CITY OF PARRAMATTA
DRAFT SOCIAL INFRASTRUCTURE STRATEGY

SECTION 3
HIGH GROWTH AREAS

• Camellia
• Carlingford
• Carter St
• Epping
• Granville
• Parramatta CBD
• Parramatta North

• Rydalmere, Ermington and Melrose Park
• Sydney Olympic Park
• Telopea
• Wentworth Point
• Wentworthville
• Westmead
City of Parramatta will grow significantly as it becomes Sydney’s Central City, and this growth will be driven by 13 growth areas situated along major public transport infrastructure.

Each of these areas is unique in terms of context, community, planning process, and future growth profile. The communities who call these areas home now are also varied, as is the type and availability of current social infrastructure within them. Therefore, it is critical that we consider the social infrastructure needs of each 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 78,000 dwellings (the majority) of the City’s projected residential growth over the next two decades. We can also seek to maximise positive outcomes for these and all of our communities by viewing our social infrastructure provision as a network of complementary resources.

This section of Council’s draft Social Infrastructure Strategy addresses these 13 growth areas, providing a snapshot of what is happening today in each area from a planning perspective, highlighting specific considerations that should inform social infrastructure planning, and identifying future directions and opportunities for social infrastructure provision to meet the community’s needs.

The key directions and opportunities identified here are provided as a guide for social 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 change with any changes to land use planning or new opportunities that arise for particular areas.

<table>
<thead>
<tr>
<th>Area</th>
<th>Estimated additional dwellings to 2036*</th>
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</thead>
<tbody>
<tr>
<td>Camellia</td>
<td>10,000</td>
</tr>
<tr>
<td>Carlingford</td>
<td>4,400</td>
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<tr>
<td>Carter Street</td>
<td>6,000</td>
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<tr>
<td>Epping</td>
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<tr>
<td>Granville</td>
<td>5,300</td>
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<tr>
<td>Parramatta CBD</td>
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<tr>
<td>Parramatta North</td>
<td>3,400</td>
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<tr>
<td>Rydalmere, Ermington, Melrose Park</td>
<td>12,000</td>
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<tr>
<td>Sydney Olympic Park</td>
<td>11,400</td>
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<td>4,000</td>
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<tr>
<td>Wentworth Point</td>
<td>5,500</td>
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<tr>
<td>Wentworthville</td>
<td>New Priority Prec.</td>
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<tr>
<td>Westmead</td>
<td>New Priority Prec.</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>78,200</strong></td>
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* Please note: these are estimates only and are discussed in further detail in this chapter.
City of Parramatta
Estimated Growth in High-Growth Areas 2016-2036

Total estimated additional dwellings to 2036: 78,200

Please note that the data on this map are estimates only, and are discussed in further detail in this chapter.
The suburb of Camellia is located just east of Harris Park and 4kms from the Parramatta CBD.

Council prepared a discussion paper for the Camellia precinct in 2014, which was the first step towards developing a long term vision for Camellia for renewal and redevelopment. Following that, Council and the NSW Department of Planning and Environment (DPE) prepared a Land Use and Infrastructure Strategy (LUIS) for Camellia and released this for public comment in August 2015.

Camellia has now been named as a Priority Precinct by the DPE. Council is now working in partnership with the DPE and Transport for NSW (TfNSW) on finalising a rezoning proposal for Camellia. The recent release of the Parramatta Light Rail route has meant some changes may need to be made to the forthcoming Masterplan that was due to be released. This plan is now expected later in 2017.

**FUTURE GROWTH**

The priority precinct planning process will confirm dwelling and population figures for Camellia. Given there are no residents living on the Camellia peninsula now, any residential population will be a significant change for this precinct. Based on current estimates, there is likely to be around 10,000 additional dwellings located here.

By 2036 an estimated:

- 10,000 additional dwellings

*Data source: CoP submission to draft West Central District Plan*

**KEY CONSIDERATIONS FOR SOCIAL INFRASTRUCTURE PLANNING IN THIS PRECINCT**

- In an urbanised environment like Greater Sydney, the opportunity to renew and plan for a site as large as this is rare. Careful consideration should be given to options for realising land for community uses where it might be impossible to achieve in other areas of City of Parramatta – e.g. provision of sports fields (which are undersupplied but require a large amount of land).

- Camellia will be home to a new large-scale high density residential community in a place where no residential community has previously existed. It will be essential to the wellbeing of the growing community that social infrastructure is delivered early on in the staging of redevelopment and is available for the new community when they arrive. Social infrastructure has a major role to play in establishing a sense of identity and belonging for this emerging community.

- Given mounting pressures on land and finite resources, every attempt should be made for ‘joined up’ planning of social infrastructure and to maximising access for community use to all social infrastructure in the precinct regardless of ownership.

- Camellia is located in close proximity to the many resources of the Parramatta CBD which is a positive opportunity for future residents. However, there are geographic issues that may result as a consequence of Camellia’s peninsular location. Depending on the scale of development, the “one way in and one way out” traffic system that exists now is unlikely to enable a sustainable and liveable community. The insular nature of this area gives additional weight to the need for neighbourhood-level social infrastructure that is easily accessible close by to homes.

- Planning for Stage 1 of the Parramatta Light Rail project is underway and this includes a light rail link which will connect Camellia with the rest of the precincts along the GPOP corridor. Pending
Stage 2 of the Parramatta Light Rail, Camellia may also function as a transfer point for movement from Sydney Olympic Park to Carlingford. Capitalising on improved connectivity and locating infrastructure nearby to light rail is a positive opportunity.

- Flooding from both the Duck River and Parramatta River impacts on Camellia, and will have use and design implications for land, buildings and facilities.
- There are significant land contamination issues remaining from past heavy industrial uses in this precinct. This will have impacts on redevelopment.

### KEY DIRECTIONS AND OPPORTUNITIES FOR SOCIAL INFRASTRUCTURE

The number of additional dwellings that will be identified in the priority precinct process is yet to be finalised. The final dwelling number and mix will shape the population who live here in the future. The information provided below is indicative only and will require review and updating and will likely change once the number of expected dwellings for Camellia is confirmed. In the meantime, the following is provided as a guide for social infrastructure provision and planning for this community.

**Through advocacy, partnerships and the resources of many, seek to realise:**

- A town centre plaza co-located with community facilities and the light rail station.
- A community hub of approximately 2,100sqm (located in the town centre adjacent to a plaza and open space, providing flexible community meeting space and supporting a minimum 800sqm community learning space).
- A new primary school (there is an opportunity to co-locate community facilities with the school depending on final location and its size, and to share school facilities for community use).
- Provision of open space, including public access to the Parramatta River foreshore (passive use) and a sports field (active use, minimum 1.9ha, ideally shared with the new primary school).
- Possible provision of flexible multiuse sports fields for community use on the inner fields of the Australian Turf Club.

- Provision of open space and recreation facilities within private development to support the needs of residents, including those of families with children.
- Provision of Council-owned, private and not-for-profit long day care centres, located close to transport nodes and the school.
- Provision of affordable rental housing.
- Improved connectivity and accessibility in and out of the Camellia peninsula.

Specific opportunities for Council-owned assets and criteria for potential new social infrastructure are detailed further in Sections 1 and 2.
2. CARLINGFORD

The suburb of Carlingford is located approximately 5kms from the Parramatta CBD and is currently home to 24,394 residents and 8,513 dwellings.

In the past, Carlingford sat at the junction of three Local Government Areas – Hornsby, The Hills and the former Parramatta City. Over time all three Councils have planned for medium and high density development within Carlingford. The Council boundary changes of 2016 brought this entire suburb within the new City of Parramatta LGA, providing new opportunities for coordinated land use and infrastructure planning.

FUTURE GROWTH

There are currently site-specific planning proposals located in and around Carlingford town centre, and further growth is expected in conjunction with the introduction of the Parramatta Light Rail project (Stage 1 will have a station in Carlingford).

By 2036 an estimated:
- 4,400 additional dwellings – 12,900 in total
  - 3,800 from areas in and around Carlingford town centre
- 11,400 additional people – 35,800 in total

* Data source: Forecast id, The Hills Contributions Plan No. 14 Carlingford Precinct (2010) and current planning proposals

KEY CONSIDERATIONS FOR SOCIAL INFRASTRUCTURE PLANNING IN THIS SUBURB

- Planning for Stage 1 of the Parramatta Light Rail project is underway, including a station at Carlingford. Capitalising on improved connectivity and locating infrastructure nearby to light rail is a positive opportunity. Light rail will improve on the existing low-frequency heavy rail service, enabling more people to connect to employment, education and other services within the Parramatta CBD and beyond.
- Social infrastructure resources and residential growth in Carlingford are currently somewhat dispersed – there is a need for better integration and coordination of land use planning and infrastructure provision.
- Current social infrastructure includes a mix of ageing and mostly low scale community facilities. Some are underutilised and many do not have good public transport access. Open space provision is low for the current population.
- Carlingford will continue to be a suburb with an increasing number of high-density apartments. More households will be living in high-density dwellings and this includes families with young children. Public social infrastructure is a vital part of supporting residents living in apartments to have a good quality of life. In these neighbourhoods, libraries are studies, parks are playgrounds, ovals are backyards, and community meeting rooms are living rooms to host family birthday parties and other social functions.
- This area will experience renewal and gentrification and a continued increase in diversity of people. There is a need to ensure that increasing density in this suburb does not dislocate or isolate existing communities who have called Carlingford home for many years. Good social infrastructure provision can play a positive and enabling role through welcoming places to gather and meet, as well as providing necessary support and services.
KEY DIRECTIONS AND OPPORTUNITIES FOR SOCIAL INFRASTRUCTURE

The following information is provided as a guide for social infrastructure provision and planning in this community. It is indicative, based on current available information. It will require monitoring and may change with any changes to land use planning or new opportunities that arise for this suburb.

Through advocacy, partnerships and the resources of many, seek to realise:

- Upgrades to existing parks and sports fields to increase capacity and diversity of offering, including master planning of the Don Moore Park at North Rocks to increase recreation and leisure uses.
- Increased provision of sporting and park open space within and nearby areas of high population growth, including through shared use of school facilities and increased utilisation of current Council owned sports fields and parks.
- Provision of open space and recreation facilities within private development to support the needs of residents.
- Increased pedestrian and bike connections to natural assets and key parks and open spaces, and to areas outside of Carlingford through a green corridor aligned with the light rail corridor.
- A new district level library at Carlingford of at least 1,600sqm, preferably co-located with community services in a community hub within walking distance to good public transport.
- Additional neighbourhood level flexible community spaces within high density developments to service the needs of residents within these sites.
- Increased access for the community to more community spaces through shared use arrangements with not-for-profits and businesses in the suburb.

- Upgrade of Council's North Rocks Early Childhood and Education long day care centre.
- Increased provision of private and not-for-profit long day care centres.
- Provision of affordable rental housing.

Specific opportunities for Council-owned assets and criteria for potential new social infrastructure are detailed further in Sections 1 and 2.
3. CARTER STREET

The Carter Street Priority Precinct comprises 52 hectares of land directly south west of Sydney Olympic Park and is located in the suburb of Lidcombe. It is approximately 7kms from Parramatta CBD.

The precinct is an established industrial area with mainly large warehouse facilities offering logistics services. In November 2015, the Carter Street Priority Precinct was rezoned by the NSW Department of Planning and Environment (DPE) for a mix of residential and employment uses.

The NSW Government has committed funding of $140 million for the new westbound off-ramp from the M4 Motorway at Hill Road. The new westbound off-ramp requires road widening outside of the existing road corridor within the Carter Street Precinct. Thus, it is necessary to amend the current Carter Street Precinct Plan and Development Control Plan.

The Carter Street Precinct supports Sydney Olympic Park (SOP) precinct as the urban hub of the Olympic Peninsula. The new master planning process for the Carter Street Precinct being undertaken in 2017 by the DPE may realise opportunities to better integrate the two precincts. The DPE also proposes to prepare a new State Environmental Planning Policy (SEPP) that will amend the Auburn Local Environmental Plan 2010 as it relates to Carter Street which may facilitate additional dwellings and jobs.

FUTURE GROWTH
The DPE planning process will confirm dwelling and population figures for Carter Street. Given there are no residents living at Carter Street now, any residential population will be a significant change for this precinct. Based on current information, there is likely to be 6,000 additional dwellings located here.

**By 2036 an estimated:**
- 6,000 additional dwellings

*Data source: Midrange dwelling estimate from Department of Planning and Environment Carter Street Precinct Development Control Plan 2016*

KEY CONSIDERATIONS FOR SOCIAL INFRASTRUCTURE PLANNING IN THIS PRECINCT

- Carter Street is close to Sydney Olympic Park, which is a unique multi-use sports and entertainment precinct. The interface between major events at SOP and emerging residential community needs at Carter Street requires careful management. Similarly, the interface with WestConnex requires careful planning.

- Carter Street will be home to a new residential community living in relatively high-density where previously there has been no residential community. This will include a high proportion of young adults and couples without children. Public social infrastructure is a vital part of supporting residents living in apartments to have a good quality of life. In these neighbourhoods, libraries are studies, parks are playgrounds, ovals are backyards, and community meeting rooms are living rooms to host family birthday parties and other social functions.

- The areas surrounding Carter Street currently have limited community facility provision, but are experiencing rapid growth. It will be essential to the wellbeing of the growing community of
Carter Street that social infrastructure is delivered early on in the staging of redevelopment and available for the new community when they arrive. Social infrastructure has a major role to play in establishing a sense of identity and belonging for this emerging community.

- Given mounting pressures on land and finite resources, every attempt should be made for ‘joined up’ planning of social infrastructure and to maximising access for community use for all social infrastructure within the precinct.

- There is an opportunity to integrate with neighbouring communities at Sydney Olympic Park and Newington. Social infrastructure planning should be considered via a networked approach.

- As a result of its location, there are peninsular related transport and traffic concerns at this precinct, particularly regarding traffic flows in and out. Enhanced connectivity throughout the peninsula is needed.

- This precinct enjoys good access to regional open space and recreation facilities at SOP, though their access to the general public at times could be limited and for some households the cost will be prohibitive.

**KEY DIRECTIONS AND OPPORTUNITIES FOR SOCIAL INFRASTRUCTURE**

The following information is provided as a guide for social infrastructure provision and planning in this community. It is indicative and based on current available information. It will require monitoring and may change with any changes to land use planning or new opportunities that arise for this precinct.

**Through advocacy, partnerships and the resources of many, seek to realise:**

- Increase in current proposed provision of open space:
  - A high quality larger town centre plaza, greater than the current proposed village square and no less than 0.3 hectares
  - Widening of the proposed linear open space along the creek line to greater than 20 metres
  - Review of location and increase in size of the smaller parcels of open space proposed throughout the precinct

- 2.98 ha of useable open space, co-located with the new school, including sports fields with public access for the community.

- Provision of open space and recreation facilities within new private development to support residents’ needs.

- Provision of outdoor recreation facilities including at least one exercise station, one flexible multipurpose court and six play spaces for children and young people.

- Increased pedestrian and bike connections to natural assets and key parks and open spaces, and to areas outside of Carter Street.

- A community hub of approximately 1,000sqm minimum (located in the town centre adjacent to a plaza and open space, providing flexible community meeting space and supporting a community learning space).

- Provision of subsidised office space.

- A new primary school; there is opportunity to co-locate community and shared facilities with the school depending on final location.

- Provision of private and not-for-profit long day care centres and out of school hours care services, located nearby or within transport nodes and the school.

- Provision of affordable rental housing.

- Improved connectivity and accessibility in and out of Carter Street.

Specific opportunities for Council-owned assets and criteria for potential new social infrastructure are detailed further in Sections 1 and 2.
The suburb of Epping is located approximately 9 km from the Parramatta CBD and is currently home to 23,688 residents and 8,555 dwellings.

The NSW Department of Planning and Environment (DPE) undertook an Urban Activation Precinct process for the Epping Town Centre, concluding with rezoning in 2014. In 2016, the eastern side of Epping Town Centre (former Hornsby Council) was included within City of Parramatta (CoP) Local Government Area (LGA) following council boundary changes.

**FUTURE GROWTH**

City of Parramatta Council is now undertaking a planning review project for Epping Town Centre and its surrounds to ensure there is a well-coordinated set of planning controls for the precinct, coupled with integrated infrastructure planning.

Through this process, Council is seeking to work with the community to ensure that Epping is a great place to live and work and supports a vibrant community of residents, commuters, businesses and workers. Council has commissioned four expert studies on social infrastructure, traffic, heritage and commercial land issues as part of this process. Council is coordinating the planning process, which involves a Steering Group of State agencies (Greater Sydney Commission, DPE, Transport for NSW and Roads and Maritime Services). Strategic planning will continue throughout 2017, with preparation of new planning controls planned for 2018 onwards.

Initial DPE projections suggested that 3,750 dwellings would be achieved within 5 years, however the DPE has recently revised this figure, indicating that 5,550 dwellings will be achieved within 5 years. This revised figure may still be an underestimate as recent analysis undertaken by Council suggests that the take up rate for redevelopment sites in Epping has been higher than anticipated. If development applications continue to be lodged at the rate they have been since 2014, it may be more likely between 5,550 and 10,000 dwellings.

In addition to the future growth that will occur within the Epping Town Centre, there are also current site-specific planning proposals located in and around Epping town centre.

**By 2036 an estimated:**

- **5,700 additional dwellings — 14,300 in total**
- **5,550 from areas in and around Epping town centre (potential capacity for approximately an additional 4,450 dwellings to 2036 based on current development take up rates)**
- **13,600 additional people —**


**KEY CONSIDERATIONS FOR SOCIAL INFRASTRUCTURE PLANNING IN THIS PRECINCT**

- Monitoring and updating demographic data and population forecasts will be essential to future social infrastructure planning in this high growth area.
- Current social infrastructure includes a mix of ageing and mostly suburban scale community facilities. Some are underutilised, others like the library are at capacity. Many outside of the town centre do not have good public transport
access. There are several good sized parks, but overall open space provision for sports and passive recreation is low. The Epping Aquatic and Leisure Centre has a 50 metre pool which is loved by many but utilisation is relatively low and the infrastructure is ageing and in need of maintenance.

• There is currently no identified ‘civic heart’ for Epping in the form of a town centre.

• 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 congestion and accessibility of social infrastructure.

• The community is experiencing high-density residential redevelopment at an extremely rapid pace. Epping will continue to be a suburb with an increasing number of high density apartments. More households will be living in high density dwellings and this includes families with young children. Public social infrastructure is a vital part of supporting residents living in apartments to have a good quality of life. In these neighbourhoods, libraries are studies, parks are playgrounds, ovals are backyards, and community meeting rooms are living rooms to host family birthday and other social functions.

• This area is experiencing renewal and gentrification and a continued increase in diversity of people who live here. The needs of both established and emerging communities within Epping must be considered. There is a need to manage increasing density in this precinct and not isolate existing communities who have called Epping home for many years. Good social infrastructure provision can play a positive and enabling role through welcoming places to gather and meet, as well as providing necessary supports and services.

• There is a need to protect and respect Epping’s extensive heritage and natural assets.

**KEY DIRECTIONS AND OPPORTUNITIES FOR SOCIAL INFRASTRUCTURE**

The following information is provided as a guide for social infrastructure provision and planning in this community. It is indicative, based on current available information. It will require monitoring and may change with any changes to land use planning or new opportunities that arise for this precinct.

**Through advocacy, partnerships and the resources of many, seek to realise:**

- Upgrades to existing parks within 1.5kms of the train station to increase capacity and diversity of recreation and leisure offering, including master planning of Dence Park, continued implementation of the Boronia Park master plan and upgrades to Forest Park.

- Upgrades to existing sports fields within and nearby to Epping to increase capacity.

- Increased community access to sports fields, parks and outdoor recreation facilities within and nearby Epping through shared use of school and other non-Council facilities.

- Provision of open space and recreation facilities within new private development to support resident’s needs, including those of families with children.

- Increased pedestrian and bike connections to natural assets and key parks and open spaces, and to areas outside of Epping.

- Assess condition and capacity of the Epping Aquatic and Leisure Centre to address local aquatic needs longer term, as well as options for development of alternative or enhanced aquatic offerings.

- Provision of a new community hub in Epping Town Centre of approximately 3,500sqm, including 1,500sqm minimum for a library and 2,000sqm minimum for multipurpose community space. This should be located adjacent to a public plaza or other public open space.

- Increased access by the community to community spaces in not-for-profits and businesses in the precinct through shared use arrangements.

- Increased provision of private and not-for-profit long day care centres.

- Increased provision of affordable rental housing.

- Identify location(s) and plan for a civic focal point in Epping Town Centre.

Specific opportunities for Council-owned assets and criteria for potential new social infrastructure are detailed further in Sections 1 and 2.
5. GRANVILLE

The suburb of Granville is located just south of Harris Park and the Parramatta CBD and is divided by the railway line between the City of Parramatta (CoP) and Cumberland Councils. New growth within Granville will be facilitated through the NSW Government’s Parramatta Road Corridor Urban Transformation Strategy.

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 uses and residential. Parramatta Road is characterised by existing car yards, show rooms, petrol stations and light industrial uses. In 2017 the City of Parramatta portion of Granville is home to 4,914 residents and has 1,819 dwellings.

FUTURE GROWTH

In 2013 UrbanGrowth NSW commenced the strategic planning framework for the Parramatta Road Corridor. The Parramatta Road Corridor Urban Transformation Strategy was released by the NSW Government in November 2016 which identifies eight renewal precincts along the length of Parramatta Road, including Granville.

The Strategy envisages Granville precinct to be a vibrant mixed-use town centre with high-quality public domain and open space and close connections to the Parramatta CBD. Although the Strategy proposes new planning and development controls for Granville precinct, it does not directly rezone land. Any future planning proposals for the Granville precinct must be consistent with the Strategy, as enacted through a Section 117 Ministerial Direction and the Draft Central West District Plan. There are currently site-specific planning proposals located in Granville town centre and along Parramatta Road which propose additional dwellings and jobs.

By 2036 an estimated:

- **5,300 additional dwellings** – 7,100 in total
  - 4,200 within the Granville precinct identified in the Parramatta Road Corridor Urban Transformation Strategy
- **13,800 additional people** – 18,300 in total

*Data source: Forecast id for the suburb of Granville located within the City of Parramatta local government area and the Granville precinct as identified in the Parramatta Road Corridor Urban Transformation Strategy (NSW Government, 2016).

KEY CONSIDERATIONS FOR SOCIAL INFRASTRUCTURE PLANNING IN THIS PRECINCT

- Granville is divided between City of Parramatta and Cumberland Councils. It is imperative that councils share and coordinate resources and community planning across LGA boundaries for the benefit of the community. This is especially critical given that most of the expected growth in dwellings outlined in the Parramatta Road Corridor Urban Transformation Strategy will occur in the City of Parramatta LGA, whilst most of the social infrastructure currently exists within the Granville Town Centre which is located within Cumberland LGA.
- There are three high-use transport corridors (heavy rail, Parramatta Road and M4) which provide good accessibility to and from Granville,
but impact on liveability. These corridors create barriers to North-South movement through this precinct. There is a need to improve connectivity and access to jobs, education and services in Parramatta CBD and beyond.

- The existing residential communities in and around Granville are very diverse and there are many low-income households. This community will experience renewal and gentrification, and there is a need to ensure that increasing density in this precinct does not dislocate or isolate existing communities, particularly those more disadvantaged. Good social infrastructure provision can play a positive and enabling role through welcoming places to gather and meet, as well as providing necessary support and services.

- Granville is an area of social need. It has a relatively larger proportion of teenagers, young people, people with no formal qualifications, people on low incomes and people with no access to the internet at home, as well as migrant groups. Communities thrive when all people have the resources they need to be able to live well. Providing social infrastructure to meet the needs of these more vulnerable communities will be critical for the wellbeing of the whole community.

- There is an undersupply of high-quality public open space in Granville, while some existing open space assets are underutilised because of ageing facilities and limited design and offerings. The cumulative impact of growth in this area has the potential to place further pressure on resources.

- Granville is a suburb with an increasing number of high-density apartments. More households will be living in high-density dwellings and this includes families with young children. Public social infrastructure is a vital part of supporting residents living in apartments to have a good quality of life. In these neighbourhoods, libraries are studies, parks are playgrounds, ovals are backyards, and community meeting rooms are living rooms to host family birthday parties and other social functions.

**KEY DIRECTIONS AND OPPORTUNITIES FOR SOCIAL INFRASTRUCTURE**

The following information is provided as a guide for social infrastructure provision and planning in this community. It is indicative and based on current available information. It will require monitoring and may change with any changes to land use planning or new opportunities that arise for this precinct.

Through advocacy, partnerships and the resources of many, seek to realise:

- Increased provision of private and not-for-profit long day care centres.
- Increased provision of subsidised office space.
- Increased access for the community to more community space through shared use arrangements with not-for-profits and businesses in the precinct.
- New public park on Albert Street/Prince Street and new urban plaza in the town centre.
- Upgrade to FS Garside Park.
- New cycle ways and pedestrian links, including key regional connections to Parramatta River and Parramatta CBD.
- Provision of open space and recreation facilities within new private development to support resident’s needs.
- Youth support and recreation facilities.
- Expansion of library and community centre space.

Specific opportunities for Council-owned assets and criteria for potential new social infrastructure are detailed further in Sections 1 and 2.
The suburb of North Parramatta is located immediately northwest of the Parramatta CBD and is home to 13,248 residents and 5,474 dwellings. The majority of new homes in the suburb will be delivered over the next 10 years through the NSW Government’s Parramatta North Urban Transformation Precinct. North Parramatta is characterised by an established residential area, high density areas focused around the commercial spine along Church Street and Victoria Road, heritage conservation areas and State significant heritage, including the Cumberland (East) Hospital Campus, Norma Parker Centre / Kamballa site and the former Parramatta Gaol. There are also a number of large educational institutions along Pennant Hills Road.

FUTURE GROWTH
Since 2013, UrbanGrowth NSW has been leading the Parramatta North Urban Transformation Precinct (known as Parramatta North Precinct) which comprises approximately 26 hectares of NSW Government land, located along the eastern foreshore of Parramatta River opposite Westmead Hospital. As part of this work, lands at Parramatta North Precinct was rezoned by the NSW Government in late 2015 to allow for additional homes and a new village centre. The majority of the Parramatta North precinct is listed on the State Heritage Register.

Growth will occur in North Parramatta as a result of the rezoning of the Parramatta North Precinct and in conjunction with the delivery of Stage 1 of the Parramatta Light Rail, with a light rail stop proposed along Factory Street. Furthermore, the Parramatta CBD Planning Strategy (adopted by Council 27 April 2015) identifies a ‘planning investigation area’ that may result in expansion of the Parramatta CBD to the north. This investigation process will be undertaken in the short to medium.

By 2036 an estimated:
• 3,400 additional dwellings – 8,900 in total
  • 2,800 from areas within Parramatta North Urban Transformation Precinct
• 8,700 additional people – 22,000 in total
* Data source: Forecast id and Parramatta LEP 2011.
** These figures do not include potential growth in the ‘planning investigation area’ as identified in the Parramatta CBD Planning Strategy.

KEY CONSIDERATIONS FOR SOCIAL INFRASTRUCTURE PLANNING IN THIS PRECINCT
• Because of its history and heritage (both Aboriginal and European), the Parramatta North precinct is a place of significance to many people. Developing social infrastructure for this incoming community is an opportunity to respond to this in a sensitive and engaging manner.
• This precinct will deliver new housing (including new social and affordable housing) via the Parramatta North precinct and Communities Plus program at Parramatta North. It will be home to long-time residents and new community members. Social infrastructure can play a vital role in facilitating opportunities for people to meet and connect, and assist a precinct undergoing renewal to develop its identity.
• Planning for Stage 1 of the Parramatta Light Rail project is underway and this includes a light rail link through North Parramatta connecting Westmead and Parramatta CBD. Capitalising on improved connectivity and locating infrastructure nearby to light rail is a positive opportunity.

• There is an opportunity to maximise connections and make greater use of surrounding natural assets, particularly Parramatta Park and Parramatta River.

• Within the Cumberland Hospital site are several regional health and mental health services. Proactive, upfront planning is required to minimise the risk of displacement of services through the Parramatta North Precinct renewal process.

KEY DIRECTIONS AND OPPORTUNITIES FOR SOCIAL INFRASTRUCTURE

The following information is provided as a guide for social infrastructure provision and planning in this community. It is indicative, based on current available information. It will require monitoring and may change with any changes to land use planning or new opportunities that arise for this precinct.

Through advocacy, partnerships and the resources of many, seek to realise:

• New public open space, including a new river foreshore park, of approximately seven hectares to be delivered as part of the Parramatta North Urban Transformation Precinct.

• New regional cycleway and walking connections along the Parramatta River Foreshore to be delivered as part of the Parramatta North Urban Transformation Precinct.

• Upgrades to nearby sports fields.

• New indoor recreation opportunities on site or nearby.

• Provision of open space and recreation facilities within new private development to support resident’s needs.

• Revitalisation and increased open space for public use along the Parramatta River foreshore within the Parramatta North Urban Transformation Precinct.

• Increased pedestrian and bike connections to natural assets including Parramatta Park and Parramatta River.

• New flexible multipurpose community space of approximately 1,000sqm to support community centre and community learning functions. This could be achieved either through adaptive reuse of heritage buildings within the current Cumberland Hospital site, and/or the provision of new floor space. New floor space would ideally be co-located with other services and close by to the light rail and town centre.

• New subsidised office space to be included within a community hub (minimum size of 500sqm).

• Increased access for the community to more community spaces through shared use arrangements with not-for-profits and businesses in and nearby the precinct.

• Affordable rental housing to support low to moderate income households, including key workers (currently, UrbanGrowth NSW has committed to deliver 3% of residential yield as affordable housing, which equates to approximately 84 dwellings).

• Upgrade to Council’s nearby Northmead Early Learning Centre.

• Increased provision of long day care services including a mix of private and not-for-profit managed centres.

Specific opportunities for Council-owned assets and criteria for potential new social infrastructure are detailed further in Sections 1 and 2.
The Parramatta CBD is currently home to 12,455 residents and 5,388 dwellings.

In 2017 the City of Parramatta portion of Granville is home to 4,914 residents and has 1,819 dwellings. UrbanGrowth NSW oversaw the planning process for the Parramatta Road Corridor (which includes a portion in the suburb of Granville), which commenced in 2013. The final Parramatta Road Corridor Urban Transformation Strategy was released by the NSW State Government in November 2016. This strategy does not rezone land, but is enacted through a Section 117 direction.

The Strategy identifies eight renewal precincts along the length of Parramatta Road, and Granville is one of these. In the Strategy, Granville is envisaged to be a vibrant mixed-use town centre with high-quality public domain and open space and close connections to the Parramatta CBD.

FUTURE GROWTH

There are currently site-specific planning proposals located in Parramatta CBD, and Council’s endorsement of the Parramatta CBD Planning Proposal will drive further growth (following gateway determination from DPE).

By 2036 an estimated:

- 10,500 additional dwellings – 15,900 in total
- 22,200 additional people – 34,700 in total

* Data source: Forecast id + Parramatta CBD Strategic Transport Study

KEY CONSIDERATIONS FOR SOCIAL INFRASTRUCTURE PLANNING IN THIS AREA

- Parramatta CBD services the Greater Western Sydney region, and so there are diverse communities to consider when planning for infrastructure. These include residents, workers, students of all ages, and many kinds of visitors who come for attractions, events, services, support and amenities. This will be a 24-hour community, and many of these people will use or depend on Council’s social infrastructure to meet some of their needs.

- In the coming years, Parramatta CBD will be home to new residential communities, most of whom will live in high density apartments. This includes families with young children. Public social infrastructure is a vital part of supporting residents living in apartments to have a good quality of life. In these neighbourhoods, libraries are studies, parks are playgrounds, ovals are backyards, and community meeting rooms are living rooms to host family birthday parties and other social functions.

- As office rents increase during redevelopment of the CBD, there is a risk that existing community services could be displaced without some sort of planning or intervention. Low cost leasable office space within or nearby the CBD is limited, and many organisations are already seeking assistance to find affordable office leases. There are over 500 not-for-profit agencies based in City of Parramatta. Council has an active relationship with at least 364 of these organisations. Many homelessness community service providers and the communities they serve are located in the Parramatta CBD, along with youth, mental health and other providers.

- There is a need for flexible multipurpose community spaces and youth-specific spaces.

- There is mounting pressure on schools as population growth exceeds capacity. Planning is underway for new schools within the CBD, including Arthur Phillip High, Parramatta Primary and O’Connell Street Primary.

- There are significant open spaces in the CBD, particularly at Parramatta Park, Robin Thomas Reserve and the Parramatta River foreshore. However, there will also be large population pressures on these resources. Robin Thomas Reserve is already at capacity, the foreshore is underutilised and Parramatta Park is not Council-owned or managed therefore our role in regard
to this open space extends to advocacy and partnerships.

- Planning and feasibility testing is underway to consider sites within and close by to the Parramatta CBD for a new comprehensive aquatics facility for Parramatta.
- Planning for Stage 1 of the Parramatta Light Rail project is underway. Light rail will connect Parramatta CBD with the rest of the GPOP corridor. Capitalising on improved connectivity and locating infrastructure nearby to light rail is a positive opportunity, and will assist with mitigating traffic, parking and navigation issues in the CBD.

**DIRECTIONS AND OPPORTUNITIES FOR SOCIAL INFRASTRUCTURE**

The following information is provided as a guide for social infrastructure provision and planning in this community. It is indicative, based on current available information. It will require monitoring and may change with any changes to land use planning or new opportunities that arise for this area.

**Through advocacy, partnerships and the resources of many, seek to realise:**

**FOR COMMUNITY FACILITIES**

- A network of complementary Council and Non-Council community facilities and hubs across the CBD from the south in Harris Park, to the middle in the CBD core, to the north at North Parramatta, to achieve approximately:
  - 2,500 to 3,000sqm library and community learning space
  - 3,400sqm of community centre space
  - 1,000sqm of youth space
  - Approximately 1,300 early childhood education and care long day care places in and around the CBD
  - 1,000 to 1,500sqm of low-cost leasable office space.
- Increased access by the community to community spaces in not-for-profits and businesses in the CBD through shared use arrangements.
- Planning for shared use of new school facilities for the community.
- Increased provision of private and not-for-profit long day care centres.

**Within the CBD Core:**

- Inclusion within Council’s civic building at Parramatta Square of the following:
  - A regional library of approximately 2,500sqm
  - Multipurpose space of approximately 1,000sqm.

**Within the southern area of the CBD:**

- A new community hub of at least 1,500sqm including a community centre of at least 1,000sqm and community meeting rooms.
- Redevelopment and upgrade of Council’s Jubilee Park Early Childhood Education and Care long day care into a Child and Families Hub, including additional childcare places and co-located complementary services.

**Within the northern area of the CBD:**

- A new community hub including a multipurpose community space of at least 1,500sqm, low-cost leasable office space of 1,000sqm and a long day care centre.

**FOR RECREATION AND OPEN SPACE**

- Increased provision of open space and recreation facilities for the community through shared use of new school facilities.
- Provision of open space and recreation facilities within new private development to support resident’s needs, including those of families with children.
- Upgraded sports fields, recreation parks and outdoor recreation facilities within the CBD.
- Revitalisation and upgrade of open space and recreation facilities along the Parramatta River foreshore.
- Increased pedestrian and bike connections to natural assets including Parramatta Park, Parramatta River and key parks and open spaces.
- New Council-owned aquatics facility within the Parramatta CBD, subject to further feasibility
- New Council owned indoor recreation facility with approximately 4 multiuse courts, ideally co-located with a new aquatics offering.
- Increased provision of Council, private and not-for-profit indoor recreation facilities in traditional and non-traditional locations.

Specific opportunities for Council-owned assets and criteria for potential new social infrastructure are detailed further in Section 1 and 2.
8. RYDALMERE, ERMINGTON AND MELROSE PARK

The area encompassing the suburbs of Rydalmere, Ermington and Melrose Park is complex range of land uses, including large areas of institutional and industrial lands which, in some instances, are now transitioning to other land uses. It is currently home to 18,953 residents and 6,998 dwellings.

Rydalmere is characterised by large land parcels of existing industrial lands and institutions, including the Western Sydney University campus along the Parramatta River foreshore. Ermington and Melrose Park comprises some remaining industrial lands with established residential suburbs with more recent addition of medium and high density dwellings. In addition to recent redevelopment of the former Naval Stores land in Ermington, there are now individual, large-scale planning proposal processes driving growth at opposite ends of this corridor. Despite these individual processes, viewing this area as a corridor will help Council and others consider infrastructure needs in a coordinated way.

FUTURE GROWTH

At the western end of the corridor in Rydalmere, a major Property NSW site at Victoria Road and Kissing Point Road is currently in the process of being rezoned to support a new large mixed-use and residential development. Also in Rydalmere, Council’s Employment Lands Strategy 2016 recommends that a detailed Structure Plan is prepared for Rydalmere’s industrial lands which supports the vision for Rydalmere Education Precinct as Western Sydney’s premier higher education precinct.

At the eastern end of the corridor, there are currently two coordinated planning processes for the northern and southern portions of Melrose Park along Wharf Road. In December 2016, Council endorsed a draft Structure Plan for the northern portion. Three Planning Proposals have since been submitted, and these are currently undergoing a coordinated assessment. A draft Structure Plan for the southern portion has recently been submitted to Council and is under assessment. It is expected that site-specific Planning Proposals will be lodged after the southern Structure Plan process is complete.

There are currently site-specific planning proposals located along the corridor, and further growth is expected in conjunction with the introduction of the Parramatta Light Rail project and transitioning land uses.

By 2036 an estimated:
- 12,000 additional dwellings – 19,000 in total
- 31,000 additional people – 49,800 in total

* Data source: Forecast id + known planning proposals
** Only a portion of the suburb of Melrose Park lies within CoP

KEY CONSIDERATIONS FOR SOCIAL INFRASTRUCTURE PLANNING IN THIS PRECINCT

- The suburb of Melrose Park is divided between City of Parramatta and City of Ryde Councils. A consistent understanding of community need and joined up planning between councils is critical to achieving a positive outcome for the community.
- Planning for Stage 1 of the Parramatta Light Rail project is underway and this affects the area of Rydalmere in particular where a light rail station will be located. Capitalising on improved connectivity and locating infrastructure nearby to light rail is a positive opportunity.
- This area contains the Rydalmere Education Precinct with the Western Sydney University campus. Collaboration between the university
and community should inform and influence social infrastructure planning, provision and shared use of assets for the community.

- The opportunity to maximise connections with and make greater use of surrounding natural assets along Parramatta River should be considered.
- This precinct is centred around major arterial roads and there are existing traffic issues. The roads may potentially act as barriers to movement and accessibility to social infrastructure.
- There are existing social infrastructure assets within the corridor. However, these are currently somewhat dispersed and many are ageing and not large enough to accommodate population growth. Planning social infrastructure as a network of complementary and joined up spaces and services will enable the best outcome. This requires coordinating the precinct in terms of social infrastructure provision, acknowledging the individual planning processes underway.
- The corridor from Rydalmere through Ermington to Melrose Park is an area with an increasing number of high-density apartments. More households will be living in high-density dwellings and this includes families with young children. Public social infrastructure is a vital part of supporting residents living in apartments to have a good quality of life. In these neighbourhoods, libraries are studies, parks are playgrounds, ovals are backyards, and community meeting rooms are living rooms to host family birthday parties and other social functions.
- The social infrastructure needs of both existing and emerging communities must be considered simultaneously. The existing residential communities in and around this corridor include some who have called this area home for many years. There are also many low income households. This community will experience renewal and gentrification. There is a need to ensure that increasing density and development in this precinct does not dislocate or isolate existing communities, particularly those more disadvantaged. Good social infrastructure provision can play a positive and enabling role through welcoming places to gather and meet, as well as providing necessary support and services and helping to form identity of an area undergoing change.
- Unlike many other areas within City of Parramatta, this corridor includes large parcels of land under single ownership or with a smaller number of owners. Realising large parcels of land for new social infrastructure is often difficult and cost-prohibitive. As land uses within the corridor change, consideration should be given to options for realising space to meet needs particularly for active open space and other assets requiring large parcels of land.

**KEY DIRECTIONS AND OPPORTUNITIES FOR SOCIAL INFRASTRUCTURE**

The following information is provided as a guide for social infrastructure provision and planning in this community. It is indicative, based on current available information. It will require monitoring and may change with any changes to land use planning or new opportunities that arise for this precinct.

**Through advocacy, partnerships and the resources of many, seek to realise:**

- Revitalisation of the Parramatta River foreshore and enabling public access with pedestrian and bike links.
- Increased provision of sporting open space.
- Upgrades to existing parks and sports fields to increase capacity and diversity of offering including delivering the George Kendall Park master plan.
- Increased provision of open space and recreation facilities within private development to support residents’ needs.
- A new district level community hub in the middle of the corridor at Ermington of between 3,500sqm to 5,000sqm. This should include a new library of between 1,500 – 3,000sqm and community centre space of approximately 2,000sqm.
- Additional neighbourhood level flexible community spaces within high-density developments along the corridor to service the needs of residents within these sites.
- Increased access for the community to more community spaces through shared use arrangements with not-for-profits and businesses in the precinct.
- Provision of private and not-for-profit managed long day care centres.
- Upgrade of Council’s Ermington Possum Patch Early Learning Centre.
- Provision of affordable rental housing.
- Advocate for improved public transport.

Specific opportunities for Council-owned assets and criteria for potential new social infrastructure are detailed further in Sections 1 and 2.
The suburb of Sydney Olympic Park (SOP) is located approximately 7kms from the Parramatta CBD and is currently home to 1,736 residents and 844 residential dwellings.

SOP is a strategic centre located within the Greater Parramatta to Olympic Peninsula (GPOP). The 640ha site includes a 210ha town centre area and 430 ha of parklands. The Sydney Olympic Park Authority (SOPA) has jurisdiction over land at SOP, and is required to prepare and maintain a masterplan for the park with the Master Plan 2030 first approved in 2010.

A major review of Master Plan 2030 has recently been undertaken by SOPA, with proposed changes exhibited in late 2016. The review proposes increased residential and commercial development in the Sydney Olympic Park Town Centre. A community facilities strategy was also prepared by SOPA as part of the review of the Master Plan 2030 in 2016. Council made an extensive submission on this matter during the exhibition of the master plan updates.

The NSW Government has committed funding of $140 million for the new westbound off-ramp from the M4 Motorway at Hill Road. The new westbound off-ramp requires road widening outside of the existing road corridor within Sydney Olympic Park. Thus, it is necessary to further amend the Sydney Olympic Park Master Plan 2030 and this update is currently being undertaken.

Following the approval of a revised SOP Master Plan, the Department of Planning and Environment (DPE) proposes to prepare a new State Environmental Planning Policy (SEPP) which may result in the provision of additional dwellings and jobs within SOP.

FUTURE GROWTH

Future growth is expected as a result of the Sydney Olympic Park Masterplan 2030 Update.

By 2036 an estimated:
- 11,400 additional dwellings – 12,200 in total
  - 10,700 from areas within Sydney Olympic Park Masterplan
- 23,500 additional people – 25,200 in total

* Data source: Forecast id + Sydney Olympic Park Masterplan 2030 - 2016 Review (SOPA)

KEY CONSIDERATIONS FOR SOCIAL INFRASTRUCTURE PLANNING IN THIS PRECINCT

- Council does not own land within or have responsibility for management of this precinct, so its role is as advocate for the community and as a partner with SOPA to coordinate planning and resources for the benefit of the broader community.
- SOP is a unique multi-use precinct. Apart from future residents, the needs of the future community of workers must be provided for, and the interface between major events and the emerging residential community needs to be carefully managed.
- SOP will be home to an expanded residential community living in relatively high density. This will include a high proportion of young adults and couples without children. Public social infrastructure is a vital part of supporting residents living in apartments to have a good quality of life. In these neighbourhoods, libraries are studies, parks are playgrounds, ovals are backyards, and...
community meeting rooms are living rooms to host family birthday parties.

- There is an opportunity to integrate with neighbouring communities at Carter Street and Newington; social infrastructure planning should be considered with a networked approach.

- Due to its location, there are peninsular transport and traffic concerns at this precinct, particularly regarding traffic flows in and out. Enhanced connectivity throughout the peninsula is needed.

- This precinct enjoys good access to regional open space resources at SOP though their access to the general public at times could be limited and for some households the cost will be prohibitive.

KEY DIRECTIONS AND OPPORTUNITIES FOR SOCIAL INFRASTRUCTURE

The following information is provided as a guide for social infrastructure provision and planning in this community. It is indicative, based on current available information, and reflects Council’s understanding of this precinct in the context of planning across the whole City of Parramatta LGA. City of Parramatta Council is committed to working with SOPA to understand community needs and plan efficiently for adequate quality social infrastructure for this community.

Through advocacy, partnerships and the resources of many, seek to realise:

- A district level community hub and library

- Increased provision of Council-owned, private and not-for-profit long day care centres, close to transport and schools

- Improvements to parks and recreation facilities and expansion of the open space network

- Vertical secondary school as proposed within SOP

- Improved connectivity and accessibility in and out of the peninsula for pedestrians and traffic

Specific opportunities for Council-owned assets and criteria for potential new social infrastructure are detailed further in Sections 1 and 2.
The suburb of Telopea is located approximately 4kms from the Parramatta CBD and is currently home to 5,426 residents and includes 2,384 dwellings.

Telopea is included in Parramatta Light Rail Stage 1, with a new station servicing the precinct by 2023. A Masterplan for an area within the suburb of Telopea was finalised in early 2017 following an extensive community consultation process. Land and Housing Corporation (LAHC) led this work and partnered with City of Parramatta Council (Council). Rezoning will proceed via a Priority Precinct process led by the NSW Department of Planning and Environment (DPE) which commenced in 2017. The Priority Precinct area is somewhat larger than the original Masterplan area. Council will continue to be involved with DPE in planning for Telopea as part of a Priority Precinct.

**FUTURE GROWTH**

Growth will occur in Telopea as a result of the rezoning of the Telopea Priority Precinct associated with the Telopea Masterplan 2017, and in conjunction with the introduction of the Parramatta Light Rail (Stage 1 will have a station in Telopea).

By 2036 an estimated:

• 4,000 additional dwellings – 6,300 in total
• 8,700 additional people – 14,100 in total

* Data source: Forecast id + midrange dwelling estimate from Telopea Masterplan February 2017 (LAHC)

**KEY CONSIDERATIONS FOR SOCIAL INFRASTRUCTURE PLANNING IN THIS PRECINCT**

- Planning for Stage 1 of the Parramatta Light Rail project is underway and this includes a station located at Telopea. Capitalising on improved connectivity and locating infrastructure nearby to light rail is a positive opportunity. Enabling more people to more easily connect into employment, education and other services within the Parramatta CBD will benefit this community, many of whom are vulnerable.

- Given mounting pressures on land and finite resources, every attempt should be made for ‘joined up’ planning of social infrastructure and to maximising access for community use of any social infrastructure assets within Telopea.

- Telopea is somewhat constrained as an area because of its very steep topography. Social infrastructure can be an enabler for people to move in, out and around the precinct.

- It will be essential to community wellbeing that social infrastructure is delivered early on in the staging of redevelopment and therefore available for the new community when they arrive. Social infrastructure has a major role to play in establishing a sense of identity and belonging for both existing and emerging communities.

- Telopea will have an increasing number of high density apartments. More households will be living in high-density dwellings and this includes families with young children. Public social infrastructure is a vital part of supporting residents living in apartments to have a good quality of life. In these neighbourhoods, libraries are studies, parks are playgrounds, ovals are backyards, and community meeting rooms are living rooms to host family birthday parties and other social functions.

- The existing community of Telopea includes many low-income households, and this area will experience renewal and gentrification. There is a need to ensure that increasing density does
not dislocate or isolate existing communities, particularly those more disadvantaged. Good social infrastructure provision can play a positive and enabling role through welcoming places to gather and meet, as well as providing necessary supports and services.

- Telopea will develop as a mixed community and continue to include a proportion of social housing homes and people who are more vulnerable. Communities thrive when all people have the resources they need to be able to live well. Providing social infrastructure to meet the needs of more vulnerable members of the community will be critical.

**KEY DIRECTIONS AND OPPORTUNITIES FOR SOCIAL INFRASTRUCTURE**

The following information is provided as a guide for social infrastructure provision and planning in this community. It is indicative, based on current available information. It will require monitoring and may change with any changes to land use planning or new opportunities that arise for this precinct.

*Through advocacy, partnerships and the resources of many, seek to realise:*

- Upgrades to Acacia and Sturt Parks to improve quality and diversity of recreation and leisure offerings
- Upgrades to nearby sports fields
- New plaza and play space at the light rail stop
- Increased pedestrian and bike connections to natural assets and key parks and open spaces, and to areas outside of Telopea through a green corridor aligned with the light rail corridor
- Provision of open space and recreation facilities within private development to support resident’s needs
- A new community hub of approximately 3,800sqm including a new library (approximately 2,000sqm) and new multipurpose flexible space (approximately 1,800sqm) for a community centre and subsidised office space
- Joined up planning and shared use of school facilities, including potential for co-location of social infrastructure
- Increased access for the community to more community spaces through shared use arrangements with not-for-profits and businesses in the precinct
- Increased provision of private and not-for-profit managed long day care centres

Specific opportunities for Council-owned assets and criteria for potential new social infrastructure are detailed further in Sections 1 and 2.
11. WENTWORTH POINT

The suburb of Wentworth Point is located approximately 7kms from the Parramatta CBD and is home to 6,994 residents and 3,681 dwellings.

The planning for Wentworth Point has a complex history. Originally rezoned through the Sydney Regional Environmental Plan No 24 in 2004, the Homebush Bay West Area included the whole of the Wentworth Point area. The Homebush Bay West DCP 2004 provided for a maximum residential floor space (GFA) of 573,369sqm (approximately 6,750 dwellings), and a minimum 36,015sqm GFA for commercial and waterfront uses.

In 2013, Amendment 1 to the Homebush Bay West DCP increased the residential floor space in four sub-precincts by at least 106,000sqm (GFA) adding an approval for an additional 1,250 dwellings. Developers are currently seeking approval for an additional 425 dwellings on their remaining site in the precinct via a planning proposal.

Several areas were removed from the Homebush Bay West DCP and SEPP 24 and are now covered by the Sydney Olympic Park Master Plan 2030 (the ferry terminal site) and the Wentworth Point Precinct DCP 2014 and Auburn LEP 2010. These sites are located at the northern end of the peninsula. There are now 3,100 dwellings approved in the Wentworth Point Precinct DCP (increased from 140 in the 2004 Homebush Bay West DCP), and 256 at the ferry terminal site.

UrbanGrowth NSW are involved in the development of the remaining RMS land in Wentworth Point.

FUTURE GROWTH

There are currently site-specific planning proposals located in Wentworth Point, and further growth is expected in accordance with the complex planning controls that apply to this suburb.

By 2036 an estimated:
- 5,500 additional dwellings – 9,200 in total
- 11,300 additional people – 18,300 in total

*Data source: Forecast id

KEY CONSIDERATIONS FOR SOCIAL INFRASTRUCTURE PLANNING IN THIS PRECINCT

- Wentworth Point is now home to a new and growing large scale high-density residential community in a place where no residential community had previously existed. Social infrastructure has a major role to play in establishing a sense of identity and belonging for this emerging community.
- Development at Wentworth Point so far has outpaced provision of social infrastructure, and shortfalls will be exacerbated by the additional projected population. There are limited options to provide additional primary school capacity. A new community hub with library and multipurpose space will become operational in 2017. Green open space and recreation facilities are severely limited under current planning schemes and public access to the foreshore variable. Opportunities to increase green open space and maximise public foreshore access for all should be prioritised.
- There are issues at Wentworth Point that result as a consequence of its peninsular location and
currently limited connections to public transport. With the projected scale of development, a “one way in and one way out” traffic system and limited public transport options (as exists now) is unlikely to enable a sustainable and liveable community. The insular nature of this area stresses the need for neighbourhood level social infrastructure that is easily accessible close by to homes.

- Given mounting pressures on land and finite resources, every attempt should be made for ‘joined up’ planning of social infrastructure and to maximising access for community use of all social infrastructure assets in Wentworth Point.
- There is existing and proposed social infrastructure in nearby precincts – particularly at Sydney Olympic Park and Rhodes – which could cater for some of the needs of residents in Wentworth Point if properly planned.

KEY DIRECTIONS AND OPPORTUNITIES FOR SOCIAL INFRASTRUCTURE

The following information is provided as a guide for social infrastructure provision and planning in this community. It is indicative, based on current available information. It will require monitoring and may change with any changes to land use planning or new opportunities that arise for this precinct.

Through advocacy, partnerships and the resources of many, seek to realise:

- Upgrades to existing sports fields nearby to Wentworth Point to increase capacity
- Increased provision of quality parks and green open space within Wentworth Point, including through shared use of school facilities, street treatments, a park of approximately 1.05 hectares spanning from the River foreshore to Wentworth Place, and development of a linear park along the foreshore, advancing the vision for the Homebush Bay Promenade
- Provision of open space and recreation facilities within new private development to support residents’ needs
- Increased pedestrian and bike connections to natural assets and key parks and open spaces, and to areas outside of Wentworth Point
- Opening of the new community hub in Wentworth Point including library and multipurpose community space
- Increased access for the community to more community spaces through shared use arrangements with not-for-profits, government organisations and businesses in the precinct
- Joined up planning and coordination to support the opening of the new Wentworth Point Primary School in 2018
- Increased provision of Council-owned, private and not-for-profit long day care centres, located nearby transport nodes and the school
- Increased provision of affordable rental housing
- Advocate for improvements to public transport and connectivity aligned with population growth

Specific opportunities for Council-owned assets and criteria for potential new social infrastructure are detailed further in Sections 1 and 2.
The suburbs of Wentworthville and Seven Hills were announced as a new Priority Precinct by the NSW Department of Planning and Environment in June 2017.

The Priority Precinct will be centred around the respective train stations in these centres, though the extent of any future studies and potential rezoning is not yet known. Seven Hills is located in the City of Blacktown, while Wentworthville is split by the heavy rail line across Cumberland and City of Parramatta Councils.

**FUTURE GROWTH**

The priority precinct planning process will confirm dwelling and population figures for Wentworthville and Seven Hills. Council will also consult with Cumberland Council to better understand the work undertaken in the Wentworthville Town Centre.

**KEY CONSIDERATIONS FOR SOCIAL INFRASTRUCTURE PLANNING IN THIS PRECINCT**

- Wentworthville is split across City of Parramatta and Cumberland Council, with social infrastructure resources focused on the southern (Cumberland) side of the railway line. These include the Wentworthville Branch Library, the Redgum Function and Community Centre, and the Wentworthville Swimming Centre. Commercial activity is also centred on the south side of the line. Joined up planning will be critical to a positive outcome for the communities here.
- The suburb has a high proportion of social housing.
The suburb of Westmead is located approximately 2kms from the Parramatta CBD. The portion of the suburb located within City of Parramatta is home to 9,269 residents and 3,492 dwellings.

The NSW Department of Health published the Westmead Health Precinct Master Plan in 2014. It envisions the redevelopment of Westmead into a much larger medical precinct and employment centre that provides a “co-ordinated, efficient and shared service that focuses on integrated healthcare, teaching and research services while promoting patient and staff wellbeing and community engagement” (Westmead Master Plan Summary Report, 2014).

Westmead was named a Priority Precinct by the NSW Department of Planning and Environment (DPE) in June 2017, and while it is expected that this process is likely to facilitate additional dwellings, the scale and extent of this is not yet known. Council and Western Sydney Local Health District will lead this work with DPE and other partners in the Westmead Alliance.

FUTURE GROWTH
Growth is expected in the form of jobs, students, dwellings and residents over the next 20 years. While it is expected that the Priority Precinct process will facilitate additional dwellings, the scale and extent of this is not yet known. The DPE will lead this work and Council will continue to work in partnership with them, NSW Department of Health, other partners in the Westmead Alliance, as well as the community, to advance the planning framework at Westmead.

As outlined in the Westmead Health Precinct Master Plan, the following is projected by 2036:
- More than 30,000 jobs
- More than 10,000 students

KEY CONSIDERATIONS FOR SOCIAL INFRASTRUCTURE PLANNING IN THIS PRECINCT
- The Westmead Priority Precinct is divided by the heavy rail line between City of Parramatta and Cumberland Councils. A consistent understanding of community need and coordinated planning between councils is critical to achieving a positive outcome for this precinct.
- As a large medical precinct and employment centre, the needs of many different groups must be considered: workers, businesses, patients and families, students, residents and other visitors. This is a 24-hour community, with proportionally large numbers of patients and their families and visitors, students and workers traveling to and from Westmead daily. All of these groups may seek to use or depend on local social infrastructure to meet some of their needs, including short-medium residential accommodation.
• It is likely that many people attending the varied services at Westmead will be experiencing poor health or difficult circumstances. Physical access issues and universal design, as well as places and spaces of refuge, restoration, peace and quiet will add significantly to the experience of many who come to Westmead to access health and adjunct services. Future social infrastructure has a significant role to play.

• Westmead is a suburb with an increasing number of high density apartments. More households will be living in high density, including families with young children. Public social infrastructure is a vital part of supporting residents living in apartments to have a good quality of life. In these neighbourhoods, libraries are studies, parks are playgrounds, ovals are backyards, and community meeting rooms are living rooms to host family birthday parties and other social functions.

• Planning for Stage 1 of the Parramatta Light Rail project is underway and this includes a station located at Westmead. Capitalising on improved connectivity and locating infrastructure close to light rail is a positive opportunity, and will especially assist with current traffic, parking and navigation issues that exist in Westmead. These should support seamless interchange between Parramatta Light Rail and heavy rail.

• Westmead has many natural assets including Parramatta Park and Parramatta River. There is opportunity to maximise connections with these and make greater use of them for the benefit of all.

• Planning and feasibility testing is under way to consider sites close by to Westmead for a new aquatics facility for Parramatta.

**KEY DIRECTIONS AND OPPORTUNITIES FOR SOCIAL INFRASTRUCTURE**

The number of additional dwellings that will be identified in the priority precinct process is as yet unknown. The dwelling numbers and their mix will shape the population who live here in the future. The information provided below is indicative only and will require review and updating and will likely change once the number of expected dwellings for Westmead is confirmed. In the meantime, the following is provided as a guide for social infrastructure provision and planning in this community.

**Through advocacy, partnerships and the resources of many, seek to realise:**

• A new multi-purpose community space in the range of 1,000sqm.

• Short-medium term residential accommodation for families of patients and/or outpatients staying at hospital.

• Increased provision of subsidised office space.

• Increased access for the community to more community spaces through shared use arrangements with not-for-profits and businesses in the precinct.

• Increased provision of long day care services including a mix of private and not-for-profit managed centres.

• Affordable rental housing to support low to moderate income households including key workers.

• Improved wayfinding, navigation and accessibility throughout the precinct.

• Revitalisation and increased open space along the Parramatta River foreshore and elsewhere within Westmead.

• Increased pedestrian and bike connections to natural assets including Parramatta Park and Parramatta River.

• Provision of open space and recreation facilities within new private development to support the needs of residents.

• A comprehensive aquatics facility within the Mays Hill precinct, subject to further feasibility testing. Ideally this would also include indoor recreation offerings.

Specific opportunities for Council-owned assets and criteria for potential new social infrastructure are detailed further in Sections 1 and 2.
QUESTIONS:

For each of these high growth precincts, are there other social infrastructure opportunities we should be considering?