

COMMUNITY AND SOCIAL INFRASTRUCTURE ASSESSMENT TELOPEA MASTER PLAN

PREPARED FOR NSW LAND AND HOUSING CORPORATION

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EXECUTIVE SUMMARY

INTRODUCTION

This report documents a Community and Social Infrastructure Needs Assessment undertaken for the Telopea Master Plan.

NSW Land and Housing Corporation and City of Parramatta Council partnered to develop the Telopea Master Plan to facilitate sustainable renewal, housing and community outcomes for the future.

COMMUNITY PROFILE

The existing population in Telopea suburb is estimated at just under 3,000 people, with around 42% living in social housing and the remainder in privately owned homes. In contrast to Parramatta LGA and the Greater Sydney region, the current population is characterised by:

- Below average yearly incomes
- Higher than average people aged 40 years and above, and lower than average people aged under 14 years
- Lower levels of home ownership and higher levels of rent
- Lower rates of car ownership
- Higher rates of non-family and lone person households.

POPULATION PROJECTIONS

Population projections to 2036 were developed for the master plan area, based on NSW Government population projections and housing occupancy rates (ABS 2011 Census data) and preliminary housing development yields coupled with projected yearly growth rates.

The population is projected to increase from approximately 3,000 people and 1,400 dwellings in 2016, to 12,500 people and up to 6,000 dwellings in 2036. This suggests up to an additional 9,500 people could be living in Telopea.

EXISTING SOCIAL INFRASTRUCTURE PROVISION

An audit of social infrastructure within 2km and 5km of the master plan area found:

- Telopea appears currently well serviced, with a cluster of services and facilities within the master plan area.
- There are several community centres and libraries within 2km and 5km of the master plan area, including the Dundas Community Centre housing several community service providers, community hall, meeting and function space and the Dundas Valley Branch Library.
- A range of services and community supports are coordinated through Telopea Connections, a network that includes City of Parramatta Council, the Schools as Community Centres Project, Family and Community Services, Hope Connect, Dundas Valley Branch Library, Hume Housing, Western Sydney Partners in Recovery and Rosehill Police Area Command.
- Telopea Public School is centrally located within the master plan area and has existing significant capacity available for all primary classes. A number of other primary and secondary schools are located within 2km of the master plan area.
- The master plan area includes several places of worship that also provide community services.
- Westmead Hospital and Cumberland Hospital are located within 4km of the master plan area. The master plan area includes the Dundas Community Health Service, co-located within Dundas Community Centre and offering mental health support, crisis counselling and treatment to mentally ill clients and their families.

- The master plan area includes one private medical practice within the shops precinct at Telopea. Other private health practices are located nearby.
- There is limited residential aged care provision in and around Telopea. There is likely to be additional regional shortfall when two Baptist Care services close for redevelopment.
- Telopea is currently well serviced by open space, with approximately 30 ha of open space within or adjacent to the master plan area. This includes 4.5 ha of local open space within 400m inside the master plan area (Sturt Park and Acacia Park), in excess of the benchmark standard for local parks provision in established suburban areas of Sydney. It also includes 197 hectares of open space within a 2km radius of the master plan area, and 330 hectares of open space within a 20 minute cycle. This level of provision easily exceeds benchmark standards for existing suburban areas (Department of Planning and Environment, 2010).
- The significant sloping topography across Telopea presents challenges regarding accessibility to current services, facilities and open space.

Stakeholder and community consultation

In 2015, a City of Parramatta Council assessment of current provision and potential demand in Telopea found:

- Services offered through Hume Housing, Dundas Youth Service and Wesley Enterprise were keeping up with demand.
- Several services were nearing capacity, including the Dundas Valley Branch Library, Dundas Community Centre, and the Dundas Area Neighbourhood Centre.
- Several facilities were identified as unable to meet demand, including child care centres, open space facilities, community health, Hope Connect (including The Hub), and services for people with a disability, older people and carers.

Key short term opportunities were identified to build on existing activities at the library and neighbourhood centre, in partnership with community organisations and FaCS.

A medium to longer term opportunity was identified for a significant redevelopment of the library and neighbourhood centre, including:

- A significantly expanded library space, designed to contemporary standards and with a focus on access to digital technology.
- A multipurpose meeting and activity space, capable of flexible configuration and hired at low rates to residents and organisations.
- A designated space for health services that may also be shared by other service providers.
- An integrated outdoor play space.
- A small number of compatible commercial uses potentially with a health focus.

More recent discussions with community services and facilities, housing providers, and Council officers reinforced the need for a redeveloped neighbourhood centre and expanded library. In addition, it was identified:

- Current community services provide assistance to older people, people with disability, and mainstream services. Future services may need to cater to a different profile and diversity of needs.
- The location of any new centre needs to consider topography and access.
- There is a need for dedicated youth spaces, music performance and rehearsal spaces, e-learning and digital hubs.

A series of improvements and embellishments were identified for Sturt Park and Acacia Park, to address current concerns regarding safety, lighting, under-utilisation, the need for activation and family friendly activities, and better connections to district and regional open space.

Teloepa Public School offers a series of key opportunities, including:

- Significant capacity to accommodate future growth, given current under-utilisation.
- A school redevelopment using a higher density design to boost capacity further, and create an opportunity for additional co-located uses on surplus land.
- Uses such as community health, early years and childhood development services that are potentially complementary and appropriate uses for co-location and clustering into a new type of community hub.
- It will be important to explore any future potential with the Department of Education as part of the urban renewal process.

Benchmark assessment and recommendations for future provision

The community needs and social infrastructure assessment has identified particular requirements for future provision of community facilities and services for the future community in Teloepa. The assessment recommends:

- **A new multipurpose community centre is provided, with a floor space up to approximately 2,100 sqm.** The multipurpose centre could potentially include flexible meeting rooms and spaces for a range of uses and groups, including community support services, cultural and arts activities, function space, a gym, kitchen, a space for young people, and commercial uses.
- **A new branch library with a floor space of up to approximately 900 sqm.** The new library should include flexible spaces for study, meetings and print resources, as well as new models for digital engagement and e-learning.
- **A new 40-60 place childcare centre (children aged 0 – 4 years) with a floorspace up to 400 sqm.** The childcare centre could potentially be located as part of the new retail hub, or as part of an early years, child and family support hub at the Teloepa Public School.
- **A new after school care service catering for up to 25 children (aged 5 – 9 years) located at Teloepa Public School with floorspace up to 200 sqm.**
- **Further discussions with Department of Education to explore the opportunities at Teloepa Public School for co-location of facilities and shared use arrangements,** such as a multipurpose hall (for performances, music and indoor sports and recreation), childcare centre, and playing fields.
- **Investigation of opportunities to expand the existing community garden at the school and/or within the core area for redevelopment, to offer new social enterprise opportunities** involving young people and residents to grow, supply and cater to local cafes and businesses.
- **Examine opportunities to review the role and function of Sir Thomas Mitchell Reserve and Upjohn Park outside the master plan area, to cater for additional sports and regional competitions.**
- **Examine opportunities to include additional indoor sports and outdoor active recreation uses in the vicinity of the master plan area.** This could be considered through shared use arrangements at the school, and the inclusion of active recreation equipment in parks.
- **Support regional and district level reviews of health and aged care provision outside Teloepa.** Population growth in Teloepa will contribute towards additional demand for these services, however, provision and funding is administered at regional and health district levels.

Conclusion

The Community and Social Infrastructure Needs Assessment has identified current strengths in community and social infrastructure assets, outlined key opportunities and recommended future provision.

Recommendations have been supported in community feedback on the Draft Master Plan, and in the assessment of the Expert Review Panel. The Expert Review Panel found that the consideration of social infrastructure was appropriate to support the proposed future densities in the draft Master Plan.

The Telopea Master Plan Report (February 2017) is consistent with the community and social infrastructure needs assessment. The Master Plan recommends a new multipurpose community centre (3,000 sqm) including:

- An upgraded and expanded neighbourhood centre accommodating Dundas Area Neighbourhood Centre, community health services, multi-purpose hall (200 seats) and meeting rooms, and
- A new branch library (which more than doubles the size of the existing library).
- A new child care centre and after school centre, which could be co-located with the multi-purpose community centre or with Telopea Public School (subject to further consideration with Department of Education).

The Master Plan proposes improved facilities within existing parks and the provision of new public plazas and landscaped areas, including:

- Improvements to Sturt Park, Acacia Park and the overall network of footpaths and cycle ways to ensure there is infrastructure to support a healthy and active lifestyle for the future population
- A new arrival plaza and pocket park at the light rail stop
- A new community facilities plaza at Eyles Street and the new Wade Street.

Opportunities regarding future co-location and uses at Telopea Public School may be considered in ongoing discussions with the Department of Education.

1 INTRODUCTION

1.1 BACKGROUND

NSW Land and Housing Corporation and City of Parramatta Council have partnered to develop the Telopea Master Plan, to facilitate sustainable renewal, housing and community outcomes for the future.

The master plan area is bounded by the Carlingford Railway line to the west, Kissing Point Road to the south, Acacia Park and Rapanea Community Forest to the east, and Brand and Howard Streets to the north.

The master plan area includes predominantly low density housing built after the Second World War, with medium and high density housing adjacent to the railway line in the western reaches of the study area.

1.2 METHODOLOGY

The social infrastructure assessment has been undertaken as follows:

Table 1 – Methodology

Stage	Tasks
Inception and Context Review	<ul style="list-style-type: none">• Context assessment: review of key contextual documents, State Government and City of Parramatta Council policy frameworks, relevant social infrastructure literature, best practice principles and identification of relevant benchmark standards.
Existing Situation Assessment	<ul style="list-style-type: none">• Review of relevant LGA and existing social infrastructure needs analysis and community research, including (but not limited to):<ul style="list-style-type: none">○ Parramatta 2038 Community Strategic Plan (City of Parramatta Council)○ Community Facilities Policy Framework and Future Directions May 2013 (City of Parramatta Council)○ Planning Social Infrastructure Needs for the Community of Telopea: A Guideline for FACS August 2015 (City of Parramatta Council)○ Parramatta Safety Plan 2014 – 2018 (City of Parramatta Council)○ Early Education and Care Services Needs analysis for Parramatta LGA 2015 (Families at Work)○ Parramatta CBD, North Parramatta and Harris Park Community Facility Needs Study Draft Report, December 2015, (Elton Consulting).• Review of existing community and demographic profile• Social Infrastructure audit and mapping: review and mapping of existing social infrastructure, including community facilities and open space within and surrounding the study area• Community and stakeholder engagement: participation in consultations with Community Housing providers, TRED, Telopea Connections and community BBQs and pop-ups.

Stage	Tasks
Future Demand Analysis	<ul style="list-style-type: none"> • Development of population projections • Rapid Assessment: against standard benchmarks and thresholds identified by City of Parramatta Council, the Growth Centre Development Code and the Department of Planning Open Space and Recreation Guidelines • Interviews with community facility providers and Council Safety Officer • Workshop with Council social planners, community facility and open space managers • Review of Phase 1 consultation outcomes reporting. • Detailed benchmarking assessment based on updated projections • Review against key trends and principles for best practice provision • Participation in master planning and design discussions: review of rapid assessment; identified opportunities for innovation, design and location of future facilities.
Recommendations	<ul style="list-style-type: none"> • Final analysis and reporting • Recommendations for future provision and consideration.
Assessment of the Final Master Plan	<ul style="list-style-type: none"> • Assessment of the Final Master Plan against the recommendations of the Community Needs and Social Infrastructure Assessment.

1.3 PURPOSE OF THIS REPORT

This report assesses community and social infrastructure needs for Telopea. The Telopea Master Plan Report (February 2017) has reviewed the detailed needs assessment, to inform master plan recommendations for new and enhanced community facilities.

In October 2016, an expert review of the draft Telopea Master Plan was undertaken, including an assessment of the recommended social infrastructure (including quantum and location) of future services in Telopea.¹ The Expert Review Panel report noted:

“The panel supports the community facilities located as shown in the draft Master Plan, that is in close proximity to transport and close to other social infrastructure.”

1.4 STRUCTURE OF THIS REPORT

The following report is structured as follows:

- Introduction – This Section
- Section 2: Policy Context and Background
- Section 3: Community Profile

¹ The Expert Review Panel report was prepared by Goldberg Blaise on behalf of LHAC and City of Parramatta Council.

- Section 4: Population Projections
- Section 5: Existing Social Infrastructure Provision
- Section 6: Future Demand Analysis
- Section 7: Recommendations
- Section 8: Assessment of the Final Master Plan
- Section 9: Conclusion.

2 POLICY CONTEXT AND BACKGROUND

2.1 INTRODUCTION

In February 2016, the Minister for Social Housing announced the need for a new master plan for Telopea. A critical part of the master plan will be planning the necessary social infrastructure to support the current and new community.

The map below outlines the master plan area.

Figure 1 – Map of study area



2.2 POLICY CONTEXT

There is an extensive platform of strategic policy and planning frameworks that supports future planning for Telopea. Further details are outlined in Appendix A.

2.2.1 Parramatta 2038: Community Strategic Plan

Parramatta 2038 is the long-term Community Strategic Plan for the City of Parramatta. The Plan positions Parramatta at the heart of Western Sydney, the fastest growing region of NSW and a key driver in the growth of Greater Sydney.

The Plan identifies Telopea as an active centre that needs to maintain and enhance neighbourhood and community character, whilst contributing and responding to growth.

Table 2 – Parramatta Community Strategic Plan 2038

Strategic Objectives	Implications for Telopea
Economy	<ul style="list-style-type: none"> • There is a current imbalance in population and employment growth in Western Sydney • Parramatta needs to prepare for population growth and an additional 50,000 jobs by 2038 • There are State and Local Government commitments to increase residential densities around existing stations (and future light rail stations), such as Telopea.
Environment	<ul style="list-style-type: none"> • The renewal of existing centres like Telopea avoids the need to build housing outside the city's boundaries and drives improvements through high quality and sensitive urban design.
Connectivity	<ul style="list-style-type: none"> • Many people in Western Sydney cannot reach their workplaces within 30 minutes • Local, regional and digital connections should be prioritised • The inclusion of Telopea in the Parramatta Light Rail network will greatly improve accessibility.
People and Neighbourhoods	<ul style="list-style-type: none"> • In helping to meet State Government housing targets, Council can continue to plan for higher housing densities and growth close to jobs • The Telopea Master plan can promote healthy lifestyles and physical activity through enhanced connections to the ample open space in walking and cycling distance.
Culture and Sports	<ul style="list-style-type: none"> • Parramatta will continue to be a place where people want to be, by offering connected local communities and places that celebrate cultural and sporting heritage • Telopea has a rich and diverse culture that should continue to be enhanced through the redevelopment process. It is important to work with the existing community to drive future community outcomes.

2.2.2 Community Facilities Policy Framework and Future Directions (May 2013)

City of Parramatta Council assessed key principles and future directions for community facilities across the LGA, to produce a new policy framework and directions in 2013. The Framework recognised the increasingly significant role and function of community facilities at local, neighbourhood, district and regional levels. It identified existing patterns of provision, including a general clustering in urban centres such as Telopea, and the continuing importance of place-based needs assessment and evolving models of provision.

The Framework identified key principles for the future development of community places.

Table 3 – Community Facilities Policy Framework and Future Directions (May 2013)

Key principles	Implications for Telopea
1. Make facilities centres of activity and inspiration	The Framework identifies Telopea as one of a number of future communities of focus.
2. Design facilities to be flexible and multi-purpose	Planning for social infrastructure needs to consider the 10 key principles.
3. Cluster community facilities in identified centres	There are short term opportunities to build on existing activities at the library and neighbourhood community centre, in partnership with community organisations and FaCs.
4. Work with partners to co-locate and coordinate services and facilities	
5. Design facilities to interact and integrate with public space	There is a need to develop programs (such as arts-based or cultural development activities) in partnership with FaCs and relevant community providers, assist residents to prepare for future regeneration.
6. Incorporate technology	
7. Provide facilities equitably across the LGA, aligned to the needs of local communities	There is a significant medium to longer term urban renewal opportunity to redevelop the library and neighbourhood community centre.
8. Seek opportunities for incremental improvements	There are opportunities to explore a land share with the Telopea Public School, given its location opposite the existing cluster of community facilities and the need to maximise efficient use of government land holdings.
9. Leverage from, and actively manage assets	
10. Include compatible commercial uses.	Extensive consultation with residents and local service providers should inform future options.

2.2.3 Planning social infrastructure needs for the community of Telopea: A guideline for FACS (2015)

In 2015, City of Parramatta Council developed a guideline for planning future social infrastructure provision in Telopea, to assist NSW Family and Community Services (FACS) in future planning for the area. The Guideline identifies key strengths, opportunities and challenges for future consideration.

Several key community strengths were also identified, as outlined overleaf.

Table 4 – Planning social infrastructure needs for the community of Telopea: A guideline for FACS (2015)

Key issues	Implications for Telopea
<p>Telopea enjoys a number of locational and community strengths.</p> <p>Location and access:</p> <ul style="list-style-type: none"> • Telopea is located in close proximity to Parramatta CBD, the Rydalmere campus of Western Sydney University and Westmead Hospital, and the proposed light rail stop • Access to transport, education, health and employment opportunities supports future development. <p>Community strengths include:</p> <ul style="list-style-type: none"> • An active community, particularly after 5 pm and on weekends • Strong community networks and relationships • Established peer support systems (via supported playgroup and community gardens) • Progressive and innovative facilities, such as the library • Community tolerance of difference, and • Community support and commitment to continue to build a stronger and more vibrant community. <p>Current challenges are associated with:</p> <ul style="list-style-type: none"> • A concentration of social housing pockets of disadvantage • Inadequate social infrastructure • Ageing assets, and • Poor public domain. 	<p>There is a key opportunity to re-imagine, reconsider and rethink future delivery of facilities and programs that support individual and community wellbeing.</p> <p>In future, Telopea will be known as a place where social infrastructure:</p> <ul style="list-style-type: none"> • Makes the '20 minute' neighbourhood possible • Encourages activity outside of normal office hours • Encourages investment in the early years to ensure the best start in life • Enables collaboration and working for collective impact • Supports social mix • Celebrates and connects social assets and public spaces • Fosters healthy active living, including walking and cycling • Makes incidental connections with others across generations and social spheres possible • Facilitates the integration of old and new communities • Enables lifelong learning.

2.2.4 Early education and care services needs analysis (2015)

A needs analysis regarding early education and care services in Parramatta LGA was recently undertaken for Council. The analysis outlines the impact of significant resident population growth projected for different areas of Parramatta LGA. The report includes an analysis of future requirements for long day care and after school care in the Telopea-Oatlands area (which is larger than the master plan area).

The needs analysis estimates that across the Telopea-Oatlands area there will be a potential undersupply of 30 long day childcare places and 63 before/after school places. These estimates assume there will be no dramatic changes in how families currently use long day care in Parramatta LGA; that is around 37%

of children aged 0-4 years use formal care, mainly long day care. Fifteen percent of primary-school-aged children use formal care, mainly before/after school care.

2.2.5 Future social housing and community context

'*Future Directions for Social Housing in NSW*' sets out the State Government's vision for social housing over the next 10 years. *Future Directions* is underpinned by three strategic priorities:

- More social housing and increased social mix - a 70:30 ratio of private housing to social and affordable housing where possible
- More opportunities, support and incentives to avoid and/or leave social housing
- A better social housing experience.

The Future Directions policy platform aims for a more integrated community with a de-concentration of social housing.

2.2.6 Contemporary approaches to community facility provision: The Community Resource Hub Model

The Community Resource Hub Model (CRH) is commonly employed across Australia. It has evolved over the last 20 years to replace the traditional approach of separate neighbourhood centres, community centres and halls, child care centres, youth centres and libraries across many locations.

The CRH's are local multipurpose facilities which provide a focus for communities to come together for social, lifelong learning and human services. The CRH's are often in larger buildings compared to traditional standalone facilities, and may be designed to cater for a catchment of over 10,000 residents.

The model has evolved partly in response to funding, resource and maintenance constraints. Significantly, it has also developed in response to community requirements for accessible, co-located and flexible supports that enable social connections and pathways.

Table 5 – The Community Resource Hub Model

The CRH Model	Implications for Telopea
<p>Key principles of the model include:</p> <ul style="list-style-type: none"> • The provision of multi-purpose, flexible space which can support a diverse range of programs • Allowing the co-location of multiple organisations within one facility resulting in synergies for service delivery and associated efficiencies • Located in accessible positions in close proximity to town centres, public transport and other social infrastructure including schools and open spaces • Provide a focus for community activity and a hub or focal point for the community. 	<ul style="list-style-type: none"> • The current Dundas Community Centre aligns with the CRH model • The master planning process offers an opportunity to build on the model further, particularly in relation to location and clustering for maximum visibility, accessibility, and proximity and connections with transport, retail and civic spaces • In doing so, it is important to consider appropriate locations for the best mix of uses.

2.2.7 New approaches to schools planning and design

New models of education delivery are developing to respond to key challenges in population growth, limited land supply and rising land costs. The traditional model of education that assumes 4 hectares for a stand-alone primary school has evolved due to a growing emphasis on schools as community partners, emerging trends in 21st century pedagogy requiring adaptable learning spaces, and key requirements for efficiency and flexibility to address physical constraints and land costs.

The NSW Department of Education is encouraging new and innovative models of delivery to maximise provision, co-location opportunities and shared use agreements, in a new approach to strategic schools asset planning. Innovations include the adoption of 'higher density' school models, locating multi-storey schools on smaller footprints in infill environments. This model is currently being trialled with plans for Arthur Phillip High School and Parramatta Public School to be redeveloped into a new 17-storey building.

Teloepa Public School has been identified as significantly under-utilised with low enrolments. While it may be anticipated that this will change with future population growth, there is a significant opportunity for the master plan to explore options for co-location of appropriate complementary uses with Teloepa Public School.

3 COMMUNITY PROFILE

3.1 DEMOGRAPHIC CHARACTERISTICS

A detailed demographic profile for Telopea is provided at Appendix B, based on 2011 Census statistics (Australian Bureau of Statistics).

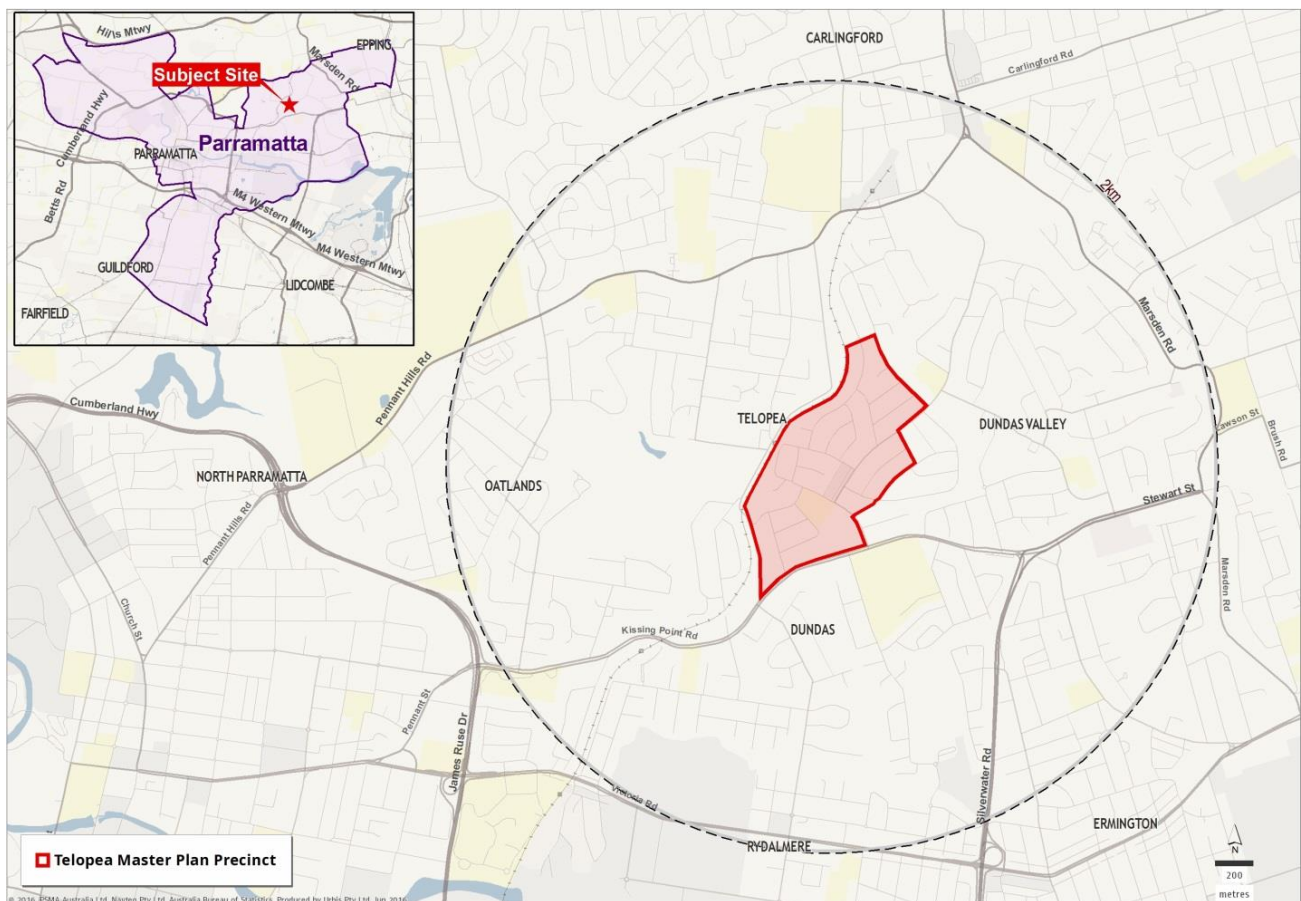
In 2011, the estimated population living in the master plan area was 2,131 people. This represents 47% of the overall Telopea population (4,541) and 1.3% of the population of Parramatta LGA.

In 2016, the population of Telopea is estimated to have grown to 3,000 people.²

Demographic characteristics have been considered against three geographies, for comparative analysis:

- The suburb of Meadowbank: a nearby predominantly high-density suburb with good rail access (which Telopea will have in the future)
- The Parramatta LGA within which Telopea is located, and
- The Greater Sydney region.

Figure 2 – Telopea regional context



² Estimate provided by LHAC based on 1,432 dwellings and an average occupancy rate of 2.1.

In contrast to Meadowbank, Parramatta LGA and Greater Sydney (see Appendix B for details), the master plan area has:

- Well below average yearly incomes
- Higher than average people aged 40 years and above, and lower than average people aged under 14 years
- Lower levels of home ownership and higher levels of rent
- Lower rates of car ownership
- Higher rates of non-family and lone person households.

The current demographic profile suggests:

- A need for services in aged care, health, family support, cultural support, learning, accessible transport and employment aligned with the community profile
- Currently lower than average demand for primary school classes and child care related services.

3.2 COMPARISON WITH MEADOWBANK

Increased densities and different housing typologies may influence a future shift in the demographic profile in Telopea.

To understand how demographic characteristics may change, the nearby suburb of Meadowbank was chosen as a comparison. Meadowbank is within 2km of the master plan area, also has good rail access, and includes higher density development than does Telopea currently.

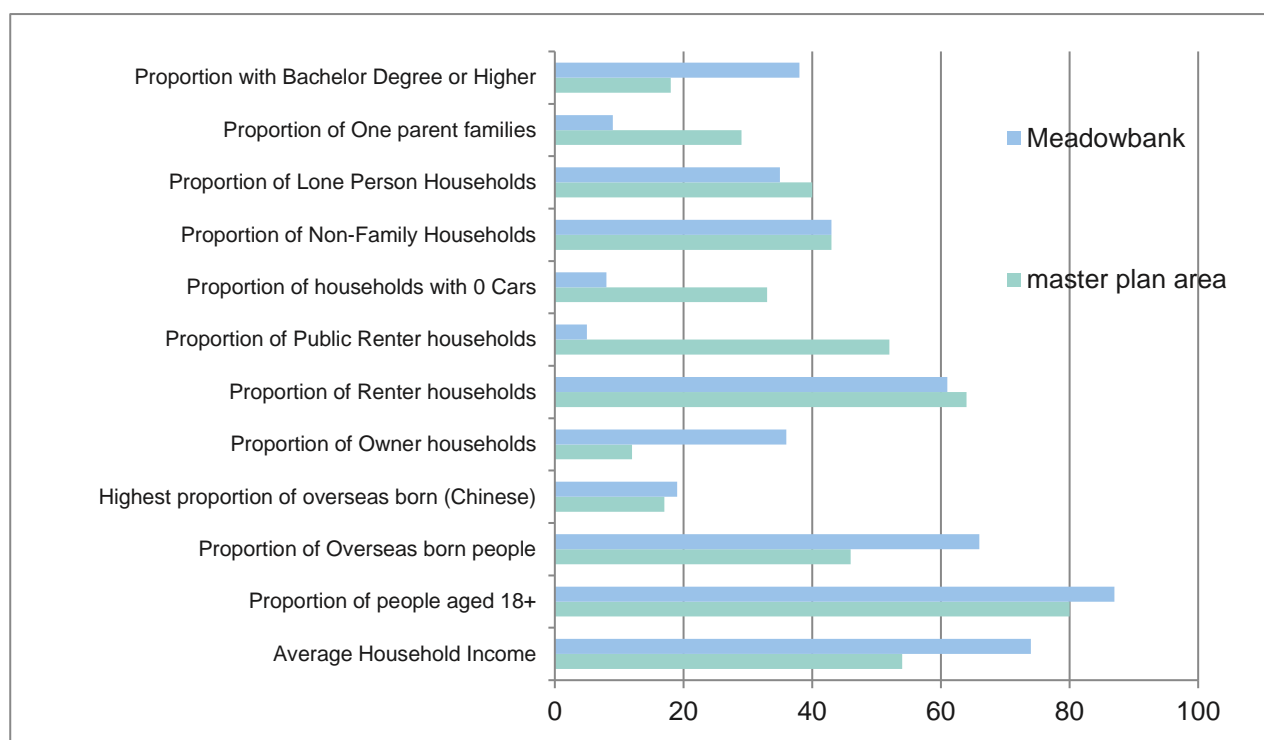
The following table summarises the differences between the master plan area, Telopea suburb (which includes Oatlands) and Meadowbank. It is anticipated that the population will have increased since 2011, given recent developments in the master plan area. However, the 2011 figures are the best existing measures available.

Table 6 – Demographic comparison based on 2011 census

Demographic characteristic	Master plan Area	Telopea Suburb	Meadowbank
Population density (persons per sq.km)	3,138.9	3,097.2	5,239
Average household income	\$53,609	\$74,201	\$73,788
Proportion of people aged 0 – 4 years	4.88%	6.16%	6%
Proportion of people aged 18+	80%	79.6%	87%
Proportion of overseas born people	46%	45.4%	66%
Highest proportion of overseas born (Chinese)	17%	11.86%	19%
Proportion of owner households	12%	23.79%	36%
Proportion of renter households	64%	42.96%	61%
Proportion of public renter households	52%	22.97%	5%
Proportion of households with no cars	33%	16.89%	8%

Demographic characteristic	Master plan Area	Telopea Suburb	Meadowbank
Proportion of non-family households	43%	35.34%	43%
Proportion of lone person households	40%	32.54%	35%
Proportion of one parent families	29%	19.4%	9%
Proportion of people completed Bachelor Degree or Higher	18%	25.89%	38%
Occupancy rate	2.1	2.33	2.2

Figure 3 – Demographic comparison between Master Plan Area and Meadowbank



This comparison suggests possible future demographic changes in the master plan area may include:

- An increase in new home buyers, which may challenge renting as the predominant tenure choice of the master plan area
- Increase in all categories of average household income and education attainment, which may increase demand for a range of educational, recreational and cultural/art related services and facilities
- Potential increase in the numbers of people born overseas
- Potentially higher car ownership rates, with higher demand for on and off-street parking which may have an impact on urban amenity.

Existing demographic characteristics in the master plan area that are unlikely to change include:

- The proportion of non-family households and lone person households
- The proportion of private-renter households, although home ownership rates are likely to increase (with the proportion of social housing rentals decreasing in line with population growth).

4 POPULATION PROJECTIONS

The following outlines population projections associated with the proposed future urban renewal.

4.1 FUTURE POPULATION

Table 7 quantifies the projected growth expected for the master plan area to 2036. These projections are based on the following:

- NSW Government population projections and housing occupancy rates (from profile.id.com.au) using ABS Census data from 2011 (base case)
- Preliminary housing development yields calculated by Urbis for the precinct coupled with projected yearly growth rates.

Table 7 – Preliminary population projection data

Master Plan Area	Social and Affordable Housing (Government and Hume Housing)	Private Housing	Total Master Plan Area	Average occupancy
2016				
Existing Dwellings (2016)	792 (~800)	640 (~600)	1,432 (~1,400)	2.1:1
Existing Population (2016)	1,254 (~1,250)	1,726 (~1,750)	2,980 (~3,000)	
2036				
Future Total Dwellings (2036)	1,150 ³	3,750 to 4,750	4,900 to 5,900 (~ 5,000 to 6,000)	2.1:1
Additional Dwellings (2016-2036)	350	3,100 to 4,100	~ 3,500 to 4,500	
Future Total Population (2036)			10,300 to 12,500	
Additional Population (2016-2036)			7,300 – 9,500	

The existing population in the study area is estimated at approximately 3,000 people, assuming a dwelling occupancy rate of 2.1 persons per dwelling. Based on a similar occupancy rate, the population of Telopea could reach up to 12,500 people over the next 20 years.

The redevelopment of the master plan area may result in **an increase of up to a maximum of 9,500 additional residents**. This is a conservatively high estimate to determine the likely maximum requirements for social infrastructure in Telopea.

³ This figure includes both Government and Hume Housing owned social and affordable housing dwellings. The master plan background report projections refer to an additional 1,000 social and affordable housing dwellings (which includes only Government owned dwellings).

4.2 PROJECTED DEMOGRAPHIC CHARACTERISTICS OF INCOMING POPULATION

The potential demographic characteristics of the incoming population is informed by a range of factors including proposed dwelling size and mix, market price and affordability, provision of services and facilities, access to transport, employment, education, and leisure opportunities. If it is assumed that the current social housing population is rehoused within the master plan area and any private sector residential growth reflects the socio-economic characteristics of similar high density suburban areas located near railway corridors (such as Meadowbank), then the following future population trends may include:

- More private sector housing opportunities in highly accessible locations creating a demand for new home buyers entering the market
- Higher than average proportion of overseas born people than currently exists in Telopea
- Continuation of the large proportion of renters that currently exists in the master plan area
- Increase in all categories of average household income and education attainment
- Potentially higher car ownership rates, which can have an impact on urban amenity.

Table 8 quantifies the predicted socio-economic characteristics of the future population. The projections are based on a maximum growth scenario of 1,000 social housing dwellings and 5,000 private dwellings.

Table 8 – Projected population

	Social Housing Component	Private Housing Component (based on comparable higher density profile)	Average	Total Maximum Population
Projected Population 2036			-	12,500
Average household income	\$53,609	\$73,788	-	\$69,274
Proportion of people aged 0-4	-	5%	5%	635
Proportion of people aged 18+	80%	87%	85%	10,795
Proportion overseas born	46%	66%	62%	7,874
Proportion of Chinese born	17%	19%	19%	2,413
Proportion of owner households	12%	36%	31%	3,937
Proportion of renter households	64%	61%	62%	7,874
Proportion of households with 0 cars	33%	8%	14%	1,778
Proportion of non-family households	43%	43%	43%	5,461

	Social Housing Component	Private Housing Component (based on comparable higher density profile)	Average	Total Maximum Population
Proportion of 1 parent households	29%	9%	13%	1,651
Proportion completed bachelor's degree or higher	18%	38%	34%	4,318

The implications of demographic change for future social infrastructure provision are considered below.

Table 9 – Implications for future social infrastructure provision

Key population growth characteristics	Implications
Growth in numbers of residents across social housing and privately owned dwellings.	<p>Support existing social infrastructure and facilities to service the needs of the current population, including social housing and private housing residents.</p> <p>Identify opportunities for enhancement and new provision to accommodate future growth.</p> <p>Ensure access to health services and support for older residents as the existing population continues to age.</p> <p>Access to open space, sport and recreation facilities will enhance community health, activity and wellbeing.</p> <p>Existing cultural and community networks offer a strong basis to engage around change and transitions for the future.</p>
<p>More private sector housing opportunities in highly accessible locations creating a demand for new home buyers entering the market.</p> <p>Higher proportion of home buyers/mortgagees and smaller proportion of renters (although still higher than Greater Sydney averages).</p>	<p>Community resources and information hubs will assist to welcome new residents to the area and provide information and orientation opportunities.</p> <p>Spaces that promote social interaction amongst new and existing residents will encourage knowledge sharing, community relationships and capacity building.</p> <p>A range of social and recreational activities (indoor and outdoor) will assist to meet the needs of an increasingly diverse community.</p>
Potential for increased overseas born population.	Community supports, activities and events with an inclusive focus on different cultural and linguistic needs will assist social interactions and engagement.
Growth in the proportion of family households and young people.	The future profile of younger residents and families suggests an increased need for early years, child care, education and youth-focussed services.

Key population growth characteristics	Implications
	<p>There is an opportunity to integrate cultural, arts and digital activities across existing and new services (e.g. enhanced education, library and community centre facilities).</p> <p>Co-location and clustering of social infrastructure offers key opportunities to enhance access, engagement and interaction across ages and demographic characteristics.</p>
Increase in all categories of average household income and education attainment.	<p>A redeveloped shopping centre may include an enhanced retail offer and mix catering to higher levels of disposable income.</p> <p>Increased levels of educational attainment may lead to new opportunities for skills development and employment pathways through education partnerships, services and enterprise.</p> <p>Enhanced support and participation in community initiatives.</p>
Potentially higher car ownership rates, which can have an impact on urban amenity.	It will be important to promote well connected and accessible social infrastructure in walkable neighbourhoods, and in close proximity to public transport, to encourage other modes of transport locally.

5 EXISTING SOCIAL INFRASTRUCTURE PROVISION

An audit of social infrastructure within 2km and 5km of the master plan area was undertaken to understand current provision, location and potential gaps. The audit was informed by Council community facilities guidelines and needs assessments, desktop review of community facilities and services, and stakeholder consultation.

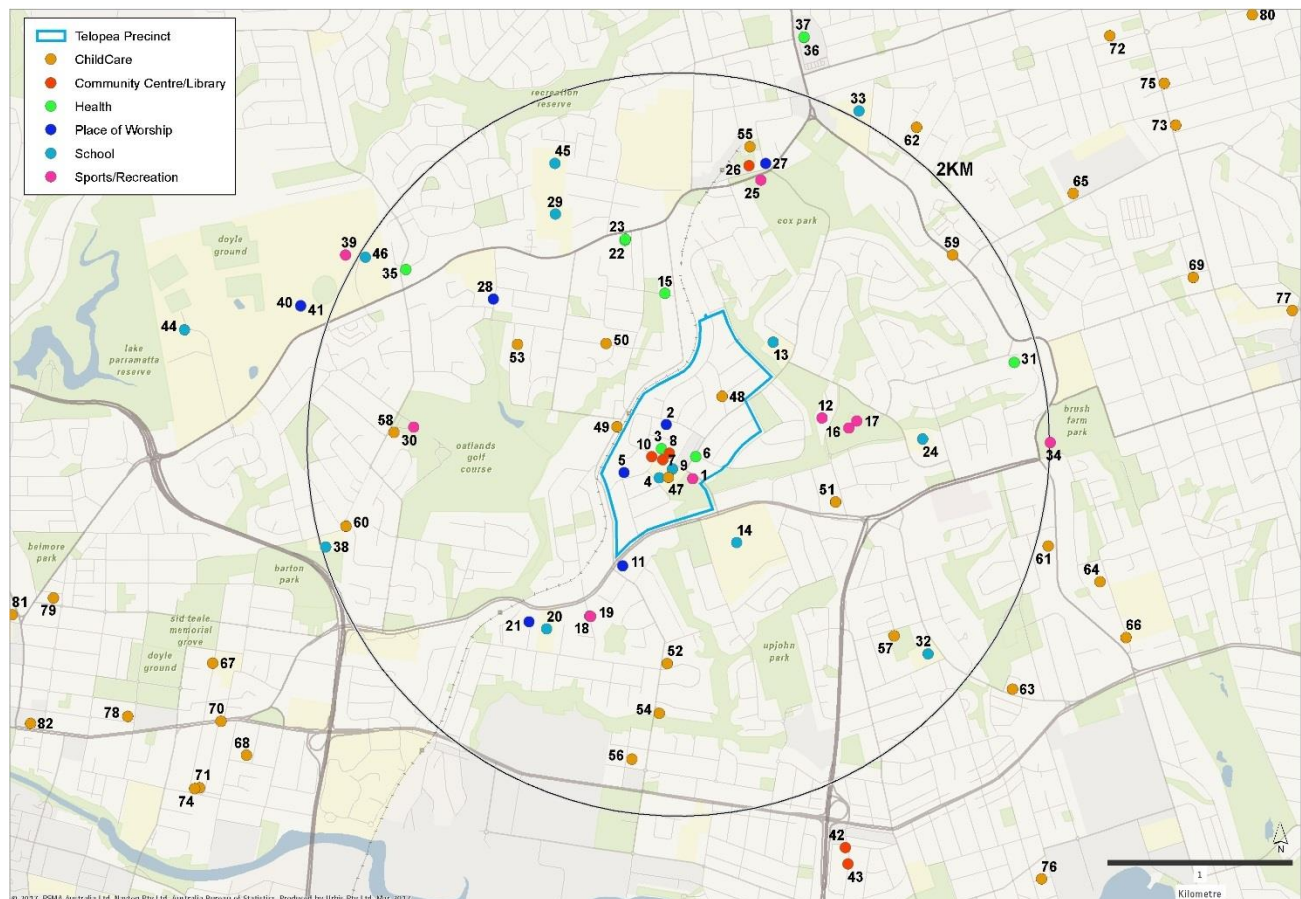
While Telopea is currently well serviced by a range of social infrastructure, community facilities will need to cater for increased demand and future population growth. There is a need to consider opportunities for improvement and embellishment of existing social infrastructure, access to wider facilities outside the precinct, as well as the provision of new facilities.

5.1 EXISTING SOCIAL INFRASTRUCTURE

Services and facilities were mapped to assess location, proximity, service catchments and coverage.

The map below shows a range of social infrastructure provided within 2km of the master plan area, including a cluster within the area.

Figure 4 – Map of social infrastructure provision



The detailed list of mapped facilities and services is provided at Appendix D.

The following looks in further detail at existing facilities and services in Telopea.

5.1.1 Community centres and libraries

Telopea is currently well-serviced with a number of community centres and libraries within 2km and 5km of the master plan area.

This includes the Dundas Community Centre within the master plan area, a multi-purpose centre housing several community service providers, community hall, meeting and function space. The Community Centre also includes the Dundas Valley Branch Library. Dundas Community Centre is located centrally within the master plan area, opposite Telopea Public School and in close proximity to the shopping strip along Benaud Place. It is one of 10 community centres and community hall facilities provided by Parramatta Council across the LGA.

Table 10 – Community centres and libraries within 2km

Name	Type	Capacity and size	Facilities and services	Location
Inside master plan area				
Dundas Community Centre	Community Centre	Floor space: 1,205 sqm, excluding the library ⁴ Main hall catering up to 200 people Function space catering up to 100 people Meeting and craft space catering up to 60-70 people	Ground floor: Two meeting rooms Craft room Offices leased by Dundas Area Neighbourhood Centre Inc (see below) Street level disability access First floor: Dundas Valley Branch Library Office leased by Western Sydney Local Health District for community mental health services Community Hall (including a kitchen) available for hire Disability access from rear car park	350m to Telopea Train Station Bus stop directly outside (Route 545)
Dundas Valley Branch Library	Branch Library	Floor space: 346 sqm ⁵	Books, e-materials and reference services. Also specialises in English conversation groups, children's school holiday activities and multicultural community events	Within Dundas Community Centre
Outside master plan area				
Ermington Community Centre	Community Centre	Theatre style: 200 people Function: 100 people (Main Hall)	Event hosting facilities include meeting rooms and a main hall that can host up to 200 people for private events. Disabled access for both the main hall and meeting room, plus disabled toilets. Onsite parking includes 30 spaces. Four bus routes nearby.	2 km to master plan area

⁴ Figure provided by Parramatta Council Service Manager, Property Plan and Program (2016). Council has advised that for valuation and condition reporting purposes, a gross area of 1,800 sqm is used (which includes the library).

⁵ Figure provided by Parramatta Council Service Manager, Property Plan and Program (2016)

Name	Type	Capacity and size	Facilities and services	Location
Ermington Branch Library	Library	Branch	Books, e-materials and reference services. Also specialises in housebound reader's service, conversation groups, children's school holiday activities and multicultural community events	2km to master plan area
Carlingford Library	Library (Hills Shire)	Branch	Books, e-materials and reference services	250m to Carlingford Train Station

There are a number of other community centres and libraries within 5km of the study area. These are mapped and listed in Appendix C.

5.1.2 Community support services

A range of community based support services are available within or in close proximity to the master plan area (within 2km), as outlined below.

Table 11 – Community support services

Name	Facilities and services	Location
Inside master plan area		
Dundas Area Neighbourhood Centre	Information, advice, referrals and neighbourhood activities. A weekly activities program includes community gardening, workshops, walking groups, art and craft classes, cultural activities, dancing classes and indoor sports. Also hosts the Dundas Area Youth Service.	Within Community Centre in master plan area
Dundas Area Youth Service	Support and activities (recreation, music, arts etc.) for young people within the Dundas/Telopea area.	Within Community Centre in master plan area
Telopea Family Support Service (a community service of Telopea Christian Centre, managed by Hope Connect)	A family support services that offers individual, couple and family counselling, playgroup, children's groups, young people's groups, parenting support groups, home-based parent education support, play therapy, and a toy library. The service includes family case management and support services, material aid (such as food parcels and vouchers for food and utilities), and No Interest Loan (NIL) services. In addition, the service includes the HuB, a space that invites people to connect while working together on projects. The HuB also includes a Men's Shed.	Within master plan area
Hume Community Learning Space	Hume Housing has developed a Community Learning Space to facilitate skills development, community connections and education and employment pathways for residents. The Community Learning Space offers outreach TAFE course, employment preparation classes, English tutoring, financial	Within master plan area

Name	Facilities and services	Location
	literacy, and social activities including exercise groups, creative arts workshops and supported playgroups.	
Telopea Schools as Community Centres (SaCCS) Project	<p>The Telopea SaCCS Project has been operating at Telopea Public School since 2005. Funded by Families NSW and administered by Department of Education and Communities, SaCCS is also supported by Health, Housing and Disability, Ageing and Home Care.</p> <p>SaCCS adopts a community development and partnership approach to develop opportunities and strengthen supports for families with children aged 0 – 8 years.</p> <p>A fulltime SaCCS Facilitator provides onsite support to children and families attending Telopea Public School and Yates Avenue Public School, as well as outreach assistance to across Telopea, Dundas, Ermington and Rydalmere. Telopea SaCCS offers a range of programs including supported playgroups, baby music classes, early literacy groups, 'meet and greet' information sessions with child and family health professionals, support groups for new parents, a breakfast club and school community garden harvest classes. A range of additional needs based programs are also offered including parenting, health and nutrition, TAFE outreach and early childhood development and school transition programs.</p>	Telopea Public School, within the master plan area

The above services all form part of Telopea Connections, a network of key services and supports across Telopea and the broader community, including Parramatta City Council, the Schools as Community Centres Project, Family and Community Services, Hope Connect, Dundas Valley Branch Library, Hume Housing, Western Sydney Partners in Recovery and Rosehill Police Area Command. Telopea Connections coordinates a range of community supports and activities, including the annual Dundas Community Fair.

5.1.3 Early education and childcare

Early education and child care services in the area include:

- Preschools – also known as kindergartens, providing an educational program in a dedicated preschool setting catering for children between the ages of 3-5 years old. These services are generally designed for children in the two years before commencing full-time schooling.
- Child care centres – also referred to as long day care centres or before and after care services, Telopea's child care centres are primarily for children from birth to 5 years old, and have longer hours of operation compared to preschools. Some facilities provide educational programs and combine preschool and long day care services.
- Occasional care services – services provided at a centre on an hourly or sessional basis for shorter periods or at irregular intervals. These flexible arrangements support parents in part-time employment or study, or with irregular working patterns, and support children from birth to 5 years old.

Table 12 overleaf lists early education and child care services within 2km of the master plan area.

Table 12 – Early education and childcare within 2km of Master Plan Area

Facility Name	Opening hours
Waratah Montessori Preschool (adjacent to Telopea Public School, inside master plan area)	Monday to Friday 8:00am - 4:00pm
Sophie's Cottage Kindergarten (inside master plan area)	Monday to Friday 8:30am - 4:30pm
Dundas Public School OOSH Centre (Before & After School Care)	Monday to Friday 7:00 - 9:00am, 3:00 - 6:00pm
Koala Lane Long Day Care Centre Service	Monday to Friday 8:00am - 6:00pm
Little Zak's Academy - Dundas Valley	Monday to Friday 7:00am - 6:00pm
Dundas Child Care Centre	Monday to Friday 7:00am - 6:00pm
Growing Stars Family Day Care	Monday to Friday 7:00am - 6:00pm
KU Rydalmere Preschool	Monday to Friday 8:00am - 4:00pm
Carlingford West Kindergarten Inc.	Monday to Friday 7:00 - 9:30am, 3:30 - 6:00pm Vacation care only: Monday to Friday 7:00am - 6:00pm
Scribbles & Giggles Child Care Centre	Monday to Friday 7:30am - 6:00pm Saturday 7:30am - 6:00pm
Ermington Possum Patch Child Care Centre	Monday to Friday 7:00am - 6:00pm
Headstart Early Learning Centre Oatlands	Monday to Friday 7:00am - 6:00pm
Laughing Clowns Early Learning Centre	Monday to Friday 7:00am - 6:00pm
Kinder Land Early Learning Centre	Monday to Friday 7:00am - 6:00pm

5.1.4 Primary and secondary schools

One primary school is located within the master plan area, and a number of primary and secondary schools are located within 2km. Telopea Public School (within the master plan area) has existing significant capacity available for all primary classes.

Telopea Public School is centrally located, in close proximity with shops, Dundas Community Centre and Library and adjacent to Sturt Park. It is an important part of the local community and a base for the Schools as Community Centres Project (SaCC), a NSW Government initiative to improve prevention and early intervention support for families with young children.

Table 10 overleaf lists primary and secondary schools within 2km of the master plan area.

Table 13 – Primary and secondary schools within 2km of Master Plan Area

Name	Status	Usage	Location
Inside the master plan area			
Telopea Public School	Public	Capacity for all primary classes/currently only 59 enrolments or 3 classes (combined years) in 2015 Montessori Pre-School and the Waratah Centre are adjacent to the school.	Telopea Public School
The Waratah Centre	Public	A Department of Education facility that focusses on the complex educational needs of students Y7 – Y12. The Waratah Centre targets students at risk of disengaging with education. It offers a parallel academic program to assist students to integrate into mainstream education, with specialist support from school counsellors, home school liaison officers, teachers aides and other support specialists.	Adjacent to Telopea Public School
Outside the master plan area			
Dundas Public School	Public	362 enrolments in 2015/under capacity	500m West of master plan area
St Patrick's Marist College	Private, Co-educational Secondary	Year 7 to 12 – over 1,000 enrolments/at capacity	South of Kissing Point Road – adjacent to master plan area
Ermington West Public School	Public	139 enrolments in 2015	1.5km South East of master plan area
Yates Avenue Public School	Public	190 enrolments in 2015	700m East of master plan area
Oatlands Public School	Public	189 enrolments in 2015	1.5km West of master plan area
Carlingford West Public School	Public	1,050 enrolments in 2016	1.6 Km North of the master plan area
Carlingford Public School	Public	1,158 enrolments in 2015	1.3km North East of master plan area
Cumberland High School	Public	603 enrolments in 2015	1km North of master plan area

Name	Status	Usage	Location
St Bernadette's Primary Dundas Valley	Private	N/A	Kindergarten and year 1-6
Tara Anglican School for Girls	Private, independent, day and boarding	800 enrolments in 2015	2km North West of master plan area
The Kings School	Private, independent, day and boarding	1,505 enrolments in 2011	2km North West of the master plan area

5.1.5 Places of worship

The master plan area includes several places of worship that also provide a number of community services. The Telopea Christian Centre is in the same building as Telopea Church of Christ. It provides religious services and counselling and hosts the Telopea Family Support Service. The Jehovah's Witness Church is located across from Acacia Park on Evans Street. The Sydney Young Nak Presbyterian Church is also located on Manson Street.

There are several other places of worship located outside the master plan area, namely:

- Church of Scientology HQ – Dundas
- Uniting Church Dundas
- Dundas Anglican Church
- The King's School Chapel
- Carlingford Uniting Church
- Church of Latter Day Saints Carlingford
- Ermington Riverside Church.

5.1.6 Health facilities

Telopea is located within the Western Sydney Local Health District (LHD), which serves the areas of Auburn, Blacktown, Cumberland, Mount Druitt and Westmead. The LHD operates hospitals, community health facilities, and outreach services across Western Sydney.

The closest hospitals are Westmead Hospital and Cumberland Hospital, located within 4km of the master plan area. The Westmead Health Precinct is in the same area.

Services outside of Parramatta LGA include:

- Ryde Hospital – 5km East of the master plan area
- Blacktown Hospital – 10km West of the master plan area
- Auburn Hospital – 7km South of the master plan area.

The master plan area includes one (1) community health service and one (1) private medical practice:

- **Dundas Community Health Centre** is co-located within Dundas Community Centre and provides mental health services, including crisis counselling and treatment, to mentally ill clients and their

families. The Centre has disability access, including parking spaces for disabled people and disabled toilets.

- **Dundas Valley Medical Centre** is a private practice, located within the shops precinct at Telopea offers GP related health care services for the community of Telopea.

In addition to the Dundas Valley Medical Centre, there are other private health services provided in close proximity to the master plan area. These include the Allawah Presbyterian Children's Hospital; the Notre Dame Clinic and several medical centres in Carlingford.

Table 14 – Private health services

Name	Capacity (size)	Facilities and services	Location
Outside the master plan area			
Allawah Presbyterian Children's Hospital	44 beds (currently supporting around 8 families)	Medical and allied health care to children with complex disabilities and health needs	1.5km West of master plan area
Notre Dame Clinic	No data available	GP 1 doctor	1.5km North-West
Carlingford Medical Clinic	No data available	GP	2km North-East
Carlingford Court Medical Centre	No data available	13 doctors	2km North-East

5.1.7 Aged care

There are a small number of Residential Aged Care Facilities in the suburbs surrounding Telopea, including two operated by BaptistCare in Carlingford and one by UnitingCare in Ermington. A planning proposal has been submitted to the NSW Department of Planning and Environment to redevelop the BaptistCare sites, however details are not available at this time. BaptistCare have indicated that residents of their facilities in Carlingford will be relocated to other BaptistCare properties in north-west Sydney.

5.2 OPEN SPACE AND RECREATION

Open space has been mapped in Figures 5 and 6. Figure 5 outlines the location of pocket, local, district and regional open space within and around Telopea master plan area. Figure 6 outlines open space catchments within and around the master plan area, illustrating good coverage across the area.

The maps show that Telopea is very well serviced by open space. Approximately 30 ha of open space exists within or adjacent to the master plan area.

Within 400m and within the master plan area are Sturt Park (3 ha) and Acacia Park (1.5 ha), offering access to 4.5ha of local parks (exceeding the benchmark standards for local parks provision in established suburban areas of Sydney).

Beyond the master plan area is a plentiful supply of passive and active open space, especially around the Carlingford Railway corridor, the Ponds Creek, Iona Creek, Subiaco Creek and Vineyard Creek. It is estimated that 197 hectares of open space is available within a 2km radius of the master plan area, with 330 hectares of open space within a 20 minute cycle. This level of provision easily exceeds benchmark standards for existing suburban areas (Department of Planning and Environment, 2010).

An area of open space immediately east along the existing train line and north of Telopea Train Station is a landscaped pathway, known as the Carlingford to Telopea Greenway.

There are three active outdoor sports and recreation facilities within 1km of the Master plan precinct:

- Dundas Park (6.5 hectares), which is a major district level sporting facility catering to a large number of organised team sporting events
- Sir Thomas Mitchell Reserve (3.9 hectares), which includes a playground and cricket pitch, caters to both local level recreation and district level organised sport
- Upjohn Park (14 hectares), a large multi-purpose sporting and recreational space.

Access to these outdoor sporting spaces within 1km of the master plan area well exceeds the benchmark standard of 5 hectares for locally accessible sports and recreation spaces.

There are also a number of other sports and leisure facilities within 2km of the master plan area, including: Cox Park, Oatlands Golf Club; Telopea Skate Park; TAB Dundas Sports & Recreation Club; Brush Park Bowling Club; Curtis Oval; Carlingford Bowling Club; Vikings Sports Club; and TKS Sports Centre.

Figure 5 – Map of open space provision

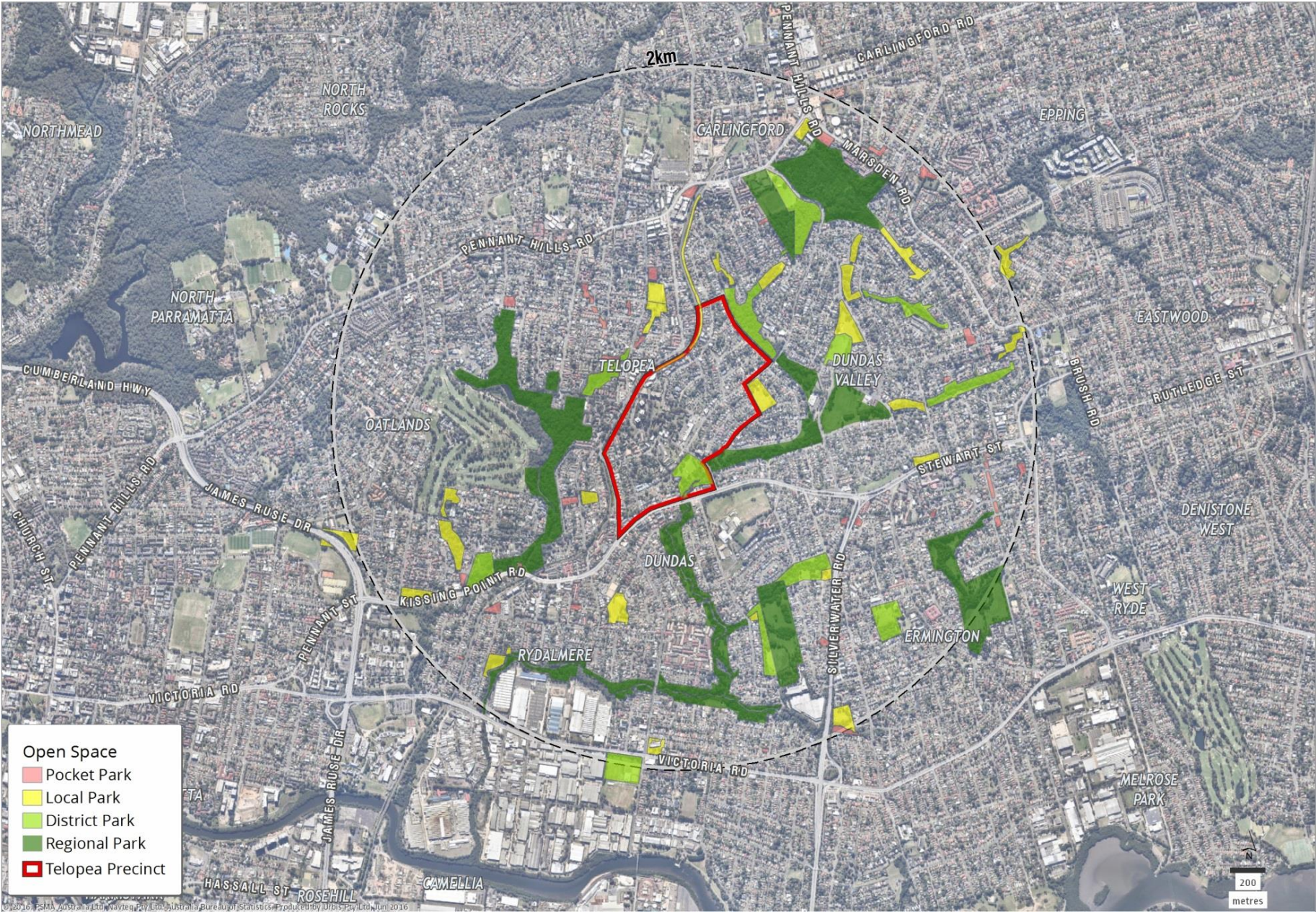


Figure 6 – Map of open space catchments

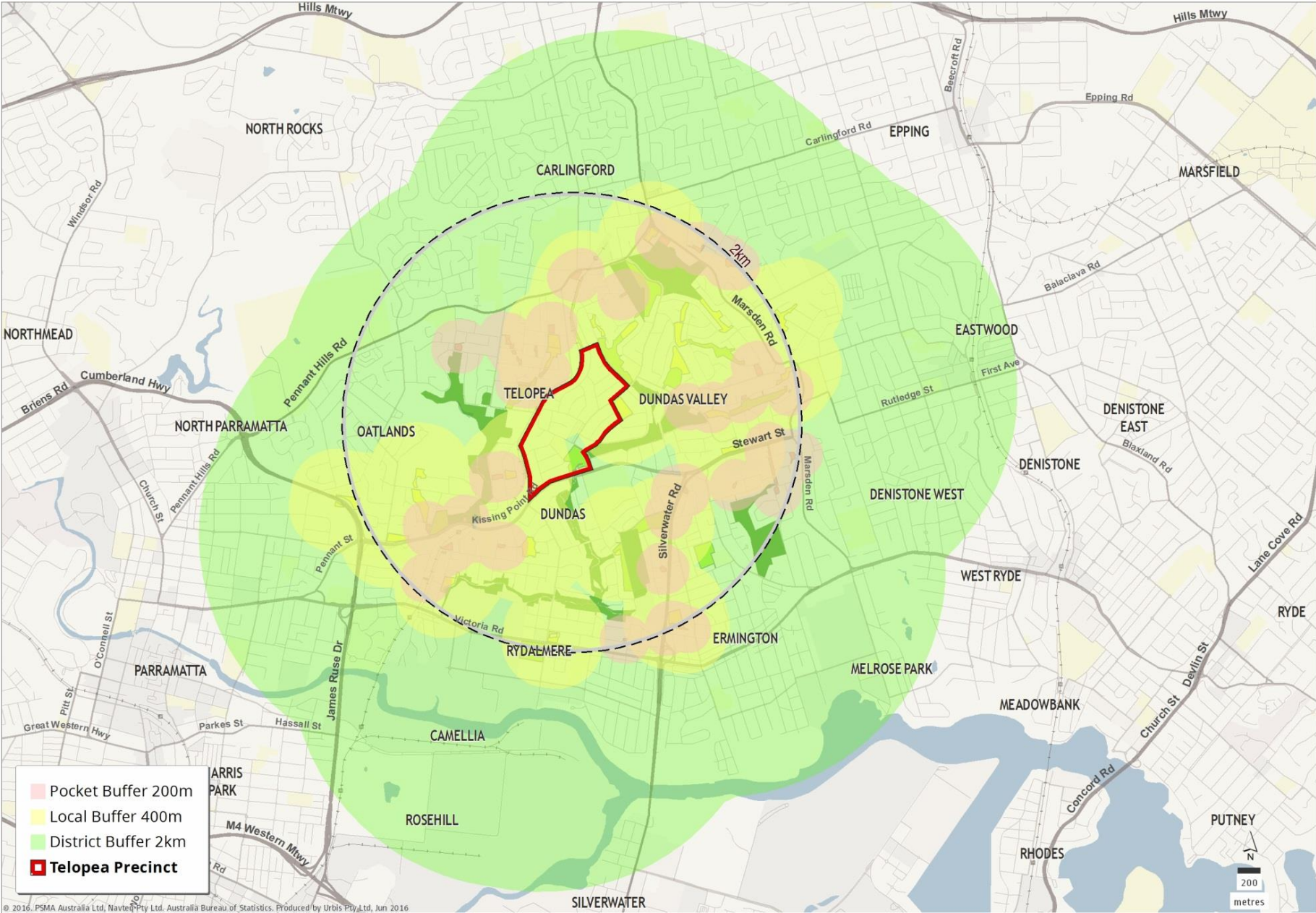


Table 15 – Open space

Name	Capacity (size)	Facilities and services	Location
Local (within the master plan area)			
Acacia Park	1.5 ha	Playground, picnic facilities, car park, passive space (heritage listed)	Evans Rd, Dundas Valley
Sturt Park	3 ha	Walking track, skate park, playground, sporting facilities (basketball and tennis courts)	Sturt St, Telopea
District (outside the master plan area)			
Rapanea Community Forest/Ponds Creek Reserve	6 ha	Walking track, playground, passive space	Brand Street, Dundas Valley
Dundas Park	6.5 ha	Sporting fields, picnic facilities, scout and guide hall, water playground	Yates Avenue, Dundas
Williams Reserve	4 ha	Playground, passive space	Dora Crescent, Dundas
Sir Thomas Mitchell Reserve	3.9 ha	Sporting fields, playground, passive space	Alexander Street, Dundas Valley
Homelands Reserve	2.1 ha	Sporting field, playground	Homelands Avenue
William Wade Park	1 ha	Playground	Leamington Road, Telopea
Elizabeth Macarthur Park	2.4 ha	Playground, passive space	Wilde Street, Telopea
Cox Park	10 ha	Multi-sport incl. cricket, football, baseball, and passive space	Evans Rd
Upjohn Park	14 ha	Cricket, football, baseball, exercise and fitness, playground, picnic facilities and passive space	Kirby St, Rydalmere
Vineyard Creek Reserve	13.25 ha	Passive along Vineyard Creek	Rock Farm Avenue, Dundas

Table 16 – District outdoor recreation facilities

Name	Capacity (size)	Facilities and services	Location
Dundas Park	6.5 ha	Sporting fields, amenities block, netball court, cricket pitch, football fields	Yates Avenue, Dundas
Dundas Sports and Recreation Club (Bowls, Indoor recreation)	Club	Bowls, Indoor recreation	Elder Rd, Dundas
Oatlands Golf Club	18 holes	Private golf, passive space	Bettington Rd, Oatlands
Upjohn Park	14 ha	Cricket, football, baseball, exercise and fitness,	Kirby St, Rydalmere
Cox Park	10 ha	Cricket, football, baseball	Evans Rd

Rydalmere Park (6.3 ha reserve) should also be noted, located on the 2km boundary from the master plan area. It includes a bowling club, sporting fields, cricket pitch, children's playground, a one-third basketball court and off-street parking.

6 NEEDS ASSESSMENT

6.1 COMMUNITY AND STAKEHOLDER ENGAGEMENT

The master planning process has involved extensive community and stakeholder engagement to identify key issues, aspirations and requirements for the future. This included engagement with local residents, TRED Community Leaders Group, commuters, Family and Community Services staff, Community Housing Providers, community facilities and services staff, retail land and business owners, former Ward Councillors, and City of Parramatta Council. Consultations have involved a series of meetings and workshops, intercept surveys, pop up stalls and telephone interviews.

6.1.1 Key issues

A summary of outcomes from community consultation identified community agreement for urban renewal in Telopea, but mixed views on how to achieve it successfully. Key issues included:

- Community Facilities – General support for improvements to the Dundas Area Neighbourhood Centre. Suggested additions include an improved library, childcare centre, additional and flexible meeting rooms, landscaping and public Wi-Fi.
- Open Space and Recreation – Ideas to improve Sturt Park include: better lighting, space for outdoor events and concerts, waterpark for young children, outdoor gym equipment and sports ground, cycle ways and covered picnic areas.
- Town Centre – An identified need for a community meeting space and ‘hub’ for the suburb, in the form of a town centre. It was recommended that Council should consider lowering fees to hire community spaces, as well as providing clean, safe public toilets; space for a police satellite station; larger library; and increased staff at the neighbourhood centre to allow for more programs and activities
- Retail centre – A number of participants suggested a larger shopping precinct is necessary, particularly when planning for an influx of new residents. Many local residents believed that a larger retail centre could be redeveloped further up the hill and closer to the new light rail stop. Other suggestions included providing enough space for an anchor tenant (e.g. Coles, Woolworths, and Harris Farm); increased parking; restaurants and cafes; and improvements to the public domain around the shopping area.
- Community safety – Residents desire increased safety in the area, especially surrounding the Waratah shops, Telopea train station and Sturt Park. Better street lighting and active/passive surveillance were suggested strategies.
- Better connectivity – The steep topography makes pedestrian connections difficult, primarily along Shortland and Sturt Streets. Better footpaths and resting points along these streets are needed.
- Landscaping and open space – Sturt and Acacia Parks are underutilised and would be improved with increased programming for all age groups, dedicated cycling and walking paths, better lighting and seating, improved facilities and added event spaces.

6.1.2 Services and council perspectives

In 2015, City of Parramatta Council assessed current provision and potential demand in a guideline for planning social infrastructure in Telopea. The assessment found:

- Services offered through Hume Housing, Dundas Youth Service and Wesley Enterprise were identified as keeping up with demand
- Several services were nearing capacity, including the Dundas Valley Branch Library, Dundas Community Centre, and the Dundas Area Neighbourhood Centre

- Several facilities were identified as unable to meet demand, including child care centres, open space facilities, community health, Hope Connect (including The Hub), and services for people with a disability, older people and carers.

Key short term opportunities were identified to build on existing activities at the library and neighbourhood centre, in partnership with community organisations and FaCS.

A medium to longer term opportunity was identified for a significant redevelopment of the library and neighbourhood centre, as part of a wider regeneration of Telopea.

Council suggested that a redeveloped library and neighbourhood centre could include:

- A significantly expanded library space, designed to contemporary standards and with a focus on access to digital technology
- A multipurpose meeting and activity space, capable of flexible configuration and hired at low rates to residents and organisations
- A designated space for health services that may also be shared by other service providers
- An integrated outdoor play space
- A small number of compatible commercial uses potentially with a health focus.

6.1.3 Feedback during master planning

As part of the master planning process, the following feedback was provided more recently by community services and facilities, housing providers, and Council officers regarding community facilities and social infrastructure:

6.1.3.1 Requirements for a multifunction community centre

- There is strong support for a redeveloped Dundas Area Neighbourhood Centre, integrated with a new retail centre to form the new 'civic heart' of Telopea, a focus for community and cultural activities
- There is also a preference for some community services to retain a visible street presence, with a main street or retail frontage, rather than an enclosed and separate community centre model
- There are a number of existing meeting rooms and spaces for use in Telopea, but they are perceived as being of poor quality, insufficiently flexible, not always affordable, and not very accessible
- A new multi-function community centre will need to include sufficient and flexible spaces to cater to future population growth, a variety of service user needs, multiple service providers, and accessibility requirements
- Current community services provide assistance to older people, people with disability, and mainstream services. Future services may need to cater to a different profile and diversity of needs
- A new multi-function community centre should include additional space for child and family support services, as services are currently unable to keep up with demand
- Some service providers noted difficulties for some community members negotiating the topography of Telopea, and the location of any new centre needs to consider access accordingly
- Hope Connect offers a broad range of programs and has plans for additional services should space become available in and around their current location. This could include co-location and shared use arrangements. It may also include any commercial opportunities to help fund future programs, such as the coffee shop currently provided at the Hub

- The community health centre is too small, and could be integrated as part of the multi-function community centre
- There is a need for dedicated youth spaces, music performance and rehearsal spaces, e-learning and digital hubs.

6.1.3.2 Requirements for a new library

- Dundas Valley Branch Library is currently at capacity. This is largely due to the success of the Library and residents coming from beyond Dundas Valley to access its facilities and programs. The Library needs more space and rooms for the increasing number of programs it runs
- A new and larger expanded library as part of the redeveloped centre will need sufficient and flexible floorspace to accommodate different uses, including print collections and resources, quiet study areas, meeting spaces and digital technology.

6.1.3.3 Additional community needs

- There is a need for a community hall or amphitheatre for community gatherings and events, as well as a public plaza, where people can meet more informally
- There is a need for space that can accommodate social enterprises, adding to the mixed tenure environment and offering new education and employment pathways and opportunities
- Additional child care places may be required to cater for future population growth.

6.1.3.4 Open space and recreation

- Safety concerns, poor lighting and lack of pedestrian pathways were cited as barriers to the use of Sturt and Acacia Parks
- Sturt Park was previously more activated, with an amphitheatre and graffiti wall, but suffered from high levels of anti-social activity
- Community facilities on the edge of the school overlooking Sturt Park could enable activation and passive surveillance of the park
- Relocation of toilets from the centre of Sturt Park to the edge could also enable passive surveillance and safety
- There is a need for active and family friendly recreation uses – is there an opportunity to consider this at Sturt Park, given significant heritage constraints at Acacia Park
- There is a concern that higher density development and the increased population will require additional open space and recreation facilities to cater for additional demand
- The topography of Telopea creates “insular” movement. Better connections are required for accessing local and regional open space.

6.1.3.5 Opportunities for co-location at Telopea Public School

- Telopea Public School is currently under-utilised and can accommodate future growth
- A redevelopment of the school using a higher density design could boost capacity further, and create an opportunity for additional co-located uses on surplus land
- Co-location does not rely on a higher density school model – there is an existing opportunity to consider this further
- Uses such as community health, early years and childhood development services are potentially complementary and appropriate uses for co-location and clustering into a new type of community hub for the area

- It will be important to explore any future potential with the Department of Education as part of the urban renewal process.

There are broader regional social infrastructure needs that extend beyond Telopea and may not be addressed as part of the master plan. This is particularly evident in relation to aged care services, which Council has identified as at capacity in the area. Service providers have also identified an existing high level of demand for residential aged care provision in the broader Carlingford area. This is likely to increase in the short-term, with the closure of two Baptist Care properties for redevelopment near Telopea. The proposed uses for redevelopment are not known at this time.

7 FUTURE DEMAND ANALYSIS

7.1 COMMUNITY FACILITY BENCHMARKING STANDARDS

The community needs and social infrastructure assessment uses benchmarks for provision set out in the following:

- Community facility provision standards provided in *'Parramatta City Council Community Facilities Policy Framework and Future Directions'* (2013)
- Families at Work, *Early Education and Care Services Needs Analysis for Parramatta LGA* prepared for City of Parramatta Council (2015)
- *Growth Centres Development Code* (Growth Centres Commission, 2006), where no other locally relevant standards are provided
- New South Wales, *Children (Education and Care Services) Supplementary Provisions Regulation* (2012)
- NSW State Library, *People Places Population Based Area Calculator* (2016)
- NSW Government, *Recreation and Open Space Planning Guidelines* (2010)
- Victoria State Government, *National Quality Framework Education and Care Service Indoor and Outdoor Space* (2015).

Table 17 summarises the open space and recreation facility benchmarks applied in the assessment.

Table 17 – Open space and recreation benchmarks (NSW Department of Planning, 2010)

Type	Hierarchy	Size	Distance from most dwellings (catchment area)	Alternative provision
Parks	Local	0.5-2ha	400m	Civic spaces, plazas, pocket parks, regional park or conservation area
	District	2-5ha	2km	Foreshore areas, conservation areas
	Regional	5+ha	5-10km	NA
Outdoor sport	Local	5ha	1km	Local primary schools, portion of a district park
	District	5-10ha	2km	Secondary schools, portion of a regional park
	Regional	10+ha	5-10km	NA

Table 18 overleaf outlines facilities and floorspace requirements based on the benchmark assessment.

Table 18 – Benchmark assessment and floorspace requirements

Facility Type	Current Provision	Benchmark Requirement	Future Demand	Recommendation
Multi-Purpose Community Centre Typically contains space for: Hall (100-200 seats) Gymnasium Meeting Rooms Craft Rooms Commercial Kitchen	Dundas Community Centre (totalling 1,205 sqm, excluding the library) and contains: <ul style="list-style-type: none"> a hall (447 sqm) consulting rooms (222 sqm) Meeting rooms - games, workshops, craft and amenities (536 sqm) Office space for services provided by the Dundas Area Neighbourhood Centre (DANC) WS Community Health Services Existing Youth Services Floor Space: 1,205 sqm⁶	Local/Neighbourhood Community Centre for 6,000 people: 1,500 - 2,400 sqm ⁷ District Community Centre for 20,000 people: 2,000 - 2,500 sqm ⁸	A future population up to 12,700 people generates the need for a new facility between 1,500 sqm and 2,500 sqm (not including library or child care facilities) ⁹ Multi-purpose centres can suit a variety of community service purposes. They provide flexible, multi-use space that can accommodate a variety of activity and program areas as well as space for services to be provided both on a permanent and sessional or outreach basis. A smaller facility may be justified, if other benchmark standards are applied. ¹⁰ A future population of up to 12,700 would generate demand for 756-1,000 sqm.	A new multi-purpose centre is recommended to replace existing community and neighbourhood facilities Midpoint standard between a local and district centre, based on Parramatta City Council benchmarks Floor Space: up to 2,100 sqm

⁶ Provided by City of Parramatta Council Service Manager, Property Plan and Program (2016) - for valuation and condition reporting purposes, a gross area of 1,800 sqm is used (which includes the library).

⁷ Community facility provision standards provided in 'Parramatta City Council Community Facilities Policy Framework and Future Directions' (2013); *Growth Centres Development Code (Growth Centres Commission, 2006)*

⁸ Community facility provision standards provided in 'Parramatta City Council Community Facilities Policy Framework and Future Directions' (2013); *Growth Centres Development Code (Growth Centres Commission, 2006)*

⁹ Community facility provision standards provided in 'Parramatta City Council Community Facilities Policy Framework and Future Directions' (2013)

¹⁰ *City of Playford Social Plan for Services and Infrastructure, Elton Consulting, 2013*

Facility Type	Current Provision	Benchmark Requirement	Future Demand	Recommendation
Branch Library	Library contained within existing Community Centre. Floor Space: 346 sqm¹¹	Branch Library for 33,000: 2,400 sqm ¹² 57.5 sqm/1,000 persons for populations under 20,000 ¹³	A future population of 12,700 generates the need for a new facility of up to 900 sqm ¹⁴	New branch library to replace existing library. To be designed in conjunction with multi-purpose centre Floor Space: up to 900 sqm
Child care facilities (0-4 year olds)	Sophie's Cottage Kindergarten - limited places available	1 place per 5 children ¹⁵ 3.25 sqm of unencumbered indoor play space per child and at least 7 sqm of unencumbered outdoor space ¹⁶	Population projections suggest 5% of future population will be 0-4 year olds Current trends for use of childcare facilities in Parramatta LGA indicate that around 37% of children aged 0-4 use formal care - of these, most use long day care ¹⁸ 635 new children generates demand for 126 additional places (and 25 new after school places) across the entire Telopea study area A new 0-4 child care facility for 40 children requires up to 410 sqm unencumbered play space (including 130 sqm of unencumbered	A new 40 - 60 place child care centre may be accommodated within a multi-purpose centre or the Telopea Public School Floor Space: approximately 400 sqm The potential provision of a new after school care facility at Telopea Public School (for 25 spaces)
After school care (5-9 year olds)	Waratah Montessori Preschool - places available No after school care (other than Dundas Public School which is external to precinct)	1 place per 25 children ¹⁷		

¹¹ Figure provided by City of Parramatta Council Service Manager, Property Plan and Program (2016)

¹² Community facility provision standards provided in 'Parramatta City Council Community Facilities Policy Framework and Future Directions' (2013)

¹³ NSW State Library People Places Population Based Area Calculator (2016)

¹⁴ NSW State Library People Places Population Based Area Calculator (2016)

¹⁵ Community facility provision standards provided in 'Parramatta City Council Community Facilities Policy Framework and Future Directions' (2013)

¹⁶ Victoria State Government, National Quality Framework Education and Care Service Indoor and Outdoor Space (2015) and NSW Children (Education and Care Services) Supplementary Provisions Regulation 2012

¹⁷ Community facility provision standards provided in 'Parramatta City Council Community Facilities Policy Framework and Future Directions' (2013)

¹⁸ Families at Work, Early Education and Care Services Needs Analysis for Parramatta LGA prepared for Parramatta City Council (2015)

Facility Type	Current Provision	Benchmark Requirement	Future Demand	Recommendation
			indoor play space and 280 sqm of unencumbered outdoor space) 25 new after school care places are required	Floor Space: approximately 200 sqm
Public primary school	Telopea Public School - currently has only 57 enrolments over 3 classes Currently under-utilised	1 new school per 1,500 dwellings. ¹⁹ It is noted that this benchmark may not be appropriate to apply in a high density residential area.	Up to 6,000 dwellings generates demand for the equivalent of 4 primary schools. This is based on the traditional model of school delivery and spatial requirements applied in urban fringe areas, rather than urban renewal areas. The Department of Education has advised LAHC that additional classrooms in multistorey buildings could accommodate up to 1,000 students if required. This should adequately support the incoming population generated by the Telopea Master Plan The application of the traditional urban fringe/greenfield benchmark based on the number of dwellings is problematic, as it assumes all school aged children will attend schools within the master plan area. This may not in fact occur, due to different choices and catchments for government and non-government schools.	Expansion of classrooms within Telopea Public School There is an opportunity to explore opportunities for co-location and clustered uses on the school site. Co-located uses may include early years and child care facilities, multipurpose hall including performing arts and recreation space, expanded community gardens
Local Open Space	Acacia Park - 1.5 hectares (passive/active)	0.5 to 2 hectares within 400m of residences ²⁰	NSW Department of Planning sets accessibility benchmarks for inner and middle ring Sydney suburbs.	Exceeds benchmark standards

¹⁹ Growth Centres Development Code (Growth Centres Commission, 2006)

²⁰ NSW Government's Recreation and Open Space Planning Guidelines (2010), which contain the most relevant benchmarks for established Sydney suburban areas

Facility Type	Current Provision	Benchmark Requirement	Future Demand	Recommendation
	Sturt Park - 3 hectares (passive/active)		As such, future population within a 400m radius of town centre has ample access to existing local open space	
District Open Space	Rapanea Community Forest/Ponds Creek Reserve - up to 6 hectares (passive)	2 to 5 hectares within 2km radius of residences ²¹	NSW Department of Planning benchmarks suggests future population within a 2km radius of town centre has ample access to existing district level open space	Exceeds benchmark standards
Local Outdoor Sport	Dundas Park (external to area); Sir Thomas Mitchell Reserve (external) and Upjohn Park (external) total just under 25 hectares of active and passive space - currently service Telopea's local outdoor sport needs	5 hectares within 1km radius of residences ²²	NSW Department of Planning benchmarks suggests future population within a 1km radius of town centre has ample access to existing local sporting and recreation facilities	Examine opportunities to review role and function of Sir Thomas Mitchell Reserve and Upjohn Park to ensure pressure is shared across all facilities.

²¹ NSW Government's Recreation and Open Space Planning Guidelines (2010), which contain the most relevant benchmarks for established Sydney suburban areas

²² NSW Government's Recreation and Open Space Planning Guidelines (2010), which contain the most relevant benchmarks for established Sydney suburban areas

7.2 KEY TRENDS AND PRINCIPLES FOR FUTURE SOCIAL INFRASTRUCTURE PROVISION

Recent research has outlined a number of key trends and principles to consider in planning for future social infrastructure provision. These are referenced in City of Parramatta Council's Guideline for FACS, *Planning Social Infrastructure Needs for the Community of Telopea* (2015), and summarised below.

Table 19 – Key trends in service provision

Key trends	Details
Assessment of size, number and the scale of facilities provision	Larger, fewer and centrally located multipurpose facilities.
Location in centres	Clustering facilities in centres to enhance accessibility and connectivity with related uses.
Co-location	Co-location of complementary community services in one location facilitates coordination, convenience and access for service users.
Multi-purpose and multi-function	Facilities that offer flexible and diverse uses over a range of times maximise efficiency, utilisation and adaptability.
Place making and community identity	Community facilities that have a civic quality, sense of stability and level of amenity and community ownership, offer a focus for community building, sense of place and community identity.
Community building and social gathering	Successful community facilities offer a focus for community building activities, enhancing community connections, common values and purpose, inclusion and belonging.
Sustainability	In addition to environmental and social sustainability, community facilities also need to address requirements for sustainable maintenance, management and funding, including diverse and continuing income streams.
Resourcing	Vibrant and active community facilities are well-resourced, to ensure services are appropriately informed, supported and managed. Appropriate levels of resourcing adds to operational costs. Planning for social infrastructure needs to consider both capital and operational costs.
Partnerships	Traditional models of siloed social infrastructure provision are inefficient and do not deliver coordinated and effective provision to communities. There are a range of opportunities to partner with councils, state government, non-government and private sector bodies in delivering and funding social infrastructure for maximum efficiency and benefit.
Strategic asset management	Local government is increasingly required to manage assets strategically, to meet both current and future needs. A strategic approach to asset planning ensures that assets are maintained, renewed and continue to address community needs in affordable, efficient and effective way.
Technology	Community facilities (particularly libraries) play an increasing role in bridging the 'digital divide' – in addition to providing greater access to technology and new avenues for knowledge and information, social infrastructure is itself changing and evolving in response to new digital opportunities and communities of interest.

Adapted from *Implementation Guide, Planning for Social Infrastructure and Community Services for Urban Growth Areas*, South Australia 2012, cited in City of Parramatta Council *Planning Social Infrastructure Needs for the Community of Telopea: A Guideline for FACS* 2015.

7.3 LOCATIONAL REQUIREMENTS

While the assessment has recommended consideration of co-located and clustered uses, it is not always appropriate in relation to all uses. Some uses have particular locational and operational requirements that require additional consideration. These may:

- Be place and context-specific, informed by topography, visibility, desired profile and access
- Relate to supporting infrastructure, such as proximity to public transport, retail/commercial/civic uses, street frontage, pedestrian traffic
- Leverage complementary uses, for an integrated service model
- Require separation to manage any potential negative impacts associated with noise, visitation and/or hours of operation.

There are established models for service provision that do suggest particular locational requirements for consideration. However, it is important to assess locational requirements based on place, context and the nature of specific uses. In Telopea, the following locational principles may be considered:

- Multipurpose community centre – Located in proximity to public transport, parking, with high visibility, street presence and frontage to potential civic and shared spaces. It would also support flexible uses and meeting spaces with a potential commercial use, such as a café, art or performance space.
- Branch library – Located near other active uses to ensure accessibility and realise benefits from shared infrastructure.
- School site – Consider opportunities to co-locate early years, childcare and childhood development services on the school site, to create a complementary early years, child and family support hub. It would be important to ensure that co-located services may be accessed by children and families who do not attend the school, as well as those who do attend the school.
- Childcare centre – City of Parramatta Council has particular requirements for the siting of childcare centres, as outlined in the Child Care Centres Development Control Plan 2007. Proximity to public transport, safe and convenient pedestrian and vehicle access, location within existing employment, workplace, educational, community or open space precincts, and separation from arterial and main roads are just some of the factors to be considered. In addition, Council does not support childcare centres in close proximity to other approved centres, particularly in residential areas, due to concerns regarding noise, traffic and parking congestion.
- Community health services – There is an opportunity to locate community health services as part of the multipurpose centre, or as part of an early years hub at the school site. The co-location of such services with a school is demonstrated by the Queensland Early Years Centres Initiative. The relevance and value of such co-location requires further consideration.
- Youth and performance space – The need for dedicated youth space, music and performing space has been identified by services and Council. Flexible space at the multipurpose community centre may cater for a range of activities for young people. However, a redeveloped school with a hall would also offer a key opportunity for music, performance and sport and recreation activities for young people. A hall at the school would also offer a local performance space to the community more broadly, to support existing and future community cultural participation and engagement.
- Active recreation – The need for more active recreation opportunities was identified during community and stakeholder consultations. There is an opportunity to consider inclusion of such facilities on school land, if Sturt and Acacia Park are not appropriate.

8 RECOMMENDATIONS

8.1 RECOMMENDATIONS FOR FUTURE PROVISION

The community needs and social infrastructure assessment has identified particular requirements for future provision of community facilities and services for the future community in Telopea. This assessment recommends:

- **A new multipurpose community centre is provided, with a floor space up to approximately 2,100 sqm.** The multipurpose centre could potentially include flexible meeting rooms and spaces for a range of uses and groups, including community support services, cultural and arts activities, function space, a gym, kitchen, a space for young people, and commercial uses.
- **A new branch library with a floor space of up to approximately 900 sqm.** The new library should include flexible spaces for study, meetings and print resources, as well as new models for digital engagement and e-learning.
- **A new 40-60 place childcare centre (children aged 0 – 4 years) with a floorspace up to 400 sqm.** The childcare centre could potentially be located as part of the new retail hub, or as part of an early years, child and family support hub at the Telopea Public School.
- **A new after school care service catering for up to 25 children (aged 5 – 9 years) located at Telopea Public School with floorspace up to 200 sqm.**
- **Further discussions with Department of Education to explore the opportunities at Telopea Public School for co-location of facilities and shared use arrangements,** such as a multipurpose hall (for performances, music and indoor sports and recreation), childcare centre, and playing fields.
- **Investigation of opportunities to expand the existing community garden at the school or within the core area for redevelopment, to offer new social enterprise opportunities** involving young people and residents to grow, supply and cater to local cafes and businesses.
- **Examine opportunities to review the role and function of Sir Thomas Mitchell Reserve and Upjohn Park outside the master plan area, to cater for additional sports and regional competitions.**
- **Examine opportunities to include additional indoor sports and outdoor active recreation uses in the vicinity of the master plan area.** This could be considered through shared use arrangements at the school, and the inclusion of active recreation equipment in parks.
- **Support regional and district level reviews of health and aged care provision outside Telopea.** Population growth in Telopea will contribute towards additional demand for these services, however, provision and funding is administered at regional and health district levels.

9 TELOPEA MASTER PLAN

9.1 EXPERT REVIEW PANEL

In October 2016, an expert review of the draft Telopea Master Plan was undertaken, including an assessment of the recommended social infrastructure (including quantum and location) of future services in Telopea.²³ The Expert Review Panel report noted:

“The panel supports the community facilities located as shown in the draft Master Plan, that is in close proximity to transport and close to other social infrastructure.”

The Expert Review Panel further stated that the proposed densities in the draft Master Plan are well supported by the social and community infrastructure and significant open space assets.

The Panel observed that existing social infrastructure for residents is strong and there are many local established, well-utilised social networks that should be supported through the redevelopment process.

The Expert Panel identified further needs for ongoing consideration, including:

- The need for a robust health offer at the core of the master plan that meets the needs of the diverse future population
- The need for a robust education offer and increased capacity of the school site, in consultation with the Department of Education and noting the potential for introducing complimentary land uses as well as optimising land value.

The Final Master Plan allows for the consideration of a potential medical facility as part of the retail offer. Discussions with the Department of Education will continue as the planning and design process continues.

9.2 COMMUNITY FEEDBACK

The development of the Master Plan was informed by extensive community and stakeholder engagement.

Community consultation outcomes demonstrated general support for the renewal of Telopea and the detail within the draft Master Plan. Community feedback also supported the findings of the community needs and social infrastructure assessment, including:

- Sturt Park: Underutilised because there are inadequate facilities and it is perceived as unsafe
- Community facilities: Strong support for a new community centre, incorporated into the retail hub
- Support for new community facilities
- Support for the enhancement of the sense of community through green open space, sustainability, community facilities, library, school.

²³ The Expert Review Panel report was prepared by Goldberg Blaise on behalf of LHAC and City of Parramatta Council.

9.3 MASTER PLAN

The Telopea Master Plan Report (February 2017) is consistent with the community and social infrastructure needs assessment.

9.3.1 A new multipurpose community centre

The Master Plan recommends a new multipurpose community centre (3,000 sqm) including:

- An upgraded and expanded neighbourhood centre accommodating Dundas Area Neighbourhood Centre, community health services, multi-purpose hall (200 seats) and meeting rooms, and
- A new branch library (which more than doubles the size of the existing library).

A new child care centre and after school centre could be co-located with the multi-purpose community centre or with Telopea Public School. (subject to further consideration with Department of Education).

9.3.2 Open space and parks

The Master Plan proposes improved facilities within existing parks and the provision of new public plazas and landscaped areas, including:

- Improvements to Sturt Park, Acacia Park and the overall network of footpaths and cycle ways to ensure there is infrastructure to support a healthy and active lifestyle for the future population
- A new arrival plaza and pocket park at the light rail stop
- A new community facilities plaza at Eyles Street and the new Wade Street.

CPTED principles have been considered to optimise safety in the public domain and open space areas. Both hard and soft public open spaces of different sizes are accessible and available for a range of active, passive and mixed use.

9.3.3 Further opportunities for co-location

The Community and Social Infrastructure Needs Assessment and the Master Plan have identified opportunities regarding future co-location and uses at Telopea Public School.

The Department of Education (DoE) has been part of ongoing discussions as part of the master planning process. It is envisaged that discussion of these options will continue in consultation with the Department.

10 CONCLUSIONS

The Community and Social Infrastructure Needs Assessment has undertaken detailed analysis to identify future requirements for social infrastructure that facilitates community opportunities, engagement, inclusion and pathways.

The Needs Assessment has identified current strengths in community and social infrastructure assets, outlined key opportunities and recommended future provision.

Recommendations have been supported in community feedback on the Draft Master Plan, and in the assessment of the Expert Review Panel. The Expert Review Panel found that the consideration of social infrastructure was appropriate to support the proposed future densities in the draft Master Plan.

These recommendations are reflected in the Final Master Plan for Telopea.

DISCLAIMER

This report is dated March 2017 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of NSW Land and Housing Corporation (**Instructing Party**) for the purpose of Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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APPENDIX A STRATEGIC CONTEXT

The following provides an overview of the policy context relating for the Telopea Master Plan. This includes relevant land use planning, strategic planning directions and key Council plans and strategies.

METROPOLITAN CONTEXT

A Plan for Growing Sydney (2014)

The NSW Department of Planning and Environment released a new metropolitan strategy for Sydney in 2014. Titled *A Plan for Growing Sydney* (NSW Department of Planning & Environment, 2014), the strategy emphasises the importance of Western Sydney for the sustainable growth of Greater Sydney and identifies Greater Parramatta as a key area for urban renewal (Direction 1.2). Three principles are identified for successful urban growth:

- Principle 1: increasing housing choice around all centres through urban renewal in established areas
- Principle 2: stronger economic development in strategic centres and transport gateways
- Principle 3: connecting centres with a networked transport system.

Draft West Central District Plan (2016)

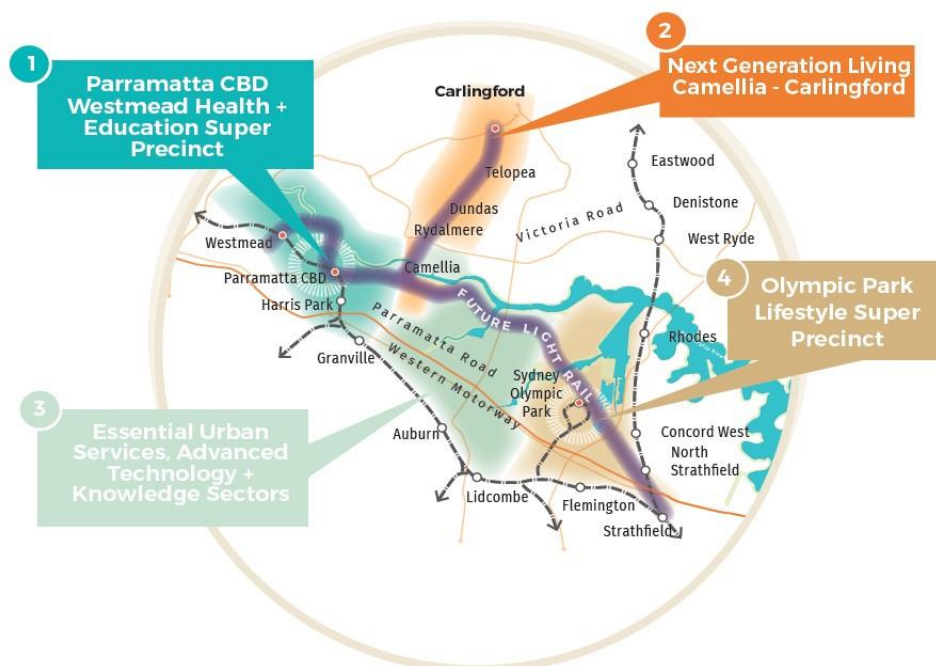
In late 2016, the Greater Sydney Commission (GSC) released draft plans outlining new visions, priorities and actions for six districts across the metropolitan region. The districts include the West Central District, in which Telopea is located.

Over the next 20 years, population growth will see the West Central District as the fastest growing location in Greater Sydney and Australia. The District will play a key role in Greater Sydney's economic and employment performance, a core hub for transport and services connecting vibrant and diverse centres and communities.

At the heart of the West Central District is the area known as the Greater Parramatta and the Olympic Peninsula (GPOP). This area has been identified as a priority growth area, leveraging four distinct centres, as outlined below.

Figure 7 –Greater Parramatta and the Olympic Peninsula (GPOP) strategic context (Draft West Central District Plan)

GPOP Vision map



Parramatta Light Rail

The NSW Government is developing a light rail network to catalyse renewal and economic and employment outcomes along a 20 km corridor, including Telopea. The Parramatta Light Rail Network will connect local centres with key strategic health, education, employment and service precincts. A preferred network has been identified including:

- A core spine linking precincts within Greater Parramatta including Westmead Health Precinct, Parramatta CBD and Camellia
- The replacement of the existing heavy rail service between Camellia and Carlingford with a more frequent light rail service
- Transport interchanges at Westmead, Parramatta, Carlingford, Olympic Park and Strathfield Stations will be designed to facilitate access to the wider transport network.

In late 2016, Transport for NSW consulted with the community regarding options for the future light rail service. Formal consultation on an Environmental Impact Statement is scheduled during 2017, and it is envisaged that construction may commence in 2018.

Figure 8 – Stage 1 of the Parramatta Light Rail (Source: Transport for NSW)



PARRAMATTA LGA CONTEXT

Parramatta LEP and DCP 2011

Parramatta LEP 2011 sets a comprehensive planning framework for development decision making across the Parramatta LGA. It contains the following aims which are of particular relevance to Telopea:

- To encourage a range of development, including housing, employment and recreation, that accommodates the needs of the existing and future residents, workers and visitors of Parramatta
- To foster environmental, economic, social and physical wellbeing so that Parramatta develops as an integrated, balanced and sustainable city
- To improve public access to the city and facilitate the maximum use of improved public transport, together with walking and cycling
- To enhance the amenity and characteristics of established residential areas.

The map shows that the predominant zoning around Telopea Station is R4: High Density Residential. The objectives of this zoning include:

- To provide for the housing needs of the community within a high density residential environment
- To provide a variety of housing types within a high density residential environment
- To enable other land uses that provide facilities or services to meet the day to day needs of residents
- To provide opportunity for high density residential development close to major transport nodes, services and employment opportunities.

Surrounding the R4 zoning is predominantly R3: Medium Density Housing. The objectives of this zoning include:

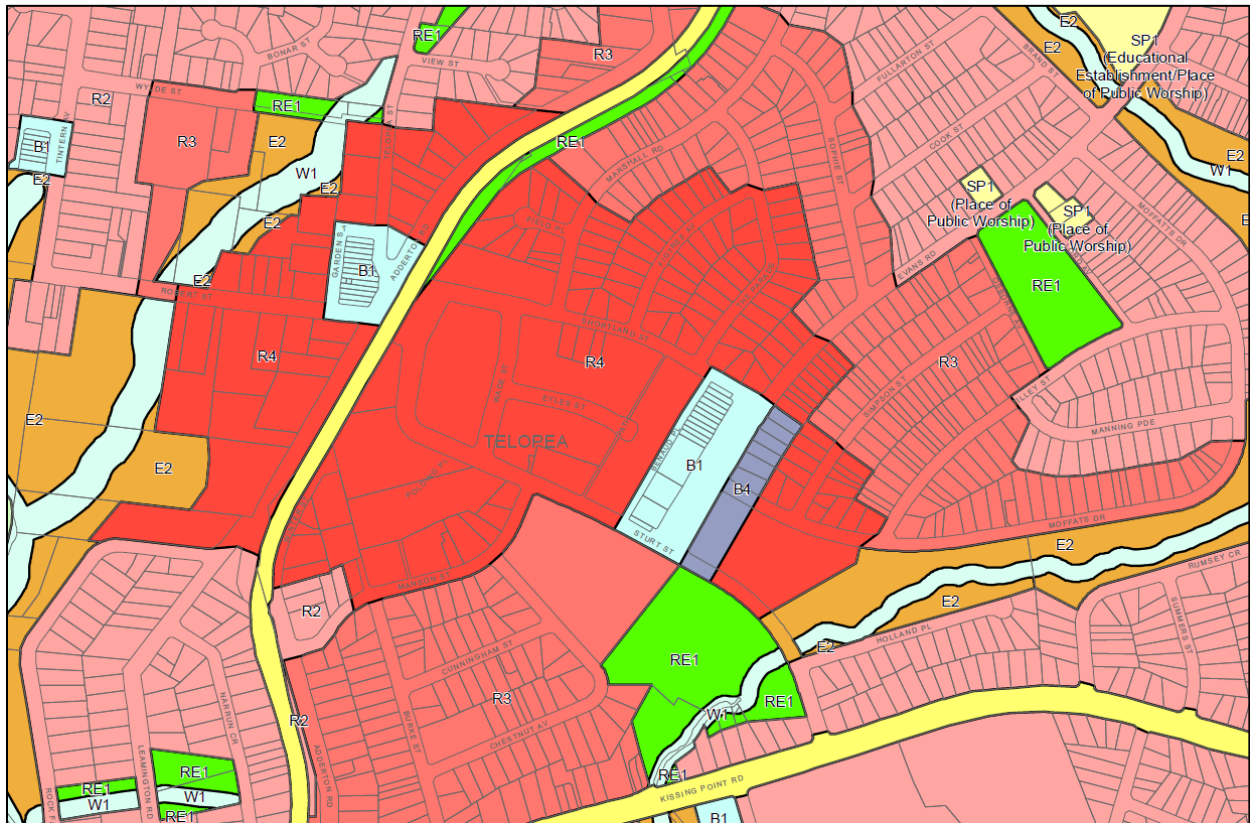
- To provide for the housing needs of the community within a medium density residential environment
- To provide a variety of housing types within a medium density residential environment
- To enable other land uses that provide facilities or services to meet the day to day needs of residents
- To provide opportunities for people to carry out a reasonable range of activities from their homes if such activities will not adversely affect the amenity of the neighbourhood.

Parramatta DCP 2011 sets specific design requirements for certain precincts of the City, including the City of Parramatta Centre, town and neighbourhood centres, special character areas, strategic precincts and heritage conservation areas. The controls guide future development in a manner that enables development potential to be realised whilst continuing to reinforce the special attributes and qualities of each respective precinct.

For the Telopea precinct, DCP 2011 states that residential development will be in the form of residential flat buildings, multi-dwelling housing and shop top housing and will occur on the south-eastern side of the Telopea Railway Station. The DCP states that public and private housing will blend in character and will have a transition in scale with the highest densities located adjacent to the railway station and Sturt Street and transitioning downward toward the surrounding lower density residential areas.

The DCP identified the focus area for the redevelopment of existing public housing in the Telopea Precinct as the 'Master Plan Area'. Once approved, DCP 2011 states that the Master Plan will be incorporated into this DCP.

Figure 9 – Parramatta LEP 2011



Parramatta 2038: Community Strategic Plan

Parramatta 2038 is a long-term Community Strategic Plan for the City of Parramatta. The Plan is an evolution of the previous Community Strategic Plan – Parramatta Twenty25.

This document positions Parramatta at the heart of Western Sydney, the fastest growing region of NSW and a key region for the growth Greater Sydney. It states that by 2050, Western Sydney could house 70% of Sydney's population growth but only 30% of jobs growth. Thus a focus on supporting population growth with appropriate job opportunities is central to the growth of Parramatta.

The Community Strategic Plan includes the following priority actions for Parramatta LGA:

- The development of key centres, including the Parramatta CBD, Westmead, Camellia and Rydalmere and local centres such as Epping, Telopea, Granville, Harris Park and Guildford
- A new light rail network to improve transport accessibility through the LGA
- Enhancing the Parramatta River entertainment precinct
- Better connecting Parramatta's rich open space and recreation spaces.

To help deliver Parramatta 2038, Council has developed a four-year program of actions. These are outlined in Council's Corporate Plan for 2013-17. Telopea is identified in the Community Strategic Plan as an active centre, which like other neighbourhood centres in the LGA, needs to maintain and enhance its community character, while dealing with the challenges of contributing to the growth of Greater Sydney.

Table 20 – Parramatta Community Strategic Plan 2038

STRATEGIC OBJECTIVE	WHAT IT MEANS FOR TELOPEA
Economy	<ul style="list-style-type: none"> • Current imbalance between population growth and employment growth in Western Sydney • Parramatta needs to prepare for additional population growth and the need for additional 50,000 jobs by 2038 • Telopea has State and Local Government commitment to increase residential densities around existing stations (and future light rail stations).
Environment	<ul style="list-style-type: none"> • The renewal of existing centres such as Telopea avoids the need to build housing outside the city's boundaries and allows Council to drive sustainable improvements through sensitive urban design.
Connectivity	<ul style="list-style-type: none"> • Many people in Western Sydney cannot reach their workplaces within 30 minutes • Local, regional and digital connections should be prioritised. Essential projects include the light-rail network, the pedestrian access and mobility plan and investigation on heavy rail improvements and ferries. Telopea's position on the Parramatta Light Rail network will greatly improve its public transport accessibility.
People and Neighbourhoods	<ul style="list-style-type: none"> • By helping to meet State Government housing targets, Council can continue to plan for higher housing densities and growth close to jobs • The Telopea Master Plan can promote healthy lifestyles and physical activity for residents, workers and visitor through better connections to the ample open space located within walking and cycling distance.
Culture and Sports	<ul style="list-style-type: none"> • Parramatta will continue to be a place where people want to be by offering connected local communities and places that celebrate their cultural and sporting heritage • Telopea has a rich and diverse culture that should continue to be enhanced through the redevelopment process. It will be important to work with the existing community to drive future community outcomes.

Planning Social Infrastructure Needs for the Community of Telopea: A Guideline for FACS (2015)

In 2015, City of Parramatta Council developed a guideline for planning future social infrastructure provision in Telopea, to assist NSW Family and Community Services (FACS) in future planning for Telopea.

The Guideline identifies key locational attributes in Telopea. This includes close location to Parramatta CBD, the Rydalmere campus of Western Sydney University and Westmead Hospital, and the proposed light rail stop. Access to transport, education, health and employment opportunities are all key strengths for the future.

The Guideline outlines current challenges associated with a concentration of social housing, pockets of disadvantage, and inadequate social infrastructure, ageing assets and poor public domain.

It additionally outlines key community strengths, including:

- An active community, particularly after 5 pm and on weekends
- Strong community networks and relationships
- Established peer support systems (via supported playgroup and community gardens)
- Progressive and innovative facilities, such as the library
- Community tolerance of difference
- Community support and commitment to continue to build a stronger and more vibrant community.

The Guideline emphasises there is a key opportunity to re-imagine, reconsider and rethink future delivery of facilities and programs that support individual and community wellbeing.

It outlines a vision for a future Telopea and social infrastructure that:

- Makes the '20 minute' neighbourhood possible
- Encourages activity outside of normal office hours
- Encourages investment in the early years to ensure the best start in life
- Enables collaboration and working for collective impact
- Supports social mix
- Celebrates and connects social assets and public spaces
- Fosters healthy active living, including walking and cycling
- Makes incidental connections with others across generations and social spheres possible
- Facilitates the integration of old and new communities
- Enables lifelong learning.

The Guideline lists current social infrastructure and ability to meet demand. Services offered through Hume Housing, Dundas Youth Service and Wesley Enterprise are all identified as keeping up with demand.

The Guideline identifies a number of services that are nearing capacity, including the Dundas Valley Branch Library, Dundas Community Centre, and the Dundas Area Neighbourhood Centre.

Several facilities are identified as unable to meet demand, including child care centres, open space facilities, community health, Hope Connect The Hub, and services for people with a disability, older people and carers.

The Guideline identifies key trends in service provision for future consideration. They include:

- Assessment of size, number and the scale of facilities provision – including larger, fewer and centrally located multipurpose facilities
- Location – clustering of facilities in centres to enhance accessibility and connectivity with related uses
- Co-location – co-location of complementary community services in one location can facilitate coordination, convenience and access for service users

- Multi-purpose and multi-function – facilities that offer flexible and diverse uses over a range of times maximise efficiency, utilisation and adaptability over time
- Place making and community identity – community facilities that have a civic quality, sense of stability and level of amenity and community ownership, will offer a focus for community building, sense of place and community identity
- Community building and social gathering – successful community facilities offer a focus for community building activities, that enhance community connections, common values and purpose, inclusion and belonging
- Sustainability – In addition to environmental and social sustainability, community facilities also need to address requirements for sustainable maintenance, management and funding, including diverse and continuing income streams
- Resourcing – Vibrant and active community facilities are well-resourced, to ensure services are appropriately informed, supported and managed. Appropriate levels of resourcing adds to operational costs. Planning for social infrastructure needs to consider both capital and operational costs
- Partnerships – Traditional models of siloed social infrastructure provision are inefficient and do not deliver coordinated and effective provision to communities. There are a range of opportunities to partner with councils, state government, non-government and private sector bodies in delivering and funding social infrastructure for maximum efficiency and benefit
- Strategic asset management – Local government is increasingly required to manage assets strategically, to meet both current and future needs. A strategic approach to asset planning ensures that assets are maintained, renewed and continue to address community needs in affordable, efficient and effective ways
- Technology - Community facilities (particularly libraries) play an increasing role in bridging the 'digital divide' – in addition to providing greater access to technology and new avenues for knowledge and information, social infrastructure is itself changing and evolving in response to new digital opportunities and communities of interest

(Implementation Guide, Planning for Social Infrastructure and Community Services for Urban Growth Areas SA 2012).

OPEN SPACE AND RECREATION PROVISION

Recent research into recreation patterns suggests a decline in participation in some organised sports, and an increase in more passive activities, such as walking and jogging. It is important that future provision responds to these trends, as well as best practice models for co-located and multipurpose facilities to enable efficient and appropriate provision.

In considering future requirements for open space and recreation, it is useful to go beyond the standard population and spatial benchmarks, and reflect further on how people actually use and engage with open space and recreation facilities. There are a number of recent studies that demonstrate relevant patterns and trends in participation.

The Australian Bureau of Statistics Participation in Physical Recreation Statistics for 2011-2012^[1] asked a representative range of people about their patterns of participation in sport and recreation activity over the previous 12 months. The study found that:

- A higher proportion of people were involved in non-organised activities (54%), compared to organised activities (27%)
- Close to one quarter of those interviewed had been involved in walking for exercise (24%), followed by fitness/gym (17%), then swimming/diving (9%), jogging/running (8%) and cycling/BMXing (6%) in the past 12 months

- Between 2005 and 2012 walking, jogging/running, fitness/gym, cycling/BMX had observed the largest increases in participation
- Between 2005 and 2012 organised active sports such as cricket, netball, tennis and lawn bowls had observed a relative decline
- Most people used parks or reserves (41%), followed by indoor sports or fitness centres (35%), and public playing fields or ovals (31%).

These general trends are also supported by data from the NSW Office of Sport and Recreation's report Participation in Exercise, Recreation and Sport in NSW (2010).[2] This research further informs assessment of future requirements.

The NSW Department of Planning (2010) provides guidance to local government regarding planning for open space and recreation provision in NSW. Their guidelines state that in established suburban areas, which were predominantly developed after 1917, the open space network is largely in place. The predominant form of new development is infill but with a higher proportion of medium density. These urban areas rely on effective management and planning approaches to ensure local communities have adequate open space access.

The Telopea Master Plan area currently has local access (within 400m as per the Department of Planning guidance) to 4.5 hectares of local parks (Sturt Park with 3 hectares and Acacia Park with 1.5 hectares). This quantum provision exceeds benchmark standards for local park provision in established suburban areas of Sydney.

The following management and planning principles (NSW Department of Planning, 2010, pg 34) are useful to consider in future planning:

- Smarter asset and resource use: The growth in demand from population growth in urban areas is putting pressure on finite open space and the capacity of existing facilities. Smarter options to address these trends are required.
- Converting or adapting existing open space: Some open space areas may be underutilised and small areas within existing open space areas can be adapted for smaller, local facilities such as playgrounds, skate parks or dog running areas. This is considered to be the case for Acacia Park and to a lesser extent Sturt Park.
- Integrating the mix of recreation facilities and programs and co-locating with other services: Integration and co-location achieves capital and operational savings, allows cross-pollination of activities and use and ensures leisure offerings are accessible and seen as mainstream community services.
- Using alternative, commercial facilities and venues for recreation on an opportunistic basis: Commercial facilities and venues for recreation used on an opportunistic basis could include working with commercial providers, licensed sporting clubs and property developers to secure facilities and venues, even if only at certain times of the day or week.
- Using new technologies and enhanced design: New technologies and enhanced designs can overcome space and time shortages at existing venues and optimise services provided through new venues. Examples include night lighting (and new forms of lighting which do not impact on adjoining uses), synthetic playing fields and removable goals which allow longer hours for training. Cost control and flexibility are served by better quality turf varieties and higher maintenance standards. More effective venue designs and layouts can also allow more fields to be accommodated on a site. Improved designs can also boost usage where access issues or a lack of parking, lighting and pathways may have led to underutilisation.
- Providing increased indoor recreation facilities to ensure an equitable mix of outdoor and indoor recreation opportunities: More diverse recreation needs are being met by the provision of indoor sports stadia, indoor aquatic and fitness venues and multi-use community centres.

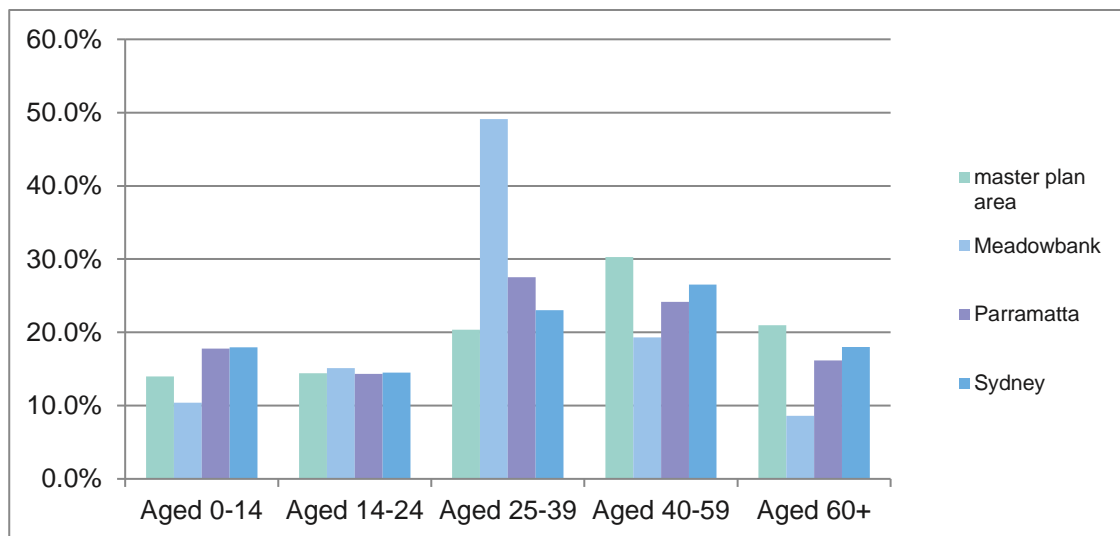
- Rationalising facilities: In some suburban areas the legacy of open space provision may require rationalisation of open space assets, recognising that some facilities are underutilised or poorly located, and could be closed or merged with a more suitable facility in a more accessible location.
- New partnerships and management approaches: Meeting more diverse demands, and providing additional open space and facilities requires new relationships and partnerships.
- Seeking agreements with educational or other institutions for co-use of open space: Recreational open space within school boundaries often goes unused outside designated school hours or school sports times. For state schools like Telopea Public School, agreements with the Department of Education and Training (DET) are required that will manage issues such as responsibility for maintenance, insurance and where liabilities lie.

APPENDIX B DEMOGRAPHIC DATA

AGE AND FAMILY

The average age of the population living within the master plan area is 40 years old. This is much higher than the average age in other areas of Sydney. The percentage of seniors (those aged 60 plus) within the master plan area is also higher than other areas. In line with this age profile, the proportion of young people under the age of 13 is also lower. It should be noted that Meadowbank has a very high proportion of those aged 25-39 years. It is possible that any high density redevelopment of Telopea may shift the age profile.

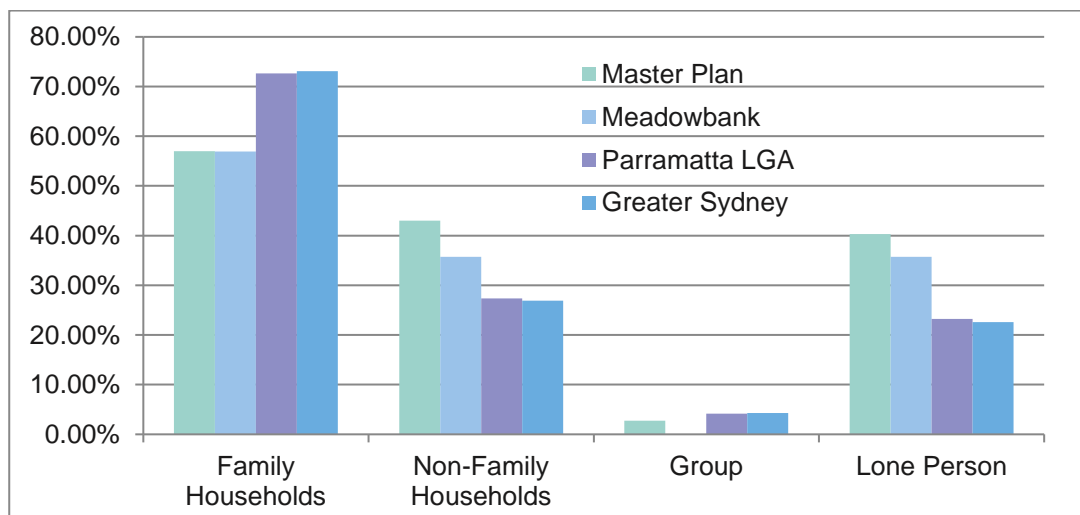
Figure 10 – Age breakdown



FAMILY STRUCTURE

The master plan area includes a high proportion of lone person and non-family households compared to Parramatta and Greater Sydney, and similar to the high density area of Meadowbank. Forty percent of people live in lone person households, which is greater than the proportion for other areas in Sydney. More than two fifths (43%) of the population in the master plan area live in non-family households.

Figure 11 – Family structure

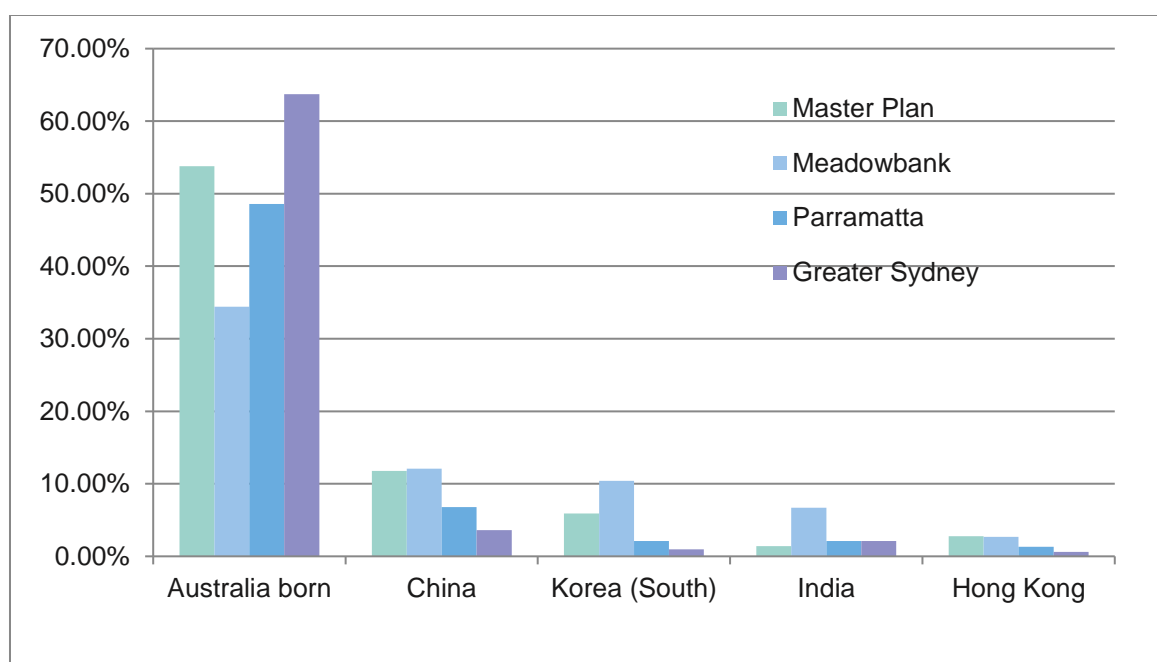


ETHNICITY

Over half the residents living in the master plan area are Australian-born. However, there is a relatively high percentage of overseas born residents compared to the average for Greater Sydney (although lower than for the Parramatta LGA and Meadowbank). Overseas born residents are most frequently from China, followed by South Korea, Hong Kong and India. Meadowbank also contains a relatively high percentage of Chinese, Korean and Hong Kong born residents.

The proportion of people who speak a Chinese dialect (mainly Cantonese and Mandarin) at home is consistent with country of birth.

Figure 12 – Birthplace



EDUCATION

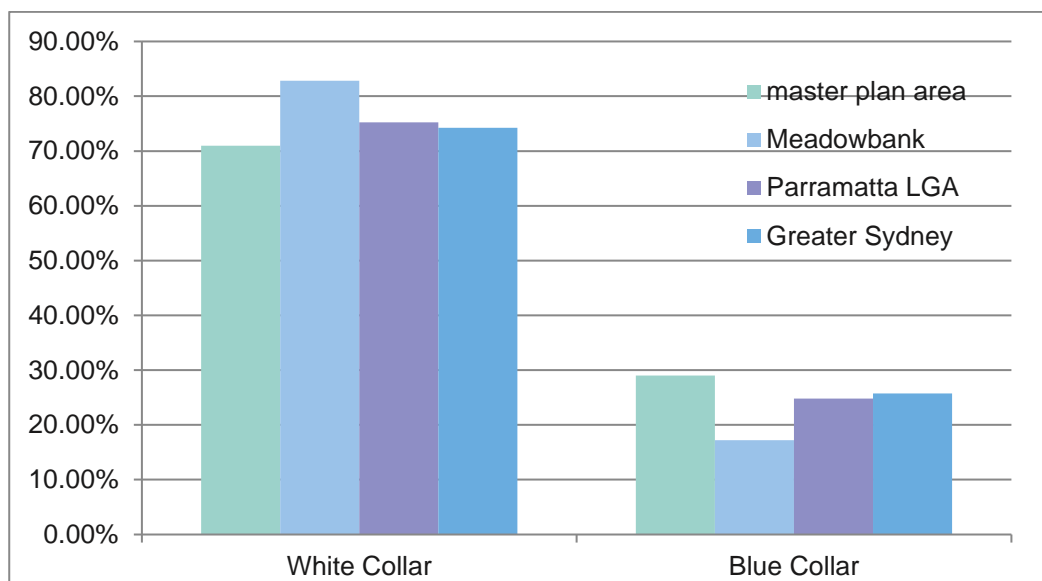
The master plan area is characterised by relatively low levels of education attainment, with a low proportion of residents attaining tertiary qualifications and a Year 12 or equivalent certificate. Over half of the population of the study area (55%) completed year 12 as their highest level of schooling, which is lower than the Parramatta average (67%) and the Greater Sydney average (62%). As well, the percentage of people who completed a Bachelor Degree or higher in the study area (18%) is below the Parramatta (26%) and Greater Sydney averages.

EMPLOYMENT AND OCCUPATION

The master plan area is characterised by a higher level of unemployment and lower levels of labour force participation than the Parramatta and Greater Sydney averages. The percentage of unemployed people is just under 8%, which is higher than the Parramatta LGA and Greater Sydney average of just over 5.5%.

The percentage of blue collar workers is slightly lower (29%) than for Meadowbank, the Parramatta LGA and Greater Sydney. The three most popular job categories for residents are professionals (23%); clerical and administration workers (16%); and technicians and trade workers (13%).

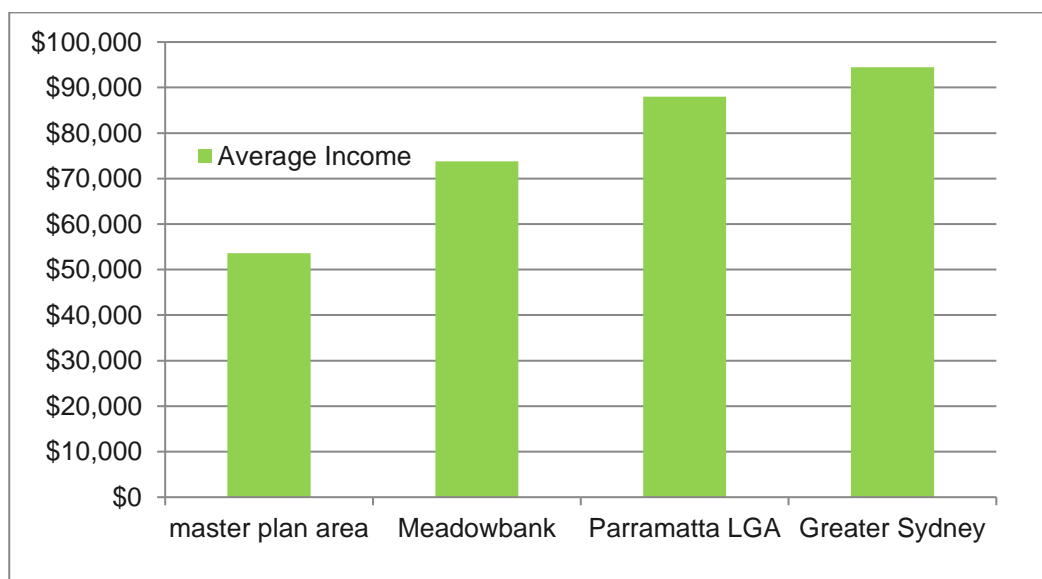
Figure 13 – Occupation type



INCOME

The master plan area is characterised by a high proportion of low annual income households. The average household income (\$54,000) is well below that of Meadowbank (\$74,000), the Parramatta LGA (\$88,000) and Greater Sydney (\$94,000). The average per capita income for 15 to 64 year olds (\$33,000) is also lower than for Parramatta (\$44,000) and Greater Sydney (\$48,000).

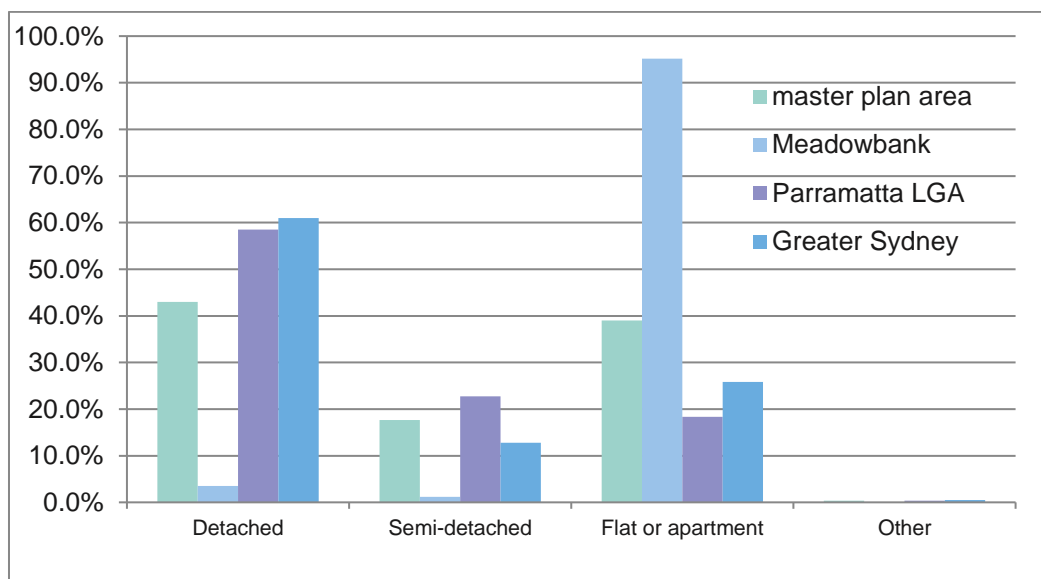
Figure 14 – Average household income



DWELLING CHARACTERISTICS

The master plan area currently contains a diversity of dwelling types. The area is made up of 43% detached or separate dwellings; 18% semi-detached dwellings and 39% units or apartments. Density of is relatively high, with the proportion of detached dwellings lower than the Parramatta LGA and the Greater Sydney average, and the proportion of apartments higher. The case study area of Meadowbank has close to 95% apartments.

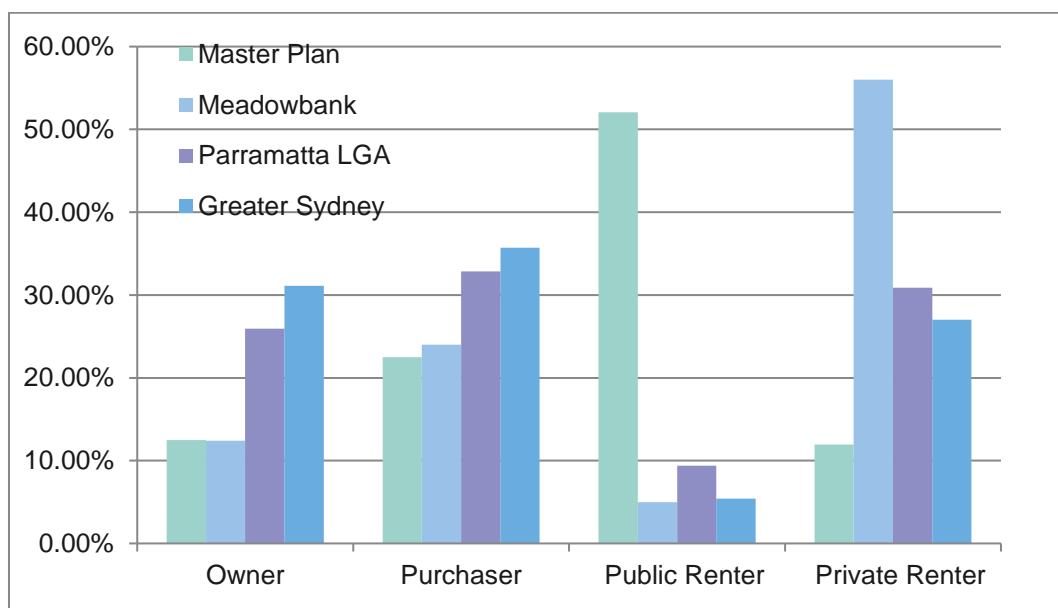
Figure 15 – Dwelling type



DWELLING TENURE

The master plan area contains a low proportion of home owners and purchasers and a very high proportion of renters. Most renters are public housing tenants (83%), compared to an average 18% for Greater Sydney.

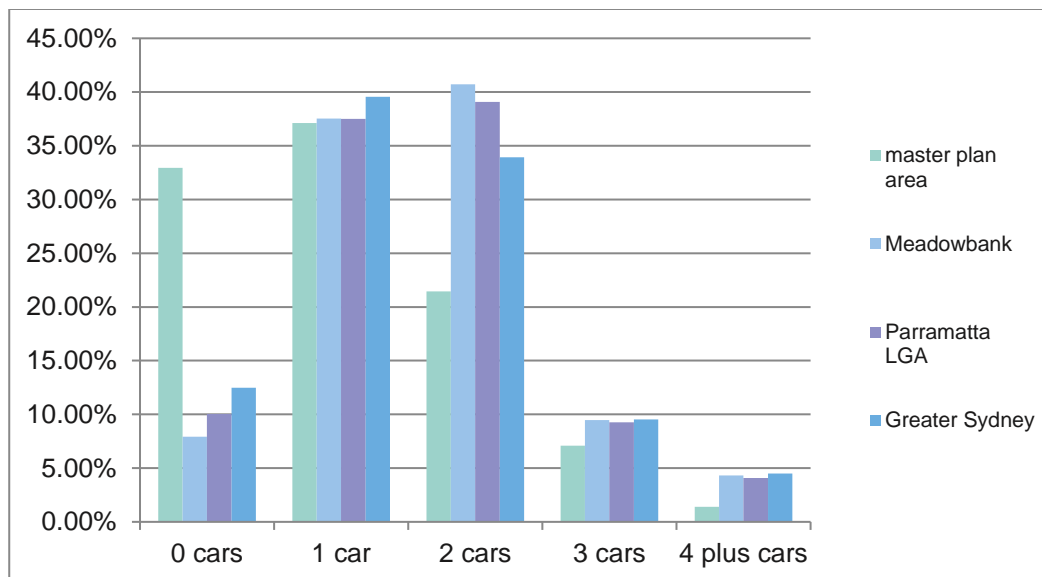
Figure 16 – Dwelling tenure



CAR OWNERSHIP

The percentage of people in the master plan area who do not own a car (33%) is much greater than Parramatta LGA (10%) and Greater Sydney (12.5%). The proportion of 1-car households, however, is close to Meadowbank (37%) and Parramatta (37%), and slightly less than Greater Sydney (39%).

Figure 17 – Car ownership rates



SEIFA INDEX (RELATIVE ADVANTAGE/DISADVANTAGE) STATISTICS

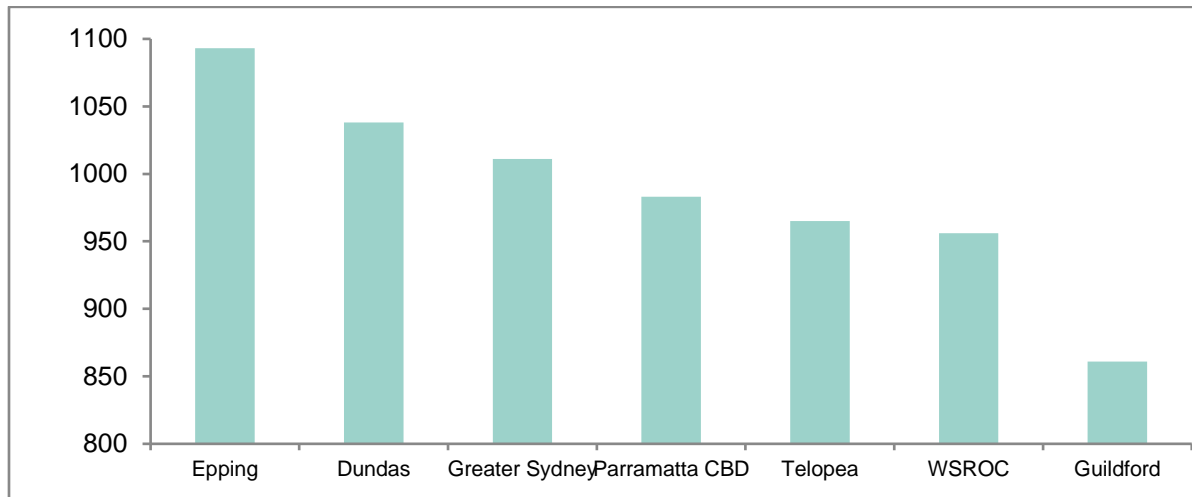
The Socio-Economic Index for Areas (SEIFA) has been developed by ABS to provide an overview of social and economic wellbeing and welfare of communities across a range of spatial scales. Four indices have been developed, as follows:

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

The SEIFA Index of Disadvantage has been used in this assessment as it measures the relative level of socio-economic disadvantage based on a range of Census characteristics such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations. A higher score on the index means a lower level of disadvantage. A lower score on the index means a higher level of disadvantage.

Figure 18 illustrates that Telopea experiences a level of disadvantage greater than other nearby areas in Sydney such as Epping and Dundas, as well as the average disadvantage for both Parramatta and Greater Sydney. However, it is not as disadvantaged as the average experienced by the WSROC councils or for nearby suburban areas such as Guildford. Although the Census data in this section suggests Telopea experiences disadvantage relating to employment, education and income levels, it does rate highly for accessibility to nearby jobs, community facilities and services.

Figure 18 – Relative SEIFA disadvantage index rating



APPENDIX C SUMMARY OF EXISTING SOCIAL INFRASTRUCTURE

Figure 18 - Map of existing social infrastructure provision

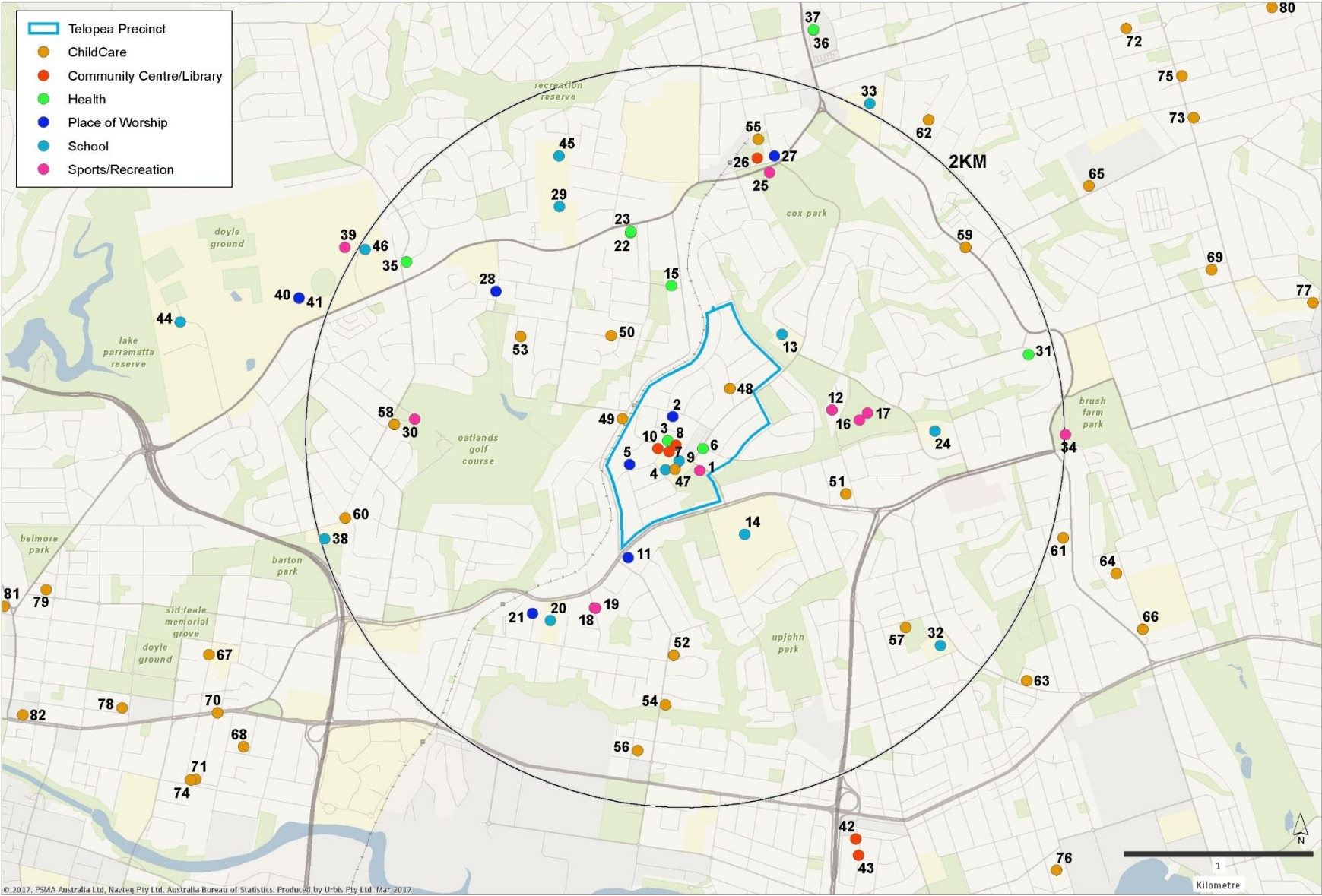


Table 21 – List of existing social infrastructure mapped

Map No.	Name	Category
1	Teloepa Skate Park	Sports/Recreation
2	Teloepa Family Support	Place of Worship
3	Dundas Community Health Centre	Health
4	Waratah Montessori Preschool	School
5	Sydney Young Nak Presbyterian Church	Place of Worship
6	Dundas Valley Medical Centre	Health
7	Dundas Community Centre	Community Centre/Library
8	Dundas Neighbourhood Centre	Community Centre/Library
9	Teloepa Public School	School
10	Dundas Valley Branch Library	Community Centre/Library
11	Uniting Church Dundas	Place of Worship
12	Vikings Sports Club	Sports/Recreation
13	St Bernadette's Primary Dundas Valley	School
14	St Patrick's Marist College	School
15	Waldock Centre, BaptistCare	Health
16	Curtis Oval	Sports/Recreation
17	Dundas Park	Sports/Recreation
18	TAB Dundas Sports & Recreation Club	Sports/Recreation
19	TAB Dundas Sport and Recreation Centre	Sports/Recreation
20	Dundas Public School	School
21	Dundas Anglican Church	Place of Worship
22	Willmette Cottage, BaptistCare	Health
23	Yallambi Centre, BaptistCare	Health
24	Yates Avenue Public School	School
25	Carlingford Bowling Club	Sports/Recreation
26	Carlingford Library	Community Centre/Library
27	Carlingford Uniting Church	Place of Worship
28	Anglican Careforce Community Services	Place of Worship

29	Cumberland High school	School
30	Oatlands Golf Club	Sports/Recreation
31	Allawah Presbyterian Children's Hospital	Health
32	Ermington West Public School	School
33	Carlingford Public School	School
34	Brush Park Bowling Club	Sports/Recreation
35	Notre Dame Clinic	Health
36	Carlingford Medical Clinic	Health
37	Carlingford Court Medical Centre	Health
38	Oatlands Public School	School
39	TKS Sports Centre	Sports/Recreation
40	The King's School Chapel	Place of Worship
41	Latter Day Saints Carlingford	Place of Worship
42	Ermington Branch Library	Community Centre/Library
43	Ermington Community Hall	Community Centre/Library
44	Tara Anglican School for Girls	School
45	Carlingford West Public School	School
46	The King's School	School

Figure 19 below maps community centres and libraries within 2km and 5km to illustrate provision more broadly. The map also shows a 1km catchment around each facility, to assess coverage.

Figure 19 – Map of community centres and libraries within 2km and 5km of the subject site

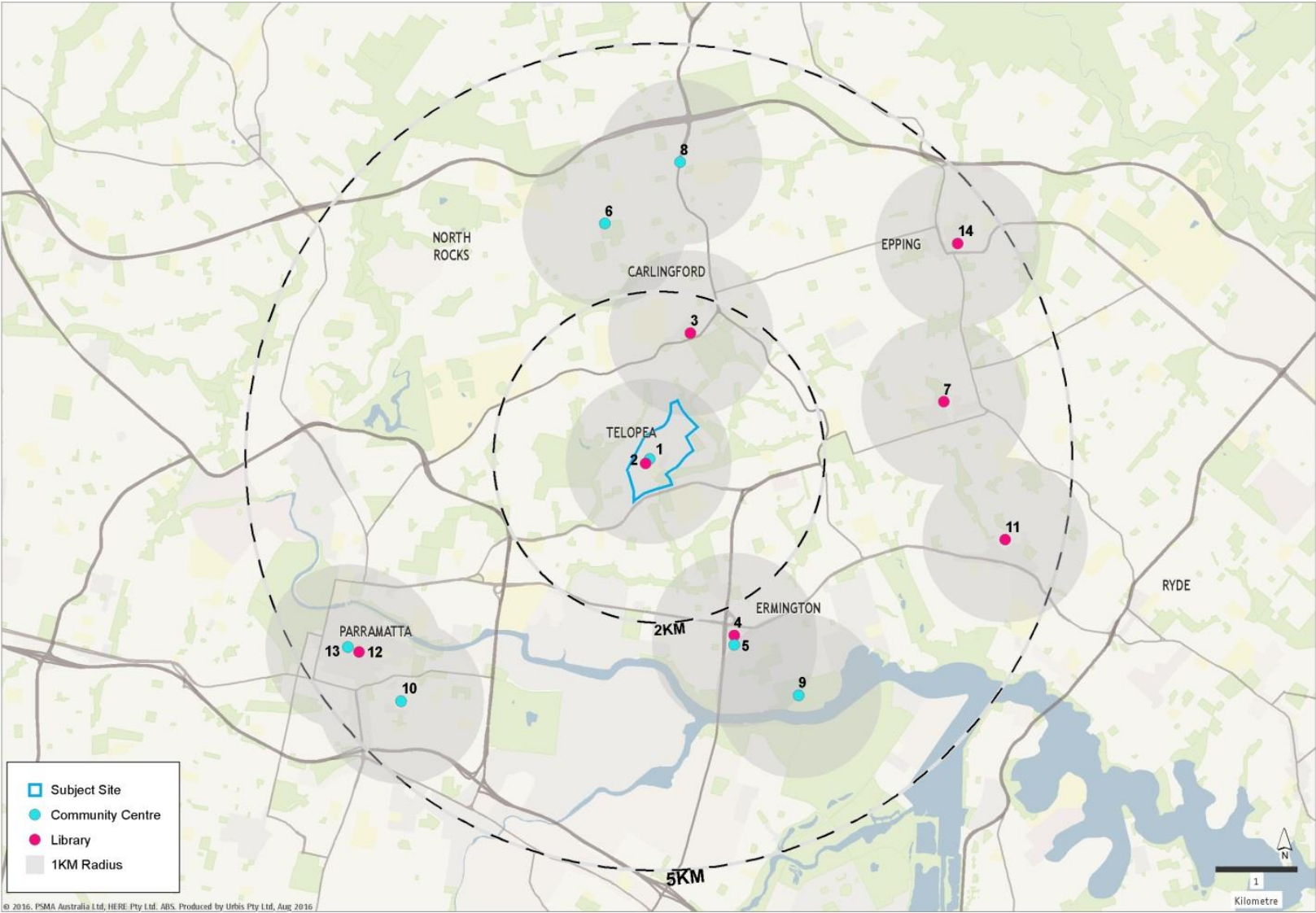


Table 22 – List of community centres and libraries within 2km and 5km of the subject site

Map No.	Name	Category
1	Dundas Community Centre	Civic/Community Centre
2	Dundas Valley Branch Library	Branch Library
3	Carlingford Library	Library
4	Ermington Branch Library	Branch Library
5	Ermington Community Hall	Civic/Community Centre
6	Don Moore Community Centre	Civic/Community Centre
7	Eastwood Library	Library
8	Roselea Community Centre	Civic/Community Centre
9	George Kendall Meeting Room	Civic/Community Centre
10	Harris Park Community Centre	Civic/Community Centre
11	West Ryde Library	Library
12	Parramatta Library	Library
13	Town Hall	Civic/Community Centre
14	Epping Library	Library

Map of the Parramatta area showing the subject site and surrounding child care locations. The subject site is highlighted in blue in the center. Numbered orange dots (1-72) represent child care locations. Shaded grey areas indicate 1KM and 5KM radii from the subject site. Major roads like the Great Western Hwy, M4 Western Hwy, and various local streets are labeled. A legend in the bottom left identifies the symbols. A scale bar and north arrow are in the bottom right.

Legend:

- Subject Site
- Child Care
- 1KM Radius

Scale: 1 Kilometre

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Table 23 – List of childcare centres within 2km and 5km of subject site

Map No.	Facility Name	Map No.	Facility Name
1	Waratah Montessori Preschool	25	St. Marina Early Learning Centre
2	Sophie's Cottage Kindergarten	26	Bangalow Preschool
3	Dundas Public School OOSH Centre (Before and After School Care)	27	Parramatta East Pre-School
4	Koala Lane Long Day Care Centre Service	28	River Road Kindergarten
5	Little Zak's Academy (Dundas Valley)	29	Gum Tree Cottage Pre-School
6	Dundas Child Care Centre	30	Angel Cottage Childcare Centre
7	Growing Stars Family Day Care	31	Kidz Prints Pre-School
8	KU Rydalmere Preschool	32	Colin Place Before and After School Care
9	Carlingford West Kindergarten Inc.	33	Midson Road Child Care Centre
10	Scribbles & Giggles Child Care Centre	34	Angel Babies Childcare Centre
11	Ermington Possum Patch Child Care Centre	35	Mother Goose Family Day Care
12	Headstart Early Learning Centre Oatlands	36	Just For Kids
13	Laughing Clowns Early Learning Centre	37	Tiny Scholars Childcare and Preschool
14	Kinder Land Early Learning Centre	38	Shine Preschool Carlingford
15	Colour My World Children's Centre - Ermington	39	CCA Family Day Care
16	Families @ Carlingford Education Service (FACES)	40	Integricare Children's Centre Parramatta
17	Active Kids Ermington	41	North Rocks/ Carlingford Casual Child Care Centre
18	Colour My World Children's Centre	42	Rosehill Community Preschool
19	Alphabets Family Day Care centre and Occasional care Centre 24/7	43	Rockie Woofit Preschool
20	Little Zak's Epping	44	Only About Children
21	Goodstart Early Learning West Ryde (Winbourne Street)	45	Little Angels Kindergarten
22	North Rocks Child Care Centre	46	KU Isobel Pulsford Preschool
23	Fairytales Pre-School & Long Day Care Centre	47	Rainbow Village
24	Parramatta East Primary OSH Care Centre	48	Parramatta Preschool & Long Day Care
		49	Rosehill Montessori Kindergarten
		50	North Parramatta Montessori Academy
		51	All4Kids Family Day Care/After School Care

Map No.	Facility Name
52	Norton's on Virginia Children's Early Learning
53	Entrada Montessori Academy
54	Rosehill Primary OHSCare Centre
55	Caring 4 Kids Eastwood
56	Appleseed Childcare
57	Child Care New South Wales
58	Goodstart Early Learning - Parramatta
59	Kinderoo Early Learning Centre
60	West Ryde Long Day Care Centre
61	Miss Helena Place
62	KU Parramatta AMEP Child Care Centre
63	Little Bees Childcare Centre
64	Parramatta City Council Child Care
65	Glory Childcare Centre PTY Ltd.
66	Y Kids Child Care Centre
67	Child Care Centre NSW
68	St Luke's Preschool
69	Northmead Redbank Children's Centre
70	Carabella Early Learning
71	Integricare Northmead Baptist Child Care
72	Northmead Kindergarten

APPENDIX D SERVICE AREA ANALYSIS

SERVICE AREA ANALYSIS

Accessibility mapping complements traditional benchmark and distance-based analysis. By defining facility service areas, it is possible to understand the nature of the facility (local, district, regional) and the potential use of a certain facility over another, based on walking accessibility.

The maps below outline the service areas for the existing community centres and libraries surrounding the Telopea master plan area. These service areas are based on a walking accessibility analysis.

Each facility includes a discrete walking catchment, which is constrained by natural barriers such as watercourses, national parks and highways. The service areas reflect location and proximity, where it may be closer and more convenient in terms of time and walking distance, to use a certain facility, instead of another.

COMMUNITY CENTRES SERVICE AREA ANALYSIS

The map overleaf shows that the Dundas Community Centre covers a primary walking service area of 26,000 people. It is surrounded by community centres with larger service areas, such as Ermington Community Hall with a catchment of 34,000 people, and Roselea Community Centre with a catchment of 37,000 people.

Service Area (primary walking catchment)

- Don Moore Community Centre
- Dundas Community Centre
- Ermington Community Hall
- George Kendall Meeting Room
- Granville Town Hall & Library Meeting Room
- Granville Youth & Community Centre
- Harris Park Community Centre
- Lake Parramatta Meeting
- Reg Byrne Community Centre
- Roselea Community Centre
- Tom Collins Meeting Room
- Town Hall Community Centre
- Parramatta LGA

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Table 24 – Community centres service areas

Community Centres	Service Area (primary walking catchment) population	Capacity	Definition
Parramatta Town Hall Community Centre	67,260	300+	Regional
Roselea Community Centre	36,808	600+	Regional
Granville Youth and Community Centre	32,316	280+	District
Ermington Community Hall	34,189	200+	District
Granville Town Hall and Community Centre	22,199	200+	Local
Dundas Community Centre	26,480	200+	Local
Reg Byrne Community Centre	20,478	100+	Local
Tom Collins Meeting Room	24,869	30	Local
Lake Parramatta Meeting Room	27,676	40	Local
George Kendall Meeting Room	2,637	40	Local
Harris Park Community Centre	22,377	-	Local
Don Moore Community Centre	10,911	30	Local

LIBRARIES SERVICE AREA ANALYSIS

The map overleaf shows that the Dundas Valley Branch Library service area is surrounded by a number of larger primary walking catchments. Dundas Valley Branch Library has a primary catchment of 17,000 people. Carlingford Library has a service area of 44,000 people, and Eastwood Library has a service area of 24,000 people. Ermington Library covers a catchment of 23,000 people.

Figure 22 – Map of service areas (libraries)

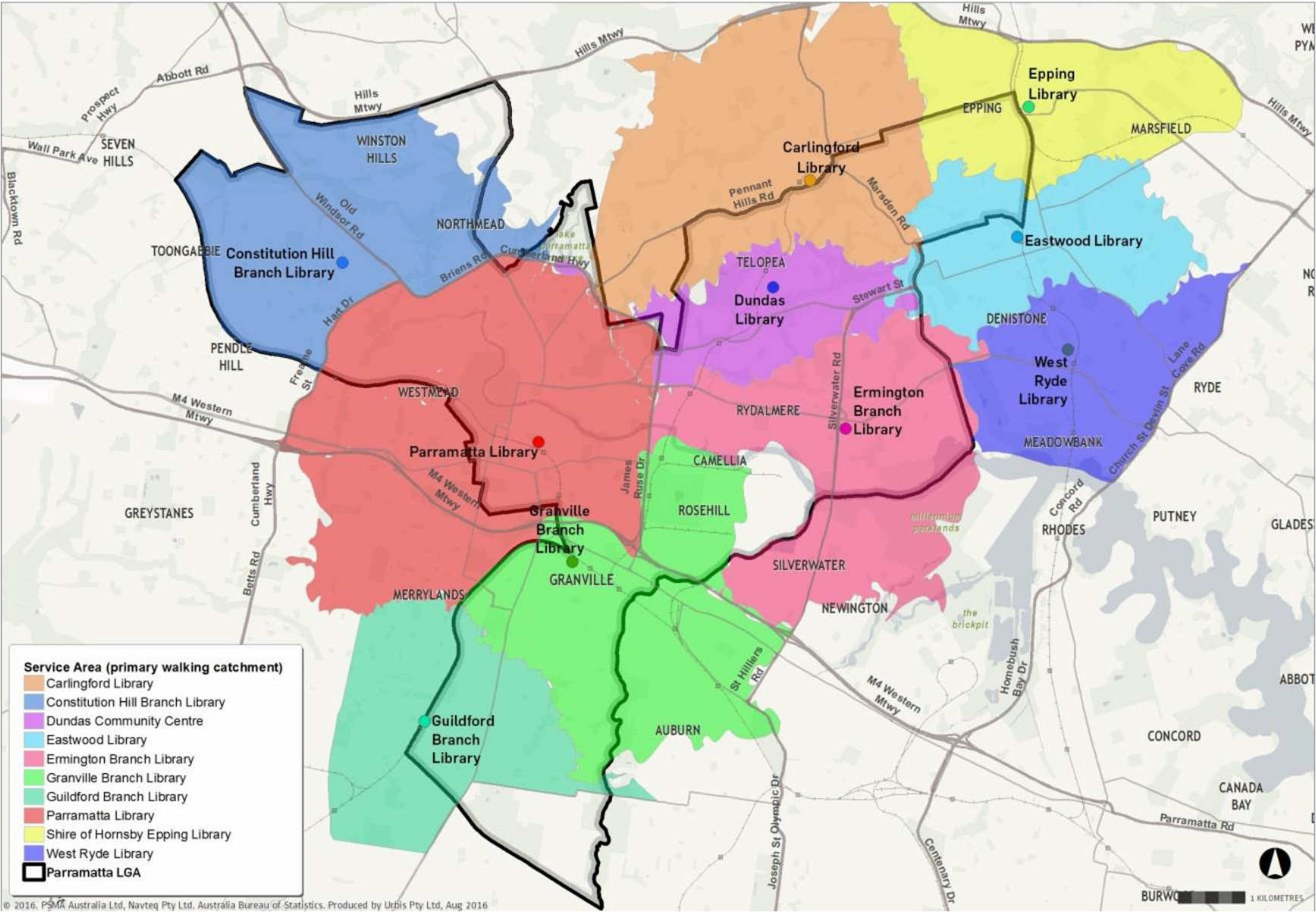


Table 25 – Library service areas

Library Name	Service Area (primary walking catchment) population	Hierarchy
Parramatta Library	96,790	Regional
West Ryde Library	49,408	Town Centre Branch
Granville Branch Library	48,264	Town Centre Branch
Carlingford Library	44,260	Town Centre Branch
Guildford Branch Library	39,100	Town Centre Branch
Constitution Hill Branch Library	37,772	Town Centre Branch
Epping Library	31,666	Town Centre Branch
Eastwood Library	23,660	Town Centre Branch
Ermington Library	22,970	Town Centre Branch
Dundas Valley Branch Library	16,952	Town Centre Branch



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