

# **TELOPEA SOCIAL NEEDS ASSESSMENT**

Prepared for Frasers Property Australia

Date: July 2021

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# 1. INTRODUCTION AND CONTEXT

# INTRODUCTION

This report has been prepared by Urbis on behalf of Frasers Property Telopea Developer Pty Ltd (Frasers) and accompanies a State Significant Development Application (SSDA) submitted to the NSW Department of Planning, Industry and Environment (DPIE). The SSDA seeks Concept Approval, in accordance with Division 4.4 of the Environmental Planning and Assessment Act 1979 (EP&A Act), for the staged redevelopment of the Telopea 'Concept Plan Area' (CPA), as well as a detailed proposal for the first stage of development, known as 'Stage 1A'.

The purpose of this report is to provide a Social Needs Assessment to help inform the social infrastructure requirements for the Concept Proposal.

## Background and need for this study

The Telopea CPA forms part of the Telopea Precinct Master Plan (endorsed by Council in March 2017), which was prepared by NSW Land and Housing Corporation (LAHC) and Parramatta City Council to facilitate the rezoning of the precinct in December 2018. The Master Plan seeks to revitalise the Telopea Precinct through the redevelopment of LAHC's social housing assets, as well as sites under private ownership, to deliver an integrated community with upgraded public domain and community facilities – and to capitalise on access to the new Parramatta Light Rail network.

The Telopea CPA is the land identified in Figure 1 and is currently owned by LAHC, Council and Church of Christ Telopea. The proposed redevelopment of the CPA is part of the NSW Government Communities Plus program, which seeks to deliver new communities where social housing blends with private and affordable housing with good access to transport, employment, improved community facilities and open space. The program seeks to leverage the expertise and capacity of the private and non-government sectors.

In December 2019, the NSW Government announced that the Affinity consortium, comprising Frasers and Hume Community Housing, were awarded the contract to redevelop the Telopea CPA. The SSDA represents the first step in the delivery of the planned redevelopment of the Telopea CPA and the Stage 1A works will provide the first housing development on the site, as well as a new arrival plaza for the Parramatta Light Rail.

The City of Parramatta have prepared a Community Infrastructure Strategy that outlines social infrastructure and open space priorities for the Local Government Area (LGA), including specific needs for High Growth Areas including Telopea. This study will be guided by the directions in this Strategy as well as consultation with Council and other stakeholders to ensure recommendations are robust and in line with broader strategic direction.

## Scope and Methodology

This study defines social infrastructure as including:

- Community and cultural facilities, including libraries, community centres, artist studios and performance spaces
- Open space and recreational facilities
- Childcare facilities
- Education facilities
- Health facilities.

The study involved:

- A review of relevant state and local policies to understand the strategic context of the site and the approach to social needs assessments
- Analysis of ABS census data to understand the existing community demographics and likely future demographics
- Stakeholder interviews with key stakeholders including with City of Parramatta social and open space planners, NSW Department of Education and Western Sydney Local Health District
- A review and update of the audit and mapping of existing social infrastructure and open space within the Telopea Master Plan area to understand current supply and any gaps in provision
- A review of proposed residential yield to develop likely future population numbers and demographic characteristics
- Analysis of future demand for social infrastructure based on the incoming development population, industry benchmarks and findings from the policy review
- Development of recommendations for social infrastructure and open space to meet the incoming population generated by the proposal.

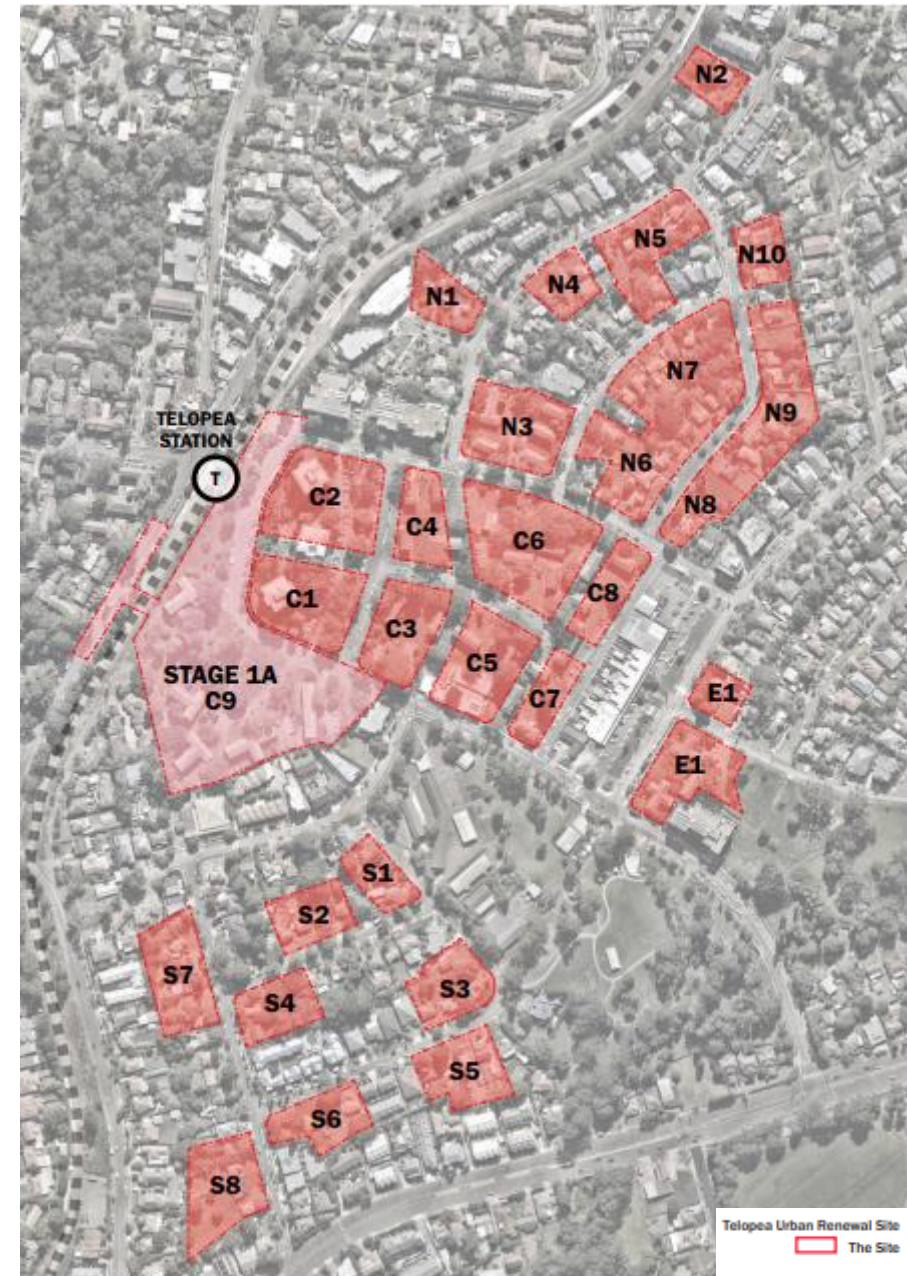
# SITE CONTEXT

Teloepa is located in the Parramatta Local Government Area (LGA). It is approximately 4km north-east of the Parramatta Central Business District (CBD), 6km south-west of Macquarie Park Strategic Centre, and 17km from Sydney CBD.

The Teloepa CPA site is approximately 13.4 (ha) and comprises 99 individual allotments (refer Figure 1). It currently accommodates 486 social housing dwellings, across a mix of single dwelling, townhouse, and 3-9 storey residential flat buildings. The Estate also currently accommodates a range of existing community facilities including the Dundas Community Centre, Dundas Branch Library, Community Health Centre, Hope Connect church, and Teloepa Christian Centre.

The immediate surrounds comprise predominantly residential properties within an established landscape setting. The broader Precinct contains the Teloepa Public School, a neighbourhood centre known as the Waratah Shops, and two large Council parks known as Sturt Park and Acacia Park.

Figure 1 – Teloepa Estate Site Plan



Source: Bates Smart and Hassell

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# THE PROPOSAL

The SSDA seeks Concept Approval for the staged redevelopment of the Telopea CPA, as well as a detailed proposal for the first stage of development. The Concept proposal sets out the maximum building envelopes and GFA that can be accommodated across the CPA, and identifies the land uses and public infrastructure upgrades to be provided. The Concept Proposal will establish the planning and development framework from which any future development application will be assessed against.

The Telopea CPA proposal comprises:

- A mixed-use development including:
  - Approximately 4700 dwellings, including a mix of social, affordable and market dwellings
  - Inclusion of a new retail precinct with a new supermarket, food and beverage, and speciality retail
  - Proposed childcare facility
  - Proposed combined library and community centre
  - Proposed combined Church, Residential Aged Care Facility and Independent living unit's facility
- Delivery of new public open space, including:
  - A new light rail plaza
  - Hill top park
  - Eyles pedestrian link
  - Open space associated with the proposed library
- Retention of existing significant trees
- Road and intersection upgrades
- Cycle way upgrades
- Upgrade of utility services

The Telopea CPA is divided into four precincts known as Core, North, South and East incorporating a total of 29 parcels. The Concept Proposal is further detailed in the Urban Design Report prepared by Bates Smart and Hassell.

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# THE PROPOSAL

The first stage of works to be delivered (known as 'Stage 1A') is located adjacent to the Parramatta Light Rail Station and will include:

- Site establishment works, including demolition of all existing buildings and structures, tree removal, site preparation, excavation, and services augmentation
- Construction of a new arrival plaza for the Parramatta Light Rail, incorporating a community pavilion.
- Extension of Wade Street through the site and part demolition and upgrade of Sturt Street including new kerb-realignment, new footpaths and landscaping, new parking bays, bus zones, line marking and crossing
- Construction of a new Light Rail crossing from Sturt Street to Adderton Road including a vehicular, pedestrian and cycleway link.
- Construction of a new public park surrounding the existing significant trees adjacent to the Sturt Street extension
- Construction of residential flat buildings, up to 13-storeys in height, including studio, one, two and three bedroom apartments
- Construction of two basement levels, with access/egress via Winter Street and the Wade Street extension, including waste and loading facilities.
- Associated open space and landscaping works, including retention of existing significant trees, ground and rooftop communal open space, and a publicly accessible through site links.

The Stage 1A proposal is further detailed in the Urban Design Report prepared by Plus Architecture and Landscape Report prepared by Hassell.



## 2. DOCUMENT REVIEW

# DOCUMENT REVIEW

A review of relevant state and local government strategies and plans was undertaken to understand the planning direction for Telopea and the expected social infrastructure needs of the local community. A summary of each document, as it relates to the proposal, is provided below.

## Central City District Plan, Greater Sydney Commission (2018)

The Central City District Plan (2018) is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. The District Plan is guided by four key themes that represent the planning priorities for each district, with ten directions to guide delivery.

The priorities relevant to this proposal include:

- C1: Planning for a city supported by infrastructure
- C3: Providing services and social infrastructure to meet people's changing needs
- C4: Fostering healthy, creative, culturally rich and socially connected communities
- C5: Providing housing supply, choice and affordability, with access to jobs, services and public transport

The District Plan identifies that additional capacity for housing supply is well progressed across much of the Central District, including through the Communities Plus project at Telopea.

## Community Strategic Plan, City of Parramatta (2018)

The Community Strategic Plan outlines the overarching vision for the City of Parramatta community as “Sydney’s central city, sustainable, liveable and productive – inspired by our communities”. In order to achieve this vision, the Council has worked with the community to develop the following goals, fair, accessible, green, welcoming, thriving and innovative.

Telopea is identified as a ‘major precinct’ in the Community Strategic Plan as new and revitalised social, affordable and private housing is planned for the area. In addition, a retail centre is proposed next to the future light rail station which will provide essential services of high amenity to the local community.

## Telopea Masterplan (2017)

The Telopea Masterplan (2017) outlines the vision and objectives for Telopea and identifies new and upgraded social infrastructure that will support the growing population including:

- A multi-purpose community centre (3,000 sqm) that incorporates an upgraded and expanded Neighbourhood Centre and Branch Library
- A new child care centre and after school centre that could be co-located on the multi-purpose community centre or with Telopea Public School
- Upgrades to existing open spaces and new open spaces including a new arrival plaza and pocket park (6,500 sqm) and the civic plaza (900sqm) fronting the community facility building.

# DOCUMENT REVIEW

## Local Strategic Planning Statement, City of Parramatta (2020)

The City of Parramatta Council LSPS provides strategic direction for the LGA over the next 20 years. The key planning priorities for the City of Parramatta are centered around local planning, liveability, productivity and sustainability.

Planning priorities relevant to this proposal include:

- Provide for community infrastructure and recreation opportunities
- Provide for a diversity of housing types and sizes to meet community needs into the future
- Enhance Parramatta's heritage and cultural assets to maintain our authentic identity and deliver infrastructure to meet community needs.

The LSPS identifies Telopea as a local centre in line with the Greater Sydney Commission District Plan. Local centres are a focal point of neighbourhoods and include public transport and transport interchanges and provide essential access to day-to-day goods and services close to where people live.

Local centres are defined by their ability to accommodate additional housing and grow to provide for the required goods and services of the community and deliver other roles for the community, such as recreation, cultural, arts and community hubs.

The LSPS expects there to be an additional 4,890 additional dwellings in Telopea by 2036, with the suburb having total of 7,300 dwellings by that year.

While the LSPS does not make direct reference to social infrastructure provision in Telopea, it demonstrates how limited funding to maintain and expand these assets and the ability to adapt existing assets to suit the needs a community of the past is a significant challenge. In addition, the expected growth in the City of Parramatta will place further stress on existing social infrastructure, and there are significant challenges associated with providing new spaces.

# DOCUMENT REVIEW

## Draft Community Infrastructure Strategy, City of Parramatta (2019)

The City of Parramatta's Draft Community Infrastructure Strategy identifies current and future community needs for the LGA and outlines steps to enable the delivery of appropriate, adequate and quality community infrastructure. The strategy uses the following principles for delivery of community infrastructure:

- Co-located, multifunctional facilities and collaborative approaches
- An accessible and connected network
- Safe and secure community infrastructure
- Welcoming spaces and places where we can celebrate our diversity
- Equitably resources neighbourhoods.

Council's Draft Community Infrastructure Strategy includes specific recommendations for social infrastructure to support High Growth Areas in the LGA including Telopea Precinct. These include:

- New Telopea District Library of 2,250sqm as part of the future Telopea Village Shopping Precinct at Sturt Street, which will provide library facilities, meeting rooms and exhibition and performance space
- New multipurpose neighbourhood centre of 1,900sqm as part of the Masterplan with space for indoor recreation/community hall and rooftop recreation space
- A Child and Family Hub (approximately 2,000sqm in total) with subsidised office space for services (150sqm) and a new Council owned and managed long day care centre of approximately 60 to 80 places with capacity for 45 OSHC places
- Open space and recreation facilities within private development to support the needs of residents, including families with children
- Upgrades to district, local and neighbourhood open space and recreation facilities for informal passive and active recreation
- Upgrades to Sturt and Acacia Parks, and provide increased access to recreation facilities for informal active and passive recreation
- One additional new district play space in Telopea and additional or upgraded play spaces to target the 'teenage' and 'junior' age groups and focus on skill based, sensory, imaginative and natural play types

Council's Strategy also includes a direction to advocate for the delivery of long day care centres within Telopea with the aim of providing for approximately 395 new places by 2036 (with additional places for workers) with a mix of private and not for profit owned and operated centres. This includes the 60-80 place facility to be owned and managed by Council.

## Draft Open Space for Recreation Guide, Government Architect NSW (2018)

The NSW Government Architect's (GANSW) Draft Open Space for Recreation Guide provides a leading practice guide to open space provision. The guide describes a set of performance criteria that should be used to guide planning of open space and emphasises consideration of design elements such as accessibility, the provision of a network of interconnected spaces and the provision of high quality open spaces that accommodate a diverse range of uses. Each criteria has a set of performance indicators that collectively provide the parameters for the identification of open space needs.

### **Key directions from the Guide include:**

- Desirable minimum size of a local parks to be 3000sqm (in high-density areas, parks may be as small as 1,500sqm where more efficient provision does not exist or opportunities for re-use of small spaces arise)
- Quantity of open space should be considered in terms of the number of opportunities available for active and passive recreation with a variety of spaces that cater to different demands and age groups
- Residents must be within:
  - A 5 minute walk / 400m walking distance to open space (preferably less in high density areas)
  - A maximum of 25 minute walk / 2 km proximity to any district park district-level open space area that provides a range of activities (2ha+)
  - 10 minutes walking or 800m (400m preference for high density areas) to linear open space
  - Within 20 minutes safe walking or 2km to district level organised sport and recreation spaces such as field sports, outdoor court sports, indoor sports, aquatic sports spaces
  - A maximum of 30 minutes travel time on public transport or by vehicle to regional open space (5ha+).

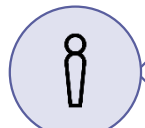
# 3. EXISTING COMMUNITY

# EXISTING COMMUNITY PROFILE

A community profile was prepared in the 2017 Urbis Community and Social Infrastructure Assessment for Telopea using 2011 ABS Census data. Since this report was delivered, the 2016 Census data has been released. Below is a community profile of Telopea suburb using the 2016 ABS Census data.



Telopea has a population of 5,426 with a **high proportion of people aged over 40** (48%) compared with Parramatta LGA (41%) and Greater Sydney (45%).



Almost one third (30%) of the Telopea population live in **lone person households**, which is considerably higher in comparison to the Parramatta LGA (19%) and Greater Sydney (20%). In contrast, only 11% of the population consist of **one parent families** which is slightly higher than Parramatta LGA (9%) and Greater Sydney (10%).



Nearly **half the population rent** in Telopea (48%), compared to 34% in Greater Sydney and 40% in the Parramatta LGA. Almost **one quarter** (24%) of the population **rent social housing** which is significantly higher than Parramatta LGA (5%) and Greater Sydney (5%). There is a high proportion of households (20%) in **rental stress**, defined as paying more than 30% of their household income on rental repayments.



Telopea has a **high unemployment** rate (9%) in comparison to Parramatta LGA (7%) and Greater Sydney (6%). **Over a third** of the population (36%) have an individual **income of less than \$650**.



**Half of the population** in Telopea are **born overseas**. There is a **high proportion of people who speak a language other than English** at home (56%) including the languages of Mandarin, Korean and Cantonese. This is similar to Parramatta LGA, as 50% were also born overseas and 52% spoke a language other than English.



There is a higher proportion of people in Telopea (6%) **needing help in their day to day lives due to disability** than in the Parramatta LGA (4%). **Nearly half of people aged 85 and over** needed assistance in both Telopea and in the Parramatta LGA.

# 4. FUTURE POPULATION



# POPULATION PROJECTIONS

## Wider Telopea population

The City of Parramatta's Draft Local Housing Strategy (2019) projects that the broader Telopea community will increase from 5,600 people in 2016 (2,400 dwellings) to 17,600 people in 2036 (7,300 dwellings). This Social Needs study recognizes the broader increase in population projected for the Telopea suburb but considers specifically the requirements generated by the population associated with the Concept Proposal (outlined below).

## Concept Plan population

To assess community needs, it is important to understand the number of people the proposal will introduce into an area and the likely age profile of the incoming population. This study has adopted an average occupancy rate of 2.4 persons per dwelling. This has been informed by:

- The existing average occupancy rate for Telopea suburb (2.5 persons per dwelling) using ABS Census data 2016
- The average occupancy rate for Rhodes suburb (2.4 persons per dwelling) as it has a high concentration of relatively new, high density housing stock and is also in close proximity to a train station making it a useful comparison for Telopea
- The City of Parramatta's 2019 Draft Local Housing Strategy population projections for Telopea, which include 7,300 dwellings and 17,600 people by 2036 (which provides an average occupancy rate of 2.4 persons per dwelling).

Applying the average household size of 2.4 people per household to a dwelling yield of approximately 4,700 the proposal is likely to generate a **residential population of approximately 11,280 people at full development.**

## Stage 1A

The initial phase of the development will involve the delivery of the Core Precinct and Stage 1A. Of the 4,700 dwellings proposed in the Concept Plan, this initial stage will deliver approximately 2,600 dwellings as part of the Core Precinct and Stage 1A which is likely to generate a residential population of around 6,240 people.

# INDICATIVE AGE PROFILE

For the purposes of benchmarking, a likely age profile has been developed for the total incoming residential population. In Western Sydney where many new apartment building complexes were still under construction at the time of the last Census there is little available data to accurately reflect the profile of people who are moving into recently built, modern high density living.

Therefore, this study has provided an indicative age profile, using the average taken from Profile id data for Telopea and Rhodes suburbs (2016 ABS Census) to anticipate the age profile of a modern, high density development that includes a mix of social housing and private and affordable housing.

The likely incoming residential population is based on a likely total population of 11,280\*. This analysis also includes indicative age profile for the broader Telopea suburb population projections as based on Council's Draft Local Housing Strategy (17,600 people). This is to help understand the cumulative impacts on social infrastructure from the broader population growth in the suburb.

Age groups	Telopea suburb 2016	Rhodes Suburb 2016	Average age profile	Indicative population Concept Proposal area (11,280)	Indicative population Telopea (17,600)
0-4	7.1	7.3	7.2	812	1,267
5-11	8.1	2.7	5.4	609	950
12-17	5.5	1.6	3.55	400	625
18-24	7.4	18.3	12.85	1,449	2,262
25-34	16.8	41.3	29.05	3,277	5,113
35-49	22.2	16.4	19.3	2,177	3,397
50-59	13.5	6.0	9.75	1,100	1,716
60-69	9.6	4.3	6.95	784	1,223
70-84	8.1	1.6	4.85	547	854
85+	1.5	0.5	1.0	113	176

\*Due to rounding up of percentages the total population provided in the table is slightly under the 3,564 figure

# LIKELY FUTURE CHARACTERISTICS

To help understand the needs of the new population, it is also important to consider the characteristics of people who may be living there in the future. Following the 2016 Census, the ABS prepared a broad overview of the characteristics of people living in apartments in Australia as part of the Reflecting Australia - Stories from the Census series.\* This overview identified key characteristics of people living in apartments in Australia including:

- High proportions of people aged between 25-34.
- High proportions of children aged 0-4, but lower proportions of children aged 5-14 years.
- High proportions of residents born overseas with a particularly high proportion born in North – East Asia (including China and Hong Kong) and Southern and Central Asia (including India). 17% of all the overseas born population live in an apartment compared to 6.7% of Australian born people.
- High proportions of people renting (59%), with 13% owned outright and 15% owned with a mortgage. In contrast, 34% of separate houses were owned outright, 38% owned with a mortgage, and 21% rented.
- Higher proportions of people having no motor vehicle (21%) compared to less than 5% of those who lived in separate houses, which may reflect the inner city location of some apartments and their close proximity to work, public transport and amenities.

While the majority of family households living in apartments were couple families without children in the 2016 Census, 44% of all family households living in apartments were families with children (either one or two parents). Also, the proportion of lone person households living in apartments had declined from 46% in 2011 to 42% in 2016.

It is expected that given the social and affordable housing component of Telopea there will continue to be a higher number of vulnerable people including people on very low incomes, lower levels of education, higher rates of disability, and high unemployment. It is likely that the community will include greater proportions of children and families compared to other recent high density developments as well as a high and increasing older population.

Given the development will include a mix of social housing and private and affordable housing, the future population is likely to reflect a greater social mix than currently exists, including increased cultural diversity and a mix of incomes, employment status and educational attainment. It is likely there will be a continuation of a large proportion of renters that currently exists in the Master Plan area.

\* Source: <https://www.abs.gov.au/ausstats/abs@.nsf/Lookup/by%20Subject/2071.0~2016~Main%20Features~Apartment%20Living~20>

# 5. EXISTING SOCIAL INFRASTRUCTURE

# EXISTING SOCIAL INFRASTRUCTURE ASSESSMENT

## Methodology

This assessment mapped all social infrastructure within 400m (walking distance) and a 2km radius from the site to understand the existing level of provision and supply. These maps are provided in the following pages and include the following social infrastructure:

- Community and cultural facilities (including libraries)
- Open space and recreational facilities
- Education facilities
- Childcare facilities
- Health facilities

The analysis on the following pages was also supplemented by available information regarding current use and quality and any existing plans for upgrades or additional social infrastructure provision.



# COMMUNITY AND CULTURAL FACILITIES

## Existing provision

The site generally has good access to community facilities, being within walking distance to one facility and within 2km of five others. However, these facilities are generally in poor building condition and not fit for purpose.

Community facilities in the Concept Plan area include the Dundas Community Centre (a community facility which includes a two hundred people main hall, meeting rooms and craft room and office space for the Dundas Area Neighbourhood Centre), the Dundas Branch Library and a community health centre run by the Western Sydney Local Health District.

The Dundas Community Centre is located within the Concept Plan area and has a gross area of 1,800sqm (1,205sqm when excluding the library). It has been identified in Council's Draft Community Infrastructure Strategy as requiring improvements to the quality of the facility and promotion of availability. In addition, the Strategy outlines any development occurring as part of the redevelopment of Telopea must support the continuity of the services provided at Dundas Community Centre, which has the capacity to host up to 200 guests.

Dundas Valley Branch Library and Carlingford Library are located within 2km of the Masterplan area. The Strategy identifies that a poor perception of safety, lack of flexible multi-purpose space and a small facility size (346sqm) is associated with the Dundas Valley Branch Library, which is situated within the Concept Plan area. Carlingford Library is also a small facility (348sqm) and has a lack of flexible multipurpose space.

A variety of community support services are available within 2km of the Concept Plan area, including the Dundas Area Youth Service, Telopea Family Support Service, Hume Community Spaces and Telopea Schools as Community Centres Project. Religious facilities including Hope Connect church and Telopea Christian Centre are also within the Concept Plan area. There are also four scout halls located in Dundas, Carlingford, Ermington and Rydalmere, which have been identified as being in poor condition.



# EXISTING COMMUNITY AND CULTURAL FACILITIES



# OPEN SPACE AND RECREATIONAL FACILITIES

## Existing provision

There is currently 3.8 ha of open space within the Concept Plan area.

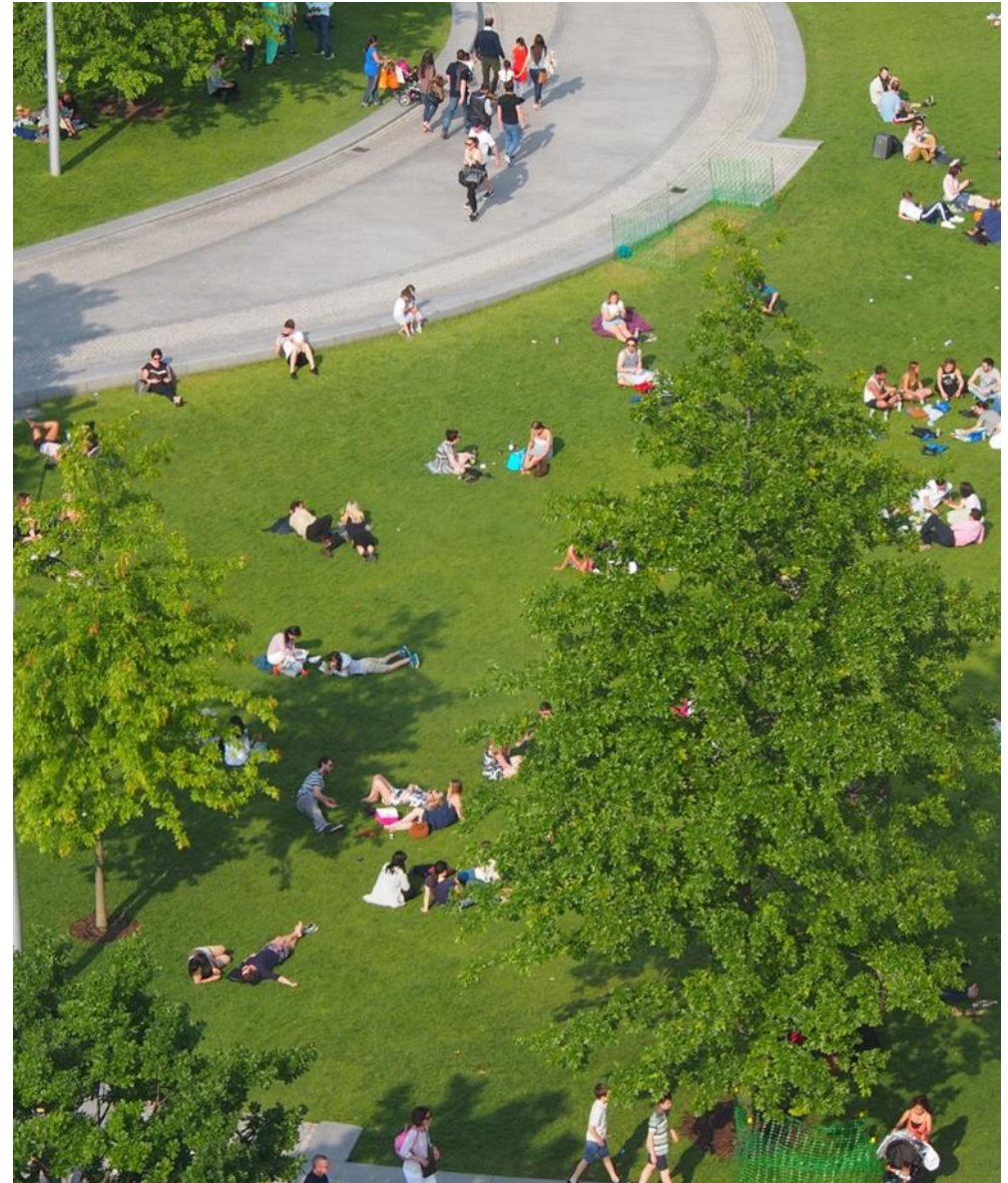
The site also has a large amount of open space in close proximity to the site, with 62 ha\* within 2km (this includes 2 ha Sturt Park – it does not include the 43 ha Oatlands Golf Course as this is considered a private recreational facility).

Sturt Park (which includes the Skate Park) and Acacia Park are located within the Telopea Master Plan. Councils Draft Community Infrastructure Strategy includes directions for future embellishment and upgrades to both these parks.

A range of recreational facilities are situated within 2km including Dundas Park (the sports fields are known as Curtis Oval) Homelands Reserve, Sir Thomas Mitchell Reserve, Cox Park and Peggy Womersley Reserve. All these sports grounds have been identified for upgrades and embellishment including the potential for one new full sized sports field in Cox Park and potential for one new full size sports field and one new half size sports field in Sir Thomas Mitchell Reserve. Council's Community Infrastructure Strategy also includes directions to develop or continue shared use arrangements with Carlingford High School, Cumberland High School and James Ruse Agricultural High School which are all in close proximity to the site.

There are also significant natural areas within 2km of the site including Vineyard Creek Reserve and Balaka Falls (these have not been included in the 62ha total).

Two community gardens are also located within the Concept Plan area including Telopea Community Garden and Telopea Public School Community Garden.



\*Based on RE1 and RE2 zoned areas and excluding E1 National Parks and Nature Reserves, E2, Environmental Conservation, E3 Environmental Management, W1 Waterways and W2 Recreational Waterways.



# EXISTING OPEN SPACE AND RECREATIONAL FACILITIES



# EDUCATIONAL FACILITIES

## Existing provision

Residents of Telopea have access to a range of public and private schools, as well as several established colleges, universities and TAFEs, including eight primary schools, three high schools and one international school (OneSchool Global) providing education from Year 3 – Year 12 within 2km of the site.

Primary Schools within 2km include Carlingford Public School, Carlingford West Public School, Dundas Public School, St Mary's Primary School, Ermington West Public School, Yates Avenue Public School, St Bernadette's Primary School and Telopea Public School.

Telopea Public School is located within the Concept Plan area on a 2ha site. Enrolments in 2019 were 80, an increase from 66 in 2018. It incorporates the Green Trees Early Learning Centre and the Waratah Centre (which provides assistance in meeting the complex educational needs of students Y7 – Y12). NSW Department of Education confirmed there is capacity to increase enrolments within the existing school.

High schools within 2km include James Ruse Agricultural School, Cumberland High School and St Patrick's Marist College. Other high schools within 5km include Marsden High School, Tara Anglican School for Girls and The Kings School.

Tertiary education facilities in close proximity include Western Sydney University, Charles Sturt University Parramatta Campus, Macquarie University, Macquarie Community College, English Language Centre Meadowbank and the Northern Sydney Institute TAFE Ryde Campus.

According to their website, Schools Infrastructure NSW has committed to the following school upgrades which are located within 2km:

- Carlingford West Public School and Cumberland High School: currently in planning stage
- Carlingford Public School: new and improved facilities including 20 new teaching spaces, hall and upgrades to the core facilities

There are no new schools proposed by Schools Infrastructure within 2km of the site.

# EXISTING EDUCATIONAL FACILITIES



# CHILDCARE FACILITIES

## Existing provision

There are 16 childcare facilities within 2km of the site. The closest facilities are Green Trees Early Learning Centre and Sophie's Cottage Kindergarten which are located within the Concept Plan area. The total number of approved childcare places within 2km is 906.

Childcare vacancies are relatively high within 2km of the site. Half of the childcare centres had vacancies Monday to Friday, however three had select days available. Green Trees Early Learning Centre, Papillio Early Learning Dundas Valley, Yates Avenue Public School Preschool and Carlingford West Kindergarten did not have any vacancies. All of the centres offered places for children up to the age of five except for Telopea Rainbow Family Day Care, Dundas Public School OOSH and Carlingford West OOSH which accepted children up to 12 years.

# HEALTH FACILITIES

## Existing provision

There are three health facilities located within walking distance to the site and three within 2km.

Dundas Community Health Centre is situated within the Concept Plan area and is co-located with the Dundas Community Centre. It offers a range of health care services available to the local community including mental health services. Dundas Valley Medical Centre and the Telopea Early Childhood Health Centre are also located within the Concept Plan site. There is an additional two medical centres located within 2km of the site.

There is one hospital, Allowah's Children's Hospital located within 2km which provides medical and allied health care to children with disabilities and health needs. The closest hospitals to the site and are accessible to the general public include\*:

- Cumberland Hospital – 5.3m
- Ryde Hospital - 5.7km
- Westmead Hospital – 9.2km (directly accessible to Telopea residents via the Parramatta Light Rail)
- Auburn Hospital – 10.2km
- Blacktown Hospital – 15.9km.

\*The distance of the hospitals has been measured as a driving route from the former Telopea station, which is where the future light rail stop will be located.



# EXISTING CHILDCARE FACILITIES



# EXISTING HEALTH FACILITIES



# 6. SOCIAL INFRASTRUCTURE REQUIREMENTS



# SOCIAL INFRASTRUCTURE REQUIREMENTS

## Approach

This study takes a leading practice approach to identifying social infrastructure requirements for Telopea including:

- Identifying the demographic characteristics of the current community and the likely demographic characteristics of the future population to understand future needs and demands for social infrastructure
- Understanding the existing provision of social infrastructure and identifying key gaps in existing provision
- Understanding the site context including the unique features and characteristics of the area including current plans or strategies that may have implications for this study
- Understanding leading practice principles and benchmarks and applying these appropriately to the site.

Planning for higher density areas also requires a focus on quality over quantity, particularly when it comes to open space planning. In higher density environments, where land costs drive strong land efficiency, there needs to be an increased focus on ensuring a high quality of open space provision and a focus on maximising connections to and from existing open space networks. While a certain quantum of open space is required, quality and access are of particular importance in a higher density context.

Quality is determined by both good design, quality of materials used and management which allows more benefit to be gained from relatively efficient spaces. Similarly for community and cultural facilities, higher density environments require facility models that maximise floorspace and focus on being well located, high quality with flexible spaces and multipurpose uses.

Where standards and benchmarks are used in contemporary urban renewal practice, they are used mostly as a reference or checking point, rather than the sole driver for the quantity of social infrastructure provision. This is because they do not take into consideration many of the factors needed to develop a nuanced assessment of community need requirements and rarely reflect the complexities for planning for growth in established areas.

Recommendations for this study have taken a wholistic approach to understanding needs and tested this against contemporary benchmarks.





# KEY CONSIDERATIONS FOR SOCIAL INFRASTRUCTURE IN TELOPEA

## Key considerations

The following provides a summary of key considerations for social infrastructure in Telopea, based on the analysis of the likely future population characteristics and the assessment of existing social infrastructure provision.

- As there will be an increased number of vulnerable people living in the area, social infrastructure will need to be safe, accessible and welcoming with good access to support services
- Social infrastructure will need to cater to a diverse community, including people of different life stages, people from diverse cultural backgrounds, and people from both low and higher income households
- Social infrastructure should also provide opportunities to support community cohesion and connections between the diverse communities including the existing and established communities and the incoming population
- While the site generally has good access to community facilities, these facilities are generally in poor building condition with poor visual prominence, low integration with other services and a lack of universal access
- Existing parks in Telopea are mainly located within the lower parts of the neighbourhood so improving access and opportunities for passive recreation across the precinct will be important (particularly given the steep topography of the site)
- Facilities and open space will need to support the needs of higher density living including spaces for social gathering and recreation as well as being easily accessible and of a high quality.

# SOCIAL INFRASTRUCTURE REQUIREMENTS

## Community facilities and libraries

While the site has good access to community facilities, including the Dundas Community Centre and the Dundas Branch Library (1,800sqm combined), these facilities are in poor condition and not fit for purpose. Council's Community Infrastructure Strategy recommends the delivery of a new Telopea District Library of 2,250sqm with library facilities, meeting rooms and exhibition and performance space and a new multipurpose neighbourhood centre of 1,900sqm with space for indoor recreation/community hall and rooftop recreation space.

Based on the community facility benchmark of 80sqm/1000 people outlined in the City of Parramatta's Community Infrastructure Strategy, the projected population (11,280 people) would generate demand for around 900 sqm of community centre space and around 780sqm of library space, based on the NSW State Library Population Based Library Calculator. However, when these benchmarks are applied to the broader suburb population projections (17,600), the population would generate demand for approximately 2,500sqm of combined community centre space and library space.

The proposal currently includes the delivery of a combined library and community centre of 3,000sqm GFA (2,100sqm community facility plus 900sqm library space). This would enable the facility to function as a District level facility, serving multiple suburbs and communities.

It is recommended that the combined library and community centre proposed for the site include meeting rooms, exhibition and performance and space to accommodate the existing services including DANC and the Dundas Community Health Centre.

Rooftop recreation space should also be considered as a way to incorporate active recreational opportunities on site.



# SOCIAL INFRASTRUCTURE REQUIREMENTS

## Open space and recreation

Access to open space is critical to the health and wellbeing of a community and is particularly important in high density developments where access to backyards is limited. Given the increased number of vulnerable people living in the Precinct, it is even more important that open space is designed to ensure high levels of accessibility, safety and amenity.

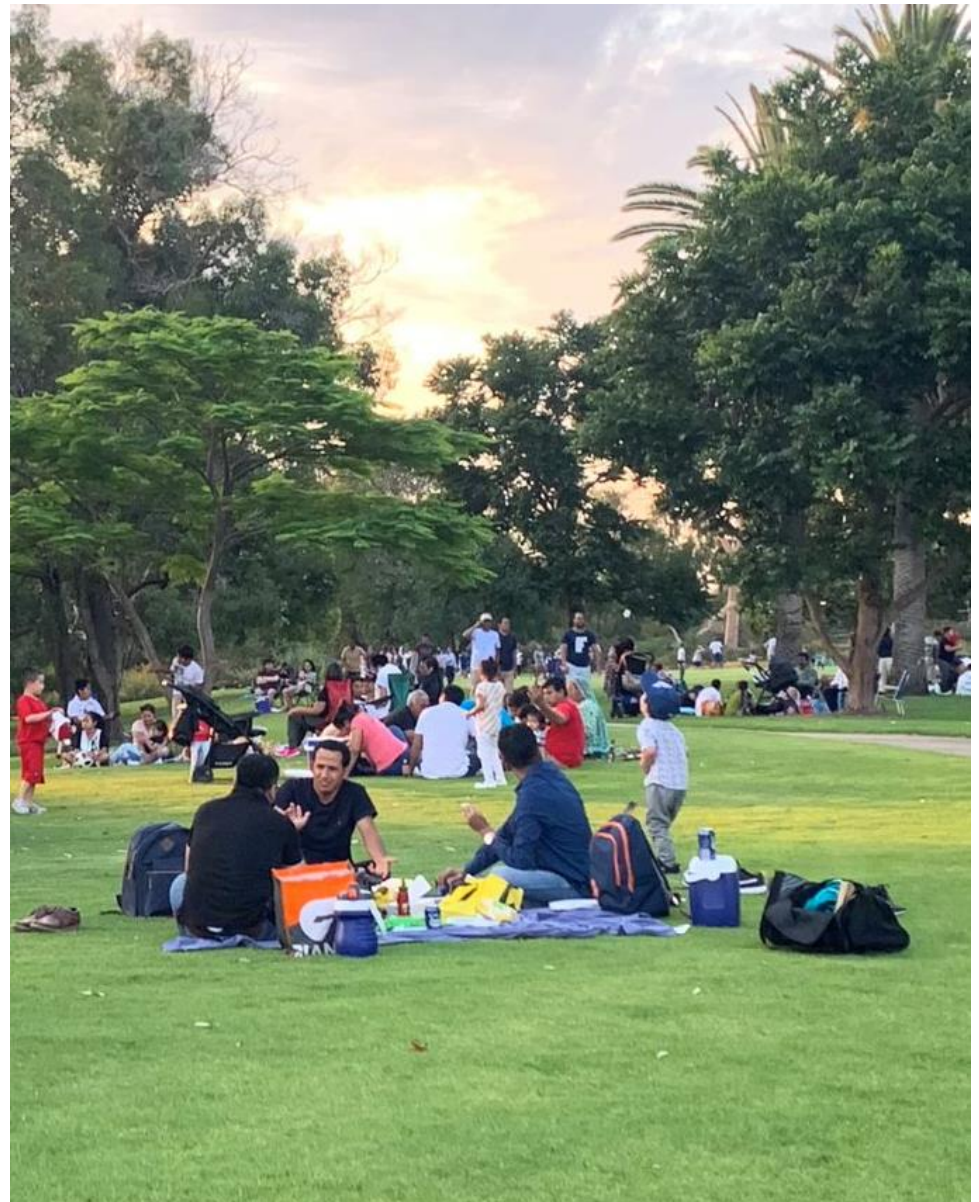
Planning for open space often falls into two broad categories:

- Passive recreation – spaces that allow for unstructured activities such as walking, running, cycling, playing, meeting friends, walking the dog or relaxing.
- Active recreation and organised sport – spaces that enable more structured or organised sporting activities such as courts, fields, aquatic facilities etc.

As identified in the Existing Provision chapter, the site has a high proportion of open space within 2km (more than 62ha), including Sturt Park and Acacia Park which are located within the Concept Plan areas. However, safety concerns, poor lighting and lack of pedestrian pathways have been identified as barriers to the use of Sturt and Acacia Parks. Better connections to other local and regional open space are also required. Active recreational facilities within 2km include Dundas Park/Curtis Oval, Homelands Reserve, Sir Thomas Mitchell Reserve, Cox Park and Peggy Womersley Reserve. All these facilities have been identified for upgrades and improvements including the addition of new sports grounds.

In planning for new open space, leading practice largely favours an approach to determining open space provision based on performance outcomes, taking into consideration things such as accessibility, quality and minimum size requirements. Using traditional spatial standards such as the 2.83ha/1,000 people as a starting point is no longer considered an effective approach and often does not provide feasible recommendations in high density settings. Application of standards like this in a 'one size fits all' approach can also result in negative impacts, including the need for taller buildings or higher housing costs to achieve viability in higher density areas.

To determine an appropriate configuration of open space that will provide good community outcomes for the future population, this study has considered the performance criteria from the NSW Government Architect's Draft Open Space for Recreation Guide and the principles outlined in Council's Community Infrastructure Strategy.





# SOCIAL INFRASTRUCTURE REQUIREMENTS

## Open space and recreation

Performance criteria outlined in the NSW Government Architect's (GANSW) Draft Open Space for Recreation Guide that have relevance for this study include:

- Desirable minimum size of a local parks to be 3000sqm (in high-density areas, parks may be as small as 1,500sqm where more efficient provision does not exist or opportunities for re-use of small spaces arise)
- Quantity of open space should be considered in terms of the number of opportunities available for active and passive recreation with a variety of spaces that cater to different demands and age groups
- For a high-density neighbourhood, residents must be within:
  - A 2–3 minute walk / 200m walking distance to open space
  - A maximum of 25 minute walk / 2 km proximity to any district park district-level open space area that provides a range of activities (2ha+)
  - 10 minutes walking or 800m (400m preference for high density areas) to linear open space
  - Within 20 minutes safe walking or 2km to district level organised sport and recreation spaces such as field sports, outdoor court sports, indoor sports, aquatic sports spaces
  - A maximum of 30 minutes travel time on public transport or by vehicle to regional open space (5ha+).

This approach is also largely supported by Council's Draft Community Infrastructure Guide which includes a direction that residents should be within 400m walking distance of open space and within 250m for those living in homes in higher density neighbourhoods. Consultation with Council also confirmed their main concern for open space provision is for it to be within a walkable distance to the majority of residents (within 400m of 80-90% of residents).

It will also be important that open space in Telopea is designed to promote activation and passive surveillance and incorporates spaces that cater to people of different life stages including rest areas for older people and spaces for children and young people. Active recreation elements should be incorporated where possible (fitness stations) and walkable and cycle friendly connections to encourage an active lifestyle.

# SOCIAL INFRASTRUCTURE REQUIREMENTS

## Open space and recreation

The Concept Plan includes a diversity of open spaces, well distributed across the site, with a total of 41,214sqm (4.1ha) additional open space including:

- **12,860sqm of dedicated public open space** including Telopea Station Plaza, Eyles Link – Community Courtyard, Eyles Link – The Gardens, Neighbourhood Park, Pocket Park, Library Courtyard, Winter Street connection.
- **6,160sqm of privately owned publicly accessible open space** including Eyles Link – Telopea Square, Telopea Square North and South, Pocket Park, Mews and Manson Street Link and Eyles Link – Church Courtyard.
- **22,194sqm of private communal** ground floor and rooftop open space.

Including the 3.8ha already within the site, this provides 7.9ha of open space within the Master Plan Area.

A total of 7.9ha of open space for a population of 11,280 people means a ratio of around 0.7ha/1,000 people – which is in line with the World Health Organisation's\* recommendation that urban residents should have access to public green spaces of at least 0.5–1 hectare within around 5 minutes' walk of their homes and just under Council's guide for 1ha/1,000 people for public parks. However, the community will also have access to the significant open space network within 2km of the site (more than 62ha). There are also significant natural areas within 2km of the site including Vineyard Creek Reserve and Balaka Falls (these have not been included in the 62ha total).

The Concept Plan also includes publicly accessible neighbourhood parks greater than the recommended 1,500sqm for high density areas (aside from The Gardens) and a variety of spaces that cater to different demands and age groups. The majority of residents are also within 400 metres walking distance to open space.

To meet some of the demand for recreational facilities on site, a shared use arrangement is recommended for the sports grounds located on the Telopea Public School site. Council and the Department of Education have confirmed they both support this initiative. Council's Community Infrastructure Strategy also includes directions to develop or continue shared use arrangements with Carlingford High School, Cumberland High School and James Ruse Agricultural High School which are all in close proximity to the site.

The community will also benefit from the upgrades planned for Dundas Park/Curtis Oval, Homelands Reserve, Sir Thomas Mitchell Reserve, Cox Park and Peggy

Womersley Reserve.

There is also an opportunity to explore provision of an indoor recreation facility on the school site to be explored through consultation with the Department of Education.

\*Source: World Health Organisation: 'Urban green spaces: a brief for action' page 11 .

# SOCIAL INFRASTRUCTURE REQUIREMENTS

## Education

Based on the indicative age profile on page 18, it is likely the Concept Plan population will generate approximately 609 primary school children (5 – 11 years) and approximately 400 high school children (12 – 17 years). However, the broader suburb projected population of 17,600 people is likely to generate demand for approximately 950 primary and 625 secondary school places (assuming the same indicative age breakdown outlined on page 18) by 2036.

Maximum government school enrolment numbers are outlined in the School Infrastructure NSW (SINSW) document Mixed-Use Developments: School Design Requirements – A Guide for the Development Sector. These include 1,000 students for primary schools and 2,000 students for secondary schools. 2019 enrolments for Telopea Public School were 80 students, suggesting the school is currently under-utilised and could accommodate future growth.

Carlingford Public School, Carlingford West Public School, Dundas Public School, St Mary's Primary School, Ermington West Public School, Yates Avenue Public School and St Bernadette's Primary School are all within 2km of the site, with upgrades planned for Carlingford and Carlingford West Public Schools.

James Ruse Agricultural School, Cumberland High School and St Patrick's Marist College are high schools are all within 2km and Marsden High School, Tara Anglican School for Girls and The Kings School are also within 5km of the site. There are upgrades planned for Cumberland High School. It is likely these schools will be able to accommodate demand for high schools. The future population will also benefit from the nearby tertiary education facilities including Western Sydney University, Charles Sturt University Parramatta Campus, Macquarie University, Macquarie Community College, English Language Centre Meadowbank and the Northern Sydney Institute TAFE Ryde Campus.

The NSW Department of Education have confirmed they are open to shared use arrangements and colocated opportunities for complementary facilities on the school site. Compatible co-located uses could include child and family health facilities, child care and OSCH facilities or indoor recreation facilities. There are also opportunities for shared use of the schools sportsfields and potentially the community gardens. Telopea Public School would also benefit from the new library and community centre facilities proposed as part of the Concept Plan.

# SOCIAL INFRASTRUCTURE REQUIREMENTS

## Health

There are three health facilities located within walking distance to the site including Dundas Community Health Centre, Dundas Valley Medical Centre and the Telopea Early Childhood Health Centre.

Cumberland Hospital, Ryde Hospital, Westmead Hospital and Auburn Hospital are all within approximately 10km of the site. The planned Westmead Precinct which is approximately 9km away involves a \$3 billion upgrade and expansion of the precinct's health services, education and medical research facilities. It is likely these acute care services will be sufficient to meet the needs of the new population generated by the development.

The existing Dundas Community Health Centre is small and would benefit from being relocated and potentially integrated as part of the proposed multipurpose community centre.

Based on a national benchmark of one general practitioner per 1,000 people, the development may also be able to support around 11 general practitioners. Some of the need for general practitioners may be absorbed by the existing surrounding medical practices, but there is also likely to be demand for additional medical services.

According to the Royal Australian College of General Practitioners the average clinic size in 2019 was approximately six GPs. Based on this, it is estimated the development could support at least one large medical practice.

The Concept Plan also includes provision for a medical precinct as part of the retail offering of around 900sqm (plus 300sqm for adjoining pharmacy) which could provide a range of medical services on site. Two other medical centres are currently located within 2km of the site and the provision of additional medical services will largely left to market forces once demand can be demonstrated.

# SOCIAL INFRASTRUCTURE REQUIREMENTS

## Childcare

The standard typically used for the provision of childcare centres is 1 place per 3 children aged 0 to 4 years old (based on 2016 ABS Census data). The City of Parramatta Council benchmark, as outlined in the Community Infrastructure Strategy, is for 1 Long Day Care (LDC) place for every 2.48 children aged 0 – 4 years.

Based on the likely age profile (see page 18), the proportion of children aged 0 to 4 years is likely to be around 7.2% of the population indicating there will be approximately 812 0 to 4 year olds living in the Concept Plan area at full development. This equates to a demand for approximately 270 - 330 LDC places (using both Council's benchmark of 1 LDC place for every 2.48 children aged 0-4 and the standard benchmark of 1 LDC for every 3 children aged 0-4).

Assuming that a contemporary childcare centre can provide for between 90 to 120 childcare places, this equates to the need for approximately three new childcare centres. The Concept Plan includes provision of a private childcare facility providing between 75 – 90 childcare places. Council's Draft Community Infrastructure Strategy also includes recommendations for a new Council owned and managed long day care centre of approximately 60 to 80 places with capacity for 45 OSHC places, which would go towards meeting some of the demand for childcare places within the Precinct.

As noted in the Existing Provision chapter, around half of the childcare centres within 2km of the site advertised vacancies Monday to Friday which may be able to absorb much of the remaining demand. However, vacancy numbers do fluctuate and demand is difficult to predict particularly in a 20 year + timeframe. Additional demand not absorbed by existing centres is likely to be provided by the private sector once demand can be demonstrated. It is not necessary that precise requirements for childcare are identified at the concept master plan stage as childcare centres are a permitted use within residential areas and do not require land to be designated at the master planning stage. The GFA allocated for commercial uses in the Concept Plan could cater for a childcare in permissible zoning.

Council's Community Infrastructure Strategy also has a benchmark of 1 Outside School Hours Care (OSHC) place for every 2.70 children aged 5 – 11 years. Based on the likely age profile on page 18, there will be approximately 609 5 to 11 year olds living in the Telopea Precinct at full development. This indicates the need for around 225 OSCH places to serve the need of the Master Plan Area.

There are a number of different forms of childcare and activities for young children are generally provided in a community, including long daycare, family daycare, pre-school, occasional care and playgroups. It is not appropriate at this stage of the planning process to try to anticipate need for the various types of services. Instead, leading practice encourages planning of multi-purpose childcare centres, which can adapt as precise needs are identified or provide a mix of services.



# 7. SUMMARY

# SUMMARY

This study has taken a leading practice approach to identifying social infrastructure requirements for Telopea including:

- Identifying the demographic characteristics of the current community and the likely demographic characteristics of the future population to understand future needs and demands for social infrastructure
- Understanding the existing provision of social infrastructure and identifying key gaps in existing provision
- Understanding the site context including the unique features and characteristics of the area including current plans or strategies that may have implications for this study
- Understanding leading practice principles and benchmarks and applying these appropriately to the site.

This assessment has assessed the Concept proposal using this approach. It has identified that:

- Based on the community facility benchmark of 80sqm/1000 people outlined in the City of Parramatta's Community Infrastructure Strategy, the projected population would generate demand for around 900 sqm of community centre space and around 780sqm of library space, based on the NSW State Library Population Based Library Calculator. However, when these benchmarks are applied to the broader suburb population projections (17,600), the population would generate demand for approximately 2,500sqm of combined community centre space and library space. The proposal currently includes the delivery of a combined library and community centre of 3,000sqm GFA (2,100sqm community facility plus 900sqm library space). This would enable the facility to function as a District level facility, serving multiple suburbs and meeting broader community need.
- The Concept Plan includes a total of 41,214sqm (4.1ha) of additional open space. These open spaces meet Council guidelines around walkability and other principles outlined in the NSW Government Architect's guidelines including minimum size requirements. Including the 3.8ha already within the site, this provides around 7.9ha of open space within the Concept Plan site giving a ratio of around 0.7ha/1,000 people which is in line with the World Health Organisation's recommendation that urban residents should have access to public green spaces of at least 0.5–1 hectare within around 5 minutes' walk of their homes. This doesn't include the proposed shared use arrangement for the sports grounds located on the Telopea Public School site or other school sportsgrounds in the 2km radius. The community will also have access to the significant open space network within 2km of the site (more than 62ha not including natural areas).
- Additional demand for primary school places could be accommodated by upgrades to Telopea Public School which is currently under-utilised and could accommodate future growth. There are also another seven primary schools within 2km of the site, including two with planned upgrades. There are three high schools in 2km and another three in 5km. It is likely these schools will be able to accommodate additional demand for high school places generated by the development. The future population will also benefit from the nearby tertiary education facilities including Western Sydney University, Charles Sturt University Parramatta Campus, Macquarie University, Macquarie Community College, English Language Centre Meadowbank and the Northern Sydney Institute TAFE Ryde Campus.
- Existing acute health care services (Cumberland Hospital, Ryde Hospital, Westmead Hospital and Auburn Hospital) will be sufficient to meet the needs of the population generated by the development. The development would also generate demand for at least one large medical practice. The Concept Plan includes provision for a medical precinct as part of the retail offering of around 900sqm (plus 300sqm for adjoining pharmacy) which could provide a range of medical services on site. There is an existing Community Health Centre on site. The facility could benefit from being relocated and potentially integrated as part of the proposed multipurpose community centre.
- The development is likely to generate demand for around 270 - 330 Long Day Care places and around 225 Outside School Hours Care (OSHC) places. The Concept Plan includes provision of a private childcare facility providing between 75 – 90 childcare places and Council's Draft Community Infrastructure Strategy also includes recommendations for a new Council owned and managed long day care centre of approximately 60 to 80 places with capacity for 45 OSHC places. Around half of the childcare centres within 2km of the site also have advertised vacancies Monday to Friday. These two new facilities plus existing vacancies will help address this demand. Any remaining demand is likely to be provided by the private sector once demand can be demonstrated.

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# SUMMARY

It is worth noting that in addition to the what has been discussed in this assessment and included in the VPA offer and Special Infrastructure Contributions, Frasers will also be providing the following items as part of the Telopea Concept Plan which will contribute to good community outcomes:

- 256 Affordable housing dwellings
- 740 social housing dwellings including 128 Independent Living Units
- Residential Aged Care Facility with 80-90 market Independent Living Units
- A new church that supports the local community culture, spirituality and provides additional social enterprise and outcomes for the community
- A new neighborhood retail centre
- A community housing provider office to provide support services for the local community
- Tree retention and new tree planting
- Other sustainability initiatives that are beyond current mandatory requirements.