve – Pye Street Reserve – Goombarra Reserve	Short term ( < 5 years)	Short term ( < 5 years)	Short term ( < 5 years)	Short term ( < 5 years)	Upgrades should reflect best practice guidelines identified in Everyone Can Play and Draft Greener Places Guide (section 3) which includes: – Improve active transport connectivity – Improve accessibility and street frontages to enhance user experience – Provide space and/or activities for all aged play – Increase shade coverage – Improve and provide seating and tables – Improve wayfinding, lighting, garbage bins and adequate fencing – Potential to include community gardens or other sensory play options	– Ongoing maintenance cost from underutilisation – Lack of open space for the community could have potential health implications. – Social exclusion for those who are unable to access and use the facilities particularly vulnerable groups. – Parks and open space will be over capacity	Council led (service level agreement) Or Shared delivery (partnership agreement) Potential Voluntary Planning Agreement (VPA)
14	Release Hassall Street Park to enable development.	Medium term ( < 10 years)	Medium term ( < 10 years)	Medium term ( < 10 years)	Medium term ( < 10 years)	– Consider development of this park only following provision and/or updates of surrounding open spaces to maintain walkable access to adequate open space.	– Ongoing maintenance cost from underutilisation – Continued association with undesirable behaviour	Private market delivery
15	Pemulwuy Reserve to be formally connected and integrated into the Mays Hill Precinct and masterplan.	Short term ( < 5 years)	Short term ( < 5 years)	Short term ( < 5 years)	Short term ( < 5 years)	– Improve active transport connectivity. – Improve accessibility and visibility through the removal of fencing and improved shared footpaths. – Increase shade coverage. – Improve wayfinding, lighting, and garbage bins.	– Ongoing cost from underutilisation – Social inequity and social exclusion	Memorandum of Understanding (MoU) with Parramatta City Council Potential to work collaboratively with Parramatta Park Trust.
16	Target changes to planning controls including rezoning to increase housing density	Short term ( < 5 years)	Short term ( < 5 years)	Short term ( < 5 years)	Short term ( < 5 years)	Rezone sites or precincts to increase housing density and unlock additional capacity where there is existing amenity. Changes to DCP or LEP to require the provision and potential dedication of new roads, lanes and through site links as part of the redevelopment – Diversity of housing from R2 to R4 – Consideration of local character including heritage conservation, parks etc. – Up-zoning to facilitate sustainable dwelling growth – Increase building height to increase density and offer diversity – Facilitating low scale housing typologies such as manor houses and terrace houses at the ends of blocks – Rezone identified sites facing roads on the end of blocks to R3 to facilitate medium density development. – Improved pedestrian links to Parramatta Park – Improved north-south links from MJ Bennet Reserve – Facilitating diverse housing typologies with a larger proportion of 3+ bedrooms, closing the gap between the supply and demand of social housing properties waitlist – Focus on affordable and diverse housing to respond to demand for multi-generational housing and families with children.  Consideration to the relocation of tenants of sites identified for potential redevelopment, such as projects by LAHC.	– Limited housing choice and diversity (short and long term) – Lost development opportunities (public and private developers)	Council to work collaboratively with housing agencies to identify housing needs. Council and housing agencies formalise commit to the future provision of affordable housing with signed agreements (MoU).



No.	Assessed need	Recommended staging and priority by scenario				Requirements, opportunities & considerations	Deferral risk	Potential delivery & funding model
		Base	Lower	Mixed	High			
17	Targeted changes to planning controls including employment land changes and rezoning to create new centres	Short term ( < 5 years)	Short term ( < 5 years)	Medium term ( < 10 years)	Medium term ( < 10 years)	<p>Rezone sites to facilitate mixed-use development, with the intention of creating new centres of retail activity as well as part of mixed-use development.</p> <ul style="list-style-type: none"> <li>Provision of new mixed-use centre at the metro station</li> <li>Create additional controls to secure a sufficient quantum of employment-generating floorspace to ensure there is a mix of activities at the new centres</li> <li>Understand and create opportunities to attract job generating businesses to co-locate with the Westmead Innovation Precinct</li> <li>Look for opportunities to co-located community facilities</li> <li>Most of the primary new centre is delivered on and adjacent to the Metro Site</li> <li>Active site frontage DCP controls employed to secure desired outcomes</li> </ul>	<ul style="list-style-type: none"> <li>Limited business facilities and services to support local community activities</li> <li>Reduced walkability to local services</li> </ul>	Council to work collaboratively with Sydney Metro to secure the required activities on the Metro Site.
18	Integrate precinct solutions with higher density mixed housing and new public domain – combination of parks and streets	Medium term ( < 10 years)	Medium term ( < 10 years)	long term ( < 20 years)	long term ( < 20 years)	<p>Master Plan complex key sites that support through site links, new open space and offer a combination of dwelling typologies.</p> <ul style="list-style-type: none"> <li>Amalgamation and land dedication requirements by Voluntary Planning Agreement and where prominent initiates a planning proposal to change LEP provisions.</li> <li>Amalgamation and land dedication specified in the LEP.</li> <li>Facilitating mixed tenure typologies (social, community, affordable) where feasible. Consultation to be undertaken with LAHC</li> <li>Consideration to be given for the provision of 3+ bedrooms catering for multi-generational housing and families with children, choosing to live in higher densities (e.g., apartments).</li> <li>Create through site links in mid-blocks to unlock missing middle and other housing opportunities. Mid-block through site connections created where there is no corner or alternative walk path every 50 metres or so. This link can provide a range of built form possibilities including manor houses which contain 3-4 dwellings in a building.</li> </ul>	<ul style="list-style-type: none"> <li>Reduced opportunity to integrate high density housing within local public domain.</li> </ul>	Potential Voluntary Planning Agreement (VPA) Section 7.11 and 7.12 Development Contributions (refer to section 6.1)
19	Revitalise The Oakes Shopping Centre, particularly the public domain/ parking area to become a civic space that can support community gathering and events.	Medium term ( < 10 years)	Medium term ( < 10 years)	Short term ( < 5 years)	Short term ( < 5 years)	<ul style="list-style-type: none"> <li>Consideration of historical value.</li> <li>Identify and design for place making opportunities.</li> <li>Improve accessibility and public domain for the local community.</li> <li>Reconfiguration of parking (following additional technical studies).</li> </ul>	<ul style="list-style-type: none"> <li>Increased travel times to access basic facilities and services.</li> <li>Lack of activation and community space for social interaction which could potentially lead to social exclusion and diminished sense of belonging.</li> <li>Deter future investment and businesses. (See section 4.5)</li> </ul>	Shared delivery (partnership agreement)

No.	Assessed need	Recommended staging and priority by scenario				Requirements, opportunities & considerations	Deferral risk	Potential delivery & funding model
		Base	Lower	Mixed	High			
20	<p>Connect and formalise active transport networks particularly along:</p> <ul style="list-style-type: none"> <li>– Gowrie Crescent/MacArthur Crescent</li> <li>– Hawkesbury Road</li> <li>– Alexandra Avenue</li> <li>– Pye Street/Good Street</li> <li>– Houison Street</li> </ul> <p>Investigate opportunity to create cross block connections at:</p> <ul style="list-style-type: none"> <li>– Bridge Road to Gowrie Crescent</li> <li>– Ralph Street to Cotswold Street</li> <li>– Mimosa Street and Drew Street</li> <li>– Houison Street to Hawkesbury Road (Intersecting Broxbourne Street, Hannah Street, Anderson Street, Witworth Street and Bernard Street)</li> </ul>	Medium term (< 10 years)	Medium term (< 10 years)	Medium term (< 10 years)	Short term (< 5 years)	<ul style="list-style-type: none"> <li>– Increase setbacks along Hawkesbury Road, Gowrie Crescent and MacArthur Crescent to provide shared path.</li> <li>– Provide fencing and other traffic separating safety features along Hawkesbury Road.</li> <li>– Investigate opportunity to provide dedicated cycle lanes along Pye Street and Good Street.</li> <li>– Increase tree planting to provide shade along active transport networks.</li> <li>– Investigate opportunities to provide weather protection along key routes.</li> <li>– Improve lighting, wayfinding and shared paths across Westmead South.</li> <li>– Provide additional pedestrian crossings particularly across the train line.</li> <li>– Investigate opportunity to increase permeability of large blocks through the provision of laneways and green links/ corridors.</li> <li>– Create a connected active transport network between schools (see above).</li> </ul>	<ul style="list-style-type: none"> <li>– Poor connectivity leading to increase vehicle ownership and use.</li> <li>– Potential future health and wellbeing implications.</li> <li>– Social inequity.</li> </ul>	Partnership with Transport for NSW Memorandum of Understanding (MoU)
21	<p>Increase tree canopy through street planting and open space, particularly in the following sub-precincts:</p> <ul style="list-style-type: none"> <li>– Austral Avenue to Alexandra Avenue Precinct</li> <li>– Amos Street Precinct</li> <li>– Houison Street to Good Street Precinct</li> </ul>	long term (< 20 years)	long term (< 20 years)	Medium term (< 10 years)	Medium term (< 10 years)	<ul style="list-style-type: none"> <li>– Minimum 40% tree canopy cover in existing residential streets.</li> <li>– Increase setbacks and buffers particularly along Hawkesbury Road.</li> <li>– Increase street planting to increase tree canopy cover particularly along active transport corridors.</li> <li>– Implement hedging and planter boxes to increase urban greening and safety along road verges.</li> </ul>	<ul style="list-style-type: none"> <li>– Increased urban heat island and heat vulnerability.</li> <li>– Potential future health and wellbeing implication especially for vulnerable groups such as children, the elderly and disabled.</li> </ul>	Incentive program for local community to plant street trees
22	Formalise commuter carparking at train and metro site.	Medium term (< 10 years)	Medium term (< 10 years)	Medium term (< 10 years)	Short term (< 5 years)	<ul style="list-style-type: none"> <li>– Implement line markings along Alexandra Avenue.</li> <li>– Investigate timed (15 minute) drop off parking for areas closest to the train and metro stations.</li> <li>– Improve active transport connectivity to train and metro station.</li> <li>– Potential to expand timed/ paid on street parking near the train and metro stations. Implementation of permit parking for local residents.</li> <li>– Investigate improved public transport services to Westmead interchange from the surrounding neighbourhoods to address this need.</li> </ul>	<ul style="list-style-type: none"> <li>– Decreased parking for local residents.</li> <li>– Potential decrease in public transport use as it is not accessible through multi-modal connectivity</li> </ul>	Partnership with Metro and/or Transport for NSW
23	Investigate opportunity for open space attached to existing aged care/ heritage site (Bolton Clarke Cabrini) for public use.	Medium term (< 10 years)	Medium term (< 10 years)	Short term (< 5 years)	Short term (< 5 years)	<ul style="list-style-type: none"> <li>– Improve active transport connectivity to the green grid.</li> <li>– Increase shade coverage.</li> <li>– Improve and provide seating and tables.</li> <li>– Improve wayfinding, lighting, garbage bins and adequate fencing.</li> <li>– Potential to include community gardens or other sensory play options for all aged play.</li> </ul>	<ul style="list-style-type: none"> <li>– Lack of open space across Westmead South</li> <li>– Disconnected active transport corridor and green grid</li> <li>– Lack of active and passive recreation for the community could have potential future health and wellbeing implications.</li> <li>– Social exclusion for those who are unable to access and use the facilities particularly vulnerable groups.</li> </ul>	Memorandum of Understanding (MoU)

No.	Assessed need	Recommended staging and priority by scenario				Requirements, opportunities & considerations	Deferral risk	Potential delivery & funding model
		Base	Lower	Mixed	High			
24	<p>Provide approximately 51,600m<sup>2</sup> of additional open space (equivalent to approximately 10 additional local parks at a minimum of 3,000m<sup>2</sup> each).</p> <p>Focus provision of additional open space in the following precincts:</p> <ul style="list-style-type: none"> <li>– Austral Avenue to Alexandra Avenue Precinct</li> <li>– Amos Street Precinct</li> <li>– Houison Street to Good Street Precinct</li> <li>– Metro Block and Hawkesbury Road</li> </ul>	Medium term (< 10 years)	Medium term (< 10 years)	Short term (< 5 years)	Short term (< 5 years)	<p>New open space should reflect best practice guidelines identified in Everyone Can Play and Draft Greener Places Guide (section 3) which includes:</p> <ul style="list-style-type: none"> <li>– Minimum 3,000 m<sup>2</sup> of open space</li> <li>– Adequate shading and tree canopy</li> <li>– Connected to active transport and green grid</li> <li>– Consideration to the location should be given to those areas that are flood prone</li> <li>– Ensure every residence has at least 400m walkable access to open space</li> <li>– Spaces for informal recreation</li> <li>– Water sensitive urban design (WSUD)</li> </ul>	<ul style="list-style-type: none"> <li>– Lack of open space across Westmead South</li> <li>– Disconnected active transport corridor and green grid</li> <li>– Lack of active and passive recreation for the community could have potential future health and wellbeing implications.</li> <li>– Social exclusion for those who are unable to access and use the facilities particularly vulnerable groups.</li> <li>– Poor quality open space and urban design has the potential to enable crime and other undesirable behaviour</li> <li>– Increased flood risk</li> <li>– Parks and open space will be over capacity</li> </ul>	<p>Council led (service level agreement)</p> <p>Potential Voluntary Planning Agreement (VPA)</p> <p>Potential MoU with LAHC</p>

## 7. References

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# Appendices

# **Appendix A**

## **Demographics**



Social indicator	Wentworthville – Westmead SA2		Cumberland LGA		Parramatta LGA	
	2016	2021	2016	2021	2016	2021
<b>Population</b>						
Total Persons	15,604	21,568	216,079	235,439	226,149	256,729
<b>Service age groups (persons) – place of usual residence</b>						
Babies and pre-schoolers (0-4)	7.9%	7.7%	7.8%	7.0%	7.3%	6.3%
Primary schoolers (5-11)	10.1%	10.5%	9.4%	9.4%	8.2%	8.8%
Secondary schoolers (12-17)	5.8%	5.5%	6.6%	6.7%	5.9%	5.8%
Tertiary education and young workforce (18-24)	7.9%	7.6%	10.4%	10.1%	8.7%	8.4%
Young workforce (25-34)	20.4%	22.4%	19.5%	18.5%	20.2%	19.5%
Career and home building (35-49)	23.0%	26.2%	19.9%	21.0%	21.9%	23.8%
Senior workforce (50-64)	14.3%	11.5%	15.2%	15.2%	15.7%	14.9%
Retirees (65-74)	5.3%	4.8%	6.2%	6.9%	6.7%	7.1%
Seniors (75-84)	3.5%	2.6%	3.4%	3.7%	3.8%	3.9%
Elderly (85+)	1.7%	1.2%	1.5%	1.5%	1.7%	1.6%
<b>Age-related summary stats</b>						
Under 18 years	23.8%	23.6%	23.8%	23.1%	21.4%	20.9%
15 years and over	79.0%	78.8%	79.5%	80.1%	81.6%	81.8%
Under 15 years	21.0%	21.1%	20.5%	19.9%	18.4%	18.2%
Over 65 years	10.5%	8.6%	11.2%	12.1%	12.2%	12.5%
Dependency ratio	46	42	46	47	44	44
Median Age (years)	34	33	32	34	34	35
<b>Service age groups (males) - place of usual residence</b>						
Babies and pre-schoolers (0-4)	3.9%	4.1%	4.0%	3.6%	3.7%	3.2%
Primary schoolers (5 to 11)	5.1%	5.3%	4.8%	4.8%	4.3%	4.5%
Secondary schoolers (12 to 17)	3.0%	2.7%	3.4%	3.4%	3.1%	3.0%
Tertiary education and young workforce (18 to 24)	4.5%	4.2%	5.7%	5.4%	4.6%	4.4%
Young workforce (25 to 34)	10.2%	11.1%	10.4%	9.9%	10.1%	9.8%
Career and home building (35 to 49)	12.4%	14.3%	10.4%	11.1%	11.2%	12.2%
Senior workforce (50 to 64)	7.1%	5.9%	7.5%	7.6%	7.6%	7.2%
Retirees (65 to 74)	2.5%	2.2%	3.1%	3.3%	3.2%	3.4%
Seniors (75 to 84)	1.5%	1.2%	1.6%	1.8%	1.8%	1.8%
Elderly (85+)	0.6%	0.5%	0.5%	0.6%	0.6%	0.6%
Total males	7,927	11,099	111,086	121,491	113,160	128,742

Social indicator	Wentworthville – Westmead SA2		Cumberland LGA		Parramatta LGA	
	2016	2021	2016	2021	2016	2021
<b>Service age groups (females) - place of usual residence</b>						
Babies and pre-schoolers (0-4)	4.0%	3.6%	3.8%	3.3%	3.6%	3.1%
Primary schoolers (5 to 11)	5.0%	5.1%	4.6%	4.6%	3.9%	4.3%
Secondary schoolers (12 to 17)	2.8%	2.7%	3.2%	3.3%	2.8%	2.8%
Tertiary education and young workforce (18 to 24)	3.5%	3.5%	4.8%	4.7%	4.1%	4.0%
Young workforce (25 to 34)	10.2%	11.3%	9.1%	8.6%	10.2%	9.7%
Career and home building (35 to 49)	10.6%	12.0%	9.5%	9.9%	10.6%	11.6%
Senior workforce (50 to 64)	7.1%	5.7%	7.6%	7.7%	8.1%	7.7%
Retirees (65 to 74)	2.9%	2.5%	3.1%	3.5%	3.5%	3.7%
Seniors (75 to 84)	2.1%	1.5%	1.9%	1.9%	2.0%	2.1%
Elderly (85+)	1.0%	0.7%	1.0%	0.9%	1.1%	0.9%
Total females	7,679	10,468	105,002	113,956	113,010	128,005
<b>Cultural Diversity</b>						
Indigenous persons	95	135	1,394	1,516	1,694	2,079
Persons born in Non-Main English-Speaking countries	59.6%	63.2%	50.0%	51.3%	45.8%	49.6%
Language spoken at home other than English	68.5%	70.6%	65.6%	65.2%	52.0%	56.4%
<b>Dwelling Characteristics (describes family structures within dwellings)</b>						
Family households	75.6%	75.2%	77.0%	74.6%	75.3%	72.5%
Lone person household	20.3%	19.3%	18.0%	19.5%	20.1%	22.5%
Group household	4.1%	5.5%	5.0%	5.8%	4.7%	5.0%
<b>Family Characteristics</b>						
Total families	4,040	5,563	53,100	56,688	59,537	69,127
Couple family with children	59.9%	59.3%	54.5%	53.1%	52.2%	49.8%
Couple family without children	25.8%	27.5%	26.8%	28.3%	32.9%	35.5%
One parent family	12.0%	11.1%	16.2%	16.1%	13.0%	12.9%
Other family	2.3%	2.1%	2.5%	2.5%	1.9%	2.0%
<b>Other characteristics</b>						
Need for assistance	5.3%	2.0%	5.8%	2.7%	4.1%	1.8%
<b>Dwellings – occupancy</b>						
Total occupied dwellings	93.5%	89.7%	93.8%	91.7%	93.3%	89.9%
Unoccupied private dwellings	6.6%	10.4%	6.2%	8.3%	6.7%	10.1%
<b>Dwelling structure</b>						
Separate House	41.0%	28.6%	56.0%	52.0%	45.7%	38.9%
Semi-detached, terrace house, townhouse	17.0%	13.2%	16.2%	15.1%	15.2%	13.3%

Social indicator	Wentworthville – Westmead SA2		Cumberland LGA		Parramatta LGA	
	2016	2021	2016	2021	2016	2021
Flat, unit or apartment	40.8%	57.6%	26.8%	32.4%	38.4%	47.3%
Other dwellings	0.1%	0.0%	0.6%	0.3%	0.3%	0.2%
<b>Tenure Type</b>						
Fully owned	17.6%	13.0%	25.6%	23.4%	24.6%	21.2%
Owned with a mortgage	25.6%	27.2%	29.9%	29.4%	30.6%	30.0%
Owned (fully or with a mortgage)	43.2%	40.2%	55.5%	52.8%	55.1%	51.3%
Rented (Total):	52.6%	57.3%	40.2%	43.3%	41.4%	45.8%
Real estate agent	66.3%	75.4%	62.8%	67.4%	71.0%	78.5%
State or territory housing authority	19.7%	13.0%	16.0%	12.7%	11.2%	7.6%
Person not in same household	10.0%	6.9%	14.7%	11.9%	12.6%	9.4%
Community housing provider (e.g., Housing co-operative/ community/ church group)	1.7%	3.2%	2.4%	3.7%	2.0%	1.9%
Other landlord type	1.3%	1.1%	2.7%	3.6%	2.4%	2.2%
Landlord type not stated	0.8%	0.3%	1.3%	0.7%	0.9%	0.4%
Other Tenure Type	0.5%	1.0%	0.7%	1.6%	1.0%	1.7%
<b>Individual Income:</b>						
Median individual income (\$/weekly)	638	926	501	654	722	908
Negative/Nil Income	15.5%	12.7%	15.2%	13.5%	13.7%	11.8%
\$1-\$149	3.8%	1.9%	4.2%	2.6%	4.1%	2.9%
\$150-\$299	7.0%	3.8%	8.8%	5.5%	6.0%	4.2%
\$300-\$399	7.7%	5.3%	9.4%	8.6%	6.6%	6.0%
\$400-\$499	7.2%	5.5%	8.3%	7.7%	6.3%	5.8%
\$500-\$649	6.0%	5.4%	7.1%	7.4%	6.0%	6.0%
\$650-\$799	6.9%	6.1%	7.7%	7.4%	6.5%	6.1%
\$800-\$999	8.2%	7.9%	8.6%	8.4%	7.8%	7.5%
\$1,000-\$1,249	8.5%	9.0%	7.9%	8.8%	8.9%	9.1%
\$1,250-\$1,499	6.0%	7.0%	4.9%	6.0%	6.5%	7.3%
\$1,500-\$1,749	5.5%	6.4%	3.6%	4.6%	5.7%	6.7%
\$1,750-\$1,999	3.9%	4.8%	2.3%	3.2%	4.3%	5.1%
\$2,000-\$2,999	5.7%	11.4%	3.0%	5.2%	6.6%	10.1%
\$3,000 or more	1.7%	4.1%	1.0%	2.1%	2.7%	5.1%
<b>Household Income:</b>						
Median household income (\$/weekly)	1,680	2,176	1,379	1,678	1,759	2,051
Negative/Nil income	1.8%	1.7%	2.2%	2.8%	2.0%	2.3%
\$1-\$149	0.7%	0.4%	0.8%	0.6%	0.7%	0.6%
\$150-\$299	2.2%	1.2%	2.5%	1.5%	1.8%	1.1%

Social indicator	Wentworthville – Westmead SA2		Cumberland LGA		Parramatta LGA																																																																																																									
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Labour Force:																																																																																																														
Total labour force	7,591	-	95,943	-	114,609	-																																																																																																								
Total employed	6,884	-	86,836	-	106,584	-																																																																																																								
Employed full-time	68.8%	-	62.9%	-	67.6%	-																																																																																																								
Employed part-time	26.5%	-	31.5%	-	27.9%	-																																																																																																								
Unemployed persons (SALM, 2022)	<div><table><caption>Unemployment Rates (Estimated from Chart)</caption><thead><tr><th>Month</th><th>Wentworthville - Westmead SA2</th><th>Cumberland LGA</th><th>Parramatta LGA</th></tr></thead><tbody><tr><td>Mar-20</td><td>6.0%</td><td>7.8%</td><td>4.0%</td></tr><tr><td>Apr-20</td><td>5.8%</td><td>8.0%</td><td>4.2%</td></tr><tr><td>May-20</td><td>5.8%</td><td>8.0%</td><td>4.2%</td></tr><tr><td>Jun-20</td><td>5.8%</td><td>8.0%</td><td>4.2%</td></tr><tr><td>Jul-20</td><td>6.0%</td><td>8.5%</td><td>4.5%</td></tr><tr><td>Aug-20</td><td>6.2%</td><td>8.8%</td><td>4.8%</td></tr><tr><td>Sep-20</td><td>6.5%</td><td>9.0%</td><td>5.0%</td></tr><tr><td>Oct-20</td><td>6.8%</td><td>9.5%</td><td>5.2%</td></tr><tr><td>Nov-20</td><td>7.0%</td><td>10.0%</td><td>5.5%</td></tr><tr><td>Dec-20</td><td>7.2%</td><td>10.5%</td><td>5.8%</td></tr><tr><td>Jan-21</td><td>7.2%</td><td>10.5%</td><td>5.8%</td></tr><tr><td>Feb-21</td><td>7.2%</td><td>10.5%</td><td>5.8%</td></tr><tr><td>Mar-21</td><td>7.2%</td><td>10.5%</td><td>5.8%</td></tr><tr><td>Apr-21</td><td>7.2%</td><td>10.2%</td><td>5.5%</td></tr><tr><td>May-21</td><td>7.2%</td><td>10.0%</td><td>5.5%</td></tr><tr><td>Jun-21</td><td>7.0%</td><td>10.0%</td><td>5.2%</td></tr><tr><td>Jul-21</td><td>6.8%</td><td>9.5%</td><td>4.8%</td></tr><tr><td>Aug-21</td><td>6.5%</td><td>9.0%</td><td>4.5%</td></tr><tr><td>Sep-21</td><td>6.5%</td><td>8.5%</td><td>4.5%</td></tr><tr><td>Oct-21</td><td>6.2%</td><td>8.2%</td><td>4.2%</td></tr><tr><td>Nov-21</td><td>6.2%</td><td>8.0%</td><td>4.2%</td></tr><tr><td>Dec-21</td><td>6.0%</td><td>7.8%</td><td>4.0%</td></tr><tr><td>Jan-22</td><td>5.8%</td><td>7.8%</td><td>4.0%</td></tr><tr><td>Feb-22</td><td>5.8%</td><td>7.8%</td><td>4.0%</td></tr><tr><td>Mar-22</td><td>5.8%</td><td>7.8%</td><td>4.0%</td></tr></tbody></table></div>						Month	Wentworthville - Westmead SA2	Cumberland LGA	Parramatta LGA	Mar-20	6.0%	7.8%	4.0%	Apr-20	5.8%	8.0%	4.2%	May-20	5.8%	8.0%	4.2%	Jun-20	5.8%	8.0%	4.2%	Jul-20	6.0%	8.5%	4.5%	Aug-20	6.2%	8.8%	4.8%	Sep-20	6.5%	9.0%	5.0%	Oct-20	6.8%	9.5%	5.2%	Nov-20	7.0%	10.0%	5.5%	Dec-20	7.2%	10.5%	5.8%	Jan-21	7.2%	10.5%	5.8%	Feb-21	7.2%	10.5%	5.8%	Mar-21	7.2%	10.5%	5.8%	Apr-21	7.2%	10.2%	5.5%	May-21	7.2%	10.0%	5.5%	Jun-21	7.0%	10.0%	5.2%	Jul-21	6.8%	9.5%	4.8%	Aug-21	6.5%	9.0%	4.5%	Sep-21	6.5%	8.5%	4.5%	Oct-21	6.2%	8.2%	4.2%	Nov-21	6.2%	8.0%	4.2%	Dec-21	6.0%	7.8%	4.0%	Jan-22	5.8%	7.8%	4.0%	Feb-22	5.8%	7.8%	4.0%	Mar-22	5.8%	7.8%	4.0%
Month	Wentworthville - Westmead SA2	Cumberland LGA	Parramatta LGA																																																																																																											
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Mar-22	5.8%	7.8%	4.0%																																																																																																											
Labour force participation	61.6%	-	55.9%	-	62.1%	-																																																																																																								
Occupation:																																																																																																														
Managers	9.6%	-	8.9%	-	12.7%	-																																																																																																								
Professionals	31.5%	-	18.9%	-	31.7%	-																																																																																																								

Social indicator	Wentworthville – Westmead SA2		Cumberland LGA		Parramatta LGA	
	2016	2021	2016	2021	2016	2021
Technicians and trades	9.7%	-	15.4%	-	10.3%	-
Community and personal service	9.0%	-	9.7%	-	8.3%	-
Clerical and administrative	14.1%	-	14.2%	-	15.4%	-
Sales	7.6%	-	9.3%	-	8.4%	-
Machinery operators and drivers	7.0%	-	8.4%	-	4.8%	-
Labourers	9.1%	-	12.1%	-	6.5%	-
<b>Key Industry</b>						
Agriculture, Forestry and Fishing	0.2%	-	0.2%	-	0.2%	-
Mining	0.2%	-	0.1%	-	0.1%	-
Manufacturing	5.9%	-	7.2%	-	5.8%	-
Electricity, Gas, Water and Waste Services	0.9%	-	0.7%	-	0.8%	-
Construction	5.3%	-	10.6%	-	6.8%	-
Wholesale Trade	3.5%	-	3.7%	-	4.5%	-
Retail Trade	8.8%	-	10.1%	-	9.0%	-
Accommodation and Food Services	6.4%	-	7.6%	-	5.9%	-
Transport, Postal and Warehousing	5.4%	-	6.2%	-	4.3%	-
Information Media and Telecommunications	2.8%	-	1.9%	-	3.0%	-
Financial and Insurance Services	7.5%	-	5.4%	-	7.2%	-
Rental, Hiring and Real Estate Services	1.0%	-	1.3%	-	1.8%	-
Professional, Scientific and Technical Services	12.5%	-	6.4%	-	11.4%	-
Administrative and Support Services	3.9%	-	4.1%	-	3.6%	-
Public Administration and Safety	5.7%	-	4.8%	-	5.4%	-
Education and Training	5.9%	-	5.7%	-	7.9%	-
Health Care and Social Assistance	15.0%	-	11.9%	-	12.5%	-
Arts and Recreation Services	0.9%	-	1.0%	-	1.4%	-
Other Services	2.8%	-	3.4%	-	3.2%	-
<b>Highest level of secondary schooling completed</b>						
Completion of Year 12 (or equivalent)	70.8%	76.1%	59.3%	62.7%	70.4%	76.2%
Year 11 or equivalent	2.5%	2.0%	3.6%	3.2%	3.0%	2.7%
Year 10 or equivalent	10.8%	7.4%	14.6%	12.1%	11.7%	9.4%

Social indicator	Wentworthville – Westmead SA2		Cumberland LGA		Parramatta LGA	
	2016	2021	2016	2021	2016	2021
Year 9 or equivalent	3.0%	1.7%	4.1%	3.5%	2.9%	2.2%
Year 8 or below	4.2%	2.7%	6.9%	5.7%	2.6%	2.1%
Did not go to school	1.7%	1.5%	3.9%	4.0%	1.3%	1.1%
<b>Educational institution attending:</b>						
<b>Pre-school attending:</b>						
Pre-school	5.3%	6.3%	5.0%	5.5%	5.5%	6.4%
<b>Infants/Primary education attending:</b>						
Government	81.6%	86.4%	64.7%	64.9%	75.7%	77.2%
Catholic	15.5%	9.6%	24.3%	23.0%	18.9%	16.4%
Other Non-Government	2.9%	3.7%	11.0%	11.8%	5.4%	6.3%
Total	1,417	2,012	18,127	19,638	16,916	21,059
<b>Secondary education attending:</b>						
Government	71.1%	74.3%	59.0%	57.4%	64.1%	63.7%
Catholic	23.5%	20.4%	29.9%	28.9%	22.8%	23.1%
Other Non-Government	5.6%	5.6%	11.1%	13.5%	13.1%	13.1%
Total	856	1,092	13,186	14,422	12,546	14,148
<b>Technical or Further Educational Institution(a):</b>						
Full-time student:						
Aged 15-24 years	15.5%	14.6%	20.3%	20.2%	14.3%	13.5%
Aged 25 years and over	31.1%	31.2%	28.6%	29.2%	26.7%	26.3%
Part-time student:						
Aged 15-24 years	11.7%	9.6%	16.6%	15.4%	15.4%	12.7%
Aged 25 years and over	42.4%	44.6%	33.3%	35.0%	42.8%	47.2%
Total	283	596	4,892	7,283	4,149	7,458
<b>University or other Tertiary Institution attending:</b>						
Full-time student:						
Aged 15-24 years	52.5%	52.0%	55.5%	56.7%	52.8%	50.4%
Aged 25 years and over	25.9%	25.8%	25.4%	23.0%	23.5%	24.9%
Part-time student:						
Aged 15-24 years	7.6%	6.6%	6.6%	7.5%	5.7%	6.3%
Aged 25 years and over	13.5%	15.0%	12.0%	12.3%	17.5%	18.1%
Total	985	1,253	13,213	13,580	15,643	16,979
<b>Other type of educational institution attending:</b>						
Full-time student	50.6%	53.6%	48.7%	51.5%	40.5%	47.8%
Part-time student	45.7%	44.2%	49.9%	47.1%	58.5%	51.7%
Total	164	373	3,118	4,274	2,389	3,817
<b>Mobility:</b>						
Lived at same address 1 year ago	74.5%	-	78.0%	-	74.5%	-

Social indicator	Wentworthville – Westmead SA2		Cumberland LGA		Parramatta LGA	
	2016	2021	2016	2021	2016	2021
Lived at same address 5 years ago	44.7%	-	53.3%	-	17.6%	-
<b>Volunteering:</b>						
Volunteered	14.4%	8.8%	11.1%	7.2%	17.0%	11.2%
<b>Transport:</b>						
Households without a motor vehicle	14.5%	13.0%	11.7%	12.4%	10.6%	11.8%
One motor vehicle	47.2%	55.8%	37.8%	40.7%	41.5%	45.8%
Two motor vehicles	26.3%	22.4%	30.7%	29.5%	32.9%	30.1%
Three motor vehicles	5.5%	4.7%	9.8%	9.4%	8.4%	7.5%
Four or more motor vehicles	2.4%	2.2%	5.6%	5.5%	3.8%	3.4%
<b>Journey to work:</b>						
Train	32.3%	-	23.3%	-	21.5%	-
Bus	4.3%	-	2.3%	-	5.9%	-
Ferry	0.0%	-	0.0%	-	0.2%	-
Tram (includes light rail)	0.2%	-	0.1%	-	0.1%	-
Taxi	0.2%	-	0.3%	-	0.2%	-
Car, as driver	44.7%	-	55.5%	-	53.3%	-
Car, as passenger	4.8%	-	5.8%	-	4.4%	-
Truck	0.8%	-	1.0%	-	0.6%	-
Motorbike/scooter	0.2%	-	0.3%	-	0.5%	-
Bicycle	0.2%	-	0.2%	-	0.4%	-
Other	0.6%	-	0.6%	-	0.5%	-
Walked only	3.5%	-	2.0%	-	3.5%	-
Worked at home	2.9%	-	2.6%	-	3.4%	-
Did not go to work	5.9%	-	6.3%	-	7.1%	-
Used public transport	36.8%	-	25.8%	-	27.7%	-
Active Transport	3.7%	-	2.3%	-	4.0%	-



# **Appendix B**

## **Social infrastructure audit**

## Education facilities – Schools

ID	Facility name	Address	Number of enrolments (2021/2022)
<b>Government High School</b>			
1	Arthur Phillip High School	102-116 Macquarie St, Parramatta	1214
2	Greystanes High School	Baresford Rd, Greystanes	1033
3	Macarthur Girls High School	1-19 Macarthur St, Parramatta	1132
4	Northmead Creative and Performing Arts High School	28 Campbell St, Northmead	1074
5	Parramatta High School	Great Western Hwy, Parramatta	1086
6	Pendle Hill High School	Cornock Ave, Toongabbie	432
<b>Government Primary School</b>			
7	Bayanami Public School	3 Marist Pl, Parramatta	459
8	Hilltop Road Public School	81 Hilltop Rd, Merrylands	778
9	Parramatta Public School	141 Macquarie St, Parramatta	944
10	Parramatta West Public School	141 Railway St, Parramatta	857
11	Toongabbie East Public School	Harris Rd, Wentworthville	100
12	Wentworthville Public School	70-100 Fullagar Rd, Wentworthville	748
13	Darcy Road Public School	98A Darcy Rd, Wentworthville	706
14	Westmead Public School	Hawkesbury Rd, Westmead	1227
<b>Government Special School</b>			
15	Holroyd School	Willara Ave, Merrylands	177
16	Palm Avenue School	Dragonfly Dr, Westmead	-
17	Redbank School	Dragonfly Dr, Westmead	32
18	The Children's Hospital School	Cnr Hawkesbury Rd and Hainsworth St, Westmead	-
<b>Non-government Combined School</b>			
19	Maronite College Of the Holy Family Parramatta	23-25 Alice St, Harris Park	1241
20	Redeemer Baptist School	2 Masons Dr, North Parramatta	489
21	Tara Anglican School for Girls	Masons Dr, North Parramatta	761
<b>Non-government High School</b>			
22	Catherine McAuley Westmead	2 Darcy Rd, Westmead	1204
23	Credon College	74 Sherwood Rd, Merrylands	1098
24	Delany College	Grimwood St, Granville	380
25	Our Lady of Mercy College, Parramatta	2-6 Victoria Rd, Parramatta	1029
26	Parramatta Marist High School	2 Darcy Rd, Westmead	1065
<b>Non-government Primary School</b>			
27	Mother Teresa Primary School	2A Darcy Rd, Westmead	400
28	Our Lady of Mount Carmel Primary School	4 Bennett St, Wentworthville	388
29	Sacred Heart Primary School	12 Ralph St, Westmead	186
30	St Patrick's Primary School	Villiers St, Parramatta	417

ID	Facility name	Address	Number of enrolments (2021/2022)
31	Westmead Christian Grammar School	2/14 Bridge Rd, Westmead	149

## Education facilities – Tertiary

ID	Facility name	Address
33	Charles Sturt University Parramatta Campus	16 Masons Dr, North Parramatta
34	Granville TAFE College	136 William St, Granville
35	University Of Western Sydney Parramatta Nth Campus	260A Victoria Rd, Parramatta
36	University Of Western Sydney Parramatta Sth Campus	Cnr James Ruse Dr and Victoria Rd, Rydalmere
37	University Of Western Sydney Westmead Campus	160 Hawkesbury Rd, Westmead

## Health services and facilities

ID	Facility name	Address
<b>Ambulance station</b>		
1	Northmead Ambulance Superstation	195 Briens Rd, Northmead
2	Central District Ambulance Station	2150/ 153 Railway St, Parramatta
<b>Community medical centre</b>		
3	Transcultural Mental Health Centre	Eastern Cct, North Parramatta
4	Bridgeway Centre – Community Rehabilitation Service	5 Fleet St, North Parramatta
5	Prevention And Early Intervention Services	2A Fennel St, Parramatta
6	Parramatta Community Health Centre	162 Marsden St, Parramatta
7	Parramatta MH Eating Disorders Community Centre	2D Fennell St, Parramatta
<b>Private Hospital</b>		
8	City West Specialist Day Hospital	30 Mons Rd, Westmead
9	Ramsay Clinic Wentworthville	23-27 Lytton St, Wentworthville
10	Westmead Private Hospital	12 Mons Rd, Westmead
11	Westmead Rehabilitation Hospital	7 Coleman St, South Wentworthville
<b>Public Hospital</b>		
12	Cumberland Hospital	1/11 Hainsworth St, Westmead
13	Westmead Hospital	Cnr Hawkesbury Rd and Darcy Rd, Westmead

## Emergency services and justice facilities

ID	Facility name	Address
<b>Court House</b>		
1	Federal Circuit and Family Court of Australia	1/3 George St, Parramatta
2	Parramatta Children's Court	2 George St, Parramatta
3	Parramatta Court House	12 George St, Parramatta
<b>Police Station</b>		
4	Granville Police Station	2 Carlton St, Granville
5	Merrylands Police Station	15-17 Memorial Ave, Merrylands
6	Parramatta Police Station (under construction)	95 Marsden St, Parramatta

ID	Facility name	Address
7	Wentworthville Police Station	81 Wentworth Ave, Wentworthville
<b>Fire and Rescue Station</b>		
8	Merrylands Fire and Rescue Station	340 Merrylands Rd, Merrylands
9	Parramatta Fire and Rescue Station	110 Wigram St, Harris Park
10	Wentworthville Fire and Rescue Station	Cnr Garfield St and Pritchard St E, Wentworthville
<b>SES Facility</b>		
11	Holroyd SES	1 Foray St, Guildford West
12	Parramatta SES	Jacaranda Dr, North Parramatta

## Community and cultural facilities

ID	Facility name	Address	Total Capacity	Utilisation over the last 12 months
<b>Art Gallery</b>				
1	Margaret Whitlam Galleries	Parramatta	n/a	
<b>Community Centre</b>				
2	Domain Community Rooms	1 Oak St, Westmead	40	18.1%
3	The Grandville Centre	1 Memorial Dr, Granville	600	41.6%
4	Guildford Community Centre	90 O'Neill St, Guildford	294	44.2%
5	Parramatta Aquatic and Leisure Centre Community Room (under construction)	-	n/a	n/a
6	Toongabbie Community Centre	244 Targo Rd, Toongabbie	230	78.1%
7	Wentworthville Community Centre	2 Lane St, Wentworthville	255	97.1%
<b>Community Hall</b>				
8	Westmead Progress Hall	43 Hassall St, Westmead	100	74.1%
<b>Library</b>				
9	Merrylands Central Library	Cnr Miller St and Newman St, Merrylands	-	66,021 visitors
10	Parramatta Central Library	1/3 Fitzwilliam St, Parramatta	-	
11	Wentworthville Library	2 Lane St, Wentworthville	-	51,814 visitors
<b>Museum</b>				
12	Old Government House	Cnr Pitts St and Macquarie St, Parramatta	n/a	
<b>Theatre</b>				
13	Parramatta Riverside Theatres	Cnr Market St and Church St, Parramatta	761	

## Childcare facilities

ID	Facility name	Address	Approved places
<b>Long day care</b>			
1	Advances Early Learning Westmead	54 Bridge Rd, Westmead	72
2	Another World 4 Kids	3 Broxbourne St, Westmead	39

ID	Facility name	Address	Approved places
3	Central Park Early Learning Centre	Unit 99, 32-34 Mons Rd, Westmead	59
4	Clovel Childcare and Early Learning Centre - Wentworthville	2 Harris Rd, Wentworthville	54
5	Creative Garden Early Learning Centre Holroyd	32 Walpole St, Holroyd	71
6	Entrada Montessori Academy	8/20 Victoria Rd, Parramatta	59
7	Friend Park Children's Centre	3A McKern St, Wentworthville	40
8	Garfield Childcare	61-63 Garfield St, Wentworthville	85
9	Goodstart Early Learning Merrylands	9 Richardson St, Merrylands	43
10	Goodstart Early Learning Wentworthville	90 Dunmore St, Wentworthville	48
11	Hostia Early Learning Childcare	47 Claren St, Merrylands	45
12	Jolly Frog Kindergarten	5 Howe St, Westmead	39
13	Kiddie Garden Daycare and Pre-school	1 Grose St, Parramatta	74
14	Kindyway Learning Centre - Wentworthville	5 Short St, Wentworthville	39
15	Little Bees Childcare	Level 3, 114-124 Church St, Parramatta	78
16	Little Zak's Academy South Wentworthville	133 Centenary Rd, South Wentworthville	29
17	MindChamps Early Learning @ Parramatta	Level 4/330 Church St, Parramatta	59
18	Monash Preschool	29 Monash St, Wentworthville	28
19	Parramatta Early Learning	Level 5 159 Church St, Parramatta	28
20	Possums' Place Kindergarten	31 Railway St, Wentworthville	39
21	Scribbles Long Day Care Centre	8 Smith St, Wentworthville	39
22	Shepherd Early Learning Centre	139 Burnett St, Mays Hill	45
23	The Children's Hospital at Westmead Child Care Centre	Cnr Hawkesbury Rd and Hainsworth St, Westmead	40
24	Tralelee Garden Centre for Babies and Toddlers	125 Wentworth Ave, Wentworthville	50
25	Wentworthville Early Learning Centre	2/ 52-54 Railway St, Wentworthville	48
26	Westmead Early Education Centre	106-108 Railway St, Wentworthville	71
27	Westmeadow Child Care Centre	174/166 Hawkesbury Rd, Westmead	55
28	Whiz Kidz Early Learning Centre and Preschool Northmead	Unit 2, 185 Briens Rd, Northmead	51
29	Wiggles and Giggles Child Care Centre	99 Darcy Rd, Wentworthville	29
30	Advance Early Learning	116 Great Western Highway, Westmead	n/a
<b>Out of school hours care</b>			
31	Alpha Beta OOSH	93 Darcy Rd, Wentworthville	65
32	Catholic Out of School Hours Care Mother Teresa Westmead	Darcy Rd, Westmead	100
33	Catholic Out of School Hours Care Our Lady of Mount Carmel Primary Wentworthville	4 Bennett St, Wentworthville	90
34	Catholic Out of School Hours Care Sacred Heart Westmead	12 Ralph St, Westmead	30
35	Growing Minds After School	34 Hassall St, Parramatta	132
36	Hilltop Road Before and After School Centre Inc	81 Hilltop Rd, Merrylands	25
37	Parramatta West OOSH	57 Auburn St, Parramatta	120

ID	Facility name	Address	Approved places
38	The Centre@Westmead	150 Hawkesbury Rd, Westmead	120
39	Uniting Outside School Hours Care North Parramatta	28 Albert St, North Parramatta	70
40	Wentworthville OSHClub	Fullgar Rd, Wentworthville	105
<b>Preschool</b>			
41	Happy Days Kindergarten	19-21 Pritchard St W, Wentworthville	28
42	KU - Wentworthville Preschool	26 Water St, Wentworthville	25
43	KU - Westmead Preschool	16 Hawkesbury Rd, Westmead	50
44	Westmead Christian Grammar School	2-14 Bridge Rd, Westmead	30

## Aged care facilities

ID	Facility name	Address	Care type	Places available
<b>Home care</b>				
1	365 Care	Unit B, 113 Hawkesbury Road, Westmead	Low care	-
2	Australian Chinese Community Association Western Sydney CACPs	15 Hunter Street, Parramatta	Low care, medium/high care, dementia care	-
3	Community Home Care Service Pty Ltd	Unit 1, 142 Hawksview Street, Guildford		-
4	Home Caring Smithfield	Suite 4, 327-329 Woodpark Road, Smithfield	Low care, medium/high care, dementia care, restorative care	-
5	Endeavor In Home Care Pty Ltd	1/93 George St, Parramatta	Low care, dementia care, palliative care	-
6	Southern Cross Community Healthcare	1/50 O'Connell St, Parramatta	Low care	-
7	St Anthony's Care Pty Ltd	9 Lavinia Street, South Granville		-
8	UPA Sydney Home Care	123-157 Bungaree Road, Pendle Hill	Low care, medium/high care, dementia care	-
<b>Residential care</b>				
9	Arcare Aged Care Oatlands	23 Prindle St, Oatlands	Low care, medium/high care, dementia care	114
10	Ashwood Residential Care Service	280 Dunmore Street, Pendle Hill	Low care, medium/high care	194
11	Auburn Glen Care Community	54 Northumberland Rd, Auburn	Low care, medium/high care, dementia care, palliative care	32
12	Australian Vietnamese Aged Care Services	783-785 The Horsley Drive, Smithfield	Low care, medium/high care	68
13	Bolton Clarke Cabrini	83-85 Amos Street, Westmead	Low care, medium/high care, dementia care	120
14	Brentwood Residential Aged Care Facility	28 Glebe Street, Parramatta	Low care, medium/high care, restorative care, palliative care	82
15	Bupa North Rocks	23 Speers Road, North Rocks	Low care, dementia care, restorative care, palliative care	124
16	Canberra Nursing Home	21 Mary Street, Lidcombe	Low care, medium/high care, palliative care	70

ID	Facility name	Address	Care type	Places available
17	Constitution Hill Aged Care	3 Centenary Avenue, Northmead	Low care, medium/high care, palliative care	121
18	Courtlands Aged Care Facility	15 Gloucester Avenue, North Parramatta	Low care, medium/high care, dementia care, restorative care	144
19	Estia Health Epping - The Poplars	64-66 Norfolk Road, Epping	Low care, medium/high care, dementia care, restorative care, palliative care	106
20	Estia Health Merrylands	42 Cumberland Road, Greystanes	Low care, medium/high care, dementia care, restorative care, palliative care	131
21	Fairlea Aged Care @ Harris Park	7-11 Crown Street, Harris Park	Low care, medium/high care, dementia care	50
22	Fairlea Aged Care @ Rosehill	145 Good Street, Rosehill	Low care, medium/high care	50
23	Garden View Nursing Home	124 Paton Street, Merrylands West		72
24	Genista Aged Care Facility	185 Old Prospect Road, Greystanes	Low care, medium/high care, restorative care, palliative care	84
25	Guildford Nursing Home	250 Railway Terrace, Guildford		92
26	IRT Berala on the Park	13-19 St Johns Ave, Auburn	Low care, medium/high care, dementia care, palliative care	125
27	Melrose Cottage Settlement	157 Bungaree Road, Pendle Hill	Low care, medium/high care, dementia care, restorative care, palliative care	90
28	Northcourt Nursing Home	7 Saunders Street, North Parramatta	Low care, medium/high care, dementia care, restorative care	39
29	Pemulwuy Aged Care	11 Pastoral Circuit, Pemulwuy	Low care, medium/high care, restorative care	130
30	Pendle Hill Residential Aged Care Facility	2 Wyena Road, Pendle Hill	Low care, medium/high care	84
31	Southern Cross Care Greystanes Residential Aged Care	5 White Gum Place, Greystanes	Low care, medium/high care, dementia care, palliative care	41
32	Southern Cross Care John Woodward Residential Aged Care	45 Barcom Street, Merrylands	Low care, medium/high care, dementia care, palliative care	118
33	Southern Cross Care Marian Nursing Home	2a Fleet Street, North Parramatta	Low care, medium/high care, dementia care, palliative care	75
34	St Vincent's Care Services Auburn	21 Alice Street, Auburn	Low care, medium/high care, dementia care, restorative care, palliative care	102
35	St Vincent's Care Services Yennora	1-10 Tara Close, Yennora	Low care, medium/high care, dementia care, restorative care, palliative care	141
36	SummitCare Smithfield	11 Nyora Avenue, Smithfield	Low care, medium/high care, palliative care	90
37	Thomas Street Lodge	43a Thomas Street, Parramatta		152
38	Uniting Arrunga Ermington	334-342 Kissing Point Road, Ermington	Low care, medium/high care, dementia care, restorative care	101
39	Uniting Lillian Wells North Parramatta	2b Fennell Street, Parramatta	Low care, medium/high care, dementia care, restorative care	72



ID	Facility name	Address	Care type	Places available
40	Uniting Westmead	1 Caroline Street, Westmead	Low care, medium/high care	114
41	Wesley Rayward	3 Dalmar Place, Carlingford	Low care, medium/high care, dementia care	74
42	Wesley Tebbutt	40 A Stewart Street, Dundas Valley	Low care, medium/high care	66
43	Woodberry Village	129 Lanhams Road, Winston Hills	Low care	122
<b>Short term restorative care</b>				
44	UnitingCare Ageing Westmead Community Services Dementia	7 Helen Street, Westmead	Restorative care	6
<b>Transition care</b>				
45	Westmead Aged Community Based Transitional Aged Care Program	Cumberland Hospital Campus, Westmead	Restorative care	78

## Sport and recreation facilities

ID	Facility name	Address	Utilisation over the last 12-months
<b>Aquatic Centre</b>			
1	Auburn Ruth Everuss Aquatic Centre	Church St, Lidcombe	
2	Epping Aquatic and Leisure Centre	26 Stanley Rd, Epping	
3	Granville Swimming Centre	Enid Ave, Granville	
4	Guildford Swimming Centre	1 Tamplin Rd, Guildford	
5	Merrylands Swimming Centre	17 Burnett St, Merrylands	
6	Parramatta Aquatic and Leisure Centre (under construction)	Park Pde, Parramatta	
<b>Athletics Track</b>			
7	Auburn Athletics	3 Percy St, Auburn	
<b>Cycling</b>			
8	Lidcombe Oval	Church St, Lidcombe	63.8%
<b>Golf Course</b>			
9	Cumberland Country Golf Course	248 Old Prospect Rd, Greystanes	
10	Muirfield Golf Course	58 Barclay Rd, North Rocks	
11	Oatlands Golf Course	94 Bettington Rd, Oatlands	
12	Rosenay Golf Course	5 Weymouth Ave, Auburn	
13	Woodville Golf Course	118 Rawson Rd, Guildford	
<b>Motor Racing</b>			
14	Sydney Speedway	21 Wentworth St, Granville	
<b>Racecourse</b>			
15	Rosehill Gardens Racecourse	James Ruse Dr, Rosehill	
<b>Skatepark</b>			
16	Parramatta Skate Park	Hassall St, Parramatta	

ID	Facility name	Address	Utilisation over the last 12-months
17	Sturt Park Skate Park	Sturt St, Telopea	
<b>Sports Centre</b>			
18	Toongabbie Leisure Centre (TLC)	21 Tucks Rd, Toongabbie	
<b>Sports Court</b>			
19	Freame Park	Burnett St, Mays Hill	
20	Mays Hill Multi-use Courts	Pitt St, Parramatta	
<b>Sports Field</b>			
21	Alderson Park	25P Dorothy St, Merrylands	
22	Binalong Park	197 Binalong Park, Old Toongabbie	
23	Cattle Paddock	Long Ave, Parramatta	
24	Curtis Oval	43 Yates Ave, Dundas Valley	
25	F.S Garside Park	1 Onslow St, Granville	
26	Freame Park	Burnett St, Mays Hill	72.0%
27	Guildford Park	243 Railway Tce, Guildford	53.3%
28	Guilfoyle Park	1 Amy St, Regents Park	36.0%
29	Haslam Field	3 Devitt Ave, Newington	
30	Hazel Ryan Oval	Whitbread Pl, North Rocks	
31	Holroyd Sportsground	Peel St, Holroyd	57.1%
32	Horlyck Reserve	Byrnes St, South Granville	34.5%
33	Jones Park	Banks St, Parramatta	
34	M J Bennett Reserve	9/1 Gowrie Cres, Westmead	144.7%
35	Max Ruddock Reserve	200 Junction Rd, Winston Hills	
36	Mays Hill Park	Pitt St, Parramatta	
37	McCoy Park	McCoy St, Toongabbie	
38	Melita Stadium	Everley Rd, Auburn	
39	Mona Park	27A Chisholm Rd, Auburn	
40	Norford Park	4A-16A Boundary Rd, Chester Hill	
41	Old Kings Oval	O'Connell St, Parramatta	70.9%
42	Old Saleyards Reserve	76 Gladstone St, North Parramatta	64.3%
43	Ollie Webb Reserve	37A Glebe St, Parramatta	
44	Peggy Womersley Reserve	Felton Rd, Carlingford	
45	PH Jeffery Reserve	Barton St, North Parramatta	
46	Phillips Park	Dalley St, Lidcombe	52.1%
47	Princes Park	Princes Rd W, Auburn	52.6%
48	Progress Park	4 Wellington Rd, South Granville	75.5%
49	Ray Marshall Reserve	2A Erie St, South Granville	81.3%
50	Richie Benaud Oval	Pennant Hills Rd, North Parramatta	
51	Robin Thomas Reserve	103 Harris St, Parramatta	
52	Scout Memorial Park	Glen St, Granville	

ID	Facility name	Address	Utilisation over the last 12-months
53	Slaters Field	Long Ave, Parramatta	
54	Sydney Smith Park	2145/ 49 Amos St, Westmead	
55	Somerville Park	675 Blaxland Rd, Eastwood	
56	Tait Street Park	3 Tait St, Smithfield	66.5%
57	The King's School	87-129 Pennant Hills Rd, North Parramatta	
58	Webbs Avenue Playing Fields	Webbs Ave, Auburn	61.5%
<b>Stadium</b>			
59	CommBank Stadium	11-13 O'Connell Street Parramatta	
<b>Swimming Facility</b>			
60	James Ruse Water Playground	109 Harris St, Parramatta	
<b>Target Range</b>			
61	Manly Small Bore Rifle Club Inc	Campbell Pde, Manly Vale	

## Parks and open spaces

ID	Facility name	Address	Size (ha)	Utilisation over the last 12-months
<b>District Park</b>				
1	Freame Park	Burnett St, Mays Hill	3.26	72.0%
2	Jones Park Parramatta	Banks St, Parramatta	5.84	
3	Lytton Street Park	Lytton St, Wentworthville	3.10	
4	Monterey Street Park	43 Monterey St, South Wentworthville	3.06	
5	Ollie Webb Reserve	37A Glebe St, Parramatta	5.66	
6	Parabianga Reserve	22 Mayfield St, Wentworthville	3.56	
7	Parabianga Reserve - Mid	22 Mayfield St, Wentworthville	0.29	
8	Parabianga Reserve - East	22 Mayfield St, Wentworthville	0.09	
9	Parramatta Park (Mays Hill) (excluding Aquatic Centre foot print based on master plan)	Parramatta	18.35	
10	Parramatta Park	Parramatta	15.03	
11	Parramatta Park - Middle	Byrnes Ave, Parramatta	48.86	
12	Ringrose Park	Cnr Great Western Hwy and Cumberland Hwy, Wentworthville	4.39	
13	Ted Burge Sports Ground	57 Centenary Rd, Merrylands	3.55	
14	Yana Yirabana Reserve	1F Redbank Rd, Northmead	1.22	
<b>Local Park</b>				
15	Fulton Avenue Reserve	Fulton Ave, Wentworthville	0.13	
16	Alderson Park	25P Dorothy St, Merrylands	0.82	
17	Armagh Park East	6A Portadown Rd, Constitution Hill	1.24	
18	Armagh Park West	6A Portadown Rd, Constitution Hill	0.91	

ID	Facility name	Address	Size (ha)	Utilisation over the last 12-months
19	Arrunga Garden	Chetwyn Pl, Constitution Hill	2.01	
20	Arrunga Garden West	Chetwyn Pl, Constitution Hill	0.19	
21	Austral Avenue Reserve	28 Austral Ave, Westmead	0.33	
22	Boronia Park	Boronia Ave, Epping	0.06	
23	Burlington Memorial Park	23 Boundary Rd, Northmead	1.23	
24	Burra Reserve	Crimea St, Parramatta	0.72	
25	Cumberland Hospital Oval	Eastern Cct, Cumberland Hospital, North Parramatta	2.50	
26	Friend Park	3A McKern St, Wentworthville	0.25	6.0%
27	Hospital Farm Reserve	Redbank Rd, Northmead	0.54	
28	Irwin Place Park	7 Irwin Pl, Wentworthville	0.37	
29	Lytton Street Park	Lytton St, Wentworthville	0.34	
30	Jubilee Park	7A Parkes St, Parramatta	1.13	
31	Karabi Reserve	Lockwood St, Merrylands	0.09	
32	Kurung Reserve	6P Robert St, Holroyd	0.70	
33	Lane Street Park	Lane St, Wentworthville	3.54	
34	Leawarra Reserve	26 Chester St, Merrylands	1.07	
35	M J Bennett Reserve	9/1 Gowrie Cres, Westmead	1.65	144.7%
36	Maru Reserve	19A Rickard St, Merrylands	0.22	
37	Mays Hill Reserve	11 Napier St, Mays Hill	3.61	
38	Milsons Park	Darcy Rd, Westmead	1.61	
39	Milsons Park - East	Darcy Rd, Westmead	0.23	
40	Milsons Park - Mid	Darcy Rd, Westmead	1.48	
41	Milsons Park West	Darcy Rd, Westmead	0.78	
42	Morgan Street Park	15P-17P Morgan St, Merrylands	0.50	
43	Noller Park	48 Inkerman St, Parramatta	0.14	
44	Pitt Park	Hayes Ave, South Wentworthville	0.68	
45	Prince Alfred Square	353D Church St, Parramatta	1.65	52.3%
46	Redbank Road Park	Redbank Rd, Westmead	0.47	
47	River Foreshore Park North - 1	340A Church St, Parramatta	0.98	
48	River Foreshore Park North - 2	340A Church St, Parramatta	0.17	
49	River Foreshore Park North - 3	1 Elizabeth St, Parramatta	0.62	
50	River Foreshore Park South - 4	Phillip St, Parramatta	0.84	
51	River Foreshore Park South - 3	Phillip St, Parramatta	0.60	
52	River Foreshore Park South - 2	Phillip St, Parramatta	0.13	
53	River Foreshore Park South- 1	Church St, Parramatta	0.56	

ID	Facility name	Address	Size (ha)	Utilisation over the last 12-months
54	Ronald McDonald House Westmead Park	1 Labyrinth Way, Westmead	1.48	
55	Shannons Paddock	14A Darcy Rd, Wentworthville	1.34	
56	St Johns Park	195 Church St, Parramatta	0.11	
57	Sydney Smith Park	2145/49 Amos St, Westmead	1.59	
58	Tiara Place Reserve	Tiara Pl, Granville	0.13	119.6%
59	Wentworth Memorial Park	Dunmore St, Wentworthville	1.69	
60	Westmead Hospital Oval	Darcy Rd, Westmead	1.53	
61	Young Park	15 Birmingham St, Merrylands	0.37	
<b>Pocket Park</b>				
62	Allen Brierley Reserve	74P Hawkesbury Rd, Westmead	0.03	
63	Allen Street Park	9 Allen Street, South Wentworthville	0.01	
64	Amos Street Park	69 Amos St, Westmead	0.09	
65	Bridge Road Reserve	Bridge Rd, Westmead	0.20	
66	Burnett Street Park	158A Burnett St, Merrylands	0.20	
67	Centenary Road Park	139 Centenary Rd, South Wentworthville	0.02	
68	Cumberland Hospital Park	Fleet St, North Parramatta	0.54	
69	Dorothy Street Park	59A Coleman Street Merrylands	0.02	
70	Goombarra Reserve	63 Good St, Westmead	0.07	
71	Hassall Street Park	33 Hassall St, Westmead	0.04	
72	Hiller Street Park	4P Hiller St, Merrylands	0.08	
73	Manchester Street Reserve	45 Manchester St, Merrylands	0.06	
74	Nallawilli Reserve	58 Windsor Rd, Merrylands	0.13	
75	Narang Reserve	2 Euralla St, Westmead	0.11	
76	Pemulwuy Reserve	Priddle St, Westmead	0.22	
77	Pye Street Park	18 Pye Street, Westmead	0.06	
78	Richard Street Reserve	20 Richard St, South Wentworthville	0.02	
79	Wallawa Reserve	21 Inkerman St, Granville	0.14	

# **Appendix C**

## **Provision rates**

Facility type	Distribution	Provision rate	Spatial requirements	Source*
<b>Education</b>				
<b>Government</b>				
<b>Primary School (K-6)</b>	<p>School intake areas and school community groups.</p> <p>Across Greater Metropolitan Sydney Government primary schools accommodate an average of 70% of all children aged 5-11 years within a catchment.</p>	The indicative guideline for new primary schools is: 1,000 students	<p>The indicative guideline for new primary school sites is: 1.5-2 ha.</p> <p>This may be varied subject to urban density, proximity to open space, site conditions and other factors.</p>	<p>NSW Department of Education</p> <p>School Infrastructure NSW</p>
<b>High School (7-12)</b>	<p>School intake areas and school community groups.</p> <p>Across Greater Metropolitan Sydney Government primary schools accommodate an average of 60% of all children aged 12-17 years within a catchment.</p>	The indicative guideline for new secondary schools is: 2,000 students.	<p>The indicative guideline for new secondary school sites is: 2.5-4 ha.</p> <p>This may be varied subject to urban density, proximity to open space, site conditions and other factors..</p>	<p>NSW Department of Education</p> <p>School Infrastructure NSW</p>
<b>Non-Government</b>				
<b>Catholic Education</b>	<p>25% of children aged 5-11 years in catchment</p> <p>30% of children aged 12-17 years in catchment</p>	<p>Case-by-case</p> <p>(for the purpose of this assessment it is assumed 23 students per teaching space)</p>	2-3 hectares with a preference for a connection to community ovals within walking distance, as well as connections to community services.	NSW Department of Education
<b>Independent Schools</b>	<p>5% of children aged 5-11 years in catchment</p> <p>10% of children aged 12-17 years in catchment</p>	<p>Case-by-case basis</p> <p>(for the purpose of this assessment it is assumed 20 students per teaching space)</p>	<p>Case-by-case basis</p> <p>(for the purpose of this assessment it is assumed 2-3 hectares)</p>	NSW Department of Education
<b>Tertiary education</b>				
<b>TAFE</b>	People aged over 15 years	Case-by-case basis	5-6 ha minimum	NSW TAFE
<b>University</b>	People aged over 17 years	Case-by-case basis	Dependant on curriculum needs	
<b>Health</b>				
<b>Hospital</b>	Central City District	Request provision through NSW Health and their HealthApp tool	To be determined by NSW Health	NSW Health
<b>Community health</b>	Central City District	One community health facility per 75,000 – 100,000 residents	To be determined by NSW Health	NSW Health
<b>Ambulance</b>	Central City District	Request provision through NSW Ambulance and their 'Placemaker' tool	To be determined by NSW Health	NSW Ambulance
<b>Emergency services</b>				
<b>Police</b>				
<b>Police multipurpose hub</b>	Regional	Request provision through NSW Police Force based on	20,000m2 includes a police station, specialist resources e.g. traffic and highway, forensics and other agency	NSW Police



Facility type	Distribution	Provision rate	Spatial requirements	Source*
		response times and accessibility	cohabitation options such as State Archives, Australian Federal Police and Fire and Rescue NSW.	
Police station	District	As above	2,000m2 or can be incorporated in a multipurpose police hub.  Major centres require one police station	NSW Police
Police shop front	Local	As above	150m2 within a Town Centre	NSW Police
<b>Justice</b>				
Court	Regional	Request provision through Department of Communities and Justice based on five-year averages for criminal-trial registrations, finalisations, and pending trial caseloads	10,000 sqm (min 5000 sqm) with three street frontages including two separate secure frontages / entrances for custodial and judicial transfers and secure perimeters.	NSW Department of Communities and Justice
<b>Fire and rescue</b>				
Fire station	District	Minimum service population for a Permanent (full-time) staffed station is 25 000 people.  Incidents need to be responded to in 10 minutes or less.  Request provision through FRNSW based on response times and accessibility.	2,500m2 which allows for a two bay, 24 hour staffed station with ancillary facilities. Can be smaller depending on location.  Corner sites are preferred s it provides for an easier 'drive in – drive out' configuration for the trucks	NSW Fire and Rescue
<b>Community facilities</b>				
Local	400 metres (local community)	One facility per <20,000 residents	Minimum floor space of 1,000 sqm	Cumberland City Council
District	2-kilometre radius (Precinct wide)	One facility per 30,000-50,000 residents	Size dependent on functions included. The size of a district facility (excluding libraries) is to achieve total of approximately 80sqm floor area/ 1000 people within catchment (combined with local facilities)	Cumberland City Council
Regional	50 kilometres + (Central City District, Greater Sydney and wider)	N/A – consideration given to demand and wider social benefit	Dependent on facility type	Create NSW  Cumberland City Council
<b>Childcare</b>				
Long day care/ preschool	Local community	One place: 2 children aged 0-4 years	Minimum of 3.25m2 of unencumbered indoor space per child  Minimum of 7m2 of unencumbered outdoor space per child (for children over preschool age unencumbered indoor space may be included in calculating the outdoor space – subject to approval)	NSW Department of Education

Facility type	Distribution	Provision rate	Spatial requirements	Source*
Out of School Hours Care	Local community	One place: 5 children aged 5 – 11 years	Minimum of 0.3m <sup>3</sup> per child of external storage space Minimum of 0.2m <sup>3</sup> per child of internal storage space. Additional toilet and hygiene, nappy change, laundry and administration and circulation space where appropriate.	NSW Department of Education
<b>Aged care</b>				
Residential age care (moderate to high care)	Local community	40 residential care places: 1,000 people aged 70+ years	Size requirements are dependent on the facility type, capacity and resident's needs.  All aged care facilities in NSW must comply with the requirements of a class 9a building as defined in the Building Code of Australia (BCA), and may be required to comply with the Private Health Facilities Act 2007.	Growth Centre SEPP 2006 GEN Aged Care
Residential age care (low care)	Local community	48 residential care places: 1,000 people aged 70+ years	As above	Growth Centre SEPP 2006 GEN Aged Care
Short term restorative care	Local community	2 short term restorative care places: 1,000 people aged 70+ years	As above	Growth Centre SEPP 2006 GEN Aged Care
Community care	Local community	20 community care packages: 1,000 people aged 70+ years	As above	Growth Centre SEPP 2006 GEN Aged Care
<b>Cultural facilities</b>				
Local	400 metres (local community)	One cultural space for up to 20,000 people	Dependent on facility type  Consider increasing capacity of existing cultural spaces by installing additional features within existing facilities or developing partnerships to utilise facilities in other ownership	Create NSW
District	2-kilometre radius (Precinct wide)	One district level facility for 20,001 to 50,000 people	Dependent on facility type	Create NSW
Regional	50 kilometres + (Central City District, Greater Sydney and wider)	One regional level facility for 100,000+ people	Dependent on facility type	Create NSW Cumberland City Council
<b>Libraries</b>				
Local branch	400 metres (local community)	One library branch to service < 20,000 people where the branch library operates as part of a network with a district or central library.	69 sqm per 1,000 plus 20% circulation space.  The minimum recommended size for a public library building is 190 square metres.  See Library Council of NSW 'Library Building Calculator'	State Library of NSW
District library	2-kilometre radius (Precinct wide)	One district library per 20,000 – 35,000 people	35 - 39 sqm per 1,000 plus 20% circulation space.	State Library of NSW

Facility type	Distribution	Provision rate	Spatial requirements	Source*
		or per 35,000 to 65,000 people	See Library Council of NSW 'Library Building Calculator'	
Central library	2-kilometre radius (Precinct wide, Western Parkland City)	One central library per 100,000+ people	29 sqm per 1,000 people plus 20% circulation space  See Library Council of NSW 'Library Building Calculator'	State Library of NSW
Sport and recreation				
Local sports field	750 metres (local community)	Request provision through Office of Sport NSW based on sports participation data, population benchmarks, and capacity benchmarks.  Approximately one local sport field per 5,000 people.  A single field is unsustainable, therefore the minimum size of land for local sports infrastructure should be 4.5ha.	Minimum of 2x football, or 2x rugby league, or 2x rugby union, or 2x hockey, or 1x cricket, or 1x AFL, or 2x baseball, or 2x softball, or a mix of at least two sports.  One standard field: 2x rectangular sports fields and 1x oval overlaid minimum 4.5ha.  Passive green space for tree canopy/ informal walking/ jogging track.  Field of play – soil profile, turf, irrigation, drainage, training lights, play space.	NSW Office of Sport
District sports fields	2-kilometre radius (Precinct wide)	Request provision through Office of Sport NSW based on sports participation data, population benchmarks, and capacity benchmarks.  Approximately one district sport field of 7.5ha per 20,000 to 50,000 people.	Minimum of 4x football, or 4x rugby league, or 4x rugby union, or 4x hockey, or 2x cricket, or 2x AFL, or 4x baseball, or 4x softball, and/or 1x athletics track or a mix of at four two sports.  Two standard fields minimum 7.5ha (standard field = 2x rectangular sports fields and 1x oval field overlaid)  Passive green space for tree canopy / informal walking / jogging track  Field of play – soil profile, turf, irrigation, drainage, training lights  Play space  Universal design – Amenities block / public toilets  Technology to manage lighting, irrigation, building access and security  Car spaces (100)	NSW Office of Sport
Local outdoor sports court	750 metres (local community)	Request provision through Office of Sport NSW based on sports participation data, population benchmarks, and capacity benchmarks.  Approximately one local outdoor sport court per 5,000 people.	Multi-use court marked up with a mix of tennis, basketball, netball and/or futsal. 1x single outdoor court for active recreation only.  Local tennis courts minimum of 4-6 in a cluster – must be a sustainable small business for council to lease.	NSW Office of Sport
District Indoor sports facility	2 kilometres (precinct wide)	Request provision through Office of Sport NSW based on sports participation data, population	Basketball, netball, futsal, squash / racket ball, volleyball, badminton, table tennis, fencing, gymnastics.	NSW Office of Sport

Facility type	Distribution	Provision rate	Spatial requirements	Source*
		benchmarks, and capacity benchmarks.  Approximately one district indoor multi-use sports sport per 10,000 people.	Minimum of 4x multi-use sports courts and 1x squash court per location.  Universal design building – minimum 4x futsal sized multi-purpose courts, storage, toilets and change rooms, administration areas.	
Aquatic/ swimming facility	2-5 kilometre + radius (Precinct wide, Central City District)  Dependent upon residential densities.	Request provision through Office of Sport NSW based on sports participation data, population benchmarks, and capacity benchmarks.  Inclusion of a diversified aquatic offering, and other active recreation opportunities are essential to offset costs of running a pool, e.g. an existing 50m outdoor pool could be upgraded by adding an indoor program pool, and an indoor pool 25m x 25m x 2m deep – allows water polo, underwater hockey, artistic swimming, canoe polo, aqua aerobics etc., a fitness equipment room and studio for classes.	Swimming, aqua aerobics, water polo, synchronised swimming 2m deep pool x 51m long with an operable boom (split into 2x 25m pools), a diving pool requires 25m x 25m x 5-6m deep (only required at a regional level swimming centre).  Plus 25m program pool – learn to swim, hydro therapy.  Universal design - change facilities / toilets Café & crèche Building - administration area, storage, multi-use rooms x 3 with operable walls. Water play area Car park (100 spaces) and landscaping / green grid.	NSW Office of Sport
Skate Park	2-kilometre radius (Precinct wide) at local level.  5-10km radius at district level.	Request provision through Office of Sport NSW based on sports participation data, population benchmarks, and capacity benchmarks.  One skate facility per 60,000 people.	Field of play – concrete surface and lights  Universal design – toilets, competition staging area, 3-phase power, speakers for competitions.  Landscape, shade, seating, drinking fountain, technology to manage site.	NSW Office of Sport
BMX track	2 kilometre + radius (Precinct wide, Central City District)	Request provision through Office of Sport NSW based on sports participation data, population benchmarks, and capacity benchmarks.	Tracks, wayfinding.  Universal design – toilets, competition staging area, 3-phase power, speakers for competition and seating, lighting/ safety for competitions.	NSW Office of Sport
Parks and open space				
Local park	Low-medium density (<60 dwellings per ha) 100% within 400m of local open space  High density (>60 dwellings per ha) 100% within 200m of local open space	9m <sup>2</sup> per person	Minimum size of 0.5 ha High density minimum size 0.3 – 0.5 ha	Government Architect NSW NSW Department of Planning and Environment Cumberland City Council
District Park	80% of residents are within 2km distance from home.	One district park per 5,000 people or 1 ha per 1,000 residents	Minimum size 2 ha	Government Architect NSW NSW Department of Planning and

Facility type	Distribution	Provision rate	Spatial requirements	Source*
Regional park	100% can access and must be accessible by public transport or by vehicle within 30 minutes.	One regional park per 20,000 people or 1 ha per 1,000 residents	Greater than 5 ha	Government Architect NSW NSW Department of Planning and

*\*Note: Information regarding distribution, provision rates and spatial requirements for each facility type has been collated by GHD through a number of projects across Greater Sydney and ongoing consultations with the various government agencies.*

# **Appendix D**

**SGS development scenarios**

## BUILT FORM PERMISSIBLE UNDER CURRENT PLANNING CONTROLS

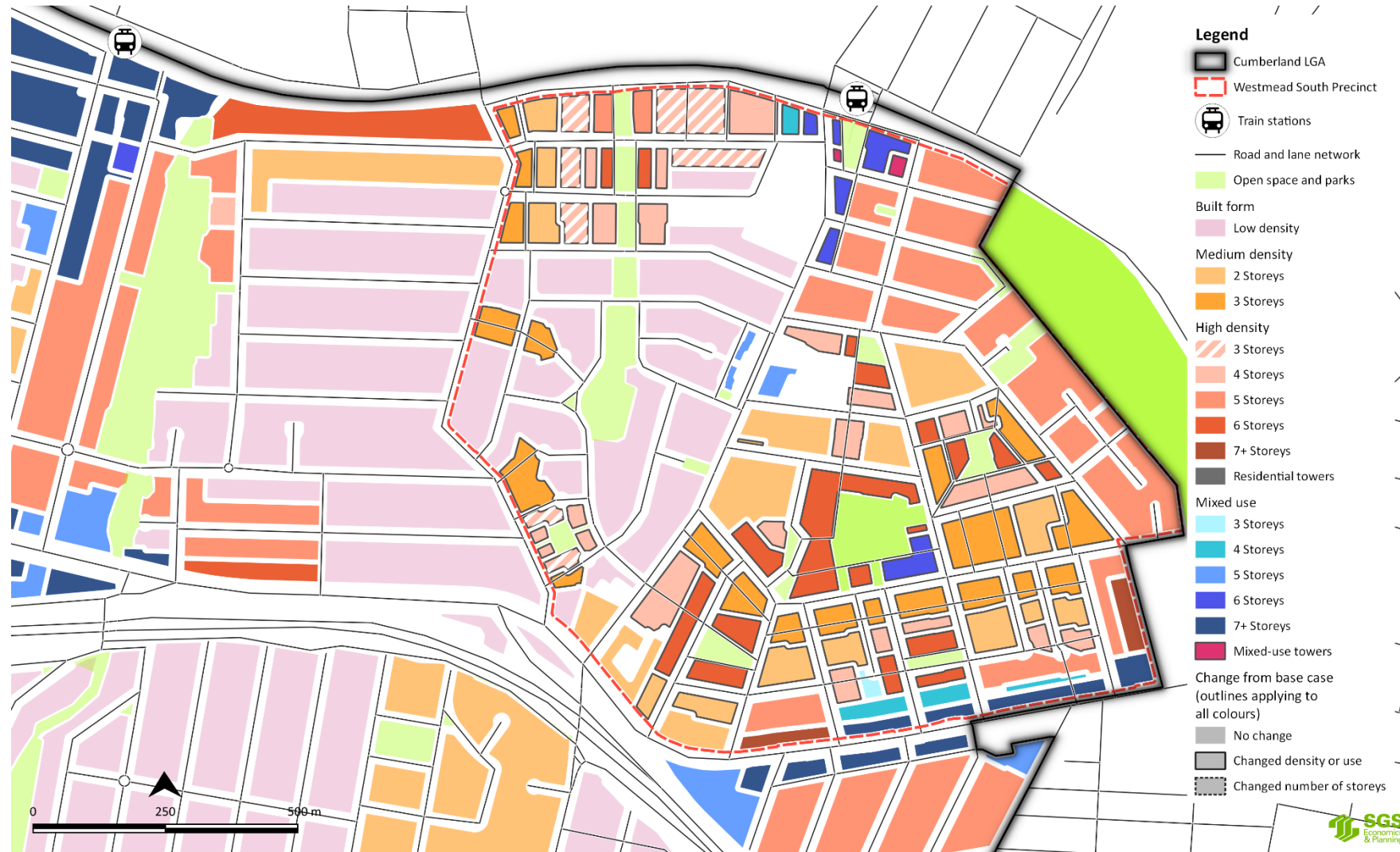




## BUILT FORM OUTCOMES UNDER LOWER DENSITY SCENARIO



## BUILT FORM OUTCOMES UNDER MIXED DENSITY SCENARIO



## BUILT FORM OUTCOMES UNDER HIGHER DENSITY SCENARIO





# Technical Memorandum

17 October 2023

<b>To</b>	Cumberland City Council (Larissa Hubner, Amruta Kumbhari and Will Wang)	<b>Contact No.</b>	+61 2 8757 9409
<b>From</b>	GHD (Jahni Glasby)	<b>Project No.</b>	12577306
<b>Project Name</b>	Westmead South Community Needs and Social Infrastructure Assessment		
<b>Subject</b>	Westmead South Community Needs and Social Infrastructure Assessment – Revised Master Plan and Yield		

## 1. Introduction

This memorandum has been prepared as an addendum to the Westmead South Community Needs and Social Infrastructure Assessment Report prepared by GHD (21 October 2022).

The following sections provide an assessment of Cumberland City Council's preferred scenario as per the revised Draft Structure Plan prepared by Architectus (22 September 2023).

### 1.1 Assumptions

- The 2021 population for Westmead South (8,054 people) was provided by Architectus and was determined by combining the total population for the relevant Mesh Block (MB) areas from the 2021 ABS Census.
- Average household size (2.59) has been determined from the existing household size for Westmead South as per the 2021 ABS Census.
- To determine the potential age profile for the growth scenario, service age group proportion assumptions were applied to the total potential population. The service age group proportions were determined by redistributing the NSW Common Planning Assumption's Wentworthville-Westmead SA2 2041 age breakdowns from 5-year age groups (i.e., 0-4, 5-9, 10-14 etc...) into service age groups (i.e., 0-4, 5-11, 12-17 etc...).

## 2. Development scenario

Table 2.1 outlines the potential total population capacity and age breakdowns by service age group of Councils development scenario as prepared by Architectus.

**Table 2.1** Potential future population – Council development scenario

	Council scenario
Westmead South potential population capacity	25,193
<b>Potential age breakdowns by service age group</b>	
Babies and pre-schoolers (0-4)	1,690
Primary schoolers (5 to 11)	2,019
Secondary schoolers (12 to 17)	1,473
Tertiary education & young workforce (18 to 24)	1,815
Young workforce (25 to 34)	4,535
Career and home building (35 to 49)	6,452
Senior workforce (50 to 64)	3,853
Retirees (65 to 74)	1,625
Seniors (75 to 84)	1,109
Elderly (85+)	621

## 3. Social infrastructure needs assessment

Table 3.1 outlines the demographic need of Westmead South based on Council's development scenario for each type of social infrastructure to inform the future considerations discussed in section 5.

**Table 3.1** Social infrastructure needs assessment

Facility type	Demographic need
<b>Education</b>	
Primary (K-6)	Based on GHD's strategic assessment there may be demand for approximately 1,413 places within government primary schools (equivalent to two schools).
Secondary (7-12)	Based on GHD's strategic assessment there may be demand for approximately 884 places within government high schools (equivalent to one school).
Tertiary (TAFE)	n/a
Tertiary (University)	n/a
<b>Health</b>	
Public hospital	n/a
Ambulance	n/a
<b>Emergency service</b>	
Police	n/a
Justice (Courts)	n/a

Facility type	Demographic need
Fire and rescue	25,192 people may require one fire station
<b>Community and culture</b>	
Community facilities (Local and District)	25,192 people would generate demand for approximately one local community facility
Library (Local branch, District and Central)	25,192 people would generate demand for approximately one local branch library
Cultural facility (Local, District and Regional)	25,192 people would generate demand for approximately one local cultural facility
<b>Childcare</b>	
Long day care and Preschool care	1,690 children would generate demand for 761 childcare place (equating to approximately 15 childcare centres)
Out of school hours care (OSHC)	404 children would require OSHC
<b>Aged care</b>	
Residential aged care (moderate to high care needs)	102 people would require residential aged care for moderate to high care needs
Residential aged care (low care needs)	122 people would require residential aged care for low care needs
Community care	51 people would require a community care package
Short-term restorative care	Five people would require short term restorative care
<b>Sport and recreation</b>	
Sports fields (Local and District)	25,192 people would generate demand for approximately five local sports fields
Sports courts (Local)	25,192 people would generate demand for approximately five local sport courts
District indoor sports facility	25,192 people would generate demand for approximately one district indoor sports facility
Indoor aquatic/ swimming facility	The recently completed Parramatta Aquatic and Leisure Centre is located to the east of Westmead South in the Mays Hill Precinct. This facility will services residents in Westmead South.
<b>Parks and open space</b>	
Local parks	25,192 people would require 182,828m <sup>2</sup> of additional open space, or no additional space including Parramatta Park (Mays Hill Precinct).

### 3.1 Walkability of open space and recreation based on revised structure plan

Figure 3.1 illustrates the walkable distance from all parks and open space including pocket parks and potential new open space in Westmead South. It demonstrates that almost all residences are located within 400 metres of open space with approximately 23 residences located over 400 metres.

Figure 3.2 illustrates the walkable distance from all parks and open space including pocket parks and potential new open space in Westmead South as well as the potential new cross block links. It shows that almost all residences are located within 400 metres of open space with approximately 15 residences located over 400 metres.

Across Westmead South there is currently 4.39 hectares of active and passive open space. Potential new open space would add approximately 0.94 hectares of additional open space to the existing network.



**Figure 3.1** Walkability from existing and potential new pocket, local or district parks and open space



**Figure 3.2** Walkability from existing and potential new pocket, local or district parks including potential new cross block links



The potential new open space located between Alexandra Avenue and Grand Avenue is estimated to be approximately 2,227m<sup>2</sup>. As per the *Draft Greener Places Guide* the minimum requirement for adequate open space is 3,000m<sup>2</sup> which is the minimum recommended size of a local park. Within the Guide it is noted that in “high-density areas parks are sometimes as small as 1,500m<sup>2</sup> however, they are not adequate for a diverse range of recreational needs and need to be supported by larger open space in the network.”

Furthermore, the *Draft Greener Places Guide* notes that small and local parks are deemed to be at capacity if more than 1,500 residents to 5000m<sup>2</sup> of parkland are within 500m. Table 3.2 identifies each existing and potential new park within Westmead South as well as the estimated servicing population based on the revised Draft Structure Plan. The table outlines the number of people each open space or network of open space is over capacity. All open space within Westmead South including potential new open space will be over capacity based on the estimate population in the revised Draft Structure Plan. It is noted that residents along the eastern boundary of Westmead South are supported by an additional 18,350m<sup>2</sup> of open space within the Mays Hill Precinct (Parramatta Park). However, residents located along the Great Western Highway have limited walkable access to adequate open space both within Westmead South and areas surrounding it.

It is estimated that there will be 25,193 people in Westmead South and approximately 53,300m<sup>2</sup> of open space which would equate to approximately 2,363 people per 5,000m<sup>2</sup> of open space.

**Table 3.2**      *Open space capacity*

<b>Park/ open space</b>	<b>Size (m<sup>2</sup>) – existing and potential new</b>	<b>Estimated servicing population<sup>1</sup></b>	<b>No. of people over capacity<sup>2</sup></b>
<ul style="list-style-type: none"> <li>– Alexandra Ave to Grand Ave</li> <li>– Moree Ave to Austral Ave</li> <li>– Austral Ave Reserve</li> <li>– MJ Bennett Reserve</li> <li>– Bridge Road Reserve</li> <li>– Narang Reserve</li> </ul>	26,107	8,897	396
<ul style="list-style-type: none"> <li>– Sydney Smith Park</li> <li>– Howe Street Park</li> </ul>	16,811	8,941	3,897
Hawkesbury Road and Cotswold Street	3,597	6,198	5,119
Pye Street Park	600	5,601	5,421
Goombarra Reserve	700	3,530	3,320
Pemulwuy Reserve	2,200	4,184	3,524
Hassall Street Park	400	3,741	3,621

## 4. Housing diversity and affordability assessment

A review of the revised Draft Master Plan (prepared by Architectus) outlines that Westmead South is anticipated to accommodate a total of 25,193 people which would require 6,625 potential new dwelling. Currently, Westmead South is constrained by existing housing developments, major arterial roads and rail and heritage buildings and conservation areas. The following outlines the housing diversity and affordability

<sup>1</sup> Estimated servicing population has been determined by adding the estimated total population within a 500m catchment area of each open space identified.

<sup>2</sup> Number of people over capacity has been determined by understanding the population threshold of each open space area (as determined by the *Draft Greener Places Guide*) minus the estimated servicing population.

needs of Westmead South based on Council's development scenario which will inform the future considerations discussed in section 5.

In alignment with the needs and recommendations outlined in the Community Needs and Social Infrastructure Assessment (GHD, 2022), Council's scenario and the revised Draft Master Plan aim to support the following housing needs in Westmead South including:

- Providing opportunities for low-, medium-, and high-density housing typology options which are centred around key infrastructure such as transport hubs and commercial centres.
- Providing mixed used areas which will aim to support the housing and commercial needs and growth of Westmead South.
- Providing a mix of dwelling sizes including 1-, 2-, and 3- bedroom housing options which will support the provision of family households including couples with children, multi-generational households, group homes, single (lone) person homes, and key worker accommodation.

## 5. Future considerations

Social infrastructure plays a critical role in creating the communities that we live, work and play in. Therefore, social infrastructure will be important to priorities in any future planning decisions in relation to Westmead South. Table 5.1 outlines future considerations for social infrastructure and housing based on the outcomes of the needs assessments presented in sections 3 and 4.

**Table 5.1** Future considerations based on Council's scenario and revised Draft Structure Plan

Type	Future considerations
Community centre	<ul style="list-style-type: none"> <li>– New multi-purpose community facility to service residents in the western and southern areas of Westmead south with potential co-location with other community and cultural facilities, sport and recreation facilities and parks and open space areas.</li> </ul>
Childcare	<ul style="list-style-type: none"> <li>– Need for additional childcare places to be provided in Westmead South with consideration for childcare facilities to be located close to place of work or place of residence (focusing on areas of higher density) as well as public transport.</li> <li>– [Drafting note: Opportunity to provide Council owned childcare facility in Westmead South] – Council to advise</li> </ul>
Recreation	<ul style="list-style-type: none"> <li>– Investigate opportunities to partner with developers to incentivise and provide a new multi-use indoor sports facility in Westmead South with consideration for a new facility to be located close to areas of higher density as identified along the Great Western Highway.</li> </ul>
Open space	<ul style="list-style-type: none"> <li>– Investigate areas in the western and southern areas of Westmead South for additional local open space and potential new green links to connect existing open space for residences along the Great Western Highway and Bridge Road.</li> <li>– Revitalise/ expand existing pocket parks to reflect best practice guidelines identified in the Everyone Can Play Guideline and Draft Greener Places Guide such as: <ul style="list-style-type: none"> <li>• Improved accessibility and active street frontages.</li> <li>• Provide space and/or activities for all aged play.</li> <li>• Increase shade coverage and seating.</li> <li>• Improved amenities such as wayfinding, lighting, garbage bins and fencing.</li> <li>• Potential to include areas for community gardens, native bush tucker/ edible walking landscapes or other sensory play opportunities.</li> </ul> </li> </ul>
Housing	<ul style="list-style-type: none"> <li>– Partner with developers to provide affordable housing including offsets and incentives in potential new medium- and high-density developments.</li> <li>– Continue to build on established relationships with local non-for-profit and community housing providers as well as co-collaborate with state and federal agencies to maximise the delivery of affordable, social and community housing.</li> </ul>

Type	Future considerations
	<ul style="list-style-type: none"> <li>– Investigate opportunities for the expansion of existing seniors living accommodation and potential new seniors living housing options including group housing and affordable housing located close to transport and other amenities.</li> <li>– Investigate opportunities to provide short-term accommodation including short-term restorative care housing facilities to support the needs of the Westmead Health and Innovation Precinct.</li> </ul>



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