

# Community and Social Needs Study - Woodville Road Corridor Planning Framework

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Cumberland City Council

August 2023

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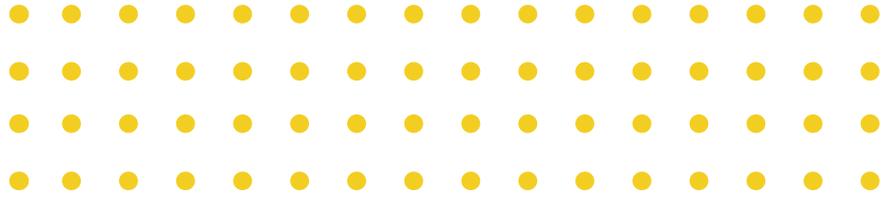
## Cred Consulting acknowledges the Gadigal people, whose land on which we operate.

We pay our respects to the Traditional Owners, Ancestors and Elders past and present.

We recognise the strength, resilience and contributions of First Nations Peoples, and the eternal and spiritual connection held in the lands, skies and waters, through cultural practices and beliefs.

Our team is proud to live, learn and thrive in the place we now call Australia, and recognise sovereignty has never been ceded by First Nations Peoples of this continent.

As embedded in our values, we are committed to building connected, healthy and resilient communities and creating purposeful outcomes that reflect our deep appreciation for the peoples and cultures that make us who we are and shape where we are going — together as one.



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# Executive summary

## Background

Cumberland City Council engaged Cred Consulting to prepare a Social and Community Needs Assessment of the Woodville Road Corridor Planning Framework. This Assessment will consider the existing provision of social and community infrastructure against benchmarks and provide ideas and opportunities for how the Planning Proposal can deliver community benefits for the Woodville Road Corridor Community and beyond.

As identified in the *Cumberland 2030: Our Local Strategic Cumberland City Council Planning Statement*, the Woodville Road Corridor (the corridor) is strategically positioned to connect multiple centres within Cumberland, including Merrylands East, Granville and Guildford East, to the metropolitan centre Parramatta.

This report includes analysis undertaken at three different scales:

- **LGA wide** - Cumberland City
- **Corridor Suburbs** - Suburbs that Woodville Road traverses: Granville, Guildford (East), Merrylands (East)
- **Corridor Community** - SA1 areas adjoining the Woodville Road corridor and that best align with the planning framework boundary

## Current population (2021)

Compared to the Cumberland LGA average, the Corridor suburbs have some unique population characteristics that will need to be considered by the Planning Framework:

- Higher proportion of babies and preschoolers, secondary schoolers, empty nesters, older workers pre-retirees and retirees
- Higher proportion of low-income households
- Higher proportion of people without internet connection (2016 Census, 2021 data not available)
- Relatively higher proportions of socio-economic disadvantage (2016 Census, 2021 data not available).
- Higher proportion of residents born overseas
- Higher number of residents who speak a language other than English at home.
- Higher unemployment rate
- Higher proportion of residents with no educational qualifications (2016 Census, 2021 data not available)
- Higher rate of youth disengagement
- Larger average household size
- More families with children

## Future population resulting from the proposal

The planning framework proposes to facilitate the delivery of **3,696** additional dwellings through re-zonings<sup>1</sup>. This is estimated to result in an additional **10,349**<sup>2</sup> residents.

It is expected that within the Corridor Community:

- The proportion of people living in medium and high density dwellings will continue to rise.
- The average household size is expected to decrease as some of the existing detached dwellings are replaced with higher density housing options.
- Continue to attract culturally diverse residents as well as young workers and families.

## Strategic context

Key National, State and Cumberland City Council strategies identify the following priorities, which are relevant to this project:

- Improved health and wellbeing outcomes for residents
- Welcoming and accessible social infrastructure facilities
- Better quality streets and new/improved public open spaces closer to residents
- Safe local community
- Multi-use community facilities
- Cultural facilities and places that reflect local culture, identity and heritage.

In particular:

- Several of Cumberland City Council's strategies identify that residents, value living in healthy neighbourhoods
- Cumberland City Council's Youth Strategy and Disability Inclusion Action Plan establish the need for accessible and welcoming community facilities, public open space and recreation spaces
- The Cumberland Open Space and Recreation Strategy highlights the under supply of public open space and recreation facilities in the LGA and advocates for increasing access to open space closer to residential homes
- The Cumberland Cultural Activation Plan articulates the importance of place identity and placemaking for creating strong communities.

<sup>1</sup> Dwellings forecast based on the Woodville Road Planning Framework 'Base Case' Scenario

<sup>2</sup> An average household size of 2.8 people per dwelling.

## What community and social infrastructure needs will result from the planning framework?

To service an increased population living in the Woodville Road Corridor, this assessment has identified a range of social infrastructure needs, resulting from demand generated by the proposed Planning Framework for Woodville Road - estimated to deliver 3,696 additional dwellings and house an additional 10,349 people. Further detail about the social infrastructure identified in the demand assessment can be found in Chapter 7.

Table 1 - Summary of community benefits

Demand type	Demand assessment
Public open space and recreation facilities	<p><i>Provide new, quality and distinctive public open spaces within 200m of future residents, with a minimum size of 0.3ha (best practice is 0.5ha)</i></p> <ul style="list-style-type: none"> <li>• <b>Additional 9.3ha of open space</b> (in addition to the existing open space) required by 2036 to cater to the demand generated by the planning proposal, of 10,349 people)</li> <li>• <b>Parks and play spaces should be accessible within 200m walking distance</b> to all high density residential areas (all planning proposal sites), prioritised in high growth areas with low provision of open space. <ul style="list-style-type: none"> <li>– Opportunities help meet open space and recreation needs could include to deliver of new public open spaces, expansion to existing ones, as well as to investigate sharing/accessing open space of the school to help meet open space and recreation needs.</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>• <b>1 multi-purpose outdoor court.</b></li> </ul>
	<ul style="list-style-type: none"> <li>• Provision of high quality, shaded, attractive <b>walkable streets and connections</b> between local parks, train stations, schools and community destinations into the corridor.</li> </ul>
	<ul style="list-style-type: none"> <li>• Opportunities to <b>deliver outdoor fitness stations</b> as part of new open spaces (minimum of 1 provided in the WRC).</li> </ul>
	<ul style="list-style-type: none"> <li>• Opportunities to provide <b>dog off-leash areas</b>, where space permits.</li> </ul>
	<ul style="list-style-type: none"> <li>• <b>Welcoming youth spaces</b> such as social seating, technology enabled spaces, parkour wall, climbing surface or sculptures, skate ramp or half courts.</li> </ul>
Public community and cultural facilities	<p>Based on population benchmarks, a demand for an additional 828m<sup>2</sup> of <b>community floorspace</b> would be generated by the incoming population.</p> <ul style="list-style-type: none"> <li>• There are a range of ways to address the additional demand for community floorspace generated by the incoming population, subject to detailed consultation with Council and staff. <ol style="list-style-type: none"> <li>1. Delivery of Guildford Library &amp; Community Hub - redeveloped and upgraded library and meeting space (Tom Collins Meeting Space), approx 2,779m<sup>2</sup> <sup>(1)</sup> in size to meet the existing and future floor space demands of the planning proposal and wider community.</li> <li>2. Provision of a new community venue for hire with multi-purpose, flexible rooms, and indoor/outdoor area for social gathering, programs and services, including for the high youth population, and culturally diverse residents. Provided as part of new development, on the ground level and ideally adjacent to open space and cafes. Size of community space will depend on whether option 1 is delivered or not. For example, if option 1 is delivered, this could be a small space (100m<sup>2</sup> local level community space). However if option 1 is not delivered, the new community space will need to be larger to cater to the planning proposal demand (for example, a space of approximately 400m<sup>2</sup> is would be a practical size for this type of facility (local community centre), noting that this wouldn't fully meet the benchmarked demand. Option 3 should be investigated in addition to meet this demand).</li> <li>3. Investigate upgrading the existing community floorspace or delivering alternative community space models, such as an outdoor community &amp; cultural pavilion in a park. For example, the Tom Collins meeting room in Guildford could be refurbished and modernised as a meeting space.</li> </ol> </li> </ul>

<sup>1</sup> Guildford community hub floor space estimate based on 2036 library floorspace demand published in the Cumberland Community Facilities Strategy (future recommended library size of 2,008m<sup>2</sup>) + demand generated for library floorspace by the planning proposal population in the Southern Precinct (288m<sup>2</sup>) + Tom Collins existing floor space (150m<sup>2</sup>) + planning proposal population in the Southern Precinct demand for community floor space (333m<sup>2</sup> - based on a planning proposal population of 4,168 people x 80m<sup>2</sup> per 1,000 people).

Demand type	Demand assessment
<b>Public community and cultural facilities ) continued)</b>	<ul style="list-style-type: none"> <li>Based on population benchmarks, a demand for 714m<sup>2</sup> of <b>library floorspace</b> would be generated by the planning proposal population. The LGA has an existing network of libraries. The Woodville North and Merrylands East Precinct are serviced by the Granville and Merrylands libraries, both of which are relatively new and large facilities. Woodville South Precinct is serviced by Guildford library, which is ageing and undersized.</li> <li>There are a range of ways to address the additional demand for library floorspace generated by the incoming population, subject to detailed consultation with Council and staff: <ol style="list-style-type: none"> <li>There is an opportunity to create significant public benefit to the wider Cumberland Community through making contributions to the delivery of a new and expanded Guildford library (in its existing location) as part of a multi purpose community hub (library and community centre collocation), approx 2,779m<sup>2(2)</sup> in size. Guildford Library site is well located near a train station, activity centre and train station, and also is home to the corridor's most vulnerable population.</li> <li>Increasingly, alternative library service delivery models are being delivered across the country, with library links (a dedicated space for library services and outreach, provided as part of other community facilities as a secondary use), or library pods (small library vending kiosks, usually located within shopping centres)see case studies for an example of a library pod).</li> </ol> </li> </ul> <p>• <b>Places for the community to informally connect</b> - such as social seating areas, forecourts to community infrastructure and cultural facilities, and public spaces that encourage social interaction and reflect the identity of the local area.</p> <p>• The demand for <b>residential aged care</b> and <b>early education and care</b> is generally met by commercial or not for profit operators, rather than Council. Council can however play an advocacy role, and work with these service providers to meet community needs.</p>
<b>Schools</b>	<ul style="list-style-type: none"> <li>Cumberland Community Wellbeing report identifies <b>11 schools exceeding enrolment caps in the LGA</b>, and highlights the need to collaborate with NSW Department of Education and private education providers to plan for and deliver for additional demands including the demand from Woodville Road Corridor Planning Proposal.</li> </ul>
<b>Residential aged care and education and care</b>	<ul style="list-style-type: none"> <li>The demand for <b>residential aged care</b> and <b>early education and care</b> is generally met by commercial or not for profit operators, rather than Council. Council can however plan and advocacy role, and work with these service providers to secure tenancies.</li> </ul>
<b>Communal open space (within private development sites)</b>	<ul style="list-style-type: none"> <li><b>Places for the community to informally connect</b> - such as social seating areas, forecourts to community infrastructure and cultural facilities, and public spaces that encourage social interaction and reflect the identity of the local area.</li> </ul>
<b>Housing affordability</b>	<ul style="list-style-type: none"> <li>Based on the Planning Proposal facilitating an additional 3,696 dwellings, 554 of those would need to be <b>affordable housing</b> to meet the Cumberland City Council target of 15%. 185 dwellings would need to be provided as affordable housing to meet the Central City District Plan minimum target of 5%.</li> </ul>

2 Guildford community hub floor space estimate based on 2036 library floorspace demand published in the Cumberland Community Facilities Strategy (future recommended library size of 2,008m<sup>2</sup>) + demand generated for library floorspace by the planning proposal population in the Southern Precinct (288m<sup>2</sup>) + Tom Collins existing floor space (150m<sup>2</sup>) + planning proposal population in the Southern Precinct demand for community floor space (333m<sup>2</sup> - based on a planning proposal population of 4,168 people x 80m<sup>2</sup> per 1,000 people).

# 1. Introduction

**Cumberland City Council engaged Cred Consulting to prepare a Social and Community Needs Assessment of the Woodville Road Corridor Planning Framework. This Assessment will consider the existing provision of social and community infrastructure against benchmarks and provide ideas and opportunities for how the Planning Proposal can deliver community benefits for the Woodville Road Corridor Community and beyond.**

## 1.1. Background

In 2020, Cumberland City Council undertook an early consultation on land use planning along the Woodville Road Corridor (WRC) to inform the preparation of planning framework and detailed controls for the corridor.

In 2021, the Draft WRC Planning Proposal (WRC Planning Proposal 2021), Draft WRC Development Planning Control Plan (DCP) and Draft WRC Public Domain Plan were considered by Cumberland Local Planning Panel. Subsequently, the revised Draft Planning Proposal was endorsed by Council and submitted to the Department of Planning and Environment (DPE) for gateway determination. In 2022, DPE requested further technical studies to support the abovementioned Planning Proposal.

Conybeare Morrison International (CM+) has been engaged by Cumberland City Council (CCC) to conduct an urban design study of the Woodville Road Corridor (WRC) - the study area, and develop a planning framework to guide the future development within the study area. Cred Consulting has been engaged by CCC as part of a broader specialist team to support the planning framework, including: traffic and transport, economic feasibility and affordable housing, social and community needs, heritage, flooding, air quality and acoustic.

## 1.2. Purpose of this report

This report provides an assessment of the social infrastructure, open space and other community and place needs generated by the planning proposed, as well as considers possible community benefits to the surrounding communities. It also takes into account the availability and quality of surrounding infrastructure and services to accommodate the demand created by the projected population increase and changes.

This report identifies ideas and opportunities for how the planning proposal could provide community benefits should it proceed, in order to ensure positive community and social outcomes for corridor residents and surrounding communities.

## 1.3. Methodology

This Assessment adopted the following methodology:

- **Review and analysis of site and planning proposal**
- **Strategic context**
  - Review of existing local, regional and state strategic plans and policies, including implications for social infrastructure, open space and other community and place benefit outcomes.
- **Population context and analysis**
  - Community profile (2021) of existing resident population of the LGA, the Corridor Suburbs and the Corridor Community.
  - Population forecasts resulting from the proposal and commentary around the expected future population characteristics such as household size, age profile, income, and cultural diversity.
  - Implications for community needs resulting from population growth facilitated by the Planning Proposal.
- **Place context and analysis**
  - High level analysis of the local environment and neighbourhood character.
- **Social infrastructure and open space Needs Study**
  - Audit and mapping of existing social infrastructure and open space within 200m (high density proximity benchmark), 400m and 2km (for regional and district facilities) .
  - Population benchmarking of social infrastructure and open space needs resulting from the proposed development, and broader local social infrastructure and open space needs that could be facilitated through the planning framework.
- **Identification of community benefit needs and opportunities**
  - A summary of community benefits that could be facilitated through the proposal, either within the study area or through a contribution toward embellishments or connections to existing places and spaces off-site/ nearby.

## 1.4. About Cumberland LGA

Cumberland City Council is situated 20km west of Sydney CBD and spans 72km<sup>2</sup>. Cumberland has a population of almost 237,000 residents, making it the fourth most populous Local Government Area (LGA) in Greater Sydney. It is also one of the most diverse communities in Australia with over 53% of its population born overseas from 115 countries.

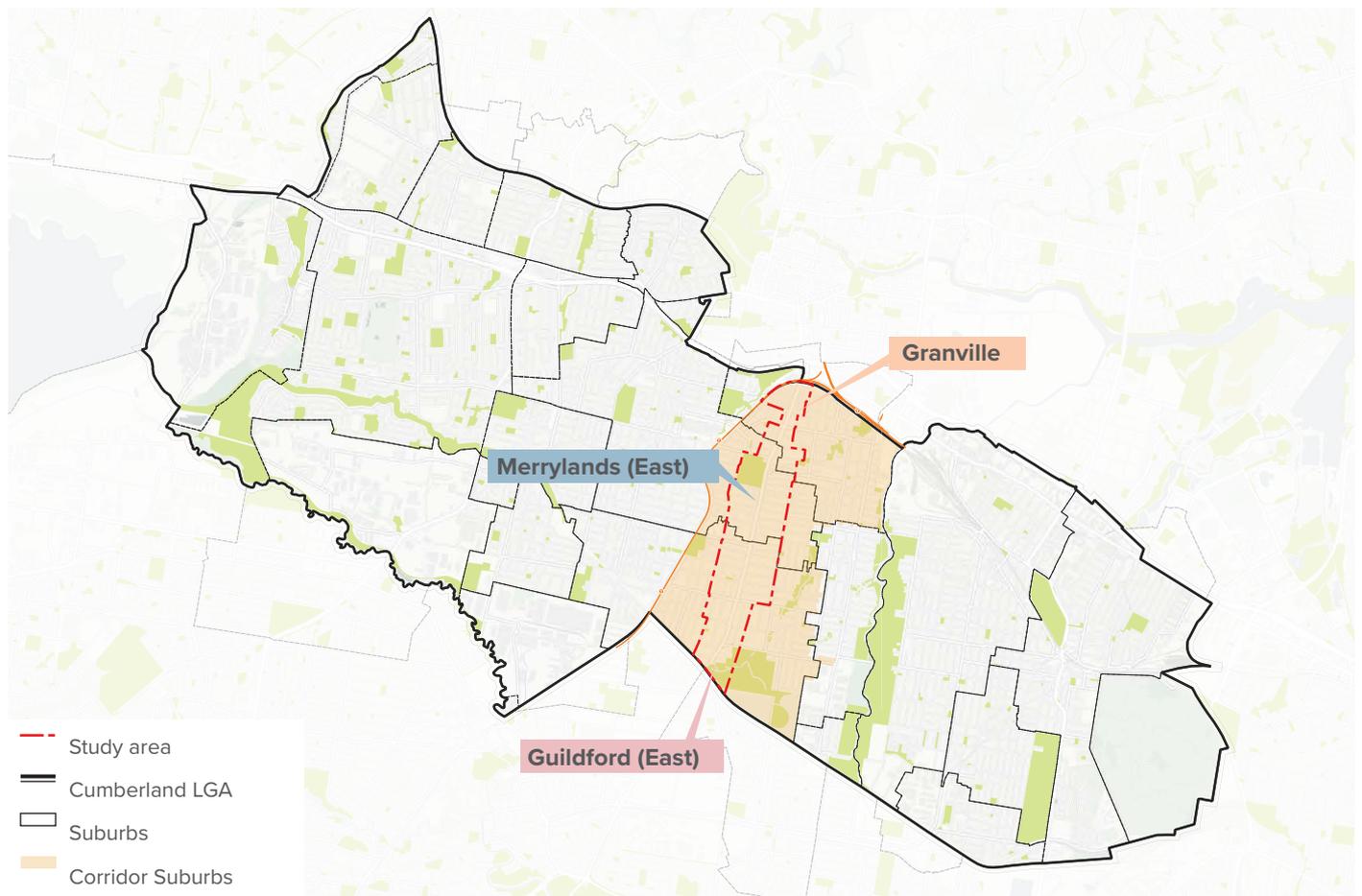
It is forecast to grow to over 300,000 people by 2036 (an additional 60,000 people in the next 14 years)<sup>1</sup>.

<sup>1</sup> Forecast.id

### 1.4.1. Woodville Road Corridor location within the LGA

The WRC is located in the centre of Cumberland Local Government Area (LGA), and it is one of three strategic corridors identified in Cumberland Local Strategic Planning Statement 2030 (LSPS). See Figure 1 for location within the LGA. Its strategic location provides a major cross-regional north and south connection between Parramatta CBD and Bankstown.

Figure 1 - Cumberland City LGA and Study Area (Source: Cred Consulting, 2022)



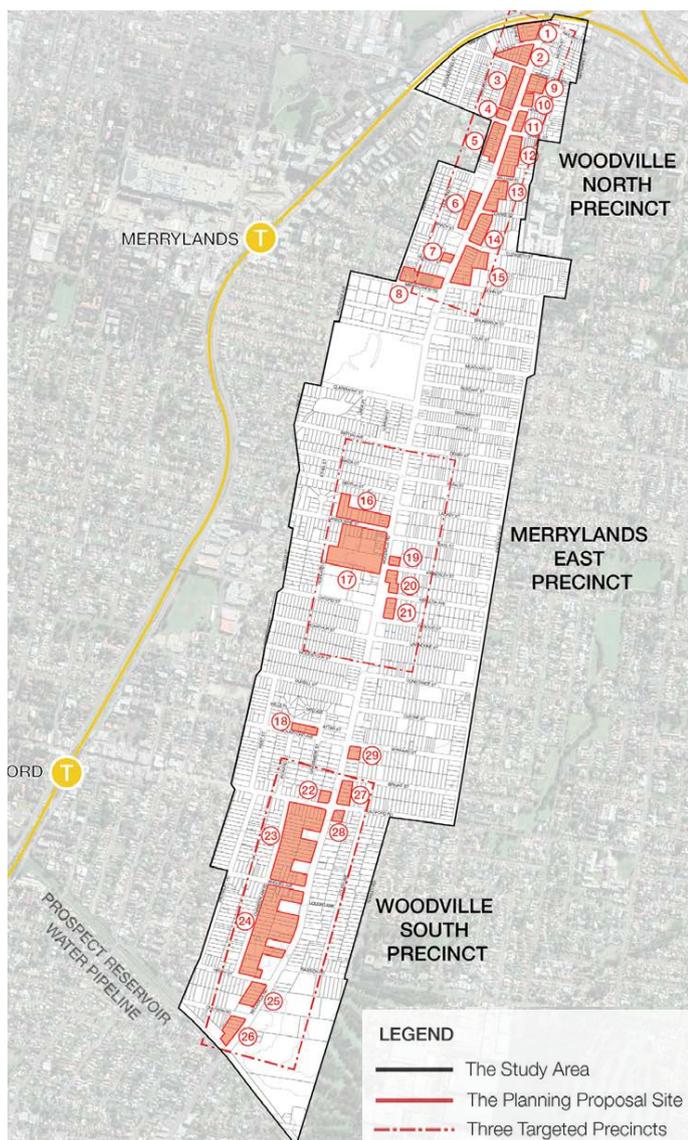
## 1.5. The study area and planning proposal sites

The overall study area (solid black line shown in Figure 2) is defined in the Draft Planning Proposal prepared by CCC. It extends about 4kms from Parramatta Road in the north to the Prospect Reservoir Water Pipeline at Guildford in the south, and covers an area of 250 ha. The study area currently has a mixed of uses; however, it is predominated by low density housing.

Three targeted precincts have been identified by Council to provide urban renewal opportunities of the WRC (dotted red rectangles shown in Figure 2), including Woodville North Precinct, Merrylands East Precinct and Woodville South Precinct.

Within those three targeted precincts, 29 Planning Proposal sites (including additional sites identified post- Early Consultation) have been identified by Council to conduct further built form testing.

Figure 2 - Woodville Road Corridor Planning Proposal sites (Map source: CM+, 2023)



### 1.5.1. WRC Vision

Cumberland 2030: Our Local Strategic Planning Statement (LSPS) provides an overarching vision for the Woodville Road Corridor, which envisions:

*"The Woodville Road Corridor (WRC) will provide renewal opportunities that improve the amenity of the Woodville Road Corridor and provide development that is complementary to the growth of the existing network of centres."*

The CM+ Draft Urban Design Study has identified three sub-precincts along WRC and established an urban design vision for each of them:

**Woodville North Precinct...**will be transformed to a vibrant neighbourhood providing urban living at the doorstep of Parramatta CBD, with mix of uses. Amenity of the precinct will be improved by leveraging the regional open space, the local parks and easy access to public transport.

**Merrylands East Precinct...**will be transformed into a new neighbourhood catalysed by the redevelopment of the John Cootes site. The precinct will provide a variety of housing types integrated to local open spaces, green and pedestrian friendly streets. It will provide a mix of retail, social and business activities to define its social life and support community wellbeing.

**Woodville South Precinct...**will be an area offering living and working opportunities leveraging its close proximity to the general industrial area. A mix of ground floor uses will improve the area's activities. New local and pocket parks will improve the precinct's living amenity. The precinct's affordable housing offerings will be further strengthened by the potential density uplift.

The Draft Urban Design Analysis estimates that the new planning framework will facilitate an additional 3,696 dwellings.

Figure 2 illustrates the WRC and the targeted sites subject to the proposed new Planning.

Figure 3 illustrates the medium growth structure plan for the WRC.



Figure 37: Illustrative Master Plan - Medium Growth Scenario

\* Based on design parameters outlined in Chapter 8.1 of this report

Figure 3 - Woodville Road Corridor Proposed Medium Growth Structure Plan (Map source: CM+, 2023)

## 2. Strategic context

This section provides a summary of the strategic plans and policies that relate to supply and demand of social infrastructure, open space and other community benefits that could be delivered as part of the proposal.

### 2.1. International

#### 2.1.1. UN Sustainable Development Goals

The United Nations (UN) Sustainable Development Goals (SDGs) were adopted in 2015 to address global challenges and provide a blueprint for a sustainable and resilient future. Social infrastructure projects need to consider how they are positively working towards the SDGs. The relevant to this Study include:

##### **Goal 3: Good health and well-being**

This goal focuses on ensuring healthy lives for people of all ages. Social infrastructure projects should ensure everyone has access to amenities that improve their well-being, such as walking paths and parks.

##### **Goal 9: Industry, innovation and infrastructure**

This goal focuses on building resilient infrastructure as well as inclusive and sustainable industrialisation. Infrastructure projects need to consider long-term sustainability, including potential impacts on natural and built environments.

##### **Goal 10: Reduced inequalities**

This goal focuses on reducing inequality. Social infrastructure projects should aim to reduce barriers so that all people in a community can participate in community life and access the services they need.

##### **Goal 11: Sustainable cities and communities**

This goal focuses on ensuring cities are inclusive, safe, resilient and sustainable. Areas to be considered include waste management, access to public transport and pollution.

### 2.2. National

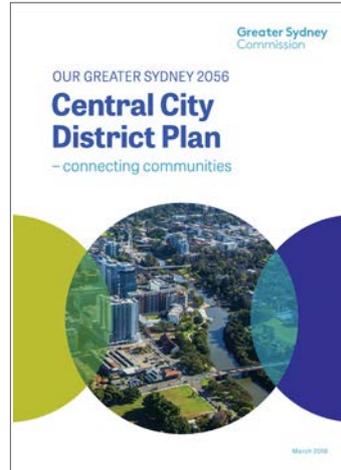
#### 2.2.1. 2021 Australian Infrastructure Plan

The 2021 Australia Infrastructure Plan is a practical and actionable road map for infrastructure reform that prioritises community outcomes. The Plan aims to provide meaningful steps to grow Australia's economy, maintain and enhance our standard of living and ensure everywhere has world-class infrastructure. Key elements of the Australia 2036 vision include:

- A place's identity informs its infrastructure needs and priorities, enabling investment that builds on competitive strengths and reduces place-based disadvantages
- A productive, efficient, effective, prepared and confident infrastructure industry
- A fully connected Australia across telecommunications and transport
- Quality, accessible, future-focused, multi-purpose and economically valued social infrastructure, and
- Accelerating Australia's transition to a circular economy.

Social infrastructure connects people and communities to services and opportunities to enhance their quality of life. The Plan outlines five social infrastructure categories:

- Education facilities will be multi-use and highly accessible
- People want to be more proactive about their health, and will do so through digital health opportunities
- Arts and culture facilities are accessible, affordable and utilise digital experiences
- More well-maintained social housing dwellings suited to different household types in accessible areas that connect people to services, and
- Highly valued public spaces such as parks will be durable, multi-purpose and well-connected.



## 2.3. State and regional

### GANSW Greener Places

Greener Places is a NSW Government design framework for urban green infrastructure. The framework aims to facilitate healthier, more livable and sustainable urban environments. Four key principles include:

1. Integration of green infrastructure with urban development and gray infrastructure
2. Connectivity across an interconnected network of open spaces that connect with town centers, public transport hubs, rivers, employment, and residential areas
3. Multi-functionality to deliver multiple ecosystem services simultaneously to maximise local habitat, social, environmental, and economic benefits, and
4. Participation of stakeholders in development and implementation to incorporate the knowledge and needs of diverse people.

### GANSW Better Placed

Better Placed is a NSW Government design-led policy with the aim to deliver world-class planning and design outcomes. It establishes seven principles for the built environment:

- Better fit: contextual, local and of its place
- Better performance: sustainable, efficient and durable
- Better for community: equitable, inclusive and diverse
- Better for people: enjoyable, safe and comfortable
- Better working: functional, responsive and fit for purpose
- Better value: value-creating and cost effective, and
- Better look and feel: distinctive, visually interesting and appealing.

### Greater Cities Commission Our Greater Sydney 2056: Central City District Plan

The Central City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision of Greater Sydney. It is a guide for implementing the Greater Sydney Region Plan, A Metropolis of Three Cities, at a district level.

Cumberland City Council is one of four LGAs mentioned in the Plan. Merrylands, Guildford and Granville are identified as local centres and the closest metropolitan centre is Parramatta CBD.

Relevant strategies include:

- C3: Providing services and social infrastructure to meet people's changing needs
- C4: Foster healthy, creative, culturally rich and socially connected communities, and
- C6: Creating and renewing great places and local centres, and respecting the District's heritage.



## What should change

- |   |  |   |  |
|---|--|---|--|
|  | Easy and safe movement around local roads    |  | More community events and cultural festivals |
|  | More access to health care                   |  | Managing population density and heights      |
|  | Disabilities services                        |  | Protection for green and natural spaces      |
|  | Addressing homelessness                      |  | Feeling safer both day and night             |
|  | Better access to local services for migrants |   |  |

### 2.3.1. Cumberland Community Strategic Plan 2017 – 27

The Cumberland Community Strategic Plan 2017-27 (CSP) outlines the Cumberland community vision of “Welcome, Belong, Succeed.” The vision statement aims to capture what the residents of Cumberland want for the area and the community over the next 10 years.

High priority areas of the CSP relating to this Study include ensuring ‘equality and access to infrastructure and services’ and fostering ‘a sense of community and livability of the area.’

The CSP has six strategic goals and actions, many of which relate to this Study and how community facilities should be delivered to meet community needs, including:

#### *Strategic Goal 1: A great place to live*

- High quality community facilities and purpose-driven spaces are a key outcome identified as part of this goal.
- Community facilities can play a more active role in contributing to the creative fabric of the LGA by supporting programs and through good design.
- Ensuring that there are adequate places to gather is important for building community cohesion.
- Public spaces and community places facilitate people meeting each-other, gathering, learning, and provide opportunities to access resources such as meeting rooms or computers.
- Ensuring Council facilities are well-utilised, that the provision of facilities meet community expectations as the population grows and suits their needs and identified uses in the future.
- All community facilities will aim to support the community in accessing employment focused and educational opportunities by providing spaces to access resources, technology and for services such as resume writing, homework help and conversation classes to occur.

#### *Strategic Goal 2: A safe accessible community*

- This goal emphasises the importance of equal access to local services and facilities for everyone in the community, as well as supporting vulnerable and at-risk groups through prevention programs and access to community facilities. Analysing access to quality facilities through both industry benchmarking and community engagement is a key focus area of this Study.

#### *Strategic Goal 5: A resilient built environment*

- This goal is concerned that the community’s needs are protected by development and strategic approaches which are developed to cater for increased population density.
- Strategic approaches to community facility planning, including developing new spaces as the community needs them, or re-modeling existing facilities to keep them up to date, and in line with current and future community needs is important.
- Environmental considerations also form part of this strategic goal and can be incorporated into new community facility design through green energy measures.

## 2.4. Cumberland City Council



### 2.4.1. Cumberland Open Space and Recreation Strategy 2019 – 2029

The Cumberland Open Space and Recreation Strategy 2019-2029 provides Council with a 10-year direction for open space, sport and recreation services and facilities. This strategy will be important in helping identify open space and recreation opportunities along the Woodville Corridor.

The Strategy provides definitions for open space, sports and recreation facilities, and identifies types, categories, hierarchies and functions. It also outlines local usage, participation trends and includes a community survey report section.

Four strategic directions relevant to this Study include:

***Strategic direction 1: Deliver new open space and new recreation facilities that meet the needs of our growing population***

This strategic direction is focused on ensuring that development in the Cumberland LGA supports the needs of an increased resident and worker population. This includes addressing the existing under supply of open space and recreation facilities in some areas of the LGA. As the urban environment and community changes, it is important that open space and recreation facilities adapt to meet changing demands and needs.

***Strategic direction 2: Increasing the quality and capacity of existing open space and recreation facilities***

This strategic direction emphasises the importance of improving on Cumberland LGA's existing open space and recreation facilities, which will lead to increased use of these spaces and places.

***Strategic direction 3: Supporting inclusion and increased participation by our diverse community***

This strategic direction recognises the unique and diverse

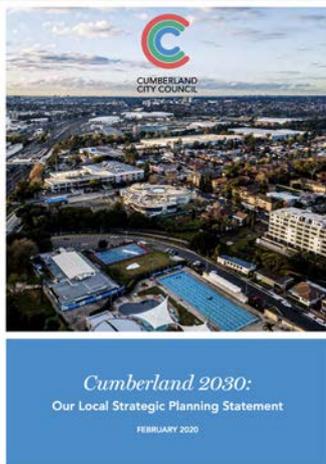
community across Cumberland LGA, and how this can impact on recreation needs. Under this direction, Cumberland City Council will work with community and partners to ensure these diverse needs are met.

***Strategic direction 4: Protecting our natural environment and increasing our resilience***

This strategic direction speaks to the opportunity for open space and recreation facilities to protect natural heritage, create healthier environments and build resilience.

The Strategy also provides population, quality and proximity based benchmarks for open space and recreation facility provision in the LGA. These benchmarks have been adopted for the purposes of this Needs Study.

It identified an existing proximity gap to open space for residents living in parts of the Woodville Road Corridor.



## 2.4.2. Cumberland 2030: Our Local Strategic Planning Statement

Cumberland City Council’s goal is to create a vibrant and sustainable metropolitan area with diverse land uses that support residents, visitors, and workers. The Local Strategic Planning Statement plans for Cumberland’s economic, social, and environmental land use needs over the 10 years. It sets clear planning priorities around jobs, homes, services, and parks. The Planning Statement identifies several strategic corridors, including Woodville Road Corridor, that can be used to provide opportunities for housing and jobs.

There are a several key priorities under this Planning Statement relevant to this Study.

### *Places and spaces for everyone*

Places and spaces for everyone includes the provision of high quality, fit-for-purpose community and social infrastructure in line with growth and changing requirements. Community facilities are important in providing space and opportunities for social and cultural interaction and supporting forecast growth. There is an opportunity within this Needs Study to identify community spaces for the residents living along Woodville Corridor.

### *The great outdoors*

This priority is about protecting, enhancing, and increasing natural and green spaces for residents. Parks and natural areas contribute to biodiversity outcomes and provide recreational opportunities for the community to interact and be active. This Study will help identify the potential for new and improved green spaces along Woodville Corridor.

## 2.4.3. Cumberland Community Facilities Strategy 2019 – 2029

The Cumberland Community Facilities Strategy 2019-2029 helps guide programs, management and planning for community facilities now and into the future. A key focus of this strategy is to ensure community facilities across the LGA meet the growing and changing interests, aspirations and needs of the community. The Strategy notes the importance of ensuring a wide range of community facilities are distributed equitably across the LGA. There are five key priority areas across this strategy, two of which directly relate to this Study.

### *Priority 2: Aligning community facility provision with existing and future community needs*

This priority is focused on addressing existing gaps in facility provision through new or expanded facilities and spaces. This includes addressing the inequitable distribution of key facilities in Cumberland and investigating where new facilities should be added to address current and future demand.

### *Priority 3: Creating facilities and spaces that reflect local culture and heritage*

This priority is about ensuring community facilities reflect Cumberland’s rich history and vibrant culture.

The Strategy also provides population based benchmarks for community facility provision in the LGA. These benchmarks have been adopted for the purposes of this Needs Study.

### **It also identified the following action:**

**Plan for the expansion of Guildford Library through redevelopment or reconfiguration of the existing library and Tom Collins Meeting Room as part of the Guildford Town Centre Strategy development, with the option to relocate the Guildford Community Centre to this site to provide a community hub in Guildford. (p54)**



#### 2.4.4. Cumberland Cultural Plan 2019 – 2029

The Cumberland Cultural Plan 2019-2029 was developed to guide Council’s planning of events, programs, and infrastructure to support a creative, culturally active and vibrant community. The Cultural Plan sets the long-term vision for culture in Cumberland and is important in understanding the diverse communities needs from social infrastructure projects.

The Cultural Plan has five key priorities, two of which are particularly important to this Study.

##### **Priority 3: Supporting cultural groups and individuals**

This priority aims to make Cumberland a cultural hub of ideas, imagination and creative leadership. Ensuring cultural groups in the area are supported and provided with opportunities to engage in culture and creativity will be important to for future residents living in the corridor.

##### **Priority 4: Improving cultural facilities, spaces and streets**

This priority explores the role that facilities, spaces and streets can play in supporting cultural life in Cumberland. It identifies an opportunity to enhance the sense of identity along Woodville Road, and to better reflect the interests and cultural diversity of the people who live there through public domain upgrades and public art projects.

#### 2.4.5. Draft Public Domain Plan 2021 Woodville Road Corridor

The draft Woodville Road Corridor Public Domain Plan was prepared by Cumberland City Council to guide the delivery of consistently high-quality public realm to promote the revitalisation of Woodville Road Corridor.

The draft plan's vision for Woodville Road Corridor is to “promote enhanced streetscapes and public domain works that will revitalise the Woodville Road Corridor with a creation of new vibrant centres in targeted locations to promote safe and walkable connections.”

The key design principles of the draft plan include liveability, improved urban tree canopy, pedestrian friendly public realm and equitable access and use.

The public domain works in the corridor includes:

- Improved paving near neighbourhood and local centres
- Water sensitive urban design in landscaped areas and tree pits
- Paving, Streetscape, street furniture and bus stops along the corridor.



### 2.4.9. Cumberland Community Safety and Crime Prevention Plan 2018 – 2022

The Cumberland Community Safety and Crime Prevention Plan 2018 - 2022 demonstrates Council’s commitment to addressing crime issues and improving community safety.

The plan outlines strategies and actions to address five priority crime issues (based on crime statistics) and five community safety issues (informed by community and stakeholder feedback). Safety priorities identified by the community include:

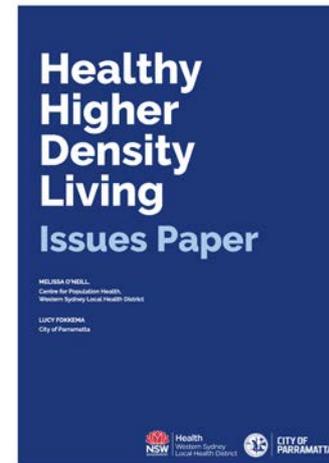
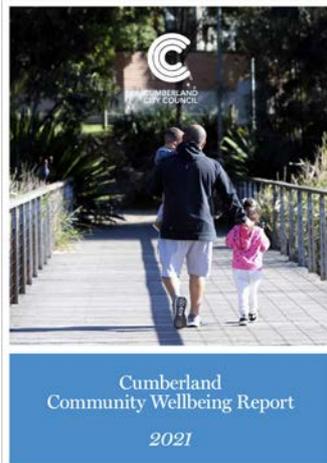
- Reporting crime and safety issues
- Road and pedestrian safety
- Safety at train stations
- Safety in town centres, and
- Safety at facilities and open spaces.

#### Cumberland Community Wellbeing Report 2021

The Cumberland Community Wellbeing Report 2021 highlights Council’s key priorities for health and wellbeing outcomes. Cumberland’s strong population growth will present a number of challenges around increased demand for services and social and physical infrastructure. If these challenges are not addressed, this could negatively impact the overall wellbeing of Cumberland community. This report explores the strengths, opportunities and needs of Cumberland’s growing community, and informs planning and prioritisation of infrastructure, services and programs.

The report focuses on transport, education, health, recreation, environment, emergency services and justice.

Cumberland Community Wellbeing report identifies 11 schools exceeding enrolment caps in the LGA, and highlights the need to collaborate with NSW Department of Education and private education providers to plan for and deliver for additional demands including the demand from Woodville Road Corridor Planning Proposal.



### 2.4.6. Healthy Higher Density Living Report 2017

Healthy Higher Density Living Report focuses on the experiences of higher density living in the City of Parramatta. Considering Cumberland is a neighbouring LGA with high density dwellings, this is a relevant piece of research. Key findings include:

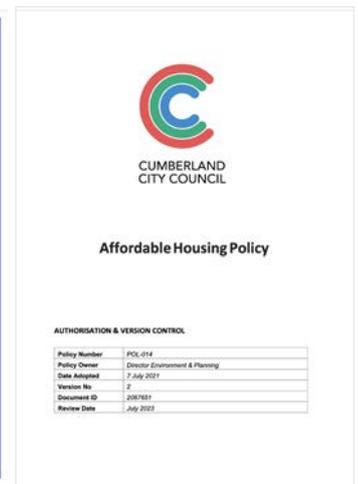
- Many community members feel dissatisfied with some aspects of high-density dwellings
- Almost half of respondents identified wanting more interaction with people in their neighborhood
- Many respondents walked regularly, including to shops, public transport and to parks
- Major desired changes include reduced noise, increased parking and improved maintenance of the buildings.

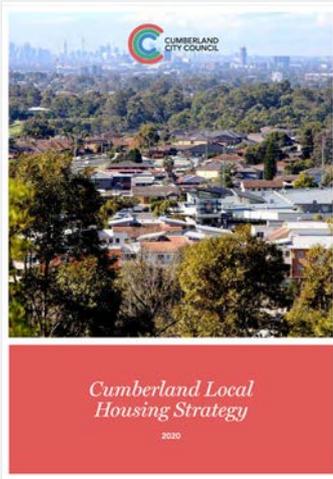
#### 2.4.7. Cumberland Affordable Housing Policy

- The strategy acknowledges Central City District’s target to provide 5%-10% affordable additional residential floorspace for very-low and low-income households
- Additionally Cumberland City Council sets a target of 15% additional residential floorspace, to be dedicated for very-low and low- and moderate-income households in areas undergoing significant urban renewal.

#### 2.4.8. Affordable Housing Strategy

- Approximately 10,700 new affordable housing is needed to be delivered by 2036 in Cumberland City Council
- Land and Housing Corporation (LAHC) is the highest affordable housing provider in Cumberland followed by the community housing providers
- The Cumberland City Council owns 76 seniors units and 9 affordable housing units.





### 2.4.11. Local Housing Strategy

The Local Housing Strategy acknowledges Central City District's target to provide 5%-10% affordable additional residential floorspace for very-low and low-income households.

- Additionally the Cumberland City Council sets a target of **15% additional residential floorspace**, to be **dedicated for very-low and low- and moderate-income households** in areas undergoing significant urban renewal.

Some of the relevant objectives from the strategy include:

- Opportunities for renewal of the public land holdings within Cumberland are explored and a mix of sustainably planned, social and community housing and infrastructure

is supplied on these lands

- Renewal of centres that supports the local economy and community through improvements to the public domain, connectivity and linkages, shop front revitalisation and safety and security improvements is guided by place-based planning
- The changing needs of the community are met through the provision of a mix of housing that includes smaller homes on smaller lots and homes that support multi-generational living and ageing in place
- Heritage and cultural diversity are reflected in the delivery of housing
- Public infrastructure provision facilitates access to jobs, health, education and recreation facilities
- Community and social infrastructure is designed and integrated to ensure a return on investment for the community.

Cumberland Local Housing Study, 2019 document was prepared to determine the housing supply required for the LGA between 2016 and 2036. It is to be noted that in the figure shown below, except for the areas north of Granville Park, that Woodville Road is not identified as a housing opportunity area.

The Housing Needs Study notes that around 19,000 households are experiencing housing stress and it is estimated that 8,100 new affordable dwellings will be required.

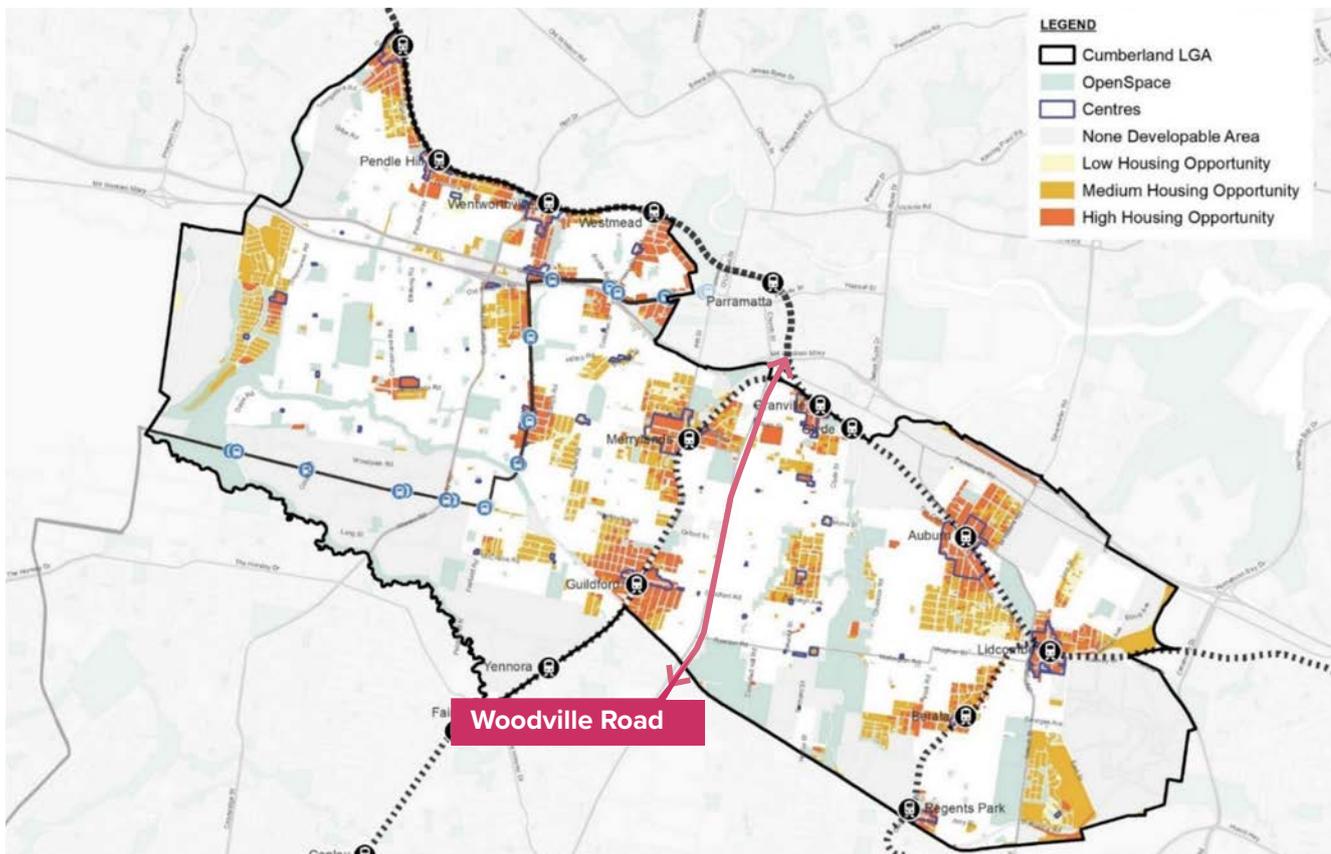
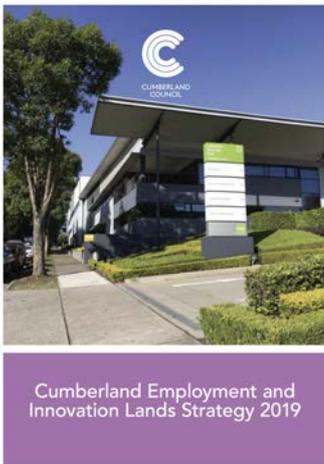


Figure 4 - Housing capacity in Cumberland LGA (Source: Cumberland Housing Study, 2019)



### 2.4.12. Cumberland Employment and Innovation Lands Strategy 2019

This strategy supports the actions and services which will be taken by Cumberland City Council to transition the employment precincts to meet the future needs. There are 10 precincts identified by the strategy to support employment and innovation needs.

#### *Granville precinct - Creative Learning Precinct*

- Focus on industry and business collaboration, and greater alignment of the education sector to equip local population with new skills and innovation capacities
- Creative industries is identified as one of the target industry sectors in the Cumberland City Council.

#### *South Granville - Southern Gateways*

- Capitalise on strategic location for Sydney metro South and South-West
- Retain and expand existing pharmaceutical industry plus allied health, food/beverage

### 2.4.13. Strategic Infrastructure: Needs Study

Cumberland City Council commissioned Astrolabe Group to develop a report to further Council’s understanding of the infrastructure required to support the area’s growth and change. The report speaks to several infrastructure opportunities across transport, education, health and social housing.

#### *Transport*

Many parts of Cumberland, including areas along Woodville Corridor, are not within comfortable walking distance of a principal centre or train station, which undermines Council’s vision for a well-connected and accessible centres framework.

#### *Health*

Cumberland City Council should ensure residents have access to healthy urban infrastructure. One way to ensure health outcomes is to increase the walkability and cyclability of Cumberland. Increased rates of walking in neighbourhoods can be facilitated by ensuring there are short distances between destinations, and a transport system where public and active transport options exist.



### 2.4.15. Cumberland Youth Strategy 2022 – 2026

Cumberland City Council has adopted a new Youth Strategy for 2022 – 2026. The purpose of this strategy is to provide a clear direction for Council and partners to support better outcomes for young people.

The Plan outlines strategies and actions that address key priorities identified by young people. There are several opportunities for community facilities and spaces along Woodville Road Corridor to help Council deliver on these actions:

#### **Access and inclusion**

Young people want welcoming and inclusive spaces. The strategy outlines Council’s plans to support this by identifying and activating welcoming places for young people in Cumberland City including community centres and parks. Council will also facilitate young people’s access to inclusive services and information.

#### **Wellbeing and resilience**

Young people want to live a healthy lifestyle. Council will support this by building the capacity and resilience of young people around mental and physical health and promoting health and wellbeing initiatives. There is an opportunity to Council to consider health and wellbeing initiatives and spaces along Woodville Road.

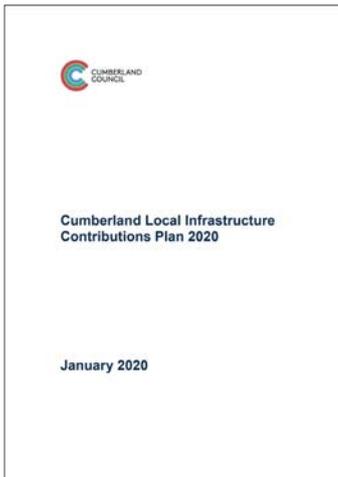
### 2.4.14. Cumberland Disability Inclusion Action Plan 2022 – 2026

Cumberland City Council has implemented a new Disability Inclusion Action Plan for 2022 – 2026. The purpose of the plan is to ensure that people with a disability have full and equal access to facilities, programs, services and information that Council provides on an equitable basis without facing discrimination or barriers.

The Draft Cumberland Disability Inclusion Action Plan 2022 - 2026 identifies four focus areas:

- Focus Area 1: Positive Attitudes and Behaviours
- Focus Area 2: Liveable Communities
- Focus Area 3: Employment, and
- Focus Area 4: Systems And Processes.

This focus area includes increasing access to public open spaces and facilities and providing programs which aim to increase social inclusion, participation and community connections. Ensuring that people living with a disability have equal access to the community facilities and spaces along Woodville Corridor, will be an important part of this Study.



## 2.4.16. Cumberland Local Infrastructure Contributions Plan

The Cumberland Local Infrastructure Contributions Plan (CLICP) is a planning instrument designed to facilitate the provision of open space and recreation facilities to support the growth and development of the Cumberland local government area (LGA).

The CLICP is a statutory requirement under the NSW Environmental Planning and Assessment Act 1979 and outlines the financial contributions that developers must make towards the provision of open space and recreation facilities as a condition of development consent.

The contributions are calculated based on the type and size of development and are used to fund the acquisition, development, and maintenance of public open space and recreation facilities in the Cumberland LGA. The Section 7.11 rates that are likely to apply to new residential and mixed development within the WRC are shown in Table 3.

The CLICP is a critical tool in ensuring that the growth and development of the LGA is supported by adequate open space and recreation facilities to meet the needs of the community.

Table 3 - Section 7.11 rates

Dwelling type	Rate	Development Type
Per person / per bedroom	\$6,077	Boarding houses, hostels
Per secondary dwelling* or senior independent living	\$9,116	*Owner occupied granny flats, independent senior living units
Per studio or 1 bedroom dwelling	\$9,723	All remaining residential development
Per 2 bedroom dwelling	\$15,679	All remaining residential development
Per 3 bedroom dwelling	\$20,000 (capped)	All remaining residential development

Local Infrastructure Contributions Plan can collect for:

- Open space and recreation land and works, including playing fields, playgrounds, landscaping and equipment
- Community facilities works, including library floor space, childcare services, community centre floor space
- Roads and transport works in and around centres, including traffic control and LATM facilities, roundabouts, new local roads and cycleways
- Public domain improvements in and around centres to support economic regeneration, including streetscape works, landscaping and street furniture



## 2.5. Key takeaways



### ***New public open spaces in close proximity to residents***

The Cumberland Open Space and Recreation Strategy highlights the under supply of public open space and recreation facilities within the Cumberland LGA and sets minimum standards of provision for parks and outdoor recreation facilities. Increasing access to open space closer to residential homes will help to improve physical and mental wellbeing.



### ***Multi-use and welcome community facilities***

Community facilities play a vital role for a diverse range of residents, including people with disability, older people and culturally diverse people. These facilities can offer a range of services and facilities, and provide an opportunity to improve social cohesion and community resilience.

The Cumberland Community Facilities Strategy sets the direction and locational principles for current and future community infrastructure in the LGA. While Woodville Road Corridor doesn't meet the criteria for a location for future community infrastructure, given the increasing population and density and that could be facilitated by the Planning Proposal, a local level facility, such as a community activity space or hireable meeting space could be deemed appropriate.

### ***Healthy neighbourhoods***

Several Cumberland City Council strategies identify that a high proportion of residents, including young people, value living in healthy, inclusive and welcoming neighbourhoods.



### ***Place identity and placemaking***

Cumberland City Council recognises the importance of place identity and placemaking for creating communities. There are opportunities for the Woodville Road Corridor to reflect and celebrate local culture.



### ***Requirement to provide affordable housing***

The Cumberland Affordable Housing Strategy sets a target of 15% additional residential floorspace, to be dedicated for very-low and low- and moderate-income households in areas undergoing significant urban renewal.



### ***Higher quality streets***

Woodville Road is a high volume traffic corridor, that creates negative noise and pollution impacts for pedestrians. The Planning Proposal creates an opportunity for upgrades to the pedestrian and cycle amenity along sections of the Woodville Road Corridor.



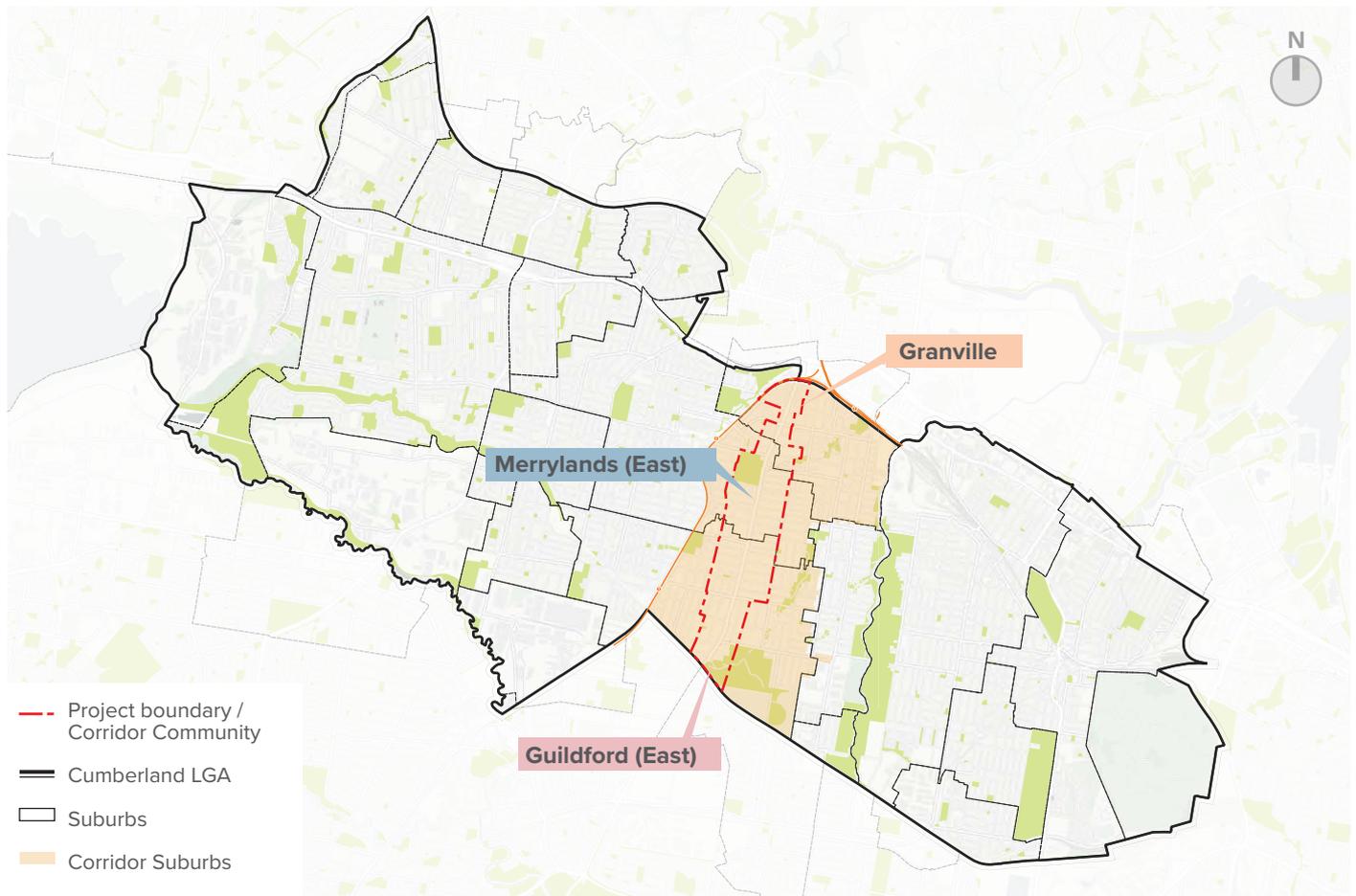
### ***Safe local community***

It is important for residents to feel safe, both day and night. The Cumberland Community Safety and Prevention Plan highlights the need to improve safety near town centres, public facilities and open spaces. In particular, pedestrian and cycle routes connecting east-west from Woodville Road Corridor to train stations and town centres should be prioritised for safety upgrades. Design of new buildings along the corridor can also contribute to providing passive surveillance.

### 3. Community profile

This section provides an overview of the community profile of the existing population within the Corridor Community, suburbs that traverse Woodville Road, Cumberland City LGA. It also provides a forecast of the estimated future population resulting from the proposal and their likely characteristics, utilising data from the 2016 and 2021 ABS Census obtained from Profile.id, Atlas.id and Forecast.id.

Figure 5 - Cumberland City LGA (Source: Cred Consulting, 2022)



Cumberland is on the land of the Darug people, including the Cennemegal or Weymaly, Bidjigal, Burrattagal, Wangal and Wateroro clans, representing the oldest continuous living culture in the world. Prospect Hill (Marrong), located in the suburb of Pemulwuy, is a place with significant historic, social and spiritual meaning for First Nations Peoples. One of the highest points between the mountains and the city, Prospect Hill is associated with the First Nations resistance led by Pemulwuy and the meeting that marked the beginning of the long road to reconciliation.

Cumberland City Council has an estimated resident population of 236,996. There are 28 suburbs in the LGA and three of them intersect with the project boundary.

The demographic analysis will focus on the following areas

for demographic study purposes:

- **LGA wide** - Cumberland City
- **Corridor Suburbs** - Suburbs that Woodville Road traverses: Granville, Guildford (East), Merrylands (East), and
- **Corridor Community** - SA1 areas adjoining the Woodville Road corridor that best align with the project boundary (Refer Figure 5)

The data reflects the Australian Bureau of Statistic (ABS) 2021 Census and has been sourced from ABS, Profile.id and Forecast.id, unless stated otherwise.

### 3.1. Demographic profile (2021)

Cumberland City Council is a fast-growing, high-density Local Government Area (LGA) in Greater Sydney.

#### 3.1.1. Population size

The population of Cumberland has grown by 9% in the last five years, which is slightly higher than the Greater Sydney average (8%) but significantly lower than City of Parramatta (18%). The table below summarises the current (2021) population of the different study areas:

Table 4 - Current population and household size, 2021 (Source: Profile.id & Cred Consulting)

Area	2021 population
Corridor Community <sup>1</sup>	12,578
Corridor Suburbs <sup>2</sup>	41,844
Cumberland LGA <sup>3</sup>	304,811

1. Sum of all SA1 areas within the Woodville Road Corridor, using Profile id (see Figure 10 for SA1 areas used).

2. Corridor Suburbs include Granville, Guildford East, and Merrylands East)

3. Source: Forecast.id

#### 3.1.2. Age characteristics

The median ages in the Corridor Community (30 years), Corridor Suburbs (32 years) and Cumberland LGA (34 years) are all younger than Greater Sydney (37 years).

Table 5 shows the breakdown of service age groups across the Corridor Community, Corridor Suburbs, Cumberland LGA, and Greater Sydney in 2021. Service age groups provide a breakdown of the Cumberland LGA population into groups that reflect typical life-stages. This is important to help effectively plan for social infrastructure that meet the needs of different target age groups.

Overall, Cumberland LGA is a young area however there is a small but growing population people aged 60 years and over.

Between 2016 and 2021 the largest population increase by service age group across the Corridor Suburbs was in people aged over 60, particularly:

- Seniors (+23.4%)
- Empty nesters and retirees (+23.1%), and
- Elderly aged (+16.3%).

Table 5 - Age distribution in the study area

Age group	Corridor Community (SA1 areas)	Corridor Suburbs (Profile.id areas)	Cumberland LGA	Greater Sydney
Total population (2021)	12,578	35,512	235,439	5,231,147
Babies and preschoolers (0 to 4 years)	8.0% ▲	7.7%	7%	6%
Primary schoolers (5 to 11 years)	7.2% ▼	9.7%	9.4%	8.8%
Secondary schoolers (12 to 17 years)	13.1% ▲	7.4%	6.7%	7.1%
Tertiary education and independence (18 to 24 years)	8.1% ▼	10.9%	10.1%	8.8%
Young workforce (25 to 34 years)	17.2%	18.4%	18.5%	15.5%
Parents and homebuilders (35 to 49 years)	19.7%	19.5%	21%	21.5%
Older workers and pre-retirees (50 to 59 years)	10.8%	10.3%	10.6%	12%
Empty nesters and retirees (60 to 69 years)	9.3%	8.6%	8.4%	9.8%
Seniors (70 to 84 years)	6.2%	6.2%	6.8%	8.7%
Elderly (85 years and over)	1.1%	1.2%	1.5%	2%

▲ = higher than average

▼ = lower than average

### 3.1.3. Income and wellbeing

#### Median weekly household income

- As shown in Figure 6, the median weekly income of the Corridor Community is \$1,407 which is the lowest compared to the comparison areas. Amongst the Corridor Suburbs, Merrylands East has the lowest median weekly income of \$1,314.
- The Corridor Suburbs have a higher proportion of low-income households (26.1%), compared to Cumberland City (22.4%) and Greater Sydney (17.9%). Granville has a significantly higher proportion of low-income households at 29.9%.
- The Corridor Suburbs have a much lower proportion of high-income households (15.4%) compared to both Cumberland City (20.6%) and Greater Sydney (30.1%).



Figure 6 - Median weekly household income comparison (Source: ABS 2021)

#### Socio-Economic Indexes for Areas (SEIFA)

The SEIFA Index of Disadvantage measures the relative socio-economic disadvantage based on a range of indicators including income, education level, unemployment and jobs in unskilled occupations. The higher an area's index value for the SEIFA, the less disadvantaged that area is compared with other areas.

- In 2016, the Corridor Community scored 888.2 and Cumberland LGA scored 929. These scores indicate both areas are more disadvantaged compared to Greater Sydney (1,018).

#### Health

- Residents in the Corridor Suburbs report relatively good health. 21.7% of residents in the Corridor Suburbs report having one or more long-term health conditions. This is relatively similar to Cumberland LGA (21.4%) however lower than Greater Sydney (27.5%).
- The main health conditions in Cumberland LGA include diabetes (5.1%), arthritis (4.6%), asthma (4.6%) and mental health (4.3%).

#### Need for assistance due to disability

- 6.8% of the Corridor Suburbs report a need for assistance due to disability. This is slightly higher than both Cumberland LGA (6%) and Greater Sydney (5.2%). The need for assistance is highest in Guildford East at 8.1%.

#### Internet connection

- In 2016, 16.3% of residents in the Corridor Suburbs did not have an internet connection, compared to 14.5% in Cumberland LGA and 11.2% in Greater Sydney. This figure is particularly high in Guildford East, where 18.5% of the community did not have an internet connection.

#### Overall, when compared to Cumberland LGA, the Corridor Community is characterised by:

- Lower median weekly incomes
- Higher proportion of low-income households
- Higher proportion of people without internet connection (2016)
- Slightly higher need for assistance
- Lower proportion of residents experiencing long-term health conditions
- Relatively high proportions of socio-economic disadvantage (2016)

### 3.1.4. Cultural and linguistic diversity

#### First Nations peoples

- There is a lower proportion of residents that identify as Aboriginal and/or Torres Strait Islander in the Cumberland LGA (0.6%) and Corridor Suburbs (0.7%) compared to Greater Sydney (1.7%).

#### Born overseas

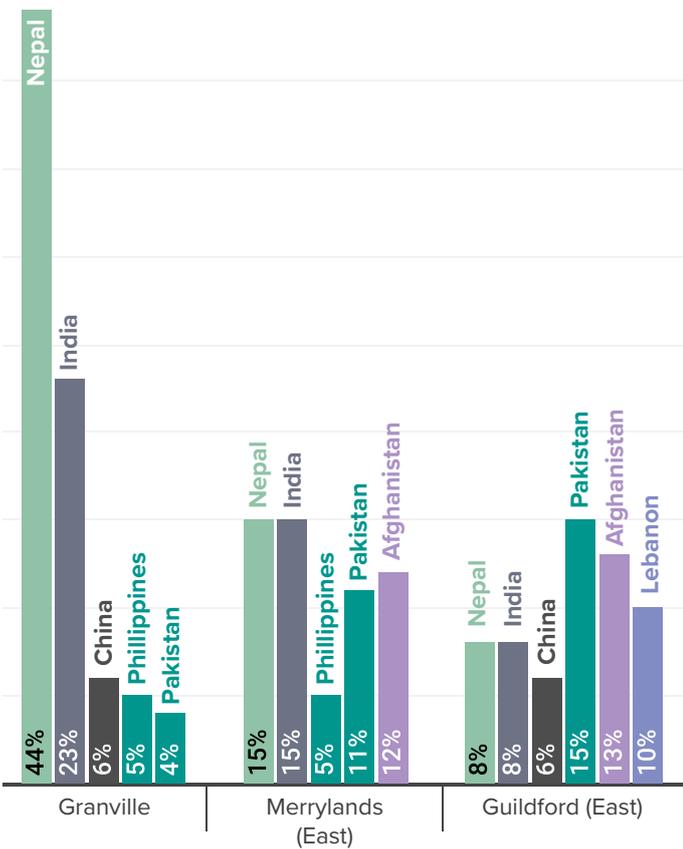
- In 2021, 49.7% of residents living in the Corridor Suburbs were born overseas. This is lower than Cumberland LGA (53.2%), however higher than Greater Sydney (38.6%). Granville has a particularly high number of residents born overseas at 56.3%.

- As shown in Figure 7, the top three countries of birth in Guildford East are Lebanon (12%), Afghanistan (3.9%) and China (3.1%). In Granville, it is Nepal (10.8%), China (8.1%) and Lebanon (6.1%), and Lebanon (9.5%), China (6.4%) and Nepal (4.3%) in Merrylands East.

### Recent arrivals (2016-2021)

In the Corridor Community, 22% of the population arrived in the last five years, compared to 25.2% in Cumberland LGA and 19.1% in Greater Sydney. The number of recent arrivals is particularly high in Merrylands at 28%. This represents an increase in recent arrivals from 14.6% in the five years to 2016.

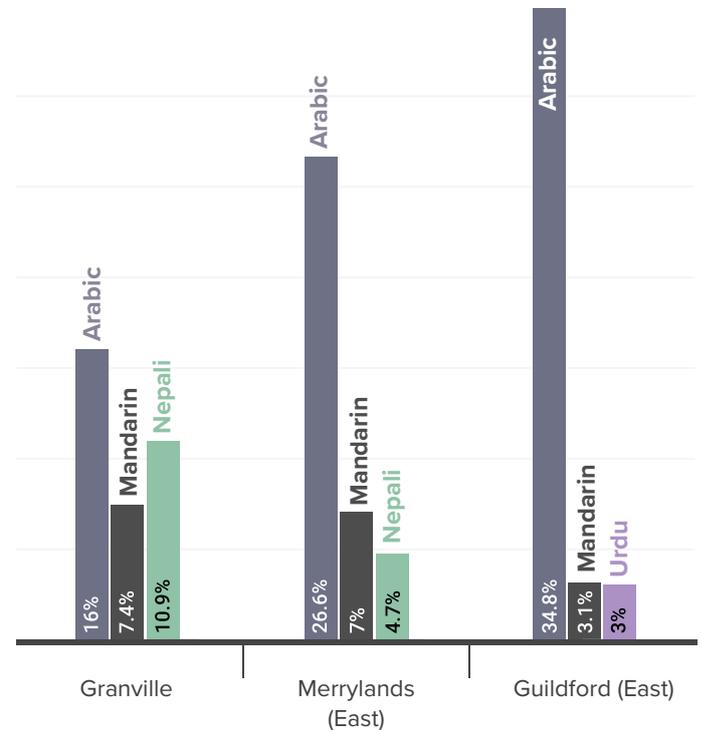
Figure 7 - Top countries of arrival in the Corridor Suburbs (Source: ABS 2016 & 2021)



### Speaking a language other than English (LOTE)

- 67% of residents in the Corridor Community speak a language other than English at home, a slight decrease from 2016 (68.8%). This is higher than both Cumberland LGA (65.2%) and Greater Sydney (37.4%).
- Granville has a slightly higher number of people speaking a language other than English at home (68.1%). Top languages spoken across Cumberland LGA include Arabic (14.1%), Mandarin (6.7%), Nepali (4.4%) and Cantonese (4%).

Figure 8 - Top 3 languages spoke at home in the Corridor Suburbs (Source: ABS 2021)



### A high proportion of refugees

- Cumberland has the highest proportion of refugees per capita and the highest number of people seeking asylum of any LGA in NSW. Over the past 25 years, 20,000 refugees have settled in the Cumberland LGA.

### Islam is the largest single religion

- Islam is the largest single religion across the Cumberland LGA (22.8%) and the Corridor Community (32.2%). Other religions that are prominent across the LGA and Corridor Community include Western (Roman) Catholic, Hinduism and Maronite Catholic.

### Overall, the Corridor Community is characterised by:

- Lower proportion of Aboriginal and Torres Strait Islander populations
- High proportion of residents born overseas
- Higher proportion of recently arrived residents
- Higher population who speaks a language other than English at home
- High proportion of people who are not fluent in English
- Higher proportion of refugees
- Islam is the largest single religion

### 3.1.5. Education and employment

#### Employment

- Across Cumberland LGA, manufacturing is the largest employer accounting for 16.4% of jobs. This is followed by transport, postal and warehousing (12.1%), construction (10.4%), retail trade (9.8%), wholesale trade (9.2%) and education and training (7%).
- The unemployment rate for Cumberland LGA in March 2022 was 7.8%, which is higher than Greater Sydney at 4.7%.

#### Educational qualification

- In 2016, 50% of residents living in the Corridor Suburbs held no educational qualifications. This is slightly higher than the Cumberland LGA average (47.5%), however significantly higher than Greater Sydney (37.7%).
- Currently, 8.8% of residents living in the Corridor Suburbs are enrolled in either TAFE or university, a similar proportion compared to Cumberland LGA (8.9%) and Greater Sydney (8.2%).

#### Volunteering and assistance

- In 2021, 6.2% of the Corridor Community reported undertaking volunteer work, compared to 7.2% in Cumberland LGA and 11.6% in Greater Sydney.
- In 2021, 10.1% of residents living in the Corridor Suburbs provided unpaid assistance to a person with disability, illness or in old age compared to 9.6% in Cumberland LGA and 10.6% in Greater Sydney.
- In the Corridor Community, 21.5% of residents also provided unpaid care to children, compared to 22.7% in Cumberland and 25.2% in Greater Sydney.

#### High youth disengagement

- In 2016, the Corridor Suburbs had a higher proportion of youth disengagement (14%) compared to Cumberland LGA (12.5%) and Greater Sydney (7.6%).

#### Overall, the Corridor Community is characterised by:

- Higher unemployment rate
- Higher proportion of residents with no educational qualifications (ABS 2016)
- Lower proportion of residents who volunteer
- Higher rate of youth disengagement (ABS 2016)

#### Medium density living

- The proportion of people living in medium and high density apartments will continue to rise. The Corridor Community has a higher population density of 44.4 people per hectare (p/ha), than Cumberland (32.9) and Greater Sydney (4.2).

### 3.1.6. How we live

#### Average household size

- The average household size in the Corridor Suburbs (3.17) is higher than the average across the Cumberland LGA (3.04) and Greater Sydney (2.68), however this has decreased from 3.26 in 2016.
- However, Western Sydney Local Health District contract tracing during Covid-19 throughout April 2021 - September 2021, identified that some households in this precinct experience overcrowding. Anecdotally, some households reported upwards of ten residents, and in many cases, these residents were unknown to each other. This could indicate that the population and household size is likely to be under reported.

#### Household composition

- Couples with children make up the largest proportion of family structures within the Corridor Suburbs at 37%. This is slightly lower than Cumberland LGA (38.2%), however higher than Greater Sydney (34.4%). It is particularly high in Merrylands East at 40.9%.
- There are less couples without children in the Corridor Suburbs (16.4%) compared to Cumberland (18.5%) and Greater Sydney (23.3%). This is relatively similar to 2016 at 16.5%.
- The Corridor Suburbs have a slightly higher number of one parent families (12.4%) compared to both Cumberland LGA (11.2%) and Greater Sydney (10.5%). This is relatively similar to 2016 at 12.2%.
- The Corridor Suburbs (19.3%) and Cumberland LGA (18.2%) have a slightly lower proportion of lone person households compared to Greater Sydney (22.2%). This represents a slight increase from 2016 (17.7%).

#### Social housing

- A higher proportion of residents in the Corridor Suburbs are living in social housing (9.2%), compared to Cumberland LGA (6.7%) and Greater Sydney (4.1%). This is a relatively similar proportion to 2016 (9%). Guildford East has a particularly high number of people living in social housing at 14.3%.

#### Low car ownership

- A higher proportion of residents in the Corridor Suburbs do not own a car (13.1%), compared to Cumberland LGA (11.8%) and in Greater Sydney (10.8%). This is slightly higher in Granville where 16.5% of residents do not own a car.

#### Overall, the Corridor Community is characterised by:

- Higher average household size
- More families with children
- Slightly higher proportion of one parent household
- Lower proportion of one parent families
- Lower proportion of lone person household

Figure 9 - Profile of suburbs that traverses Woodville Road (Source: Cred Consulting, 2022)

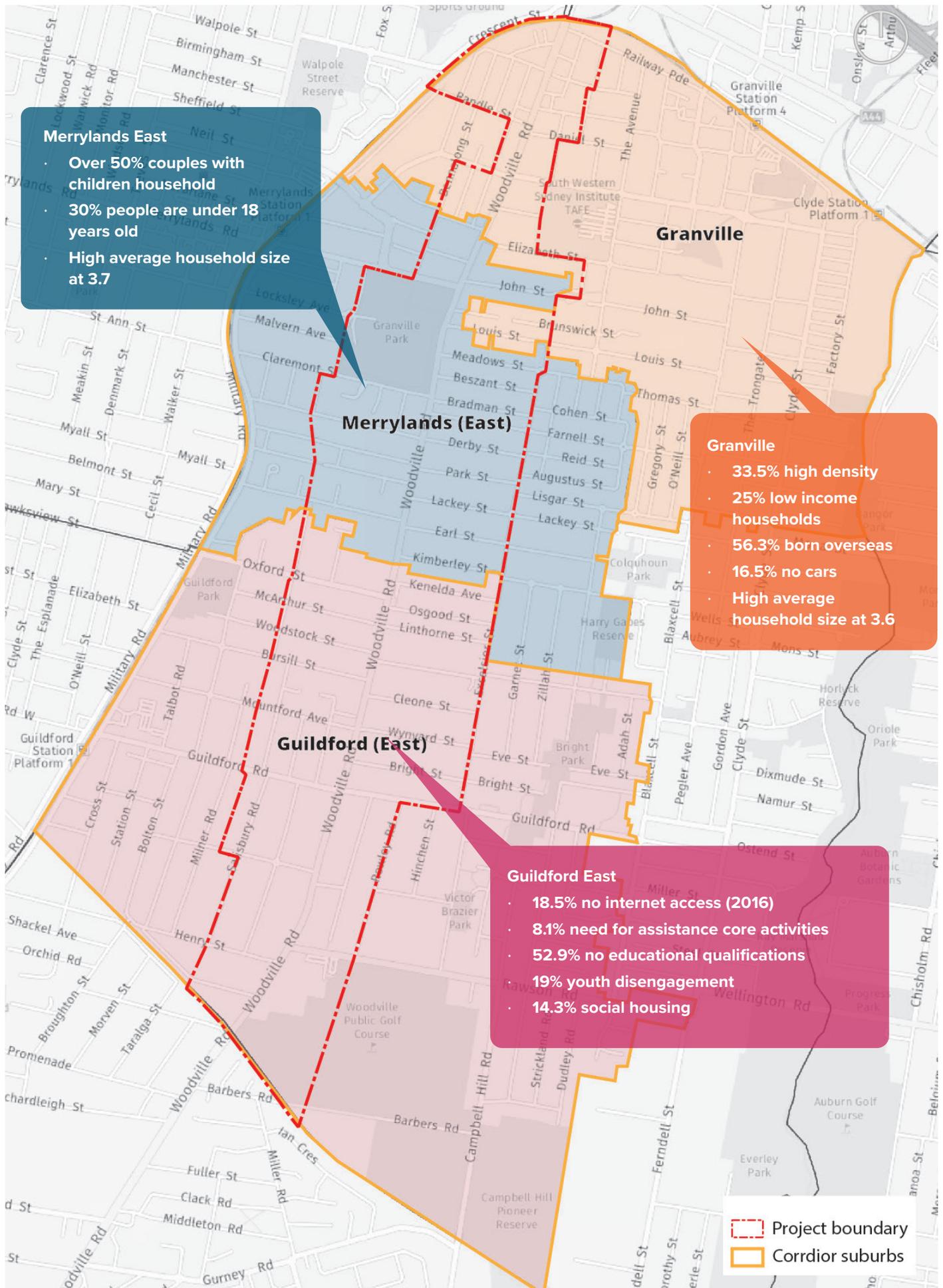
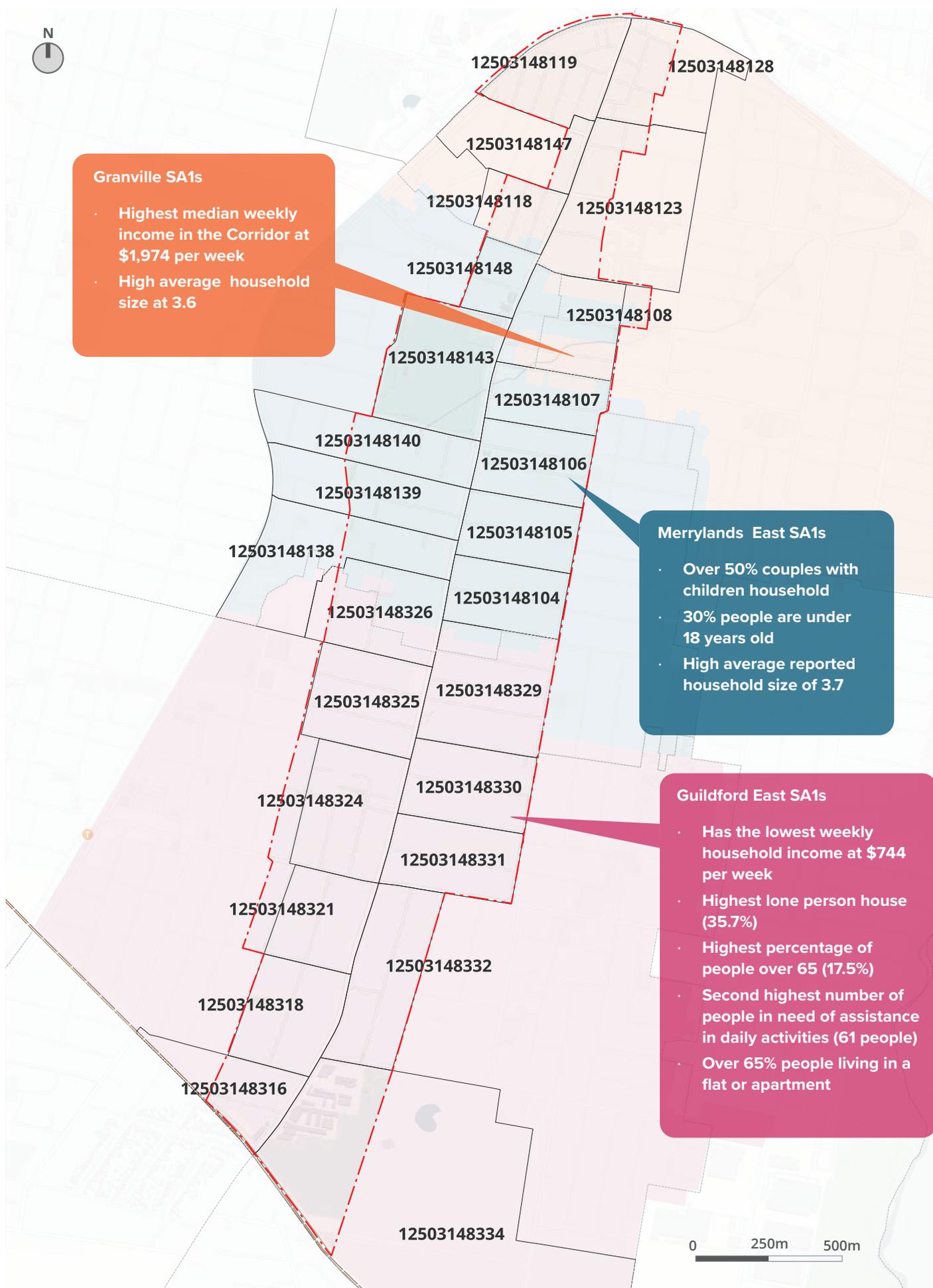


Figure 10 - Select SA1 areas characteristics along Woodville Road (Source: Cred Consulting, 2022; Data extracted from ABS, 2021)



## 3.2. Cumberland LGA Health Data (compared with NSW):

### *More residents without a long-term health condition*

In 2021, 68.6% of Cumberland LGA population were reported as having no long-term condition. This higher than NSW average of 61% with no long-term health conditions.

### *A lower proportion of mental health conditions*

According to 2021 ABS statistics, 4.2% of Cumberland LGA population (or 9,971 residents) have a mental health condition, including Depression or Anxiety. This is a significantly low figure in comparison to broader NSW (8%).

### *Gradually increasing overweight and obese BMI*

Between 2010 and 2019, the rate of adults aged 16 years and over with overweight or obese BMI in the Western Sydney Local Health District (LHD) has increased gradually from 53.9% to 54.9% (compared to 53.6% and 55.4% for NSW respectively). The Western Sydney LHD, home to the Cumberland LGA, records overweight and obese BMI trends in line with Greater NSW, albeit a slightly lower percentage in 2019.

### *Increasing rates of Diabetes*

Between 2010 and 2019, the rate of adults aged 16 years and over with diabetes or low blood sugar increased from 6.3% to 13.1% in the Cumberland LGA respectively (compared to 7.6% to 11.3% in NSW). Cumberland LGA records a slightly higher rate of diabetes or low blood sugar diagnoses (representing an increase of +1.8%), but evidently a lower rate of hospitalisation.

### *Higher hospitalisations for lower rates of Asthma*

Between 2017-19, 188.8/100,000 members of the population were hospitalised with the principal diagnosis of Asthma, which is a slightly higher percentage compared to NSW (142.1/100,000).

According to 2021 ABS statistics, 4.8% of Cumberland LGA population (or 11,222 residents) have long-term experience of Asthma. This is a lower figure in comparison to broader NSW (7.8%).

### 3.3. Projected population

The Corridor Community (the SA1 areas within the planning proposal boundary) are currently home to 12,578 people (see Table 4 in section 3.3.1).

The Planning Proposal is expected to facilitate:

- **3,696** additional dwellings<sup>1</sup>
- Resulting in **10,349** additional people

Therefore, for the purposes of this report, we have calculated the future population of the corridor community to be based on the existing population (12,578 people) plus the planning proposal population (10,349 people), equaling a total of 22,927 people living in the corridor in the future. See Table 6.

The Projected population characteristics described below are based on population trends between 2016 and 2021 within the Cumberland LGA:

- The average household size is expected to continue to fall as more larger detached dwellings are replaced with apartments.
- The cultural diversity of this suburb is likely to continue to change over time.

The bulk of the additional population will be accommodated in higher density dwellings with little or no private open space. There will therefore be an even greater demand for ground level public domain areas and publicly accessible open spaces to allow the new populations to meet and participate in recreation activities

Table 6 - Dwelling and population increase as a result of the Planning Proposal

	Average household size (2021)	Number of dwellings	Population
Existing Corridor Community <sup>1</sup>	n/a	n/a	12,578
Planning Proposal <sup>2</sup>	2.8	3,696	10,349
Future Corridor Community <sup>3</sup>	-	-	22,927

1. Sum of all SA1 areas within the Woodville Road Corridor, using Profile id (see Figure 10 for SA1 areas used).

2. Woodville Road Corridor Planning Framework, 2023 CM+.

3. Corridor Community existing population (12,578) + Planning Proposal additional population (10,349) = 22,927 people.

1 Dwellings forecast provided by Cumberland City Council



### 3.4. Key takeaways



#### *Increased availability of public spaces for people living in apartments*

The proportion of people living in medium and high density apartments will continue to rise, meaning that public open spaces and community facilities will become even more important as the community's 'third place'<sup>1</sup>. This will be especially important for families with children who need places to play and learn outside of their homes.



#### *An increasing ageing population*

The Corridor Suburbs have increasing proportions of elderly people, including accessible facilities located near public transport or accessible parking spaces. This could also indicate a demand for seniors living options in the area - allowing them to age in place.



#### *Affordable spaces to gather and play*

Many residents along the Woodville Road Corridor experience a higher level of socio-economic disadvantage. There is a need for free and affordable spaces and amenities so residents can access services and essential needs, like food and public transport, as well to be able to participate in recreation activities and general community life, like playing tennis or attending a performance.

#### *Community wellbeing programs*

The population's relative disadvantage would indicate a very high need for facilities and programs supporting community wellbeing. There will be a continued high demand for multi-purpose community facilities and libraries from this community.

#### *Cultural representation in the programming and*

<sup>1</sup> A "third place" is a term used to describe a social gathering place that is not home (the first place) or work (the second place). It is a neutral and inclusive location where individuals can come together to interact and engage in various activities, such as coffee shops, community centers, libraries, parks, and other public spaces. The concept of a "third place" was first introduced by sociologist Ray Oldenburg in his book "The Great Good Place" as a vital component in building a strong and vibrant community.



#### *design of our public spaces*

The Cumberland LGA is home to many culturally and linguistically diverse (CALD) residents, including refugees and asylum seekers. This may indicate a demand for English conversation classes and opportunities for cross-cultural sharing and experiences.

Similarly, culturally diverse residents may have a range of cultural, social and recreational interests that need to be considered in planning and design. For example, some CALD communities prefer to exercise at night and would like evening access to basketball and badminton courts, or need larger gathering spaces that can host family celebrations and BBQs.



#### *A need for encouraging active lifestyles*

The Corridor Suburbs is home to a diverse community that includes people of all ages and abilities. However, there are higher rates of diabetes and obesity in this area. Therefore, it is crucial that we focus on designing healthy living environments, creating recreational destinations and experiences to encourage people to get outside and be active.



#### *Some sections of the corridor are more advantaged than others*

In Guildford East, which is the southern end of the corridor, there are higher levels of socio-economic disadvantage. This is evident through high rates of social housing, youth disengagement, and low levels of household income and education. As a result, there may be a greater need for affordable or free recreational activities and access to community services in this area.

# 4. Place context

This section provides analysis of the current and neighbouring uses, retail and services nearby, crime, local industries, transport connectivity and climate context of Woodville Road Corridor.

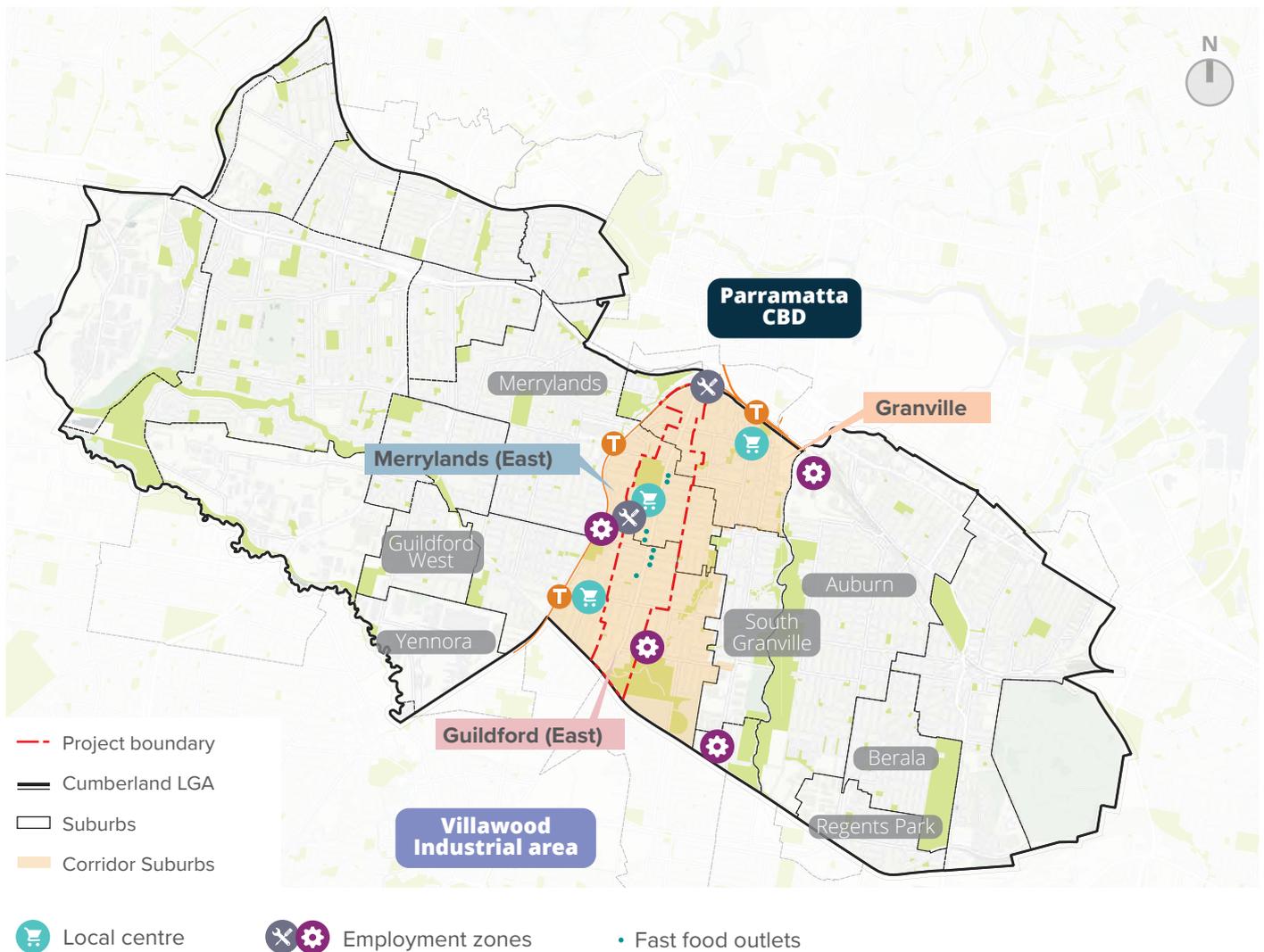
## 4.1. Current site uses

Woodville Road Corridor contains a variety of land uses, with the predominant use being residential detached housing. There are also Employment and Mixed Use Zones within and nearby the corridor, as well as public open spaces.

highly used by heavy, noisy industrial vehicles during the day and is known for housing a range of fast food outlets. Overall, it lacks a unique sense of place.

Some challenges facing Woodville Road itself is that it is

Figure 11 - Site context



## 4.2. Retail and services

Woodville Road Corridor has one local centre in Merrylands East, anchored by an ALDI supermarket. There are a number of small businesses along the length of the road, including mechanical repairs, car dealerships, kitchen and bathroom supplies, technology stores, and massage parlours.

The corridor also has a high number of drive through fast food restaurants.

Figure 12 - ALDI supermarket located on the corner of Woodville Road and Oxford Street (Source: Google maps, 2022)



## 4.5. Crime

NSW Bureau of Crime Statistics and Research for the period July 2020 to June 2022 indicates a low-moderate crime rate across all three suburbs in the Woodville corridor, however the rate of crime is higher in these suburbs compared to the average across the Cumberland LGA.

- Assault incidents data indicates a stable two year trend for Granville, Guildford and Merrylands, with rates per 100,000 population of 904.3, 1011.8 and 901.4 respectively. Guildford records the highest rate of assault. Comparatively, assaults incidents data for the Cumberland LGA shows a stable rate of 742.1 per 100,000 population, which is lower than the Corridor Suburbs.
- Theft incidents data shows a stable two year trend for Granville, Guildford and Merrylands, with rates per 100,000 population of 3333.7, 2383.1 and 2772.8 respectively. Granville records the highest rate of theft. Comparatively, theft incidents data for the Cumberland LGA data shows a stable rate of 2111.1 per 100,000 population.

## 4.3. Jobs and industry

According to 2016 Profile.id data, the three most common professions held by the resident population in Granville include:

- Professionals (17.9%)
- Labourers (15.6%),
- Technicians and trades workers (14.2%).

In both Guildford (East) and Merrylands (East) the three most common professions include:

- Technicians and trades workers (16.9% and 17.1%)
- Professionals, and clerical (15% and 15.9%)
- Administrative workers (14.1% and 13.3%).

According to 2016 Profile.id data, the three most common industry sectors in Granville include:

- Health care and social assistance (14.8%)
- Accommodation and food services (10.8%)
- Retail trade (10.4%).

In Guildford (East), the three most common industry sectors in Guildford (East) include:

- Construction (14.9%)
- Health care and social assistance (12.6%)
- Retail trade (11%).

In Merrylands (East), the three most common industry sectors were:

- Construction (13.4%)
- Health care and social assistance (11.1%)
- Retail trade (10.6%).

## 4.4. Transport and connectivity

The corridor has varying levels of access to public transport:

- Planning proposal sites in the Woodville North Precinct is within 550m to 1200m walking distance to either Merrylands or Granville train stations.
- Planning proposal sites in Merryland East Precinct will be serviced by bus route that is scheduled every 20 minutes. They are not within proximity to a train station.
- Planning proposal sites in Woodville South Precinct are within 1000m to 1200m walking distance to Guildford train station.

## 4.6. Climate and environment

The Cumberland LGA is a highly urbanised area located between two major water catchments: the Georges River Catchment and Parramatta River Catchment.

Key environmental challenges identified by Council include:

- Habitat loss
- Degradation and fragmentation for vegetation clearing
- Introduction and spread of weeds
- Pests that hunt native animals
- Urban heat.

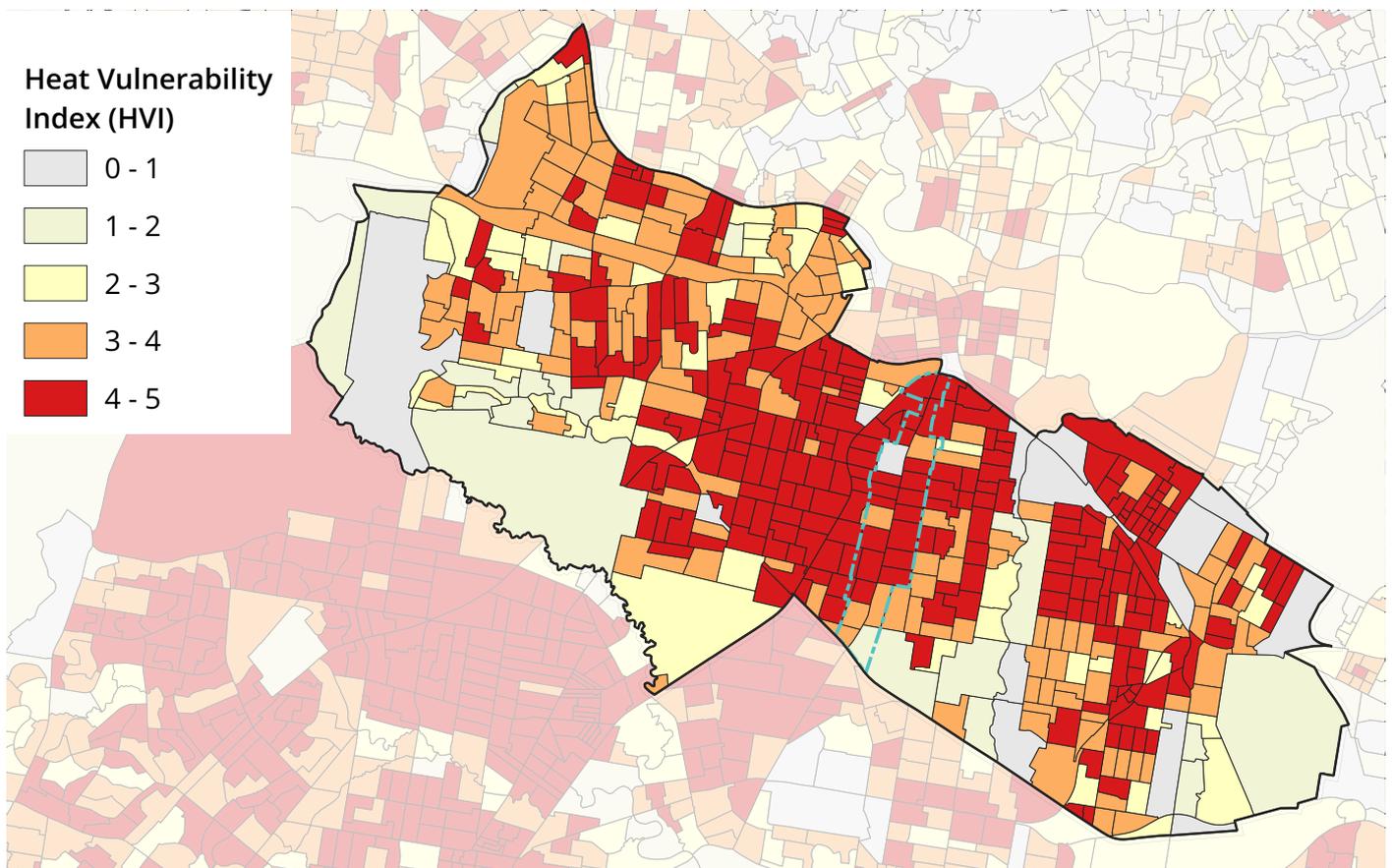
As per the 2018 Heat Watch Western Sydney Report, temperatures are continuing to increase across Western Sydney. In efforts to counteract urban heat effect, Cumberland City Council has adopted two resilience strategies: the UV Smart Cool Playground Project 2020 and the WSROC Heat Smart Resilience Framework 2021.



Figure 13 - Number of days over 35°C (July 2018 – June 2019), The pulse of Greater Sydney 2019

Urban heat can impact on community resilience, health and wellbeing. The NSW Government developed a Heat Vulnerability Index (HVI) in 2016 to understand heat variability across NSW. An index score of 5 represents high exposure, high sensitivity and/or low adaptive capacity. As shown in Figure 14, most SA1s located in and around the Woodville Road Corridor scored very high heat vulnerability scores.

Figure 14 - Heat Vulnerability Index (HVI) map for Cumberland LGA at SA1 level (2016)





## 4.7. Key takeaways



### *More green spaces and vegetated areas*

Cumberland City Council have indicated that vegetation clearing, habitat loss and spread of weeds are key environmental challenges for the LGA. Vegetated areas and a healthy environment are important to support wildlife and habitat, and healthy recreation. Green spaces also play an important role in providing a 'shared backyard' for residents living in medium to high density dwellings.



A walkable neighbourhood means being able to access essential shops and public spaces, such as parks and community facilities, within walking distance from home (approx. 10 minutes). Depending on which part of Woodville Road Corridor people live in, the level of walkability varies. The pedestrian and cycle experience along the entire Woodville Road corridor is very poor.



### *Access to fresh food options*

Along the Woodville Corridor, there is a high number of fast food outlets and a lack of fresh food options, including cafes and grocery stores. This presents an opportunity for new development to create space for local businesses that can offer a broader range of food and drink choices to the community.



### *Safer streets both day and night*

BOCSAR crime data indicates there are higher rates of theft and assault in Granville, Guildford and Merrylands compared to the average across the LGA. The new planning framework will need to consider community safety, including safe travel to and from public transport, as well as lighting and high-visibility thoroughfares, especially at night.



### *Cooler streets*

Urban heat is a key challenge in the Cumberland LGA. Increasing tree canopy, landscaping and green open spaces will help to improve the urban heat island effect and provide a refuge for residents and wildlife on hot days.



### *Place identity*

The diversity of Cumberland's resident population has been identified as one of the LGAs greatest strengths. Its people - including residents, workers, business owners, organisations and visitors - are central to Cumberland's vibrancy and character.

### *Walkability*

Cumberland City Council recognises the importance of place identity and placemaking for creating strong communities. There are opportunities for the Woodville Road Corridor to start to reflect and celebrate the local culture and diversity of the people who live there, and/or who are the traditional owners of the land.

# 5. Open space and recreation needs

This section provides an audit of existing open space and recreation facilities, as well as a supply and demand needs analysis of the population resulting from planning proposal.

## 5.1. Defining public open space and recreation facilities

### 5.1.1. Public open space

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

### 5.1.2. Recreation facilities

Recreation includes a broad range of passive and active leisure activities that we participate in for fun, relaxation, health and wellbeing and to connect to our families and communities. This includes casual activities like going for a walk or a picnic with friends, fitness activities, and social, organised and elite sporting activities. Recreation can be undertaken indoors or outdoors.

Increasingly, recreation planning is being conceptualised as a spectrum - ranging from passive recreation - such as enjoying nature, through to personal fitness and wellbeing such as using outdoor gym equipment, though to organised, representative and elite sport. Figure 16 over page illustrates the diverse spectrum of recreation activities that take place in Cumberland LGA, as defined by the *Cumberland Open Space and Recreation Strategy 2019-2029*.

### Communal open space

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

Figure 15 summarises the types of spaces included in each of the three categories.

## 5.2. Benefits of open space

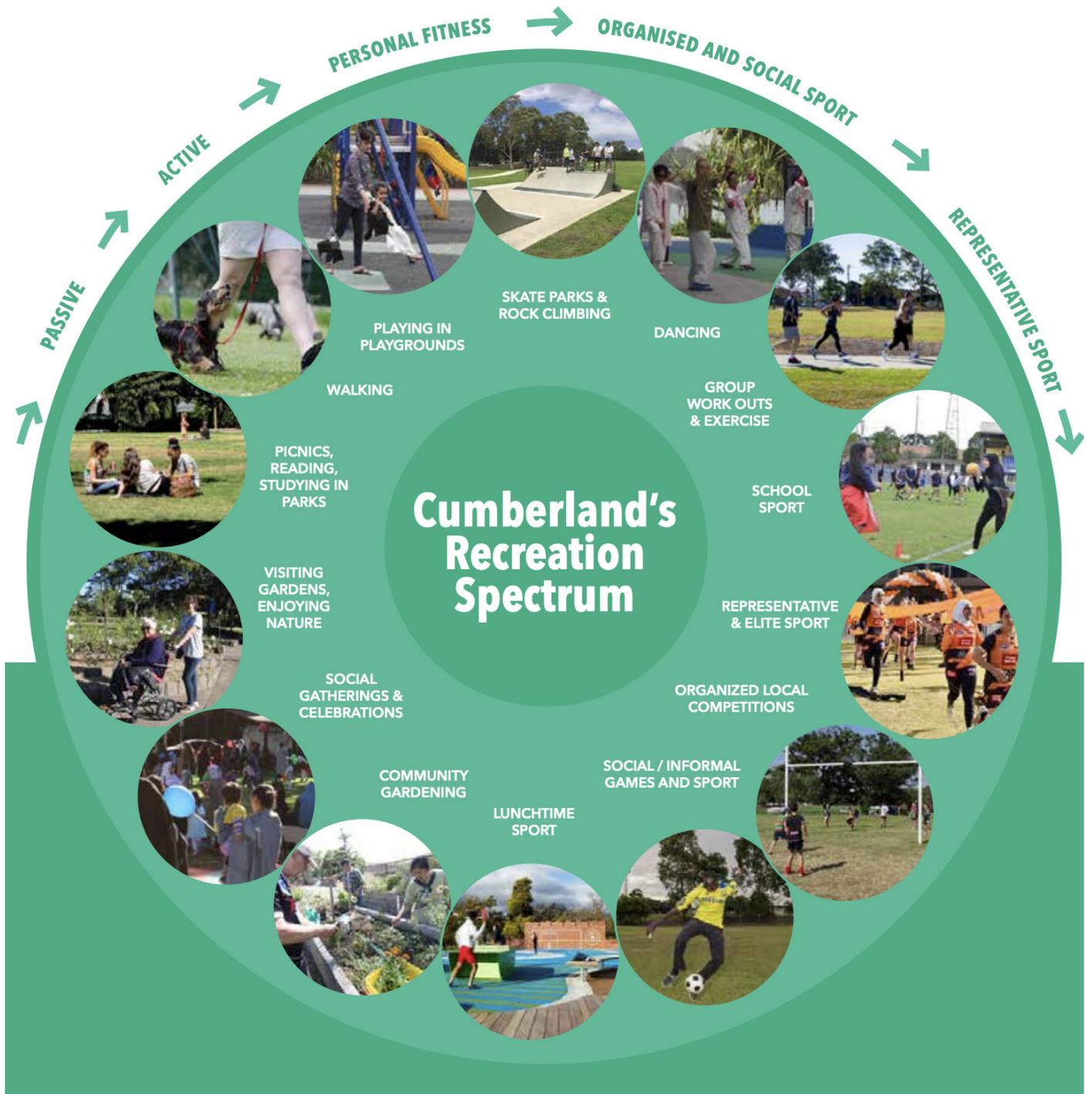
The provision of quality and accessible open space within neighbourhoods provides countless benefits to a community. Some include:

- Personal - improved physical and psychological health
- Social and community – strengthened family and community ties, and reduction of crime and anti-social behaviour
- Environmental – contrast to urban development, access to natural settings, improved visual landscape, and improved air quality from presence of trees, and
- Economic – attracts new residents to an area, property prices are higher adjacent to parks, and savings in health costs from increased physical exercise.

Figure 15 - Public open space and recreation facilities definition



Figure 16 - Cumberland' Recreation Spectrum (Source: Cumberland City Council Open Space and Recreation Strategy 2019-2029)



## 5.3. Participation trends

### 5.3.1. Key trends and changes

Participation in recreation (both sport and non-sport physical activities) is changing as our lifestyles, communities and urban environments change. The most significant trend in recreation participation in Australia in recent years is a move to informal, unstructured recreation activities rather than traditional organised sport (i.e. mid-week training session and weekend match games with a formal club).

*“Today more than ever Australians are time poor, have limited budgets, are being inundated by new forms of entertainment and face increasing barriers to participation. As society changes new preferences are emerging; Australians desire greater flexibility, more tailored products and sports that work for them.”*

– Australian Sports Commission

#### NSW participation in recreation

Around 45% of the adults in NSW noted walking as their primary recreation activity, followed by fitness/gym and swimming. Amongst the children, swimming is the top activity followed by football/soccer and recreational dancing. Overall swimming is the single largest activity amongst all age groups. Activities like athletics, track & field; tennis; football/soccer; basketball and AFL are popular amongst all age groups.

- 87.4% of the CALD community adults participate in sports.
- Children in NSW participate at least in 2 activities including sports.
- Participation rate amongst children speaking a language other than English is 8% lesser than the overall children participation rate.
- 78.2% of the people with disability (adults) participate in sports.

#### Cumberland Participation Trends

A community survey completed for the Cumberland Open Space and Recreation Strategy showed that the popular activities mentioned by the community are similar to NSW and Central City Districts. These are:

- Swimming (21.5%)
- Soccer/Football (15.5%)
- Recreation and leisure (non-specific) (11%)
- Exercise and fitness (non-specific) (9.9%)
- Walking / dog walking (7.7%), and
- Cycling (7.7%).



### Popularity of walking on the rise

Activities done on paths and trails are popular such as walking, bush walking and running, which is the top recreation activity in Greater Sydney.



### Individualisation of sports and fitness

There is an increasing individualised of sport and fitness activities, with increasing participation in aerobics, running, walking and gym membership. People are fitting fitness activities into their busy lives rather than committing to regular organised sport.



### Increasing demand for indoor recreation

Demand for indoor recreation is increasing for a number of reasons. One of those is increasing multi cultural communities and their sporting preferences that often can be catered to take place in indoor recreation facilities (e.g. basketball, badminton, table tennis, futsal). Other reasons include climate comfort, safety at night and co-location with other facilities.



### Increasingly time poor

People are generally spending less time recreating, but they are expecting more from their physical activity.



### Casualisation of sports and recreation

Personal choice: Popular recreation activities include walking, going to a play space, relaxing in parks and casual ball sports – all activities performed solo or in small social groups.



### Impact of climate on outdoor recreation

Climate change and increased days of extreme weather conditions is also driving up demand for indoor recreation facilities. On hot days, the use of outdoor sport and recreation facilities is limited. Whereas indoor facilities are often air conditioned, and can still support participation in sports and recreation regardless of weather (heat and rain).

## 5.4. What do we have?

An audit of all open space and recreational facilities within the Corridor Suburbs is shown in the map in Figure 17. This shows the aerial distance from the site, but not the walking distance which often does not follow the road network or account for barriers such as major roads and train stations.

Note: *The audit was taken at the ABS Suburbs and Localities (SALs) level for Granville, Guildford, Holroyd and Merrylands.*

*For needs study purposes, only the local and district open space & recreation facilities within the Profile.id suburbs (Corridor Suburbs) of Granville, Merrylands (East) and Guildford (East) are considered.*

*Regional facilities outside Corridor Suburbs but within the ABS Suburbs and Localities (SA1s) will be considered for needs study.*

### 5.4.1. Public open space

- The Corridor Suburbs have a total of 18 parks, five sports spaces and three natural reserves within the Corridor Suburbs. Out of these open spaces:
  - The Corridor Community has one local park, one district park, one district sports space and two local nature reserves.
  - There are 16 local parks (including a dog park), four local sports spaces and one local natural reserve.
  - Total public open space areas:
    - **13.9 ha**, within the Corridor Community (excluding golf course)
    - **66 ha**, outside the Corridor Community but within the Corridor Suburbs
    - **79.82 ha**, within the Corridor Suburbs (excluding golf course)

### 5.4.2. Recreation facilities

#### Sportsground

All sportsgrounds located in the Corridor Community are within the Granville Park. These include:

- 7 x soccer fields
- 2 x cricket wickets (synthetic)
- 2 x cricket nets

There is 1 district park at Guildford (East) outside the Corridor Community, but within the corridor suburb.

#### Outdoor courts

There is 1 basketball court in the Corridor Community at Granville Park.

Outdoor courts outside the Corridor Community but within the Corridor Suburbs include:

- 1 x basketball (half-court) at Illoura reserve
- 1 x futsal court at Granville Memorial park
- 3 x tennis Courts at Byrnes Street Tennis Courts
- 2 x netball Court courts at Guildford Park

#### Outdoor fitness station

There are two outdoor fitness stations within the Corridor Suburbs which includes the one located in Granville Park within the Corridor Community.

#### Playspaces/playgrounds

There are two playspaces located within the Corridor Community. These two playspaces are located in:

- Granville Park
- Maurice O'Connell Reserve

There are four playspaces located just outside the Corridor Community to the east of the study boundary. These include:

- Bennalong Park
- Illoura Reserve
- Coronation Park
- Excelsior Street Reserve

#### Off-leash dog area

There are no off-leash dog areas within the Corridor Community. Little Duck Creek dog off-leash area is the only area available for dog off-leash within the corridor suburb.

#### Aquatic facility

There is one aquatic facility in the corridor suburb located at Granville Memorial Park.

#### Youth spaces

There is one local skatepark in Granville Park, located in the Corridor Community. There are no other skate parks or youth facilities provided in the Corridor Suburbs or nearby.

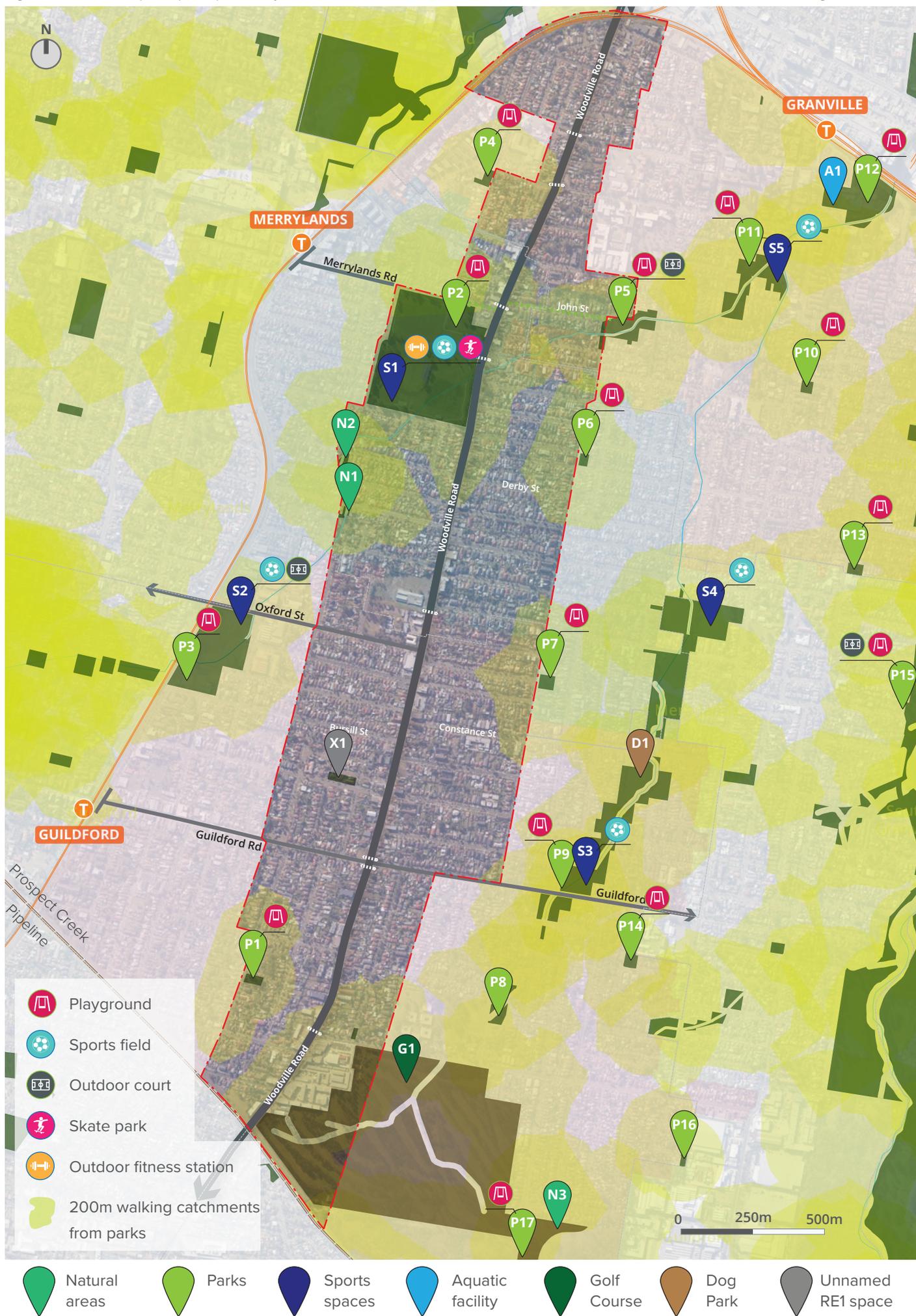
#### Public Golf course

There is one public golf course within the Corridor Community, located in Guildford (East) suburb.

Table 7 - Audit of open space and recreation facilities within the Corridor Suburbs

Map Ref	Name	Hierarchy	Size (ha)	Key features
Within the 'Corridor Community'				
P1	Maurice O'Connell Reserve	Local	0.18	<ul style="list-style-type: none"> <li>1 x playground/playspace</li> </ul>
P2	Granville Park	District	13.36	<ul style="list-style-type: none"> <li>1 x playground/playspace</li> <li>1 x outdoor fitness station</li> </ul>
S1	Granville Park Sports fields	District		<ul style="list-style-type: none"> <li>1 x skate park</li> <li>7 x soccer fields</li> <li>2 x cricket wicket</li> <li>2 x cricket nets</li> <li>1 x basketball court</li> </ul>
N1	Bertha Street Reserve	Local	0.09	<ul style="list-style-type: none"> <li>1 x natural reserve</li> </ul>
N2	Sam Taylor Reserve	Local	0.17	<ul style="list-style-type: none"> <li>1 x natural reserve</li> </ul>
G11	Woodville Golf Course	District	39.31	<ul style="list-style-type: none"> <li>1 x golf course</li> </ul>
Outside the 'Corridor Community' but within the 'Corridor Suburbs'				
P3	Guildford Park	Local	3.61	<ul style="list-style-type: none"> <li>1 x playground/playspace</li> </ul>
P4	Bennalong Park	Local	0.22	<ul style="list-style-type: none"> <li>1 x playground/playspace</li> </ul>
P5	Illoura Reserve	Local	1.38	<ul style="list-style-type: none"> <li>1 x playground/playspace</li> <li>1 x basketball court (Half)</li> </ul>
P6	Coronation Park	Local	0.13	<ul style="list-style-type: none"> <li>1 x playground/playspace</li> </ul>
P7	Excelsior Street Reserve	Local	0.26	<ul style="list-style-type: none"> <li>1 x playground/playspace</li> </ul>
P8	Victor Brazier Park	Local	0.79	<ul style="list-style-type: none"> <li>No facilities provided.</li> </ul>
P9	Bright Park	Local	0.95	<ul style="list-style-type: none"> <li>1 x playground/playspace</li> </ul>
P10	Fifth Street Reserve	Local	0.16	<ul style="list-style-type: none"> <li>1 x playground/playspace</li> </ul>
P11	Scout Memorial Park	Local	1.58 (Including sports space - S5)	<ul style="list-style-type: none"> <li>1 x playground/playspace</li> </ul>
P12	Granville Memorial Park	Local	2.48	<ul style="list-style-type: none"> <li>1 x playground/playspace</li> <li>1 x futsal space</li> </ul>
P13	Roy Godfrey Reserve	Local	0.20	<ul style="list-style-type: none"> <li>1 x playground/playspace</li> </ul>
P14	Kirk Avenue Reserves	Local	0.23	<ul style="list-style-type: none"> <li>1 x playground/playspace</li> </ul>
P15	Byrnes Street Tennis Courts	Local	1.64	<ul style="list-style-type: none"> <li>1 x playground/playspace</li> <li>3 x tennis courts</li> </ul>
P16	Olsen Street Reserve	Local	0.11	<ul style="list-style-type: none"> <li>No facilities provided.</li> </ul>
P17	Campbell Hill Pioneer Reserve	Local	18.97	<ul style="list-style-type: none"> <li>1 x playground/playspace</li> </ul>
S2	Guildford Park	District	3.61	<ul style="list-style-type: none"> <li>1 x soccer field</li> <li>1 x cricket wicket</li> <li>2 x cricket nets</li> <li>2 x netball courts</li> <li>1 x playground/playspace</li> </ul>
S3	Bright Park	Local	0.95	<ul style="list-style-type: none"> <li>1 x cricket wicket</li> <li>1 x outdoor fitness station</li> <li>1 x playground/playspace</li> </ul>
S4	Harry Gapes Reserve	Local	2.97	<ul style="list-style-type: none"> <li>1 x cricket wicket</li> </ul>
S5	Scout Memorial Park	Local	Refer P11	<ul style="list-style-type: none"> <li>1 x playground/playspace</li> <li>1 x cricket wicket</li> </ul>
D1	Little Duck Creek	Local	4.2	<ul style="list-style-type: none"> <li>1 x dog off-leash area</li> </ul>
N3	Campbell Hill Pioneer Reserve	Local	18.97	<ul style="list-style-type: none"> <li>1 x natural reserve</li> </ul>
A1	Granville Memorial Park	District	2.48	<ul style="list-style-type: none"> <li>1 x aquatic facility</li> </ul>

Figure 17 - Public open space proximity and recreation facilities within the Corridor Suburbs (Source: Cred Consulting, 2022)



## 5.5. Proximity

The Cumberland Open Space and Recreation Strategy identified an undersupply of public open space and recreation facilities within the Cumberland LGA.

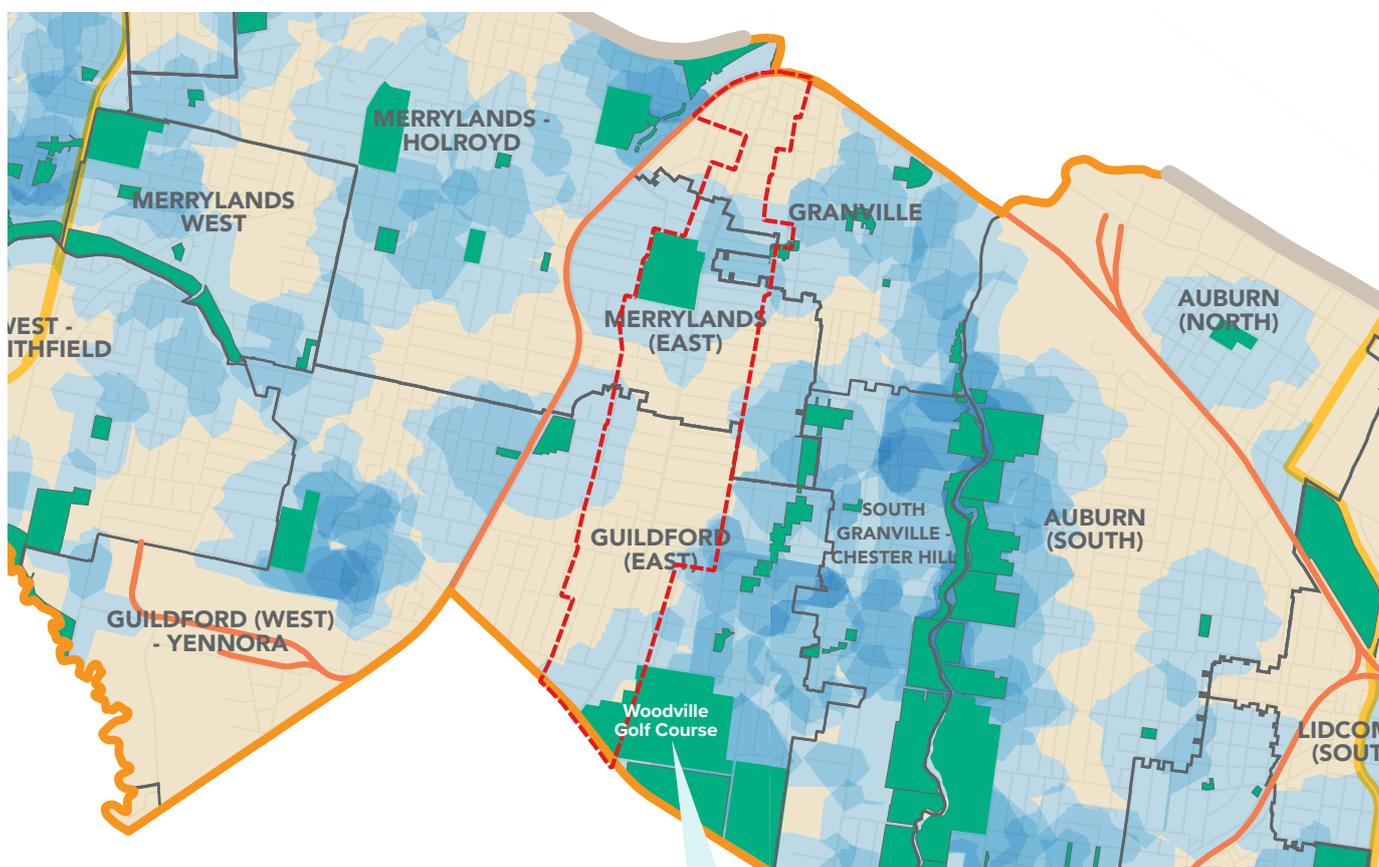
Importantly, the Strategy identified a proximity gap to open space for residents living in and around large portion of the central and south corridor (see Figure 18 below).

## 5.6. Quality

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

Quality was not part of this needs assessment, however high quality and embellished parks within easy walking distance (<200m) will be highly important for existing and future residents living in the corridor.

Figure 18 - Open space proximity analysis (Source: Cumberland City Council Open Space and Recreation Strategy)



### KEY

-  Rail line
-  M4
-  Major roads
-  Parks larger than 0.5ha
-  Areas within 400m easy walking distance of a park of at least 0.5ha
-  Areas not within 400m of a park of at least 0.5ha

Note: The Open Space and Recreation Strategy included golf courses as in the proximity analysis map. However, Woodville Golf Course is not a public open space (it is owned by Cumberland City Council, but only accessible to club members) - as such, the "real" public open space accessibility in the south of the corridor is very poor.

## 5.7. What do we need? Best Practice approaches to planning for open space

The way we plan for open space has been evolving over the past decade.

Historically, an amount of open space per person has been used as a guide for the provision of open space, but recent trends have an increased focus on the quality, capacity and proximity of open space that is accessible to different communities at a local, district and regional level.

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

The capacity is based on how many people currently use it for a range of informal and formal uses, and whether it can handle increased use. The proximity is dependent on how easy it is to walk (for local and district open space) or travel (for regional spaces) to an open space from home. In high density areas, residents should have access to both semi-private, communal and local level open space within 200m, that can function as a “backyard”, as well as access to activity and play opportunities and represent district and regional level open space. Open space should be connected with walking and cycling paths, to encourage use and provide opportunities for physical activity.

This Needs Study considers quantum benchmarks as well as proximity ones (see benchmarking summary in Table 8).

## 5.8. Benchmarking standards

### Cumberland City Council Open Space and Recreation Strategy 2019-2029

The Cumberland City Council Open Space and Recreation Strategy 2019-2029 is the primary source of benchmark standards that have been adopted for the purposes of this Needs Study. These are:

- Adoption of the World Health Organisation benchmark of 9m<sup>2</sup> of open space per person
- Adoption of the proximity and size benchmarks from Government Architect NSW:
  - Local distribution: 400m access from most houses to open space of between 0.3ha and 2ha
  - District distribution: 2km access from most houses to public open space of between 2ha and 5ha, and
  - Regional distribution: 5-10km access from most houses to public open space of more than 5ha.
  - High density areas: 200m access from most houses to open space of between 0.15ha and 0.5ha (including 400m distance of open space from schools)

## 5.9. Benchmarking summary

Table 8 - Open space and recreation needs benchmarking

Facility type	Benchmark	Planning Proposal only	Corridor Community (including planning proposal sites)	
	2036 projected population:	10,349	12,578	22,927
		<b>FUTURE DEMAND</b>	<b>EXISTING DEMAND</b>	<b>FUTURE DEMAND</b>
Open space quantum -- per person	Cumberland City Council Open Space and Recreation Strategy 2019-2029 - 9m <sup>2</sup> per person	9.3 ha	11.3 ha	20.6 ha
Multipurpose outdoor courts	Parks and Leisure Australia – 1 for every 10,000	1.0	1.3	2.3
Outdoor fitness stations	Parks and Leisure Australia – 1 for every 10,000	1.0	1.3	2.3
Younger playground – 0 to 4 years	1 for every 500 children aged 0 to 4 years	1.7	2.0	3.7
Older playground – 5 to 11 years	1 for every 500 children aged 5 to 11 years	1.5	1.8	3.3
Indoor courts	1 for every 20,000 people	0.5	0.6	1.1
Sportsfields/playing fields	1 double playing field for every 5,000 people (2 fields)	2 double sports fields	2.5 double sports fields	4.5 double sports fields
Dog off-leash area	1 dog park per suburb with greater than 20% high density <sup>1</sup>	<ul style="list-style-type: none"> <li>There are no dog-off leash areas within the corridor.</li> <li>All three suburbs along the corridor are more than 20% high density. There is one dog off-leash area located along Little Duck Creek in Guildford, suggesting that Merrylands East and Granville may have an under supply of this type of recreation.</li> </ul>		
Proximity to open space	<p>Draft GANSW Greener Guide recommends:</p> <ul style="list-style-type: none"> <li>A local park of 0.3ha (minimum, but aiming for 0.5 ha) within 400m of all residents, and</li> <li>A park of between 0.1 to 0.5ha within 200m walking distance of 200m of high-density dwellings.</li> </ul> <p>Based on a definition of 60 dwellings per hectare equaling high density, residents in the Woodville Road Corridor should be able to walk to a park within 200m in the future.</p>			

NOTE: Demand does not consider existing provision. 'Future demand' is when the planning proposal sites are fully developed.

\* Benchmarks are based on Cumberland City Council Open Space and Recreation Strategy 2019-2029 and commonly used industry benchmarks where relevant.



## 5.10. Key takeaways



### *An existing deficit of open space*

Woodville Road Corridor has existing and significant deficits in open space provision. The planning framework should seek to address the needs of the existing and future community through renewal opportunities.



### *Additional open space will be required*

Increasing access to open space closer to residential homes will help to improve physical and mental wellbeing.

Based on a population benchmark of 9m<sup>2</sup> of open space per person, the additional 10,349 residents would generate a demand for 9.3ha of additional open space.

The central and southern sections of the corridor should be prioritised for the location of this new open space, with primary frontage located on one east-west streets, rather than on Woodville Road itself for quality, safety and amenity reasons.



### *Demand for more playgrounds*

With a high proportion of young families likely to be living in apartments the corridor, the ability to walk to play spaces is important for children's health and wellbeing. Benchmarking shows that the additional population resulting from the Planning Proposal is likely to generate the demand for at least two additional play spaces: one for 0-4 yr olds, and one for 5-11 yr olds.



### *Outdoor fitness stations*

The additional population resulting from the planning proposal is estimated to generate demand for 1 outdoor fitness station. Consultation with Cumberland City Council staff also confirmed the popularity of outdoor fitness stations with the local community, and the importance of access to free fitness and recreation opportunities for this community. Therefore, provision of additional outdoor fitness stations should be considered for open space embellishments within the corridor.



### *Multi-purpose courts*

The additional population resulting from the Planning Proposal is likely to generate an additional demand for 1 outdoor multi-purpose court.



### *Dog off-leash area*

Around 1 in 3 Australian households own a dog. Dog parks can be a social connector, facilitating connections between people walking their dogs and helping to build social capital and a sense of community. There is one dog-off leash area in Guildford, but not in each suburb along the corridor.



### *Safe at night*

Attractive and safe (at all hours of the day and night) walking and cycling routes from the Woodville Road corridor to the train stations to the west and north will be of the highest importance.



### **Sports fields**

Granville Park is located within the corridor and provides a range of sporting and recreation facilities including 1 skate park, 7 soccer fields, 2 cricket wickets, 2 cricket nets and 1 basketball court.

- Based on population benchmarking, the Corridor Community has no existing demand for sports fields.
- By 2036, without the planning proposal, there will be a demand for an additional 1.7 double fields (3 fields).
- The Planning Proposal will generate an additional demand for 2 double sports fields.
- Guildford Park, less than 400m from the corridor, provides 1 soccer field that could be considered to meet this demand if embellished/upgraded.

Therefore, while there is not a need to provide additional sports fields within the corridor, the Planning Proposal will result in additional demand on these facilities. Consider providing contributions towards existing field upgrades, such a quality and capacity improvements.



### **Youth spaces**

Youth spaces refer to youth-focused areas that provide for both active recreation and space to gather and interact. Best practice youth recreation spaces are designed for safety including lighting; located close to public transport, shops, schools and other facilities; include amenities such as seating in groups, shelter, shade and bins; and involve young people (including girls, and culturally diverse young people) in the design and management.

Both Cumberland and Fairfield City Council's have identified a need for more things for young people to do.

- Opportunity to find or create a space along the pipeline that has good sight lines and is located near public transport and where young people live to deliver a youth space, such as a parkour wall, climbing surface, skate ramp or half court.



### **Walkable loops and links**

Active, green, walkable streets can operate as urban public spaces and extend opportunities for recreation beyond the boundaries of parks. There is a need to provide better and more attractive walkable streets and connections between local parks, train stations, schools and community destinations into the corridor, particularly in high growth areas with low provision of open space.

- The master plan could deliver significant public benefit by identifying priority streets for upgrade – the ones that present the greatest opportunities to 'link' residents to surrounding infrastructure and open space, as well as improve the pedestrian environment generally.
- Alternative walking routes to Woodville Road should be explored, acknowledging that the level of traffic, noise and pollution is unlikely to reduce in the future.
- Consultation with Cumberland City Council staff highlighted the importance of being able to 'walk to a destination' for this community. Not only should residents be able to walk on pedestrian friendly streets (accessibly pathways, tree canopy, vegetation, interesting), but they should also have something to walk to (a park, the shops), as well as something to do once they get there (e.g. play, outdoor fitness station, dog park).
- Attractive and safe (at all hours of the day and night) walking and cycling routes from the Woodville Road corridor to the train stations to the West and North will be of the highest importance.
- Another best practice trend is embedding 'playable' elements in the design of streets ,retail areas and urban plazas to encourage incidental play and exploration. This is part of a suite of tools becoming more popular as we move towards creating more child friendly cities.

# 6. Community and cultural facility needs

This section provides an audit and mapping of existing social infrastructure and benchmarking of social infrastructure needs against industry standards resulting from the Planning Proposal.

## 6.1. Defining community and cultural facilities

For the purposes of this study:

- Public community facilities are those facilities that are accessible by the general public including community centres and childcare centres.
- Communal or semi-private community facilities are those facilities located within medium and high-density buildings and are specifically created for the private use of those tenants.

### 6.1.1. Community facilities

Community facilities play an important role in supporting happy, healthy, thriving, connected and engaged communities. They are important places where people can gather, relax, learn, create and celebrate. Community facilities are buildings provided for the community from which programs, activities, events, functions, services and resources can be provided. Cumberland Community Facilities Strategy 2019-2019 classifies community facilities into the following asset classes:

- Community Hubs
- Staffed multipurpose community centres
- Community centres, halls and spaces
- Libraries
- Arts and cultural facilities
- Education and care facilities and,
- Leased or licensed facilities.

### 6.1.2. Cultural facilities

Cumberland City Council defines culture as encompassing diverse avenues for expression in the arts, architecture, arts, history, language, food, digital, music, education, leisure, religion, neighbourhoods, work and daily life. It is about our ability to 'tell our story' - an essential and defining human characteristic.

The range of cultural assets in Cumberland City Council are captured in Figure 20.

Figure 19 - Public open space and recreation facilities inclusions for the Needs Study



Figure 20 - Cumberland Cultural Spectrum (Source: Cumberland Cultural Plan, 2019)



## 6.2. Community and cultural facility hierarchy

Community and cultural facilities generally operate at three levels of provision; local, district and regional. The different scales of infrastructure, service different sized catchments. Catchments refer to both geographical areas and the size of the population serviced. For example, a primary school is intended to serve the local population, usually within walking distance. However, a university will cater for a much wider population. Due the scale of the proposed development only local and district level facilities have been assessed.

### *LGA wide level or sub-regional facilities*

Usually serve populations of one LGA or around 100,000 people. Regional facilities may serve two or more LGAs (100,000+). Sub-regional facilities can include major civic centres and major libraries.

### *District (or village or catchment level) facilities*

Are more specialised and operate on a geographic planning catchment area, usually for about 30,000 to 50,000 people. District level facilities would usually have a staff presence and could include: multipurpose community centres; including a district or branch library; community arts spaces. They service a catchment of 5 to 15km and a travel time of 15 to 30 minute drive or cycle.

### *Local level (or satellite) facilities*

Are focused on neighbourhood needs and are usually planned to serve a catchment of about 5,000 to 20,000 people. They typically service a local catchment of 1 to 5km and a 5 to 15 minute walk or drive.

## 6.3. Why is social infrastructure important?

For a healthy, liveable and sustainable community, housing should be within walking, cycling, or close public transport distance to employment, education, good parks, shops, and community services and facilities. Quality social infrastructure and services play an important role in supporting and facilitating community harmony and connectedness, and open space provides opportunities for play, exercise, connection to nature and a space to build social connections.

In high density areas, a hierarchy and diversity of connected, quality open spaces is needed, including private, semi-private, and public open space, and local parks as well as access to regional and district spaces. There is a need for social infrastructure that provides space to build community within the development, as well as connection to the broader community, and that is adaptable to diverse uses.

## 6.4. Community participation trends

### 6.4.1. Key trends

The way that we participate in community and cultural activities has changed over time, and this influences how we use our communal spaces and subsequently our need for community assets. However, there is no data specifically on community participation, through volunteering participation and demand for community spaces.

### 6.4.2. Cumberland community participation trends

Community facilities, services and its locations are important to the Cumberland Community. The local community trends include:

- Participation in cross-cultural networking events
- More usage in staffed facilities (Libraries and community centres)
- Interest in wide range of programs and activities including seniors and youth programs, language, computer and exercise classes
- Long-term hire of community spaces and meeting rooms
- Usage of facilities during day and night
- Interest in public art and activities
- Co-designing of spaces



### Activities near high density housing

People want to participate in community activities outside of the home, particularly for those of who live in high density housing.



### Increased interest in activities

People are increasingly interested in activities and programs that occur after work and on weekends.



### Networking opportunities

People are looking for opportunities to participate in programs where they can connect socially, build new relationships and contribute to their community.



### Capacity building

There is increasing interest in programs and services that support capacity building, DIY and sustainability outcomes as demonstrated by the increasing number of maker spaces.



### Access to expensive technology

People are increasingly interested in accessing and borrowing new technologies, particularly the ones that people can't afford to buy on their own.

## 6.5. Cultural participation trends

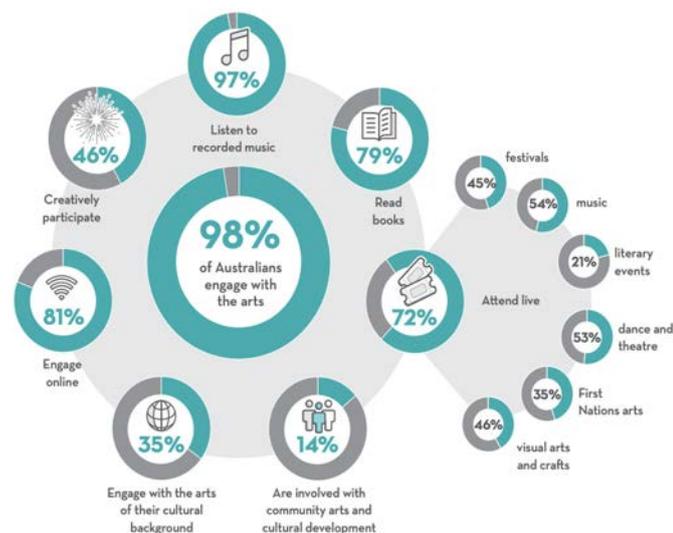
### 6.5.1. Key trends

Arts and cultural participation and cultural infrastructure needs may differ between demographic groups such as women, children, older people, people from culturally and linguistically diverse backgrounds, and people with disability. While there is very limited data available about the specific arts and cultural participation preferences of specific groups, the overview on the next page gives insights into levels of participation based on research and makes assumptions about cultural infrastructure needs based on our professional experience.

Research shows that cultural participation and attendance across Australia is increasing. As shown below, results from the Australia Council for the Arts National Arts Participation Survey 2016 indicate that the majority of Australians engage with the arts in some way or another, with 46% actively participating in creative activity, and with the most popular live attendance categories including:

- Live music (54% attended)
- Dance and theatre (53%)
- Visual arts and craft (46%), and
- Festivals (45%).

Figure 21 - Australia Council for the Arts. 2017. The National Arts Participation Survey: State and Territory Results.



### 6.5.2. Cumberland cultural participation trends

- Streets as cultural spaces
- Markets, food and festivals
- Cultural programs and meet-ups
- Creative spaces and places
- DIY Community
- Workshops/makerspaces



#### Creative connections

People in Cumberland are interested in meeting the local creative community and participate in a range of cultural programs.



#### Activated streets

People are looking for opportunities to participate in programs where they can connect socially, build new relationships and contribute to their community.



#### Food, music and dance

Live music and dance is the most popular cultural activity amongst Australians. Pop-up food trucks and stalls during music and dance events attract a wide range of public space users.



#### Festivals

Cumberland City has a diverse population and festivals are the time for large public gatherings. These include religious and cultural festivals. Parramatta lanes in the neighbouring LGA show the success of festival amongst diverse communities in Central City District.



#### DIY Community

Access to equipments and materials in creative spaces provides an opportunity for the DIY Community to build creative connections and to contribute the creative culture of the Council.

## 6.6. Audit of existing social infrastructure

An audit of all public facilities within the Corridor Suburbs is shown in Figure 22 on the following pages. It shows the aerial distance from the site, but not the walking distance which often does not follow the road-network or account for barriers such as major roads and train stations.

Note: *The audit was taken at the ABS Suburbs and Localities (SALs) level for Granville, Guildford, Holroyd and Merrylands.*

*For Needs Study purposes, only the local and district public facilities within the Profile.id suburbs (Corridor Suburbs) of Granville, Merrylands (East) and Guildford (East) are considered. Regional facilities outside Corridor Suburbs but within the ABS Suburbs and Localities (SALs) will be considered for this Needs Study.*

### 6.6.1. Community facilities

#### Libraries

There are no libraries located within the Corridor Community, however there are two libraries located within the Corridor Suburbs: a library in the Granville Centre and the Guildford Library.

#### Community hub

The Granville Centre is a district facility and is Cumberland City Council's first community hub, which is located within the Corridor Suburbs. Community hubs are large district or regional facilities with multiple and multipurpose spaces located within them. This community hub has the following facilities:

- Community spaces/rooms to hire including a large hall and multipurpose rooms
- Youth facilities
- Commercial kitchen
- Arts spaces
- Creative spaces
- Office spaces, and
- Library.

#### Community centres, halls and spaces

Excluding the Granville Centre, there are four community centres, halls and spaces located within the Corridor Suburbs and none available within the Corridor Community.

#### Schools

Granville South Public School is located within the study area boundary, as well as three schools just outside the Woodville Road Corridor Project boundary.

These are:

- Holy Trinity Primary School
- Granville Public School and
- Granville South Creative and Performing Arts High School

Overall in 2021, there were:

- 2020 primary school student enrolments within the Corridor Suburbs including 323 places within the Corridor Suburbs.
- 1036 high school student enrolments within the Corridor Suburbs.

#### Early education and care

##### Long day care

- There is a total of 21 long day care facilities within the Corridor Suburbs, 5 of which are located within the Corridor Community.
- There is an additional long day care in Guildford, which provides both long day care and vacation care services (Refer to E14 on Figure 22).

##### Preschool

- St Thomas Public School (E3) in the Corridor Community and Granville Public School (E23) are the two preschools located within the Corridor Suburbs.

##### Out of School Hours Care (OSHC)

- Located just outside the study area, Granville Public School also provide before and after school hours care.

#### Hospitals

There are no hospitals within the Corridor Community or Corridor Suburbs. However, the Westmead Health Precinct is within a 20 minute driving distance from the Corridor Community.

#### Youth spaces

Youth spaces refer to youth-focused areas that provide for both active recreation and space to gather and interact. Best practice youth recreation spaces are designed for safety including lighting; located close to public transport, shops, schools and other facilities; include amenities such as seating in groups, shelter, shade and bins; and involve young people (including girls, and culturally diverse young people) in the design and management.

There are no youth spaces located within the Corridor Community and there are youth facilities located within in The Granville Centre which is within the Corridor Suburbs.

### Emergency services facilities

The Corridor Suburbs are well serviced by emergency services facilities with Granville Police Station, Fire and Rescue NSW at Guildford and NSW Ambulance in Holroyd.

### Residential aged care

There are no aged care facilities within the Corridor Community. There is one facility outside the Corridor Community and within the Corridor Suburbs:

- Hardi Aged care, Guildford (residential aged care)

### 6.6.2. Cultural facilities

The Granville Centre is a relatively new multipurpose community and cultural centre and it is the only cultural facility located within the Corridor Suburbs. The centre includes the following spaces:

- Granville Centre Art Gallery (Supported by NSW Government through Create NSW)
- Creative Suite
- Music studio with a recording room, and a
- Video studio.

There are no dedicated performance spaces (theatre, music venues etc.) in the Corridor Suburbs.

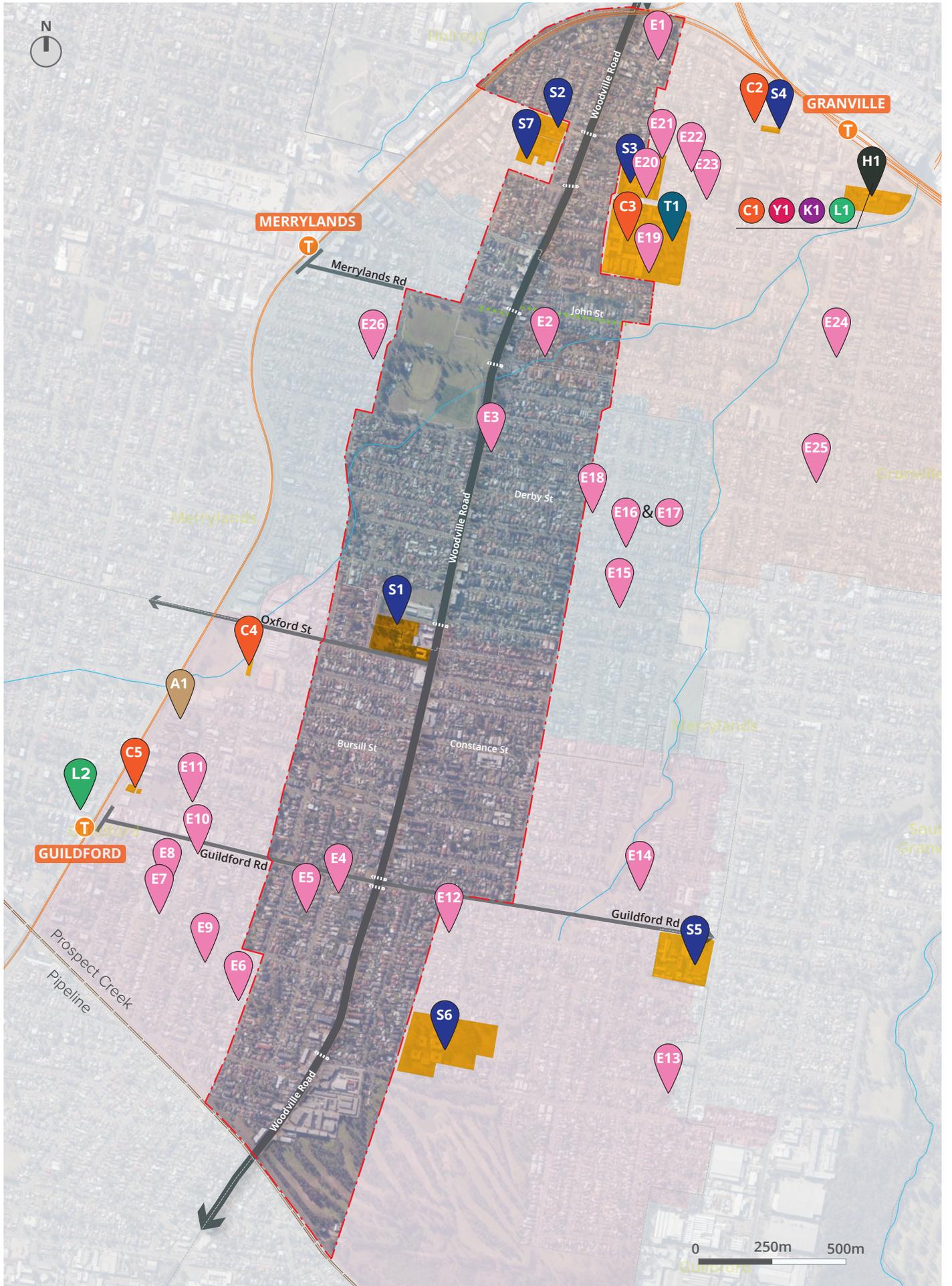
Table 11 - Audit of community and cultural facilities within the Corridor Suburbs

Map Ref	Name	Hierarchy	Size	Key features
Within the 'Corridor Community'				
S1	Granville South Public School	District	NA	Primary school (enrolment - 323)
E1	South Parramatta - Granville Preschool	Local	NA	29 places, Meeting NQS
E2	Little Explorers Early Learning Centre	Local	NA	49 places, Working towards NQS
E3	St Thomas Preschool	Local	NA	30 places, Meeting NQS
E4	Chamberlain Early Learning Centre	Local	NA	64 places, Meeting NQS
E5	Advanced Kids 2 PTY LTD	Local	NA	30 places, Provisional
Outside the 'Corridor Community' but within the 'corridor Suburbs'				
H1	The Granville Centre	District	3,582m <sup>2</sup>	Source: Cumberland City Council
L1	The Granville Centre library	Central	849m <sup>2</sup>	<ul style="list-style-type: none"> <li>· Library</li> <li>· Library meeting rooms 1 &amp; 2</li> </ul> (Source: Cumberland City Council Pricing Policy, Fees and Charges, 2020-2021)
Y1	The Granville Centre youth facilities	District		No information available

Table 11 - Audit of community and cultural facilities within the Corridor Suburbs

Map Ref	Name	Hierarchy	Size	Key features
L2	Guildford Library	District	444m <sup>2</sup>	
C1	The Granville Centre community spaces	District	625m <sup>2</sup>	<ul style="list-style-type: none"> <li>Large Hall - 453m<sup>2</sup> (can be split into Medium hall, multipurpose room 1&amp;2)</li> <li>Consult room 1 - 7.9m<sup>2</sup></li> <li>Consult room 2 - 18m<sup>2</sup></li> <li>Consult room 3 - 11.5m<sup>2</sup></li> <li>Commercial kitchen - 56m<sup>2</sup></li> <li>Meeting space - 79m<sup>2</sup></li> </ul> (Source: Cumberland City Council Pricing Policy, Fees and Charges, 2020-2021)
C2	Granville Town Hall	District		Under renovation
C3	Cumberland Multicultural Community services	Local		No information available
C4	Guildford Park Pavilion	Local		Leased to Guildford Leagues Club
C5	Tom Collins Meeting Room	Local	55m <sup>2</sup>	(Source: Cumberland City Council, Covid-19 venue capacities)
S2	Holy Trinity Primary School	District	NA	Primary School (enrolment - 210)
S3	Granville Public School	District	NA	Primary school (enrolment - 555)
S4	Granville Boys High School	District	NA	High school (enrolment - 569)
S5	Blaxcell Street Public School	District	NA	Primary school (enrolment - 932)
S6	Granville South Creative and Performing Arts School	District	NA	High school (enrolment - 656)
S7	Delany College	District	NA	High school (enrolment - 380)
T1	Granville TAFE	District	NA	Tertiary education
E6	Amana Childcare Academy	Local	NA	36 places, Working towards NQS
E7	St Anthony & St Paul Vacation Care Centre	Local	NA	80 places, Working towards NQS
E8	Young Academics Early Learning Centre Guildford	Local	NA	40 places, Meeting NQS
E9	Little Bubs Australia	Local	NA	39 places, Meeting NQS
E10	Children's Village Guildford	Local	NA	39 places, Meeting NQS
E11	My Planet Childcare Centre	Local	NA	66 places, Meeting NQS
E12	Rowley Kindergarten	Local	NA	29 places, Meeting NQS
E13	Rawson Road Long Day Care	Local	NA	39 places, Meeting NQS
E14	Garderie Early Learning Centre	Local	NA	29 places, Meeting NQS (LDC/Vacation)
E15	St Paul & St Anthony Child Care Centre	Local	NA	53 places, Working towards NQS
E16	Clovel Day Nursery	Local	NA	25 places, Meeting NQS
E17	Clovel Cottage Nursery	Local	NA	20 places, Meeting NQS
E18	Clovel Childcare and Early Learning Centre - Granville	Local	NA	40 places, Meeting NQS
E19	Granville TAFE Children's Centre	Local	NA	46 approved places, Meeting NQS
E20	Camp Australia - Granville Public School OSHC	Local	NA	50 places OSHC, Meeting NQS
E21	Granville Public School Preschool	Local	NA	20 places, Meeting NQS
E22	Palm Childcare Centre	Local	NA	38 places, Meeting NQS
E23	Frances Fisk Child Care	Local	NA	40 places, Meeting NQS,
E24	Just for Kids Preschool Early Learning	Local	NA	38 places, Meeting NQS
E25	Early Education Family Day Care	Local	NA	50 places, Working towards NQS
E26	Montessori Merrylands Childcare Pty Ltd	Local	NA	65 places, Working towards NQS
K1	The Granville Centre - Cultural spaces (Source: Clifton Morgan )	District	667 m <sup>2</sup>	<ul style="list-style-type: none"> <li>Art Gallery</li> <li>Creative suite</li> <li>Workshop 1, 2 &amp; 3</li> </ul>
A1	Hardi aged care	District	NA	92 places in residential aged care

Figure 22 - Public facilities within the Corridor Suburbs (Source: Cred Consulting, 2022)



-  Community Hub
-  Community centres, spaces and Halls
-  School
-  ECEC facility
-  Libraries
-  Youth facility
-  Cultural facility

## 6.7. Utilisation of community facilities

As shown in Table 11, there are five community facilities within the Corridor Suburbs. The utilisation data provided by Cumberland City Council show us the following:

### 6.7.1. Attendance

- Granville Town Hall recorded the highest attendance amongst the community facilities with more than 55,000 attendees in 2022.
- It is then followed by Granville Community Centre with 38,224 attendees. It is noted that the people using the creative suite has dropped drastically from 1112 users in 2021 to 96 users in 2022.
- There has been an increase in people who use the workshop space at the Granville Community Centre and, the most used space is the large hall with more than 18,000 attendees in 2021 and 2022.
- People using the training room at the Granville Centre has increased from 515 attendees in 2021 to 2,431 attendees in 2022.

### 6.7.2. Function

- Across the community facilities, main halls are the most used space and these are used for range of activities like family gatherings, religious gatherings, arts and cultural events, and practice sessions.
- Smaller meeting rooms and workshop spaces are mostly used for community programs and services and, religious gatherings.
- Tom Collins meeting (within the Corridor Suburbs) room is mostly used by Australian Red Cross and occasionally used for film production and community services.

## 6.8. Public school capacity

The NSW Department of Education ensures that every child continues to have a place at their designated local school if they choose to attend it. The Department also set enrolment caps, which are determined by capacity of schools' permanent building:

"The enrolment cap is not an indication of the enrolment capacity of a school. It is used to indicate that non-local students cannot be enrolled when a school is approaching or exceeding the set cap, except in exceptional circumstances. All schools with enrolments above 150 students and have an enrolment boundary, have a centrally set enrolment cap."<sup>1</sup>

### 6.8.1. Primary schools

Three of the four public primary schools servicing the Corridor Community are exceeding the enrollment cap<sup>2</sup>:

- Granville South Public School (S1) - capacity 231; enrolment 333 = **144% over capacity**
- Granville Public School (S3) - capacity 647; enrolment 636 = **has capacity**
- Blaxcell Street Public School (S5) - capacity 786; enrolment 932 = **119% over capacity**
- Guildford Public School - capacity 416; enrolment 595 = **143% over capacity**

### 6.8.2. High schools

High schools located nearby the corridor haven't reached their enrolment cap.

- Granville Boys High (S4) - capacity 880; enrolment in 2020, 509 = **has capacity**
- Granville South Creative and Performing Arts High School (S6) - capacity 900; enrolment 735 = **has capacity**

\* Granville South Public Schools exceeds the enrolment cap of 231. (+105 students). Source - NSW Department of Education

1. <https://www.parliament.nsw.gov.au/la/papers/pages/qanda-tracking-details.aspx?pk=90772>

2. <http://schoolzones.net.au/nsw/schools/old-guildford-public-school/>

## 6.9. Community facilities benchmarking

### 6.9.1. Approach to benchmarking

Benchmarks are a commonly used tool used to estimate the demand for various types of community assets (including social infrastructure and cultural infrastructure) based on populations and catchments. For developer contributions planning, these benchmarks also often form the 'nexus' between additional future population resulting from a project, and future demand.

Benchmarks are used to give an indication of the number and size of community facilities that would ideally be provided if opportunity exists, feasibility is demonstrated, funding is available and the local context and site opportunities and limitations, as well as the broader provision close by, are taken into account.

### Cumberland City Council Community Facilities Strategy 2019-2029

The Cumberland City Council Community Facilities Strategy 2019-2029 is the primary source of benchmark standards that has been adopted for the purposes of this Needs Study, along with other industry standards where required.

These benchmarks, and their application to the Planning Proposal future population and Corridor Community existing and future populations, are summarised in Table 13 below.

Table 13 - Community facilities needs benchmarking - future population

Facility type	Benchmark	Planning Proposal only	Corridor Community (including planning proposal sites)	
		10,349	12,578	22,927
	Population	<b>FUTURE DEMAND</b>	<b>EXISTING DEMAND</b>	<b>FUTURE DEMAND</b>
Library	State Library of NSW People Places calculator	714m <sup>2</sup>	868m <sup>2</sup>	1,337m <sup>2</sup>
Community floorspace	80m <sup>2</sup> per 1,000 people	828m <sup>2</sup>	1,006m <sup>2</sup>	1,834m <sup>2</sup>
Local community facility	1 per 10,000 people	1.0	1.3	2.3
District community facility	1 per 30,000 people	0.3	0.4	0.8
Cultural facilities	1 per 20,000 to 30,000	0.3	0.4	0.8
Early education and care – Long Day Care	1 place for every 3.8 children aged 0 to 4 years	296 places	359 places	655 places
Residential aged care	88 places per 1,000 people aged 70+ (National Planning Benchmark, 2011 (SGS for SSROC))	66 places	81 places	147 places
Primary school	No benchmark set by NSW Department of Education. Demand based on capacity and opportunity: According to the NSW Department of Education, three of the four public primary schools servicing the Corridor Community are exceeding the enrolment cap. An additional 10,349 people living in the corridor, placing additional pressure on schools that are potentially already at capacity.			
High school				

NOTE: Demand does not consider existing provision. 'Future demand' is when the planning proposal sites are fully developed



## 6.10. Key takeaways



### **Libraries**

The Planning Proposal will generate a demand for 714m<sup>2</sup> of library floorspace. Cumberland City Council already has an established network of libraries. This demand could be met through contributions to upgrading and expanding existing libraries, such as Guildford Library.



### **Community and cultural facilities**

There are no community spaces available for hire within the study boundary. The north of the corridor has good access to community facilities in Granville, however the remainder of the corridor only has access to Tom Collins Meeting Room, which is a small and aging facility.

Benchmarking indicates that combined, at least 828m<sup>2</sup> of community and cultural space will be required to service the incoming population generated by the Planning Proposal.



### **Youth spaces**

Both Cumberland and Fairfield City Councils have identified a need for more things for young people to do. Opportunity to find or create a space within the WRC that has good sight lines and is located near public transport and where young people live to deliver a youth space, such as a parkour wall, climbing surface, skate ramp or half court.



### **School capacity**

According to the NSW Department of Education, three of the four public primary schools servicing the Corridor Community are exceeding the enrolment cap. An additional 10,349 people living in the corridor, placing additional pressure on schools that are potentially already at capacity.



### **Affordable housing**

The Planning Proposal should be aiming to facilitate 554 dwellings for affordable housing to meet the Cumberland City Council's target of 15% of additional residential floorspace.

# 7. Community benefit analysis

Based on the findings from sections 1-6, this section outlines opportunities for the Planning Proposal to enhance the character of the area, address identified community needs, and support community cohesion, social sustainability and resilience through this proposal. It also provides a series of best practice case studies that illustrate how these opportunities have been delivered elsewhere.

## 7.1. Context summary

Woodville Road Corridor and its surrounding suburbs are places with existing complex population characteristics including:

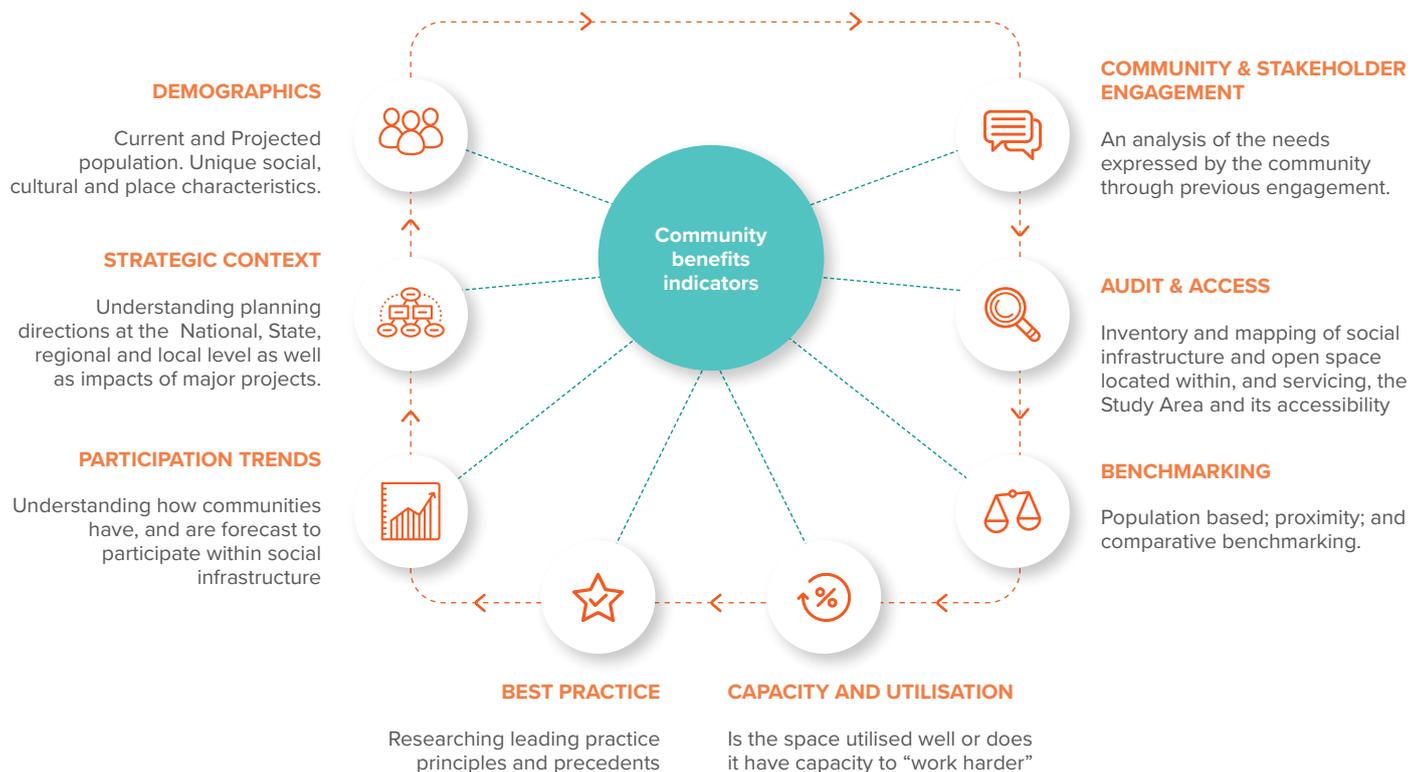
- Overcrowding
- Cultural and linguistic diversity
- Low levels of English proficiency
- Young families
- High levels of youth disengagement
- Low levels of education
- Low income
- Health vulnerabilities
- High proportion of families with no car access.

At the same time, the central and southern sections of the Woodville Road corridor (which are also the most socially disadvantaged) have poor access to public open space, play opportunities, community infrastructure and are the furthest away from train stations. This means that walkable and close proximity to quality social infrastructure and open space is a high priority to address.

The Planning Proposal will result in an additional (approximate) 10,349 residents living along the Woodville Road Corridor. The corridor already has significant deficits that should be addressed before any uplift is considered. Furthermore, uplift should be seen by Cumberland City Council as an opportunity to address.

The following pages present a summary of this needs analysis.

Figure 23 - Needs indicators (Source: Cred Consulting, 2023)



## 7.2. Community benefits summary

### 7.1.1. Open space and recreation needs

Need	Location	Evidence
<p><b><i>New, quality and distinctive public open spaces, including play spaces, within 200m of future residents, with a minimum size of 0.3ha (best practice is 0.5ha).</i></b></p> <p>Overall, the Corridor Community has poor access to public open space and play opportunities currently, particularly in the southern end of WRC.</p> <p>The facilitation of higher-density housing through the planning proposal indicates that improving the provision of quality public space is a priority for WRC.</p> <p>Ideally, this public open space should be located in areas away from the Woodville Road corridor itself, to ensure they have attractive amenity and soundscape environments.</p> <p>Public spaces should include:</p> <ul style="list-style-type: none"> <li>• Spaces for residents to sit and gather</li> <li>• A diversity of playspaces and playable elements for children aged 0 to 11 years (young and old), including risky and adventure play spaces to support healthy development, places to play and interact with nature and inclusive play for all abilities.</li> <li>• Outdoor fitness equipment</li> <li>• Walking circuits</li> <li>• Youth space such as a parkour wall, climbing surface, skate ramp or half court and social seating / hang out spaces that are gender inclusive</li> <li>• Hard surface area that is sheltered and lit for day and night use. This could be used for informal ball games, markets, play, Tai chi, dance and other uses. The very high population of students and culturally diverse residents indicates this is a high priority for the area</li> <li>• Lighting in parks and streets to encourage exercise and recreation at night. This is particularly important in areas with a large working age population as well as in multicultural areas where a walk after a meal/ in the evening is popular.</li> </ul>	<p>Entire corridor</p>	<p><b><i>Benchmarking &amp; best practice</i></b></p> <p>The projected population of the planning proposal sites 10,349 people, generating a demand for an additional 9.3ha of open space.</p> <p>Potential of up to 8 new parks required to meet the 200m proximity standard along the WRC. However, while proximity to public open space is important, the maintenance burden of multiple small parks on Council, as well as those park's quality needs to be considered. Where possible, provide larger parks.</p> <p>The Merrylands East Precinct has the best access to open space, with the popular Granville Park being located here. The north and south corridor precincts both have poor access to public open space (see proximity map in Figure 17).</p> <p><b><i>Previous consultation</i></b></p> <p>The Cumberland Parkscape survey found that the community like using the parks for relaxing, meditation and mindfulness, and to enjoy the 'peace and quiet', as well as walking, jogging and cycling.</p> <p>Consultation with Cumberland City Council staff confirmed the popularity of outdoor fitness stations with the Cumberland Community.</p> <p><b><i>Apartment living increases reliance on public parks</i></b></p> <p>While play spaces are important for all children, they are particularly important for children (and their families) who live in apartments, who don't have a backyard to play in.</p>
<p><b><i>Multi-purpose outdoor courts</i></b></p> <p>Outdoor courts provide space for informal and social sport, and are increasingly popular particular in areas with young populations and high cultural diversity.</p>		<p><b><i>Benchmarking</i></b></p> <ul style="list-style-type: none"> <li>• Benchmarking indicates that the Planning Proposal will generate demand for 1 multi-purpose court. It also indicates that there will be a demand for a total of 2 outdoor multi-purpose courts by 2036 in the Corridor Community (existing community + planning proposal population). These courts should be provided as a pair, and could be in a park or urban setting.</li> </ul>

Need	Location	Evidence
<p><b>Walking and cycling connections to existing recreation loops and other local social infrastructure</b></p> <p>A recreational loop is a local recreational path that provides fun stops for local residents to play, exercise, walk, run and cycle within their local neighbourhood. A recreational loop will have a start and finish point within a local area (ideally a circuit). Users of a recreational loop are likely to be local communities, particularly those living in areas with below-capacity provision of public open space and recreational facilities, such as the WRC.</p> <p>There are opportunities for the Planning Proposal to facilitate alternative and improved pedestrian environments and walking routes to Woodville Road, due to the level of traffic, noise and pollution being unlikely to reduce in the future.</p> <p>Some of the Active Transport corridors identified in council's walking and cycling strategy (corridors 3, 5, 6 and 16) intersect with the WRC, and would be ideal candidates for delivery as part of the planning proposal.</p> <p>Opportunities to improve east-west connections between the train stations to the west of the corridor and the corridor community along key roads such as Guildford and Merrylands Road.</p>	Entire corridor	<p><b>Best practice</b></p> <p>Recreational loops are increasingly becoming important parts of the open space and recreation network in highly urbanised areas, where land acquisition for public open space is challenging.</p> <p>Ensuring that active transport connections between where people live and public transport hubs is not only important for encouraging higher levels of public transport use, but also increasing the safety of local people, particularly women and girls.</p>
<p><b>Welcoming youth spaces</b></p> <p>Both Cumberland and Fairfield City Councils have identified a need for more things for young people to do. Youth spaces refer to youth-focused areas that provide for both active recreation and space to gather and interact</p> <p>This can include spaces with social seating, technology enabled spaces or furniture, parkour walls, climbing surface or sculptures, a skate ramp or half courts.</p>	Entire corridor	<p><b>Best practice</b></p> <p>Best practice youth recreation spaces are designed for safety including lighting; located close to public transport, shops, schools and other facilities; include amenities such as seating in groups, shelter, shade and bins; and involve young people (including girls, and culturally diverse young people) in the design and management.</p> <p><b>Demographics &amp; audit</b></p> <p>High levels of youth disengagement in WRC.</p> <p>There is one skatepark in Granville Park, which is the only youth space provided in the Corridor Suburbs or nearby.</p>
<p><b>Dog off leash areas</b></p> <p>There is an opportunity to provide additional dog off leash areas where space permits. Ideally these areas should be co-located with other parks, recreation activities, play equipment and have a small amount of car parking available.</p>	Merrylands East and Granville	<p><b>Audit</b></p> <p>There are no off-leash dog areas within the Corridor Community. Little Duck Creek dog off-leash area is the only area available for dog off-leash within the corridor suburb.</p> <p><b>Benchmarking</b></p> <p>The Cumberland Open Space and Recreation Strategy sets a benchmark of providing 1 dog park in all suburbs with greater than 20% high density. All three suburbs along the corridor are more than 20% high density. There is one dog off-leash area located along Little Duck Creek in Guildford, indicating that Merrylands East and Granville suburbs may have an under supply of this type of facility.</p>

## 7.2.2. Community infrastructure

Need	Location	Evidence
<p><b>Additional community floorspace</b></p> <p>The new community space could include multi-purpose, flexible rooms, and indoor/outdoor area for social gathering, programs and services, including for the high youth population, and culturally diverse residents.</p> <p>The focus of this provision should be within town / activity centres that are highly accessible by public transport. Access by public transport is a key locational principle for any community infrastructure in the LGA, given the high proportion of households that do not have access to a car.</p> <p>Recommendations subject to detailed consultation with Council library and community facility staff.</p>	<ul style="list-style-type: none"> <li>• Deliver a district level multi-purpose community and library hub, at the existing Guildford Library / Tom Collins meeting room site (longer term) of approx 2,779m<sup>2</sup> in size.</li> <li>• Or deliver a new local level community hireable space on the ground floor of new development, with an interface to existing/new parkland (see Yandana Room case study) - as part of planning proposal development</li> <li>• And/or - provide an outdoor community and cultural pavilion in a park within or accessible to the corridor (see Burwood Park case study)</li> </ul>	<p><b>Audit</b></p> <ul style="list-style-type: none"> <li>• There are no community spaces available for hire within the study boundary.</li> <li>• The North of the corridor has good access to community facilities in Granville, however the remainder of the corridor only has access to Tom Collins Meeting Room, which is a small and aging facility.</li> </ul> <p><b>Benchmarking</b></p> <ul style="list-style-type: none"> <li>• Benchmarking (based on 80m<sup>2</sup> per 1,000 people) indicates that a demand for 672m<sup>2</sup> of community and cultural space will be generated by the Planning Proposal population.</li> </ul> <p><b>Demand and utilisation</b></p> <ul style="list-style-type: none"> <li>• Consultation with Council staff identified that they are experiencing high demand for regular, affordable community venues for hire from community groups in the LGA.</li> <li>• Currently community facilities are all at capacity and can not cater to new regular booking requests.</li> </ul>
<p><b>Additional library floorspace</b></p> <p>There is an opportunity to create significant public benefit to the corridor and wider Cumberland community through facilitating upgraded and expanded library services that will service the WRC, with particular focus on the southern half of the WRC - where residents are generally more vulnerable and furthest from centres and community infrastructure.</p> <p>This study recommends aligning with the existing network of libraries and activity centres, as well as adopting the industry trend towards delivery of hub models (combined library and community infrastructure in one building or precinct).</p> <p>Recommendations subject to detailed consultation with Council library and community facility staff.</p>	<p>Subject to consultation with library staff:</p> <ul style="list-style-type: none"> <li>• Deliver a district level multi-purpose community and library hub, at the existing Guildford Library / Tom Collins meeting room site (longer term), approx 2,779m<sup>2</sup>(<sup>1</sup>) in size</li> <li>• And/or deliver a library link service out of the new local level community space</li> <li>• And/or deliver a 24/7 library kiosk in one of the retail areas along WRC (see Ipswich library pod case study)</li> </ul>	<p><b>Audit</b></p> <ul style="list-style-type: none"> <li>• Cumberland City Council already has an established network of libraries. This demand could be met through contributions to upgrading and expanding existing libraries, such as Guildford Library</li> <li>• The Guildford Library is well located, but undersized and aging and identified in adopted Council strategies that it needs to expand meet future demand.</li> </ul> <p><b>Benchmarking</b></p> <ul style="list-style-type: none"> <li>• The Cumberland Community Facilities Strategy identified that by 2036, the Guildford library would be undersized by 1,564m<sup>2</sup>. This benchmarking did not take into account the additional population that would be generated by this planning proposal.</li> <li>• Based on population benchmarks, a demand for 714m<sup>2</sup> of library floorspace would be generated by the planning proposal population</li> </ul>

1. Guildford community hub floor space estimate based on 2036 library floorspace demand published in the Cumberland Community Facilities Strategy (future recommended library size of 2,008m<sup>2</sup>) + demand generated for library floorspace by the planning proposal population in the Southern Precinct (288m<sup>2</sup>) + Tom Collins existing floor space (150m<sup>2</sup>) + planning proposal population in the Southern Precinct demand for community floor space (333m<sup>2</sup> - based on a planning proposal population of 4,168 people x 80m<sup>2</sup> per 1,000 people).

Need	Location	Evidence
<p><b>Additional government primary and secondary school and support services infrastructure (including ECEC and OSHC places).</b></p>	<p>Within or nearby WRC</p>	<p><b>Audit</b></p> <p>Cumberland Community Wellbeing report identifies 11 schools exceeding enrolment caps and recognises the need to collaborate with NSW Department of Education and private education providers to plan for and deliver for additional demands including the demand from Woodville Road Corridor Planning Proposal.</p>
<p><b>Residential aged care</b></p> <p>While generally met by commercial or not for profit operators, Council can play an advocacy role, and work with these service providers to meet the needs of the community.</p>	<p>N/A</p>	<p><b>Benchmarking</b></p> <ul style="list-style-type: none"> <li>The Planning Proposal population is unlikely to generate demand for a residential aged care facility, however the broader needs of the community should be investigated to determine if there is a wider need for this type of facility, and if there is an opportunity to accommodate this type of accommodation within new development sites.</li> </ul>

### 7.2.3. Communal spaces (within the development itself)

Need	Location	Evidence
<p><b>Communal open space within residential development, including community gardens, green roofs and social space.</b></p> <p>It is recommended that communal community spaces for the use of residents, their friends and families are provided within the residential development. This could include hireable rooms for functions and events, music practice rooms, or group study. This is best located at ground or podium level, particularly for access by families with young children and sole occupants, living in the residential areas.</p> <p>Communal outdoor space will also be important to provide as part of new development. This can include ground level space for the enjoyment of residents (catering to families with young children, as well as older or less able-bodied residents) as well as play spaces and community gardens. Rooftops should also be utilised for communal green space.</p> <p>Communal spaces should provide opportunities for intergenerational interaction, given the higher proportions of older people, young professionals and young children likely to be living on site.</p> <p>Providing activation in these spaces later in the evening and at nighttime can help to provide free and accessible things to do for future residents. Given the high number people working from home who will likely be living here, there may be an opportunity to provide a co-working/study communal space within the residential development</p>	<p>Within the proposed development site.</p>	<p><b>Best practice</b></p> <ul style="list-style-type: none"> <li>To accommodate residents living in higher density and alleviate demand for existing social infrastructure or distance to an existing facility.</li> </ul>

## 7.2.4. Affordable housing

Need	Location	Evidence
<p><b><i>Provide at least 5% of all housing as affordable housing.</i></b></p> <p>Given the high need for affordable housing in Cumberland City Council, the planning proposal should aim to facilitate the delivery of affordable housing and should aim to provide at least 5% of all housing as affordable housing.</p>	<p>Within the proposed development site.</p>	<p><b><i>Strategic context</i></b></p> <p>The Cumberland City Council Affordable Housing Policy 2021 estimates that: over 10,700 new affordable housing dwellings will be required in Cumberland between 2016 and 2036</p> <p>Cumberland City Council-set target of 15% of additional residential floor space, to be dedicated for very-low, low- and moderate-income households.</p> <p>The Central City District Plan target to provide 5 – 10% of additional residential floor space.</p> <p><b><i>Best practice</i></b></p> <p>Based on the Planning Proposal facilitating an additional 3,696 dwellings, 554 of those would need to be affordable housing to meet the Cumberland City Council target. At a minimum, 185 dwellings would need to be provided as affordable housing to meet the Central City District Plan minimum target of 5%.</p>

## 8. Case studies

The following case studies provide examples and inspiration from how other Councils or the private sector have delivered similar community benefits for identified community needs in WRC.

### Urban thinkspace, Kaboom Philadelphia, United States

Kaboom has provided the community of West Philadelphia and its children one of the first kid-friendly outdoor spaces to interact with on their commutes to work, school, or elsewhere. By transforming a previously empty outdoor corridor into a collection of puzzles and spatial games, this site has become a destination for playful learning targeting low-income families. In addition to stimulating the minds of children who otherwise lack many resources, this site's signage and its webpage also connect caregivers with additional resources to support their children's executive functioning.

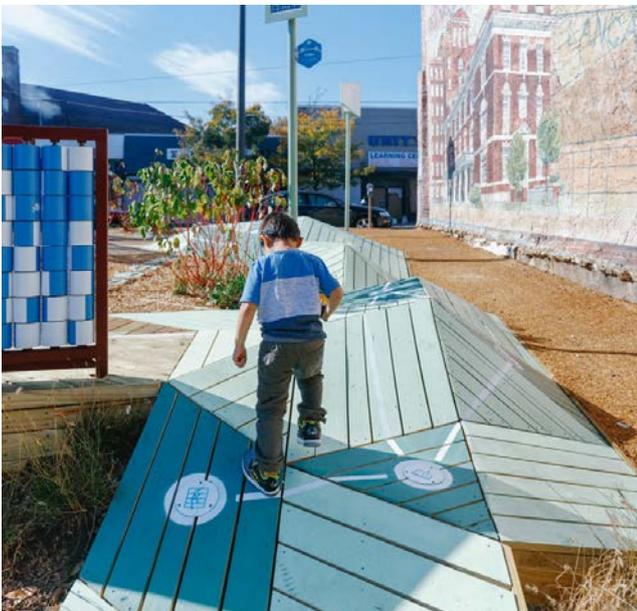


Photo source: Kaboom

### Playable streets London, United Kingdom

The Play Street project is an example of a street that has been thoughtfully designed with children's play in mind. Located along a public housing estate in the UK, part of the laneway is used for local traffic while the other has been permanently closed for play and leisure.

The lane makes space for a multitude of recreation types, including traditional play equipment combined with natural elements such as logs, rocks and water, props for imaginative play such as a theatre and a large table, and amenity areas for all ages such as bespoke seating that caters to the elderly as well as it does to teenagers. It provides a space where a child can learn to ride a bike, invent new games with friends, or draw on asphalt with chalk.



## Nature Play Sydney

*Recreational programming for connecting to nature*

Nature pedagogy is the practice of teaching and learning with nature, its methodologies are used in some form in most parts of the world.

Private and not-for-profit providers in Sydney offer Nature Play programs in several parks across the City such as Centennial Parklands and Sydney Park.

The need for this kind of learning is growing as our society becomes more urbanised and sedentary and our connection to the natural world becomes lost. There is an abundance of research telling us that nature is fundamentally beneficial and leads to well-being, health and happiness.

Nature Play programs include activities such as Stop and Spot, Tower of Sticks, Make a Map, Obstacle Course, etc.



## Intergenerational play Singapore

*Play spaces for everyone*

'Three-Generation' play spaces are located within almost every cluster of flats in Singapore, providing exercise equipment for the elderly, game-based zones for parents and open playgrounds for children. This allows for residents to be active together and feel that they are part of a larger community.

Providing spaces for the elderly adjacent to the children's spaces also aims to foster a sense of shared responsibility for the youngest residents and an understanding of the needs of others.



### 8.2.1. Outdoor community space

#### Burwood Park Community Centre and Pavilion, Burwood LGA

Located in the Burwood town centre, Burwood Park is one of Sydney's busiest and most successful parks in terms of its range of facilities and functions that support culturally and socially diverse communities.

The park is used daily by children and families, working aged residents, older residents and young people for sport, social gathering, dance, Tai Chi, board games, learning and other activities. The park's facilities include:

- Burwood Park Community Centre and Pavilion, an indoor/outdoor space popular for local events and for local Chinese groups for dance and performance
- shaded, multipurpose hard surfaces, used for games, group dancing and exercise
- tables and chairs for gatherings and games
- walking paths for exercise
- sporting facilities including cricket pitches and a sports fields
- trees and shaded areas
- power outlets for events

The park is a great model for innovative delivery of outdoor community spaces in high density, culturally diverse areas.



## Libraries as a third space: Whitlam Library

### Cabramatta, Sydney, Australia

Whitlam Library is an example of how the boundaries of the traditional library can be pushed to deliver services that actively respond to community needs. Within the footprint of a 3,696m<sup>2</sup> library, recent renovations and creative re-use of spaces has seen the inclusion of 'the workary,' 'Studio 2166' and a VR technology space. These editions provide space for the community to make best use of the library's resources to develop business ideas, get creative in the studio to produce music and video, as well as learn and trial the very latest in technology. Access to these resources is important, particularly in areas of socio-economic disadvantage where residents may not be able to access their own VR technology, recording equipment or be able to rent office space. In addition the library has also extended it's opening hours to midnight, enabling students who may not have a dedicated quiet study space in their own home to be able to stay at the library into the evening.



Photo source: Fairfield City Champion

## Karalee Library Pod

### Ipswich, Queensland, Australia

The Karalee Library Pod, located outside Coles in the Karalee Shopping Village in Ipswich, is an innovative self-service library open 24/7. It offers convenience to Ipswich Libraries members, who can use their mobile phones or library cards to browse, borrow, and return books. The Pod contains a curated collection of popular books in user-friendly, self-serve cabinets. It provides a large touch screen where customers can access e-books, e-magazines, and e-audio collections via the Ipswich Libraries App.

Since its completion in 2019, the Pod has processed over 19,000 loans and 20,000 returns, with regular usage by approximately 1,300 Ipswich Libraries members. By placing the Pod in a popular community hub, the Karalee Shopping Village, the aim is to make Ipswich Libraries' curated collections more accessible and inclusive to those members who don't live near or can easily access a library branch.



Photo source: Unita

## Yandana Community Room

### Lewisham, Inner West, Sydney, Australia

The 60m<sup>2</sup> room is located within 400m walking distance from Lewisham railway station and Lewisham West light rail station. It is in co-located with a playground and can accommodate the following activities:

- Community meetings
- Social groups/gatherings
- Art exhibitions
- Yoga, meditation or tai chi classes
- Birthday parties

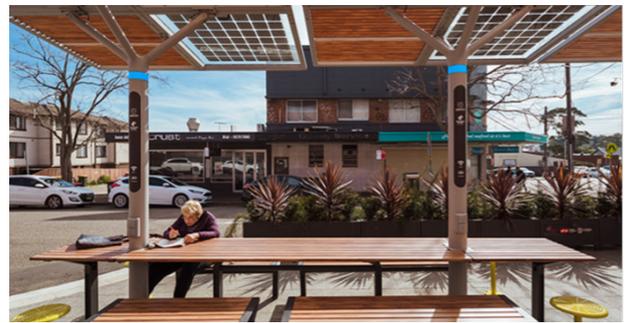
The room can host 40 people if its a theatre style set-up or 30 people if its Banquet style.



## ChillOUT Hubs

### Kogarah, Mortdale and Hurstville, Georges River, Sydney, Australia

ChillOUT Hubs are open-air smart community spaces that offer seating and tables, shade, greenery, lighting, drinking fountains, public WIFI and device charging. ChillOUT Hubs won the Small Project category of the 2020 PIA NSW Award of Excellence. These hubs have been installed for testing at three sites, including a neighbourhood town centre and residential park, in the Georges River Council area in NSW.



Hub installed in Georges River (Source: Georges River Council)

## Dog park at Gardenhill Apartments Doncaster, VIC

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



## Afghan Bazaar Cultural Precinct Dandenong, Melbourne, Australia

Through extensive consultation with a range of precinct stakeholders, the City of Dandenong with Hassell Studio designed one of Melbourne's prominent cultural precincts, highlighting the cultural, social and economic contribution of Afghan communities in Australia. The project involved street improvements, including the installation of public art, unique landscape reflective of cultural themes and motifs, as well as a business signage improvement program. The project has led to positive relationships between the community and Council, elevated the precinct's visitor appeal and contributed to attracting additional business for the town centre through high profile food editors and events. In addition, the project recognises the importance of positively facilitating integration among the community, and the importance socio-cultural symbols can play in the complex and gradual process of people integrating locally and finding a place in their new home. This is the key lesson that can be drawn from the Afghan Bazaar Cultural Precinct when approaching public domain design in a place as culturally rich and unique as Cumberland in both the private and public realm.

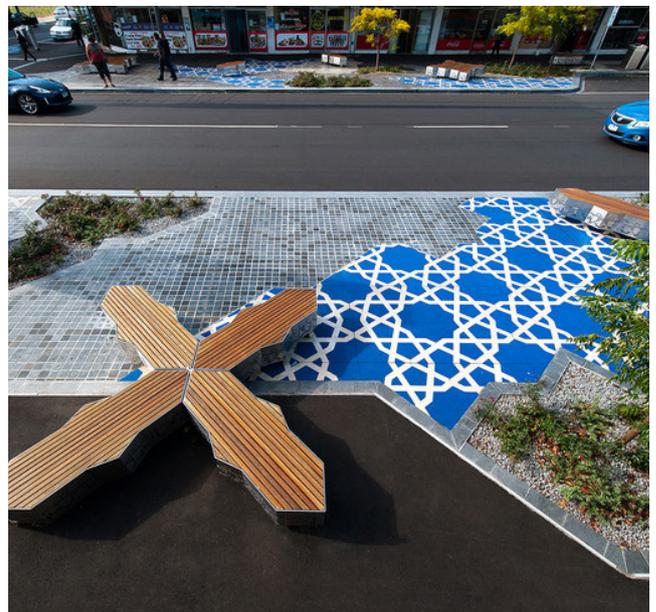


Photo Source: ArchDaily

## Kampung Admiralty Singapore

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

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

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

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



Photo Source: ArchDaily



Report prepared for Cred Consulting  
Private and Confidential

14-August-2023

# **CUMBERLAND CITY COUNCIL**

**Woodville Road Corridor**  
**Community and Social Needs Assessment**

**CUMBERLAND CITY COUNCIL**

Woodville Road Corridor

Strategic Social Infrastructure Construction Cost Estimate

**14-Aug-23**

To Whom It May Concern,

Thank you for your instructions to request OnPoint Quantity Surveying to prepare the strategic social infrastructure construction cost estimate.

This report has been prepared with in conjunction with the Community and Social Needs Assessment for the Woodville Road Corridor and the works list identified through this infrastructure demand provided by Cred Consulting.

Onpoint Quantity Surveying has been engaged by Cred Consulting to undertake the following:

- Review the Infrastructure Needs Assessment for the Woodville Road Corridor;
- Provide a report that seeks to capture these works as follows:
  - Itemise the infrastructure works that clearly identifies each building / works activity as well as an estimate of cost;
  - Identify separately the cost for both New Building & Refurbishment Works;
  - Identify the cost / m<sup>2</sup> for the relevant infrastructure works
- This report is based on indicative rates /m<sup>2</sup> only and are of a generic base design that may be significantly different to any future design undertaken by the Professional Team and subject to further cost increases.

Please note that all of the information provided within this report is completely reliant upon and must be read in conjunction with the information provided in the attached report. It is an indicative strategic cost estimate that seeks to capture all of the necessary construction project end costs and may be subject to negotiation and agreement with other interested parties. Furthermore, we draw your attention to our exclusions list detailed within in this report.

We trust the report is clear however should you have any queries please do not hesitate to contact the undersigned,

Yours faithfully,

A handwritten signature in blue ink, appearing to read "Alun Rafferty".

**Alun Rafferty MRICS**

Managing Director

**ONPOINT QUANTITY SURVEYING PTY LTD**

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- 5 Assumptions, Exclusions & Disclaimer

# STRATEGIC COST SUMMARY

The below is Cumberland City Councils strategic cost summary for the proposed construction works envisaged in accordance with the Community and Social Needs Assessment for Woodville Road Corridor.

Ref	Buildings & Refurbishment Analysis	OPT 1 Total \$	OPT 2 Total \$
<b>Guildford Library &amp; Community Hub</b>			
1	Provision for new Guildford library and Community Hub Size: 2,779m <sup>2</sup> - Inclusive of library floor space and multi purpose community meeting spaces Note: Assume 594m <sup>2</sup> of Demolition for the existing library and existing Tom Collins meeting room	██████████	
<b>Refurbished Meeting Space</b>			
2	Provision for basic refurbishment of Tom Collins meeting room. Note: Assume 150m <sup>2</sup> of strip-out is required. Works include: General refurbishment including technology upgrades.	██████████	
<b>Library Pod</b>			
3	Provision for new 24/7 Library Pod formed of RC Slab, timber benching with timber screen walls. Architectural steel framed structure complete with timber roof, services, expressed lighting and signage as well as a large touch screen display unit. Note: Assume size: 10m x 10m = 100m <sup>2</sup>	██████████	
<b>Library Link</b>			
4	Fit Out for new room provided as a dedicated space within a new community centre building for library program delivery, study space and a small collection of books Note: Assume 200m <sup>2</sup> of floor space		██████████
<b>Local Community Centre</b>			
5	Embilishment of existing floor space. Community Space provided at the Ground Floor of Mixed Used Multi-storey Building Note: The room will facilitate the following: → Small commercial style kitchen incl (Fridge, benchtop microwave, benchtop electric cooker & Zip tap → x4 Trestle Tables → 30No Chairs → Airconditioning → AV and digital capabilities Note: Assume 400m <sup>2</sup> of floor space		██████████
<b>Outdoor Community &amp; Cultural Pavilion</b>			
6	Provision for an outdoor community & cultural pavillion that includes the following: → Structural Steel Frame → Roof Covering Fabric → Audio Visual and Power Source → Lighting → Toilet Facilities → RC Slab (Raised) → Disabled Ramp Access → Capacity 1500 people seated (Plastic Chairs) Note: Assume 154m <sup>2</sup> of preparation is required to facilitate new development	██████████	
<b>Recreation Spaces for Young People</b>			
7	Provision for the following enhanced spaces for young people including:		
8	Skate Park (Outdoor): 500m <sup>2</sup> → Site / Space preparation → Shade → Security → New Subbase / RC Slab / Hardner → Water → Professional Fees → Contouring → Power & Lighting → Street Furniture → Wifi	██████████	
9	→ Parkour Park: 300m <sup>2</sup>	██████████	
10	→ Half Court Basketball Court: 48m <sup>2</sup>	██████████	

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The below is Cumberland City Councils strategic cost summary for the proposed construction works envisaged in accordance with the Community and Social Needs Assessment for Woodville Road Corridor.

Ref	Buildings & Refurbishment Analysis	OPT 1 Total \$	OPT 2 Total \$
<b>New Local Parks</b>			
Master Plan identifies x5 New Parks that can be created via road closures that includes:			
→ Site / Space preparation → Street Furniture → Power & Lighting			
→ Pathways (20%) → Pergola → Wifi			
→ Landscaping (80%) → Shade → Security			
→ Structural Improvements → Water → Professional Fees			
11	No 1 Local Park: 3,000m <sup>2</sup>	██████████	
12	No 4 Local Park: 3,000m <sup>2</sup>	██████████	
13	No 6 Open Space: 2,600m <sup>2</sup>	██████████	
14	No 7 Local Park: 3,400m <sup>2</sup>	██████████	
15	No 8 Local Park: 3,000m <sup>2</sup>	██████████	
<b>Street Closures to Create Pocket Parks</b>			
Provision for x3No pocket parks that can be created via road closures that include the following:			
Size: 4,640m <sup>2</sup>			
→ Site / Space preparation → Street Furniture → Power & Lighting			
→ Pathways (70%) → Feature Embellishments → Wifi			
→ Landscaping (30%) → Shade → Security			
→ Structural Improvements → Water → Professional Fees			
16	No 2 Road Closure: 640 m <sup>2</sup>	██████████	
17	No 3 Road Closure: 1,000 m <sup>2</sup>	██████████	
18	No 5 Road Closure: 3,000 m <sup>2</sup>	██████████	
<b>New Public Toilets</b>			
19	Provision for new small block of toilets with outside basins (1M / 1F / 1Accessible) Size: 50m <sup>2</sup>	██████████	
<b>Younger Children Play Space</b>			
20	Provision for new young children play space area (Age 0-4 Years Old) Size: 250m <sup>2</sup>	██████████	
<b>Older Children Play Space</b>			
21	Provision for new young children play space area (Age 5-11 Years Old) Size: 250m <sup>2</sup>	██████████	
<b>Outdoor Fitness Station</b>			
22	Provision for x1No Outdoor Fitness Station	██████████	
<b>Outdoor Multi-Purpose Courts</b>			
23	Provision for x1No Courts (Provided as a pair) incl lighting	██████████	
<b>Dog-off Leash Area</b>			

# STRATEGIC COST SUMMARY

The below is Cumberland City Councils strategic cost summary for the proposed construction works envisaged in accordance with the Community and Social Needs Assessment for Woodville Road Corridor.

Ref	Buildings & Refurbishment Analysis	OPT 1 Total \$	OPT 2 Total \$
24	Provision for a dog-off leash area that includes the following: Size: 60 x 20 = 1,200m <sup>2</sup> → Site / Space preparation → Pathways (5%) → Landscaping (95%) → Structural Improvements → Perimeter Fencing & Pad Footings → Street Furniture → Shade → Water → Power & Lighting → Wifi → Security → Professional Fees	-	

# STRATEGIC SOCIAL INFRASTRUCTURE CONSTRUCTION COST ESTIMATE

Ref	Buildings & Refurbishment Analysis												Total \$ /m <sup>2</sup>	OPT 1 Total \$ Cost	OPT 2 Total \$ Cost	
		QTY	Unit	Strip Out (Unit Rate)	Demolition (Unit Rate)	Strip Out \$ Cost	Demolition \$ Cost	External Works (Unit Rate)	External Works \$ Cost	Base Building (Unit Rate)	Base Building \$ Cost	Fitout (Unit Rate)				Fitout \$ Cost
<b>Guildford Library &amp; Community Hub</b>																
1	Provision for new Guildford library and Community Hub Size: 2,779m <sup>2</sup> - Inclusive of library floor space and multi purpose community meeting spaces Note: Assume 594m <sup>2</sup> of Demolition for the existing library and existing Tom Collins meeting room	2,779	m <sup>2</sup>	-	200	-	█			█	█	█	█	█	█	-
<b>Refurbished Meeting Space</b>																
2	Provision for basic refurbishment of Tom Collins meeting room. Note: Assume 150m <sup>2</sup> of strip-out is required. Works include: General refurbishment including technology upgrades.	150			85		█				-	█	█	█	█	-
<b>Library Pod</b>																
3	Provision for new 24/7 Library Pod formed of RC Slab, timber benching with timber screen walls. Architectural steel framed structure complete with timber roof, services, expressed lighting and signage as well as a large touch screen display unit. Note: Assume size: 10m x 10m = 100m <sup>2</sup>	100	m <sup>2</sup>	-	-	-				█	█	█		█	█	-
<b>Library Link</b>																
4	Fit Out for new room provided as a dedicated space within a new community centre building for library program delivery, study space and a small collection of books Note: Assume 200m <sup>2</sup> of floor space	200	m <sup>2</sup>	50	-	█	-					█	█	█	█	█
<b>Local Community Centre</b>																
5	Embellishment of existing floor space. Community Space provided at the Ground Floor of Mixed Used Multi-storey Building Note: The room will facilitate the following: → Small commercial style kitchen incl (Fridge, benchtop microwave, benchtop electric cooker & Zip tap → x4 Trestle Tables → 30No Chairs → Airconditioning → AV and digital capabilities Note: Assume 400m <sup>2</sup> of floor space	400	m <sup>2</sup>	50	-	█	-					█	█	█	█	█
<b>Outdoor Community &amp; Cultural Pavilion</b>																
6	Provision for an outdoor community & cultural pavilion that includes the following: → Structural Steel Frame → Roof Covering Fabric → Audio Visual and Power Source → Lighting → Toilet Facilities → RC Slab (Raised) → Disabled Ramp Access → Capacity 1500 people seated (Plastic Chairs) Note: Assume 154m <sup>2</sup> of preparation is required to facilitate new development	154	m <sup>2</sup>	-	-	-	-			█	█			█	█	█
<b>Recreation Spaces for Young People</b>																
7	Provision for the following enhanced spaces for young people including:															
8	Skate Park (Outdoor): 500m <sup>2</sup> → Site / Space preparation → New Subbase / RC Slab / Hardner → Contouring → Street Furniture → Shade → Water → Power & Lighting → Wifi → Security → Professional Fees	500	m <sup>2</sup>	-	-	-	-		█	█				█	█	█
9	→ Parkour Park: 300m <sup>2</sup>	300	m <sup>2</sup>	-	-	-	-		█	█				█	█	█

# STRATEGIC SOCIAL INFRASTRUCTURE CONSTRUCTION COST ESTIMATE

Ref	Buildings & Refurbishment Analysis	QTY	Unit	Strip Out (Unit Rate)	Demolition (Unit Rate)	Strip Out \$ Cost	Demolition \$ Cost	External Works (Unit Rate)	External Works \$ Cost	Base Building (Unit Rate)	Base Building \$ Cost	Fitout (Unit Rate)	Fitout \$ Cost	Total \$ /m <sup>2</sup>	OPT 1 Total \$ Cost	OPT 2 Total \$ Cost
10	→ Half Court Basketball Court: 48m <sup>2</sup>	48	m <sup>2</sup>	-	-	-	-			-	-	-	-			
<b>New Local Parks</b> Master Plan identifies x5 New Parks that can be created via road closures that includes: → Site / Space preparation → Street Furniture → Power & Lighting → Pathways (20%) → Pergola → Wifi → Landscaping (80%) → Shade → Security → Structural Improvements → Water → Professional Fees																
11	No 1 Local Park: 3,000m <sup>2</sup>	3,000	m <sup>2</sup>	-	-	-	-			-	-	-	-			
12	No 4 Local Park: 3,000m <sup>2</sup>	3,000	m <sup>2</sup>	-	-	-	-			-	-	-	-			
13	No 6 Open Space: 2,600m <sup>2</sup>	2,600	m <sup>2</sup>	-	-	-	-			-	-	-	-			
14	No 7 Local Park: 3,400m <sup>2</sup>	3,400	m <sup>2</sup>	-	-	-	-			-	-	-	-			
15	No 8 Local Park: 3,000m <sup>2</sup>	3,000	m <sup>2</sup>	-	-	-	-			-	-	-	-			
<b>Street Closures to Create Pocket Parks</b> Provision for x3No pocket parks that can be created via road closures that include the following: Size: 4,640m <sup>2</sup> → Site / Space preparation → Street Furniture → Power & Lighting → Pathways (70%) → Feature Embellishments → Wifi → Landscaping (30%) → Shade → Security → Structural Improvements → Water → Professional Fees																
16	Pocket Park 1: 640 m <sup>2</sup>	640	m <sup>2</sup>	-	-	-	-			-	-	-	-			
17	Pocket Park 2: 1,000 m <sup>2</sup>	1,000	m <sup>2</sup>	-	-	-	-			-	-	-	-			
18	Pocket Park 3: 3,000 m <sup>2</sup>	3,000	m <sup>2</sup>	-	-	-	-			-	-	-	-			
<b>New Public Toilets</b>																
19	Provision for new small block of toilets with outside basins (1M / 1F / 1Accessible) Size: 50m <sup>2</sup>	50	m <sup>2</sup>	-	-	-	-			-	-	-	-			
<b>Younger Children Play Space</b>																
20	Provision for new young children play space area (Age 0-4 Years Old) Size: 250m <sup>2</sup>	250	m <sup>2</sup>	-	-	-	-			-	-	-	-			
<b>Older Children Play Space</b>																
21	Provision for new young children play space area (Age 5-11 Years Old) Size: 250m <sup>2</sup>	250	m <sup>2</sup>	-	-	-	-			-	-	-	-			
<b>Outdoor Fitness Station</b>																
22	Provision for x1No Outdoor Fitness Station	1	Item	-	-	-	-			-	-	-	-			
<b>Outdoor Multi-Purpose Courts</b>																
23	Provision for x1No Courts (Provided as a pair) incl lighting	1	No	-	-	-	-			-	-	-	-			
<b>Dog-off Leash Area</b>																
24	Provision for a dog-off leash area that includes the following: Size: 60 x 20 = 1,200m <sup>2</sup> → Site / Space preparation → Pathways (5%) → Landscaping (95%) → Structural Improvements → Perimeter Fencing & Pad Footings → Street Furniture → Shade → Water → Power & Lighting → Wifi → Security → Professional Fees	1	Item	-	-	-	-			-	-	-	-			

# Assumptions

The following assumptions have been made in procuring the construction cost estimate:

- It is generally assumed that the building for where a refurbishment is required will have capped services and basic floor, wall and ceiling finishes

# Exclusions

The following exclusions have been made in procuring the construction cost estimate:

- Road closures, traffic studies
- Reticulation of any services or the capping of services to accommodate works
- Remediation of contaminated soil or the like
- Removal of any hazardous materials, lead based paints, asbestos etc
- Extending, upgrading or amplification of authority / tenant infrastructure
- Substations
- Any demolition / alteration works to the new premises
- Any heritage works at either the existing or new premises
- Any structural works (Unless identified)
- Flood prevention
- Loss of income
- Disruption to tenant's trade
- Finance costs
- Advertising costs
- Legal fees
- Agent fees
- Council Costs
- Local authority contributions
- Delay costs
- Dilapidation reports
- Latent conditions
- EPA requirements
- Works outside of site boundary
- Staging of works allowances
- Out of hours working
- Escalation beyond date of this report
- GST (Goods and Services Tax) unless specifically identified

# Disclaimer

This Estimate has been prepared on the basis that full disclosure of all information and facts, which may affect the Estimate, has been made to us. We do not accept any liability or responsibility whatsoever for the Estimate if full disclosure has not been made. Furthermore, we do not accept responsibility for any consequential error or defect in the Estimate, which has resulted from any error or omission or inaccuracy in date of information supplied by the client or its officers and agents.

Neither the whole nor any part of this Estimate nor any reference thereto may be included in any document, circular or statement without our approval of the form and context in which it will appear.