

# High Growth Areas





# Introduction

City of Parramatta will grow significantly, as it transforms into Sydney's Central City. This will be driven by 12 high growth areas situated along major public transport infrastructure. It will also result in a significant shift in dwelling mix, with high density accounting for 70% of all dwellings by 2041.

Each of these high growth areas is unique in terms of context, community, planning processes and future growth profile. The communities who call these areas home are varied, as is the type and availability of current community infrastructure within them. Because of this, a 'one size fits all' approach to planning and provision of community infrastructure will not work for City of Parramatta. Therefore, it is critical that we consider the community infrastructure needs of each high growth area in relation to its particular characteristics.

However, it is also important to consider the overall impact and needs of these areas, which together, will account for about 87% of the City's projected residential growth over the next two decades. We also have the opportunity to maximise positive outcomes for these and for all of our communities, by viewing our community infrastructure provision as a network of complementary resources. We must also ensure that the suburbs and neighbourhoods within our City that are not forecast for significant residential growth, have adequate community infrastructure provision and that they continue to thrive.

This section of Council's Community Infrastructure Strategy addresses our 12 high growth areas, providing a snapshot of what is happening today in each area from a planning perspective, highlighting specific considerations that should inform infrastructure planning, and identifying future directions and opportunities for community infrastructure provision to meet the community's needs.

The key directions and opportunities identified here are provided as a guide for community infrastructure provision and planning in these high growth communities. They are indicative and based on current available information. This work will require monitoring and will be updated to reflect any changes to land use planning or new opportunities that arise for particular areas.

Planning and provision of community infrastructure for communities in City of Parramatta that are not identified as high growth areas can be found within section two of this Strategy.

# A note on dwelling and population forecasting

City of Parramatta staff have analysed the dwelling capacity of each of the 12 high growth areas to arrive at an estimated dwelling and population projection for each high growth area for 2041.

It is highly likely that over time, there will be some changes to Council's understanding of future dwelling and population estimates in some of the high growth areas outlined in this Strategy. But overall, trends occurring in these areas are unlikely to substantially change; they are key suburbs and precincts within City of Parramatta, situated along or close to major public transport infrastructure routes, that will undergo significant growth. Collectively, this growth will create transformational change to this community, close to doubling the population in 20 years. We must proactively and thoughtfully manage this growth, harnessing the opportunities that growth and development bring, to improve the wellbeing and resilience of our people. This is what our community needs and expects.

Wherever possible this Strategy future proofs the recommendations made for key new community infrastructure or significantly upgraded community infrastructure in our CBD and neighbourhoods, accommodating the possibility that in some areas there are large differences between conservative and more advanced views of future dwelling and population estimates. Detailed site or precinct specific planning, as well as any detailed planning and design work to deliver new or upgraded community infrastructure, must use the best available data at the time to test and refine the recommendations in this Strategy for their continued appropriateness to meet community needs.

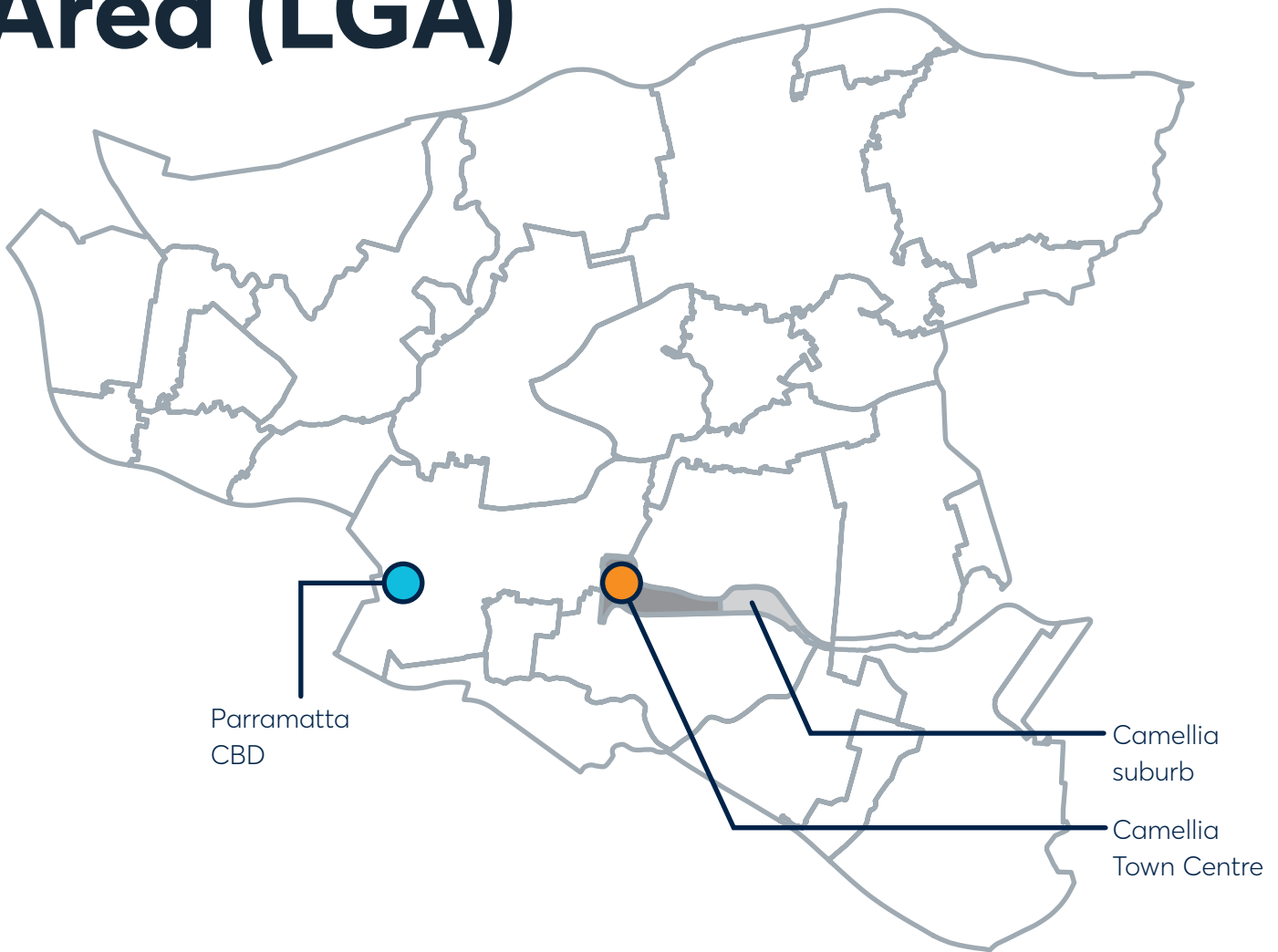
CITY OF PARRAMATTA

---

# High Growth Precinct – Camellia Town Centre



# City of Parramatta Local Government Area (LGA)

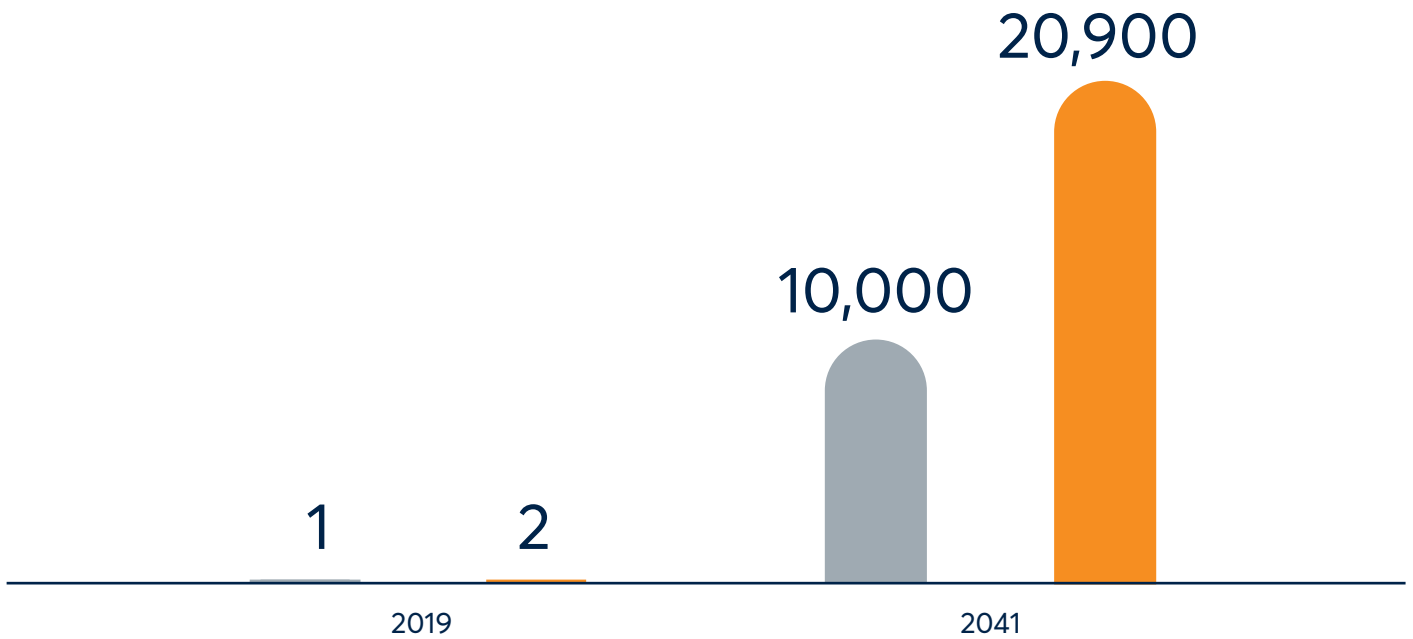


**In 2014, Council prepared a discussion paper for the Camellia precinct which was the first step towards developing a long-term vision for renewal and redevelopment in Camellia. The draft Camellia Town Centre master plan was released by the Department of Planning, Industry and Environment in February 2018.**

In November 2019, the Greater Sydney Commission released the draft 'A City Supported by Infrastructure: Place-based Infrastructure Compact Pilot.' This document identified the significant cost of developing Camellia as a high density urban renewal community due to "poor road access, contamination, a wastewater pumping station requiring relocation and no existing school sites."

This may indicate the need to reconsider progressing with Camellia as a high growth area.

# Camellia population forecast



**KEY:** ● Dwellings ● People

*\*Source: Forecast id ERP, rounded to the nearest 100*

Camellia is a strategically important industrial area located to the east of the Parramatta CBD. The Camellia Town Centre will be located on the riverfront, in the north-west of the precinct. Future residential growth will be concentrated in the Town Centre, with 10,000 new dwellings for a population of 20,900 planned for this area\*.

*\*Source: Forecast id ERP, rounded to the nearest 100*

## Currently, Camellia is characterised by:

- Industrial uses including warehousing and distribution, commercial and manufacturing
- Private recreation including the Rosehill Racecourse and the Sydney Speedway/Granville Showground

## Based on experience in other high density areas within City of Parramatta, we can expect that a future community of the Camellia Town Centre could include:

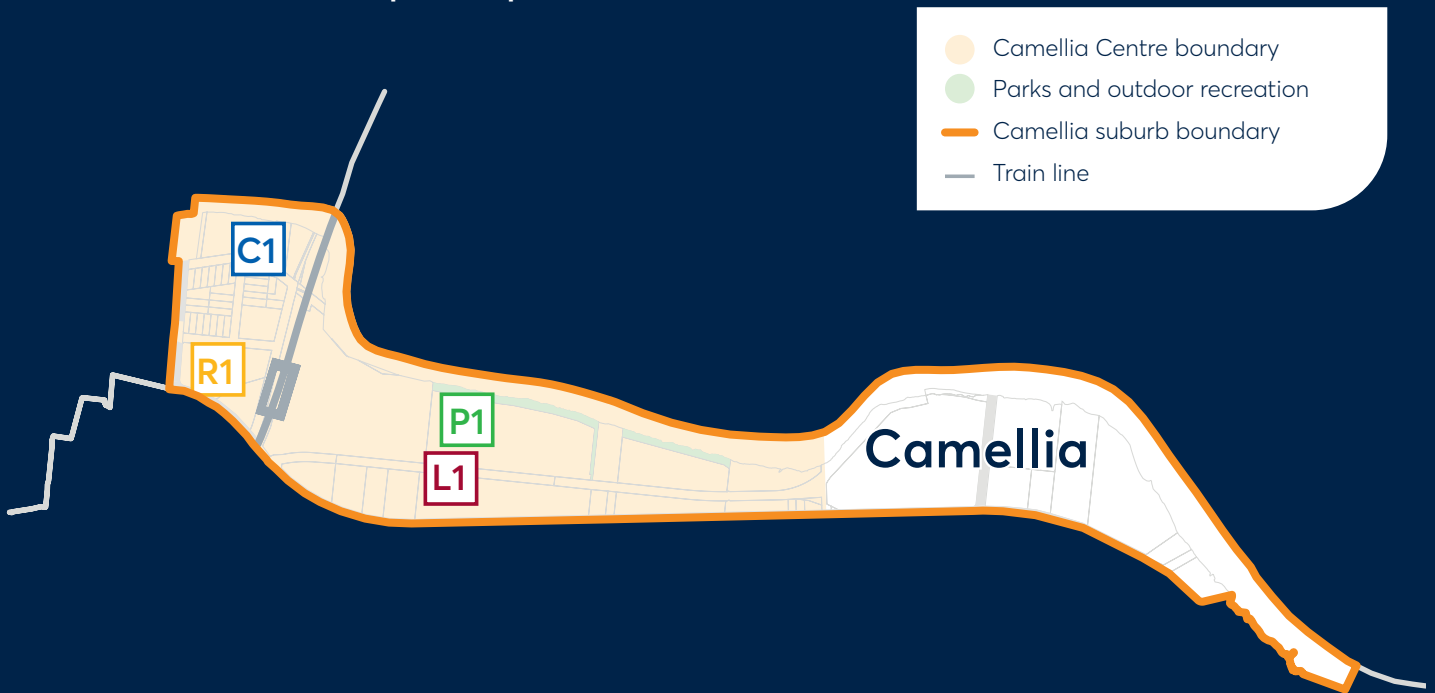
- Many households living in high density.
- High cultural diversity, including people who have recently arrived in Australia.
- Many families with young children, young couples without children, and lone person households, and many young children and babies, working aged adults, and older people aged 60+ years.
- A large population of workers in both the Town Centre and the existing industrial area.





# Current community infrastructure in Camellia

There is no existing community infrastructure or open space in Camellia.



## The Draft Camellia Town Centre Master Plan proposes to provide:

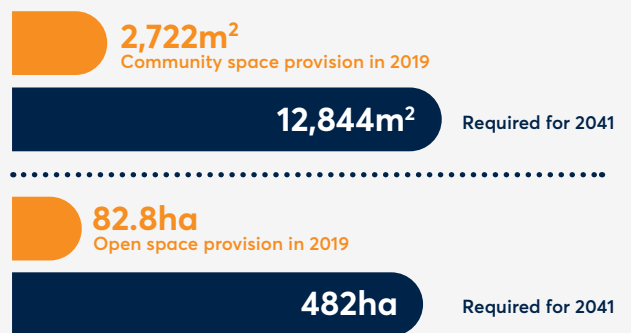
- Potential community function centre/community hub
- Potential indoor recreation facility
- Potential library (1,800m<sup>2</sup>)
- 8.4ha of parkland along the riverfront
- Town square adjoining the new Camellia Light Rail stop
- Multi-use playing field co-located with a future primary school and new community facility

Library network	
<b>L1</b>	Proposed library
Community space network: multipurpose community centres, halls and hubs	
<b>C1</b>	Proposed community centre function centre
Indoor recreation network	
<b>R1</b>	Proposed indoor recreation centre
Parks and outdoor recreation network	
<b>P1</b>	Proposed open space

# Gaps, challenges and opportunities in the current community infrastructure network

- There is no existing community infrastructure in Camellia. New residents will create demand for new community infrastructure at the early stages of renewal.
- While located close to Parramatta CBD, Camellia is a peninsula bounded by rivers and major roads this create a 'one way in/one way out' road system and poor pedestrian and cycling connections, impacting on access to existing regional and district community infrastructure in the wider area. However, a new Stage 2 Parramatta Light Rail station provides an opportunity to improve connections to district and regional infrastructure.
- Land contamination from past heavy industrial uses and flooding from both Duck River and Parramatta River will have design implications for future projects, including the cost and location of future community infrastructure.
- As a new development area, Camellia Town Centre presents an opportunity to plan for community infrastructure that requires a large area, such as sportsgrounds, that may not be able to be delivered elsewhere throughout the LGA.

## City of Parramatta catchment 4:\* 2041 requirements



\* City of Parramatta Council plans for community infrastructure using a catchment approach. Catchment 4 clusters the following suburbs: Parramatta, Granville, Camellia, North Parramatta, Oatlands, Harris Park, Mays Hill, Rosehill and Clyde

## Catchment 4: benchmark comparison

### Community facilities / 1,000 people



### Open space / 1,000 people



# Key considerations for community infrastructure planning in Camellia Town Centre



## Right time, right place.

- Given the level of development anticipated and the impact of a peninsula location on access to district and regional community infrastructure, it will be important to provide local community infrastructure close to people's homes in the Camellia Town Centre.
- There is no existing community infrastructure in Camellia. The funding, coordination and delivery of infrastructure including schools, community centres, parks and transport must occur in the early stages of redevelopment so that it is available as the first residents are moving in.



## Supporting a diverse community.

- The community of Camellia Town Centre will emerge and change over time, and is likely to include people from culturally diverse backgrounds, families, and workers, all with different community infrastructure needs and interests.
- Community infrastructure must be agile and flexible to respond to the evolution and growth of this community, and to support workers in Camellia.



## Building community cohesion and fostering equity.

- No established residential community has previously existed in Camellia. Places for people to meet, connect, and create a new community identity are essential to building community cohesion and creating social capital.
- The renewal of Camellia Town Centre presents an opportunity for increased affordable rental housing and exploration of new housing models that provide access to diverse housing for more people.



### Meeting the needs of residents living in high density.

- Camellia Town Centre's residents will be living in a large-scale, high density environment with limited private space, meaning public spaces and facilities will function as spaces for social gathering and recreation - the 'backyards' and 'living rooms' of the community.
- Community infrastructure provided within private developments will support the needs of workers and residents and help to meet the demand for local community infrastructure.



### A unique location.

- Urban renewal areas like Camellia Town Centre present an opportunity to provide community infrastructure that is currently undersupplied. This is because there can often be limited options to provide community infrastructure elsewhere within the LGA (such as sportsgrounds) to support the new local community, but also the citywide community.
- The location of the Camellia Town Centre on the banks of the Parramatta River is an opportunity to improve public access to the river foreshore and create new pedestrian and cycle links.
- The significant environmental constraints caused by flooding and land contamination from past heavy industrial uses will require significant remediation works and funding contributions from NSW Government, Council and the private sector.



### Delivering community infrastructure through collaboration and coordination.

- The changing planning context in Camellia Town Centre, with the possible addition of light rail stops as part of the Stage 2 Parramatta Light Rail and the ongoing master planning process, will impact planning for community infrastructure.
- Realising the vision for Camellia Town Centre will only be successful with effective coordination and partnership between Council, the Department of Planning, Industry and Environment and other government agencies to adequately plan, fund and deliver critical community infrastructure including shared facilities.

# Building a socially sustainable **Camellia** Town Centre

Through collaboration, partnerships and the resources of many, we must work to deliver community infrastructure to adequately support the growing Camellia Town Centre community.

## Key recommendations

The following recommendations for Camellia Town Centre are indicative and based on current available information. This work will require monitoring and will be updated to reflect any changes to land use planning or new opportunities that arise in particular locations, including as the Town Centre master planning process progresses and the Stage 2 Parramatta Light Rail project evolves. Holistic planning with Department of Planning, Industry and Environment and Transport for NSW will be critical to its success.



**Deliver community infrastructure in Camellia at the early stages of the renewal process**, to meet the needs of the incoming community and support community cohesion and identity.



**Deliver a community hub in the Camellia Town Centre** including 1,700m<sup>2</sup> of community space and approximately 1,800m<sup>2</sup> of library space.



**Consider shared facilities with the new primary school** where there are benefits for both the school community, local residents and workers.



**Deliver a new child and youth hub** of approximately 5,000m<sup>2</sup> which includes a minimum of two indoor multipurpose courts. Ideally, this hub would be co-located with the school.



Through the Planned Precinct process with NSW Department of Planning, Industry and Environment:

- **Advocate for the delivery of long day care centres** within Camellia that provide a quality service, are a mix of private and not-for-profit owned and operated, and can cater for 676 places by 2041, with additional places for workers.
- **Advocate for provision of an OSHC centre** on the proposed school site.



**Advocate and plan for the provision of open space and recreation facilities within private development** to support the needs of residents, including families with children.



**Advocate and plan for the provision of affordable rental housing.**



**Deliver upgrades to district, local and pocket open space and recreation facilities** for informal passive and active recreation.



**Deliver improved connectivity and accessibility in and out of the Camellia peninsula**, including pedestrian and cycle connections.



**Deliver one new district play space and additional local play spaces** targeting the 'teenage' and 'junior' age groups, and providing sensory, imaginative and natural play types.



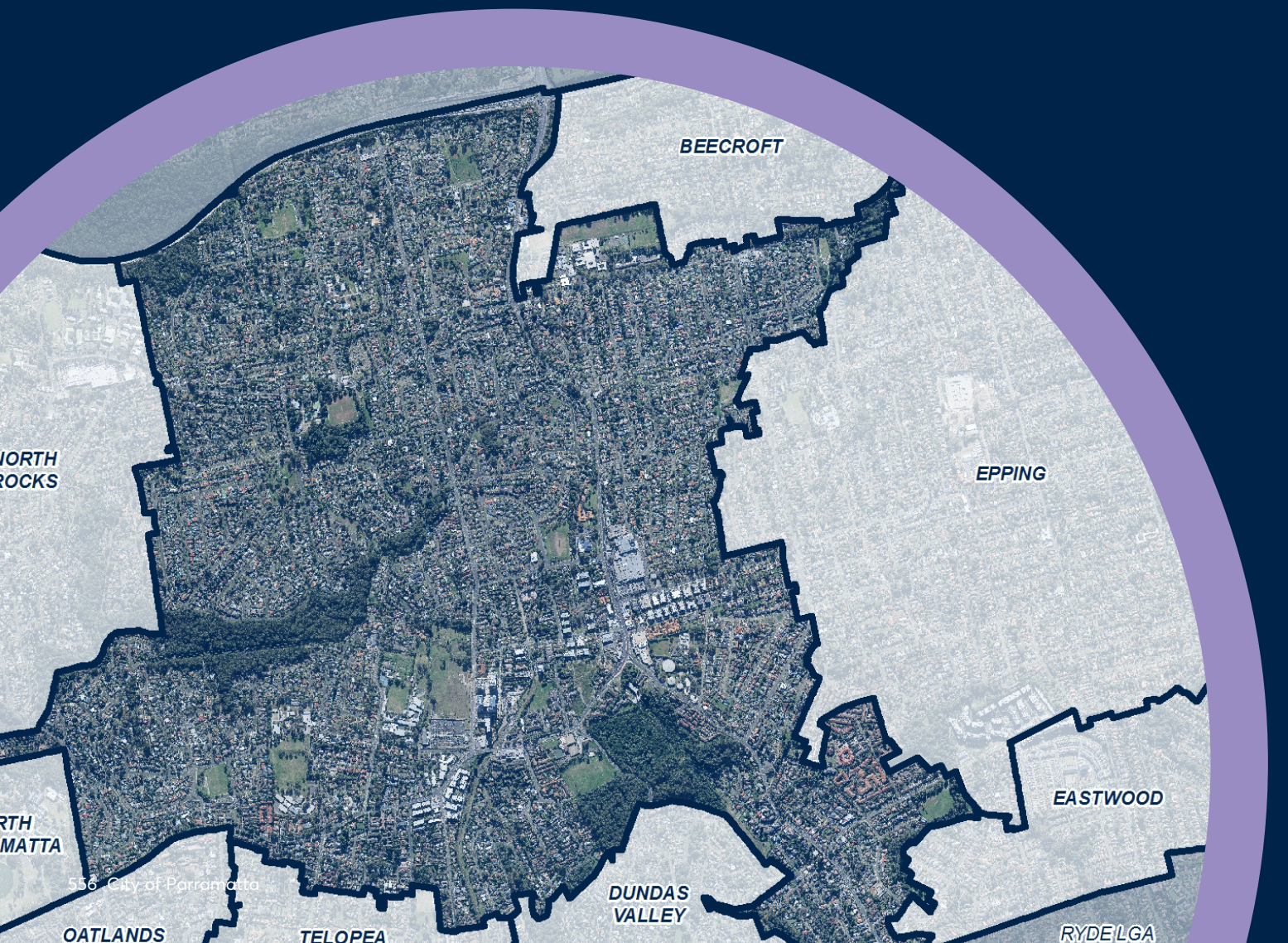
**Deliver new public open space**, including one to two new full-size multi-use fields (minimum 1.9ha), public access to the Parramatta River foreshore and a new town centre plaza co-located with community facilities and the light rail station.

Specific opportunities for Council-owned assets and criteria for potential new community infrastructure are detailed further in sections one and two.

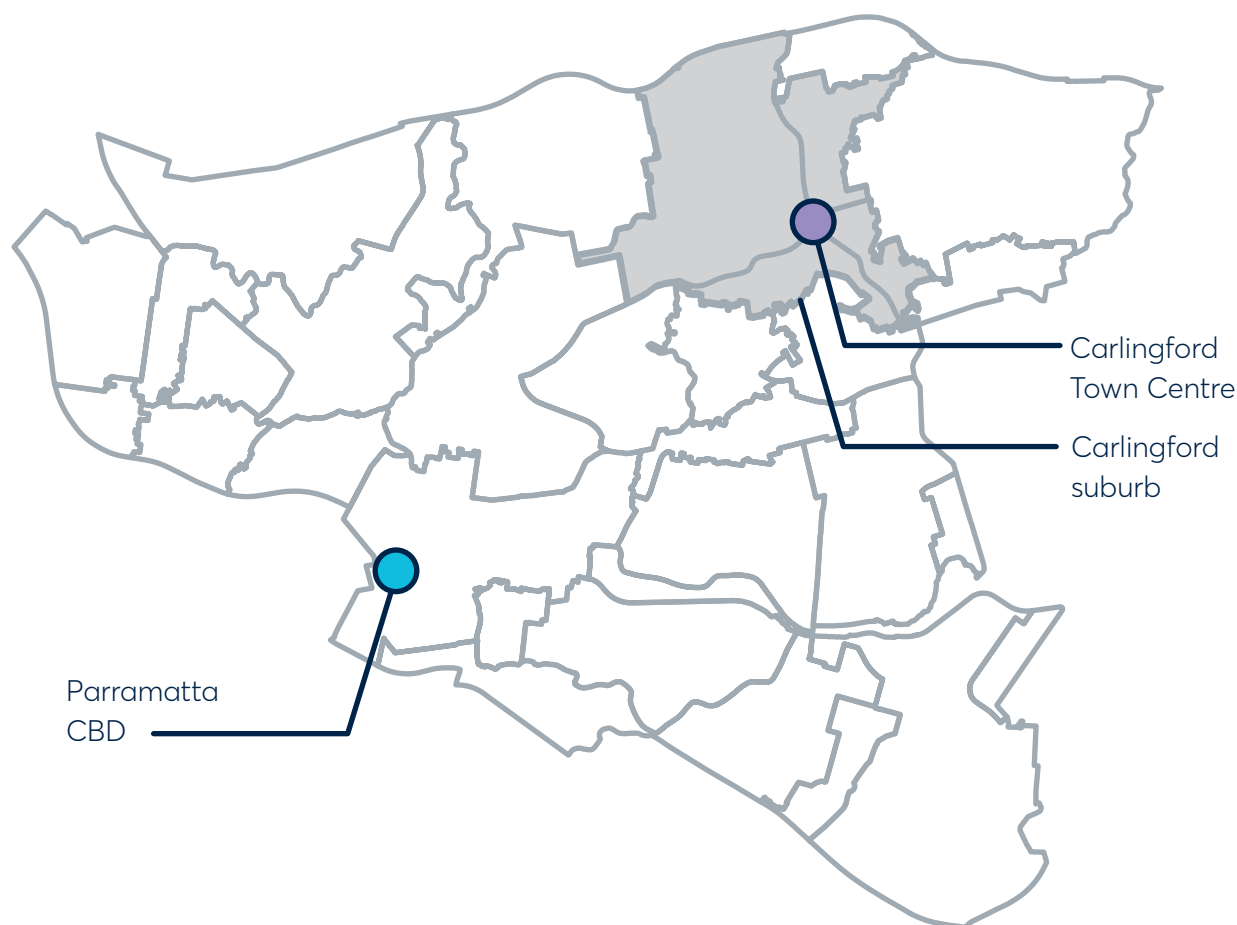
## CITY OF PARRAMATTA

---

# High Growth Precinct – Carlingford Town Centre



# City of Parramatta Local Government Area (LGA)



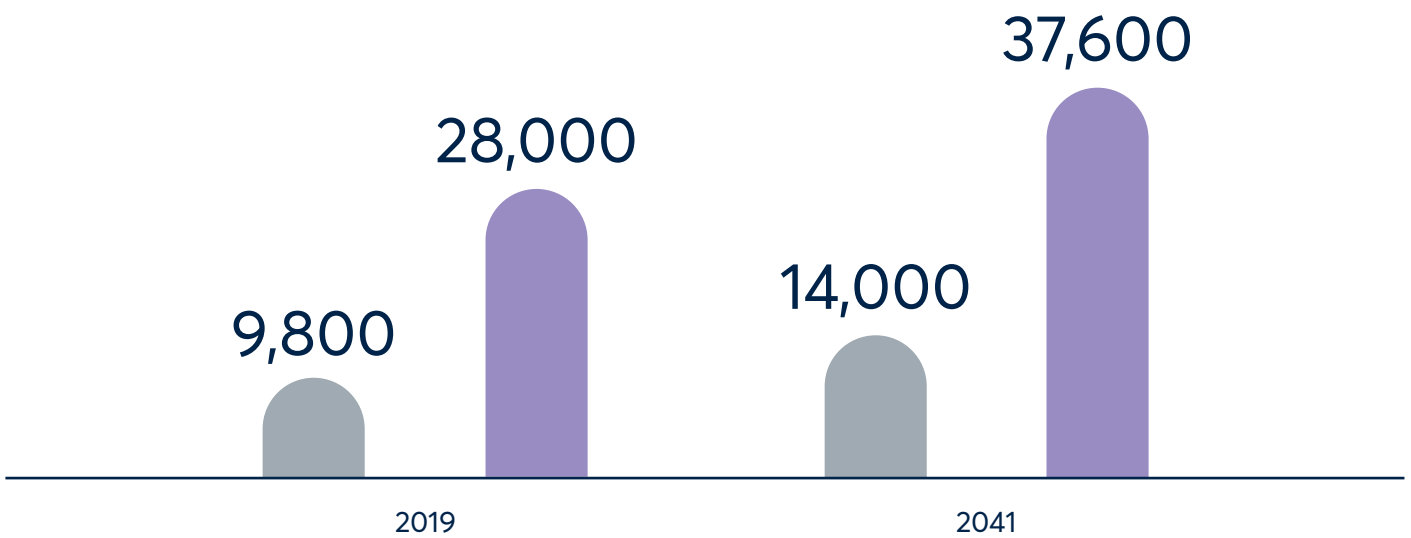
**In the past, Carlingford sat at the junction of three Local Government Areas – Hornsby Shire, The Hills Shire, and the former Parramatta City. The Council boundary changes in 2016 brought this entire suburb within the new City of Parramatta LGA, providing new opportunities for coordinated land use and infrastructure planning.**

Carlingford has experienced a significant increase in medium and high density development, and this is expected to continue with site-specific planning proposals located in and around Carlingford Town Centre along Pennant Hills Road and Carlingford Road. Further growth is expected in these areas with development of a new station as part of Stage 1 of Parramatta Light Rail.

Coordinated planning for community infrastructure will be important to deliver outcomes for the existing and future community and to avoid an ad-hoc site-by-site approach.



# Carlingford population forecast



**KEY:** ● Dwellings ● People

*\*Source: Forecast id ERP, rounded to the nearest 100*

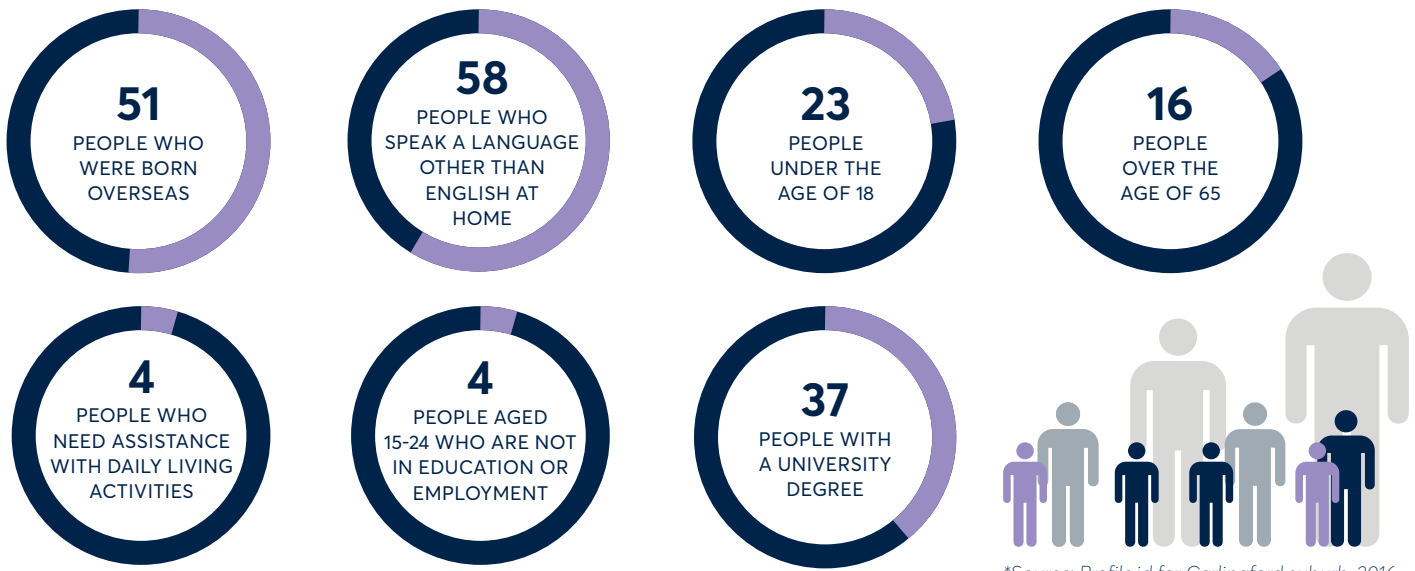
Carlingford is an established low density residential area. In recent years, there has been increasing medium to high density residential development occurring within the suburb, particularly in Carlingford Town Centre and along Carlingford Road and Pennant Hills Road. The majority of future growth will be in and around the town centre, with 4,200 new dwellings expected by 2041 in this area.\*

*\*Source: Forecast id, rounded to the nearest 100*

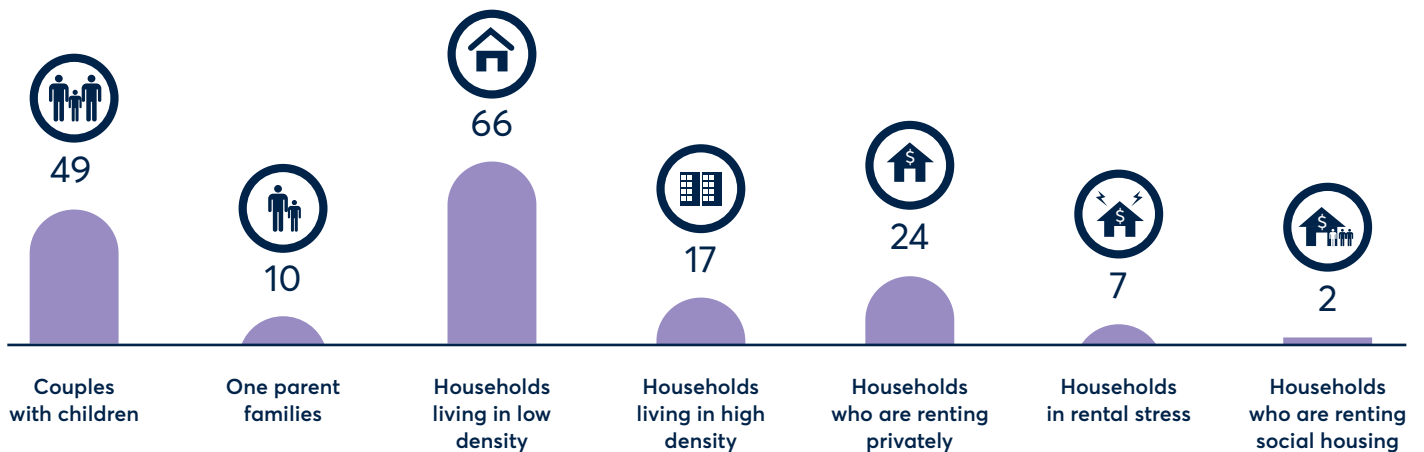


# Carlingford today

If Carlingford was a community of 100 people, there would be:



If Carlingford was a community with 100 households, there would be:



\*Source: Profile.id for Carlingford suburb, 2016

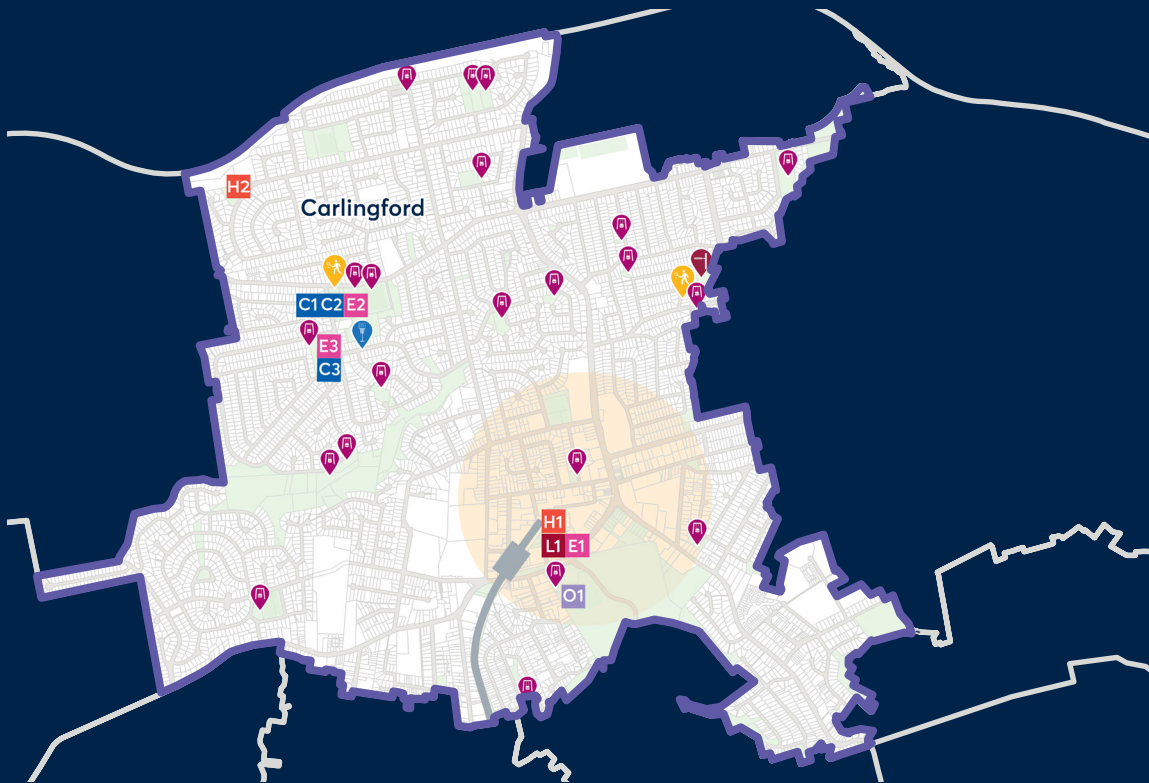
## Currently, the Carlingford community is characterised by:

- Overall, an older population than City of Parramatta LGA but, also a high proportion of children and young people aged 0 to 17 years.
- A growing population of people in the 25-29 age groups who are part of family households.
- Changing housing types and tenures, with an increasing proportion of renters and increasing proportion of people living in high density.
- High cultural diversity with a large proportion of people who were born overseas or who speak a language other than English at home (particularly Chinese languages and Korean), as well as a high proportion of people who don't speak English well or at all.
- A higher income community, with a higher median household income than City of Parramatta LGA and a higher proportion of households who fully own their home.
- Some income inequality and vulnerable people who require additional support, with some low income households, unpaid carers and people with disability.

## We can expect that the future community of Carlingford Town Centre will include:

- More households living in high density.
- Many families with young children, young couples without children, lone person households, and therefore many young children and babies, working aged adults, and older people aged 60+ years.
- High cultural diversity, including significant populations of people from Asian backgrounds and people who have recently arrived in Australia.

# Current community infrastructure in Carlingford



## Library network

**L1** Carlingford Library

## Community space network: multipurpose community centres, halls and hubs

**C1** Don Moore Community Centre

**C2** Don Moore Meeting Rooms

**C3** North Rocks Senior Citizens Centre

## Girl Guide and Scout hall network

**H1** 1st Carlingford Scout Hall

**H2** 1st Murray Farm Scout Hall

## Subsidised space network

**O1** 332 Pennant Hills Road, Carlingford

## Early childhood education and care network

**E1** Carlingford West Kindergarden

**E2** North Rocks Preschool

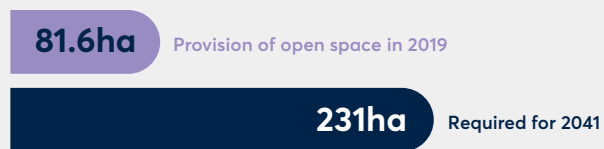
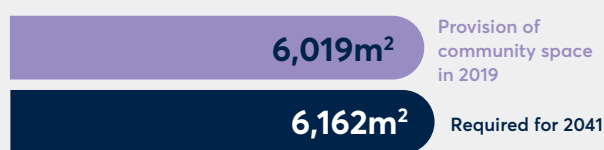
**E3** North Rocks Child Care Centre

-  Carlingford Town Centre boundary
-  Parks and outdoor recreation
-  Carlingford suburb boundary
-  Train line
-  Play space
-  Tennis courts
-  Multipurpose or basketball courts

# Gaps, challenges and opportunities in the current community infrastructure network

- The Council boundary changes of 2016 provide new opportunities for integrated planning for community infrastructure across Carlingford, and the Stage 1 Parramatta Light Rail station is an opportunity to provide improved connections to community infrastructure.
- Current community infrastructure is somewhat dispersed across the area and includes a mix of ageing and mostly low scale community facilities.
- Some community facilities in Carlingford are underutilised, and there is a lack of staffed venues and flexible multipurpose space.
- Some community facilities are poorly integrated, with low visual prominence, poor connection with transport, and poor connection with other services.
- With an increasing population living in high density, residents require access to spaces outside the home to socialise, play, learn and relax. However, open space provision is already low for the current population and parts of Carlingford have underutilised sportsgrounds.

## City of Parramatta catchment 2:\* 2041 requirements



\*City of Parramatta Council plans for community infrastructure using a catchment approach. Catchment 2 clusters the following suburbs: Carlingford, North Rocks, Dundas, Dundas Valley and Telopea.

## Catchment 2: benchmark comparison

### Community facilities / 1,000 people



### Open space / 1,000 people



# Key considerations for community infrastructure planning in Carlingford Town Centre



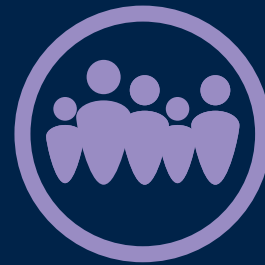
## Planning for the area, not the site.

- The Council boundary changes of 2016 provide new opportunities for integrated planning for community infrastructure across Carlingford.
- Planning and delivery of community infrastructure needs to consider the needs of the whole precinct, rather than individual development sites.



## Meeting the needs of residents living in high density.

- Carlingford Town Centre is experiencing rapidly changing housing typologies, with increasing numbers of households living in high density.
- Limited private space in high density means that public spaces and facilities function as spaces for social gathering and recreation - the 'backyards' and 'living rooms' of the community.
- Community infrastructure provided within private developments will support the needs of residents and help to meet the demand for local community infrastructure.



## Connecting the community and meeting diverse needs.

- Community infrastructure should provide opportunities to support community cohesion and connections between the existing community of Carlingford and the large incoming population.
- Community infrastructure in Carlingford Town Centre will need to be a space to bring the community together and support a variety of users and uses, including people of different life stages including young families, working aged people, older people, and people from diverse cultural backgrounds.



### Sharing the benefits of growth for all.

- Community infrastructure planning should identify opportunities to share the benefits of urban renewal for all, and capture the value that the delivery of new infrastructure, in particular the Stage 1 Parramatta Light Rail, can bring.





# Building a socially sustainable Carlingford Town Centre

Through collaboration, partnerships and the resources of many, we must work to deliver community infrastructure to support the growing Carlingford community.

## Key recommendations

The following recommendations are specific to Carlingford Town Centre only. They are indicative and based on current available information. This work will require monitoring and will be updated to reflect any changes to land use planning or new opportunities that arise in particular locations. Planning for the area as a whole, rather than individual development sites, will be critical to its success.



**Deliver a new community hub** of approximately 3,200m<sup>2</sup> within the Carlingford Town Centre close to the Stage 1 Parramatta Light Rail station, with community space and 1,800m<sup>2</sup> of library space.



**Advocate and plan for the provision of affordable rental housing, close to public transport.**



**Advocate and plan for the provision of open space and recreation facilities within private development** to support the needs of residents, including families with children.



**Deliver a new indoor recreation facility** of at least four multipurpose court capacity, close to areas of high density dwelling growth and public transport around the future Stage 1 Parramatta Light Rail station. Ideally, this would be integrated as part of a recreation hub.



**Deliver one additional district play space in Carlingford and upgrade play spaces** to target the 'teenage' and 'junior' age groups and focus on skills based, sensory, imaginative and natural play types.



**Deliver a full redesign of Cox Park, Carlingford** as per the masterplan including one new full-sized sportsground and increased recreation elements for informal active and passive recreation.



**Through upgraded and new district, local and pocket parks,** deliver improved access to a diversity of recreation elements providing for informal passive and active recreation.



**Embellish the current design and infrastructure at Harold West Reserve** to meet the diverse recreation needs of the Carlingford Town Centre community.

Specific opportunities for Council-owned assets and criteria for potential new community infrastructure are detailed further in sections one and two.

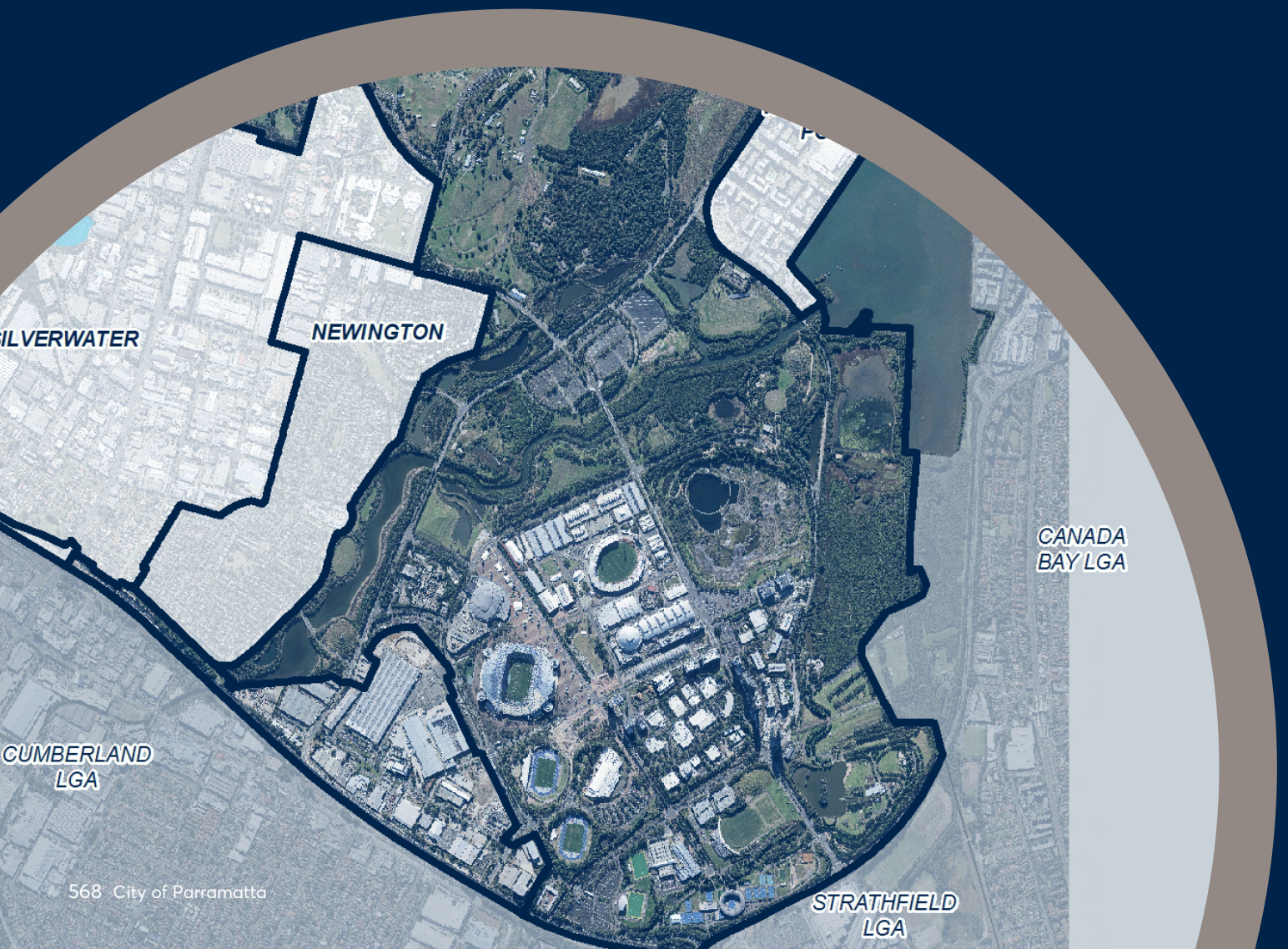


**Develop or continue 'shared use' arrangement for community use of school sportsground.**

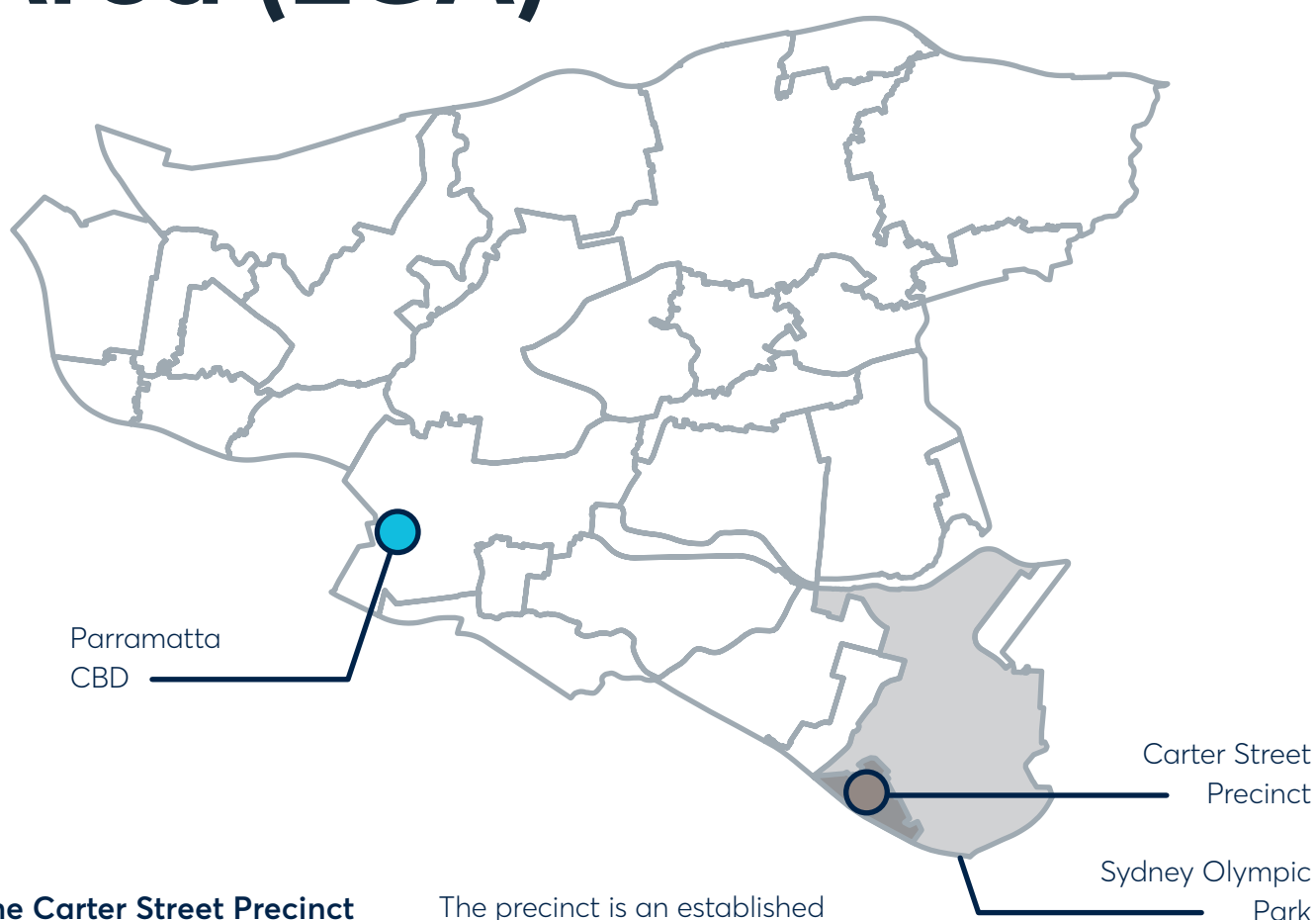
# CITY OF PARRAMATTA

---

# High Growth Precinct – Carter Street Precinct



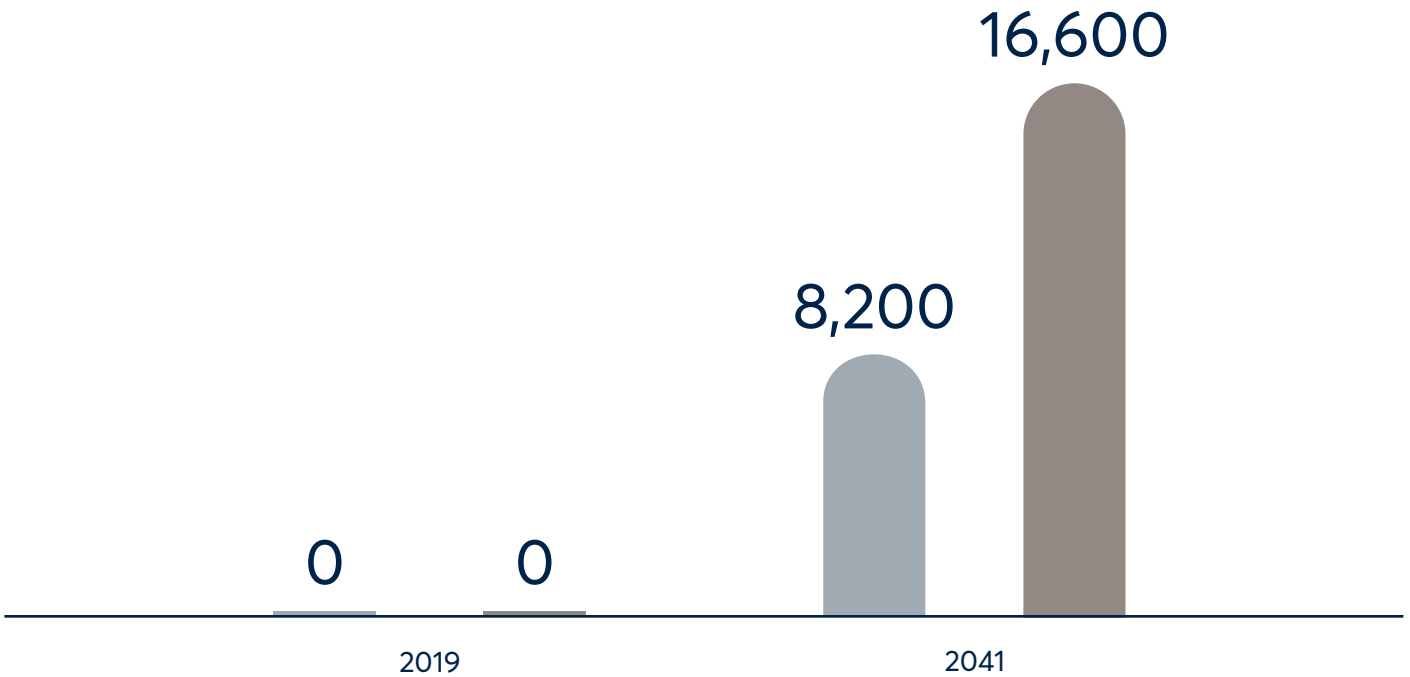
# City of Parramatta Local Government Area (LGA)



**The Carter Street Precinct was originally rezoned by the NSW Department of Planning, Industry and Environment in November 2015 for a mix of residential and employment uses. The master plan for the Carter Street Precinct is now being amended to accommodate road widening for a new westbound off-ramp from the M4 motorway at Hill Road, the proposed Stage 2 Parramatta Light Rail and to better respond to the revised Sydney Olympic Park Master Plan 2030.**

The precinct is an established industrial area located in the suburb of Lidcombe. Residents have now begun to move into the first completed residential buildings in the Carter Street Precinct. Coordinated planning for community infrastructure with Sydney Olympic Park Authority and the NSW Department of Planning, Industry and Environment will be critical.

# Carter Street Precinct population forecast



**KEY:** ● Dwellings ● People

*\*Source: Forecast id ERP, rounded to nearest 100*

The Carter Street Precinct comprises 52 hectares of land directly south west of Sydney Olympic Park. The precinct is an established industrial area with mainly large warehouse facilities offering logistics services. It is undergoing rapid change with increasing residential and mixed use development, with the first buildings completed in 2019. By 2041, there will be approximately 8,200 new dwellings, and around 16,600 additional people\*.

*\* Source: Forecast id, rounded to the nearest 100*

## Currently, Carter Street Precinct is characterised by:

- Industrial uses with mainly large warehouse facilities offering logistics services.
- Recently completed and under construction residential and mixed use developments.

## Based on experience in other high density areas within City of Parramatta, we can expect that the future community of the Carter Street Precinct will include:

- All households living in high density.
- High cultural diversity, including people who have recently arrived in Australia.
- Many families with young children, young couples without children, and lone person households, and working aged adults.

# Current community infrastructure in Carter Street Precinct



## Aquatics network

**A1** Sydney Olympic Park Aquatic Centre

## Indoor recreation network

**R1** Sydney Olympic Park

## Community space network: multipurpose community centres, halls and hubs

**C1** Proposed community space (Carter Street Precinct)

## Girl Guide and Scout hall network

**P1** Proposed open space (Carter Street Precinct)

● Carter Street Precinct

● Parks and outdoor recreation

— Sydney Olympic Park Town Centre

— Train line

# Gaps, challenges and opportunities in the current community infrastructure network

- The areas surrounding Carter Street Precinct currently have limited community facility provision, but are experiencing rapid growth. There is very limited existing social infrastructure in Carter Street Precinct.
- The precinct enjoys good proximity to regional open space and recreation facilities at Sydney Olympic Park, however access to the general public can be limited and costly.
- New residents will create demand for new community infrastructure at the early stages of renewal.
- NSW Department of Education has identified the provision of a new primary school at Carter Street Precinct. Opportunities for shared and joint use must be actively pursued.

## City of Parramatta catchment 6:\* 2041 requirements



\*City of Parramatta Council plans for community infrastructure using a catchment approach. Catchment 6 clusters the following suburbs: Sydney Olympic Park, Wentworth Point, Lidcombe/Carter Street, Silverwater and Newington.

## Catchment 6: benchmark comparison

### Community facilities / 1,000 people



### Open space / 1,000 people





# Key considerations for community infrastructure planning in Carter Street Precinct



## Connecting the community.

- Carter Street Precinct is closely located to Sydney Olympic Park, which currently provides regional level community infrastructure and is also experiencing significant urban renewal and residential growth.
- Connections to Sydney Olympic Park, including pedestrian and cycle connections, will be important to connect the Carter Street Precinct residents to community infrastructure.



## Meeting the needs of a diverse community.

- The community of Carter Street Precinct will emerge and change over time, including people from culturally diverse backgrounds, families, and workers, all with different community infrastructure needs and interests.
- Community infrastructure must be agile and flexible to respond to the evolution and growth of this community.



## Meeting local needs.

- While there is existing regional level community infrastructure in Sydney Olympic Park, these facilities may have limited availability for local use, and high costs may be a barrier for some residents.
- There will be a need to provide local community infrastructure including open space and recreation facilities close to homes in the Carter Street Precinct.



### Supporting community cohesion and building community identity.

- No residential community has previously existed in Carter Street Precinct. Places for people to meet, connect, and create a new community identity are essential to building community cohesion and creating social capital.



### Meeting the needs of people living in high density.

- Carter Street Precinct residents will be living in a large-scale, high density environment with limited private space meaning public spaces and facilities will become the spaces for social gathering and recreation - the 'backyards' and 'living rooms' of the community.
- Community infrastructure provided within private developments will support the needs of residents and help to meet the demand for local community infrastructure.
- There is very limited existing community infrastructure in Carter Street Precinct. The funding, coordination and delivery of infrastructure including schools, community centres, parks and transport must be in the early stages of redevelopment so that it is available as the first residents are moving in.

# Building a socially sustainable Carter Street Precinct

Through collaboration, partnerships and the resources of many, we must work to deliver community infrastructure to adequately support the growing Carter Street Precinct community.

## Key recommendations

The following recommendations for Carter Street Precinct are indicative and based on current available information. This work will require monitoring and will be updated to reflect any changes to land use planning or new opportunities that arise in particular locations, including as the NSW Department of Planning, Industry and Environment master planning process continues. Holistic planning with NSW Department of Planning, Industry and Environment and Sydney Olympic Park Authority will be critical to the success of this precinct.



**Deliver community infrastructure in Carter Street Precinct** at the early stages of the renewal process, to meet the needs of the incoming community and support community cohesion and identity.



**Advocate and plan for the provision of open space and recreation facilities within private development** to support the needs of residents, including those of families with children.



**Develop a community space of 1,000m<sup>2</sup>**, ideally as part of a larger community hub at Carter Street Precinct.



**Advocate and plan for the provision of affordable rental housing.**



**Through upgraded and new district and local open space, deliver improved access to a diversity of recreation elements** providing for informal passive and active recreation.



**Advocate for delivery of long day care centres** to provide additional child care places by 2041 (with additional places for workers) within and nearby the site that are a mix of private and not-for-profit owned and operated.



**Actively pursue shared and joint use opportunities with NSW Department of Education.**

Specific opportunities for Council-owned assets and criteria for potential new community infrastructure are detailed further in sections one and two.



**Deliver additional or upgraded play spaces targeting** the 'teenage' age group, and providing an increase in sensory, imaginative and natural play types.

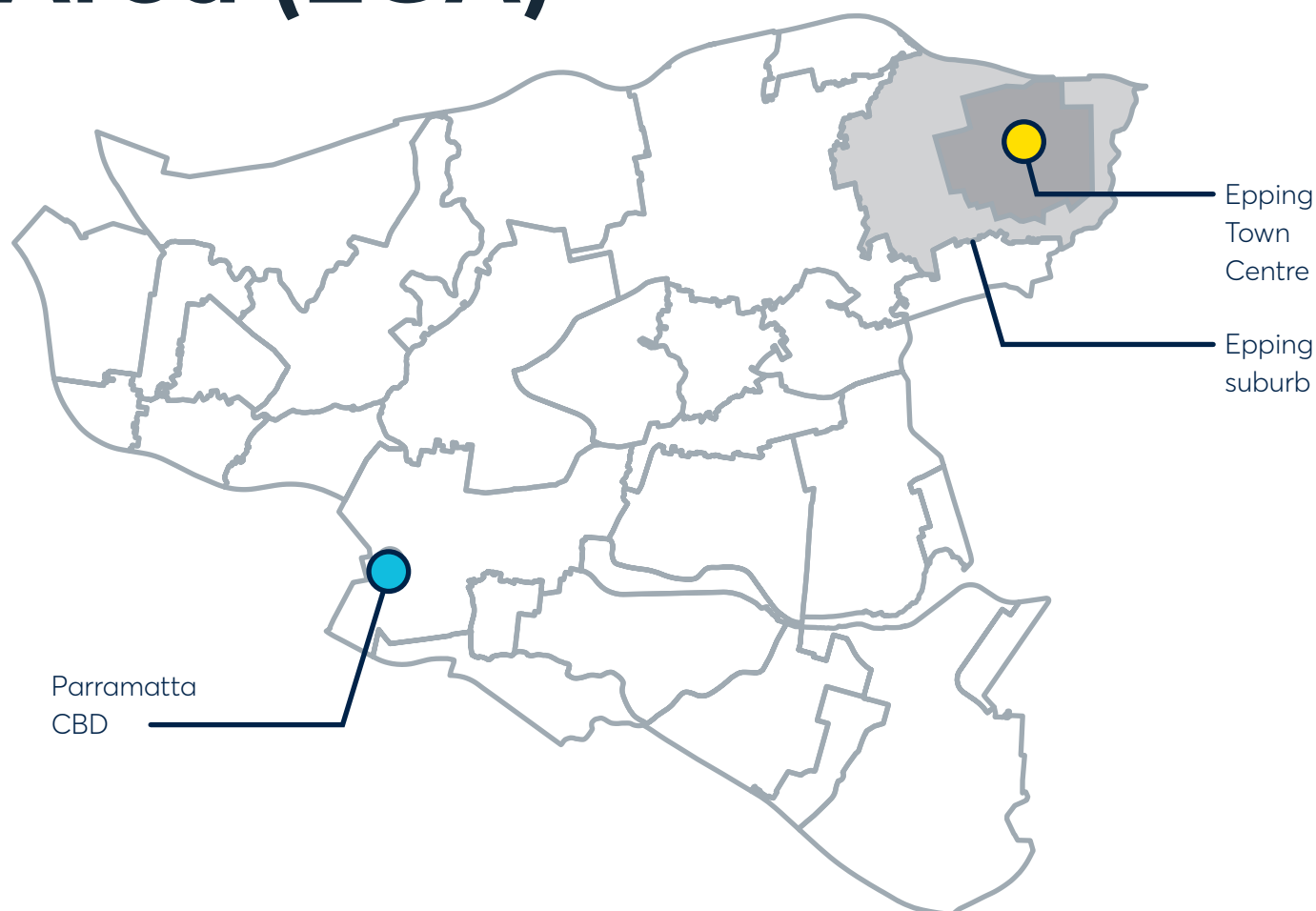
CITY OF PARRAMATTA

---

# High Growth Precinct – Epping Town Centre



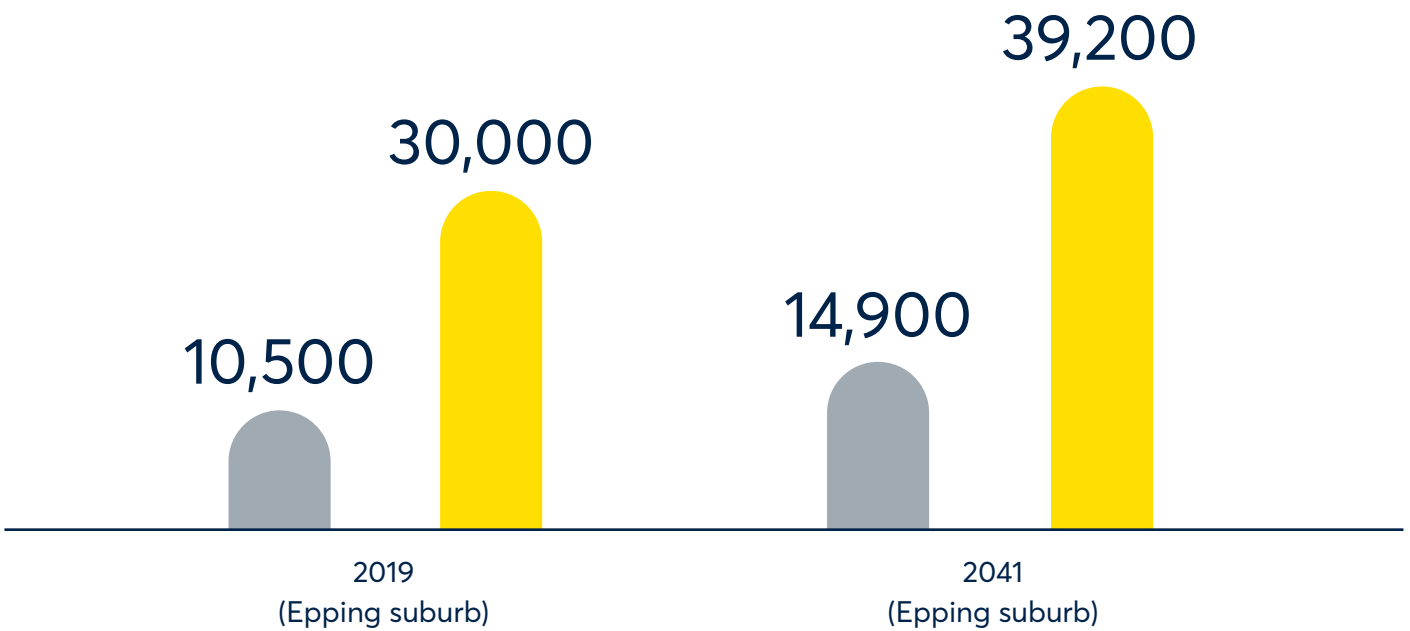
# City of Parramatta Local Government Area (LGA)



**Epping Town Centre was rezoned in 2014 by the NSW Department of Planning, Industry and Environment, and in 2016 the area formerly within the Hornsby Shire Council area was included within City of Parramatta Council. Council has undertaken a review of Epping Town Centre and surrounds to ensure there is one set of planning controls for Epping Town Centre with an integrated infrastructure plan.**

Most future growth in Epping will take place in the Epping Town Centre. Delivering community infrastructure that meets the needs of an increasing community and connects both the new and existing populations of Epping will be important.

# Epping population forecast



**KEY:** ● Dwellings ● People

*\*Source: Forecast id ERP, rounded to the nearest 100*

Epping is an established low to medium density residential area, with increasing high density development located close to the Town Centre. Epping (suburb) could grow by 4,400 new dwellings and 9,200 people by 2041.\*

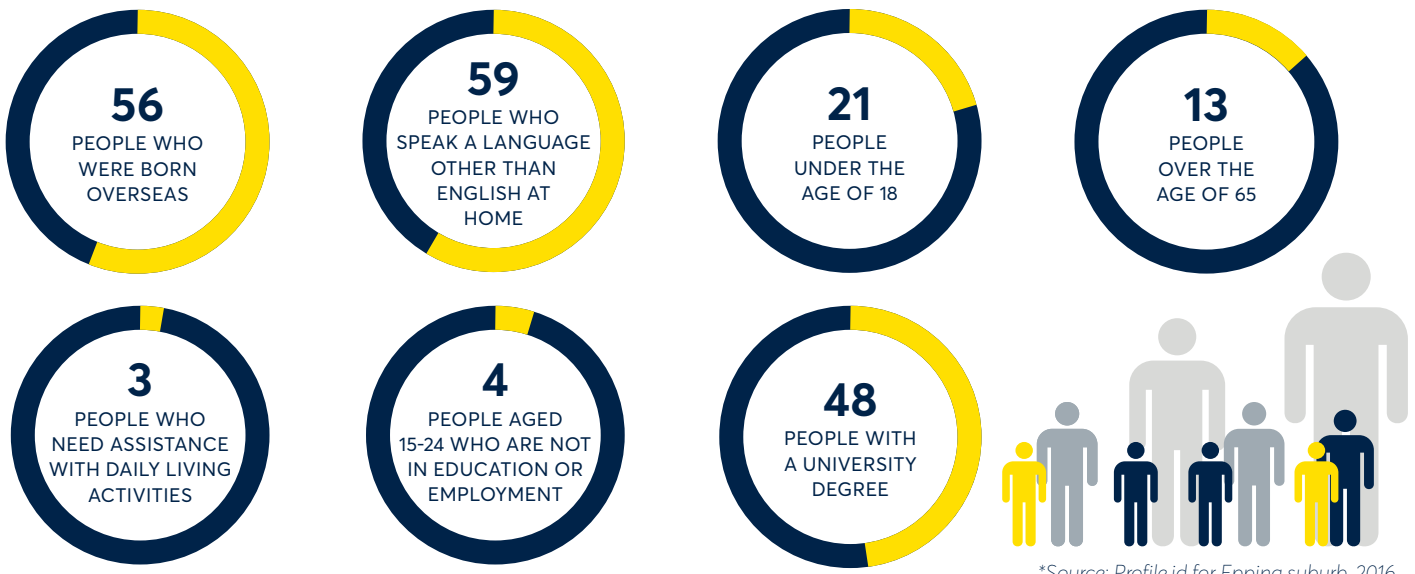
*\*Source: Forecast id, rounded to the nearest 100*



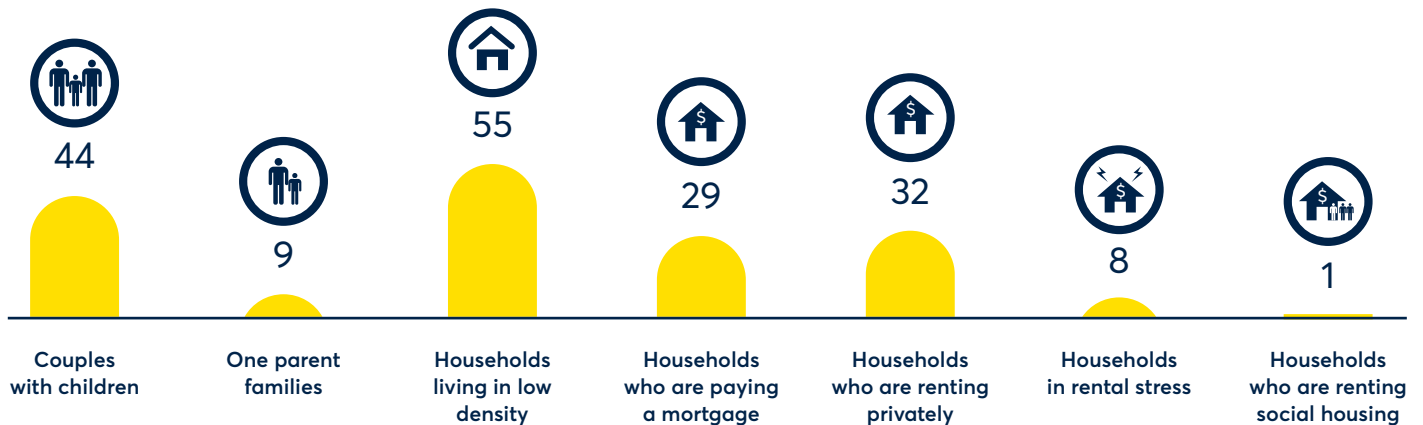


# Epping today

If Epping (suburb) was a community of 100 people, there would be:



If Epping (suburb) was a community with 100 households, there would be:



\*Source: Profile.id for Epping suburb, 2016

## Currently, Epping (suburb) is characterised by:

- An older population compared to the Parramatta LGA, but also a large population of young people aged 12 to 24 years.
- Family oriented, with a high proportion of family households.
- Rapidly changing housing types and tenures, with an increasing proportion of renters and increasing proportion of people living in high density.
- High cultural diversity, in particular people speaking Chinese languages and Korean at home, as well as a high proportion of people who don't speak English well or at all.
- Relatively high incomes, but some income inequality and vulnerable people including a high proportion of unpaid carers.
- A highly educated community, with a high proportion of university students and people with a university degree.

## We can expect that the future community of Epping Town Centre will include:

- People from across all age groups, including many families with young children, young couples without children, older households, and a high proportion of students and young people.
- High cultural diversity, including significant populations of people from Asian backgrounds and people who have recently arrived in Australia.
- Many households living in high density dwellings.
- A population of workers travelling to the area each day.

# Current community infrastructure in Epping



Council has recently purchased the former Masonic Lodge at Rawson Street, which is to be upgraded and opened as the new Boronia Grove Community Centre.

### Library network

- L1** Epping Library

### Community space network: multipurpose community centres, halls and hubs

- C1** Epping Community Centre (School of the Arts)
- C2** Epping Leisure and Learning Centre
- C3** Meeting Room YMCA Epping
- C4** West Epping Hall

### Girl Guide and Scout hall network

- H1** B. Parker Memorial Guide Hall

### Subsidised space network

- O1** 26 Stanley Road, Epping

### Early childhood education and care network

- E1** Epping Community Centre (School of the Arts)
- E2** Epping Leisure and Learning Centre

### Aquatics network

- A1** B. Parker Memorial Guide Hall

### Indoor recreation network

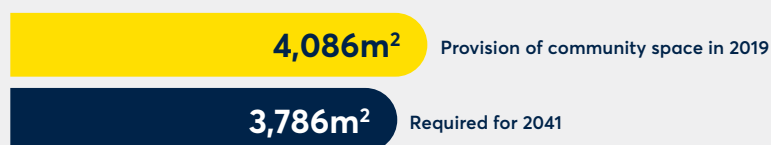
- R1** YMCA

- Epping Town Centre boundary
- Parks and outdoor recreation
- Epping suburb boundary
- Train line
- Play space
- Tennis courts
- Multipurpose or basketball courts

# Gaps, challenges and opportunities in the current community infrastructure network

- Current community infrastructure includes a mix of ageing and mostly suburban scale community facilities. Some are underutilised, others like the library are at capacity.
- Many community infrastructure facilities outside of the Town Centre do not have good public transport access, and some are not accessible for people with a disability.
- There are several good sized parks, but overall open space provision for sports and passive recreation is low, especially close to the Town Centre. Additional open space is required to support the growing population.
- There are major physical barriers for the community as a result of the railway line and major road network and this impacts on movement into, out of and around Epping, as well as accessibility to community infrastructure.
- There is currently no 'civic heart' in the town centre.

## City of Parramatta catchment 3:\* 2041 requirements



\*City of Parramatta Council plans for community infrastructure using a catchment approach. Catchment 3 clusters the following suburbs: Epping, Beecroft and Eastwood

## Catchment 3: benchmark comparison

### Community facilities / 1,000 people



### Open space / 1,000 people



# Key considerations for community infrastructure planning in **Epping** Town Centre



## Connecting the community.

- Access to community infrastructure on both sides of the rail line is important to the Epping community. Improving access across the rail line will help to connect the community.
- Community infrastructure should also provide opportunities to support community cohesion and connections between the existing and established communities of Epping, the large incoming population, and between people of different life stages and cultural backgrounds.



## Reflecting Epping's heritage and natural assets.

- The heritage and natural assets of Epping, including those in the Town Centre, are highly valued by the community.
- Community infrastructure planning should protect and celebrate these assets and create opportunities for the community to enjoy them.



## Meeting the needs of a diverse community.

- The Epping Town Centre community will include people from a range of life stages, including young families, young people and students, workers and older people. There will also be increasing cultural diversity.
- Community infrastructure in Epping Town Centre will need to support a variety of users and uses, and be a space to bring all of the community together.



### Creating a civic heart.

- There is currently no “civic heart” in Epping Town Centre.
- There are opportunities to create a new space, such as a public plaza or square, for community gathering and celebration, civic events and community identity.



### Fostering equity.

- There will continue to be many vulnerable people living in Epping, including households with lower incomes, carers, people living in social housing, older people and people with disability.
- Community infrastructure should be accessible to all and be an opportunity to access support and services.

# Building a socially sustainable Epping Town Centre

Through collaboration, partnerships and the resources of many, we must work to deliver community infrastructure to adequately support the growing Epping community.

## Key recommendations

The following recommendations are provided specifically for social infrastructure in Epping Town Centre. The recommendations are indicative only and based on current available information. This work will require monitoring and will be updated to reflect any changes to land use planning or new opportunities that arise in particular locations, including as a result of the Epping Town Centre Review process.



**Prepare Boronia Grove Community Centre** (previously the Masonic Lodge) as community space for community use and improve connections between Boronia Park and Rawson Street.



**Deliver one new district play space.** Upgrades to existing and additional local and district play spaces should target the 'teenager' and 'junior' age groups, and provide an increase in sensory, imaginative and natural play types.



**Deliver new community hubs within Epping Town Centre,** ideally as follows:

- A community hub of 3,250m<sup>2</sup>, with at least 2,250m<sup>2</sup> of district level library space and 1,000m<sup>2</sup> of community space, co-located with a civic plaza.
- A community hub with at least 260m<sup>2</sup> of community space and approximately 500m<sup>2</sup> of subsidised space.



**Upgrade Boronia Park** for recreation as per the adopted Boronia Park Master Plan.



**Advocate and plan for the provision of open space and recreation facilities** within private development to support the needs of residents, including families with children.



**Advocate and plan for the provision of affordable rental housing.**



**Deliver upgrades to district, local and pocket parks and recreation facilities** for informal passive and active recreation.



**Finalise and deliver the Dence Park Master Plan** (in progress) focusing on aquatic, recreation and leisure uses.

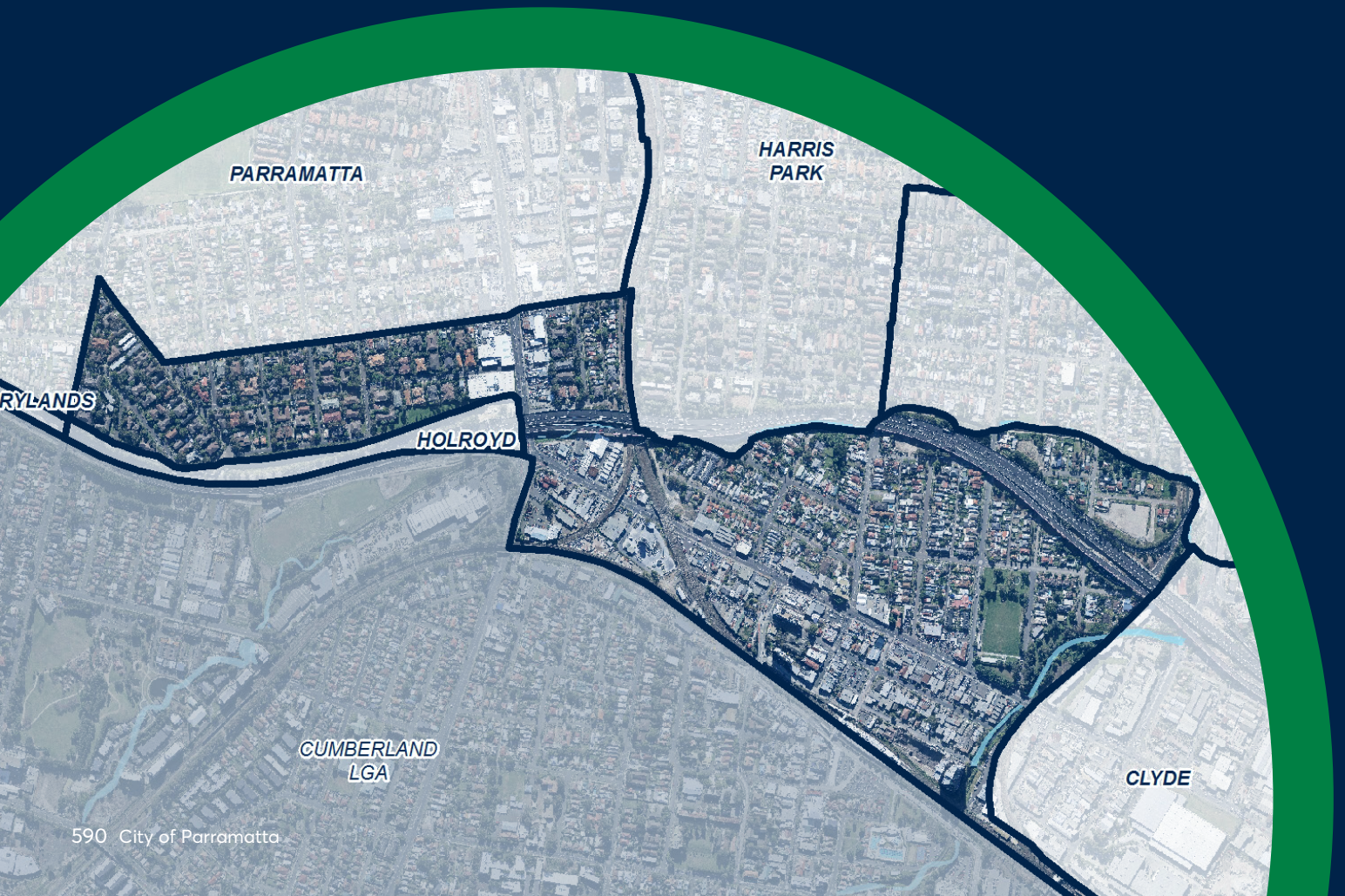
Specific opportunities for Council-owned assets and criteria for potential new community infrastructure are detailed further in sections one and two.



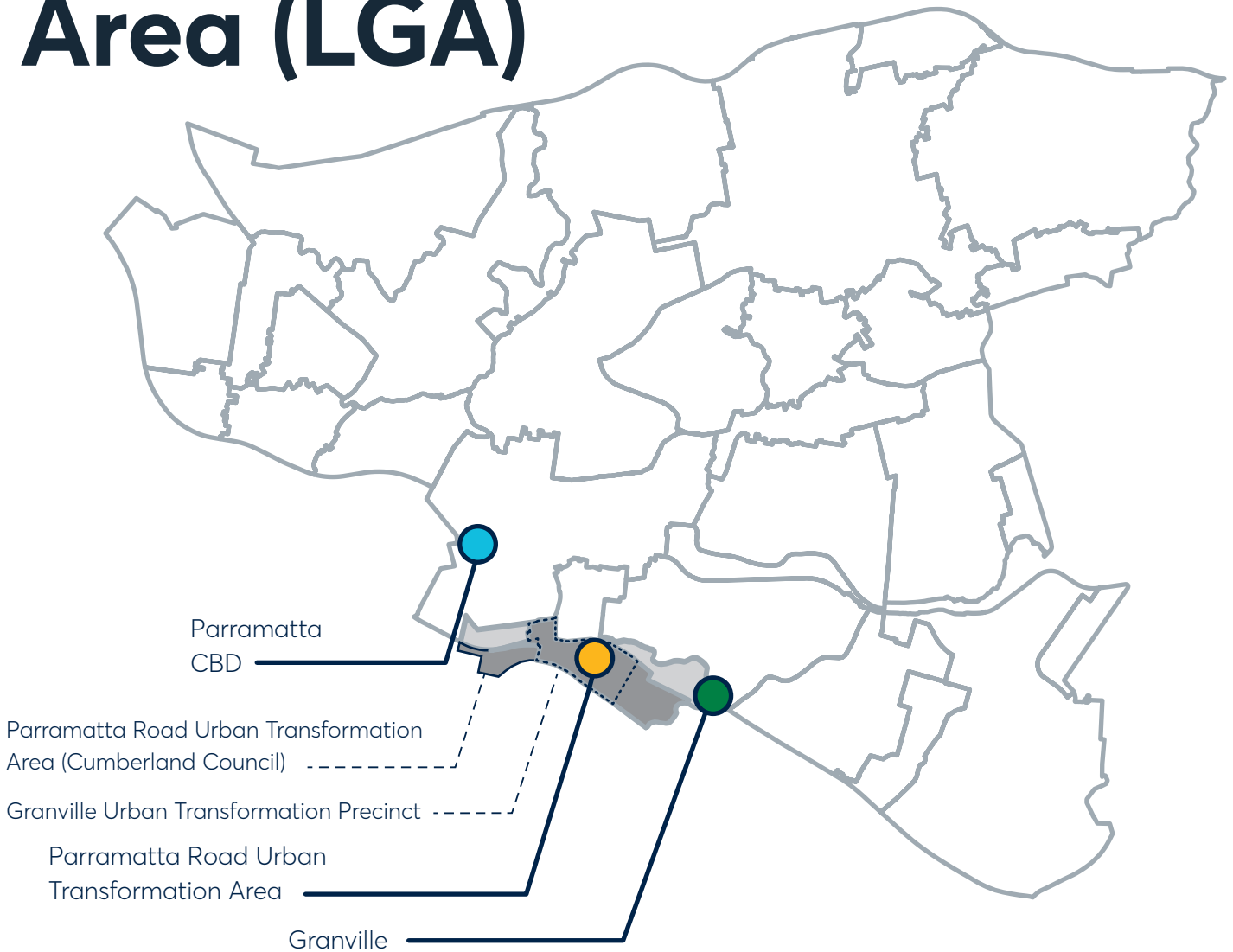
CITY OF PARRAMATTA

---

# High Growth Precinct – Granville Urban Transformation Precinct



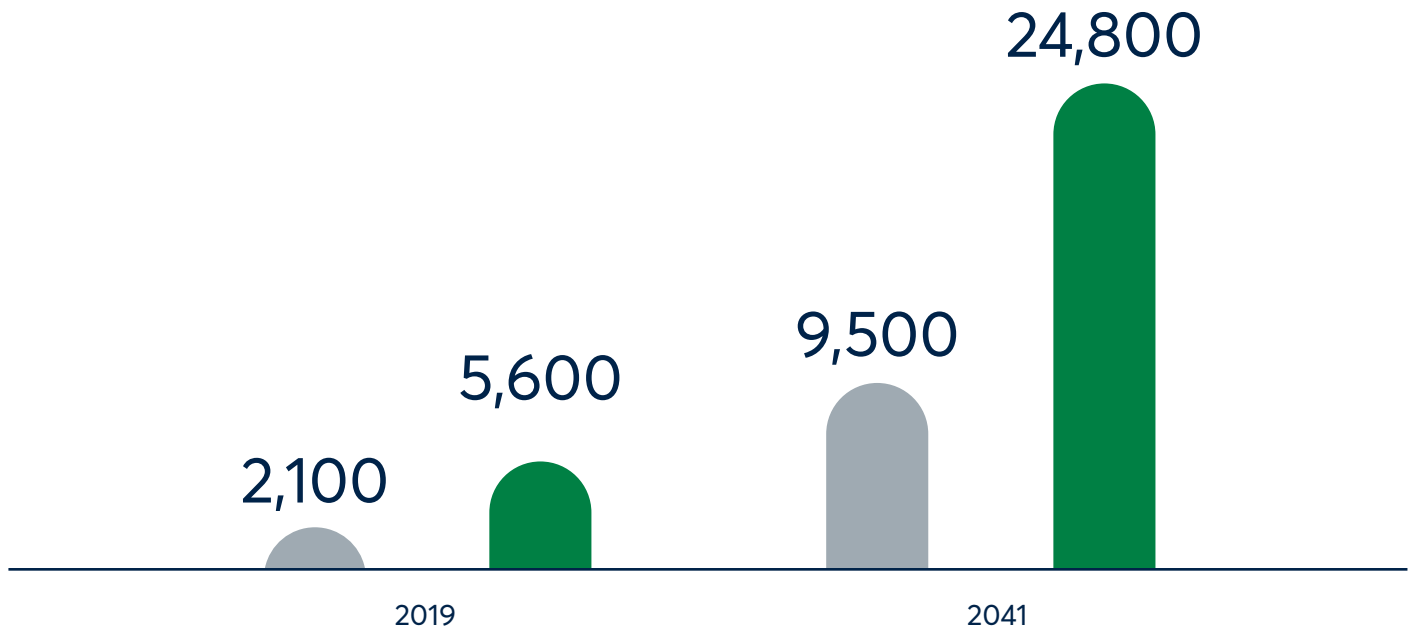
# City of Parramatta Local Government Area (LGA)



**Part of the Granville suburb has been identified as an Urban Transformation Precinct in the NSW Government's Parramatta Road Corridor Urban Transformation Strategy (the Corridor Strategy). There are currently site-specific planning proposals located in the Granville Town Centre and along Parramatta Road which propose additional dwellings and jobs.**

While the Corridor Strategy proposes new planning and development controls for the Granville Urban Transformation Precinct, it does not directly rezone land. Any future planning proposals must be consistent with the Corridor Strategy. Coordinated planning for community infrastructure will be important to deliver outcomes for the existing and future community and deliver holistic planning, avoiding an ad-hoc site-by-site approach.

# Granville population forecast



**KEY:** ● Dwellings ● People

Source: Forecast id ERP, rounded to the nearest 100

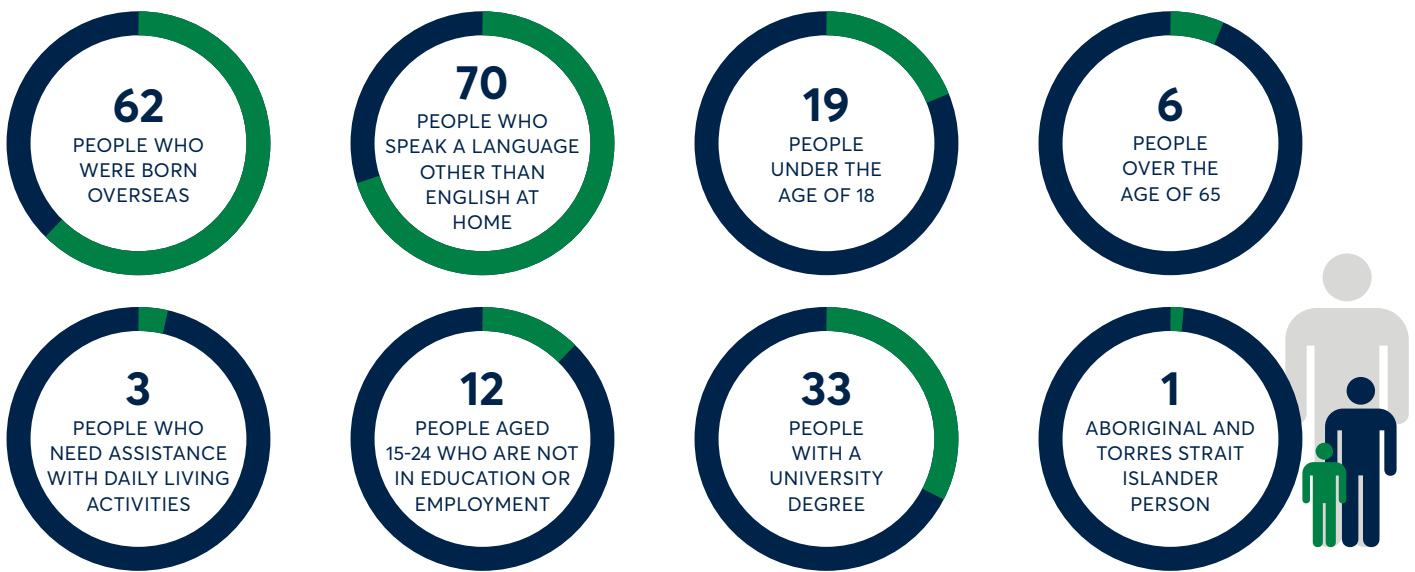
Granville suburb is divided between City of Parramatta and Cumberland councils, with Cumberland Council taking responsibility for areas south of the heavy rail line. Granville Town Centre is focused around the railway station, with a thriving retail centre to the south. The northern side of the railway line (within the CoP area) has a small shopping precinct with light industrial and residential uses, while Parramatta Road is characterised by existing car yards, show rooms, petrol stations and light industrial uses. It is expected that there will be 9,500 new dwellings in the Granville precinct by 2041.\*

\* Source: Forecast id ERP, rounded to the nearest 100



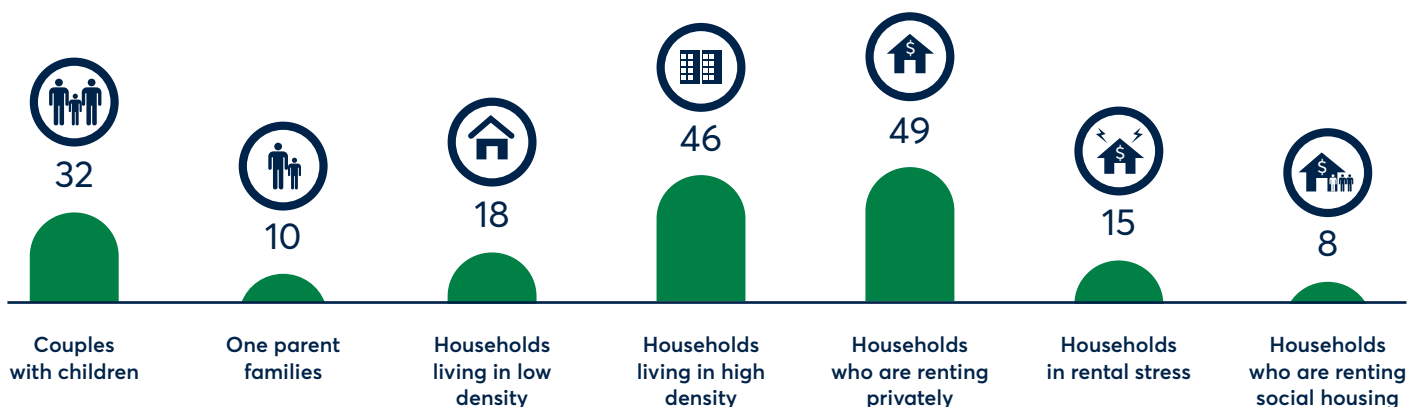
# Granville today

If Granville was a community of 100 people, there would be:



Source: Profile.id for Granville-Clyde, 2016

If Granville was a community with 100 households, there would be:



Source: Profile.id for Granville-Clyde, 2016

## The current community of Granville is characterised by:

- High cultural diversity with a large proportion of people who were born overseas and/or speak a language other than English at home (particularly Arabic, Gujarati and Hindi).
- A lower income community, with a lower median household income than City of Parramatta LGA and a higher proportion of people renting social housing.
- A higher proportion of households without a car compared to City of Parramatta LGA.
- A high proportion of people renting and living in high density dwellings compared to City of Parramatta LGA.

## We know that the future community of Granville Urban Transformation Precinct is likely to:

- Live in higher density dwellings and be exposed to noise and air pollution, particularly given proximity to Parramatta Road.
- Be increasingly culturally diverse, including significant populations of people from Arabic and South Asian backgrounds and people who have recently arrived in Australia.
- Be made up of a high proportion of working aged residents.
- Have community members who are vulnerable and may require support.

# Current community infrastructure in Granville



<b>Library network</b>	<b>Aquatics network</b>	<ul style="list-style-type: none"> <li><span style="color: yellow;">●</span> Town Centre boundary</li> <li><span style="color: green;">●</span> Parks and outdoor recreation</li> <li><span style="color: green;">—</span> Suburb boundary</li> <li><span style="color: grey;">—</span> Train line</li> </ul> <p>Note: additional community infrastructure is provided south of the railway line within the Cumberland local government area, including childcare centres and community spaces.</p>
<b>L1</b> Granville Library	<b>A1</b> Granville Swimming Centre	
<b>Community space network: multipurpose community centres, halls and hubs</b>	<b>Indoor recreation network</b>	
<b>C1</b> Granville Town Hall	<b>R1</b> Granville Youth and Community Centre	
<b>Girl Guide and Scout hall network</b>		
<b>H1</b> Granville Activity Centre		

# Gaps, challenges and opportunities in the current community infrastructure network

- Granville is split between City of Parramatta and Cumberland councils, with the majority of community infrastructure located in the Cumberland LGA, while most of the expected growth in dwellings outlined in the Parramatta Road Corridor Urban Transformation Strategy will occur in City of Parramatta LGA. The railway line, Parramatta Road and the M4 form barriers that impact on connectivity between north and south Granville, including access to community infrastructure.
- There is an undersupply of high-quality public open space and recreation facilities in Granville, while some existing open space assets are underutilised because of ageing facilities and limited design and offerings.
- Challenges for Granville Activity Centre (the only City of Parramatta Council-owned community hall in Granville) include poor perception of the safety of the facility, in part due to poor maintenance and poor visual prominence. A review of this facility and immediate surrounds is currently in progress through a master planning process.

## City of Parramatta catchment 4:\* 2041 requirements



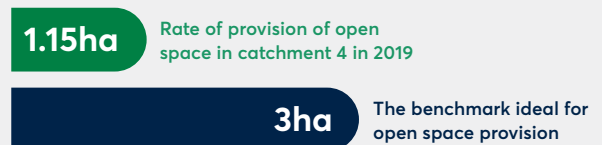
\*City of Parramatta Council plans for community infrastructure using a catchment approach. Catchment 4 clusters the following suburbs: Parramatta, Granville, Camellia, North Parramatta, Oatlands, Harris Park, Mays Hill, Rosehill and Clyde.

## Catchment 4: benchmark comparison

### Community facilities / 1,000 people

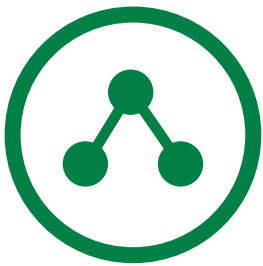


### Open space / 1,000 people





# Key considerations for community infrastructure planning in Granville Town Centre



## Connecting the community.

- The community is currently divided by the heavy railway line, Parramatta Road and the M4, which impacts on access to community infrastructure, particularly at peak traffic times.
- Much of the current community infrastructure is located within the Cumberland Council area of Granville.



## Supporting a diverse, high density community.

- Limited private space in high density dwellings means that public spaces and facilities become the spaces for social gathering and recreation - the 'backyards' and 'living rooms' of the community. Community infrastructure provided within private developments will support the needs of residents and help to meet the demand for local community infrastructure.
- Community infrastructure in Granville will need to support a variety of users and uses, including people of different life stages, people from diverse cultural backgrounds, and people from both low and high income households.



### Fostering equity.

- There will continue to be many vulnerable people living in Granville Urban Transformation Precinct, including households with lower incomes, carers, people living in social housing, recently arrived people, older people and people with disability.
- Community infrastructure should be accessible to all people and be an opportunity to access support and services.



### Planning for the precinct, not the site.

- Planning and delivery of community infrastructure must consider the needs of the whole precinct, rather than ad-hoc community infrastructure provided on individual development sites.

# Building a socially sustainable Granville Town Centre

Through collaboration, partnerships and the resources of many, we must work to deliver community infrastructure to adequately support the growing Granville community.

## Key recommendations

The following recommendations for Granville Urban Transformation Precinct (CoP section only) are indicative and based on current available information. This work will require monitoring and will be updated to reflect any changes to land use planning or new opportunities that arise in particular locations. Holistic planning with NSW Department of Planning, Industry and Environment and Cumberland Council will be critical to its success.



**Prepare a masterplan for the North Granville Precinct, which includes F.S. Garside Park and 1-3 Onslow St.**

Through the masterplan, investigate opportunities for development of new recreation and community facilities to support flexible community uses.



**Advocate and plan for the provision of open space and recreation facilities within private development** to support the needs of residents, including families with children for example, seek and explore opportunities such as the 'Central City Parkway'.



**Continue to support the use of Granville Activity Centre** and develop and implement processes to increase community use of the hall. Work with Scouts to consider opportunities that may arise in the North Granville Master Plan process.



**Advocate and plan for the provision of affordable rental housing.**



**Deliver approximately 2,000m<sup>2</sup> of multipurpose community space** in Granville by 2041.



**Through upgraded and new district, local and pocket parks,** deliver improved access to a diversity of recreation elements providing for informal passive and active recreation.



**Deliver improved connectivity and accessibility** across Parramatta Road, the M4 and the heavy rail line, including pedestrian and cycle connections.



**Deliver one district play space,** and any upgrades to existing and additional play spaces should target the 'teenager' and 'junior' age groups, and provide an increase in sensory, imaginative and natural play types.

Specific opportunities for Council-owned assets and criteria for potential new community infrastructure are detailed further in sections one and two.

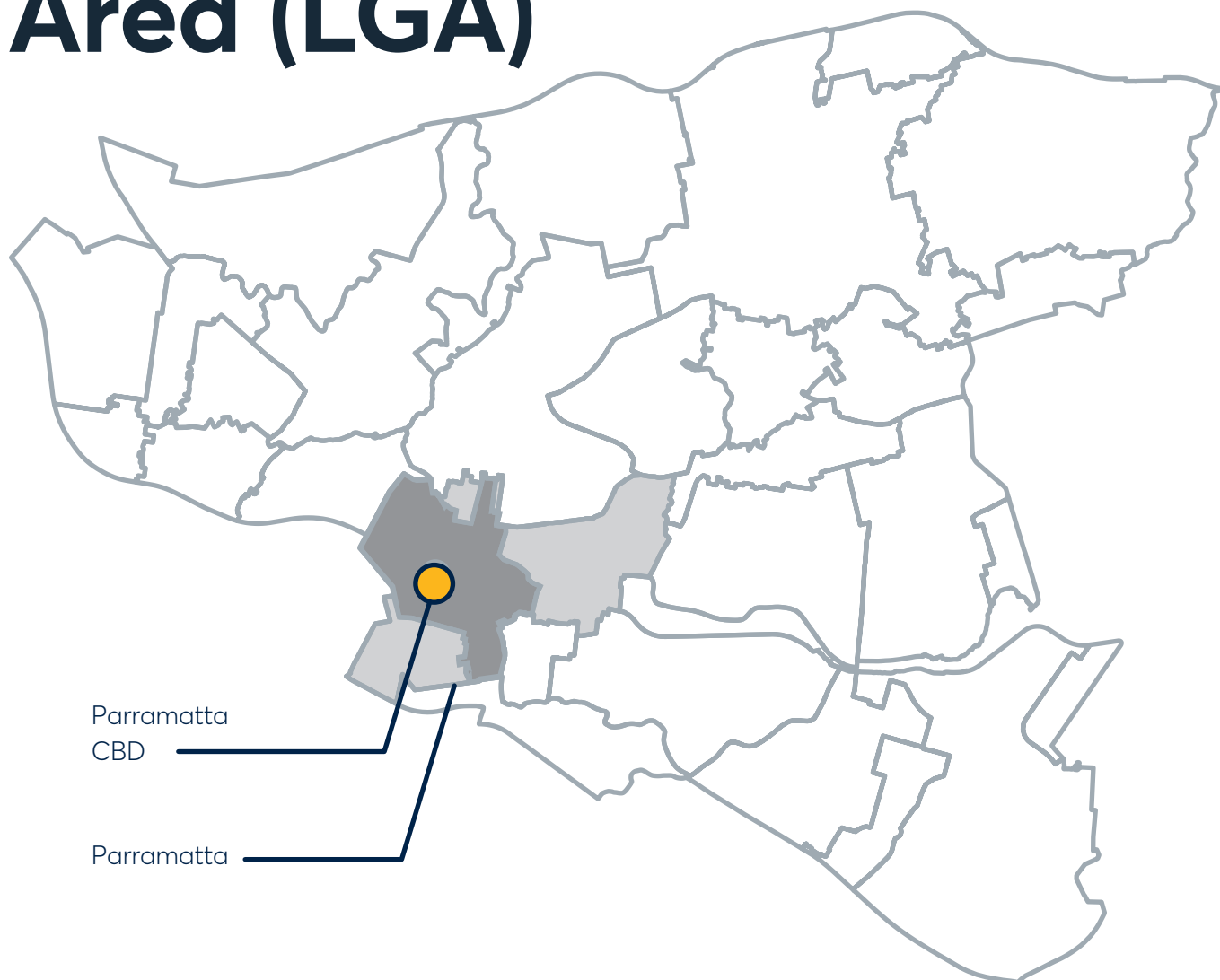
## CITY OF PARRAMATTA

---

# High Growth Precinct – Parramatta CBD



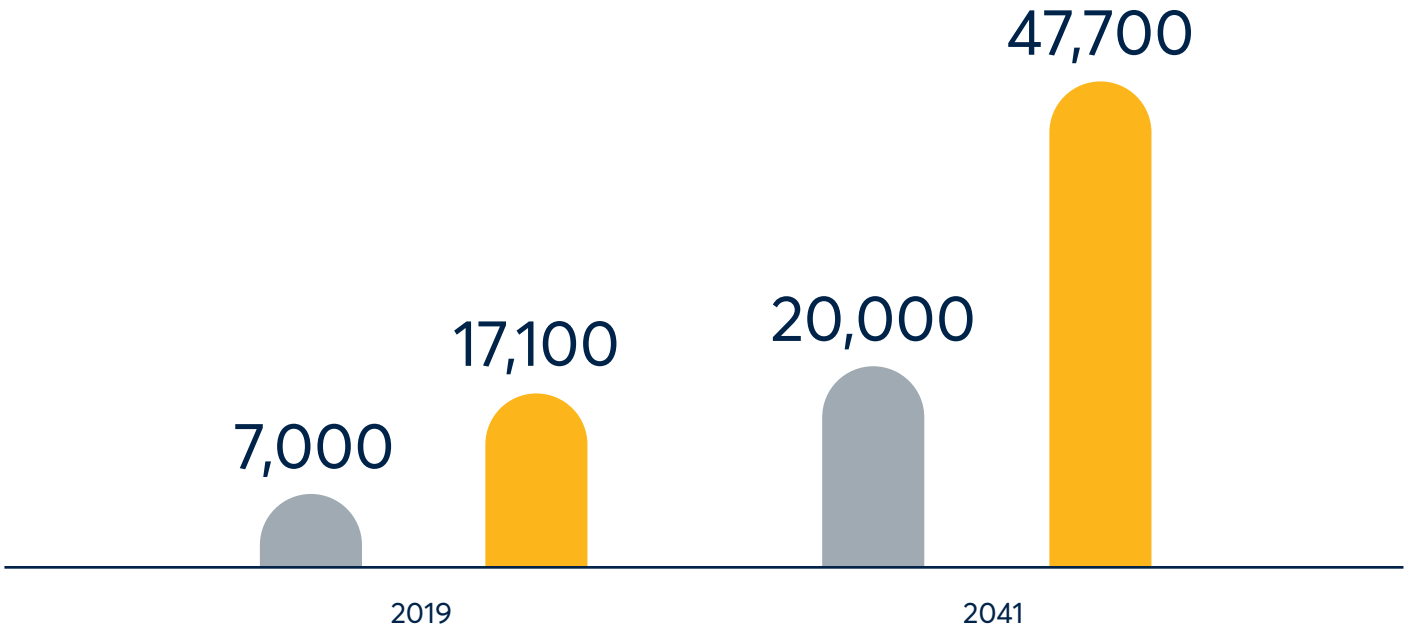
# City of Parramatta Local Government Area (LGA)



**Parramatta is Sydney's Central City. It is located centrally in the geographic heart of the Sydney Metropolitan Area and performs a key economic, social and cultural role. The Parramatta CBD is of metropolitan significance as a regional employment centre, and it will increase in importance as Western Sydney's population continues to grow.**

To manage the significant growth and changes occurring in the CBD, Council has prepared a draft Planning Proposal to amend the planning controls for the Parramatta CBD. The purpose of this draft Planning Proposal is to provide for an expanded and more intense commercial core, with higher density mixed use areas surrounding this to support the CBD as a vibrant city centre.

# Parramatta CBD population forecast



**KEY:** ● Dwellings ● People

*\*Source: Forecast id ERP, rounded to the nearest 100*

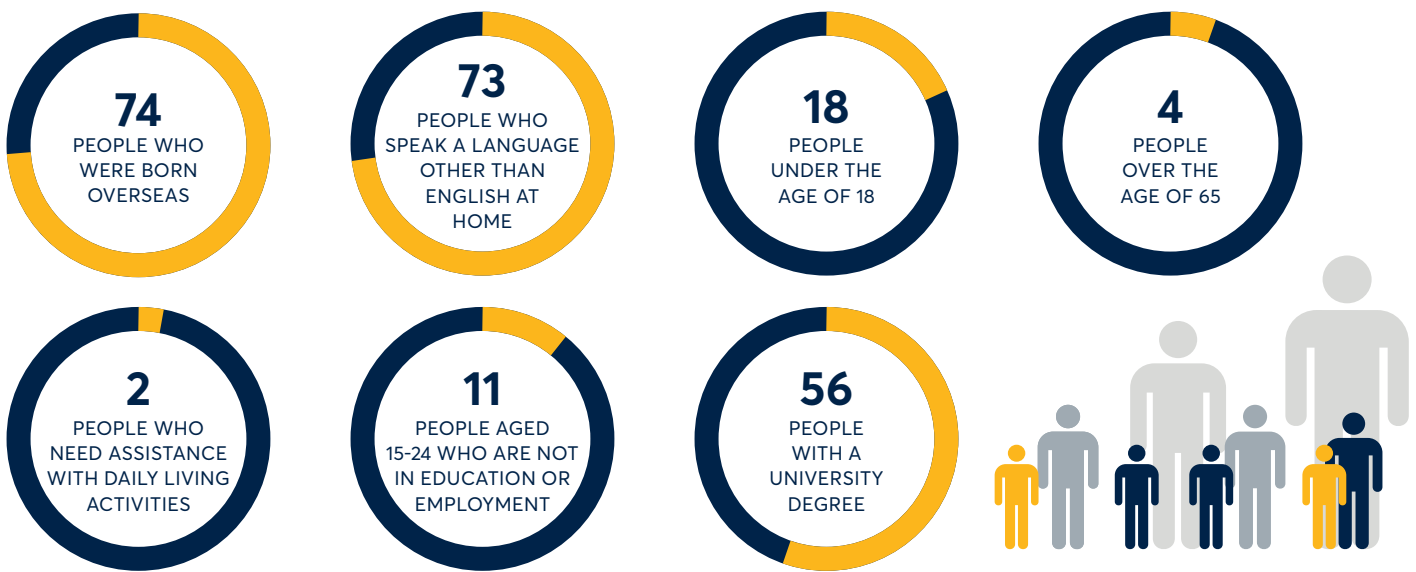
Parramatta CBD is located at the geographical centre of Sydney and is a focus for employment, housing, recreation and cultural opportunities. Parramatta CBD is Sydney's Central City and is undergoing major revitalisation. The draft Parramatta CBD Planning Proposal has a target of 14,700 new dwellings by 2041.





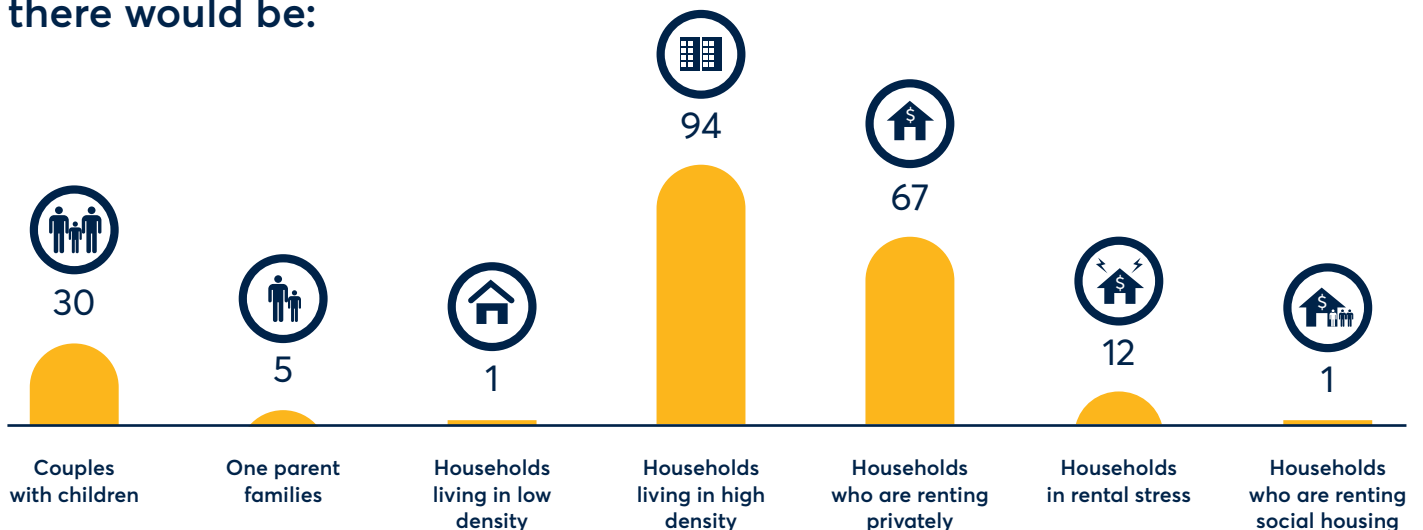
# Parramatta CBD today

If the Parramatta CBD was a community of 100 people, there would be:



Source: Profile.id for the Parramatta suburb - Parramatta CBD overlay, 2016

If the Parramatta CBD was a community with 100 households, there would be:



Source: Profile.id for the Parramatta suburb - Parramatta CBD overlay, 2016

## The current community of Parramatta CBD is characterised by:

- Residents, workers, students and visitors attending the CBD daily, including large numbers of young people, as well as many people accessing support and services.
- High density living, with nearly all households living in apartments as well as a very high proportion of people renting privately and living in group households.
- High cultural diversity, in particular people speaking Indian and Chinese languages at home.
- A younger population, including a very large and increasing population of people aged 25 to 34 years.
- Relatively high incomes and relatively low levels of disadvantage.
- A proportion of the Parramatta CBD community are homeless and choose to live in the CBD due to the services and support it has to offer.
- A high proportion of households without a car and people who travel to work on public transport.
- A highly educated population, with a high proportion of people with university qualifications.

## We know that the future community of the Parramatta CBD is likely to:

- See an increasing number of people accessing the CBD, including residents, students, young people, workers and visitors.
- Live in high density dwellings.
- Be increasingly culturally diverse.
- Be made up of a high proportion of working aged residents.
- Include people who are vulnerable and may require support.

# Current community infrastructure in Parramatta CBD



Library network	
<b>L1</b>	Parramatta Library
<b>L2</b>	Future library (PS5)
Community space network: multipurpose community centres, halls and hubs	
<b>C1</b>	Parramatta Town Hall
<b>C2</b>	Future community space (PS5)
<b>C3</b>	Parramatta Community Meeting Rooms
<b>C4</b>	Harry Todd Band Hall
<b>C5</b>	Harris Park Community Centre

Subsidised space network	
<b>O1</b>	Hunter Street Carpark, Parramatta
<b>O2</b>	59B Franklin Street, Mays Hill
Aquatics network	
<b>A1</b>	Macarthur Girls High School
<b>A2</b>	Water play in James Ruse Reserve
<b>A3</b>	Water play in Ollie Webb Reserve
Early childhood education and care network	
<b>E1</b>	Jubilee Park Early Learning Centre

- Town Centre boundary
- Parks and outdoor recreation
- Suburb boundary
- Train line
- Play space
- Multipurpose or basketball courts

# Gaps, challenges and opportunities in the current community infrastructure network

- Challenges for community halls in Parramatta CBD include small facility size, a lack of flexible, multipurpose space, low visual prominence and lack of signage/wayfinding, and low utilisation.
- Challenges for the current Parramatta Library include availability of space for programming, a lack of flexible, multipurpose space, and poor visual prominence.
- There is a need for flexible multipurpose community spaces and youth-specific spaces in the Parramatta CBD.
- There are significant open spaces in and around the CBD, particularly at Parramatta Park, Robin Thomas Reserve and the Parramatta River Foreshore. However, Robin Thomas Reserve is already operating far above capacity, the Foreshore is underutilised and Parramatta Park is not Council owned or managed.

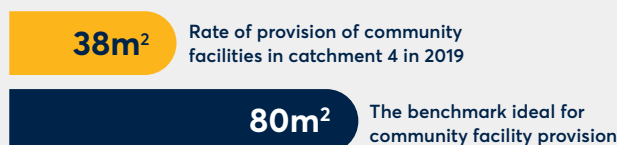
## City of Parramatta catchment 4:\* 2041 requirements



\*City of Parramatta Council plans for community infrastructure using a catchment approach. Catchment 4 clusters the following suburbs: Parramatta, Granville, Camellia, North Parramatta, Oatlands, Harris Park, Mays Hill, Rosehill and Clyde

## Catchment 4: benchmark comparison

### Community facilities / 1,000 people



### Open space / 1,000 people



# Key considerations for community infrastructure planning in Parramatta CBD



## Meeting demand from a growing community.

- Community infrastructure will need to have the capacity to meet demand from a growing resident population, as well as more workers, students and visitors.
- Workers, students, visitors and residents will have different expectations and needs from community infrastructure in the Parramatta CBD.



## Supporting a diverse community.

- Community infrastructure in the Parramatta CBD will need to support a variety of users and uses, including people from different life stages, people from diverse cultural backgrounds, and people from both low and higher income households.



## Providing local and metropolitan level community infrastructure.

- With many new residents living in the Parramatta CBD, there will be a need for local community infrastructure that can build community cohesion and connections and meet day to day needs
- As the CBD of the Central City, the Parramatta CBD will support flagship community infrastructure and major destinations, which will attract visitors from across Sydney.



### Meeting the needs of residents living in high density.

- Limited private space in high density dwellings means that public spaces and facilities become the spaces for social gathering and recreation - the 'backyards' and 'living rooms' of the community. Community infrastructure provided within private developments will support the needs of residents and help to meet the demand for local community infrastructure.



### Fostering equity.

- Community infrastructure planning can help to create a Parramatta CBD that is welcoming for everyone, including young people and vulnerable people.
- Community infrastructure planning should identify opportunities to share the benefits of urban renewal for all and capture the value that the delivery of new infrastructure can bring.
- Community infrastructure throughout the CBD should be accessible and welcoming to all and be an opportunity to access support and services.

# Building a socially sustainable Parramatta CBD

Through collaboration, partnerships and the resources of many, we must work to deliver community infrastructure to adequately support the growing Parramatta CBD community.

## Key recommendations

The following recommendations for the Parramatta CBD are indicative and based on current available information. This work will require monitoring and will change with any changes to land use planning or new opportunities that arise in particular locations.



**Deliver new and updated community infrastructure** in the heart of the Parramatta CBD as part of 5 and 7 Parramatta Square, including

- A new regional library of approximately 2,500m<sup>2</sup>.
- New community space of 1,700m<sup>2</sup>.
- Updated Parramatta Town Hall, providing 1,170m<sup>2</sup> of community space.



**Deliver a new community hub to service the north of the Parramatta CBD**, close by to a light rail stop, including:

- Approximately 1,000m<sup>2</sup> of subsidised space and meeting space that can be used by not-for-profit organisations to deliver services.
- Approximately 1,500m<sup>2</sup> of multipurpose community space that can be used for a range of programs and activities.
- Space for an indoor recreation facility containing four indoor courts.



**Deliver an additional 2,000m<sup>2</sup> of subsidised space adjacent to Parramatta Square.**



**Improve quality and promote the availability of existing community space in the Parramatta CBD.**



**Deliver a new community hub to service the south of the Parramatta CBD**, including:

- Approximately 1,000m<sup>2</sup> of subsidised space that can be used by not-for-profit organisations to deliver services.
- Approximately 1,000m<sup>2</sup> of multipurpose community space that can be used for a range of programs and activities.
- Approximately 1,000m<sup>2</sup> of meeting room space that can be booked by the community.



**Deliver a new indoor recreation facility** of 4 multiuse court capacity to cater for local resident and worker needs.



**Advocate to and work with the NSW Department of Education** on the planning of proposed new school sites in the CBD to enable:

- Provision of Out of School Hours Care on proposed new school sites.
- General public access to any outdoor or indoor recreation facilities and open space that form part of new school development.
- General public access to meeting and activity rooms that form part of new school development.



**Work with NSW Department of Education to develop shared use arrangements of existing indoor spaces** and recreational facilities within current school sites, including:

- Working with Macarthur Girls High School to expand aquatic offerings to the community.



**Advocate for delivery of long day care centres** to provide at least 1,823 new places by 2041 (with additional places for workers) that are a mix of private and not-for-profit owned and operated.



**Review the adopted master plan for Robin Thomas Reserve** in the context of CBD planning.



**Advocate and plan for the provision of open space and recreation facilities** within private development to support the needs of residents, including families with children.



**Advocate and plan for the provision of affordable rental housing.**



**Any upgrades to existing and additional play spaces** should target the 'teenager' and 'junior' age groups, and provide an increase in sensory, imaginative and natural play types.



Continue to work with partners to support the delivery of a **contemporary Aquatic Leisure Centre** offering at Mays Hill.



Work with 'Parramatta River Catchment Group' and other partners to deliver an additional **natural water swimming or play experience** along Parramatta River within Parramatta CBD in line with Council's River City Strategy.



**Maintain the quality of the water play park** at James Ruse Reserve.

Specific opportunities for Council-owned assets and criteria for potential new community infrastructure are detailed further in sections one and two.



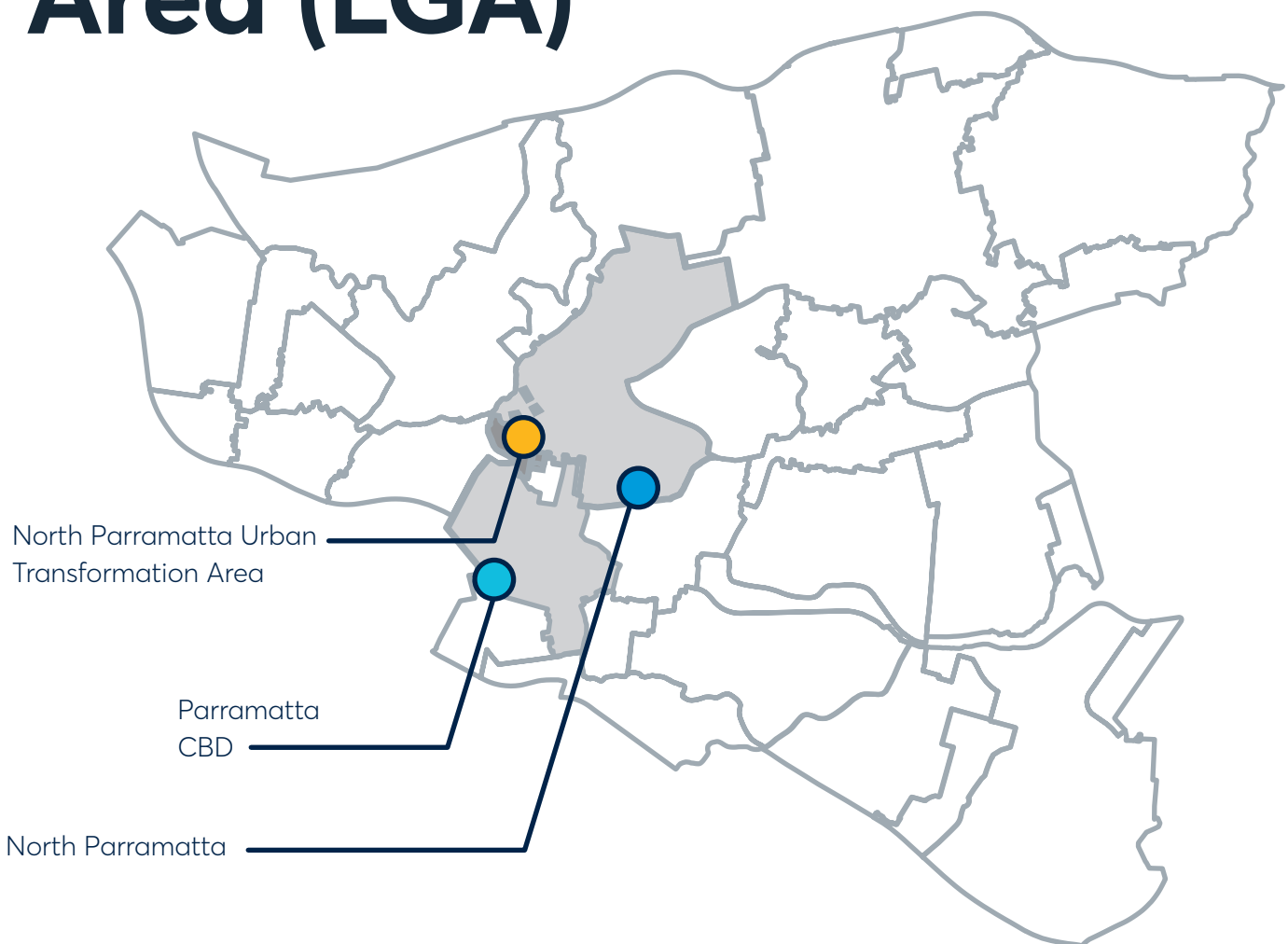
**CITY OF PARRAMATTA**

---

# High Growth Precinct – Parramatta North Urban Transformation Precinct



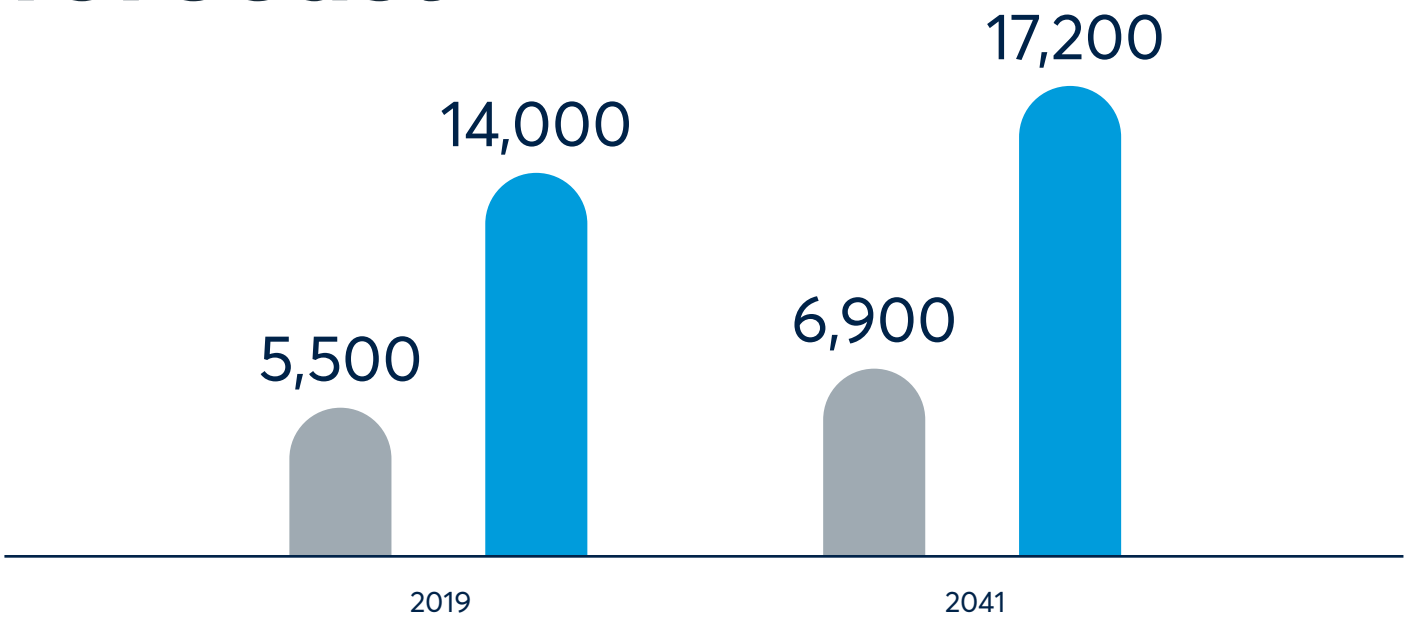
# City of Parramatta Local Government Area (LGA)



**Since 2013, UrbanGrowth NSW Development Corporation (UrbanGrowth) has been leading the Parramatta North Urban Transformation Precinct (known as Parramatta North Precinct) which comprises approximately 26 hectares of NSW Government land, rezoned in late 2015 to allow for additional homes and a new village centre.**

Parramatta North Urban Transformation Precinct is in the north-eastern corner of to the Westmead Innovation District. It also falls within the suburb of North Parramatta. In 2017, City of Parramatta, together with NSW Health and University of Sydney, commenced work on the Westmead Innovation District Master Plan (Master Plan). In light of the strategic direction for Westmead, UrbanGrowth conducted market sounding between June and August 2018 to explore alternative uses for Parramatta North that might better align with the vision for Westmead. This identified a new University of Sydney campus as the most appropriate option for the area.

# North Parramatta (suburb) population forecast



**KEY:** ● Dwellings ● People

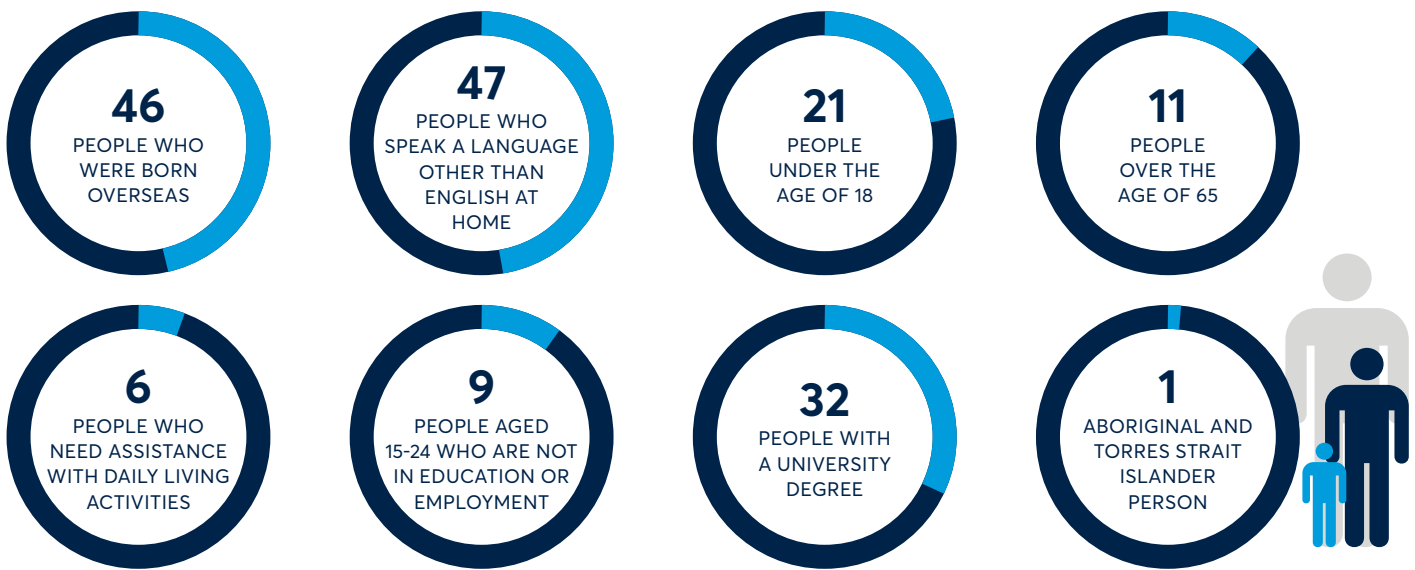
*\*Source: Forecast id ERP, rounded to the nearest 100*

The Parramatta North Precinct is located immediately northwest of the Parramatta CBD along the eastern foreshore of Parramatta River opposite Westmead Hospital. It sits within the suburb of North Parramatta. The majority of the Parramatta North Precinct is listed on the State Heritage Register. The Parramatta North Precinct is expected to deliver a new university campus as well as some residential development, including student housing. The quantum and location of residential development and student accommodation is yet to be confirmed.



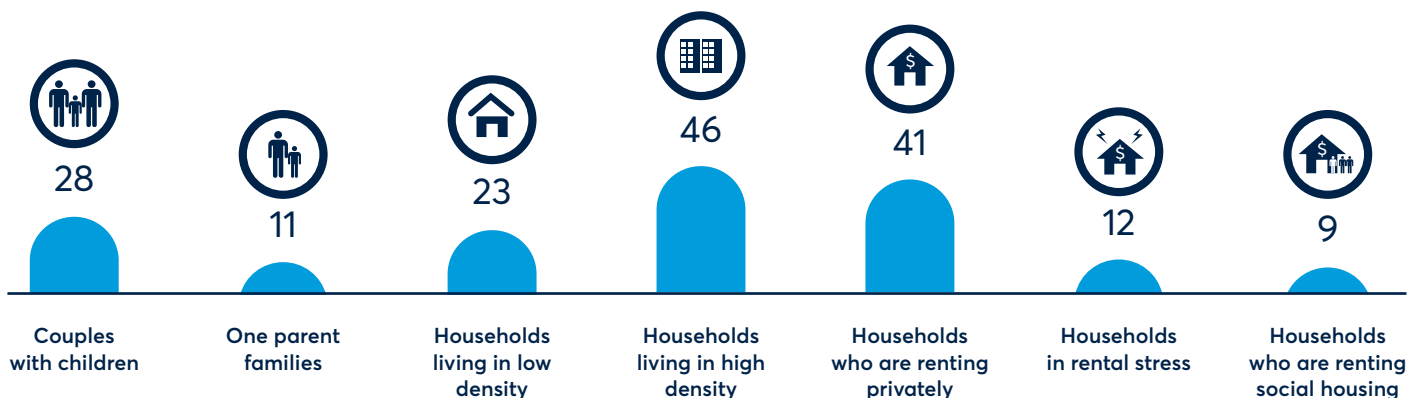
# North Parramatta (suburb) today

If North Parramatta was a community of 100 people, there would be:



Source: Profile.id for North Parramatta, 2016

If North Parramatta was a community with 100 households, there would be:



Source: Profile.id for North Parramatta, 2016

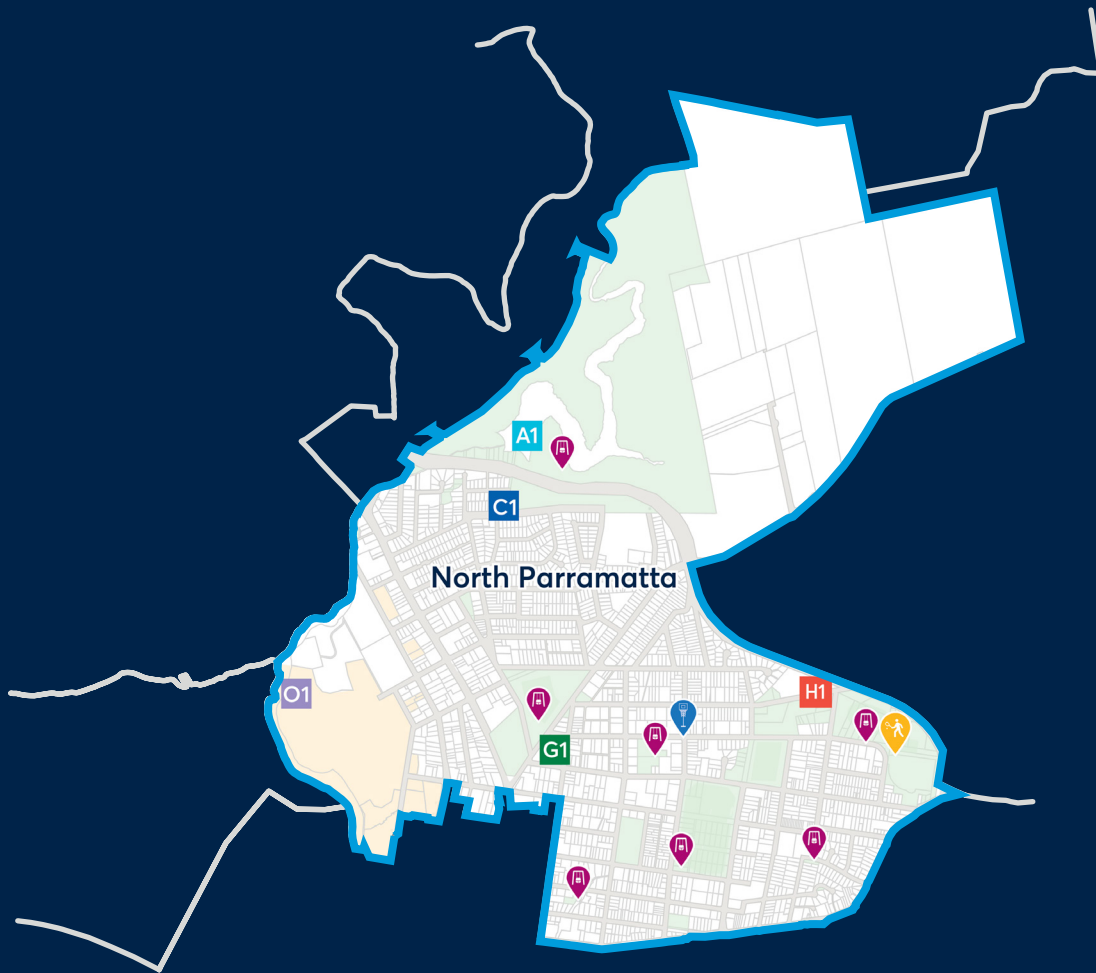
## Currently, the community of North Parramatta (suburb) is characterised by:

- A very high proportion of lone person households compared to City of Parramatta LGA.
- Relatively low cultural diversity compared to City of Parramatta LGA, however still a high proportion of people who were born overseas and/or speak a language other than English at home.
- People and families needing support, including a high proportion of one parent families, households living in social housing, households in rental stress and people with disability.

## We know that the future community of Parramatta North Precinct is likely to include:

- A significant number of students living in student accommodation, and also renting in North Parramatta suburb and surrounds.
- An increasing proportion of households living in high density.
- Young adults who are engaged in education, young professionals and young families.
- Increasing cultural diversity, including significant populations of people from Subcontinental and Asian backgrounds and people who have recently arrived in Australia.
- A significant proportion of international students who are residing in Australia on temporary visas.

# Current community infrastructure in North Parramatta

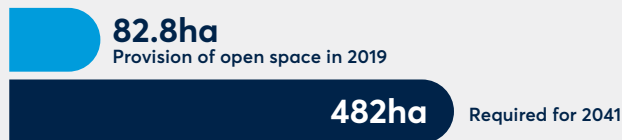


<p><b>Subsidised space network</b></p>	<p><b>Community space network: multipurpose community centres, halls and hubs</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">●</span> Parramatta North Urban Transformation Precinct</li> <li><span style="color: green;">●</span> Parks and outdoor recreation</li> <li><span style="color: blue;">—</span> Suburb boundary</li> <li><span style="color: grey;">—</span> Train line</li> <li><span style="color: purple;">🏠</span> Play space</li> <li><span style="color: orange;">🎾</span> Tennis courts</li> <li><span style="color: blue;">🏀</span> Multipurpose or basketball courts</li> </ul>
<p><b>O1</b> Board Street, Parramatta</p>	<p><b>C1</b> Lake Parramatta Meeting Rooms</p>	
<p><b>Aquatics network</b></p>	<p><b>Girl Guide and Scout hall network</b></p>	
<p><b>A1</b> Lake Parramatta Swimming Area</p>	<p><b>H1</b> 1st Parramatta Scouts*</p>	
<p><b>Community garden network</b></p>	<p><i>*Non-Council Girl Guide and Scout halls</i></p>	
<p><b>G1</b> Sorrell Lane Community Garden</p>		

# Gaps, challenges and opportunities in the current community infrastructure network

- There are opportunities to increase connections to open space and recreation assets, including Parramatta Park, Parramatta River and Lake Parramatta swimming area.
- Adaptive re-use of heritage buildings is an opportunity to provide new community infrastructure with a sense of place, connection and respect to their history in Parramatta, as well as attracting visitors.
- There is limited availability of community infrastructure in North Parramatta, with the meeting rooms at Lake Parramatta underutilised and facing challenges including small size, poor building condition, and lack of universal accessibility. In addition, there are limited public transport and active transport connections to this facility.

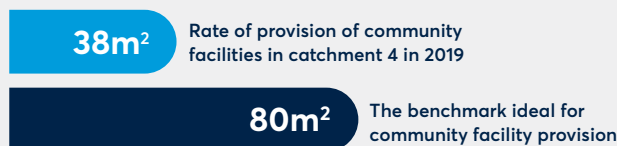
## City of Parramatta catchment 4:\* 2041 requirements



\*City of Parramatta Council plans for community infrastructure using a catchment approach. Catchment 4 clusters the following suburbs: Parramatta, Granville, Camellia, North Parramatta, Oatlands, Harris Park, Mays Hill, Rosehill and Clyde

## Catchment 4: benchmark comparison

### Community facilities / 1,000 people



### Open space / 1,000 people





# Key considerations for community infrastructure planning in Parramatta North Precinct



## Supporting students and other community members.

- A university campus will draw more students to live in Parramatta North, and even more to visit the area every day. The community infrastructure needs of a significant and highly diverse student population will require careful consideration.
- There are opportunities to share facilities and, where appropriate, make the new university campus accessible to all community members, not only those engaged in education (e.g. shared indoor recreation facilities, open space).
- Community infrastructure should provide opportunities to support community cohesion and connections between the existing, established community of North Parramatta, the student population, and between people of different income levels and cultural backgrounds.



## Protecting and connecting to heritage.

- The unique Indigenous and non-Indigenous heritage of the area should be protected and enhanced, maximising public access, for example, by creating new community infrastructure through adaptive reuse of heritage buildings.
- Access to the riverfront, Parramatta Park and Lake Parramatta should be maximised for public recreation.



### Fostering equity.

- There will continue to be vulnerable people living in the area. Community infrastructure throughout should be accessible and welcoming to all and be an opportunity to access support and services.
- Community infrastructure in the corridor will need to support a variety of users and uses, including people of different life stages, and balance the needs of students, residents and workers, people from diverse cultural backgrounds, and people from both low and higher income households.



### Meeting the needs of residents living in high density.

- Limited private space in high density means that public spaces and facilities become the spaces for social gathering and recreation - the 'backyards' and 'living rooms' of the community. Community infrastructure provided within private and government-owned developments will support the needs of residents and help to meet the demand for local community infrastructure.
- Local community infrastructure should be provided close to homes to support residents, and should be planned to support visitors to the unique heritage core and its attractions, and people who are attending the future university to work or study.

# Building a socially sustainable Parramatta North Urban Transformation Precinct

Through collaboration, partnerships and the resources of many, we must work to deliver community infrastructure to adequately support the growing Parramatta North Urban Transformation Precinct community.

## Key recommendations

The following recommendations for the Parramatta North Urban Transformation Precinct are indicative and based on current available information. This work will require monitoring and will be updated to reflect any changes to land use planning or new opportunities that arise in particular locations. Holistic planning with NSW Department of Planning, Industry and Environment and UrbanGrowth NSW will be critical to its success.



**Work with the University of Sydney and UrbanGrowth to ensure appropriate community infrastructure is provided and where appropriate,** made accessible to the broader community, including public open space and community meeting space, within the university campus master plan that is currently under development.



**Upgrade and embellish the Lake Parramatta Meeting Rooms** to support flexible use and colocation of supporting facilities.



**Deliver one new district play space.** Any upgrades to existing and additional play spaces should target the 'teenager' and 'junior' age groups, and provide an increase in sensory, imaginative and natural play types.



**Work with partners to enable general public access** to the recreation hall building on the Parramatta North Urban Transformation area.

Specific opportunities for Council-owned assets and criteria for potential new community infrastructure are detailed further in sections one and two.



**Advocate for delivery of long day care centres** to provide for at least 275 new places by 2041 (with additional places for workers) within and nearby North Parramatta, that are a mix of private and not-for-profit owned and operated.

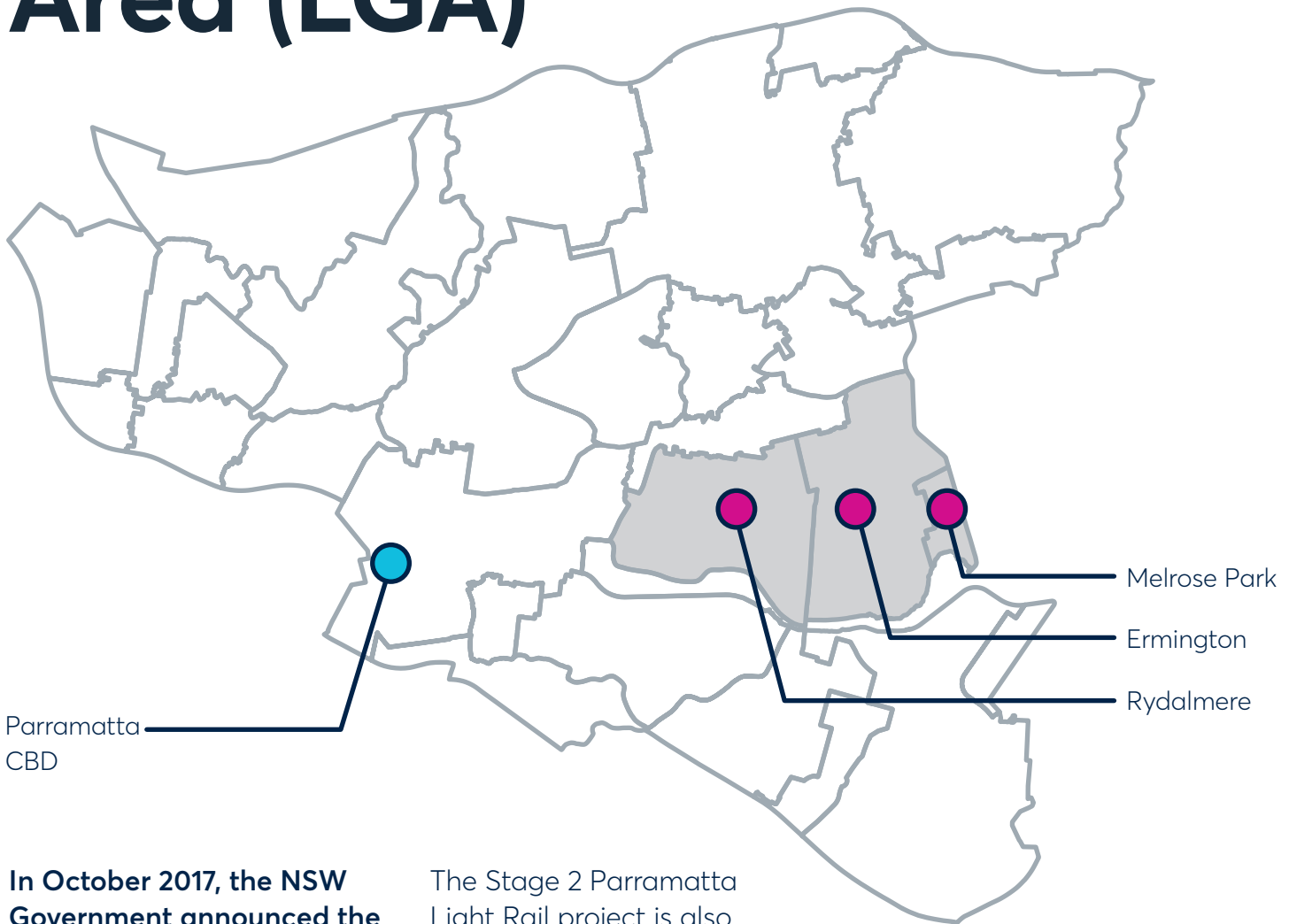
## CITY OF PARRAMATTA

---

# High Growth Precinct – Rydalmere, Ermington and Melrose Park Corridor



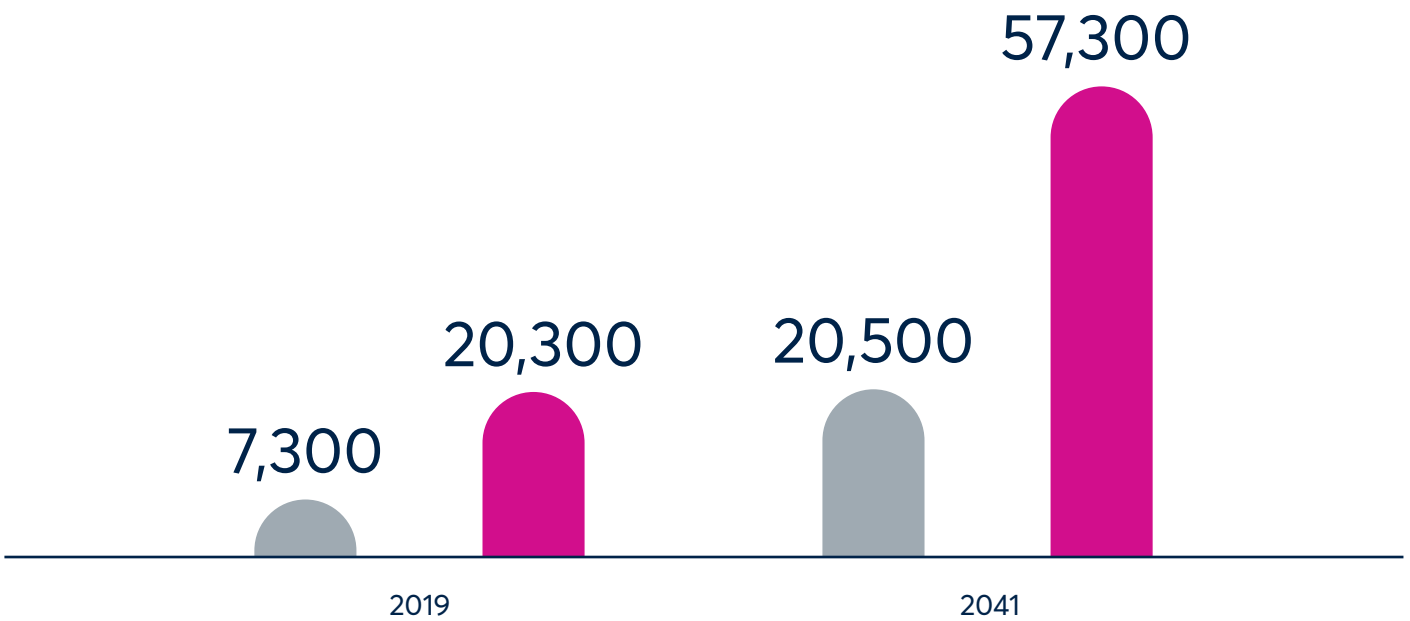
# City of Parramatta Local Government Area (LGA)



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

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

# Rydalmere, Ermington and Melrose Park population forecast



**KEY:** ● Dwellings ● People

*\*Source: Forecast id ERP, rounded to the nearest 100.*

*Note - Melrose Park is split across Council boundaries. This only includes the City of Parramatta section.*

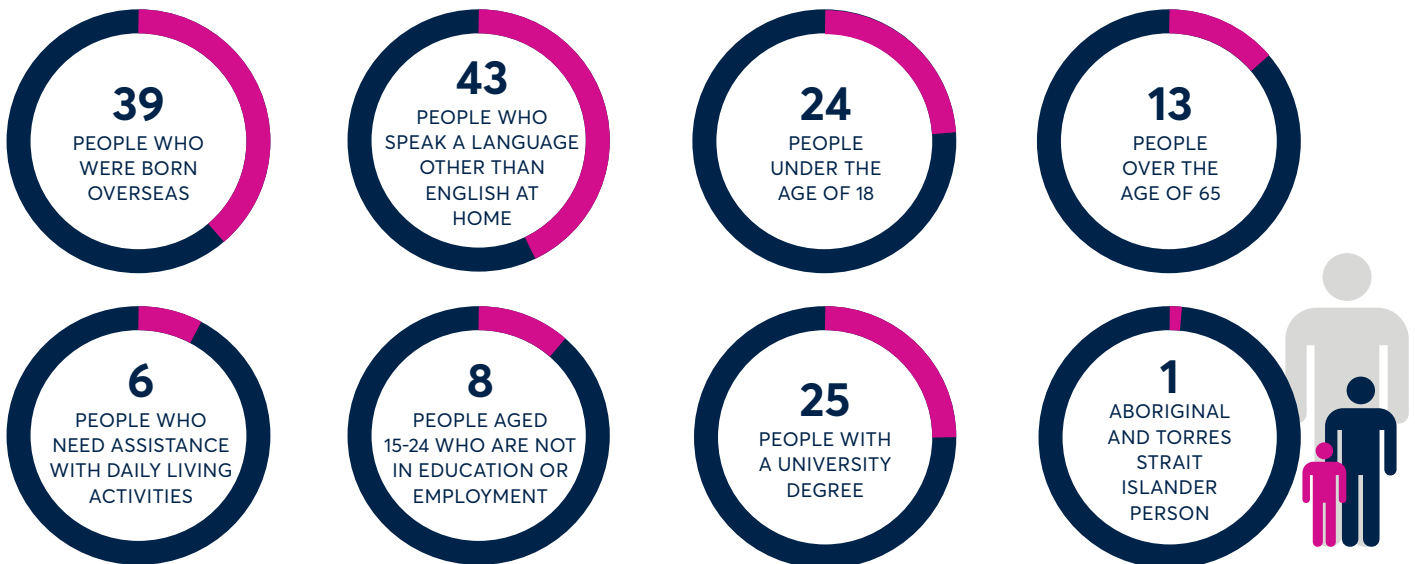
The Rydalmere, Ermington and Melrose Park Corridor includes significant industrial and employment areas, as well as established residential suburbs. Future growth is concentrated in Melrose Park, with growth also expected along the Stage 2 Parramatta Light Rail line.





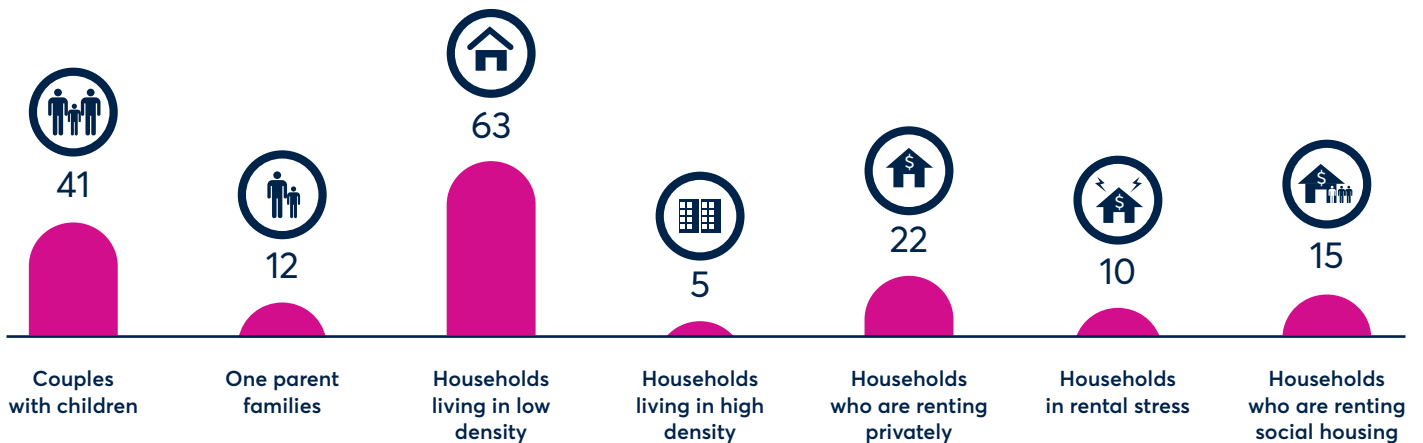
# Rydalmere, Ermington and Melrose Park Corridor today

If the Rydalmere, Ermington and Melrose Park Corridor was a community of 100 people, there would be:



\*Source: Profile.id for Rydalmere and Ermington-Melrose Park, 2016

If the Rydalmere, Ermington and Melrose Park Corridor was a community with 100 households, there would be:



\*Source: Profile.id for Rydalmere and Ermington-Melrose Park, 2016

## Currently, the community of the Rydalmere, Ermington and Melrose Park Corridor is characterised by:

- Overall, an older population than City of Parramatta LGA, but also a high proportion of children and young people aged 0 to 17 years.
- While still representing a high proportion of the population, a lower proportion of people from culturally and linguistically diverse backgrounds compared to City of Parramatta LGA. The main languages spoken in the corridor are Chinese languages, Korean and Arabic.
- A family-oriented population, with a higher proportion of households with children compared to City of Parramatta LGA.
- A significant population of people who are vulnerable, with a high proportion of people living in social housing and a high proportion of people with disability.
- Relatively more disadvantaged than City of Parramatta LGA, including a high proportion of young people who are not employed or in education and lower income households.

## We can expect that the future community of the Rydalmere, Ermington and Melrose Park Corridor is likely to:

- Continue to have a population of people who are vulnerable and require support, including people living in social housing, particularly in Rydalmere and Ermington.
- Have an increasing proportion of people living in high density dwellings, particularly in Melrose Park.
- Be home to an increasing number of young couples, students and young people, and working aged people in Melrose Park, as well as a large proportion of older residents across the corridor.
- Be increasingly culturally diverse, particularly in Melrose Park.
- Have a large population of workers, particularly in the industrial and employment areas in Rydalmere.

# Current community infrastructure in the Rydalmere, Ermington and Melrose Park Corridor



<p><b>Library network</b></p> <p><b>L1</b> Ermington Library</p>	<p><b>Subsidised space network</b></p> <p><b>O1</b> 400A Victoria Road, Rydalmere</p> <p><b>O2</b> 8 River Road, Ermington</p> <p><b>O3</b> 65 Spurway Street, Ermington</p>	<ul style="list-style-type: none"> <li><span style="color: green;">●</span> Parks and outdoor recreation</li> <li><span style="color: pink;">—</span> Suburb boundary</li> <li><span style="color: grey;">—</span> Train line</li> <li> Play space</li> <li> Tennis courts</li> <li> Multipurpose or basketball courts</li> <li> Netball courts</li> </ul>
<p><b>Community space network: multipurpose community centres, halls and hubs</b></p> <p><b>C1</b> Ermington Community Centre</p> <p><b>C2</b> George Kendall Meeting Room</p>	<p><b>Early childhood education and care network</b></p> <p><b>E1</b> Dundas Early Learning Centre</p> <p><b>E2</b> Ermington Possum Patch Early Learning Centre</p>	
<p><b>Girl Guide and Scout hall network</b></p> <p><b>H1</b> Rydalmere Scout Hall</p> <p><b>H2</b> 1st Ermington Scout Hall</p>	<p><b>Community garden network</b></p> <p><b>G1</b> Riverside Church Community Garden</p> <p><b>G2</b> Bruce Miller Reserve</p>	

# Gaps, challenges and opportunities in the current community infrastructure network

- Current community infrastructure is somewhat dispersed across the area, with many small and ageing facilities, and poor integration with public transport, other services, and poor visual prominence.
- While some facilities are at capacity, others are underutilised.
- Major arterial roads and traffic congestion are connectivity barriers, reducing access to local, district and regional social infrastructure in the corridor and surrounding areas.
- The corridor is located close to Parramatta River, with opportunities to maximise use of and connections to natural assets.
- With large parcels of land under single ownership or with a smaller number of owners, urban renewal in this precinct presents an opportunity to plan for community infrastructure that requires a large area, such as sportsgrounds.
- There is increasing interest in land including commercial land, for large urban development. Base case and high range population forecasts in the precinct vary widely. Community infrastructure planning must be informed by the latest place-based data and evidence.

## City of Parramatta catchment 5:\* 2041 requirements



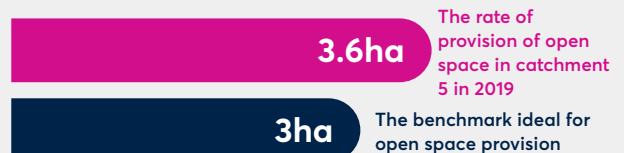
\*City of Parramatta Council plans for community infrastructure using a catchment approach. Catchment 5 clusters the following suburbs: Melrose Park, Rydalmere and Ermington

## Catchment 5: benchmark comparison

### Community facilities / 1,000 people



### Open space / 1,000 people



# Key considerations for community infrastructure planning in Rydalmere, Ermington and Melrose Park Corridor



## Meeting diverse needs.

- Community infrastructure in the corridor will need to support a variety of users and uses, including people of different life stages, people from diverse cultural backgrounds, and people from both low and higher income households.



## Fostering equity.

- There will continue to be many vulnerable people living in the corridor. The distribution of community infrastructure in both the areas of highest need, and the areas of highest growth, will be important to foster equity and social sustainability.
- Community infrastructure throughout the corridor should be accessible and welcoming to all and be an opportunity to access support and services.



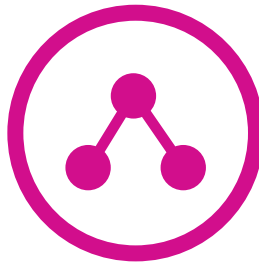
## Future proofing community infrastructure.

- Given the wide ranging population forecasts for this precinct, clever and thoughtful planning, site selection and design is required to future proof community infrastructure in this precinct and allow for as much flexibility as possible.



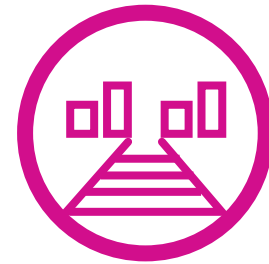
### Supporting residents living in high density.

- Limited private space in high density means that public spaces and facilities function as spaces for social gathering and recreation - the 'backyards' and 'living rooms' of the community. Community infrastructure provided within private developments will support the needs of residents and help to meet the demand for local community infrastructure.
- There is no existing community infrastructure in Melrose Park, and currently poor connections to other community infrastructure in the corridor. The funding, coordination and delivery of infrastructure including schools, community centres, parks and transport must occur in the early stages of redevelopment so that it is available as the first residents are moving in.



### Connecting the community.

- Community infrastructure should provide opportunities to support community cohesion and connections between the existing and established communities of the corridor and the large incoming population particularly in Melrose Park.
- No residential community of scale has previously existed in Melrose Park. Places for people to meet, connect, and create a new community identity are essential to building community cohesion and creating social capital.



### Improved access through the corridor.

- Currently, access through the corridor and to neighbouring areas is limited across the river.
- The Stage 2 Parramatta Light Rail is an opportunity to provide better access to community infrastructure, and connections throughout the corridor. Coordinating with major landowners and Transport for NSW will be important to plan for and deliver community infrastructure.

# Building a socially sustainable Rydalmere, Ermington and Melrose Park Corridor

Through collaboration, partnerships and the resources of many, we must work to deliver community infrastructure to adequately support the growing Rydalmere, Ermington and Melrose Park corridor community.

## Key recommendations

The following recommendations for the Rydalmere, Ermington and Melrose Park Corridor are indicative and based on current available information. This work will require monitoring and will be updated to reflect any changes to land use planning or new opportunities that arise in particular locations, including any changes to the Stage 2 Parramatta Light Rail project. Collaboration with landowners and Transport for NSW will be critical to its success.



**Deliver a new community hub at Ermington** of 5,000m<sup>2</sup>, including a library of between 1,500m<sup>2</sup> to 3,000m<sup>2</sup> and community space of 2,000m<sup>2</sup>.



**Upgrade and embellish the George Kendall Meeting Room** to support flexible use.



**Deliver 300-500m<sup>2</sup> of subsidised space** in the Rydalmere, Ermington and Melrose Park corridor.



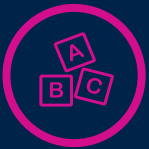
**Deliver a new community hub at Melrose Park** of approximately 2,000m<sup>2</sup> to meet the needs of local residents and complement the Ermington Community Hub.



**Deliver a new indoor recreation facility** of at least four multipurpose court capacity, close to areas of high density dwelling growth and public transport around the future light rail stops. Ideally, this would be integrated or closely located to a future community hub.



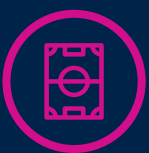
**Deliver a new Council owned and operated long day care centre** of approximately 60-80 places, ideally as part of a community hub or connected with school sites.



**Advocate for delivery of long day care centres** to provide at least 1,349 new places by 2041 (with additional places for workers) within Rydalmere, Ermington and Melrose Park that are a mix of private and not-for-profit owned and operated.



**Advocate and plan for the provision of affordable rental housing** located in close proximity to public transport.



**Advocate and plan for the provision of open space and recreation facilities within private development** to support the needs of residents, including those of families with children.



**Deliver one additional district play space in each suburb** (three new district play spaces in total) and **three additional new local spaces**. Upgrade/embellish play spaces to target the 'teenage' age group and focus on sensory, imaginative and natural play types.



**Develop 'shared use' arrangements for community use of school sports fields.**



**Deliver the adopted masterplans at George Kendall Riverside Park and Rydalmere Park, and redesign Upjohn Park** to deliver new sportsgrounds as well as increased access to recreation facilities for informal active and passive recreation.



**Deliver upgrades to district, local and pocket parks** and recreation facilities for informal passive and active recreation.



**Deliver improved connectivity and accessibility** into, through and out of the corridor, including pedestrian and cycle connections.

Specific opportunities for Council-owned assets and criteria for potential new community infrastructure are detailed further in sections one and two.



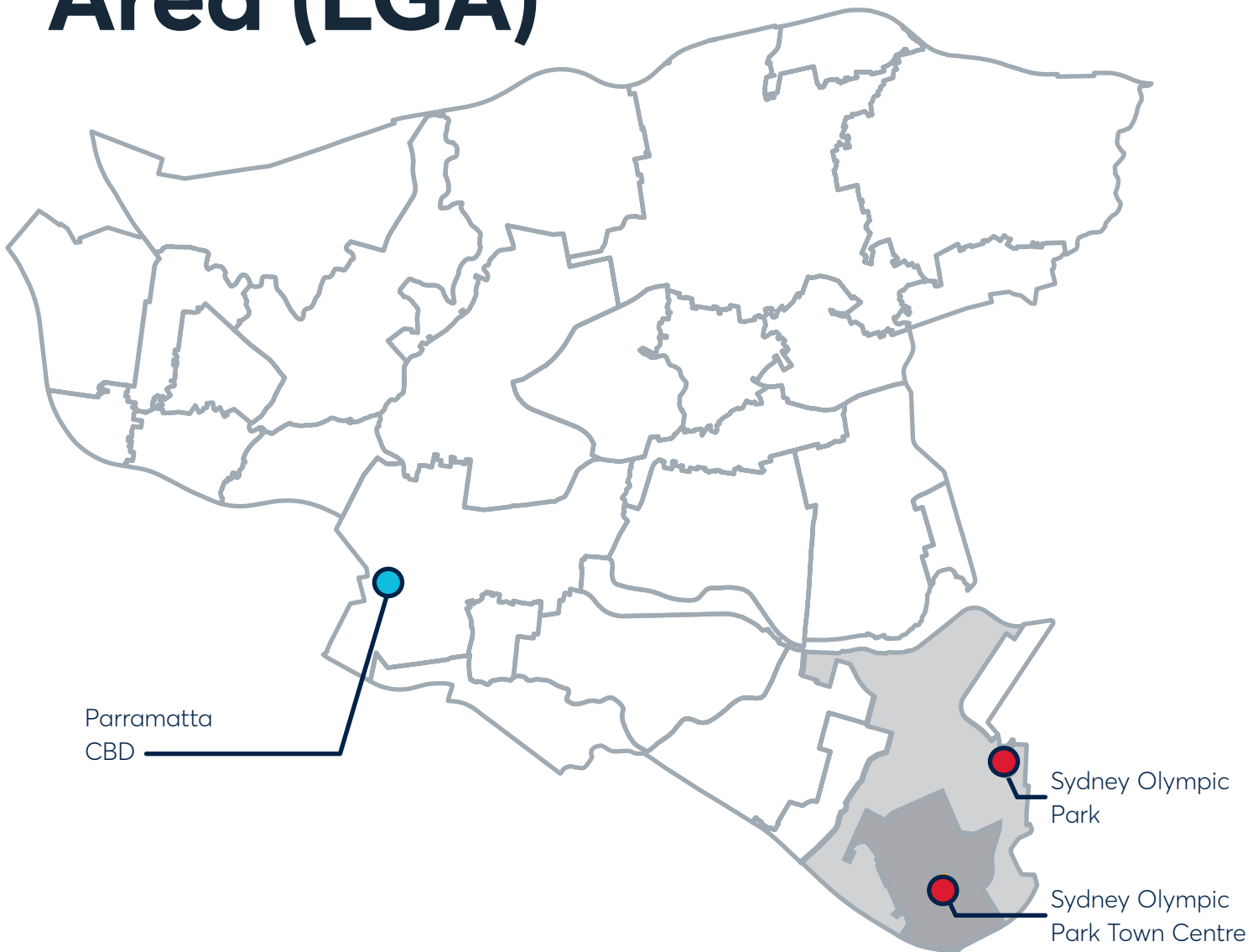
## CITY OF PARRAMATTA

---

# High Growth Precinct – Sydney Olympic Park Town Centre



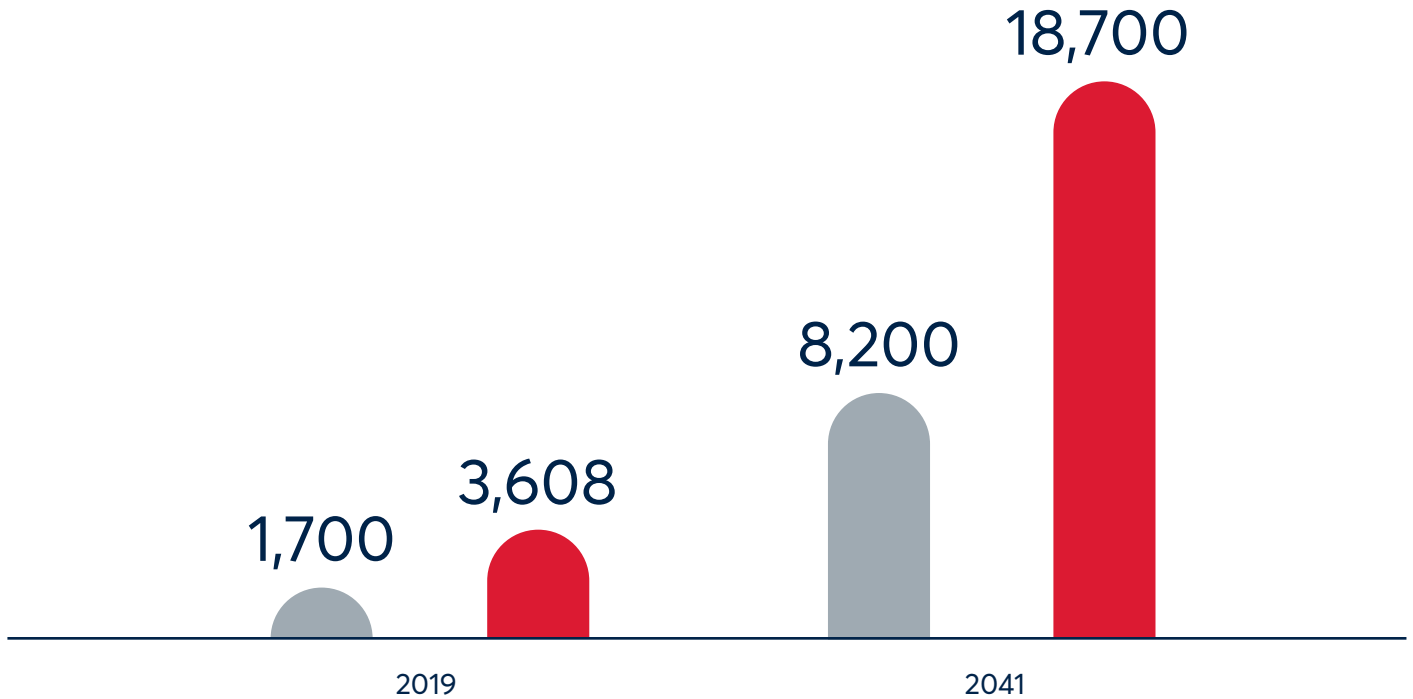
# City of Parramatta Local Government Area (LGA)



**Sydney Olympic Park is a strategic centre located within the Greater Parramatta to Olympic Peninsula (GPOP) growth area. There has been recent residential growth in the area, and the Sydney Olympic Park Master Plan (2018 Review) plans for new residential and commercial development in the Sydney Olympic Park Town Centre.**

The Sydney Olympic Park Authority (SOPA) has jurisdiction over land at Sydney Olympic Park. City of Parramatta Council's role is to advocate for the community and work together as a partner with SOPA to coordinate planning and resources for the benefit of the broader community.

# Sydney Olympic Park population forecast



**KEY:** ● Dwellings ● People

Source: Forecast id ERP, rounded to the nearest 100

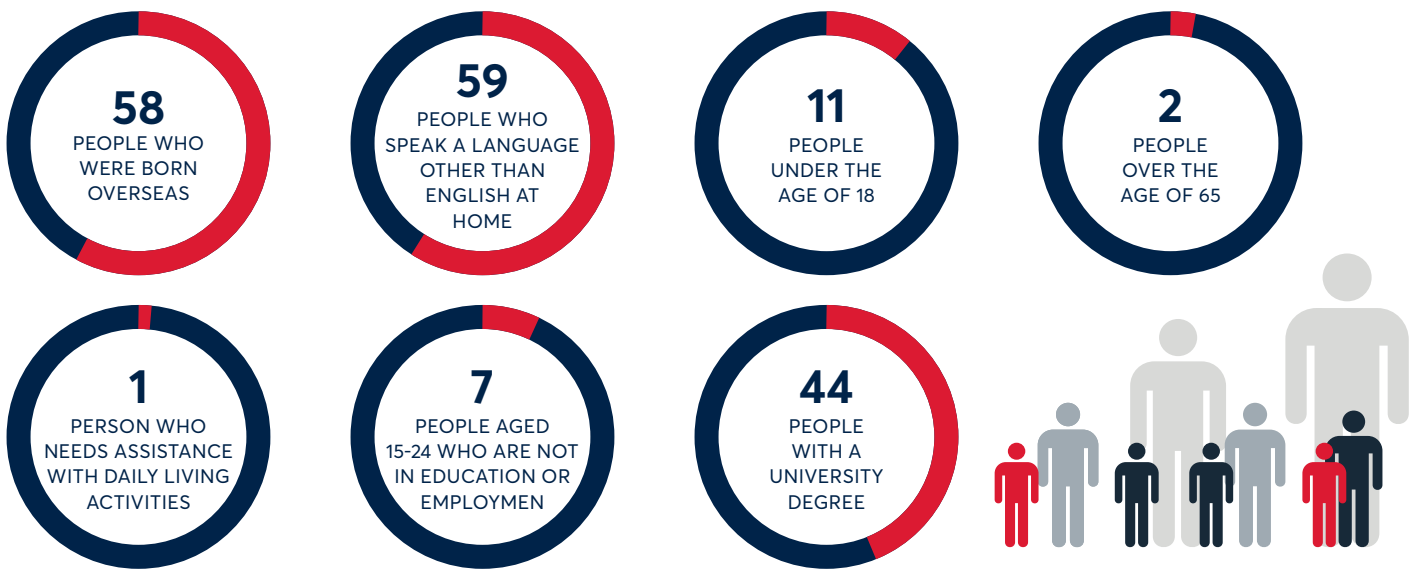
Sydney Olympic Park is a major event destination, with important environmental areas as well as commercial and residential uses and a range of regional recreation attractions. 6,500 new dwellings are expected in the Sydney Olympic Park Town Centre by 2041\*.

\* Source: Forecast id ERP, rounded to the nearest 100



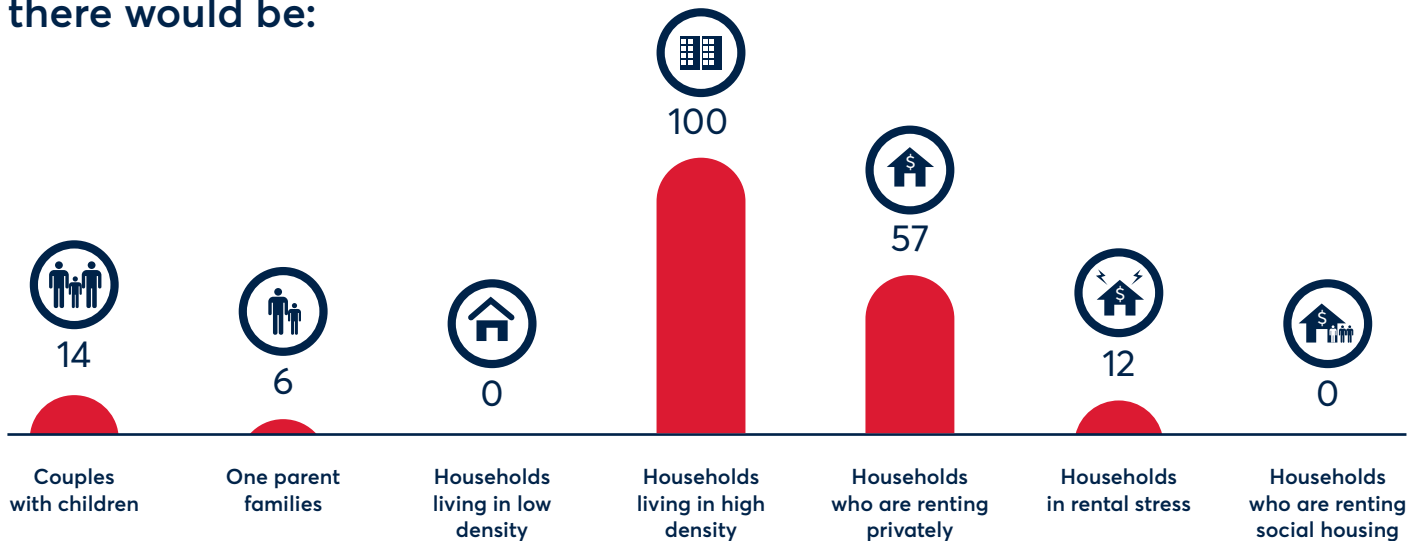
# Sydney Olympic Park today

If Sydney Olympic Park was a community with 100 households, there would be:



Source: Profile.id for the suburb of Sydney Olympic Park, 2016

If Sydney Olympic Park was a community with 100 households, there would be:



Source: Profile.id for the suburb of Sydney Olympic Park, 2016

## Currently, the community of Sydney Olympic Park is characterised by:

- A large number of workers and visitors accessing the precinct including for major sporting and entertainment events, in addition to residents.
- High density dwellings, with a very high proportion of people renting privately.
- High cultural diversity with a large proportion of people who were born overseas and/or speak a language other than English at home (particularly Chinese languages and Korean).
- A highly educated population, with a high proportion of people with a university degree.
- A lower proportion of couples with children, and a higher proportion of lone person households than City of Parramatta LGA.
- A large working age population, and small proportion of older people.

## We know that the future community of Sydney Olympic Park Town Centre is likely to:

- Include a higher number of residents, as well as continue to welcome workers and visitors daily and for major events.
- Live in higher density dwellings.
- Be home to an increasing number of families with younger children.
- Be increasingly culturally diverse, including people who have recently arrived in Australia.
- Include a high proportion of working aged residents.

# Current community infrastructure in Sydney Olympic Park

- Town Centre boundary
- Parks and outdoor recreation
- Sydney Olympic Park Town Centre

## Community garden network

**P1** Proposed open space (Carter Street Precinct)

## Community space network: multipurpose community centres, halls and hubs

**C1** Future community space (Carter Street Precinct)

## Aquatics network

**A1** Sydney Olympic Park Aquatic Centre

## Indoor recreation network

**R1** Sydney Olympic Park



There is no existing Council-owned community infrastructure or open space in Sydney Olympic Park. There is 394.6ha of open space in Sydney Olympic Park, including two play spaces, which are owned and managed by SOPA. The closest proposed community facilities will be located in the Carter Street Precinct, as shown in the map above.

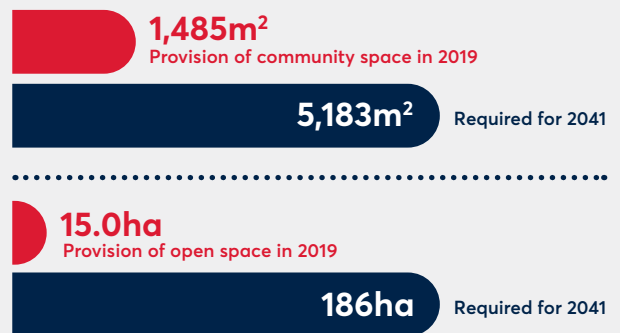
The Sydney Olympic Park Master Plan 2030 proposes to provide community infrastructure in accordance with the recommendations of the Sydney Olympic Park Master Plan Community Facilities Strategy, including:

- Library/multipurpose community centres.
- New open space in the town centre.
- New sports courts.
- Public access to minimum one outdoor playing field and one indoor sports court.

# Gaps, challenges and opportunities in the current community infrastructure network

- Council does not own land within or have responsibility for management of this precinct, so its role is as an advocate for the community and as a partner with the Sydney Olympic Park Authority to coordinate planning and resources for the benefit of the broader community.
- Due to its peninsular location and tendency to experience high numbers of visitors at certain times, Sydney Olympic Park may experience transport and traffic congestion which may impact on access to community infrastructure.
- While there are some significant regional community and recreation facilities in Sydney Olympic Park, these may have limited availability for local use, including high costs.

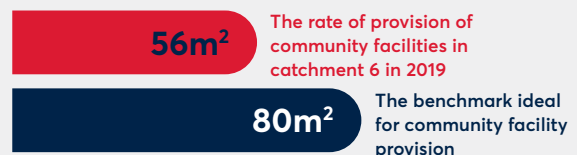
## City of Parramatta catchment 6:\* 2041 requirements



\*City of Parramatta Council plans for community infrastructure using a catchment approach. Catchment 6 clusters the following suburbs: Sydney Olympic Park, Wentworth Point, Lidcombe/Carter Street, Silverwater and Newington.

## Catchment 6: benchmark comparison

### Community facilities / 1,000 people

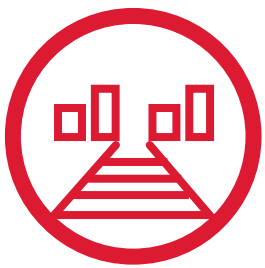


### Open space / 1,000 people





# Key considerations for community infrastructure planning in Sydney Olympic Park Town Centre



## Delivering community infrastructure through collaboration and coordination.

- Realising the vision for Sydney Olympic Park Town Centre will only be successful with effective coordination and partnership between City of Parramatta and the Sydney Olympic Park Authority, as well as with other government agencies, to adequately plan, fund and deliver critical community infrastructure, including shared facilities.



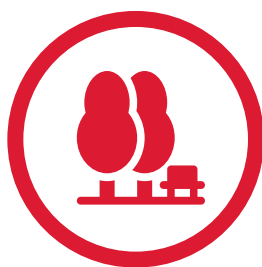
## Connecting the community and meeting diverse needs.

- Community infrastructure in Sydney Olympic Park Town Centre will need to be a space to bring the community together and support a variety of users and uses, including people of different life stages including young families, working aged people, and people from diverse cultural backgrounds.



## Supporting people living in high density.

- Sydney Olympic Park Town Centre residents will be living in a large-scale, high density environment with limited private space meaning public spaces and facilities will become the spaces for social gathering and recreation - the 'backyards' and 'living rooms' of the community.
- Community infrastructure provided within private developments will support the needs of residents and help to meet the demand for local community infrastructure.



### **Community infrastructure for residents, workers and visitors.**

- The funding, coordination and delivery of infrastructure including schools, community centres, parks and transport must be in the early stages of redevelopment so that it is available as the first residents are moving in.
- While there is existing regional-level community infrastructure in Sydney Olympic Park, these facilities may have limited availability for local use, and high costs may be a barrier for some residents in accessing these facilities. There will be a need to provide local community infrastructure including open space and recreation facilities close to homes in the Sydney Olympic Park Town Centre.
- Community infrastructure will need to have the capacity to meet demand from a growing resident population, as well as more workers and visitors. Workers, students, visitors and residents will have different expectations and needs from community infrastructure in Sydney Olympic Park.

# Building a socially sustainable Sydney Olympic Park Town Centre

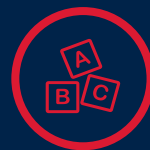
Through collaboration, partnerships and the resources of many, we must work to deliver community infrastructure to adequately support the growing Sydney Olympic Park Town Centre community.

## Key recommendations

The following recommendations for Sydney Olympic Park Town Centre are indicative and based on current available information. This work will require monitoring and will be updated to reflect any changes to land use planning or new opportunities that arise in particular locations. Advocacy and holistic planning with the Sydney Olympic Park Authority will be critical to its success.



**Advocate and engage with Sydney Olympic Park Authority (SOPA) in the planning and delivery of the proposed community hub** (total 3,500m<sup>2</sup>).



**Continue to advocate and engage with SOPA in planning and delivery of the proposed early childhood education and care facilities** as part of Sydney Olympic Park Master Plan 2030, to meet community needs. The community will need out of school hours care services and additional long day care places by 2041, with additional places for workers.



**Seek to advocate with SOPA for the inclusion of subsidised space within proposed community facilities.**



**Through upgraded and new district and local open space, deliver improved access to a diversity of recreation elements** providing for informal passive and active recreation.



**Deliver improved connectivity and accessibility in and out of Sydney Olympic Park Town Centre**, including pedestrian and cycle connections.



**Advocate for the provision of open space and recreation facilities within private development** to support the needs of residents, including families with children.



**Advocate and plan for the provision of affordable rental housing.**



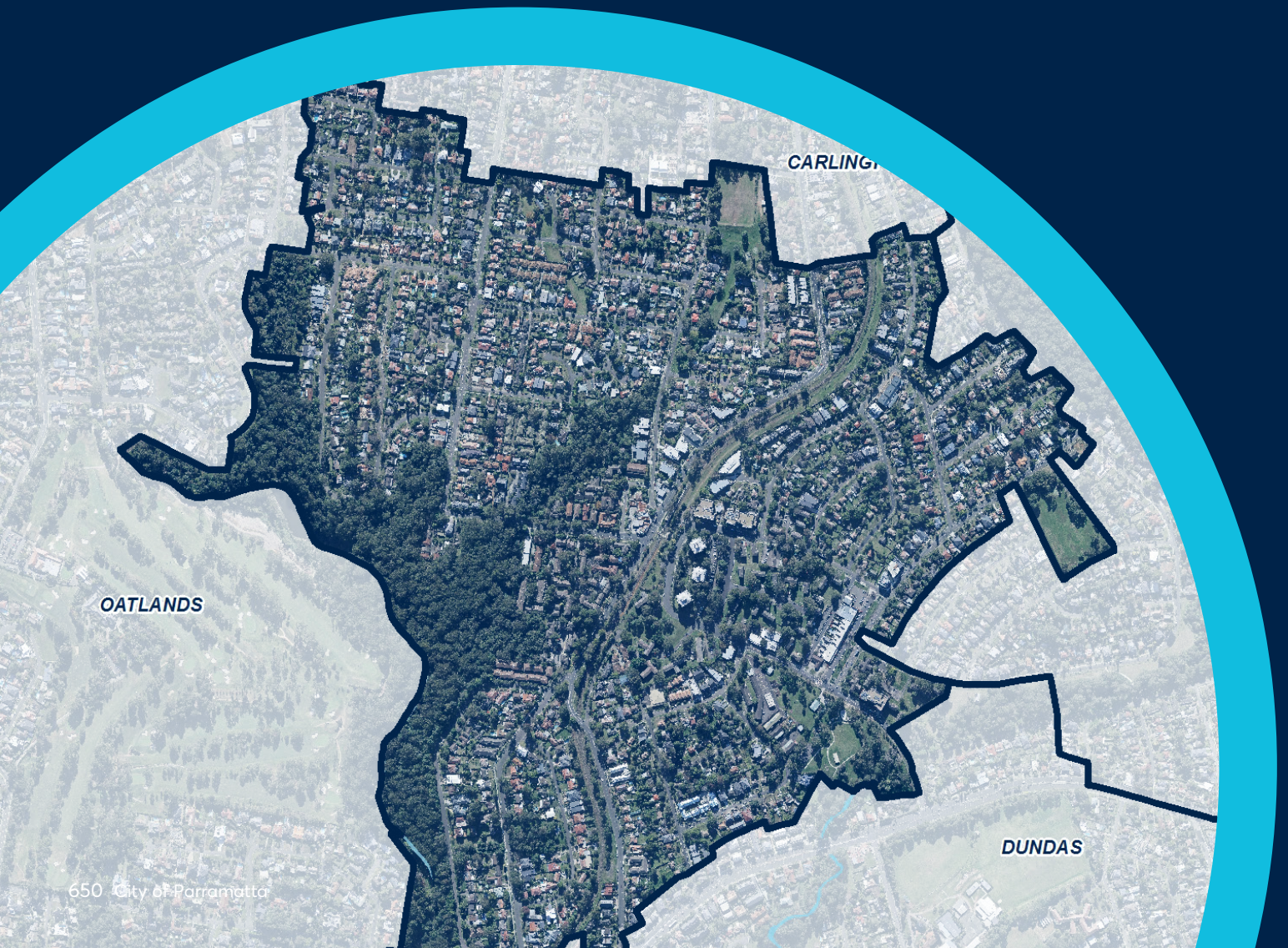
**Any upgrades to existing and additional play spaces should target the 'teenager' age groups**, and provide an increase in sensory, imaginative and natural play types.

Specific opportunities for Council-owned assets and criteria for potential new community infrastructure are detailed further in sections one and two.

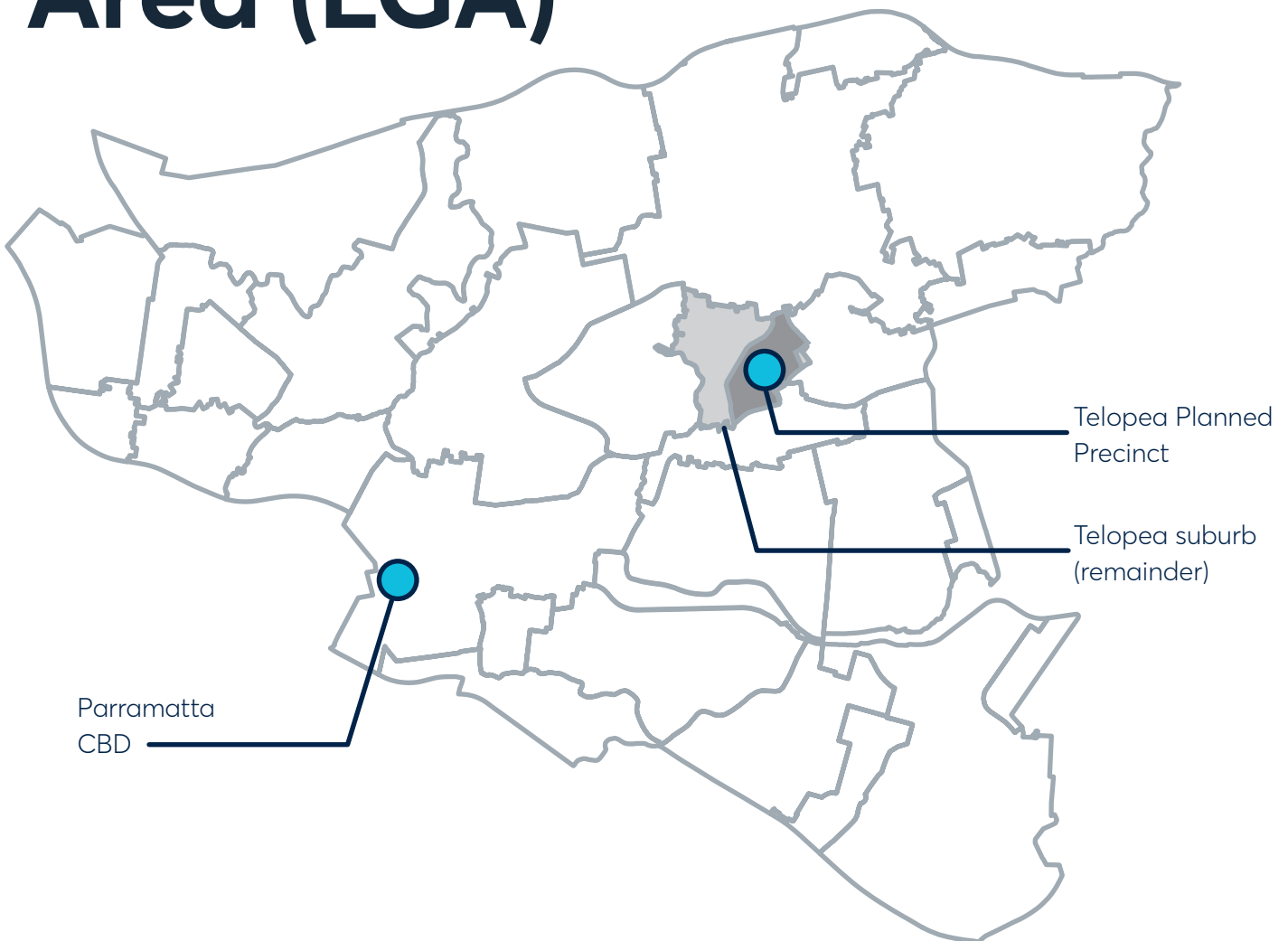
CITY OF PARRAMATTA

---

# High Growth Precinct – Teloopa Planned Precinct



# City of Parramatta Local Government Area (LGA)

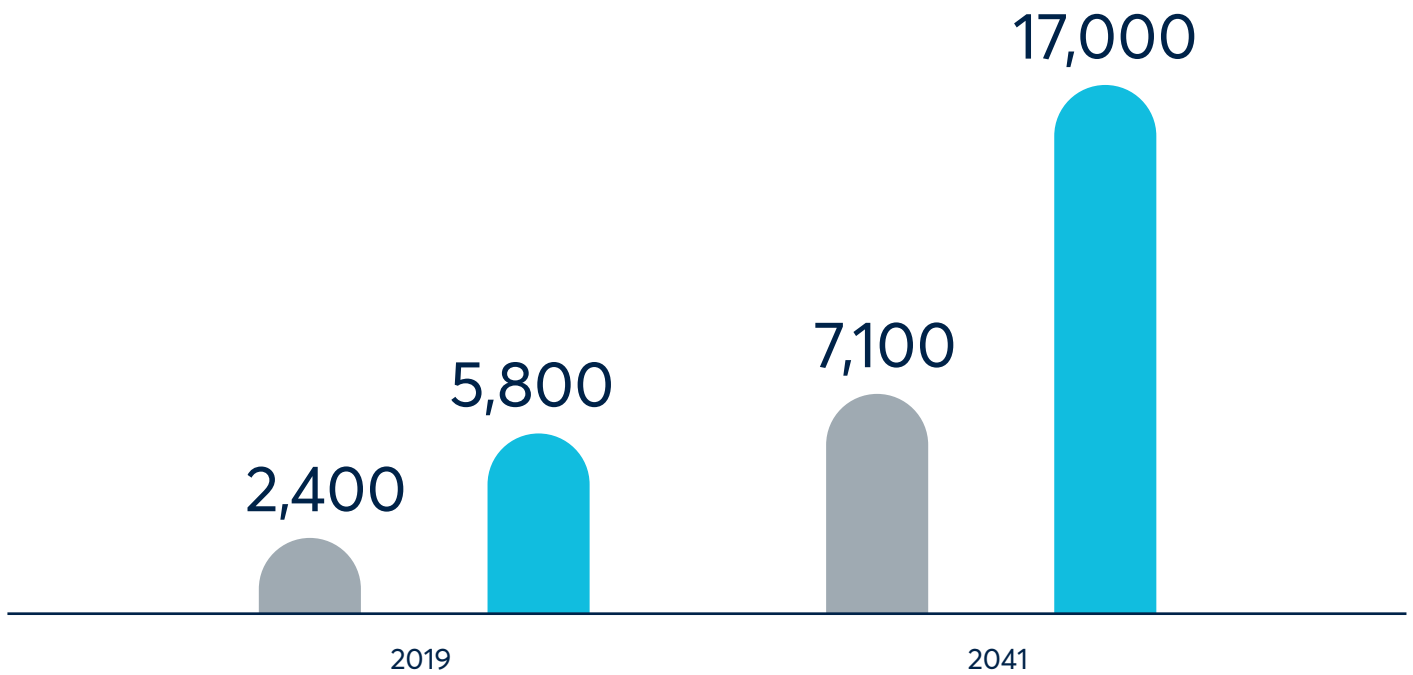


**Following Telopea's designation as a Planned Precinct by the NSW Department of Planning, Industry and Environment in 2017, Telopea is set to experience growth and transformation, with the finalisation of a masterplan for a significant portion of the suburb.**

NSW Land and Housing Corporation will redevelop social housing areas in Telopea for mixed tenure development and an increased number of private, social and affordable housing. The Stage 1 Parramatta Light Rail will include a station at Telopea, with associated residential development expected as part of the Planned Precinct process.

Collaboration with many stakeholders including the Land and Housing Corporation and Department of Planning, Industry and Environment will be important to ensure that appropriate community infrastructure is delivered equitably to support this unique community.

# Telopea population forecast



**KEY:** ● Dwellings ● People

*\*Source: Forecast id ERP, rounded to the nearest 100*

Telopea is characterised by established residential areas, a high proportion of social housing, steep topography and significant large trees. Most future growth will be concentrated in the identified Planned Precinct area, with around 4,700 new dwellings planned in this area.

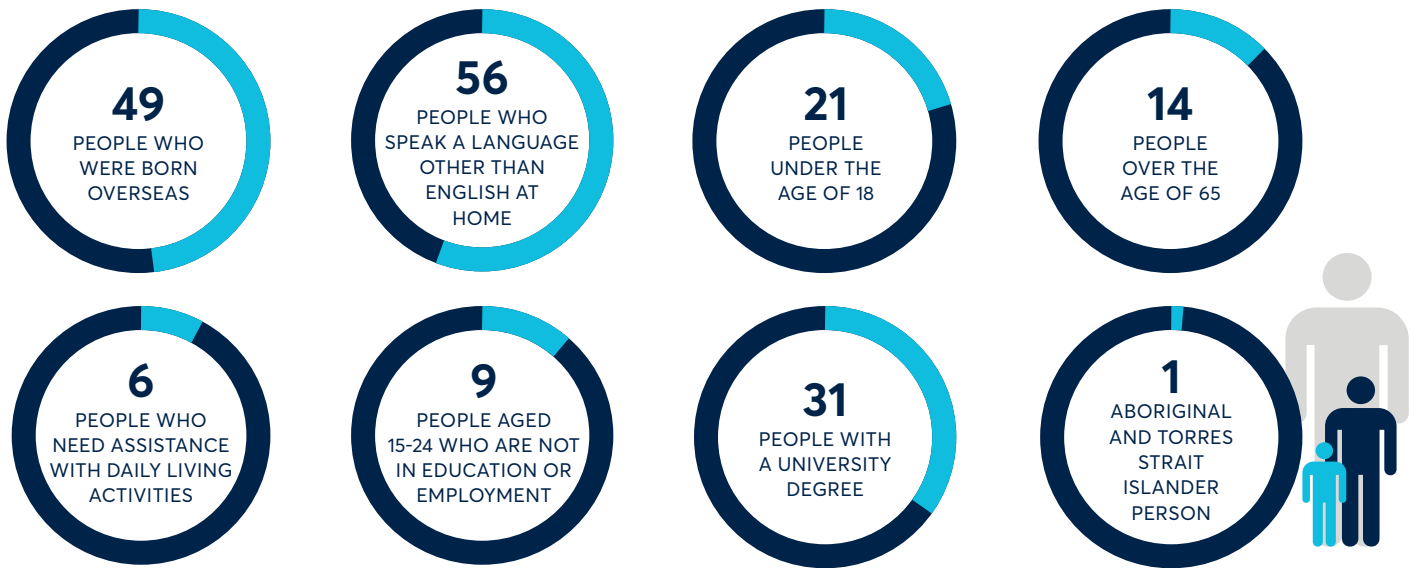
*\*Source: Forecast id ERP, rounded to the nearest 100*





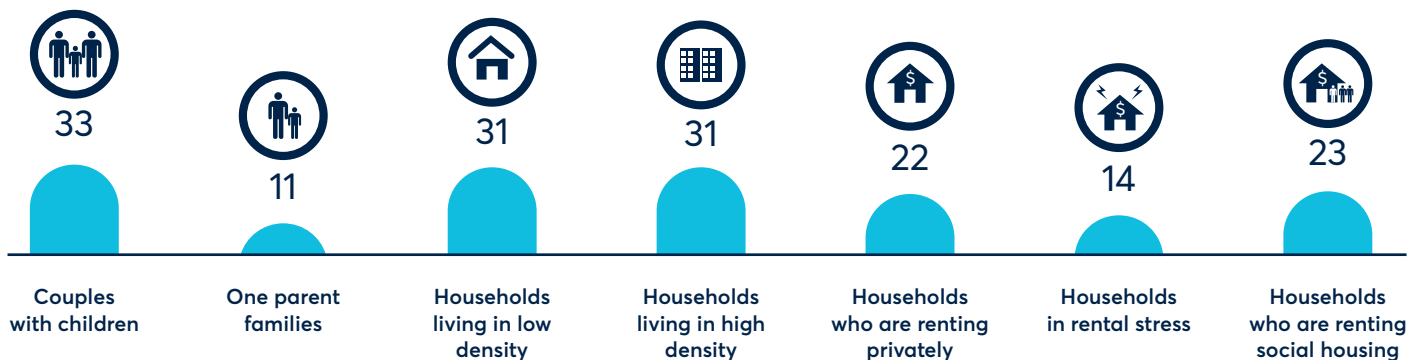
# Telopea today

If Telopea was a community with 100 households, there would be:



\*Source: Profile.id for Telopea suburb, 2016

If Telopea was a community with 100 households, there would be:



\*Source: Profile.id for Telopea suburb, 2016

## Currently, the Telopea community is characterised by:

- An older population than City of Parramatta LGA.
- A large population of households living in social housing, lower levels of education and higher levels of unemployment than City of Parramatta LGA.
- A higher proportion of people with disability than City of Parramatta LGA and a higher proportion of lone person households.
- Slightly less cultural diversity than City of Parramatta LGA, however still a high proportion of people speaking a language other than English at home, including Chinese languages and Korean.

## We can expect that the future community of the Telopea Planned Precinct area will include:

- A higher number of vulnerable people including people on very low incomes, lower levels of education, higher rates of disability, and high unemployment.
- Social mix including increased cultural diversity and a mix of incomes.
- More children and families, as well as a high and increasing older population.

# Current community infrastructure in Teloepa



## Library network

**L1** Dundas Library

## Community space network: multipurpose community centres, halls and hubs

**C1** Dundas Community Centre

## Community garden network

**G1** Teloepa Community Garden

**G2** Teloepa Public School

## Subsidised space network

**O1** 21 Sturt Street, Dundas

● Teloepa Town Centre boundary

● Parks and outdoor recreation

— Teloepa suburb boundary

— Train line

🏠 Play space

🎾 Tennis courts

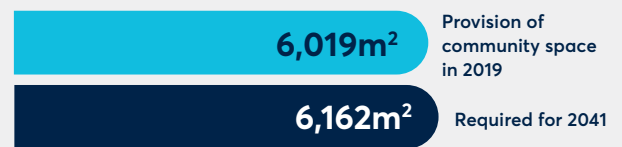
🏀 Multipurpose or basketball courts

🛹 Skate/bike facilities

# Gaps, challenges and opportunities in the current community infrastructure network

- Teloepa is somewhat constrained due to steep topography, which may be a challenge for people in accessing community infrastructure and moving in, out of and around the area.
- Challenges for some community facilities include poor building condition and poor visual prominence.
- There is a lack of access to some community facilities, including a lack of adequate parking and public transport access, low integration with other services and a lack of universal access.

## City of Parramatta catchment 2:\* 2041 requirements



\*City of Parramatta Council plans for community infrastructure using a catchment approach. Catchment 2 clusters the following suburbs: Carlingford, North Rocks, Dundas, Dundas Valley and Teloepa.

## Catchment 2: benchmark comparison

### Community facilities / 1,000 people



### Open space / 1,000 people



# Key considerations for community infrastructure planning in Telopea Planned Precinct



## Fostering equity.

- There will be an increased number of vulnerable people living in the area. Community infrastructure throughout the area should be accessible and welcoming to all and be an opportunity to access support and services.
- The funding, coordination and delivery of infrastructure including schools, community centres, parks and transport must occur in the early stages of redevelopment to ensure the continuation of services in the area, and that community infrastructure is available for new residents as they move in.



## Meeting diverse needs.

- Community infrastructure in Telopea will need to support a variety of users and uses, including people of different life stages, people from diverse cultural backgrounds, and people from both low and higher income households.



## Connecting the community.

- Community infrastructure should also provide opportunities to support community cohesion and connections between the existing and established communities of Telopea, the large incoming population, and between people of different life stages, incomes and cultural backgrounds.



### Supporting residents living in high density.

- Limited private space in high density means that public spaces and facilities function as the spaces for social gathering and recreation - the 'backyards' and 'living rooms' of the community. Community infrastructure provided within private developments will support the needs of residents and help to meet the demand for local community infrastructure.



### Delivering community infrastructure through collaboration and coordination.

- Realising the vision for Telopec will only be successful with effective coordination and partnership between Council, the Department of Planning and Environment, Family and Community Services and the Land and Housing Corporation to adequately plan, fund and deliver critical community infrastructure.

# Building a socially sustainable Telopea Planned Precinct

Through collaboration, partnerships and the resources of many, we must work to deliver community infrastructure to adequately support the growing Telopea Planned Precinct community.

## Key recommendations

The following recommendations for Telopea Planned Precinct are indicative and based on current available information. This work will require monitoring and will be updated to reflect any changes to land use planning or new opportunities that arise in particular locations. Holistic planning with the Department of Planning, Industry and Environment, Family and Community Services and the Land and Housing Corporation will be critical to success.



**Develop a new multipurpose neighbourhood centre** of 1,900m<sup>2</sup> with space for indoor recreation/ community hall and rooftop recreation space.



**Advocate for delivery of long day care centres** within Telopea to provide at least 487 new places by 2041 (with additional places for workers) with a mix of private and not-for-profit owned and operated centres.



**Deliver a new Telopea District Library** of 2,250m<sup>2</sup>, as part of the future Telopea Village Shopping precinct at Sturt Street, Telopea. This will need to include a library, meeting rooms, exhibition and performance space.



**Advocate and plan for the provision of affordable rental housing.**



**Advocate and plan for the provision of open space and recreation facilities within private development** to support the needs of residents, including families with children.



**Deliver upgrades to district, local and pocket open space and recreation facilities** for informal passive and active recreation.



**Deliver upgrades to Sturt and Acacia Parks,** and provide increased access to recreation facilities for informal active and passive recreation.



**Deliver one additional new district play space in Telopea and provide additional or upgraded play spaces** to target the 'teenage' and 'junior' age groups and focus on skill based, sensory, imaginative and natural play types.

Specific opportunities for Council-owned assets and criteria for potential new community infrastructure are detailed further in sections one and two.



**CITY OF PARRAMATTA**

---

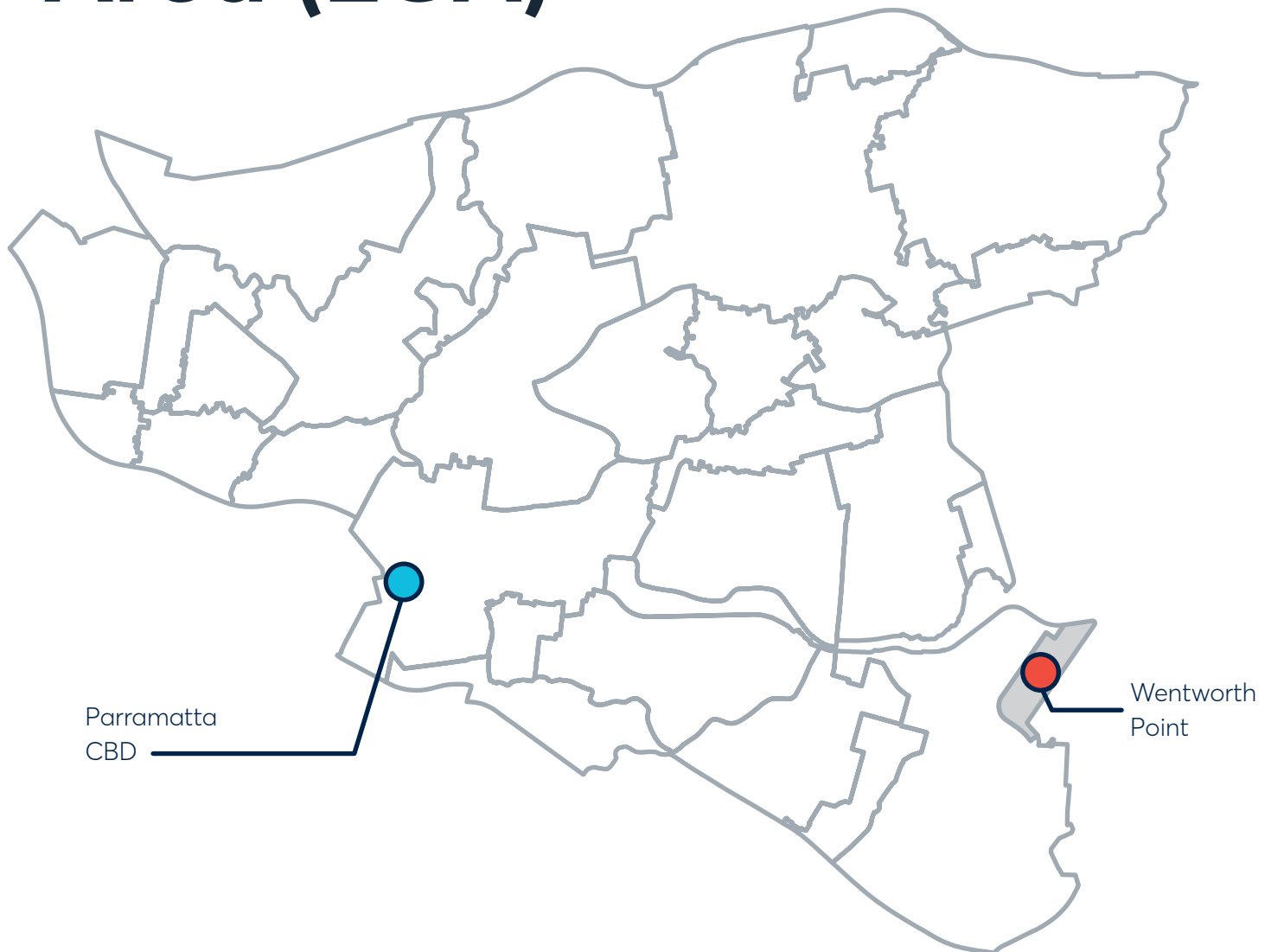
# High Growth Precinct – Wentworth Point



SYDNEY  
OLYMPIC  
PARK

CANADA  
BAY LGA

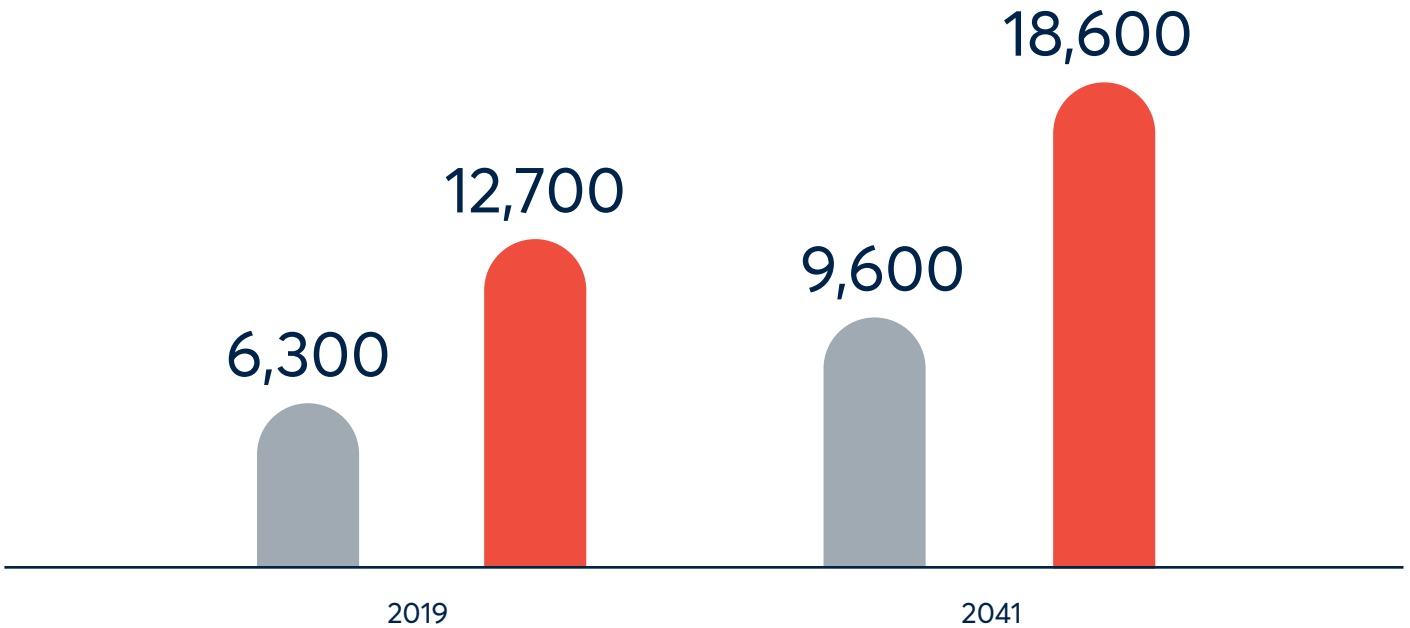
# City of Parramatta Local Government Area (LGA)



**Wentworth Point has recently become home to a new and growing large scale high density residential community, in a place where no residential community has previously existed. Further growth for this community is expected in accordance with the complex planning controls that apply to this suburb.**

Parts of the suburb are covered by various planning controls including the Homebush Bay West DCP and SEPP 24, the Sydney Olympic Park Master Plan 2030, the Wentworth Point Precinct DCP 2014 and the Auburn LEP 2010; and there are also some site-specific planning proposals for this area. The proposed Stage 2 Parramatta Light Rail route includes stops in Wentworth Point.

# Wentworth Point population forecast



**KEY:** ● Dwellings ● People

*\*Source: Forecast id ERP, rounded to the nearest 100*

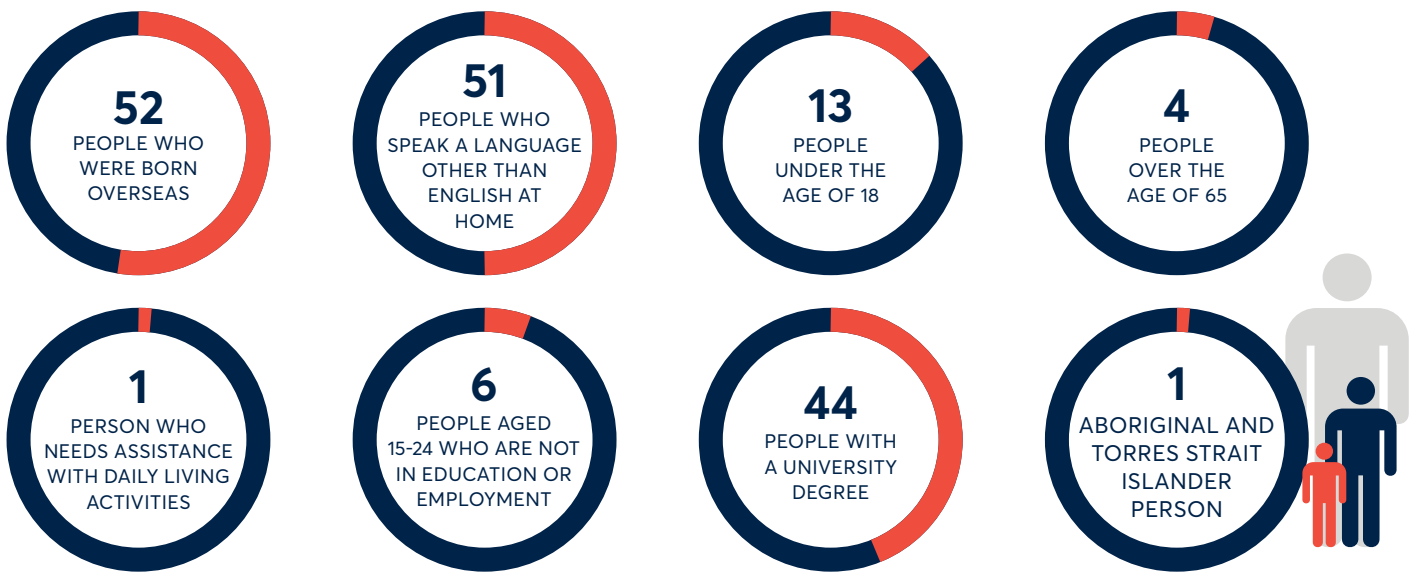
Wentworth Point is a riverside peninsula suburb, linked to the Rhodes peninsula by the Bennelong Bridge. The precinct is located on reclaimed land and was previously an industrial area. An additional 3,300 dwellings are forecast for the precinct by 2041.\*

*\*Source: Forecast id ERP, rounded to the nearest 100*



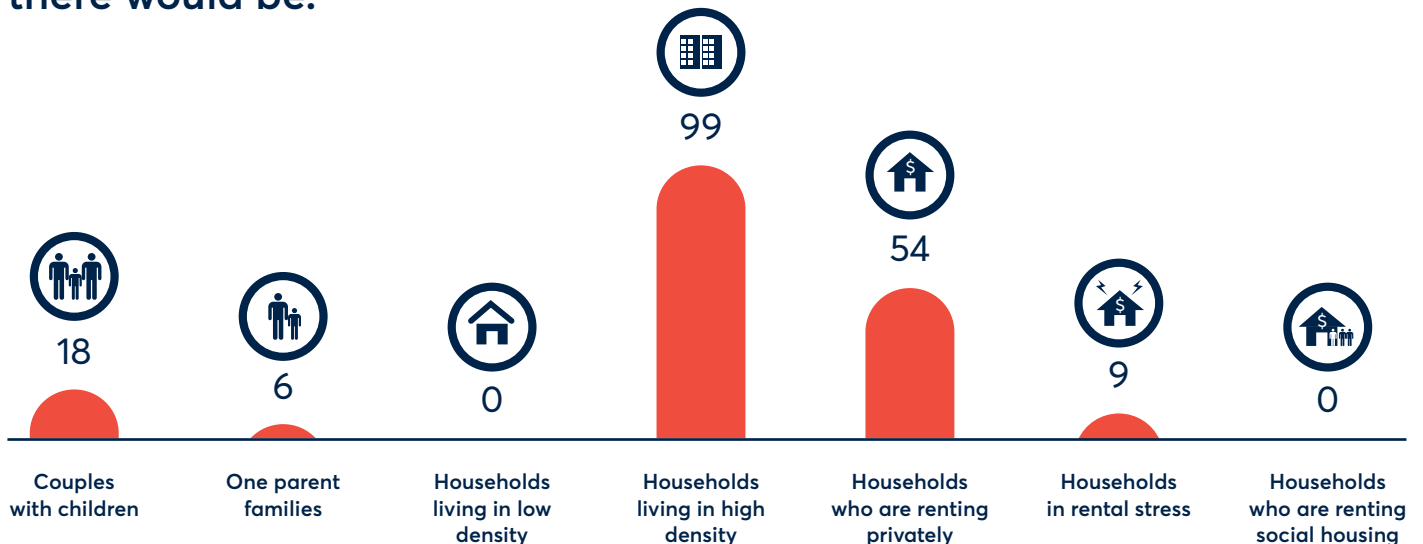
# Wentworth Point today

If Wentworth Point was a community of 100 people, there would be:



Source: Profile.id for Wentworth Point, 2016

If Wentworth Point was a community with 100 households, there would be:



Source: Profile.id for Wentworth Point, 2016

## Currently, the Wentworth Point community is characterised by:

- High cultural diversity, in particular people speaking Chinese languages and Korean.
- High density living, with nearly all households living in apartments, and nearly half of all households renting.
- A higher proportion of lone person households than City of Parramatta LGA.
- A high proportion of car ownership, and a high proportion of people who travel to work by car.
- A large working age population, with a very low proportion of couple households and people aged over 65 years.
- A highly educated population, with a high proportion of people with a university degree and a high proportion of students.

## We know that the future community of Wentworth Point is likely to:

- Include more family households, with increasing numbers and a higher proportion of children and young people aged 0 to 17 years.
- Live in higher density dwellings.
- Be increasingly culturally diverse, including significant populations of people from Asian backgrounds and people who have recently arrived in Australia.
- Include a high proportion of working aged residents.

# Current community infrastructure in Wentworth Point

● Parks and outdoor recreation  
— Wentworth Point boundary

**Library network**

**L1** Wentworth Point Library

**Community space network: multipurpose community centres, halls and hubs**

**C1** Wentworth Point Community Centre

**Community garden network**

**P1** Proposed open space (Wentworth Point)



## Community facilities – Council-owned

### In Wentworth Point, there is:

A community centre and library that opened in December 2019, with library space, community meeting rooms, art exhibition/studio space, music practice rooms, co-working space and civic open space.

## Open space and recreation – Council-owned

There is no existing Council-owned open space in Wentworth Point.

A 3.9ha peninsula park is planned (to be delivered by Landcom, the NSW Government's Property Developer).

# Gaps, challenges and opportunities in the current community infrastructure network

- Development at Wentworth Point so far has outpaced provision of community infrastructure, and shortfalls will be exacerbated by the additional projected population.
- Green open space and recreation facilities are severely limited under current planning schemes and there is limited public access to the foreshore in places.
- Wentworth Point is located on a peninsula, with a “one way in and one way out” traffic system and limited public transport options. The Stage 2 Parramatta Light Rail route is an opportunity to increase connectivity to community infrastructure in other areas. The community is also likely to use social infrastructure in Rhodes.
- Wentworth Point does not currently have any play spaces or recreation activity opportunities other than walking and bike tracks.

## City of Parramatta catchment 6:\* 2041 requirements



\*City of Parramatta Council plans for community infrastructure using a catchment approach. Catchment 6 clusters the following suburbs: Sydney Olympic Park, Wentworth Point, Lidcombe/Carter Street, Silverwater and Newington.

## Catchment 6: benchmark comparison

### Community facilities / 1,000 people



### Open space / 1,000 people





# Key considerations for community infrastructure planning in Wentworth Point



## Providing community infrastructure at the right time.

- Community infrastructure, particularly open space, should be provided as a priority in Wentworth Point in advance of further growth. To date, development at Wentworth Point has outpaced provision of community infrastructure, and shortfalls will be exacerbated by the additional projected population.



## Access to local community infrastructure.

- Access to district and regional community infrastructure is restricted in Wentworth Point due to the peninsula location and the "one way in one way out" road system. The Stage 2 Parramatta Light Rail route is an opportunity to improve connections through the precinct.
- While there is existing regional level community infrastructure nearby in Sydney Olympic Park, these facilities may have limited availability for local use, and high costs may be a barrier for some residents in accessing these facilities.
- There will be a need to provide local community infrastructure close to people's homes in Wentworth Point.



### **Making the most of the foreshore.**

- Planning for community infrastructure should make the most of the river foreshore, including connections to the foreshore and recreation opportunities in and along the water.



### **Meeting the needs of a diverse community living in high density.**

- Limited private space in high density means that public spaces and facilities become the spaces for social gathering and recreation - the 'backyards' and 'living rooms' of the community. Community infrastructure provided within private developments will support the needs of residents and help to meet the demand for local community infrastructure.
- Community infrastructure in Wentworth Point will need to be a space to bring the community together and support a variety of users and uses, including people of different life stages including young families, working aged people and people from diverse cultural backgrounds.

# Building a socially sustainable Wentworth Point

Through collaboration, partnerships and the resources of many, we must work to deliver community infrastructure to adequately support the growing Wentworth Point community.

## Key recommendations

The following recommendations for Wentworth Point are indicative and based on current available information. This work will require monitoring and will be updated to reflect any changes to land use planning or new opportunities that arise in particular locations. Holistic planning with local developers and the Department of Planning, Industry and Environment will be critical to success.



**Continue preparations to deliver the new Wentworth Point Library and Community Centre** in 2019, including 1,800m<sup>2</sup> library space, 1,200m<sup>2</sup> community space and six co-working spaces.



**Deliver one additional new play space, and any additional or upgraded play spaces** should target the 'teenage' age group, and provide for sensory, imaginative and natural play types.



**Deliver a new indoor recreation facility of at least four multicourt capacity.**



**Advocate and plan for the provision of affordable rental housing.**



**Advocate for delivery of long day care centres** to provide at least 538 new places by 2041 (with additional places for workers) within and nearby the site that are a mix of private and not-for-profit owned and operated.



**Through upgraded and new district and local open space, deliver improved access to a diversity of recreation elements** providing for informal passive and active recreation.



**Advocate for the provision of open space and recreation facilities within private development** to support the needs of residents, including families with children.



**Deliver improved connectivity and accessibility in and out of Wentworth Point** including pedestrian and cycle connections.

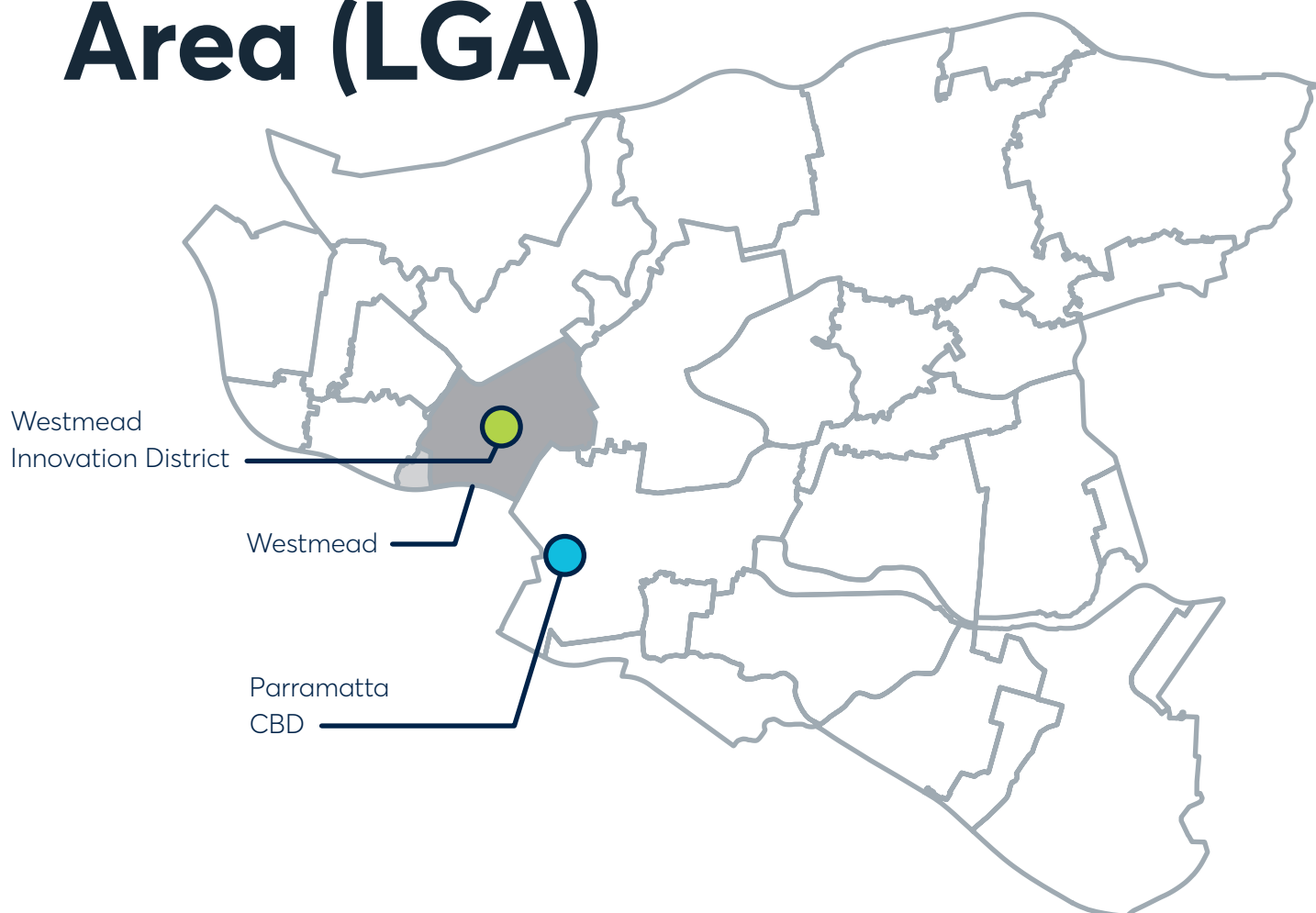
Specific opportunities for Council-owned assets and criteria for potential new community infrastructure are detailed further in sections one and two.

CITY OF PARRAMATTA

# High Growth Precinct – Westmead Innovation District



# City of Parramatta Local Government Area (LGA)



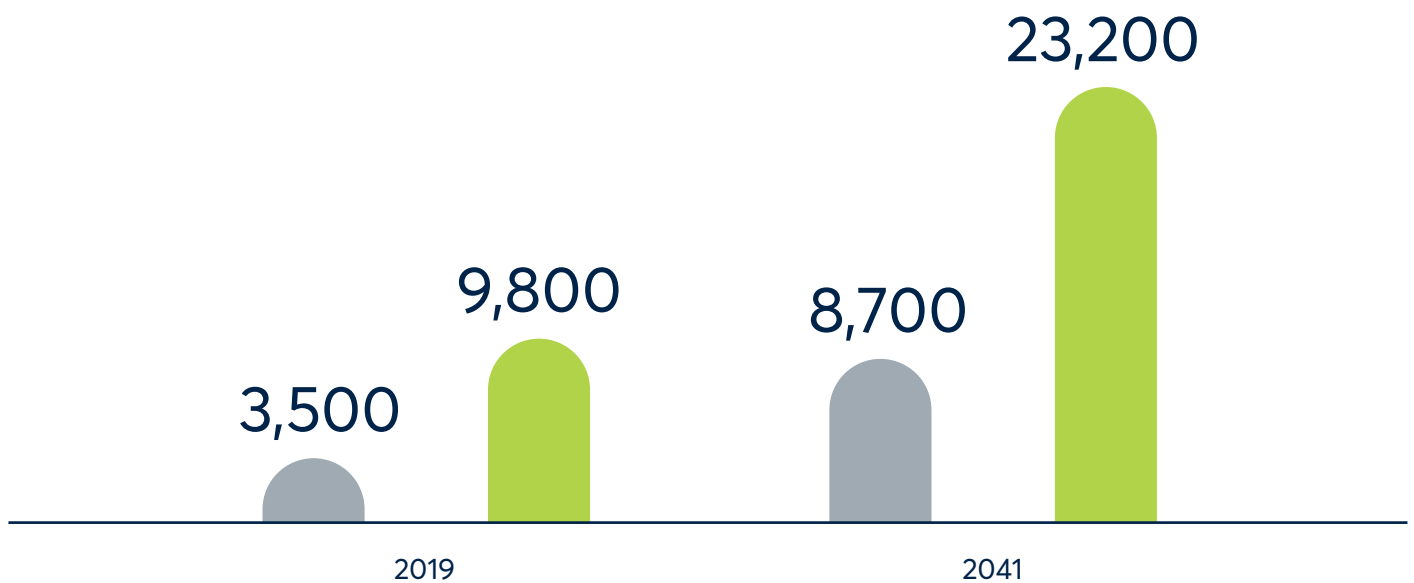
**Significant future growth and transformation is expected for Westmead, which was identified as a Planned Precinct by the NSW Department of Planning, Industry and Environment in June 2017. The Westmead Alliance is currently preparing a Master Plan for an area that includes all of Westmead North, as well as parts of Northmead and North Parramatta. This area is referred to as the Westmead Innovation District.**

The Westmead Innovation District Master Plan includes a new university site, new open spaces, expanded research and industry space and the potential for a future Sydney Metro West Station.

The Westmead suburb spans two Council areas, with Cumberland Council having responsibility for areas south of the T1 rail line.

Many large landowners and organisations will play a role in delivering community infrastructure in Westmead, and holistic planning with Cumberland Council, the Department of Planning, Industry and Environment, NSW Health and the Westmead Alliance will be critical.

# Westmead Innovation District population forecast



**KEY:** ● Dwellings ● People

*\*Source: Forecast id ERP, rounded to the nearest 100*

This section assesses and makes recommendations for community infrastructure for the area identified in the Westmead Innovation District Master Plan located in City of Parramatta Local Government Area. This is planned to be a 24-hour precinct, with workers, businesses, patients and their families, students, residents and other visitors seeking opportunities for recreation, support and community connection. The forecast population is based on work undertaken to prepare the Stage Three Westmead Innovation District Master Plan Report, as at December 2018.





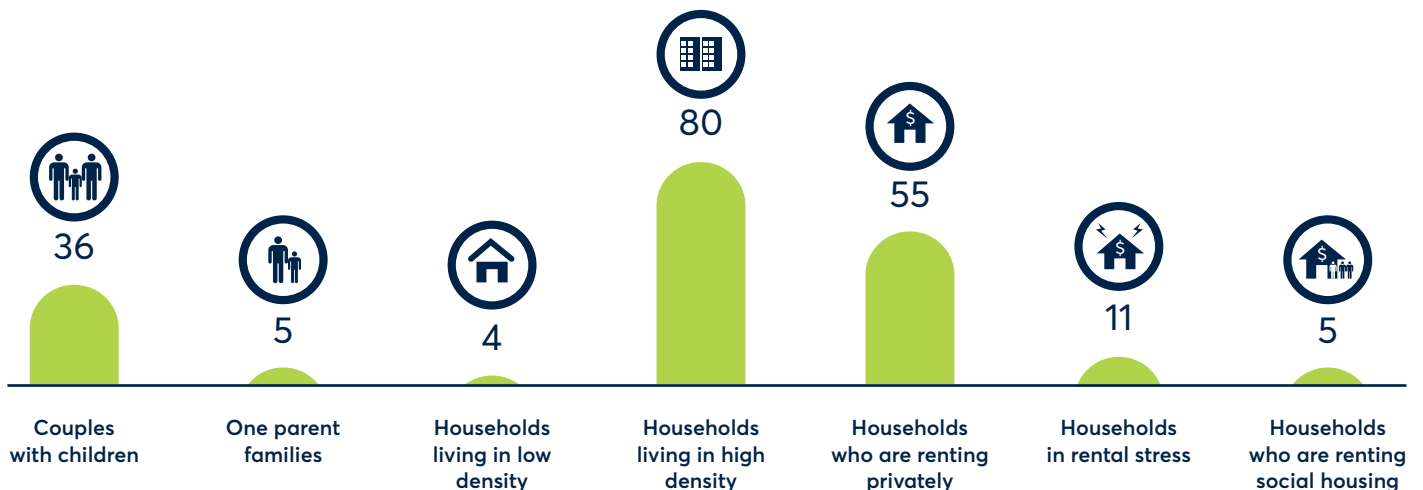
# Westmead today

If the Westmead Innovation District was a community of 100 people, there would be:



\*Source: Profile.id for Westmead suburb (Parramatta LGA part only) and parts of Northmead and North Parramatta, 2016

If the Westmead Innovation District was a community with 100 households, there would be:



\*Source: Profile.id for Westmead suburb (Parramatta LGA part only) and parts of Northmead and North Parramatta, 2016

## The current Westmead Innovation District community is characterised by:

- Very high cultural diversity, with a higher proportion of people who were born overseas and recently arrived in Australia, in particular people from India.
- A young population, with a higher proportion of family households and a much lower proportion of people aged over 60 compared to City of Parramatta LGA.
- Higher densities than City of Parramatta LGA, with more households living in medium and high density dwellings, and a higher proportion of renting households.
- A large population working in healthcare and social assistance and a highly educated population, but also relatively high unemployment.

## We can expect that the future community of the Westmead Innovation District area will include:

- Many households living in high density.
- A high proportion of working aged residents, and an increasing number of families with younger children.
- A highly educated population with a high proportion of professionals, including those employed in health related fields and innovation.
- Increasing cultural diversity, in particular with residents from South Asian backgrounds and people who have recently arrived in Australia.
- A 24-hour community, with workers, visitors, patients and their families, students and residents coming to Westmead.

# Current community infrastructure in Westmead Innovation District



## Community facilities – Council-owned

In the Westmead Innovation District, City of Parramatta has no community facilities. In the southern half of Westmead, Cumberland Council has:

- One community hall
- Two community rooms
- One scout hall.

## Open space and recreation – Council-owned

In the Westmead Innovation District, City of Parramatta has:

- One pocket park.

Cumberland Council has:

- Five pocket parks
- Three local parks
- One district park.

# Gaps, challenges and opportunities in the current community infrastructure network

- The suburb of Westmead is split across City of Parramatta and Cumberland councils. The railway line forms a barrier that impacts connectivity between north and south Westmead, including to community infrastructure.
- Overall, community infrastructure in Westmead is ageing, single purpose and operating above capacity and there is an existing gap in library space and multipurpose community centre space.
- There is very little local and district open space, and the quality of facilities is poor. However, Parramatta Park is located close by.
- There are opportunities to maximise connections to and use of natural assets including Parramatta Park and Parramatta River, and better connections between the open space network.

## City of Parramatta catchment 1:\* 2041 requirements



\*City of Parramatta Council plans for community infrastructure using a catchment approach. Catchment 1 clusters the following suburbs: Winston Hills, Toongabbie, Pendle Hill, Wentworthville and Constitution Hill

## Catchment 1: benchmark comparison

### Community facilities / 1,000 people



### Open space / 1,000 people



# Key considerations for community infrastructure planning in **Westmead Innovation District**



## **Improving connections.**

- Improved connections across the rail line will be important to provide access to community infrastructure and connect both sides of the community.
- There are opportunities to improve connections between open space, including Parramatta Park and Parramatta River.



## **Meeting the needs of a diverse community.**

- As a large medical precinct and employment centre, there is a need for community infrastructure planning to respond to the needs of diverse community members, including residents, workers, businesses, patients and their families, students and other visitors seeking opportunities for recreation, support and community connection.
- Community infrastructure planning should address the needs of those accessing various services in Westmead and experiencing poor health, including access issues, universal design and passive open spaces.



### Supporting residents living in high density.

- Limited private space in high density means that public spaces and facilities functions as spaces for social gathering and recreation - the 'backyards' and 'living rooms' of the community. Community infrastructure provided within private developments will support the needs of residents and help to meet the demand for local community infrastructure.



### A changing planning context.

- The changing planning context in Westmead Innovation District will impact on planning for community infrastructure.
- Realising the vision for Westmead Innovation District will only be successful with effective coordination and partnership between Council, the Department of Planning, Industry and Environment, NSW Health, the Westmead Alliance and Cumberland Council.

# Building a socially sustainable Westmead Innovation District

Through collaboration, partnerships and the resources of many, we must work to deliver community infrastructure to support the growing community.

## Key recommendations

The following recommendations for the Westmead Innovation District are indicative and based on current available information. This work will require monitoring and will be updated to reflect any changes to land use planning or new opportunities that arise in particular locations. Holistic planning with Department of Planning, Industry and Environment, NSW Health, the Westmead Alliance and Cumberland Council will be critical to success.



**Deliver a community hub** of a minimum of 3,000m<sup>2</sup> as part of the Westmead Master Plan.



**Deliver a new indoor recreation facility** of at least four multipurpose court capacity, close to areas of high density dwelling growth and public transport. Ideally, this would be integrated as part of a recreation or community hub development.



**Deliver between approximately 500-1,000m<sup>2</sup> of subsidised space** in Westmead, ideally located within a new community hub.



**Advocate for delivery of long day care centres** to provide at least 691 additional places (with additional places for workers) by 2041 within the Westmead Innovation District, with a mix of private and not-for-profit owned and operated centres.



**Advocate and plan for the provision of affordable rental housing** for key workers, students and those requiring short-term stays.



**Deliver a new park at Westmead** as part of the Westmead masterplan process including one new full-size sportsground and increased access to recreation elements for informal active and passive recreation.



**Advocate and plan for the provision of open space and recreation facilities within private development** to support the needs of residents, including those of families with children.



**Deliver upgrades to district, local and pocket parks and recreation facilities** for informal passive and active recreation.



**Deliver one additional new district play space and new/upgraded play spaces** to target the 'teenage' age group and focus on sensory, imaginative and natural play types.

Specific opportunities for Council-owned assets and criteria for potential new community infrastructure are detailed further in sections one and two.