

Camellia—Rosehill Place Strategy | Package A Integrated Master Plan

# Social Infrastructure – Implementation Report

December 2021

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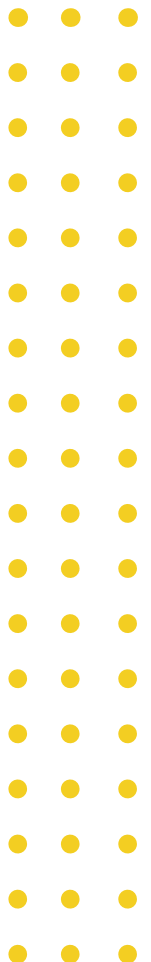
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Implementation Report

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# Table of contents

Executive summary	4
1. Introduction	10
2. Baseline Assessment	14
2.1. Defining social infrastructure	15
2.2. Benefits of social infrastructure	20
2.3. Social infrastructure mega trends	24
2.4. Strategic context	28
2.5. People and place context	47
2.6. Public facilities	55
2.8. Public open space and recreation facilities	59
3. Preferred scenario social infrastructure analysis	68
3.1. Preferred scenario	69
3.2. Social infrastructure benchmarking	72
3.3. Social infrastructure analysis + recommendations	92

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# Executive summary

## Policy description

New South Wales Department of Planning, Industry & Environment (DPIE), in collaboration with City of Parramatta Council (Council), industry, the community and State agencies, is leading the development of the Camellia-Rosehill Place Strategy and Master Plan for the Camellia –Rosehill Precinct (the Precinct). The Precinct is defined by Parramatta River to the north, Duck River to the east, the M4 Motorway to the south and James Ruse Drive to the west, all of which form physical boundaries to the Precinct.

The Camellia Rosehill Precinct (the Precinct) is presently dominated by industrial activity, with large amounts of land also allocated to Rosehill Gardens Racecourse and stabling yards for Parramatta Light Rail and Sydney Metro. Its industrial legacy means that soils are heavily contaminated across most of the precinct.

Located in the geographic heart of Sydney, the precinct has an important strategic role in the Greater Parramatta and Olympic Peninsula (GPOP). Previous investigations have identified that the area should be retained for urban service land with a town centre, but that the costs of infrastructure and remediation should be carefully considered when making future land use decisions.

This Place Strategy and Master Plan is being prepared for the whole Precinct and draws on the substantial body of previous investigations, including ongoing collaboration with industry, the community and state agencies.

The overarching objective of the Place Strategy is to provide an integrated 20-year vision, which recognises the strategic attributes of the Precinct, guides future land use and infrastructure investment decisions and which can be delivered with the support of State and local agencies.

DPIE has engaged Cred Consulting to deliver social infrastructure studies for Package A - Integrated Master Plan, to provide a baseline assessment of social infrastructure, provide high-level social infrastructure benchmark demands based on the forecast population, and inform and assess the provision of social infrastructure as part of the draft Master Plan.

An Enquiry by Design (EbD) process was undertaken to inform the preparation of the Place Strategy. The EbD was an interactive process which explored a number of master plan options for Camellia-Rosehill which could deliver the vision for the precinct, and resulted in a draft Master Plan which was the subject of public consultation as part of the Camellia-Rosehill Directions Paper. The draft Master Plan was further refined following exhibition of the Directions Paper and consideration of the submissions received.

## Part 1 - Baseline assessment

### Policy context

Creating a future place that is well connected to services, public facilities and open spaces to support a healthy, resilient and sustainable community will deliver on the strategic priorities of over twenty local, regional, NSW and Australian Government strategy and policy documents.

The Camellia–Rosehill Precinct integrated Master Plan should respond to the following key themes outlined in these national, state and local strategies:

- Putting people at the heart of Parramatta
- A city of great places Create an inclusive Parramatta for all ages, cultures and abilities
- Increase access to social infrastructure
- Improve access to open space and recreation
- Increase access to education and learning opportunities
- Improve public health
- Improve green cover
- Improve walking and cycling connections
- Engage and involve the community
- Improve sustainability, energy and resource efficiency
- Improve community interaction and social cohesion
- Improve and promote local culture and heritage
- Promoting economic opportunities for all, and
- Connect people to nature.



In addition, the Community Infrastructure Strategy (CIS) is used by the City of Parramatta to identify priorities for future community infrastructure and will guide future decision making for the Precinct and the whole LGA.

The CIS across its community facilities, open space and recreation and high growth areas strategies recommends the provision of several types of social infrastructure within the Camellia suburb and Camellia Town Centre to address the significant under provision of social infrastructure in the LGA. They include the delivery of a 5,000 sqm of indoor recreation spaces, 1-2 full size sportsgrounds, build a new district park, a new district play space, a new library of 1,800 sqm, a community hub of 1,700 sqm, and a function centre of 500 sqm. However, the CIS states that these are indicative and are subject to change based on any changes to land use planning or new opportunities that arise in particular locations.

## Demographic context

Based on current and forecast demographic characteristics for the City of Parramatta, Parramatta CBD, Camellia and Rosehill suburbs we can expect that the future community of the Camellia-Rosehill Precinct could include:

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

## Existing social infrastructure

### Public facilities

Figure 15 audits and spatially maps the existing and planned public facilities within and in close proximity to Camellia-Rosehill Precinct. It shows that:

- There are no existing community centres within the Precinct. Newington and Ermington community centres are in close proximity to the Precinct along with the planned community spaces at 5 Parramatta Square
- Two branch libraries are within 1km of the Precinct, being the Newington Library Service to the south and Ermington Library to the east. There is a new public library planned as part of 5 Parramatta Square
- There is one museum located adjacent to the Precinct within the Rosehill suburb. The Parramatta CBD is located within 2km of the Precinct and includes a number of arts and cultural spaces, including Parramatta Artist Studios, independent galleries, as well as the proposed Powerhouse Parramatta, and the

planned cultural space at 5 Parramatta Square

- There is one long day care facility located within the Precinct called Explore & Develop Parramatta. There are 33 long day care and nine OSHC centres located within 2km of the Precinct
- Rosehill Public School is located in close proximity to the Precinct within the Rosehill suburb. There are three primary schools and two all girls high schools located within 1km of the Precinct
- The Granville Activity Centre (Scouts NSW) and The Y Space Westfield Parramatta Pop Up (The Y, formerly the YMCA) are local youth spaces that are located within 2km of the site
- There are six aged care facilities located within 2km of the site
- Council has 15 subsidised spaces, none of which are located within the Precinct. However many are within close proximity of the Precinct
- The Precinct is located within 5km of the Westmead Hospital as well as Cumberland Hospital in North Parramatta
- There are no emergency services located within the Precinct itself, however, Fire and Rescue NSW Silverwater Fire Station and Emergency Services Parramatta and NSW SES – Parramatta Unit are all within 5km of the Precinct, and
- It should be noted that the river and creek adjacent to the Precinct are significant Aboriginal sites with opportunities to highlight First Nations history and stories across the Precinct.

### Public open space and recreation facilities

Figures 16 to 21 show the public open space provision within, and in close proximity to, the Precinct, they show that:

- The Precinct has significant amount of open space. However, a majority of it is privately owned and operated recreation space and that includes the Rosehill Gardens Racecourse. This indicates opportunities for partnership with private recreational spaces to make them multi-use spaces that also provide publicly accessible open space for the residents of the Precinct
- Currently, there is 9.5ha within the Precinct that is wetland area
- There are several local and district open spaces within 1km of the Precinct, and
- The LGA has a significant shortfall of public open space which includes parks, sports spaces and natural areas to meet demands of the current and future population.

Figure 22 audits and spatially maps the existing and planned recreation facilities within and in close proximity to Camellia-Rosehill Precinct. It shows that:

- There are 25 sportsgrounds that are within 5km of the Precinct, of that 20 are located within City of Parramatta LGA. Four sportsgrounds are located

within 1km and another eight are located within 2km of the Precinct

- There are a total of 18 playspaces within 5km of the Precinct. Of that, only four are located within 1km of the Precinct
- There are three dog parks located within 2km and one dog park within 5km of the Precinct
- The Precinct is within 5km of five aquatic facilities including the new Aquatic Leisure Centre planned at Parramatta Park
- There is only one indoor recreation centre (Parramatta PCYC) in the LGA which is located within 2km of the Precinct. However, this is a privately owned and operated indoor recreation centre
- There is one community garden that is located within 1km of the Precinct, and
- The Precinct is a large missing piece in the LGA's blue-grid grid. It has opportunities to form continuous links along the foreshore and also connect to Greater Sydney's blue-green grid.

## Part 2 - Preferred scenario social infrastructure analysis

The Camellia-Rosehill Precinct plays a significant strategic role in GPOP through its contribution towards the GPOP Economic Corridor by accommodating advanced urban services. Through the development of the Place Strategy, there is also potential for activation of the Parramatta River and Duck Creek foreshore and capitalising on investment in Parramatta Light Rail and synergies with Rosehill racecourse, leading to opportunities with a variety of additional development outcomes including urban services, innovation industries, a Town Centre and residential development.

Through its strategic location and leveraging that it is one of the few large scale developments across the LGA, the Precinct offers the opportunity to not only cater to the needs of the people living within it, but also deliver public benefits for the wider Catchment 4 planning area of the City of Parramatta and create a welcoming, healthy and liveable city with abundant social infrastructure for all.

In terms of social infrastructure, the Preferred Scenario proposes a primary school, multipurpose community hub, a variety of open spaces and foreshore trails, and significant active transport connections.

The proposal can be further enhanced by delivering other public benefits that will support broader community outcomes, such as quality early education and childcare, a K-12 school, recreational facilities including playing fields, affordable creative spaces for participation and practice, indoor courts, outdoor courts, fitness stations, play spaces and activated foreshore parks.

It is also recommended that part of the Sydney Metro land south of the racecourse is utilised as public open space for the provision of additional sporting/playing fields.

### How much social infrastructure is needed to cater to the future population of the Precinct?

Based on City of Parramatta benchmarks and Department of Education's preliminary advice, the estimated resident population of 24,429 people and worker population of 14,522 people trigger a benchmark demand for:

- 1,885 sqm library space
- 1,954 sqm community and subsidised space
- 489 sqm cultural space
- 758 long day care places and 543 out of school hours care
- One primary school of 2 ha and one K-12 school of 6 ha
- 509 to 1,018 affordable housing units
- 72 ha of public open space which includes parks, sports spaces and natural areas (24 ha each)
- 12 play spaces
- One indoor court
- Two outdoor multi-purpose courts, and
- Two fitness stations.

### Does the social infrastructure proposed as part of the Preferred Scenario meet the needs of the future residents in the Precinct?

The social infrastructure proposed as part of the draft Master Plan largely meet the needs of the future residents of the Precinct.

The draft Master Plan outlines the land zones and define the uses of sites to a certain degree, it does not go into further detail on the quantum and location of several other types of social infrastructure. Therefore this assessment notes that specifications have not been provided for various social infrastructure types and talks to the opportunities for their planning and delivery in the next stages of work in Camellia-Rosehill.

### Social infrastructure directions for the future

The social infrastructure provided under the preferred scenario will be highly used by the estimated future residents of the Precinct. In addition, it will also cater to some needs of the population living within the wider Catchment 4.

It should be noted that the high quantum of public open space demand triggered by the estimated resident and worker population is unlikely to be met by the future provision due to the constraints of the site including its widespread contamination, need for remediation and the challenges of providing public access to certain industrial sites within the Precinct. However, it is noted that the

Precinct proposes over 50+ ha of public open space and natural spaces that have the capacity to deliver good social outcomes if they are designed well.

It will be important to provide flexible, multi-purpose, and high quality social infrastructure that can cater and adapt to the various needs of the community. There should be a consideration for the early delivery of social infrastructure to provide a high standard of living for future residents from day one.

Social infrastructure directions for the Camellia-Rosehill Precinct to consider in the next stages of implementation include:

### Community hub

- Deliver a 4,000 sqm multipurpose community hub close to the town centre (as identified in the draft Master Plan) to cater to the residents of the Precinct. This could be delivered as part of a mixed-use development
- Design recommendations for the community hub include:
  - Co-located spaces including a library, community spaces, function centre, affordable creative arts/ cultural spaces, youth and senior spaces, and subsidised spaces
  - Provide spaces that make everyone feel welcome regardless of their age, gender, ability and cultural background
  - Prominent visibility and easy access from ground floor
  - Well-connected visually and physically to the light rail stop and the town centre with good way-finding and signage
  - Flexible and multi-purpose design
  - Have indoor - outdoor spaces
  - Universally accessible
  - Affordable spaces for the community to hire
  - Provide modern amenities such as wi-fi, audio video equipment and integration with Council's digital applications, and
  - Have easy to book/ hire systems that are accessible to people from diverse linguistic backgrounds.

### Affordable housing

- Deliver 5-10% of uplift value as affordable rental housing as outlined in the Central District Plan. However, the City of Parramatta's Affordable Rental Housing Policy 2019 seeks to achieve a 10% of uplift value as affordable housing.

### School

- As identified in the draft Master Plan, deliver one primary school
- The draft Master Plan does not specify a location for the K-12 school. Providing this as part of the Sydney Metro site south of the Race Course would be recommended due to its proximity to the sporting field that is likely to be located within the race course public open space. However, design considerations

should be developed for the K-12 school to ensure adequate separation from the race course, especially during gambling events, and

- If sports spaces/ open space is to be shared with the racecourse, the open space should be designed to be multi-purpose and school programs should be delivered only when there are no events in the racecourse.

### Early education and childcare

- Advocate the delivery of 758 long day care and 543 out of school hours care places as part of future development and schools to cater to the future resident population, and
- Early education and childcare should be provided in close proximity to homes and the light rail station to make it convenient for parents to drop-off and pick-up their children. This could be delivered as part of the multipurpose community hub.

### Parks

- Every resident should be able to access a high quality local or district park within 200m walking distance of their home
- As identified in the draft Master Plan deliver 40.2 ha of public open space which includes a foreshore district park, multiple local park, a pocket park and significant foreshore linear parks and trails
- In addition, it is highly recommended to provide public open space within the 6.4 ha within the Race Course marked as potential open space. Adequate design considerations should be adopted to ensure that this space is physically and visually accessible to the public at all times
- Drawing from best practices, design recommendations for the district and local park include:
  - Incorporate and represent First Nations history, culture and stories in public open spaces
  - Promote social interaction and connection
  - Provide soft and hard surfaces
  - Provide nature-based educational opportunities
  - Provide spaces for active and passive recreation
  - Lighting that allow people to use these spaces at day and night times
  - Provide spaces that make everyone feel welcome regardless of their age, gender, ability and cultural background
  - Highlight the natural flora and fauna of the area
  - Provide shaded areas for the community to rest
  - Connect to other parks within the Precinct and the wider LGA with priority for pedestrians and cyclists, and
  - Include outdoor recreational elements such as ping pong tables, fitness stations and dog exercise areas in the district park.
- Drawing from best practices, design recommendations for linear parks include:
  - Incorporate and represent First Nations history, culture and stories in public open spaces
  - Promote social interaction and connection



- Provide natural edges to the river
- Provide nature-based educational opportunities
- Lighting for day and night uses
- Recreational links including pedestrian and cycle paths, and
- Diverse recreational elements for all age and gender groups.

### **Natural spaces**

- The draft Master Plan dedicates 9.8 ha as wetland areas. This does not meet the benchmark demand for 24 ha of natural space, however, it is challenging to deliver a high quantum of natural space within the Precinct given the widespread contamination and remediation required, and
- It is recommended to make the 9.8 ha natural space in the Precinct publicly accessible.

### **Playspaces**

- Deliver multiple local and district playspaces totaling 12 play spaces. The number of playspaces can be reduced by providing larger and high quality play spaces
- Ensure the provision of a district play space in the district foreshore park, a local play space in the local park adjacent to the primary school and more playspaces in the linear foreshore trails
- Local playspaces should be located within local parks close to 200m of residents and there is an opportunity to deliver the district play space (as identified through the CIS) along the foreshore district park
- Design recommendations for the play space include:
  - Inclusive play spaces
  - Incorporate First Nations elements
  - Nature-based play spaces
  - Lighting for day and night play
  - Provide play environments and equipment that offer children with recreation opportunities that contribute to their physical, emotional, cognitive, social and sensory development, and
  - Provide a variety of creative, high quality play opportunities for children and their families to enjoy and recreate together.

### **Sportsgrounds and playing fields**

- Deliver at least two full sized playing fields
- Given the size constraints of the Precinct, there is an opportunity to deliver the sportsgrounds and playing fields in the open space within the race course and within the 7.7 ha Sydney Metro site located south of the Race Course. It is highly recommended to provide sporting fields at both these sites to respond to the significant deficit in the wider LGA
- There is an opportunity to provide cricket nets within the Precinct to address the provision gaps in Catchment 4, and
- Sportsgrounds and playing fields should be multipurpose, with lighting to allow playing at day and night times.

### **Outdoor recreation**

- The future Precinct will have a high proportion of young people living in it. It will be vital to provide outdoor courts and recreation elements to cater to this young population and to ensure there is no added pressure on the existing outdoor recreation in the Catchment, which are already at capacity
- Deliver two outdoor hard courts and two fitness stations across the Precinct. It is recommended to co-located them with the community hub and the district foreshore park. Outdoor courts should be connected to public and active transport, with day and night amenities
- In order to future proof for youth spaces, consider delivering one skate/bike facility as part of open spaces along the foreshore. While it maybe unlikely to deliver a full-fledged skate park, ensure the incorporation if skateable and adventure elements along the foreshore trails
- Dog ownership rates are consistently rising in Australia. There is an opportunity to deliver an off-leash animal exercise areas. It would need to be separated from any ecologically sensitive riparian corridors and can be considered to locate within a district park and it must have adequate buffers and perimeter fencing to prevent any undesirable access to any ecologically sensitive zones, and
- Although there is no benchmarked demand for a community garden, there is an opportunity to deliver rooftop community gardens as part of future developments. However, it should be noted that rooftop amenities generally provide low access to the wider public.

### **Indoor recreation**

- Deliver indoor courts as part of a future community hub and mixed use zones. Indoor courts and recreation provided recreation opportunities and much need respite from heat during hot summers in Parramatta, and
- Best practices indicate that indoor courts can be multi-purpose and integrated within community buildings to maximise use and safety for its users.

Figure 1 - Preferred scenario social infrastructure provision and recommendations



Public facilities		Public open space and recreation	
Provision	Opportunities	Provision	Opportunities
1 Multipurpose community hub	<b>A</b> Locate the K-12 school here to enable easy sharing of sporting fields <b>B</b> Provide 5 - 10% affordable housing units	4 District Park (2.4ha)	<b>C</b> Convert to public open space and provide an additional sporting field
2 Primary school (2 ha)		5 Local Park (0.3ha)	<b>D</b> Locate a district sporting field
3 Investigation site mixed use/social infrastructure- subject to future ATC requirements		6 Pocket Park (0.13ha)	<b>E</b> Convert to additional public open space (2 ha)
		7 Linear foreshore park (10.2ha)	<b>F</b> Locate indoor courts and recreation centre
		8 Local park (1.6Ha)	<b>G</b> Locate outdoor fitness stations
		9 Potential for publicly accessible private open space (6.4ha)	<b>H</b> Locate outdoor courts
		10 District park (3.9ha)	<b>I</b> Recreational loops with active transport, educational opportunities, fitness stations, and rest stops
		11 Wetland (9.9ha)	<b>J</b> Publicly accessible bush land
		12 Local linear park (4.0ha)	<b>K</b> Locate skateable elements
		13 Linear foreshore park (11.3ha)	<b>L</b> Locate dog off-leash areas
		14 40m Riparian Buffer	
		15 Active transport connections	



# 1. Introduction

The NSW Department of Planning, Industry and Environment (DPIE) is leading the development of the Camellia-Rosehill Place Strategy, in collaboration with City of Parramatta Council (Council), the local community and other State Government Agencies. Cred Consulting was commissioned to prepare a study of the social infrastructure needs for the Camellia-Rosehill Precinct (Precinct). This report provides a social infrastructure baseline study and assess the social infrastructure needs for the Precinct.

## 1.1. Project description

New South Wales Department of Planning, Industry & Environment (DPIE), in collaboration with City of Parramatta Council (Council), industry, the community and State agencies, is leading the development of the Camellia-Rosehill Place Strategy and Master Plan for the Camellia –Rosehill Precinct (the Precinct). The Precinct is defined by Parramatta River to the north, Duck River to the east, the M4 Motorway to the south and James Ruse Drive to the west, all of which form physical boundaries to the Precinct.



Camellia-Rosehill Precinct

The Camellia Rosehill Precinct (the Precinct) is presently dominated by industrial activity, with large amounts of land also allocated to Rosehill Gardens Racecourse and stabling yards for Parramatta Light Rail and Sydney Metro. Its industrial legacy means that soils are heavily contaminated across most of the precinct.

Located in the geographic heart of Sydney, the precinct has an important strategic role in the Greater Parramatta and Olympic Peninsula (GPOP). Previous investigations have identified that the area should be retained for urban service land with a town centre, but that the costs of infrastructure and remediation should be carefully considered when making future land use decisions.

This Place Strategy and Master Plan is being prepared for the whole Precinct and draws on the substantial body of previous investigations, including ongoing collaboration with industry, the community and state agencies.

The overarching objective of the Place Strategy is to provide an integrated 20-year vision, which recognises the strategic attributes of the Precinct, guides future land use and infrastructure investment decisions and which can be delivered with the support of State and local agencies. DPIE has engaged Cred Consulting to deliver social infrastructure studies for Package A - Integrated Master Plan, to provide a baseline assessment of social infrastructure, provide high-level social infrastructure benchmark demands based on the forecast population, and inform and assess the provision of social infrastructure as part of the draft Master Plan.

An Enquiry by Design (EbD) process was undertaken to inform the preparation of the Place Strategy. The EbD was an interactive process which explored a number of master plan options for Camellia-Rosehill which could deliver the vision for the precinct, and resulted in a draft Master Plan which was the subject of public consultation as part of the Camellia-Rosehill Directions Paper. The draft Master Plan was further refined following exhibition of the Directions Paper and consideration of the submissions received.



## 1.2. Camellia-Rosehill Vision

Camellia-Rosehill has an important strategic role as an industry and employment hub within the Greater Parramatta and Olympic Peninsula (GPOP) Economic Corridor. By 2041, the precinct will be enhanced, with service and circular economy industries, and new recreational and entertainment facilities, all enabled by better transport access via light rail, active transport and road connections.

A well-designed town centre next to the light rail stop will be the focus of community activity.

New homes will be close to public transport supported by walking and cycling paths and new public spaces including the Parramatta River foreshore.

Key environmental areas such as Parramatta River, Duck River and their wetlands will be protected and enhanced. Camellia's rich heritage will be interpreted, celebrated and promoted.

Country and culture will be valued and respected with the renewal guided by Aboriginal people.

The precinct will set a new standard for environmental sustainability with embedded renewable energy networks, integrated remediation and water management strategies, circular economy industries and a commitment to achieve net zero by 2050.

Recycled water will be connected to all residences, businesses and public spaces and will support the integrated network of green infrastructure.

Camellia will be a showcase of recovery and restoration – a place of economic prosperity but also a place where people love to live, work and visit.



Parramatta Park  
(Photo source: Cred Consulting)

### 1.3. Part 1 - Baseline assessment

Part 1 Baseline Assessment includes a review of relevant strategic documents and policies, social infrastructure megatrends, audit and mapping of existing social infrastructure in proximity to the Precinct and best practice precedents.

The Assessment formed the baseline for testing during the EbD process that explored a number of master plan options. It found that currently there is limited existing and planned social infrastructure in close proximity to Camellia-Rosehill Precinct that have the capacity to cater to the future population.

Therefore, the Assessment identified that new social infrastructure should be provided within the Precinct to cater to the local needs of the future population, noting that some district facilities such as aquatic facilities are already in adequate provision and can be shared with the wider LGA.

The Baseline Assessment also highlighted that City of Parramatta's Community Infrastructure Strategy (CIS) has identified that there is a significant gap in provision of social infrastructure for the existing and future population in Catchment 4 (where Camellia-Rosehill Precinct is located). It also outlined the CIS's recommended actions for how renewal of the Camellia area could support meeting these identified needs including for sportsgrounds and playing fields, multipurpose community/library hubs, and schools which are nearing capacity in Catchment 4.

As shown in Figure 2, the Social Infrastructure Baseline Assessment considered a range of indicators including:

- Population growth and demographic characteristics (population forecasts may change as planning scenarios are created)
- Strategic context & major projects
- Social Infrastructure trends
- Internal and external engagement
- Social infrastructure audit and mapping
- Benchmarking (population, proximity and comparative)
- Capacity and utilisation of existing social infrastructure, and
- Case studies and best practice.

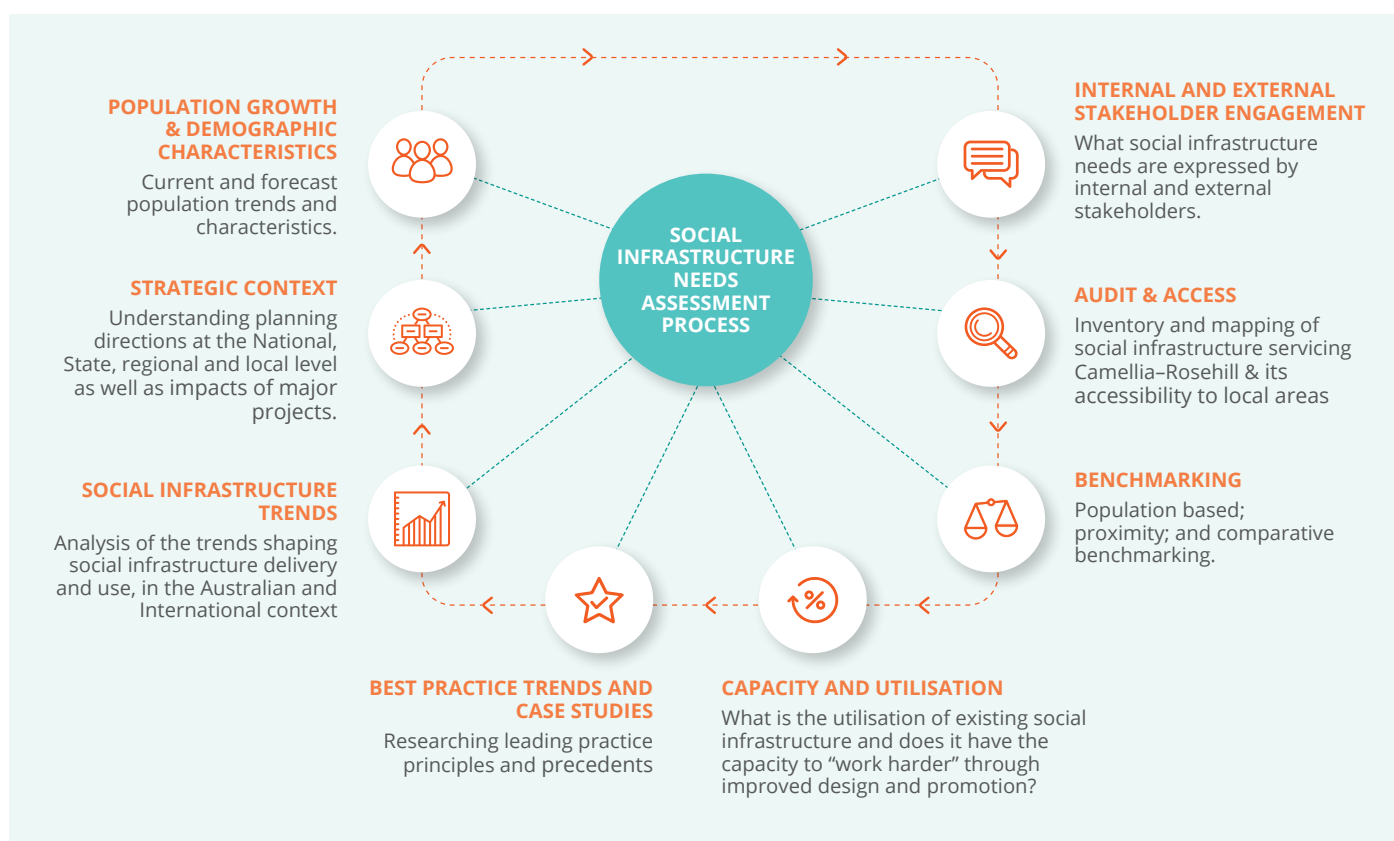


Figure 2 - Cred Social Infrastructure Needs Indicators



## 1.4. Part 2 - The Camellia-Rosehill Preferred Scenario

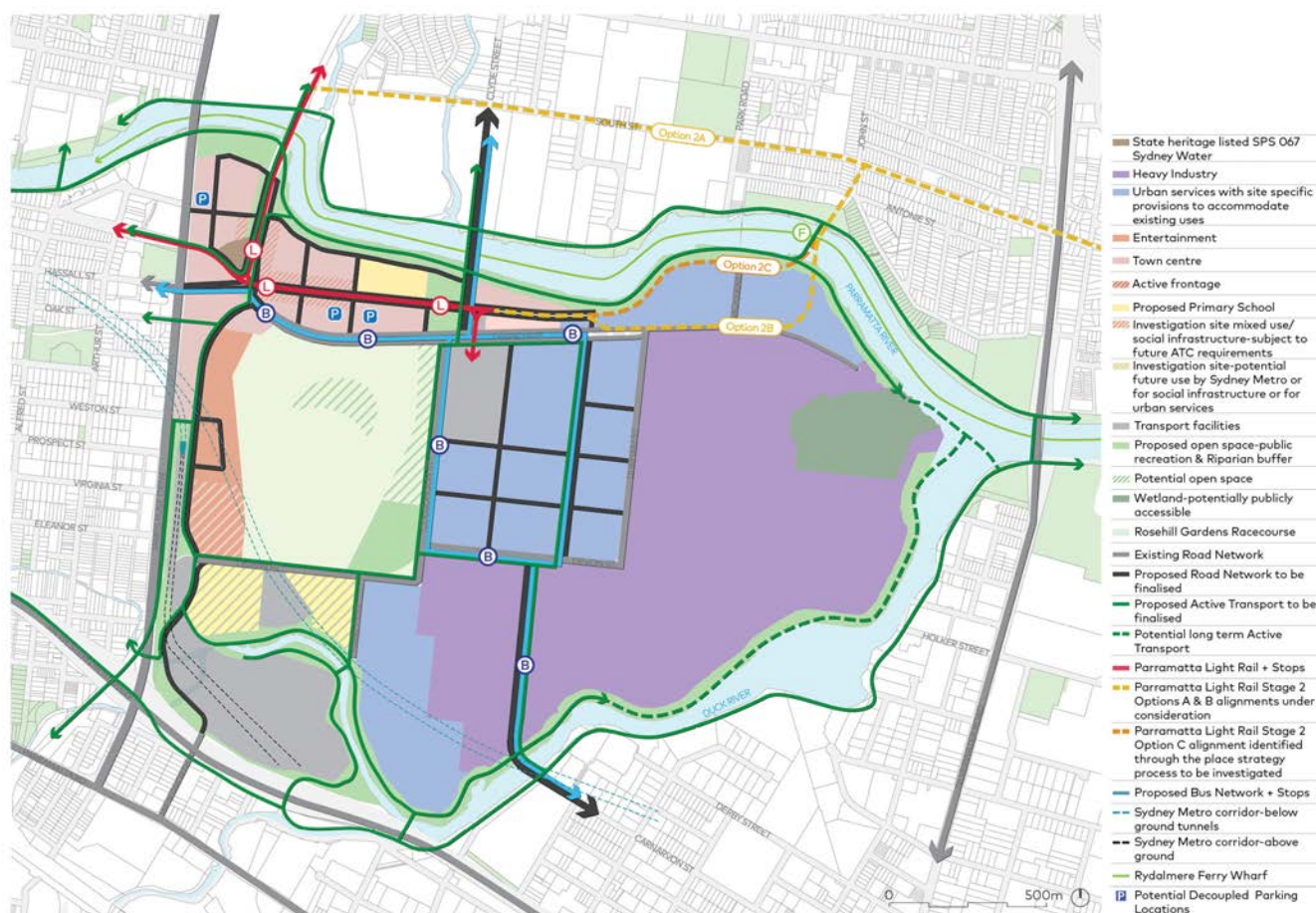
The draft Master Plan for the Preferred Scenario is shown below in Figure 3 and its key features include:

- Provision for approximately 10,000 dwellings within a Town Centre serviced by light rail
- Provision for approximately 14,500 jobs
- A new primary school and primary and secondary high school
- District and regional open space facilities
- Introduction of a new entertainment precinct and an urban services area
- Initiatives to Care for Country and continued protection of heritage listed sites
- Retention of the existing state heritage sewerage pumping station (SPS) 067 within the town centre
- Measures to mitigate land use conflicts and risks including buffers and setbacks from existing fuel pipelines and between the existing sewerage pumping station and future surrounding residential uses
- Access to the Parramatta River, Duck River and Duck Creek foreshores and potentially the wetland

- New transport infrastructure including a local road network, potential bus services, additional connections into and out of the precinct and opportunities to integrate with the Parramatta Light Rail Stage 2
- An extensive active transport network
- A comprehensive remediation strategy, and
- A sustainability strategy and integrated water cycle management strategy.

This Social Infrastructure Implementation Report assesses the proposed social infrastructure provision outlined in the draft Master Plan, and provides recommendations for the implementation of social infrastructure in the next stages.

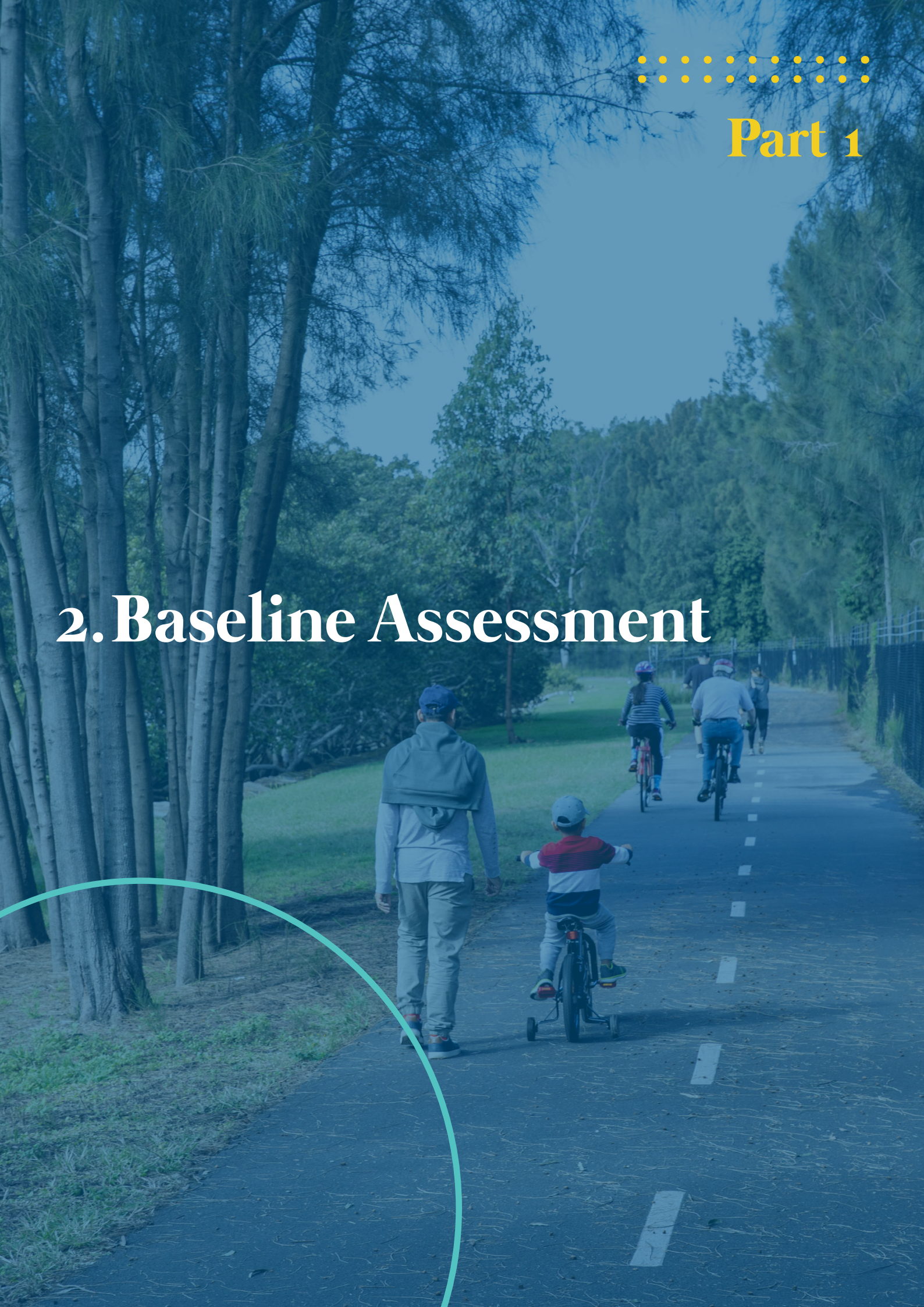
Figure 3 - Preferred Scenario Draft Master Plan





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**Part 1**

## **2. Baseline Assessment**





## 2.1. Defining social infrastructure

### 2.1.1. What is social infrastructure

Infrastructure Australia (Australian Infrastructure Audit, Aug 2019) defines social infrastructure as:

*“Social infrastructure is the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities. It helps us to be happy, safe and healthy, to learn, and to enjoy life. The network of social infrastructure contributes to social identity, inclusion and cohesion and is used by all Australians at some point in their lives, often on a daily basis.”*

Successful social infrastructure relies on the availability of facilities and spaces for the services, programs and activities that are held there. It includes:

- Hard infrastructure – the facilities or physical structure where social, cultural and recreational services, programs and activities are delivered or operate
- Soft infrastructure\* including services and programs that are delivered within the hard social infrastructure.

Both hard and soft infrastructure play a role in creating and sustaining community life.

\*This Social Infrastructure Study only considers Hard infrastructure and does not include soft infrastructure.

### Hard infrastructure

“Hard” social infrastructure is comprised of the physical places and spaces in which social, community, cultural and recreational services, programs, and events take place. The types of hard social infrastructure that have been included are shown in Figure 4 and align with the NSW Government Draft Public Space Charter (Oct 2020).



Figure 4 - Social infrastructure defined as “Hard” Social infrastructure

## Social infrastructure classification

The following social infrastructure classifications have been used to calculate the benchmark demand for the Camellia-Rosehill Precinct.

To align with the plans for the wider LGA, these classifications have been primarily based on City of Parramatta's CIS.

### 2.1.2. Public facilities

For the purposes of this study community facilities refers to public and communal/semi-private community and cultural facilities and services. Community and cultural facilities are those indoor (built form) spaces for individuals and organisations to conduct and engage in a range of community development, recreational, social and cultural activities that enhance the community's wellbeing.

Public community facilities are those facilities that are accessible by the general public including community centres and childcare centres.

#### Why are public facilities important?

For a healthy, liveable and sustainable community, housing should be within walking, cycling, or close public transport distance to employment, education, good parks, shops, and community services and facilities.

Quality social infrastructure and services play an important role in supporting and facilitating community harmony and connectedness, and open space provides opportunities for play, exercise, connection to nature and a space to build social connections. In high density areas, a hierarchy and diversity of connected, quality open spaces is needed, including private, semi-private, and public open space, and local parks as well as access to regional and district spaces. There is a need for social infrastructure that provides space to build community within the development, as well as connection to the broader community, and that is adaptable to diverse uses.

***"Evidence from around the world indicates that social infrastructure (including community facilities) needs to be in place before new residents move in"***  
– ***Liverpool Community Facilities Strategy***

#### Community spaces

Flexible community spaces are 'third spaces' that respond to the needs of local communities and offer safe places for people to gather together. They are spaces that promote positive health and well-being, as well as

community connectedness and cohesion.

As flexible spaces, they provide formal and informal opportunities for community use and can be used by individuals as well as groups or organisations for a variety of different purposes.

Community spaces can include multipurpose community centres, meeting rooms, halls and hubs.

#### *Local community spaces*

Serve a neighbourhood, located within residential areas.

#### *District community spaces*

Serve a catchment of multiple suburbs and multiple communities, of less than one local government area.

#### *Regional community spaces*

Serve whole cities, metropolitan districts or one or more local government areas.

#### Libraries

Quality library space helps people to access the essential information, services and supports that they need to live well and succeed.

As free, publicly accessible and welcoming institutions, libraries are places to learn and to be inspired. They are also a place where people can come together and experience a sense of belonging and connection to their community.

#### Cultural spaces

Cultural spaces are defined as the production, distribution and participation in creativity by the community and visitors, and the reflection and expression of its customs, traditions, heritage and social character.

It includes the visual arts, crafts, media arts, performing arts (music, dance, theatre, physical theatre), heritage, museums, archives, sound recording, film, audio visual and digital arts. It also includes creativity in the public realm, such as the design of the built environment and public spaces.



## Early childhood education and care

### *Long day care*

Long day care (LDC) are centre based education and care services providing full-time or part-time care for children during working hours. Long day care primarily provides services for children aged 0-6 years.

### *Out of school hours care (OSHC)*

OSHC are services that provide care for school children aged up to 12 years old before school, after school, during school holidays and on pupil free days. OSHC may use stand-alone facilities, share school buildings and grounds or share facilities such as community halls.

## Subsidised spaces

Access to subsidised space supports residents seeking working space. It also helps to attract and retain community service providers, social entrepreneurs and social enterprise businesses within City of Parramatta.

Subsidised space can be used as:

- Individual working spaces
- Shared co-working spaces. Co-working is a style of work that involves a shared workplace, often an office, and independent activity. Unlike a typical office, those in a co-working environment are usually not employed by the same organisation
- Office and service delivery spaces

## Affordable housing

Having enough affordable rental housing ensures that people can afford to live close to places that contain employment, education, services and recreational opportunities.

Affordable rental housing is rental housing that is managed by an accredited Community Housing Provider (CHP) on behalf of government, a non-government organisation or a private owner, and is provided to people on very low to moderate incomes at an affordable rent.

## Youth spaces

Young people use public spaces just as much as anyone else, if not more. By being actively engaged in youth-friendly spaces, young people can feel like they have investment in their community and they can develop a strong sense of ownership in these places.

Youth spaces include skate parks, biking facilities, outdoor courts and indoor youth centres with active recreation and creative spaces. Please refer to section 2.1.3 Youth recreation for more detail.

## Senior spaces

These are dedicated areas where the senior citizens over the age of 60 come together for regular activities to help build and maintain relationships within the community. Senior spaces are vital to combat isolation issues for the growing aging population.

Senior spaces are typically similar to community centre with halls, kitchen and equipment for hiring purposes. Best practices indicate that senior spaces integrated as part of community centres deliver better social outcomes and promote inter-generational interaction.

## Hospitals and health care

Hospitals are the building blocks of any health care system. An increase in population in an area will generate more demand for hospital beds and health care staff.

### 2.1.3. Public open space

#### Parks

##### *Local parks*

Serves a neighbourhood. Provides elements or facilities suitable for passive enjoyment of outdoors and nature, spaces to gather and interact and/or to encourage individual and group-based active recreation. Located within residential areas.

**Typical components:** Small land parcel with some facilities.

**Typical facilities:** One or more embellishments, e.g. circuit pathways play space and picnic facilities.

**Typical size:** >0.3ha-2.0ha.

##### *District parks*

Serves a catchment of multiple suburbs and multiple communities, of less than one local government area. Supports diverse uses and provides a range of recreation activities for individuals, small and large groups. Destinations by nature, district parks create a hub of activity, supporting community gatherings and extended stays for picnic, play, and other activities.

**Typical components:** Larger land parcel with multiple facilities.

**Typical facilities:** Five or more embellishments, e.g. toilets and carparking.

**Typical size:** >2ha-5ha.

##### *Regional parks*

Serves an area greater than the LGA. Are destinations that attract long-stay visitors from throughout the metropolitan area. They accommodate a high level of diverse facilities and significant environmental features that offer unique recreation opportunities.

#### Sports grounds

Sports grounds are defined as outdoor green open space that can support sporting activities. These sporting activities include formal sporting activities which consist of organised sport, training, and competition based activities by sporting clubs, schools and others.

#### Play spaces

Play spaces are areas containing equipment and other elements that facilitate opportunities for play.

##### *Pocket play spaces*

Typically refers to play spaces that cater to residents within the immediate area of the site, about 250m or a 5-minute walk from people's homes. They have a small range of facilities and amenity and are generally suitable for a targeted age range (for example, up to 5 years of age).

##### *Local play spaces*

Typically refers to play spaces that are within proximity to local residents and are about 500m or a 5-10-minute walk from people's homes. They often have a range of facilities, with around 5 or more options targeted towards 0-12 year olds.

##### *District play spaces*

Typically attract people from a wider catchment and are located on larger parcels of land and often co-exist with other facilities.

They have a larger range of facilities, or have custom designed play opportunities for different age groups and abilities (cater for ages 0-5, 6-12 and 13+). They are up to 2km or a 5-10 minute drive from people's homes.

#### Outdoor recreation

##### *Youth recreation*

Facilities and spaces that are suitable for young people (aged 13+) to gather, participate in formal and informal recreation and to relax together. Facilities and spaces suitable for youth recreation are also used by members of the broader community.

Youth recreation includes outdoor recreation elements like skate/bike facilities, youth parkour, study spaces, hard courts and informal fields.

##### *Active recreation*

Facilities and spaces that support individual and group-based active recreation, such as an informal sporting activity.

They cater for a range of ages and abilities and provide outdoor recreation elements like tennis courts, cricket practice nets, hard courts and informal fields.

##### *Community recreation*

Facilities and spaces that support a range of activities for individuals and groups of various sizes.

These spaces are gathering places and support extended visits through providing outdoor recreation elements like picnic and barbeque facilities, event spaces and large open grassed areas.

### *Fitness and exercise*

Facilities and spaces that support exercise and fitness opportunities.

These are free, accessible and provide outdoor recreation elements like outdoor exercise equipment, exercise/boot camp spaces and circuit paths.

### *Trail and path based recreation*

Facilities and spaces that support walking, cycling and running in public open space, natural areas and community destinations.

These provide outdoor recreation elements like circuit paths, cycleways, bushwalking tracks and bike and scooter tracks.

### *Off-leash animal exercise*

Facilities and spaces that provide access to off-leash exercise areas for dogs and other animals.

These are designated dog off-leash areas that can include perimeter fencing and agility equipment.

## **Indoor recreation**

Indoor recreation facilities are built facilities that cater for individual and group indoor active recreation, play and fitness activities, as well as sporting competition and training.

They typically contain indoor sports courts, most commonly used for basketball, as well as indoor gyms and other amenities such as change rooms, toilets, canteens and other spectator areas.

## **Aquatic recreation**

### *Aquatic facilities*

Formal controlled water spaces with outdoor aquatic components, indoor aquatic components or both.

They usually have ancillary amenities such as change rooms, public amenities and a café/kiosk. Such facilities may be co-located with other community, recreation, leisure and ancillary functions such as an indoor sports hall, fitness centre (including gymnasium), wellness offerings and more.

### *Natural swimming area*

An open body of water where a person can be immersed in water. Can be a formally or informally defined facility or location within a natural setting.

## **Community gardens**

A community garden is space that is accessible to the community and has been allocated to grow food and other plants.



## 2.2. Benefits of social infrastructure

*Public spaces like our parks, museums, libraries and high streets connect us to our communities, bring us closer to nature, make us healthier and happier, provide places for celebration and help businesses to prosper.*

- Draft NSW Public Spaces Charter, NSW Department of Planning, Industry and Environment, November, 2020



### 2.2.1. Social infrastructure benefits

This section provides an overview of the significant research that tells us the many resilience, social, liveability, educational, and economic benefits of social infrastructure.

#### Liveability

Liveable places are those that have great access to social infrastructure that enables lifelong learning and creative expression; creates healthier communities; and bridges social and cultural networks and supports.

Liveable places deliver higher rates of wellbeing and responding improved quality of life for residents.

Critical for building social relationships, social infrastructure provides not only the essential services required for communities to function, but also the services that make places liveable and help improve the quality of life for people living there.

Social infrastructure strengthens local and place identity and character and contributes to the vitality of urban centres and local identity<sup>1</sup>. It is ideally situated on landmark sites with distinctive architecture and quality design. Local stories and culture can be ingrained in the building fabric to assist in fostering community identity and ownership.

In high density communities social infrastructure improves liveability significantly having an important role as 'community living rooms', 'community backyards' and 'break-out spaces'<sup>1</sup>.

#### Measured benefits

- A report by the Regional Australian Institute in 2016 showed that in the United Kingdom, a benefit-cost ratio of 10 pounds to every 1 pound that was invested into social infrastructure showed that it reduced crime, health saving and better employment outcomes.
- Research from the American Enterprise Institute in 2019 shows that Americans who live in closer proximity to neighbourhood amenities such as libraries are more content with their neighbourhood, more trusting of others, and less lonely regardless of whether they live in large cities, suburbs, or small cities or towns.

<sup>1</sup> Infrastructure Australia, Social infrastructure in Australian Infrastructure Audit 2019, 2019

## Education and economy

Social infrastructure is instrumental in supporting local businesses as it creates new job opportunities; provides spaces and services that promote lifelong learning resulting in work opportunities; provides spaces for co-working and collaboration, networking and entrepreneurship; and activates urban centres.

Adding more social infrastructure such as libraries, arts spaces and multipurpose urban spaces will encourage more locals and tourists to use the spaces and in turn generate positive economic outcomes. This type of investment can provide a revenue stream and stable employment to support local economies<sup>2</sup>. Social infrastructure such as libraries and multipurpose community centres when located in town and strategic centres are significant attractors for increasing visitation to retail offerings.

On a national scale (according to Infrastructure Australia) social infrastructure sectors contributed 12.5 per cent of Australia's GDP in 2018. These sectors employ just over three million people, or around a quarter of Australia's workforce.

Parents can more easily return to work when early education and care is high quality, accessible and affordable. Individuals and families, especially new migrants and refugees, can access employment when they have the training and support that they need to access and thrive in new jobs.

Social infrastructure also holds vital educational benefits. Having high quality social infrastructure for education is an investment that ultimately generates a greater return later on through more people completing tertiary education and the creation of new jobs. Having learning opportunities throughout all ages in life is also imperative to a community's development. This concept of 'lifelong learning' is continually becoming a key topic in educational infrastructure. Lifelong learning opportunities will meet the demands of a modern workplace, improve productivity and help communities to reach their full potential. It has a key role in social mobility and overall wellbeing as the provision of education can be both formal and non-formal, indicating that any member of the community is able to join.

### Measured benefits

- Libraries in Australia have already provided 30, 950 jobs alone and has made an estimated \$3 billion from its total annual benefit just from public access.
- For every dollar spent on NSW public libraries the value back to the community is, on average, between \$2.82 and \$4.24.<sup>3</sup>
- The 2019 Infrastructure Australia Audit revealed that

Australian households spend \$6.5 billion a year on arts related goods and services.

- Studies from economist James Heckman show that for every \$1 spent on child care \$17 is returned to the community through: better educational outcomes; higher school completion rates; and less expenditure on health, welfare and crime services. High quality services have even greater social, education, and health outcomes for children: The post school tests showed that children who access quality education and care scored 15 to 20 points higher than those that don't.<sup>4</sup>
- The revitalisation of the Darling Quarter in Sydney has yielded a promising economic return through tourism where \$4.8 million was made from both international and domestic visitors.

2. Andrew McDougall and Gillian Savage. Dollars, Sense and Public Libraries: The Landmark Study of the Socio-economic Value of Victorian Public Libraries. Melbourne: State Library of Victoria, 2011.  
3. Andrew McDougall and Gillian Savage. Dollars, Sense and Public Libraries: The Landmark Study of the Socio-economic Value of Victorian Public Libraries. Melbourne: State Library of Victoria, 2011.  
4. The Importance of Early Childhood Development," Australian Early Development Census, accessed on October 18, 2017, <http://www.aedc.gov.au/parents/the-importance-of-early-childhood-development>.

## Community connection & resilience

Social infrastructure helps to bind people and neighbourhoods together to create social capital, social cohesion, and community wellbeing. There is significant research that indicates that social connection leads to happier people.<sup>5</sup>

As evidenced by research, social connectedness increases as people are brought together through purposeful activities – acts of kindness, problem solving, singing/laughing/storytelling and through special interest groups<sup>6</sup>.

A report from Busan in Korea in 2020 showed that there was a strong link between social infrastructure and happiness, where residents who lived closer to libraries and schools were significantly happier than those who did not<sup>7</sup>. Having close and easy access to public social infrastructure can create neighbourhoods that actively participate in different activities together and promote a friendlier lifestyle.

Specifically in more culturally diverse community driven development, through the use of social infrastructure, has led to positive improvements of residents' life socially and culturally<sup>8</sup>. The COVID-19 pandemic has also highlighted the need for not just face to face but online connectivity with 57% of Australians over the age of 70 having no access to the internet and no other way to connect socially.

Social infrastructure also builds resilient communities. 100 Resilient Cities has identified that our community needs to be prepared for a range of shocks, stresses and emergencies such as climate change impacts or pandemics (like COVID 19). Research from Resilient Sydney found that one of the biggest barriers to cities responding to shocks and stresses is a lack of social connectivity.

Access to social infrastructure provides the spaces to keep us safe during major shocks, but also the places, services and programs to build social capital, connections and feelings of trust. This has been highlighted during COVID-19, where social infrastructure such as health services, education facilities, volunteer organisations, cultural organisations, local community groups and community centres, together with social welfare organisations, have been critical in the response needed in local communities. These places have demonstrated that this infrastructure can pivot and proactively respond to the changing issues and needs.

5. Greenberg, M. Does Being More Social Make Us Happier?, 2019

6. Nesbitt, H. COVID-19 highlights the value of social infrastructure – let's not forget, accessed on 20 October 2020, <https://www.thefifthestate.com.au/columns/spinifex/COVID-19-highlights-the-value-of-social-infrastructure-lets-not-forget/>

7. Kim, M., Im, H. The Relationship between Social Infrastructure and Happiness in Journal of Korea Planning Association, 2020.

8. Vaznoniene, G. The Role of Rural Community Enhancing Rural Social Infrastructure Changes in Research for Rural Development.

## Measured benefits

- Studies show that a lack of social connection may be a greater detriment to health than obesity, smoking and high blood pressure. A study of more than 3.4 million participants in the UK found those who feel socially isolated have a 30% higher risk of early death (National Health Service, 2015).
- According to a recent (2018) Australian Loneliness Report, over 50% of Australians feel lonely at least one day per week. New studies have begun to measure the financial cost of social isolation and loneliness.
- In a 2017 AARP study, the cost to Medicare of social isolation and loneliness was estimated at \$6.7 billion annually. Specifically, the increased cost was due to the higher health care costs of socially isolated and lonely seniors. Loneliness can be a risk factor for certain chronic health conditions, such as arthritis, high blood pressure, heart disease, and diabetes.



## Health and wellbeing

Social infrastructure such as public parks, sports and recreation centres encourage more of the public to be physically active and promote a lifestyle that will be extremely beneficial to mental health. Studies have shown that natural environments such as green spaces contribute to improved mental health, and increased physical activity reduces anxiety, depression and psychological stress<sup>9</sup>. These spaces encourage participation in recreation and help to create friendships and community togetherness while being physically active.

Access to public open space close to where people live is associated with increased physical activity in all age groups<sup>10</sup>. People who have access to nearby useable green space are also twice as likely to report better health than those who do not<sup>7</sup>. This is further emphasised by research that highlights the benefits that can be reaped from social infrastructure:

- Living within 400-800 metres of a mix of destinations is associated with higher levels of walking and cycling across all age groups.
- People living within 1.5 kilometres of a convenience store, or newsagent are twice as likely to regularly walk, and those living within 1.5 kilometres of a larger shopping centre are three times more likely to regularly walk.
- The more street trees along the footpath network, the more likely residents are to walk for 60 minutes each week<sup>11</sup>.

### Measured benefits

- A Danish study found that residents who did not grow up with greenspaces nearby had a 55% increased risk of developing depression, anxiety, and substance abuse in later years.
- A New Zealand study revealed that the greenest neighbourhoods had the lowest risks of poor mental health and the risk of cardiovascular disease was decreased by 15%.

9. Dadvand, P., et al., Green Spaces and General Health: Roles of mental health status, social support, and physical activity in Environmental International, 2016

10. Greater Sydney Commission, City shaping impacts of COVID -19

11. Madew, R. Infrastructure Australia's 2019 Audit highlights the important role social infrastructure plays in our growing communities, accessed on October 10, 2020, <https://infrastructuremagazine.com.au/2019/11/18/a-spotlight-on-social-infrastructure/>

## Making the case for social infrastructure

The United Nations makes the following case for public spaces and facilities to support equity across socio-economic, groups, gender, and age groups:



as the banner of urban civility



improves public health



enhance environmental sustainability



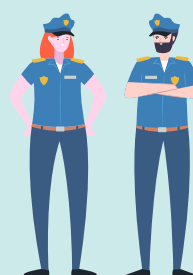
are tools for gender and age-friendly cities



promote income, investment and wealth creation



are our urban meeting places



enhances urban safety



increases transportation efficiency



offer ideal opportunities to generate citizen involvement, promote equity and social inclusion



make for great cities

(Data source: United Nations)

## 2.3. Social infrastructure mega trends

Across NSW, there are increasing challenges and opportunities to delivering and governing social infrastructure in growth areas, and areas of higher density. This section provides a summary of these trends, which also include innovation trends as identified in City of Parramatta's Community Infrastructure Strategy.

### A networked approach

Increasingly, social infrastructure is being planned to operate as part of a network of public facilities, public open space, streets and services that work together are multi-functional spaces to meet a broad range of community needs across a neighbourhood, catchment, or a region. This integrated, strategic approach allows social infrastructure to provide a different but complementary range of offerings, in a compact pool of quality and multipurpose spaces, and avoid duplication. By considering social infrastructure as part of a network of spaces, services and programs can be accessed locally through outreach in flexibly designed spaces.

In geographically dispersed areas such as City of Parramatta, the approach is for the provision of district public facilities in larger strategic centres, with smaller satellite local public facilities in local centres within suburbs or Precincts providing spaces for local activities and outreach services.

This network approach has become clearer during the 2020 Pandemic, with facilities, services and programs that support living local – local services, community support, small groups and individualised services – in high demand.

A networked approach also enables services to work together through greater social connection to each other and their communities, and the delivery of outreach services across a local government area.

For example, health services provided at the local level have been particularly important to tackling the spread of COVID-19, with COVID-19 testing being delivered from local libraries and community centres. Connection and support provided by neighbours and voluntary organisations to people living alone and/or needing support locally have also been particularly effective during the Pandemic.

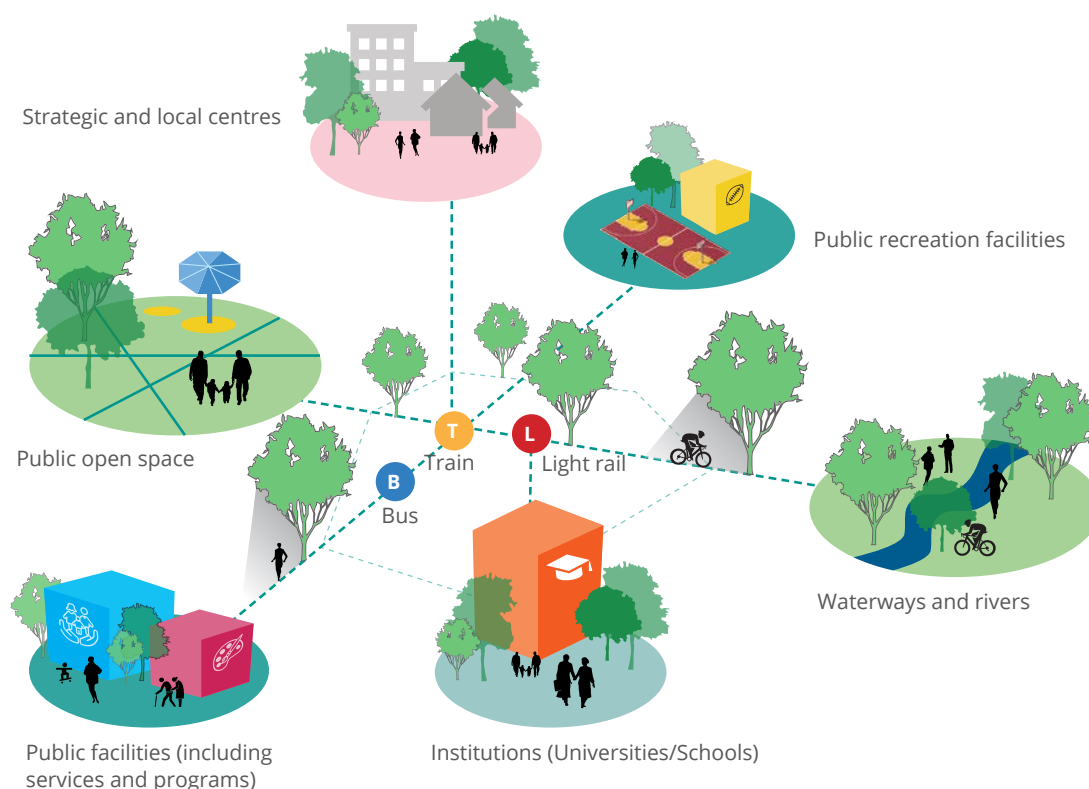


Figure 5 - Social infrastructure operating as a network (source: Cred Consulting)

## Co-located services within community hubs

The term co-located community hub refers to the integration of community facilities and services in one location or building to provide better access to a wider range of services (or a “one stop shop” for users) as well as a more cost effective way of delivering and operating these services.

Integrating and co-locating social infrastructure within community hubs helps to achieve key gathering points within a community with a variety of offerings. This approach improves efficiency through encouraging compatible uses, supporting partnerships and resource sharing between different service providers, and increasing the overall flexibility and activity of the given area. Community hubs provide opportunities to attract a range of users, increase access to services and allow for the coordination of supporting services like public transport.

## Going up — stacked and rooftop social infrastructure

Social infrastructure can also be co-located within multi-level or stacked buildings, within mixed use development and on rooftops of commercial, residential or community buildings. Increasingly in higher density cities, where land values are high and land is scarce, social infrastructure is being delivered on rooftops and using smaller footprints (or land area) by building up.

This includes rooftop sports and recreation courts, cultural participation and exhibition spaces in high rise buildings, and multi-level community hubs (such as Surry Hills Library and Community Centre, and the Ultimo Community Centres in Sydney) that have different floors delivering different services. These kinds of social infrastructure are commonly delivered in town centres with high visitation. This approach can enable more of the ground level to be used for open space, for reduced land costs, and for the social infrastructure to be delivered by a developer as part of their community benefit offer for their planning proposal.

## Multipurpose, shared, and flexible design

Multipurpose and flexible social infrastructure has been a trend for some time, particularly for new buildings.

Multipurpose and flexibly designed spaces support a range of different services and programs being delivered at once, and for the space to change over time responding to changing needs. The demand for multipurpose spaces will be accelerated with retrofitting

of existing infrastructure to accommodate a range of essential activities.

Spaces used for organised sport will also need to accommodate informal activities such as walking, running, and cycling; theatres and cinemas may need to work as smaller performance spaces; public streets can be shared for active transport such as walking and cycling; and community centres can become food banks, testing centres, and emergency evacuation/support centres.

## Outdoor rooms for collaboration and innovation

Gathering, learning, socialising, collaborating, and delivering programs outdoor is increasing in popularity. Recent events have also accelerated demand for these types of outdoor meeting and collaboration spaces with people working from home seeking social connection, and innovation precincts encouraging collaboration in informal environments.

This trend of delivering community spaces in parks and outdoor areas can be seen in recent examples of the Goods Line at UTS (outdoor study and collaboration spaces), Burwood Pavilion (outdoor stage/covered hard stand areas and hireable community room) and most recently Chill Out Hubs (open-air smart hubs) in Georges River.

## Increasing the capacity of what we have — “making it work harder”

Before any new social infrastructure is planned, local government is increasingly reviewing the capacity of what they already have within the area or in close proximity, and identifying opportunities for re-purposing social infrastructure that is well located, and has the capacity to function as a modern, flexible and multipurpose space. Asking the question: “Can existing infrastructure be extended or improved, or is new investment needed?”

In the context of unprecedented population growth and increasing community expectations, improving the capacity, efficiency and performance of existing social infrastructure will need to be a priority in order to meet demand. Opportunities exist to make smaller, more incremental investments where significant capacity enhancements can be delivered through existing infrastructure. This could include synthetic turf on hard working sports fields or re-purposing of ageing infrastructure with modern technology to increase amenity and utilisation.



## Shared use of community infrastructure

Sharing the use of existing social infrastructure has significant potential to maximise the use and efficiency of a variety of spaces and buildings for community benefit.

Sharing existing space may decrease the need to build new facilities that replicate already existing infrastructure, making assets work harder for the benefit of all. There may be opportunities in areas with social infrastructure deficiencies, including growth areas, to share social infrastructure with primary and secondary schools, and with other community partners (e.g. University of Western Sydney).

## Environmentally sustainable development

Social infrastructure offers opportunities for local government to lead by example, demonstrate new sustainable materials and technologies and deliver leading practice projects with an educational role.

Environmentally sustainable social infrastructure typically has lower operating costs and is therefore more financially viable and sustainable to operate. Delivering environmentally sustainable development means that facilities are located so as to promote walking, cycling, and public transport, which also has a positive impact on fostering healthy, active communities.

## Revenue streams

Much social infrastructure – being public – operates on a not-for-profit basis with income generation approaches ranging from hiring spaces, to fund raising, to receiving grant funding. To enhance the cost-effectiveness and sustainability of community infrastructure, many facilities rely on rental income to fund operations but even then, there is usually a gap between income and expenses, including maintenance costs. Increasingly within community infrastructure, operations of assets like community facilities, rely on revenue methods that generate reliable and increased sources of income in order to improve financial viability and sustainability.

## Public Private Partnerships and cross sector collaboration

Public Private Partnerships allow governments and the private sector to work together and share resources to plan for, deliver and manage major projects. This usually involves governments providing incentives for the private sector to deliver a public asset or service. To be successful, these partnerships require shared vision, early commitment and comprehensive planning. Public Private Partnerships usually have the public interest at heart and can deliver increased value for money.

Hard surface recreation spaces like these provide informal recreational opportunities, centre activation and connection to local centres and other community facilities such as libraries.



Parramatta Square Render (Photo source: Landscape Australia)



Julia Reserve Youth Precinct (Photo source: Cred Consulting)



Marrickville Library (Photo source: [www.alia.org.au](http://www.alia.org.au))

See Section 3.2.4 for case studies and precedents that demonstrate these trends.







Parramatta Park  
(Photo source: Cred Consulting)



## 2.4. Strategic context

Creating a future place that is well connected to services, public facilities and open spaces to support a healthy, resilient and sustainable community, will deliver on the strategic priorities of over 20 policy documents.

The Camellia–Rosehill Precinct integrated Master Plan should respond to the following key themes outlined by national, state and local strategies.

### Key themes

	EVERYONE CAN PLAY	GREAT PUBLIC SPACES GUIDE	GREENER PLACES	PREMIER'S PRIORITIES	DRAFT OPEN SPACE FOR RECREATION DESIGN GUIDE	DRAFT CONNECTING WITH COUNTRY	FUTURE TRANSPORT STRATEGY	NSW AGEING STRATEGY	CULTURAL INFRASTRUCTURE 2025+	WOMEN IN SPORT STRATEGY
Putting people at the heart of Parramatta										
A city of great places										
Create an inclusive Parramatta for all ages, cultures and abilities										
Increase access to social infrastructure										
Improve access to open space and recreation										
Increase access to education and learning opportunities										
Improve public health										
Improve green cover										
Improve walking and cycling connections										
Engage and involve the community										
Improve sustainability, energy and resource efficiency										
Improve community interaction and social cohesion										
Improve and promote local culture and heritage										
Promoting economic opportunities for all										
Connect people to nature										
Reduce heat										





## 2.4.1. International

### United Nations 2030 Agenda for Sustainable Development

The United Nations 2030 Agenda for Sustainable Development is a framework of 17 Sustainable Development Goals (SDGs) with a total of 169 Targets spanning economic, environmental and social development. They outline a plan for all countries to engage actively in making our world better for its people, with no-one left behind.

The United Nations Sustainable Development Goals recognise that access to high-quality public space (which includes social infrastructure) is critical to social, economic and environmental sustainability.

The New Urban Agenda, a document that provides guidance for achieving the Sustainable Development Goals includes a commitment to:

*"Promoting safe, inclusive, accessible, green and quality public spaces, including streets, sidewalks and cycling lanes, squares, waterfront areas, gardens and parks, that are multi-functional areas for social interaction and inclusion, human health and well being, economic exchange, cultural expression and dialogue among a wide diversity of people and cultures, and that are designed and managed to ensure human development and build peaceful, inclusive and participatory societies as well as to promote living together, connectivity and social inclusion."*



## 2.4.2. NSW Government strategies

A range of NSW Government strategies have been assessed to identify relevant strategic directions for the Camellia-Rosehill Precinct. These include

- Great Public Spaces Guide
- Everyone Can Play
- Draft Greener Places Design Guide, GANSW
- NSW Premier's priorities
- Draft Connecting with Country, Government Architect NSW
- NSW Ageing Strategy
- Cultural Infrastructure 2025+
- Women in Sport Strategy, Office of Sport
- Joint Use of Schools Facilities and Land Policy, Department of Education
- People Places: A Guide for Public Library Buildings in New South Wales, 2013
- Central City District Plan 2056
- Turn Down the Heat Strategy and Action Plan (WSROC), 2018, and
- Draft place-based infrastructure compact (PIC), Nov 2019.

## Great Public Spaces Guide

'Great Public Spaces Guide' is a NSW Government guide that outlines an approach to place and seeks to help communities, industry, councils and state government take action in creating great public spaces.

Public spaces are our open spaces, public facilities and streets. Quality open spaces make for liveable, sustainable and healthy neighbourhoods. Public open spaces include parks, gardens, play spaces, public beaches, riverbanks, waterfronts, publicly accessible bushland and outdoor playing fields and courts. They provide us with places to exercise, play, rest, participate in social activities, and contribute to healthy, happy and resilient communities.

Ideas and opportunities to help create great open spaces include:

- Am I able to get there?
- Am I able to play and participate?
- Am I able to stay?
- Am I able to connect?

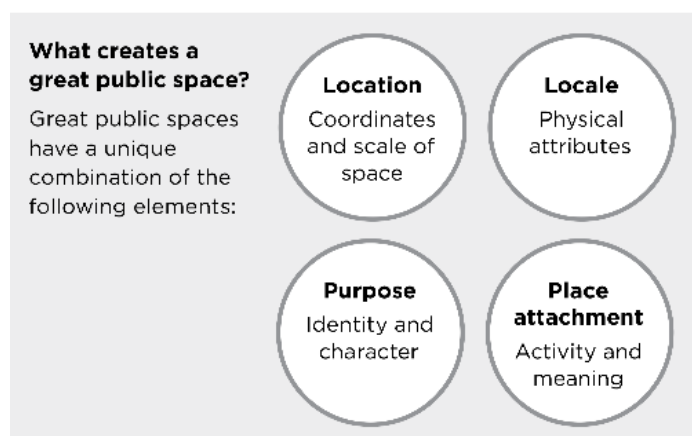


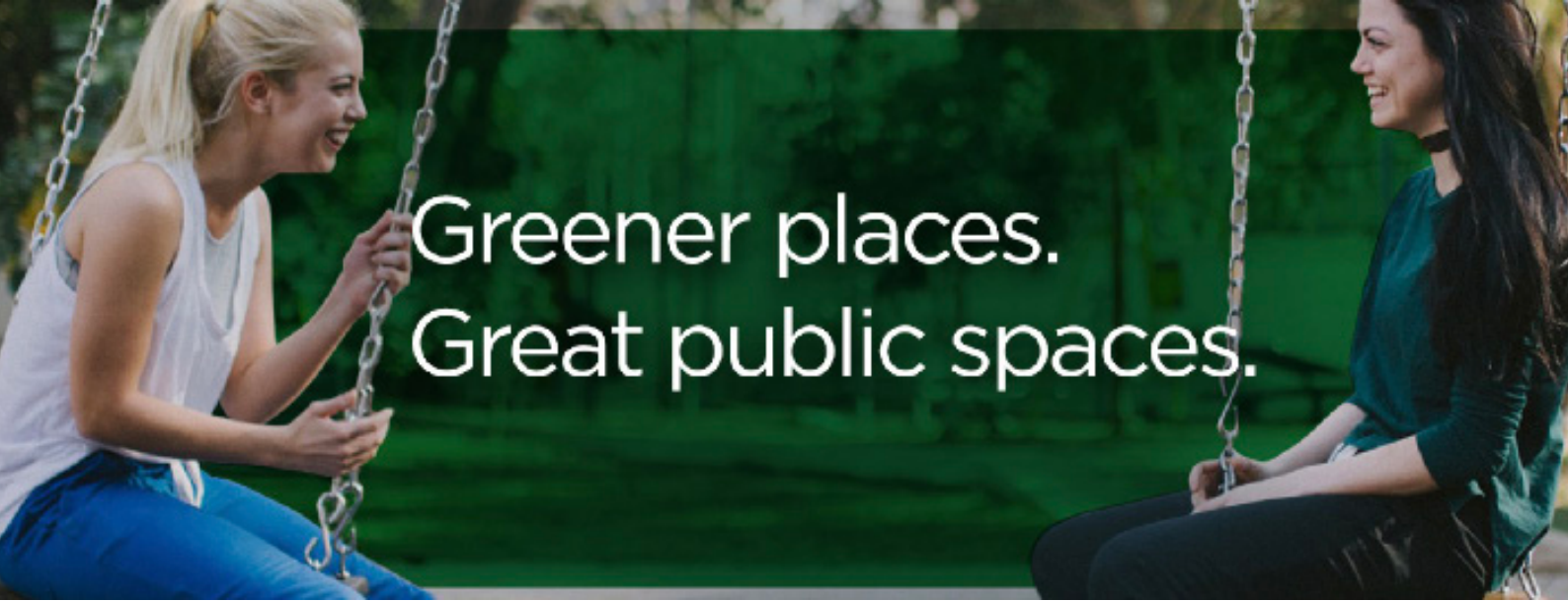
Figure 6 - Commitments to connecting with Country (source: Draft Connecting with Country, Government Architect NSW)

## Everyone Can Play

'Everyone Can Play' is a set of design principles and best practice recommendations for play spaces in NSW, focusing on inclusive play spaces. An inclusive play space invites people of all ages, abilities and cultures to come together to socialise and thrive. The principles focus on addressing three questions:

- Can I get there?
- Can I play?
- Can I stay?





# Greener places. Great public spaces.

## NSW Premier's priorities

### *Premier's Priority – Great public spaces*

Increase the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space by 10% by 2023.

Quality green, open and public space is for everyone – these spaces include parks, green spaces, plazas, libraries, streets, landscapes, museums, and public transport. Great public spaces that delight communities are especially important in growing cities and towns.

Walkable, connected and accessible public spaces promote healthier lifestyles and bring people together. A network of welcoming and connected public spaces will create communities where people love to live.

### *Premier's Priority – Greening our city*

Increase the tree canopy and green cover across Greater Sydney by planting one million trees by 2022.

Trees play an important role in creating great open spaces for communities, enhancing the experience of outdoor recreation and exercise. Green canopy enhances the amenity of local parks and streets and is crucial in providing vital shade that reduces ambient temperatures and mitigates the urban heat island effect.

Trees improve local character and enhance property values. They extend habitat, increasing the biodiversity of cities serving as a home for animals and birds. Air quality is improved by removing fine particles from the air and trees mitigate the impact of climate change, acting as a storehouse for carbon dioxide.

*10% increase in  
proportion of homes in  
urban areas within 10  
minutes' walk of quality  
green, open and public  
space by 2023*

*Increase the tree  
canopy and green  
cover planting by  
one million trees by  
2022*





Photo of Sydney Park showing that high quality and diverse programming of parks facilitate and support active and healthy communities. (Photo source: City of Sydney)

## Draft Greener Places Design Guide, GANSW

‘Greener Places’ is a NSW Government policy that acknowledges the fundamental role that green infrastructure will play in ensuring community sustainability moving into the future. Adopting a strategic approach to greening, the policy outlines four guiding principles:

1. **Integration:** green infrastructure, urban development and Grey infrastructure.
2. **Connectivity:** creating a network of open spaces.
3. **Multi-functionality:** establishing multiple ecosystems.
4. **Participation:** involve stakeholders.

Its Open Space for Recreation section provides information on how to design, plan, and implement green infrastructure in urban areas throughout NSW. The draft guide provides a consistent methodology to help State and local government, and industry create a network of green infrastructure.

The Guide responds to the Premier's Priorities: Greening our City, seeking to increase the tree canopy and green cover across Greater Sydney by one million trees by 2022; and Greener Public Spaces aiming to increase the proportion of homes in urban areas with 10 minutes' walk of quality green, open and public spaces by 10 per cent by 2023.

Strategies recommended for providing open space and recreation include:

1. Improve the provision and diversity of open space for recreation
2. Understand the demands on existing open space, and plan for open space in new and growing communities
3. Improve the quality of open space for better parks and facilities

4. Use open space to connect people to nature
5. Link to the network of green infrastructure
6. Encourage physical activity by providing better parks and better amenity
7. Provide open space that is multi-functional and fit for purpose
8. Design versatile, flexible spaces; and
9. Consider life cycle costs, management and maintenance.

### *The Design Guide advocates for quality of open space over quantum of open space*

The Government Architect has noted in its Draft Open Space for Recreation Design Guide that **planning that relies on a spatial standard such as 2.8ha /1000 people is not effective without high levels of quality control** and often works against opportunities for multiple use and innovative solutions, particularly in high density urban areas (such as the subject site) in small sites. A large amount of poor quality open space may not meet a community's needs as well as a smaller, high quality open spaces.

Evidence from around the world indicates a focus on quality and accessibility to open space including active recreation areas, green streets, walking and cycling infrastructure will deliver improved health, social cohesion, vibrant local economies, productivity, and environmental benefits.

The Guidelines further note that the quality of open space is key to its usability and attractiveness. Quality indicators can include for example:

- Amenity (e.g. maintenance, noise, facilities and equipment, aesthetics)
- Access (visual and physical access, disability access)
- Safety
- Size, shape and topography, and
- Vegetation and setting.

## Draft Connecting with Country, Government Architect NSW

Connecting with Country is a draft framework for understanding the value of Aboriginal knowledge in the design and planning of places. It includes the Design Objectives for NSW as shown in Figure 7.

Connecting with Country is informed largely by the experiences and knowledges of people who work on, and are from, Countries in and around the Sydney basin. As such, the principles and framework that follow reflect an emphasis on this part of NSW and we acknowledge that further work is required to determine the appropriateness of these principles and framework for the other Countries of NSW.

For local government, the intent of Connecting with Country is to help them respond to and advocate for community needs in local planning policies and projects. The ambition of Connecting with Country is that everyone who is involved in delivering government projects will adopt the following commitment:

*Through our projects, we commit to helping support the health and wellbeing of Country by valuing, respecting, and being guided by Aboriginal people, who know that if we care for Country – it will care for us.*

The ambition of the commitment to improving health and wellbeing of Country is to help realise three long-term strategic goals:

- reduce the impacts of natural events such as fire, drought, and flooding through sustainable land and water use practices
- value and respect Aboriginal cultural knowledge with Aboriginal people co-leading design and development of all NSW infrastructure projects, and
- ensure Country is cared for appropriately and sensitive sites are protected by Aboriginal people having access to their homelands to continue their cultural practices.

Connecting with Country provides statements for commitment and principles for action to help project teams fulfill their commitment to Country. These are practical ways of implementing each the seven commitments.

## 7 Commitments

<b>1.</b> We will respect the rights of Aboriginal peoples to Indigenous cultural intellectual property, and we will support the <b>right of Country to be cared for.</b>	<b>2.</b> We will prioritise Aboriginal people's relationship to Country, and their <b>cultural protocols</b> , through education and enterprise by and for Aboriginal people.	<b>3.</b> We will prioritise <b>financial and economic benefits</b> to the Country where we are working, and by extension to the Traditional Custodians of that Country.	<b>4.</b> We will share <b>tangible and intangible benefits</b> with the Country where we are working, and by extension the Traditional Custodians of that Country, including current and future generations.
<b>5.</b> We will respect the diversity of Aboriginal cultures, but we will prioritise the local, place-specific <b>cultural identity of the Country</b> we're working on.  Aboriginal people will determine the representation of their cultural materials, customs, and knowledge.	<b>6.</b> We will prioritise recognition and <b>responsibility of Aboriginal people</b> , supporting capacity building across Aboriginal and non-Aboriginal communities, and across government project teams.	<b>7.</b> We will support Aboriginal people to continue their practices of managing land, water, and air through their ongoing <b>reciprocal relationships with Country.</b>  We will create opportunities for traditional first cultures to flourish.	

Figure 7 - Commitments to connecting with Country (source: Draft Connecting with Country, Government Architect NSW)



## NSW Ageing Strategy

The Strategy includes relevant priorities around health and wellbeing, getting around, and inclusive communities. Key social infrastructure needs include:

- Limited transport options is a major barrier, including living in an isolated area, cost, physical barriers, poor-quality footpaths and a lack of accessible parking, and
- Caring roles are associated with poor physical and mental health
- Social isolation and loneliness are growing concerns.

## Cultural Infrastructure 2025+

The Cultural Infrastructure Plan 2025+ provides the strategic framework for how the NSW Government will invest in and support cultural infrastructure across the state until 2025 and beyond. The Plan articulates the strategic priorities for New South Wales to be a place where:

- Everyone can access the infrastructure they need to make culture part of their everyday lives
- There is an increased availability of affordable, fit-for-purpose and sustainable space to support growth of the cultural sector and creative industries
- Cultural infrastructure delivery and funding is supported by partnerships across NSW Government, local councils, cultural organisations, philanthropists and business
- Greater Sydney's three cities become a leading cultural capital in the Asia-Pacific and continue to grow the visitor economy, employment and growth
- Creativity and access to culture thrives across NSW through a strategic and coordinated approach to cultural infrastructure planning.

The Plan recognises cultural infrastructure is required to support growth in the creative sector and to build the skills required for the future, as it plays a critical role in education and supporting education across a variety of streams and disciplines.

## Women in Sport Strategy, Office of Sport

The Women in Sport Strategy focus areas include participation; places and spaces; leveraging investment; and leadership. 'Places and spaces' acknowledges that facilities influence participation. The Strategy encourages facility providers to apply a gender lens to the design of regionally significant facilities. Appropriate facilities are those that exhibit universal design principles, prioritise safety, have family friendly social spaces and are clean and easy to access.

Improving the quality of existing surfaces, lighting and amenities is identified as the minimal critical strategy to reduce immediate barriers for women and girls. Equitable

allocation of playing spaces, training venues and other resources was also identified as a key need.

## Joint Use of Schools Facilities and Land Policy, Department of Education

The Department of Education's Joint Use of School Facilities and Land Policy encourages shared use of school facilities (such as open space and sporting facilities), with significant investment in new, upgraded or maintained facilities.

'Joint use' is where the Department and other parties make significant investments (land and/or capital) in new facilities, upgrading facilities or maintaining facilities. The asset is typically shared between the school and the other parties over an extended period of time, or the lifetime of the asset. These projects are voluntary and intended to be of mutual benefit to all parties. The Department recognises that all parties to a Joint Use Program Agreement must have mutually beneficial outcomes that meet their requirements in ways that build trust and openness.

Benefits of joint use agreements may include cost-sharing for maintenance of school grounds and buildings, and improved access to places and social infrastructure to be physically active for families and individual community members.

## People Places: A Guide for Public Library Buildings in New South Wales, 2013

The People Places document is a guide for developing public library buildings that provides information on the planning tools, needs assessment process. The guide includes five sections that can be used for the development of libraries. To assist the development of library facilities and library the guide outlines four approaches to identify the needs. A needs assessment can be based on the following methods:

- "Identified need – expressed by stakeholders such as library staff, community groups and Council officers
- Normative need – based on socio-demographic analysis and indicators of library usage and provision per capita
- Comparative need – based on comparing service provision with other communities
- Benchmark based need – using specific tools related to the services provided by public libraries and the population served by a library benchmark"<sup>1</sup>.

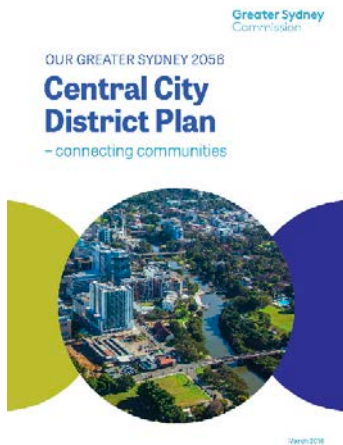
The guide also provides proactive advice on designing critical features of public libraries such as acoustics and lighting and emphasises that library services should respond to the demographic needs of the area; for

1. GHD, 2015, Department of Planning and Environment, Camellia Precinct, Social Infrastructure Study Preliminary Report'

example, libraries should be designed for an aging population.

## Central City District Plan 2056

*Greater Sydney Commission, 2018*



This Central City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision of Greater Sydney. It is a guide for implementing the Greater Sydney Region Plan, A Metropolis of Three Cities, at a district level is a bridge between regional and local planning. The plan identifies Camellia as being part of the GPOP Economic corridor. Relevant directions and priorities are listed in Table 1.

The plan identified that part of the Camellia-Rosehill Precinct is to provide for Next Generation Living with the remaining area retained for Essential Urban Services, Advanced Technology and Knowledge Centres.

*Sydney Green Grid, Government Architects NSW (GANSW), 2017*



The 'Sydney Green Grid' recognises the integral role that open space plays in supporting the character and community of cities and suburbs. The site is located within the 'West Central District: Parramatta River Foreshore,' and has the opportunity to engage with the proposed green grid opportunities, particularly those relating to green infrastructure.



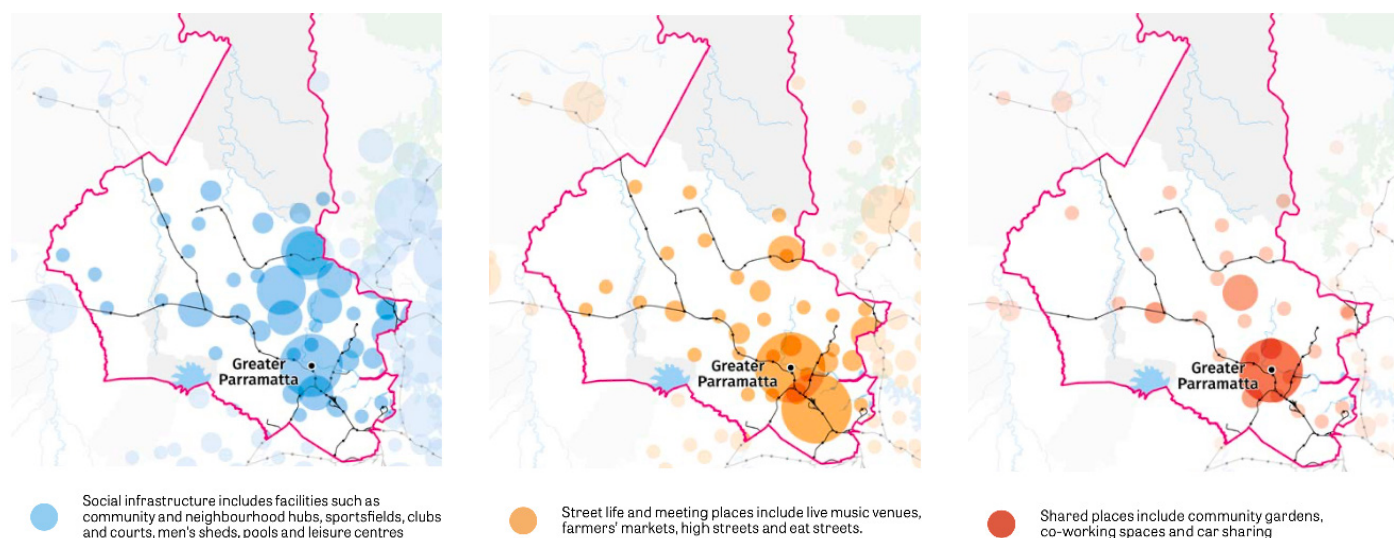


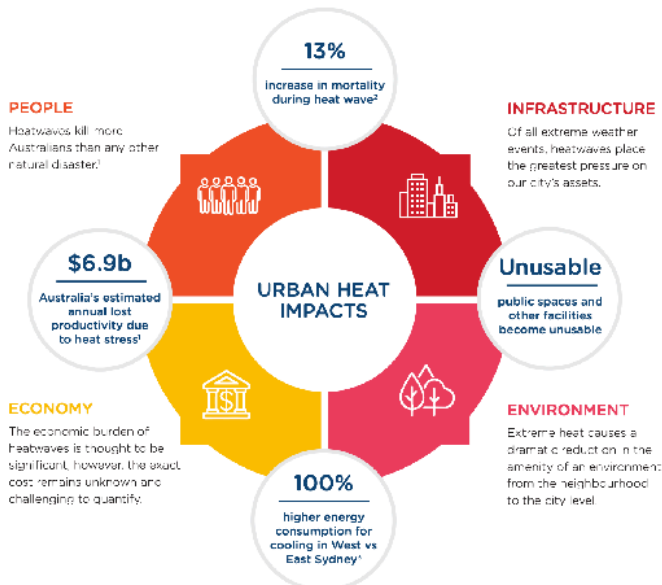
Figure 8 - Social Connectors, Central City District Plan

Table 1 - Relevant directions and priorities from Central City District Plan

Directions	Potential Indicators	Planning Priorities
Infrastructure supporting new developments	<ul style="list-style-type: none"> <li>Increased 30 – minute access to a metropolitan centre / cluster</li> </ul>	<ul style="list-style-type: none"> <li>CI – Planning for a city supported by infrastructure</li> </ul>
A city for people – Celebrating diversity and putting people at the heart of planning	<ul style="list-style-type: none"> <li>Increased walkable access to local centres</li> </ul>	<ul style="list-style-type: none"> <li>C1 – Providing services and social infrastructure to meet people's changing needs</li> <li>C2 – Fostering healthy, creative, culturally rich and socially connected communities</li> </ul>
A city of great places – Designing places for people	<ul style="list-style-type: none"> <li>Increased access to open space</li> </ul>	<ul style="list-style-type: none"> <li>C6 – Creating and renewing great places and local centres, and respecting the District's heritage</li> </ul>
Jobs and skills for the city	<ul style="list-style-type: none"> <li>Increased jobs in metropolitan and strategic centres</li> </ul>	<ul style="list-style-type: none"> <li>C8 – Delivering a more connected and competitive GPOP economic corridor</li> </ul>
A city in its landscape – Valuing green spaces and landscape	<ul style="list-style-type: none"> <li>Increased urban tree canopy</li> <li>Expanded Greater Sydney Green Grid</li> </ul>	<ul style="list-style-type: none"> <li>C13 – Protecting and improving the health and enjoyment of the District's waterways</li> <li>C14 – Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element</li> <li>C15 – Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes</li> <li>C16 – Increasing urban tree canopy cover and delivering Green Grid connections</li> <li>C17 – Delivering high quality open space</li> </ul>



## URBAN HEAT IMPACTS ALL ASPECTS OF OUR CITIES



## Draft place-based infrastructure compact (PIC), Nov 2019

The PIC is a highly collaborative model that looks holistically at a place to identify at a high level the most cost-effective sequencing for growth aligned with the provision of infrastructure over 10, 20 and 40 year periods. Camellia-Rosehill Precinct is an identified Precinct as part of the PIC.

Key relevant actions include:

- Support existing uses in the remaining Precincts across GOPP and review their potential over time, and
- Support existing uses in the remaining Precincts for a range of strategic reasons, including the relatively higher costs of accommodating a new resident or job in the Precinct and/or local environmental constraints. Development in these Precincts can continue under current land use zones and controls, or with some adjustments, and may be reviewed over time.

## Turn Down the Heat Strategy and Action Plan (WSROC), 2018

Urban heat island effect is the tendency of cities to be much warmer than their rural counterparts. Urban surfaces such as roads and roofs absorb, hold, and re-radiate heat; raising the temperature in our urban areas. This effect is often worsened by development activity when green spaces are replaced with more hard surfaces that absorb heat, such as the growth happening in Western Sydney today. Human activities such as traffic, industry, and electricity usage generate heat that adds to the urban heat island effect.

Western Sydney is already experiencing the impacts of urban heat and heatwaves on its people, places, businesses, infrastructure, and environment. As the cost of heat is being felt across Western Sydney, momentum is building to take action to reduce the impacts of urban heat and capture the social, economic and environmental benefits associated with these actions.

The Turn Down the Heat Strategy and Action Plan identifies the following strategic directions in order to reduce urban heat in Western Sydney:

- Take action, together
- Design and plan to cool the built environment
- Innovative and responsive infrastructure
- Cool with green space and water, and
- Build a community that is healthy and prepared.

### 2.4.3. Local context

#### Community Strategic Plan 2018-2038: Butbutt Yura Barra Ngurra

The Parramatta Community Strategic Plan (CSP) was developed by Council on behalf of the community and based on community feedback, identifies priorities and aspirations for the next 20 years, and provides a roadmap for how to get there.

The Plan outlines themes and relevant outcomes, directions and three year delivery program actions to achieve the vision working with various stakeholders, and includes, with relevant directions for open space, recreation and social infrastructure outlined in the table below.



Figure 9 - Parramatta Community Strategic Plan

Table 2 - Relevant directions from the CSP Goals

Goals	Strategic Directions
<b>Fair</b> – We can all benefit from the opportunities our City offers.	<ul style="list-style-type: none"> <li>1.1 Invest in services and facilities for our growing economy</li> <li>1.3 Support people to live active and healthy lives</li> <li>1.4 Ensure everyone has access to education and learning opportunities</li> <li>1.5 Empower communities to be strong and resilient by building individual and community capability</li> <li>1.6 Engage and consult the community in decision-making</li> </ul>
<b>Accessible</b> – We can all get to where we want to go.	<ul style="list-style-type: none"> <li>2.1 Design our City so that it is usable by people of all ages and abilities</li> <li>2.3 Make our City more enjoyable and safe for walking and cycling</li> </ul>
<b>Green</b> – We care for and enjoy our environment.	<ul style="list-style-type: none"> <li>3.1 Protect and enhance our natural environment</li> <li>3.2 Improve our river and waterways</li> <li>3.4 Provide green spaces for recreation, relaxation and enjoyment</li> <li>3.6 Promote energy and water efficiency, renewable energy sources, and reduced emissions and waste</li> </ul>
<b>Welcoming</b> – We celebrate culture and diversity – past, present and future.	<ul style="list-style-type: none"> <li>4.1 Acknowledge the Darug peoples as the traditional custodians of this land and make Parramatta a leading city of reconciliation</li> <li>4.2 Promote the growth of arts and culture and champion the role that culture plays in city-building</li> </ul>
<b>Thriving</b> – We benefit from having a thriving CBD and local centres.	<ul style="list-style-type: none"> <li>5.3 Plan and deliver a vibrant, attractive and safe CBD and local centres</li> </ul>
<b>Innovative</b> – We collaborate and champion new ideas to create a better future	<ul style="list-style-type: none"> <li>6.1 Engage in strategic planning and implement innovative solutions to manage the growth of our City</li> <li>6.2 Support collaboration and partnerships to deliver key outcomes for our City</li> <li>6.3 Embrace technology, creativity and innovation to solve complex problems and improve our City</li> <li>6.5 Manage the City's assets and financial resources in a responsible manner and provide the best possible services for the community</li> </ul>

## City of Parramatta Local Strategic City Plan 2036 (2020)

The Local Strategic Planning Statement City Plan 2036 sets out a 20-year land use planning vision for the City of Parramatta. It balances the need for housing and economic growth, while also protecting and enhancing housing diversity, heritage and local character. Further, the Local Strategic Planning Statement (LSPS) aims to protect the City's environmental assets and improve the health and liveability of the City. The plan identifies Camellia as having a target of 3,500 additional dwellings by 2036. Relevant priorities include:



**Local Planning  
Priorities**



**Liveability Planning  
Priorities**



**Productivity Planning  
Priorities**



**Sustainability  
Planning Priorities**

Figure 10 - Parramatta Local Strategic City Plan 2036

Table 3 - Relevant priorities from LSPS 2036

Theme	Planning Priorities
Infrastructure	<ul style="list-style-type: none"> <li>• Movement for walkable neighbourhoods and a connected city – To plan local neighbourhoods so people have access to daily needs within a 5–10 minute walk, advocate for mass transit and transport services, ensure land uses match mobility investment and managing roads to reduce impacts and create great places.</li> <li>• Supporting community wellbeing with social infrastructure – To plan, collaborate and partner with others to deliver local infrastructure, such as open space and community and cultural facilities, and state infrastructure, such as health, education and emergency services for the wellbeing of our changing community.</li> </ul>
Liveability	<ul style="list-style-type: none"> <li>• A creative and socially connected city – To take a people-focused approach to planning and place making, create inclusive and accessible places and improve planning to support cultural activity and spaces.</li> <li>• Creating great places – To plan for accessible local centres and high streets to be the heart of local communities, protect the character of our distinctive heritage neighborhoods and iconic places, and deliver design excellence and high amenity in the built environment.</li> </ul>
Sustainability	<ul style="list-style-type: none"> <li>• Protecting and enhancing the natural environment for a resilient city – To improve the city's waterways, biodiversity corridors, green spaces and tree canopy to support the environment and a healthy community.</li> <li>• Increasing resilience of people and infrastructure against natural and urban hazards – To manage the risks to people and infrastructure from flooding and stormwater, contaminated land, noise, and the longer-term implications of sea-level rise.</li> </ul>



## Environment Sustainability Strategy

The City of Parramatta Environmental Sustainability Strategy outlines key environmental sustainability directions and priorities to meet the demands of the growing city, its residents, workers and visitors. The relevant strategic goals and actions are listed in the table below:



Figure 11 - City of Parramatta Environmental Sustainability Strategy

Table 4 - Relevant actions from Environment Sustainability Strategy

Theme	Goals	Strategic Actions
Parks & green space	Protect, enhance and increase our parks and green spaces to make them a community feature	<ul style="list-style-type: none"> <li>Maximise quality green and open space in new growth Precincts</li> <li>Develop a New Open Space and Recreation Plan</li> <li>Implement Parra Play policies through formal play spaces</li> <li>Promote the use of shared green space by educating and engaging our community</li> <li>Continue to activate our parks and open spaces via our bike and walking networks</li> </ul>
The urban forest	Increase canopy cover to 40% by 2050 (based on 2016 levels)	<ul style="list-style-type: none"> <li>Prioritise street tree planting along cycleways and the Parramatta Ways walking network</li> <li>Get our community more involved in National Tree Day and similar events</li> <li>Develop a community engagement program to provide information and improve understanding of the value of trees in our City</li> </ul>
Water use	No net increase in potable water consumption by 2038 (based on 2015 levels)	<ul style="list-style-type: none"> <li>Increase water sensitive urban design and rain gardens in developments and in public domain</li> <li>Further investigate the development of our new natural swimming facilities on the river</li> </ul>
Sustainable transport	10% of trips made by walking and cycling by 2038	<ul style="list-style-type: none"> <li>10% of trips made by walking and cycling by 2038</li> <li>Support implementation of the Parramatta Ways Walking Strategy</li> </ul>
Urban heat	Improve liveability by cooling the city and protecting people and communities from heat stress	<ul style="list-style-type: none"> <li>Protect, enhance and increase our existing bushland, parks and green spaces.</li> <li>Improve public and community space design to reduce summer heat by incorporating shade structures, drinking fountains, water features, and by capturing rainwater to irrigate trees and plants and cool public spaces</li> <li>Encourage and promote green infrastructure such as green roofs and walls and water sensitive urban design</li> </ul>

## **Socially Sustainable Parramatta Framework, 2017**

Goals identified as part of the Socially Sustainable Parramatta Framework that are relevant to the Camellia-Rosehill Precinct include:

- Children are our future – Work to ensure every child in Parramatta is healthy, nurtured, happy and will thrive
- All people can learn, share and grow – Facilitate formal and informal learning opportunities at all ages, to help people improve their circumstances, reach their full potential and share their own knowledge, creativity and culture
- Green, inclusive and safe places to share – Design, build and maintain public spaces and neighbourhoods that are green, safe and inclusive for all
- All people have access to the resources they need to live healthy, active lives – Improve health outcomes, starting with disadvantaged groups in our community
- We trust each other, are welcoming, and feel good about being here – Facilitate social connections to foster strong, culturally diverse, inclusive and empowered communities.

### **Active Parramatta**

Active Parramatta by the City of Parramatta strives to provide healthy and active opportunities for residents, workers and visitors to improve their health and wellbeing, and encourage active participation. Relevant objectives include:

- Improve community cohesion by using health and active participation to reduce barriers
- Increase participation to improve the communities' health and well-being
- Improve the quality and participation of local sporting clubs, and
- Provide literacy and educational programs to connect residents with their communities.

### **Cool Parramatta**

The Parramatta LGA and the Camellia-Rosehill Precinct has more hot days than Sydney and this in turn impacts the way its residents experience the place. The Cool Parramatta toolkit was developed by City of Parramatta to provide its residents tips and ways to stay cool when the temperature rises.

## **Economic Development Plan 2017-2021, 2017**

The Economic Development Plan (EDP) seeks to create more jobs in Parramatta by stimulating the economy and making it more competitive. The Economic Vision that is relevant to the Camellia-Rosehill Precinct are:

Part 4 of EDP – Where do we want to be in the future?

### **1. Urban transformation and sustainability**

Major employment centres including Camellia-Rosehill will have an environment that is people friendly, inspiring and sustainable. The relevant actions that relate to urban transformation and sustainability include:

- Implement Parramatta Ways to connect green spaces across our neighbourhoods and improve walkability by greening our streets and improving shading and amenity.
- 2. Increasing Education and training
  - Continue to support lifelong learning programs across all libraries and community centres.
- 3. Travel improvements between Parramatta and Western Sydney
  - Overall planning for the city such as urban heat and green space.

### **Parramatta Ways Walking Strategy, 2017**

Parramatta Ways Walking Strategy is a plan to improve walkability across Parramatta LGA. The plan aims to form a network of streetscapes, open space and river corridors to make the city more attractive for walking.

Relevant objectives include:

- Create a Walkable City : Connect Parramatta by making walking safe, comfortable and attractive for all users across the LGA
- Improve the Environment: Improve the environmental performance of streets and walkways through significant tree planting and enhanced green corridor connections
- Support Healthy Lifestyles : Create an environment that encourages active living and improves well-being
- Engage the Community: Enable opportunities for increased community engagement and participation.

## Parramatta Bike Plan, 2017

The Parramatta Bike Plan 2017-2037 outlines a cycling network in the Parramatta LGA that aims to demonstrate that an improvement in cycling infrastructure and increase in cycling will contribute to a more reliable and efficient integrated transport network for all users.

The objectives of the Plan are:

- To enhance the productivity and liveability of Parramatta through an increase in cycling, helping foster healthy and connected residents, workers and visitors
- For cycling to be safe, and perceived as a safe and attractive option for all members of the community, for those aged 8 to 80, and
- To increase the proportion of people cycling in Parramatta to 5% of all trips to work, and 10% for those ending in the CBD.

The Parramatta Bike Plan has identified routes connecting Camellia to Duck Creek and connecting Camellia to Parramatta CBD via Grand Avenue.

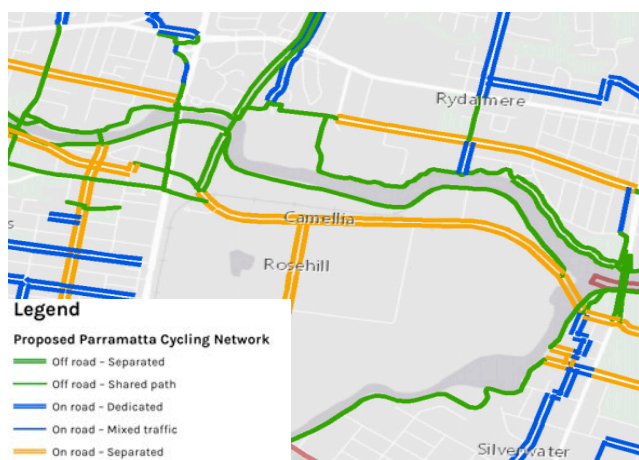


Figure 12 - Parramatta Bike Plan – Cycling Network

## Culture and Our City, A Cultural Plan for Parramatta's CBD 2017-2022, 2017

The cultural plan for Parramatta sets a way forward for cultural and social success in the face of unprecedented rapid growth.

The plan consists of four strategic goals:

1. Always was, always will be a gathering place
2. Diversity is our strength and everyone is welcome
3. Ideas and imagination are the heartbeat of our City
4. By design, our City incubates creativity, industry and new knowledge.

The City has noted to focus on these actions in particular:

- Support creativity
- Celebrate and support our artists, dreamers, designers, storytellers, digital innovators, curators, scientists and architects to inspire connections and transform the way we live, come together, see ourselves and influence the world. What you will see by 2021:
  - Parramatta has a reputation as a cultural hub of ideas, imagination and artistic leadership
  - A well-resourced community and professional creative workforce, with access to a mix of new and adapted creative spaces
  - Our CBD neighbourhoods and Precincts are energised with arts and cultural activation across sports, science, community and technology, food and diversity
  - Our public spaces, buildings and streets are enhanced with a visual aesthetic that is purposeful, playful and reflective of our community, and
  - A leading performance, visual arts and literary destination with arts and cultural venues right in the heart of our City.

Additional relevant actions identified as part this strategy include:

- 1.11 – Innovate our annual program of events and activations to reflect our community's changing interests in our outdoor, public and natural environments
- 1.29 – Prioritise the use of public space for online activation, increasing shared spaces for people to work, socialise, collaborate or make
- 2.7 – Expand the range of everyday activations in our public spaces
- 2.9 – Expand engagement of families and children in public spaces and programming
- 2.20 – Provide a fantastic experience for our sporting fans that extends their connection with Parramatta and invites them to return
- 2.28 – Broker underutilised spaces for after-hours innovation, events and activations



- 3.19 – Identify partners, funding sources and possible sites for the new exhibition spaces
- 4.7 – Deliver the Civic Link cultural spine as a vibrant space in the heart of the Council, and
- 4.9 – Work to establish an integrated approach with private and public investment to attract and foster a cultural ecology throughout this key public domain.

### Disability Inclusion Action Plan, 2017

The Disability Inclusion Plan outlines the practical steps the City of Parramatta Council will take over the next four years to create a more inclusive community for people with disability who are living in the Parramatta LGA. Relevant objectives that will impact the Camellia–Rosehill Precinct include:

- 2.1 Ensure new and upgraded public buildings, facilities and open spaces meet Disability Discrimination Act (DDA)
- 2.2 Provide continuous accessible travel pathways throughout the LGA
- 2.4 Increase access to public spaces
- 2.5 Increase the number of accessible public toilets in the LGA
- 2.6 Encourage the promotion of accessible for all design (universal design principles) in the planning of infrastructure and buildings.
- 2.8 Increase access to parking and transport
- 2.10 Increase access to recreational and sporting programs.
- 2.11 Increase access to Riverside performances and programs
- 2.12 Improve access and inclusion to Council's library, community and cultural services and activities.

### Crime Prevention Plan, 2019

The Crime Prevention Plan 2019-2023 outlines City of Parramatta's plans for a safer Parramatta. It sets out 67 actions that will reduce crime and antisocial behaviour, improve the look and feel of public spaces in the CBD and neighbourhoods, and generate a sense of community attachment.

Relevant actions include:

- 2.2. Meet with relevant stakeholders to discuss issues relating to safety in and around the transport interchange including issues relating to young people, service provision and public space
- 2.4. Consult with and consider the needs of young people before installing signage which may restrict their mobility needs such as skateboarding or roller blading
- 2.5. Provide additional facilities for and in consultation with older adolescent young people in parks and reserves
- 2.9. Explore the use of public art which empowers women and improves perceptions of safety in the public domain.

### Community Engagement Strategy, 2019

The Community Engagement Strategy acts as a guide for consultation, research and engagement, in order to ensure best practice engagement with Parramatta's communities now and into the future.

The objectives identified as part of the Community engagement strategy include:

- To provide a best practice, consistent and considered approach to engagement that is meaningful and appropriate for our diverse communities of all ages and abilities
- Report back to the community on engagement activities so they are aware of the outcomes.



Figure 13 - Parramatta disability inclusion plan

## Community Infrastructure Strategy (Draft), July 2020

The Community Infrastructure Strategy (CIS) identifies and assesses existing community infrastructure in the City of Parramatta LGA. The CIS will be used by the City of Parramatta to identify priorities for future community infrastructure and will guide future decision making.

The CIS adopts a catchment based approach to planning for community infrastructure. The Camellia-Rosehill Precinct is located in Catchment 4. The table below outlines relevant actions and recommendations detailed in the CIS.

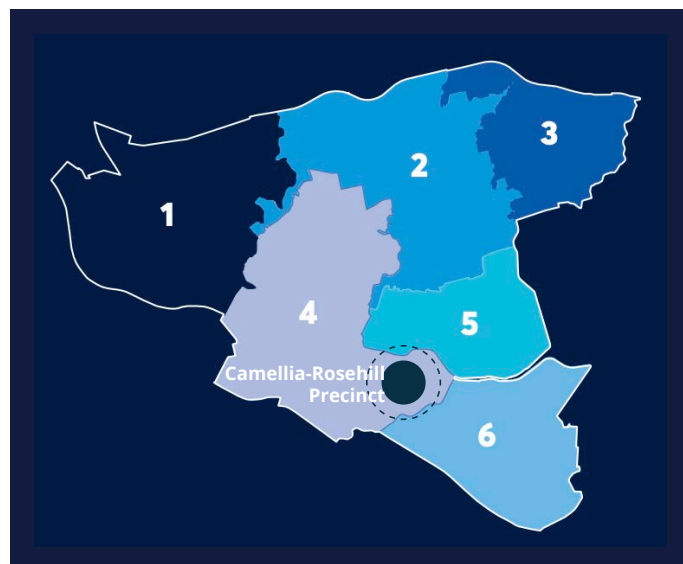


Table 5 - Relevant strategies from Community Infrastructure Strategy

Focus Area	Catchment 4			
	Current provision (in 2019) (in sqm)	Demand (by 2041) (in sqm)	Gaps (in sqm)	Recommended actions for Camellia
City of Parramatta LGA				
Subsidised spaces	16,110	39,040	22,930	• No recommendations for Camellia
Indoor recreation individual indoor courts	1	31	30	• Deliver a new child and youth hub of approximately 5,000sqm which includes a minimum of two indoor multi-use courts.
Sportsground	150 ha	488 ha	388 ha	• 1-2 x new full size fields
Parks	208ha	488 ha	280 ha	• Build new district park
Catchment 4				
Library	2,200	6,743	4,543	<ul style="list-style-type: none"> <li>• Deliver a new library of approximately 1,800sqm at Camellia</li> <li>• Seek to co-locate new library within a community hub in the Camellia Town Centre.</li> </ul>
Community floorspace by 1,000 people	38	80	42	<ul style="list-style-type: none"> <li>• Develop community space of 1,700sqm as part of a new community hub and library of approximately 3,500sqm total, within the Camellia Town Centre (as part of the Camellia Town Centre Master Plan)</li> <li>• Deliver a new Community Function Centre of approximately 500sqm (in addition to the provision of Community Hub Space)</li> <li>• Ideally, this space would include 1-2 smaller, flexible meeting spaces for community use.</li> </ul>
Early education – Long Day Care	NA	NA	3,259	Through the Precinct planning process with DPIE: <ul style="list-style-type: none"> <li>• Advocate for the delivery of LDC centres within Camellia that provide a quality service, are a mix of private and not-for-profit owned and operated, and can cater for 676 places by 2041, with additional places for workers</li> <li>• Advocate for provision of an OSHC service at the proposed school site.</li> </ul>
Early education – Out of School Hours Care	NA	NA	3,180	
Playspaces	24	80	56	• Build new district play space.

## High Growth Areas (Draft), July 2020

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

Camellia Town Centre that is part of the Camellia-Rosehill Precinct is identified as a high growth area. The key recommendations for Camellia Town Centre included:

- Deliver community infrastructure in Camellia at the early stages of the renewal process, to meet the needs of the incoming community and support community cohesion and identity
- Consider shared facilities with the new primary school where there are benefits for both the school community, local residents and workers
- Deliver a community hub in the Camellia Town Centre including 1,700sqm of community space and approximately 1,800sqm of library space
- Deliver a new child and youth hub of approximately 5,000sqm which includes a minimum of two indoor multipurpose courts. Ideally, this hub would be co-located with the school
- Through the Planned Precinct process with NSW DPIE:
  - Advocate for the delivery of long day care centres within Camellia that provide a quality service, are a mix of private and not-for-profit owned and operated, and can cater for 676 places by 2041, with additional places for workers. Advocate for provision of an OSHC centre on the proposed school site
  - Advocate and plan for the provision of open space and recreation facilities within private development to support the needs of residents, including families with children
- Advocate and plan for the provision of affordable rental housing
- Deliver upgrades to district, local and pocket open space and recreation facilities for informal passive and active recreation
- Deliver improved connectivity and accessibility in and out of the Camellia peninsula, including pedestrian and cycle connections
- Deliver one new district play space and additional local play spaces targeting the 'teenage' and 'junior' age groups, and providing sensory, imaginative and natural play types

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

## Parramatta River Foreshore Plan 2009-2016

The foreshore plan outlines the vision for the Parramatta foreshore for 20 years. The vision is:

"The Parramatta River foreshores shall be celebrated and activated as a unique significant living corridor of healthy and dynamic natural systems, rich history and recreational opportunity"

The vision for Camellia is:

"Future development of the foreshore will embrace the industrial past of the area, with a renewed commitment to natural values, recreational potential and visual quality"

The plan also outlines strategies that could achieve the vision which include:

- The creation of a linear ribbon park (30m wide) along the river foreshore
- The creation of a new park on the peninsula of Duck and Parramatta Rivers to serve as a recreation area as well as a major gateway.

The plan also identifies the need to:

- Protect core habitat areas
- Maintain the existing landscape character in Camellia
- Enhance the role of the foreshore area
- Create active, passive as well as flexible open spaces.

## Access and Equity Policy (2013)

The Access and Equity Policy (2013) aims to ensure that all community members have an opportunity to enhance their overall social, cultural and economic wellbeing. The policy supports people who are identified as disadvantaged and at high risk. These groups include disengaged youth, unemployed people and people living in government housing, etc. The policy stipulates the council as the responsible authority to ensure an enhanced recognition of disadvantaged or high-risk people. For example, the plan states that:

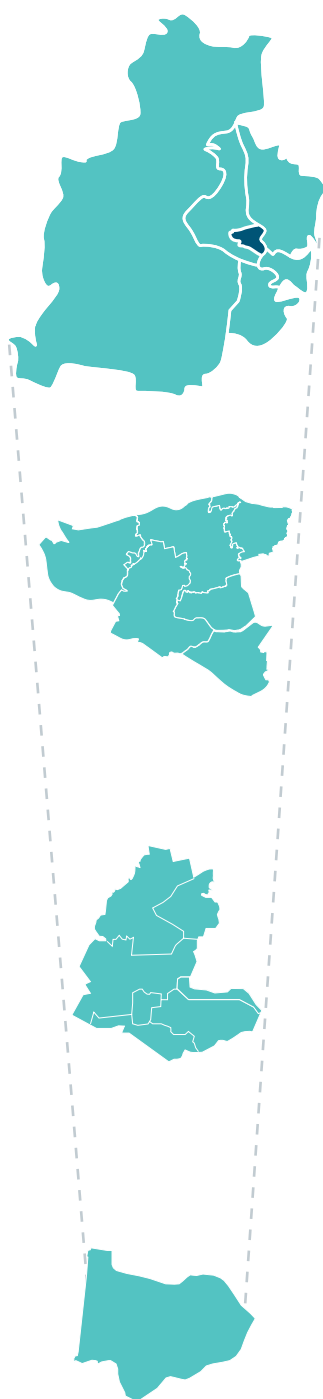
- Council's approach to design and building of public spaces, infrastructure and buildings will comply with the Building Code of Australia to reflect the principles of accessibility and inclusiveness
- 'Plain English' will be used in all external documents where possible.



## 2.5. People and place context

Planning for social infrastructure needs within a new Precinct should into consideration not just the local role of the social infrastructure, but the potential future role for the broader Planning Catchment (as defined by City of Parramatta), LGA and if appropriate, Greater Sydney.

### 2.5.1. Place context



#### Greater Sydney Context

The City of Parramatta is located in the Central City within Greater Sydney. The Central City is changing rapidly and significantly and it has a vision to have quicker and easier access to a wider range of jobs, housing types and activities as part of the transformation.

#### City of Parramatta

The City of Parramatta plays an important role within Greater Sydney as the 'second CBD', a metropolitan focus area for new jobs and housing. With significant growth forecast, along with additional provision, existing public facilities and public open spaces will need to work harder to meet the needs of current and future residents.

#### Catchment 4

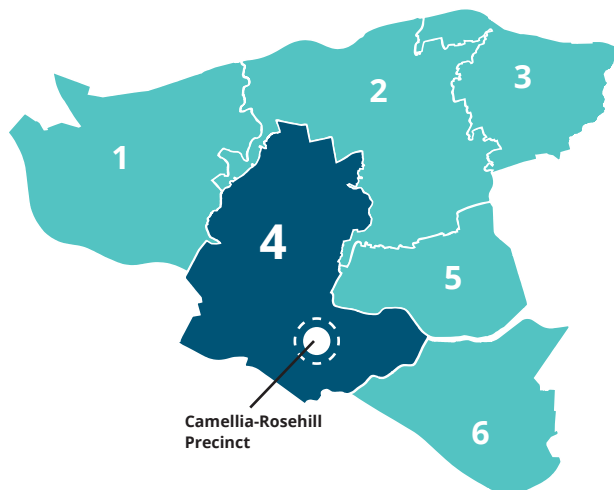
City of Parramatta is divided into 6 planning catchments. Rosehill-Camellia Precinct is located in Catchment 4.

This report aligns with the Community Infrastructure Strategy that is underpinned by a catchment based approach to planning for community infrastructure. Camellia-Rosehill Integrated Master Plan and Place Strategy offers a significant opportunity to meet some of Catchment 4's future social infrastructure needs.

#### Camellia-Rosehill Precinct

The Camellia-Rosehill Precinct plays a significant strategic role in Greater Parramatta and Olympic Peninsula through its contribution towards the GPOP Economic Corridor. However, it has a number of complicated constraints that require planning to be holistic and strategic including the need for a mechanism to fund social infrastructure required to support growth and resolution of potential land use conflicts.

## 2.5.2. People context



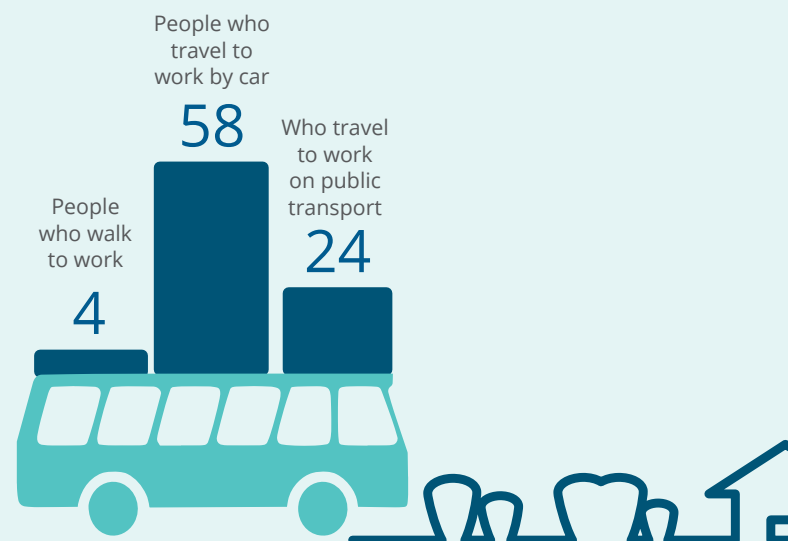
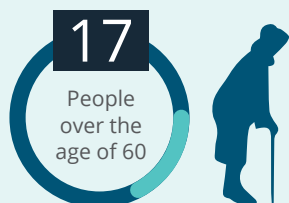
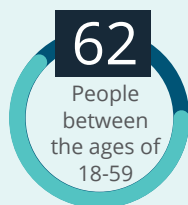
### City of Parramatta LGA

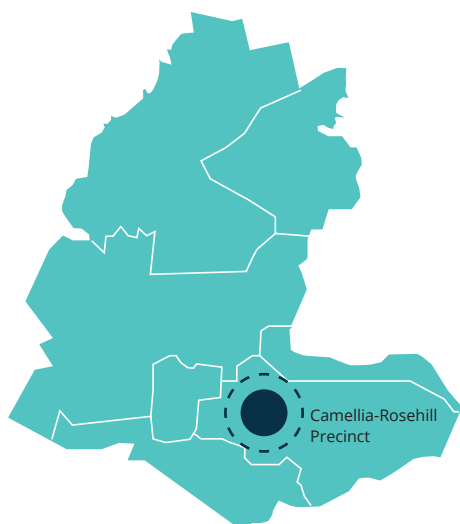
Overall, the City of Parramatta LGA is a younger, higher income population compared to Greater Sydney, with a lower proportion of people living alone, more medium and high-density housing, and similarly priced housing costs but higher housing stress.

However, there are pockets of disadvantage and vulnerability including low income households, people who speak a language other than English at home, people with disability and unpaid carers.

City of Parramatta is divided into six planning catchments to underpin the planning for social infrastructure. Rosehill-Camellia Precinct is located in Catchment 4.

## If City of Parramatta were a community of 100 People, There would be:





## Catchment 4

City of Parramatta is divided into 6 planning catchments. Rosehill-Camellia Precinct is located in Catchment 4. Catchment 4 includes the following suburbs:

- Parramatta
- Granville
- Camellia
- North Parramatta
- Oatlands
- Harris Park
- Mays Hill
- Rosehill & Clyde.

In 2016, Catchment 4 shares similar demographic characteristics to the City of Parramatta LGA, with major differences being higher population growth, cultural diversity and significantly higher proportion of high and medium density housing.

The population of Catchment 4 will increase by 99,000 people in the next 20 years.

## Major deviations from characteristics of CoP LGA



Languages spoken at home other than English – 59.31%



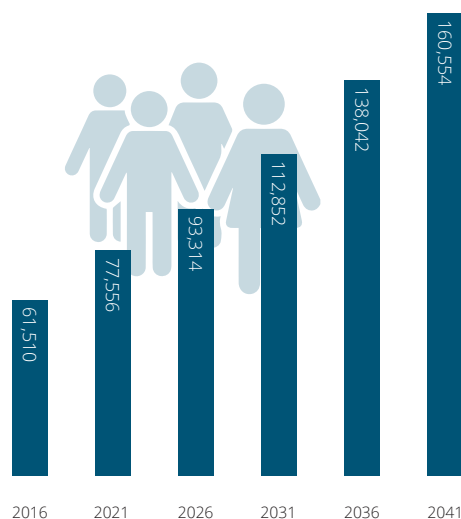
People who live in high and medium density housing – 73.68%



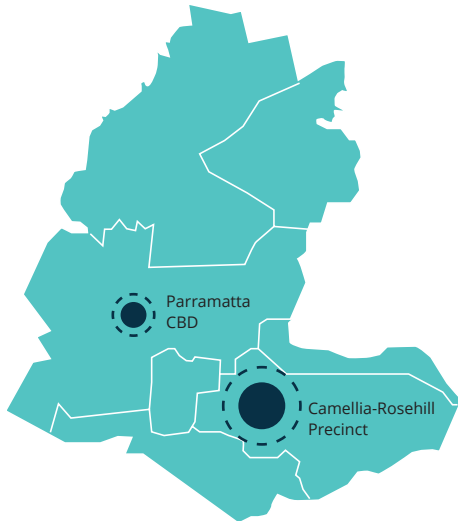
Catchment 4 population is estimated to grow by 99,046 in the next 20 years, which amounts to 39% of the growth in CoP LGA. A majority of this increase will be witnessed in Parramatta CBD, Parramatta and Camellia suburbs.



Rendering of future Parramatta CBD. Source: The Morning Herald







## Parramatta CBD

Parramatta CBD is located in Sydney's Central City which also includes Westmead, Parramatta and Harris Park. It is the centre of services, infrastructure and employment for Western Sydney.

Parramatta CBD is located in close proximity to the Camellia-Rosehill Precinct and will service a significant proportion of the needs of the Precinct's future residents including jobs, shopping, and district level social infrastructure such as large parks, aquatic facilities and public facilities.

Over the next five years, billions of dollars will be invested in light rail, schools, universities, a museum, sports stadium, roads and new public spaces in the Parramatta CBD, turning Parramatta CBD into a true metropolitan centre. The future residents of Camellia-Rosehill Precinct will have access to these amenities, however, they will have pressure to carrying capacity of these amenities.

Parramatta CBD is also a neighbourhood. The area is home to a growing residential community who enjoy an inner city lifestyle with close access to shops, nightlife, transport and other infrastructure.

### From 2011 to 2016, Parramatta CBD



Population has grown by **60%**



**1,600** new dwellings were built



**4,400** more people work in the CBD



**56%** were born overseas and arrived in Australia

### In 2016, the Parramatta CBD had



**94%** residents live in high density dwellings



**73%** residents were born overseas



**30%** residents do not own a car



**56%** residents have a Bachelor or higher degree qualification



**11%** people walk to work



**31** was the resident's median age



Entry to Grand Avenue, near Rosehill Turf Club (Photo source: Cred Consulting)

## Camellia-Rosehill suburb

The Camellia-Rosehill Precinct is located within the Camellia-Rosehill suburb.

In 2016, the suburb had a population of 3,820 people. It should be noted that a majority of this population is contained to the areas that are outside the Precinct boundary. There is one residence within the Precinct that has a population of 3 people.

As shown in Table 6, compared to the City of Parramatta demographics, Camellia-Rosehill suburb has:

- A more young population
- A lower proportion of people aged 50 and above
- Lower median household income
- Significantly higher percentage born overseas
- Significantly higher number of people speak language other than English
- More lone person households
- More households with couples without children
- More people living in high density housing.

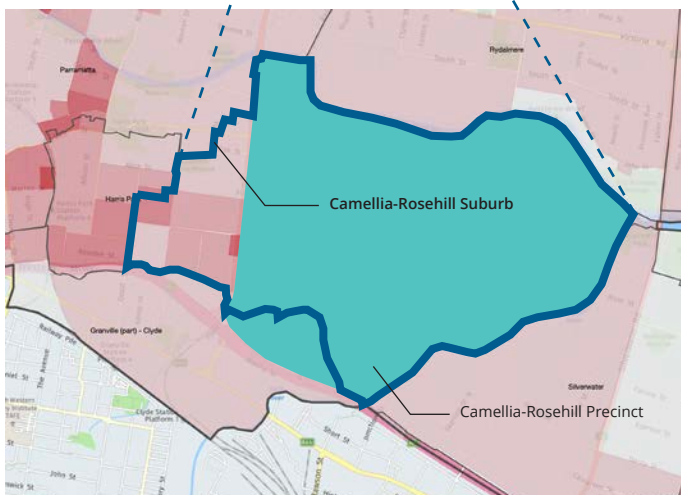
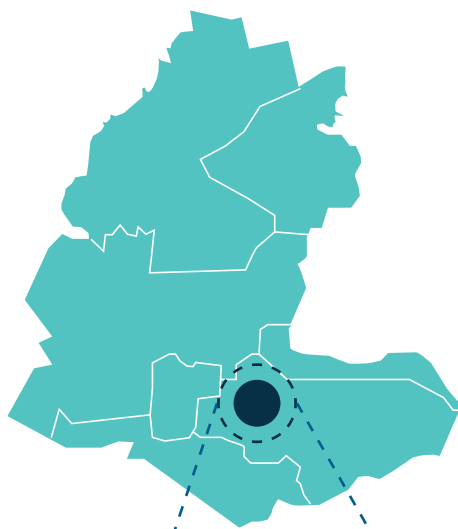


Table 6 - Demographic indicators comparing Rosehill-Camellia suburb, City of Parramatta and Greater Sydney

2016 ABS census data	Rosehill-Camellia suburb (2016)	City of Parramatta LGA (2016)	Greater Sydney	Inferences
Population overview				
Total population (URP)	3,806	260,296	4,823,991	
Average household size	2.49	2.72	2.72	Camellia-Rosehill has a lower average household size
Age overview	%	%	%	
Median age	31	31	36	City of Parramatta and Camellia-Rosehill have a younger population compared to Greater Sydney
Babies and pre-schoolers (0 to 4 years)	8.2	7.3	6.4	Camellia-Rosehill has a higher proportion of babies and pre-schoolers
Primary schoolers (5 to 11 years)	6.7	8.2	8.8	Camellia-Rosehill has a lower proportion of people aged 5 to 17
Secondary schoolers (12 to 17 years)	3.7	5.9	6.9	
Tertiary education and independence (18 to 24 years)	10.5	8.7	9.6	Camellia-Rosehill has a higher proportion of people aged 18 to 49
Young workforce (25 to 34 years)	34.8	20.2	16.1	
Parents and homebuilders (35 to 49 years)	22.4	21.9	21.1	
Older workers and pre-retirees (50 to 59 years)	6.5	11.1	12.1	Camellia-Rosehill has a signification lower proportion of people aged 50 and above
Empty nesters and retirees (60 to 69 years)	4.8	8.4	9.5	
Seniors (70 to 84 years)	2.0	6.7	7.5	
Elderly aged (85 years and over)	0.5	1.7	2.0	
Income				
Median weekly household income	\$ 1,573	\$ 1,759	\$ 1,750	Camellia-Rosehill has a lower median weekly household income
Cultural diversity	%	%	%	
Born Overseas	60.2	49.5	36.7	Camellia-Rosehill has a significantly higher number of people born overseas
% speak a language other than English at home	64.1	52	35.8	Camellia-Rosehill has a significantly higher number of people who speak a language other than English
Population speaking Mandarin at home	7.0	6.5	2.9	
Population speaking Cantonese at home	3.0	5.0	1.2	
Population speaking Korean at home	-	5.0	1.2	
Population speaking Hindi at home	7.0	3.6	1.3	
Household make-up (the following is based on enumerated data):				
Couples with children households	27.5	38.3	35.3	Camellia-Rosehill has a lower proportion of households with couples with children
Couples without children households	22.9	22.3	22.4	Camellia-Rosehill has a higher proportion of households with couples without children
Lone person households	23	19	20.4	Camellia-Rosehill has a higher proportion of lone person households
Separate houses	16.9	43.9	55	Camellia-Rosehill has a significantly lower proportion of separate houses
High density housing	50.8	33.8	23.5	Camellia-Rosehill has a significantly higher proportion of high density housing



Table 7 - Demographic indicators comparing Camellia and Rosehill suburbs and City of Parramatta forecast data (Data source: Forecast.id)

2016 ABS census data	Camellia suburb (2041)	Rosehill suburb (2041)	City of Parramatta LGA (2041)	Inferences
<b>Population, households, dwellings</b>				
Total population (URP)	20,873	5,330	487,731	Camellia-Rosehill will be home to 5.37% of the forecast population of the City of Parramatta
Average household size	2.27	2.54	2.6	Camellia-Rosehill will have a lower average household size
Dwellings	10,001	2,236	193,962	Camellia-Rosehill will be home to 6.31% of the total forecast dwellings in the City of Parramatta
<b>Age overview</b>	<b>%</b>	<b>%</b>	<b>%</b>	
Babies and pre-schoolers (0 to 4 years)	8.0	7.5	7.1	Camellia-Rosehill will have a higher proportion of babies and pre-schoolers
Primary schoolers (5 to 11 years)	4.8	7.2	8.0	Camellia-Rosehill is going to have a lower proportion of people aged 5 to 17
Secondary schoolers (12 to 17 years)	2.0	4.5	5.9	
Tertiary education and independence (18 to 24 years)	5.4	10.0	9.0	Camellia-Rosehill will have a higher proportion of people aged 25 to 49
Young workforce (25 to 34 years)	29.5	27.1	20.3	
Parents and homebuilders (35 to 49 years)	24.3	24.3	22.8	
Older workers and pre-retirees (50 to 59 years)	10.5	8.4	10.3	Camellia-Rosehill is projected to have a noticeably lower proportion of people aged 60 and above
Empty nesters and retirees (60 to 69 years)	6.1	5.6	7.5	
Seniors (70 to 84 years)	6.5	4.5	7.2	
Elderly aged (85 years and over)	3.0	1.1	2.0	
<b>Household make-up</b>	<b>%</b>	<b>%</b>	<b>%</b>	
Couples with children households	15.9	29.5	33.0	Camellia-Rosehill will have a lower proportion of households with couples with children
Couples without children households	36.9	23.4	24.9	Camellia-Rosehill will have a higher proportion of households with couples without children
Lone person households	33.4	28.3	24.1	Camellia-Rosehill will have a significantly higher proportion of lone person houses
Separate houses	N/A	N/A	N/A	
Group households	5.6	6.2	4.6	Camellia-Rosehill will have a lower proportion of group households

## Camellia-Rosehill Precinct

Currently the Precinct is characterised by:

- Industrial uses including warehousing and distribution, commercial and manufacturing
- Private recreation including the Rosehill Racecourse and the Sydney Speedway/Granville Showground
- One private residence with a population of 3 people.

## Forecast growth and future demographic characteristics of Camellia-Rosehill Precinct

The draft High Growth Areas (as part of the CIS) indicates that the future Camellia Town Centre is forecast to have 10,000 new dwellings for a population of 20,900 planned for this area.

Catchment 4 population is forecast to grow by 99,046 in the next 20 years and a majority of this increase will be witnessed in Parramatta CBD, Parramatta and Camellia suburbs.

The Camellia-Rosehill Preferred Scenario draft Master Plan proposes residential growth within the Precinct. As shown in Table 7, we can expect that the future community of the Precinct could include:

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

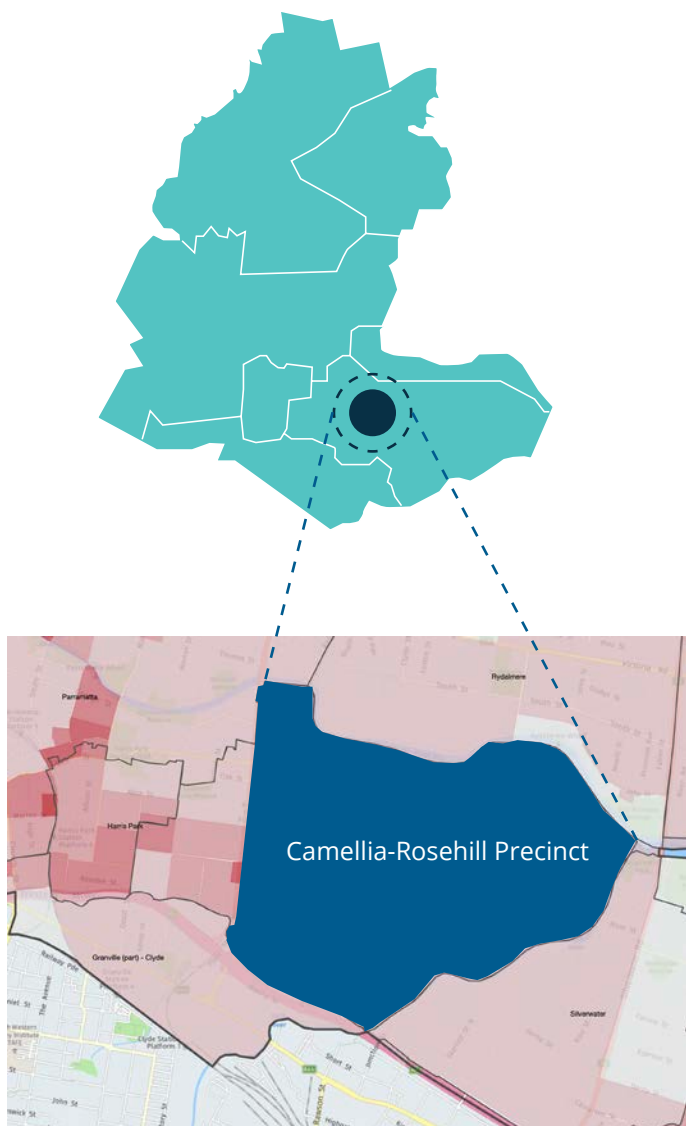


Figure 14 - Location of the Camellia-Rosehill Precinct

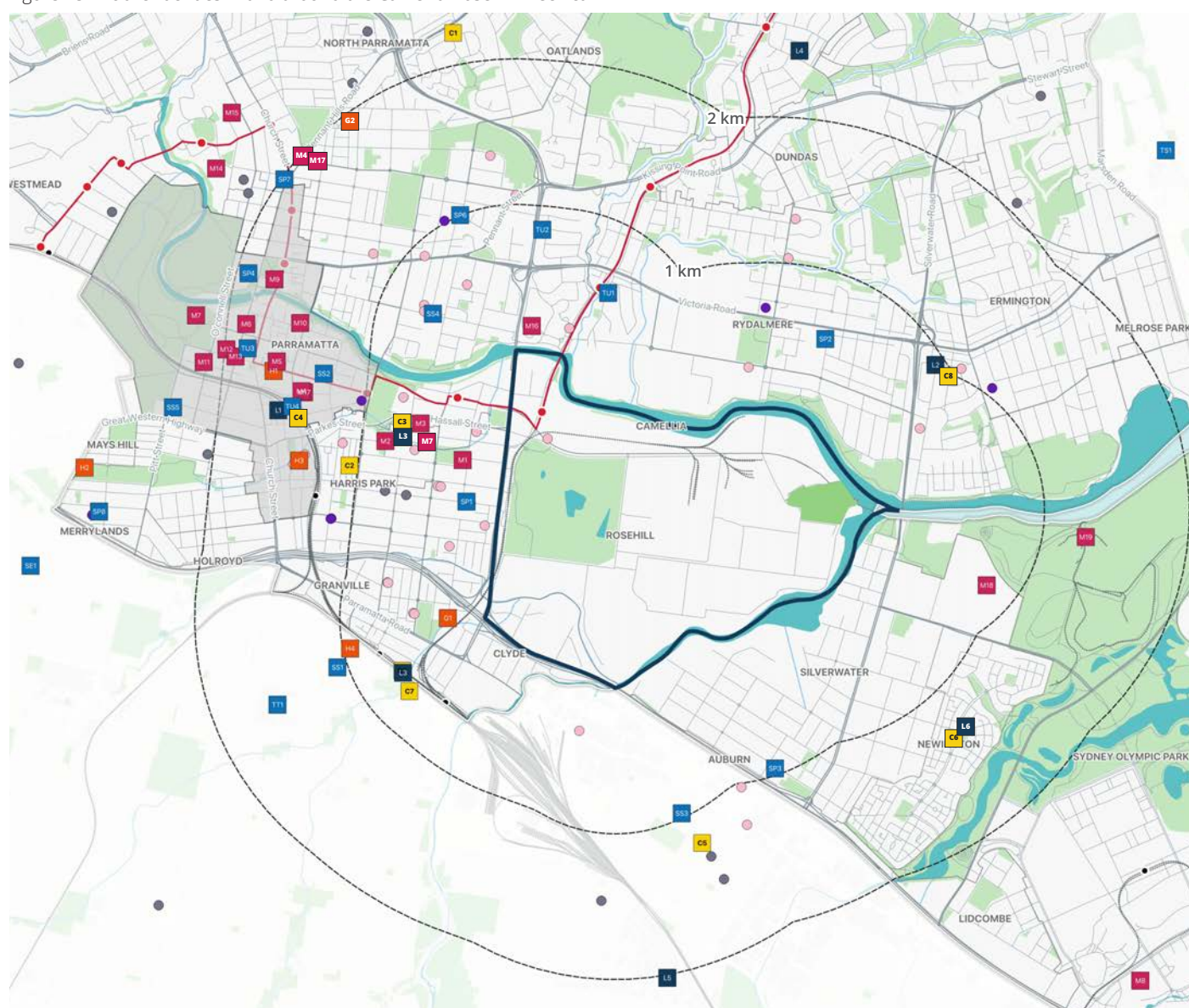
## 2.6. Public facilities

This section provides an audit and mapping of existing public facilities servicing the Camellia-Rosehill Precinct.

### 2.7. Audit of existing public facilities

The figure below shows an audit of all public facilities within 2km of Camellia-Rosehill Precinct.

Figure 15 - Public Facilities in and around the Camellia-Rosehill Precinct



Key

C#	Community Centre	SP#	Primary School	●	Early education and care facilities - Long Day Care
H#	Community Hall	SS#	Secondary School	●	Early education and care facilities - OSHC
Y#	Youth Centre	TU#	Tertiary education	●	Aged care facilities
L#	Library	M#	Cultural space		



Map Ref	Name of facility	Distance from site
<b>Community Centre</b>		
C1	Burnside Gardens Community Centre	Within 3km
C2	Harris Park Community Centre	Within 2km
C3	The Granville Centre	Within 1km
C4	Granville Multicultural Community Centre	Within 2km
C5	Auburn Centre for Community	Within 2km
C6	Newington Community Centre	Within 2km
C7	Granville Youth and Community Center (Permanently closed)	Within 1km
C8	Ermington Community Centre	Within 1km
C9	5 Parramatta Square - Planned	Within 2 km
<b>Community Hall</b>		
H1	Parramatta Town Hall	Within 2km
H2	Jones Park Hall	Within 2km
H3	Harry Todd Band Hall	Within 2km
H4	Granville Town Hall	Within 1km
<b>Youth Centre</b>		
G1	Granville Activity Centre (Scouts NSW)	Within 1km
G2	Parramatta PCYC	
<b>Library</b>		
L1	Parramatta Library	Within 2km
L2	Ermington Library	Within 1km
L3	Granville Library	Within 2km
L4	Dundas Library	Within 2km
L5	Auburn Library	Within 2km
L6	Newington Library (Temporarily closed)	Within 2km
<b>Primary Schools</b>		
SP1	Rose Hill Public School	Within 1km
SP2	Rydalmere Public School	Within 1km
SP3	Auburn North Public School	Within 1km
SP4	Bayanami Public School	Within 2km
SP5	Burnside Public School	Within 2km
SP6	Parramatta East Public School	Within 1km
SP7	Parramatta North Public School	Within 2km
SP8	Parramatta West Public School	Within 2km
<b>Secondary Schools</b>		
SS1	Granville Boys High School	Within 2km
SS2	Arthur Phillip High School	Within 2km
SS3	Auburn Girls High School	Within 1km
SS4	Macarthur Girls High School	Within 1km
SS5	Parramatta High School	Within 2km
SS6	James Ruse Agricultural High School	Within 2km

Map Ref	Name of facility	Distance from site
SS7	Northmead Creative and Performing Arts High School	Within 2km
SS8	Marsden High School	Within 2km
SE1	Holroyd school (special school)	Within 2km
SE2	Rowland Hassal School (special school)	Within 2km
SE3	The Hills School (k-12)	Within 2km
<b>Tertiary Education</b>		
TU1	University of Western Sydney	Within 1km
TU2	University of Western Sydney (North Campus)	Within 1km
TU3	University of New England	Within 2km
TU4	Swinburne University of Technology	Within 2km
TT1	Granville TAFE	Within 2km
<b>Cultural Space</b>		
M1	Elizabeth Farm	Within 1km
M2	Experiment Farm Cottage	Within 1km
M3	Hambledon Cottage	Within 1km
M4	NSW Lancers Memorial Museum	Within 2km
M5	Parramatta Artists Studio	Within 2km
M6	Brislington Medical and Nursing Museum	Within 2km
M7	Old Government House	Within 2km
M8	NSW Hall of Champions	Within 2km
M9	Riverside Theatre	Within 2km
M10	Guerrilla Gallery	Within 2km
M11	City of Parramatta Art Society	Within 2km
M12	Pari	Within 2km
M13	Phillip Ruddock Heritage Centre	Within 2km
M14	Parramatta Female Factory	Within 2km
M15	Parramatta Gaol	Within 2km
M16	Margaret Whitlam Galleries	Within 1km
M17	The Lancers	Within 2km
M18	Newington House	Within 1km
M19	Australian Scout Museum	Within 2km
●	ECEC Facility - Long Day Care	Within 2km
●	ECEC Facility - OSHC	Within 2km
●	Aged Care	Within 2km

Note: Distance from site is measured from the boundary of the Precinct.

As shown above in Figure 15, there is currently very limited public facilities within or nearby the Precinct, which is reflective of its existing industrial nature. However the City of Parramatta CIS identified a number of new public facilities that will be required in the Precinct to support residential growth.

## Community centres

As shown above in Figure 15, there are no existing community centres within the Precinct. The closest community centres to the Precinct are the Ermington and Newington Community Centres, however major existing roads and rail corridors create barriers to access. Also, the planned 5 Parramatta Square will have community collaboration and creative spaces. It will be located in close proximity to the Precinct and well-connected by light rail.

The CIS has identified a need to provide 1,700sqm of community space as part of a new community hub and library of approximately 3,500sqm total, within the Camellia Town Centre (as part of the Camellia Town Centre Master Plan). In addition, the CIS identified the need to deliver a new Community Function Centre of approximately 500sqm (in addition to the provision of Community Hub Space). Ideally, this space would include 1-2 smaller, flexible meeting spaces for community use.

The CIS also recommended that this new community hub is located within the town centre adjacent to a plaza and open space.

## Libraries

Parramatta LGA is currently serviced by eight existing libraries. A new central library in Parramatta CBD to be delivered as part of 5 Parramatta Square will be easily accessible from the Precinct via light rail. As shown above in Figure 15, there are two branch libraries within 1km of the Precinct, being the Newington Library Service and Ermington Library.

The CIS has identified a need to provide a new library in Camellia of approximately 1,800sqm and ideally co-located within a community hub in the Camellia Town Centre.

The future library within the Precinct has the potential to provide a 'different kind of library and learning space' given the area's history as an industry and manufacturing area. This could include digital learning spaces, audio visual equipment and recording studios, a tool library, and a tech space or maker space.

## Arts and culture

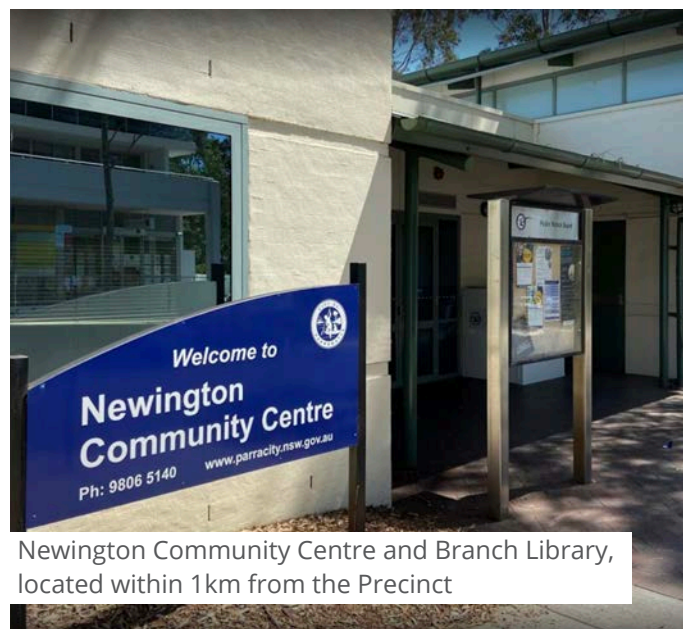
As shown above in Figure 15, there is one museum located adjacent to the Precinct (Elizabeth Farm) within

the Rosehill suburb. The Parramatta CBD is located within 2km of the Precinct and includes a number of arts and cultural spaces, including Parramatta Artist Studios and independent galleries, as well as the proposed Powerhouse Parramatta – Museum of Applied Arts and Sciences and cultural Precinct.

The planned 5 Parramatta Square will house community collaboration and creative spaces where the public can create, experiment, study, work, meet, exercise, play, and engage with Maker Space/STEAM programs.

## Early childhood education and care

As shown above in Figure 15, there is one Long Day Care facility called Explore & Develop Parramatta located within the Precinct that offers 78 places. There are 33 long day care centres and nine out of school hours care centres within 2km of the Precinct.



Newington Community Centre and Branch Library, located within 1km from the Precinct



The Granville Centre, located within 1km from the Precinct

The CIS identified a need for future provision of Council-owned, private and not-for-profit long day care centres, located close to transport nodes and the school.

If the Precinct is to accommodate increased residential uses in the future, a number of new early education and care services will be required to support the increased population.

## Schools

As shown above in Figure 15, Rosehill Public School is a primary school located adjacent to the Precinct within the Rosehill suburb. There are three other primary schools and two all girls high schools located within 1km of the Precinct.

Earlier versions of the CIS identified a possible need for a new primary school to be located within the Camellia Town Centre (there is an opportunity to co-locate community facilities with the school depending on final location and its size, and to share school facilities for community use). Collaboration with Schools Infrastructure NSW will be required in the future planning of schools within the Precinct.

## Youth and senior spaces

As shown above in Figure 15, The Granville Activity Centre (Scouts NSW) and The Y Space Westfield Parramatta Pop Up (formerly the YMCA) are local youth spaces that are located within 2km of the Precinct.

Councils across Australia are moving away from age dedicated spaces (e.g. 'youth centres' and 'seniors centres') to larger, flexible multi-purpose community centre and hub spaces that can be programed and used by any age and interest group.

## Retirement and aged care

As shown above in Figure 15, there are a six aged care facilities located within 2km of the Precinct.

No planned facilities are known, however a balanced community includes people of all ages. This project should consider how to create an age and ability inclusive Precinct.

## Shopping centres

As shown above in Figure 15, within the Precinct there are two cafes and no shopping areas. The Rosehill Town Centre to the west of James Ruse Dr provides a Woolworths and a number of fast food restaurants. In addition, there are a few cafes scattered around the edge of the Precinct that are likely to service workers in the local area. The Racecourse within the Precinct is also a destination that attracts visitors regularly.

Parramatta CBD is likely to be the closest area that can service the daily needs of future residents in the Precinct.

## Aboriginal culture

Parramatta is rich with Aboriginal stories, histories and culture, some of which are reflected in public artworks in the LGA. The planned 5 Parramatta Square will include a Discovery Centre with cultural heritage spaces including an Aboriginal Keeping Place for local Indigenous objects.

It should be noted that the river and creek around the Precinct are significant Aboriginal heritage sites. There will be opportunities to engage with the Traditional Owners around environmental restoration and remediation and to explore opportunities for increased awareness of Aboriginal culture and stories of the area.

## Subsidised office space

Council currently plays a small role in the provision of subsidised space. Council has 15 subsidised spaces, none of which are located within the Precinct. However, many are within the close proximity to the Precinct such as the Hunter Street carpark and Spurway Street Ermington.

Increasingly, subsidised spaces are targeted to support not only essential community service providers, but also local start-up businesses including social enterprises. Considering the Precinct's potential focus on future industry, there could be an opportunity to investigate the inclusion of subsidised spaces for future/creative/STEAM manufacturing and research.

## Hospitals and healthcare

The Precinct is located within 5km of the Westmead Hospital as well as Cumberland Hospital in North Parramatta. St Joseph's Hospital is located in Auburn to the south of the Precinct.

The Westmead Hospital Precinct has been the subject of significant planning over the past decade and now has a Master Plan that sets aspirational targets for jobs and students and further expansion and specialisation of health, research and innovation in the Precinct.

## Emergency services

While there are no emergency services located within the Precinct itself, Fire and Rescue NSW Silverwater Fire Station and Emergency Services Parramatta and NSW SES – Parramatta Unit are all within 5km of the Precinct.

No known future plans for upgraded or additional emergency services in the area.



## 2.8. Public open space and recreation facilities

### 2.8.1. Parks and open space

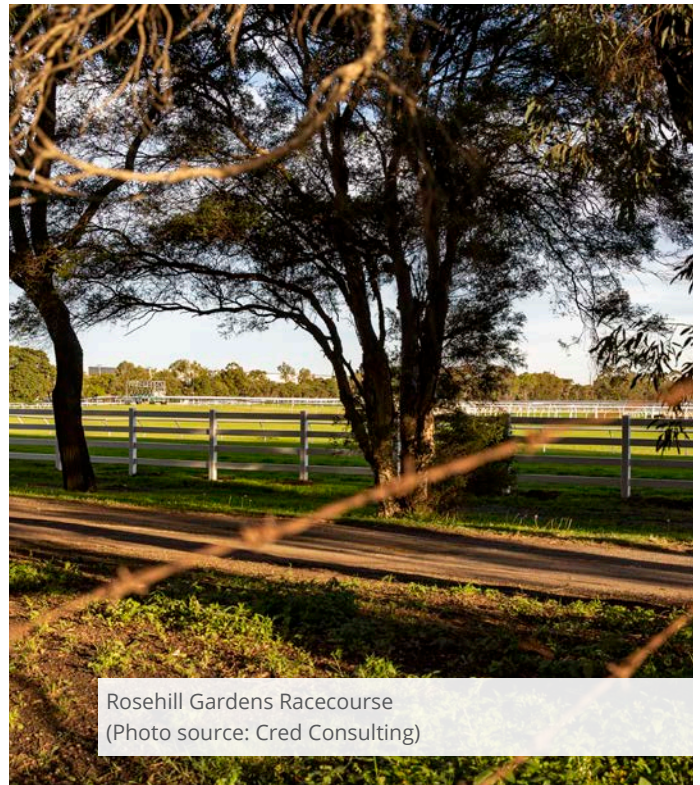
#### Quantity of open space

Measuring the quantity of open space is a high level indicator of how the Camellia-Rosehill Precinct is performing in terms of its open space provision.

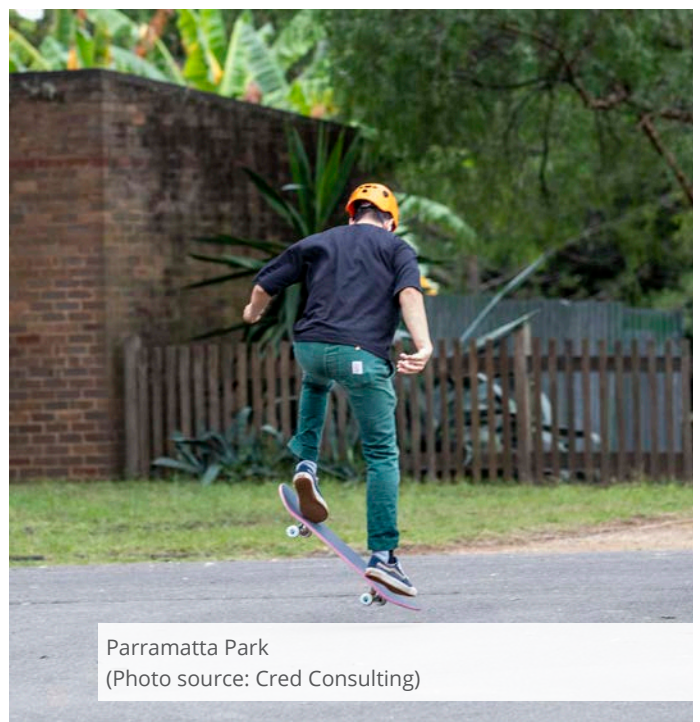
As a high level indicator, quantum does not account for accessibility barriers that may be present – such as highways, or rail – and must be read in conjunction with proximity and connectivity. Despite this drawback, quantum is a tool to establish minimum benchmarks for open space as future development occurs.

The Precinct has a high quantum of open space within it - both private and public open space. However, of that, a majority is private recreation space that includes the Rosehill Gardens Racecourse. This indicates opportunities for partnership with private recreational spaces to make them multi-use spaces that also provide recreational uses for the residents of the Precinct.

In addition, there is 9.5ha within the Precinct that is currently wetland area. However, it should be noted that this is currently not zoned as open space.



Rosehill Gardens Racecourse  
(Photo source: Cred Consulting)



Parramatta Park  
(Photo source: Cred Consulting)

## Hierarchy and size of open space

Hierarchy and size gives an indication of the scale of parks within and close to the Precinct. Hierarchy can range from regional parks that are unlimited in size and service the whole of the City of Parramatta and beyond, to local parks that service locals and are usually around 0.3ha to 1ha in size.

The following Greater Sydney Commission's hierarchy has been applied to assessing open space that is in proximity to the Precinct as shown below in Table 8:

Table 8 - Open space hierarchy

Catchment	Description	Typical Scale	Catchment from home
Regional	Any large or unique area with good links to public transport that attract visitations from the whole of the City of Parramatta or broader than the City, including tourists.	10+ ha	10km
District	Serving more than one suburb. Are generally large or significant areas that attract visitors from surrounding suburbs and offer a more diverse range of activities. Can cater for a wide cross section of community interests, including informal recreation and sporting opportunities.	1-5ha	5km
Local	Serving residents within a suburb/ Precinct. Open space that provides facilities for visitors within a walking distance for short stays. Open space areas that are positioned and designed to attract residents living within a 500m radius.	0.3 – 1ha	1km
Neighbourhood	Serving residents within immediate locality. Open space in easy walking distance from home to provide for short stay activities, usually children's play.	0.1ha – 0.3	200m for high density



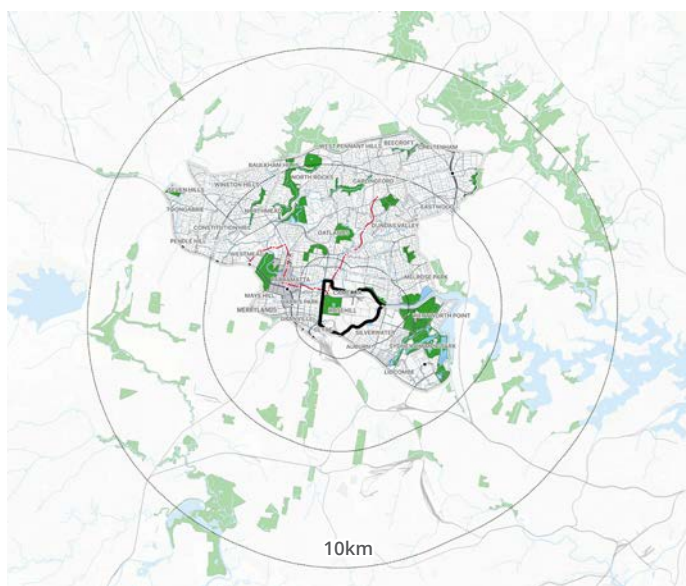


Figure 16 - Regional open spaces within 10km of the Precinct

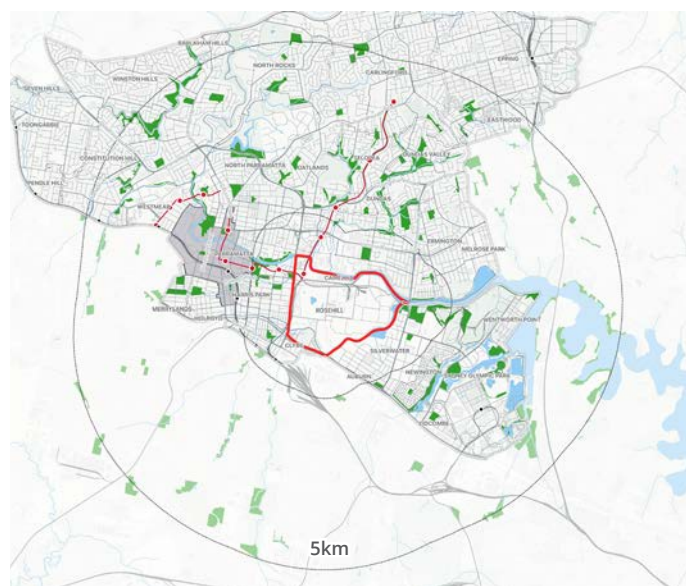


Figure 17 - District open spaces within 5km of the Precinct

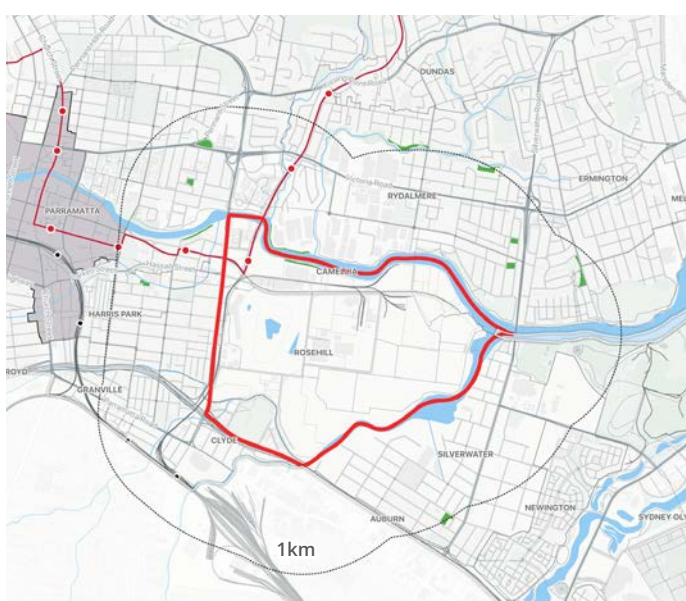


Figure 18 - Local open spaces within 1km of the Precinct

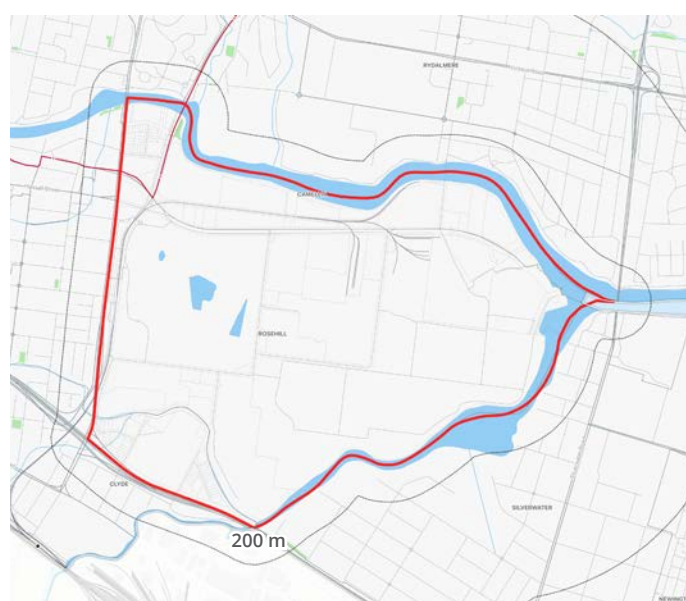


Figure 19 - Neighbourhood open spaces within 200 m of the Precinct

### **Regional open space**

As shown in Figure 16, there are 73 regional open spaces within 10km of the Precinct which add up to 1855ha of open space.

These regional open spaces offer a variety of recreation opportunities including national parks and reserves, and parks which can be used by the future Camellia-Rosehill residents for occasional/destinational recreation uses.

However, the regional open spaces within the Precinct are dedicated for private recreation that includes the Rosehill Gardens Racecourse.

### **District open space**

As shown in Figure 17, there are 128 district open spaces within 5km of the Precinct which add up to 423ha of open space. The CIS has identified the need for a new district park within Camellia.

### **Local open space**

As shown in Figure 18, there are 10 local open spaces within 1km of the Precinct which add up to 5ha of open space.

However, a majority of these open spaces are across waterways, train lines and freeways (James Ruse Drive) which make them difficult to access for local uses. The Precinct is likely to have a high number of workers who will need access to local park spaces for breaks during the day and social gatherings.

### **Neighbourhood open space**

As shown in Figure 19, There are only 1-2 neighbourhood open spaces within the Precinct or in 200m walking distance of the Precinct. However, these neighbourhood open spaces amount to a negligible ratio and are not considered in the analyses in following pages.

Demographics indicate that the future residents of Camellia-Rosehill Precinct are likely to live in high-rise residences, which indicates the importance of access to neighbourhood open spaces for everyday uses.

These neighbourhood parks will provide amenities the short-stay everyday uses, while the local and district parks will provide amenities for longer stays.



Figure 20 - All open spaces within 10km of the Precinct

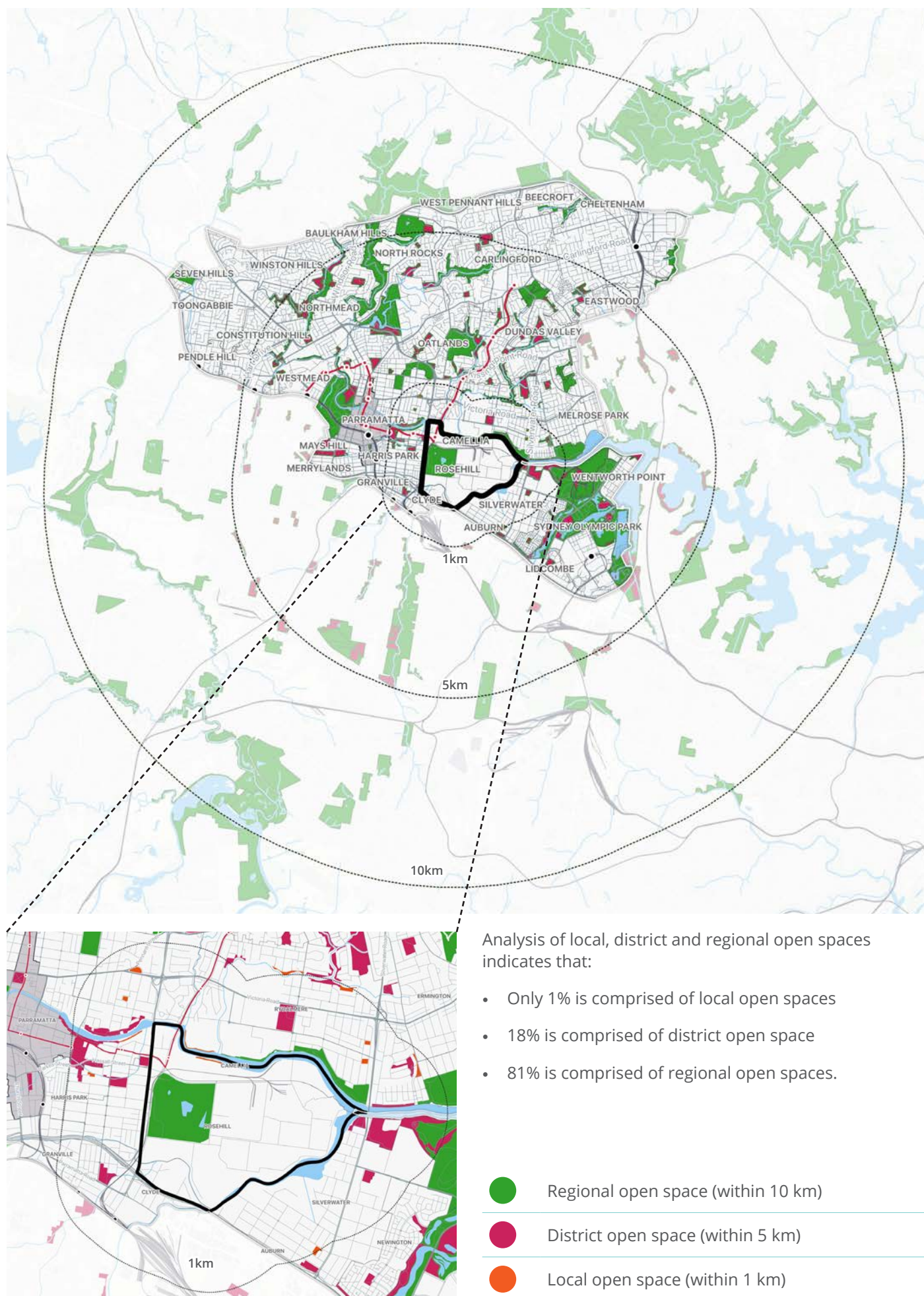
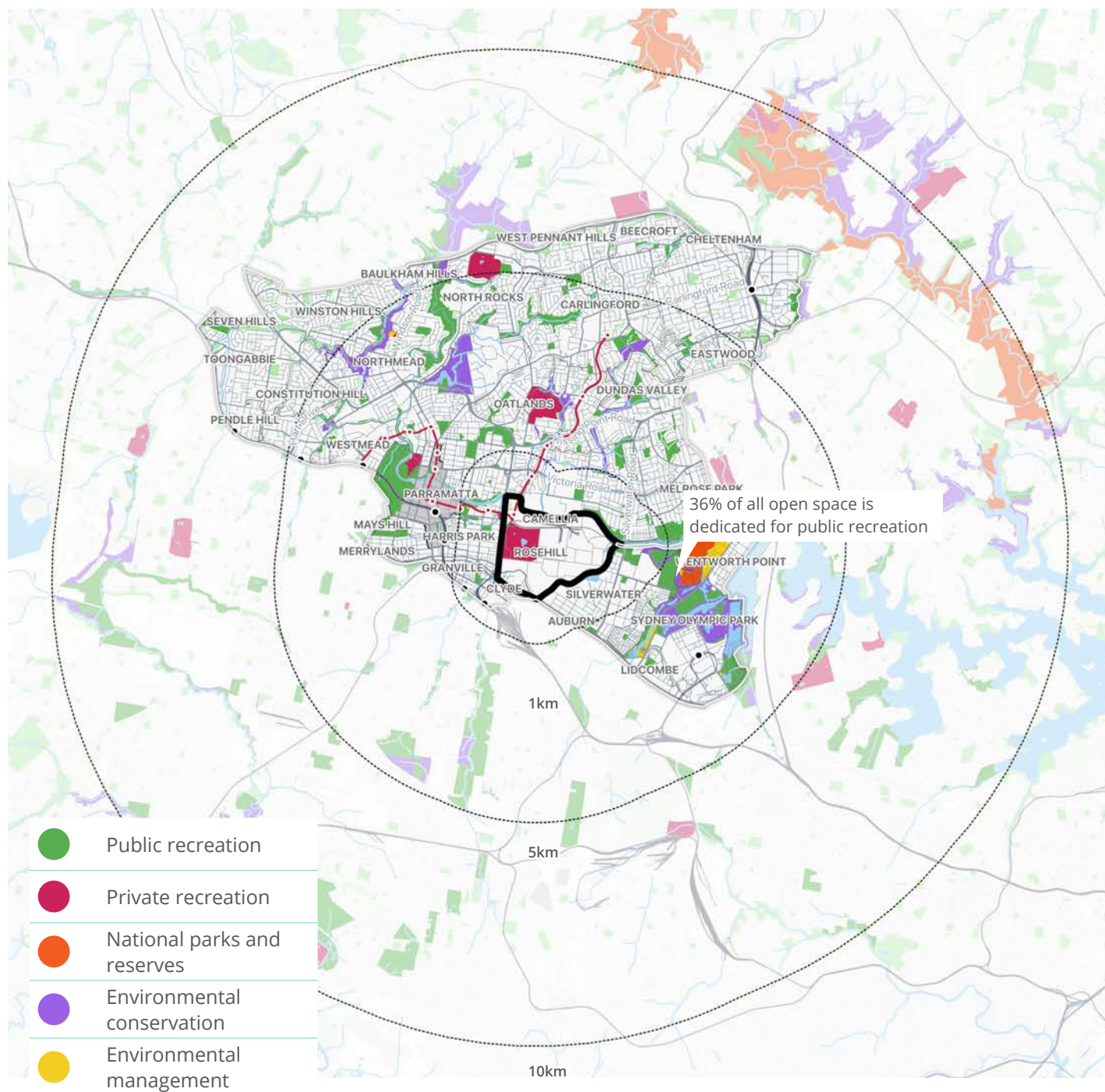




Figure 21 - Open space land classification



As shown in Table 9:

- A majority of local open spaces within 1km of the Precinct are dedicated for public recreation, followed by environmental conservation.
- A majority of district open spaces within 5km of the Precinct are dedicated for public recreation, followed by environmental conservation and private recreation.
- A majority of regional open spaces within 10km of the Precinct are dedicated for national parks and reserves, followed by public recreation and environmental conservation.

Table 9 - Comparison of park hierarchy and land classification

Open space hierarchy	Environmental conservation	Environmental management	National parks and nature reserves	Private recreation	Public recreation
Local (within 1 km)	2 ha	0 ha	0 ha	0 ha	5 ha
District (within 5 km)	150 ha	14 ha	0 ha	18 ha	423 ha
Regional (within 10 km)	1148 ha	78 ha	2185 ha	511 ha	1867 ha
Percentage of total open space (above 0.3 ha)	20%	1%	38%	9%	32%



2.8.2. Recreation facilities

Figure 22 below shows an audit of recreation facilities within 5km of the Camellia-Rosehill Precinct.

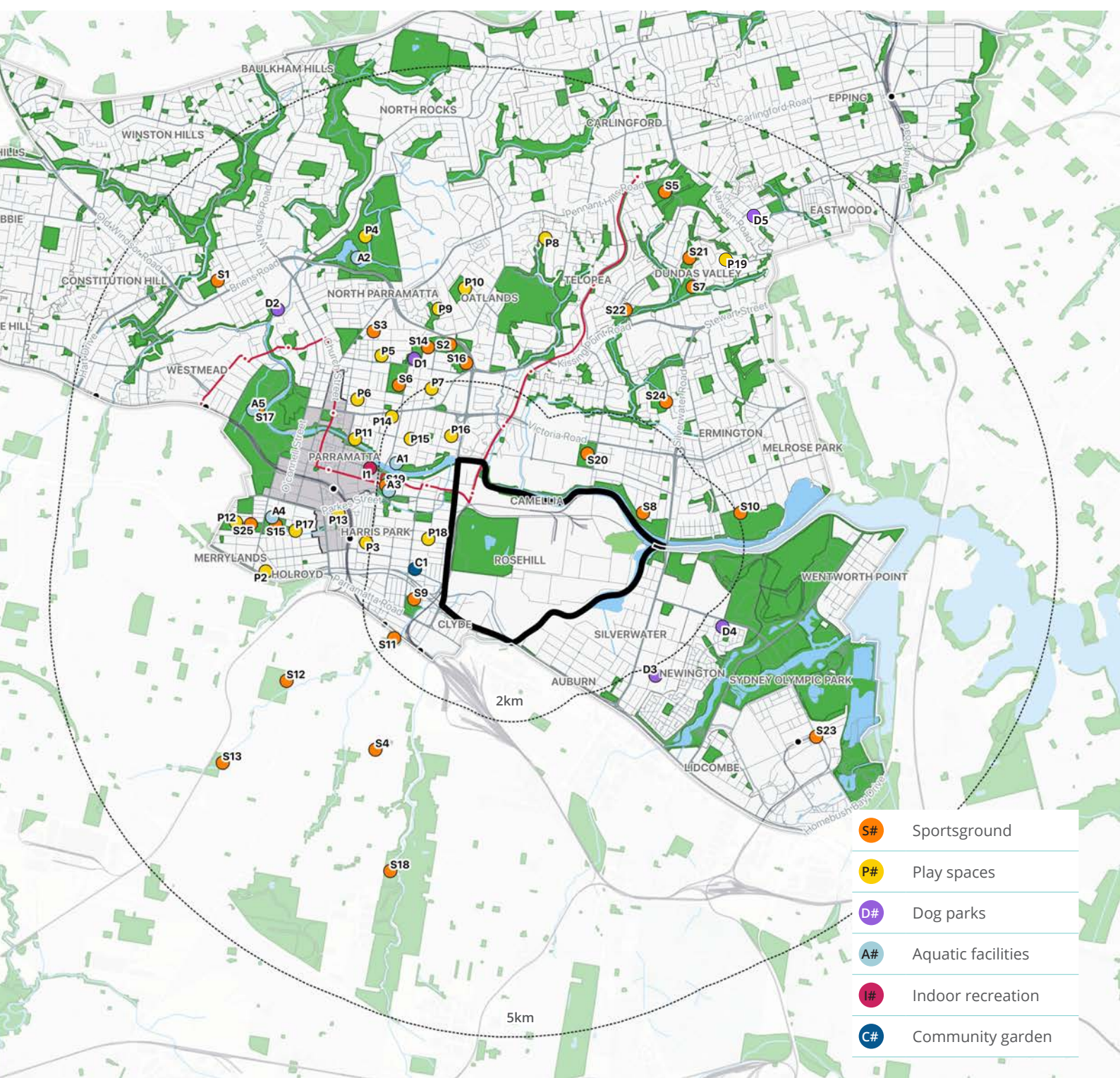
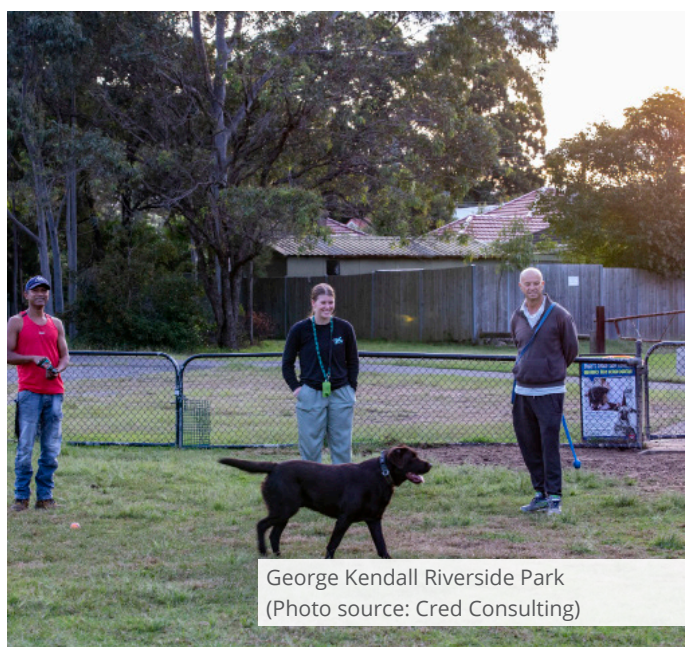


Figure 22 - Recreational facilities within 5km of the Precinct





Map Ref	Name of facility	Distance from Precinct
<b>Playspaces</b>		
P1	Wallawa Park Reserve	Within 5km
P2	Tiara Place Reserve	Within 5km
P3	Rosella Park	Within 2km
P4	Lake Parramatta Reserve	Within 5km
P5	Sherwin Park	Within 2km
P6	Rosslyn Blay Park	Within 2km
P7	Symonds Avenue Reserve	Within 1km
P8	Walter Brown park	Within 5km
P9	Burnside Gollan Reserve	Within 2km
P10	George Gollan Reserve	Within 5km
P11	CBD Foreshore Reserve	Within 2km
P12	Jones Park	Within 5km
P13	Jubilee Park	Within 2km
P14	Bill Thomson Reserve	Within 1km
P15	W.R Musto Park	Within 1km
P16	Irving Street Reserve	Within 1km
P17	Noller Park	Within 2km
P18	Biplane Park	Within 1km
P19	Blaxland Riverside Park	Within 1km
<b>Dog park</b>		
D1	Dan Mahoney Reserve	Within 2km
D2	Burlington Memorial Park	Within 5km
D3	Deakin Park	Within 2km
D4	Pierre De Coubertin Park	Within 2km
D5	George Kendall Riverside Park	Within 1km
<b>Aquatic facilities</b>		
A1	Macarthur Girls High School	Within 1km
A2	Lake Parramatta Swimming Area	Within 5km
A3	Water play in James Ruse Reserve	Within 1km
A4	Water Play in Ollie Webb Reserve	Within 5km
A5	Aquatic Leisure Centre – Planned	Within 5km
<b>Community garden</b>		
C1	John Irving Park	Within 1km
<b>Indoor recreation</b>		
I1	Parramatta PCYC (Private)	Within 2km

Map Ref	Name of facility	Key features	Distance from Precinct
<b>Sportsground</b>			
S1	Arthur Philip Park	<ul style="list-style-type: none"> <li>2 playing fields</li> <li>Basketball Court (1/3 Court)</li> <li>Play Space</li> </ul>	Within 5km
S2	Barton Park	<ul style="list-style-type: none"> <li>Sportsfield</li> <li>Athletis Track</li> <li>Play Space</li> </ul>	Within 2km
S3	Belmore Park	<ul style="list-style-type: none"> <li>Sportsfield</li> <li>Cricket Oval</li> <li>Cricket Nets</li> <li>Play Space</li> </ul>	Within 2km
S4	Colquhoun Park	<ul style="list-style-type: none"> <li>Sportsfield</li> <li>Cricket Oval</li> <li>Basketball Court (1 Full)</li> <li>Netball Court</li> <li>Cricket Nets</li> <li>Play Space</li> </ul>	Within 2km
S5	Cox Park	<ul style="list-style-type: none"> <li>Cricket Oval</li> <li>Play Space</li> </ul>	Within 5km
S6	Doyle Ground	<ul style="list-style-type: none"> <li>Sportsfield</li> <li>Cricket Nets</li> <li>Play Space</li> </ul>	Within 2km
S7	Dundas Park	<ul style="list-style-type: none"> <li>Sportsfield</li> <li>Cricket Oval</li> <li>Netball Court</li> <li>Cricket Nets</li> <li>Play Space</li> </ul>	Within 5km
S8	Eric Primrose Reserve	<ul style="list-style-type: none"> <li>Sportsfield</li> <li>Play Space</li> </ul>	Within 1km
S9	F.S Garside Park (Temporarily Closed)	<ul style="list-style-type: none"> <li>Cricket Oval</li> <li>Play Space</li> </ul>	Within 1km
S10	George Kendall Riverside Park	<ul style="list-style-type: none"> <li>Sportsfield</li> <li>Cricket Oval</li> <li>Tennis Court</li> <li>Basketball Court (4 Full)</li> <li>Play Space</li> </ul>	Within 2km
S11	Granville Memorial Park	<ul style="list-style-type: none"> <li>Basketball Court (1 full)</li> <li>Play Space</li> </ul>	Within 1km
S12	Granville Park	<ul style="list-style-type: none"> <li>Sportsfield</li> <li>Cricket Oval</li> <li>Basketball Court (1 Full)</li> <li>Cricket Nets</li> <li>Play Space</li> <li>Skate Park</li> </ul>	Within 5km
S13	Guildford Park	<ul style="list-style-type: none"> <li>Sportsfield</li> <li>Cricket Oval</li> <li>Basketball Court (1/2 Court)</li> <li>Netball Court</li> <li>Play Space</li> </ul>	Within 5km

Map Ref	Name of facility	Key features	Distance from Precinct
S14	Old Saleyards Reserve	<ul style="list-style-type: none"> <li>Sportsfield</li> <li>Cricket Oval</li> </ul>	Within 2km
S15	Ollie Webb Reserve	<ul style="list-style-type: none"> <li>Cricket Oval</li> <li>Basketball Court (1/3 Court)</li> <li>Play Space</li> </ul>	Within 5km
S16	PH Jeffrey Reserve	<ul style="list-style-type: none"> <li>Tennis Court (17)</li> </ul>	Within 2km
S17	Parramatta Park	<ul style="list-style-type: none"> <li>Sportsfield</li> <li>Cricket Oval</li> <li>Swimming Centre</li> <li>Play Space</li> </ul>	Within 5km
S18	Ray Marshall Reserve	<ul style="list-style-type: none"> <li>Sportsfield</li> <li>Basketball Court (1/3 Court)</li> <li>Cricket Nets</li> <li>Play Space</li> </ul>	Within 5km
S19	Robin Thomas Reserve	<ul style="list-style-type: none"> <li>Sportsfield</li> </ul>	Within 5km
S20	Rydalmere Park	<ul style="list-style-type: none"> <li>Sportsfield</li> <li>Cricket Oval</li> <li>Basketball Court (1/3 Court)</li> <li>Play Space</li> </ul>	Within 1km
S21	Sir Thomas Mitchell Reserve	<ul style="list-style-type: none"> <li>Sportsfield</li> <li>Play Space</li> </ul>	Within 5km
S22	Sturt Park	<ul style="list-style-type: none"> <li>Sportsfield</li> <li>Tennis Court</li> <li>Cricket Nets</li> <li>Play Space</li> <li>Skate Park</li> </ul>	Within 5km
S23	Sydney Olympic Park	<ul style="list-style-type: none"> <li>Sportsfield</li> <li>Athletics Tracks</li> <li>Tennis Court</li> <li>Indoor Sports Facilities</li> <li>Swimming Centre</li> <li>Play Space</li> </ul>	Within 5km
S24	Upjohn Park	<ul style="list-style-type: none"> <li>Sportsfield</li> <li>Cricket Oval</li> <li>Cricket Nets</li> <li>Play Space</li> </ul>	Within 2km
S25	Jones Park	<ul style="list-style-type: none"> <li>Sportsfield</li> <li>Cricket Oval</li> <li>Cricket Nets</li> <li>Play Space</li> </ul>	Within 5km



As shown in Figure 22, the Precinct has a good provision of recreation facilities within a reasonable distance of 5km. However, these recreation facilities are already highly utilised by the existing population and the future Precinct population will add more pressure on this recreation infrastructure.

The existing recreational facilities are detailed below:

## Sportsground

As shown in Figure 22, there are 25 sportsgrounds that are within 5km of the Precinct, of which 20 are within the City of Parramatta LGA. Four sportsgrounds are located within 1km and another eight are located within 2km of the Precinct.

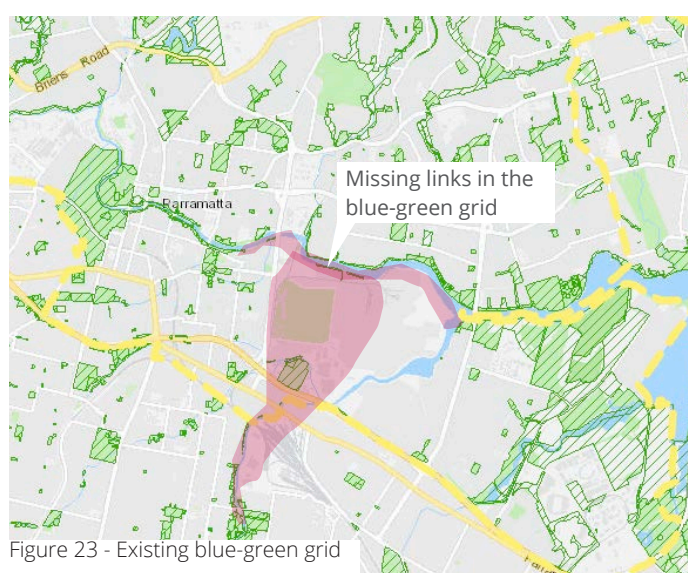
Although this is a high proportion, as outlined in the CIS, by 2041, City of Parramatta will have a below benchmark provision or shortfall of 166ha/1,000 people of sportsground across the LGA, and 76% of the existing sportsgrounds are operating above capacity to support the needs of the existing population. The CIS identifies the need for 1-2 new full sized fields within Camellia.

## Play spaces

As shown in Figure 22, there are a total of 18 playspaces within 5km of the Precinct. Of that, only four are located within 1km of the Precinct. However, it should be noted that all playspaces are located on the other side of James Ruse Drive making them difficult to access by children and parents.

Although this is a high proportion, as outlined in the CIS, by 2041, City of Parramatta will have a below benchmark gap of 56 playspaces to support the needs of the growing population.

The CIS identifies the need for one new district play space within Camellia.



## Off leash animal exercise areas

As shown in Figure 22, there are three dog parks located within 2km and one dog park within 5km of the Precinct.

## Aquatic facilities

As shown in Figure 22, the Precinct is within 5km of five aquatic facilities including the new Aquatic Leisure Centre planned at Parramatta Park.

## Indoor recreation

As shown in Figure 22, there is only one indoor recreation centre in the LGA which is located within 2km of the Precinct.

The CIS identifies the need for a new child and youth hub of approximately 5,000sqm within Camellia that includes a minimum of two indoor multi-use courts.

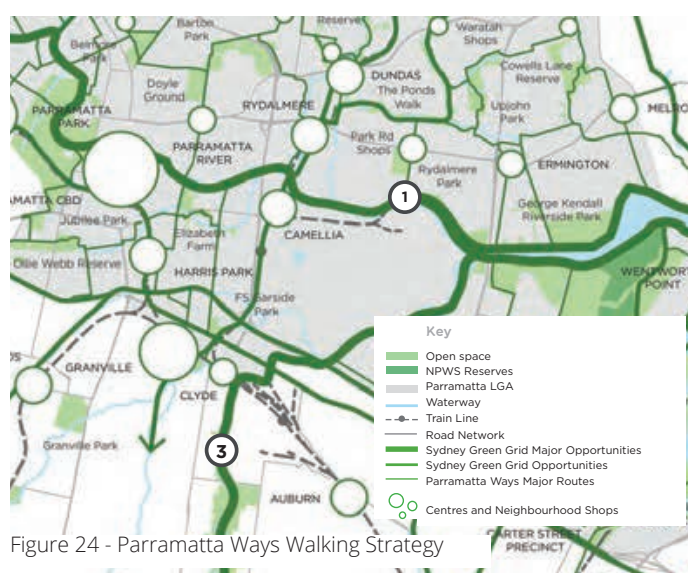
## Community garden

There is one community garden that is located within 1km of the Precinct.

## Foreshore trails and blue-green grid

Figure 23 shows the existing blue green grid in the LGA including open spaces along the foreshore, and Figure 24 shows the Sydney Major Green Grid Opportunities as identified in Council's Parramatta Ways Walking Strategy.

It shows that the Precinct is a large missing piece that has opportunities to form continuous green-blue links along the foreshore.







## Part 2

# 3. Preferred Scenario Social Infrastructure Analysis



# 3.1. Preferred Scenario

## *Camellia-Rosehill Vision*

Camellia-Rosehill has an important strategic role as an industry and employment hub within the Greater Parramatta and Olympic Peninsula (GPOP) Economic Corridor. By 2041, the Precinct will be enhanced, with service and circular economy industries, and new recreational and entertainment facilities, all enabled by better transport access via light rail, active transport and road connections.

A well-designed town centre next to the light rail stop will be the focus of community activity.

New homes will be close to public transport supported by walking and cycling paths and new public spaces including the Parramatta River foreshore.

Key environmental areas such as Parramatta River, Duck River and their wetlands will be protected and enhanced. Camellia's rich heritage will be interpreted, celebrated and promoted.

The precinct will set a new standard for environmental sustainability with embedded renewable energy networks, integrated remediation and water management strategies, circular economy industries and a commitment to achieve net zero by 2050.

Recycled water will be connected to all residences, businesses and public spaces and will support the integrated network of green infrastructure.

Camellia will be a showcase of recovery and restoration – a place of economic prosperity but also a place where people love to live, work and visit.

## *The Camellia-Rosehill Draft Master Plan*

The draft Master Plan is shown in Figure 25 and 26 and forms the basis of the Place Strategy.

Key features of the Master Plan include:

- Provision for approximately 10,179 dwellings within a Town Centre serviced by light rail, which will result in a forecast resident population of 24,429 people
- Provision for approximately 14,522 jobs
- A new primary school and the possibility of a combined K-12 school
- District and regional open space facilities
- Introduction of a new entertainment precinct and an urban services area
- Initiatives to Care for Country and continued protection of heritage listed sites
- Retention of the existing state heritage sewerage pumping station (SPS) 067 within the town centre
- Measures to mitigate land use conflicts and risks including buffers and setbacks from existing fuel pipelines and between the existing sewerage pumping station and future surrounding residential uses
- Access to the Parramatta River, Duck River and Duck Creek foreshores and potentially the wetland
- New transport infrastructure including a local road network, potential bus services, additional connections into and out of the precinct, and opportunities to integrate with the Parramatta Light Rail Stage 2
- An extensive active transport network
- A comprehensive remediation strategy
- A sustainability strategy and integrated water cycle management strategy.



Figure 25 - Camellia-Rosehill Preferred scenario

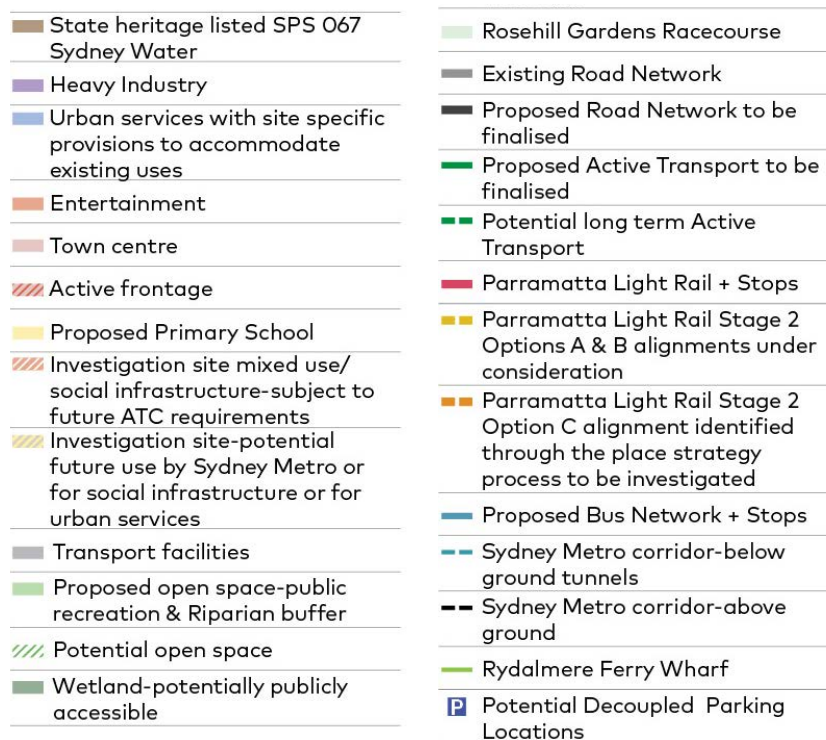
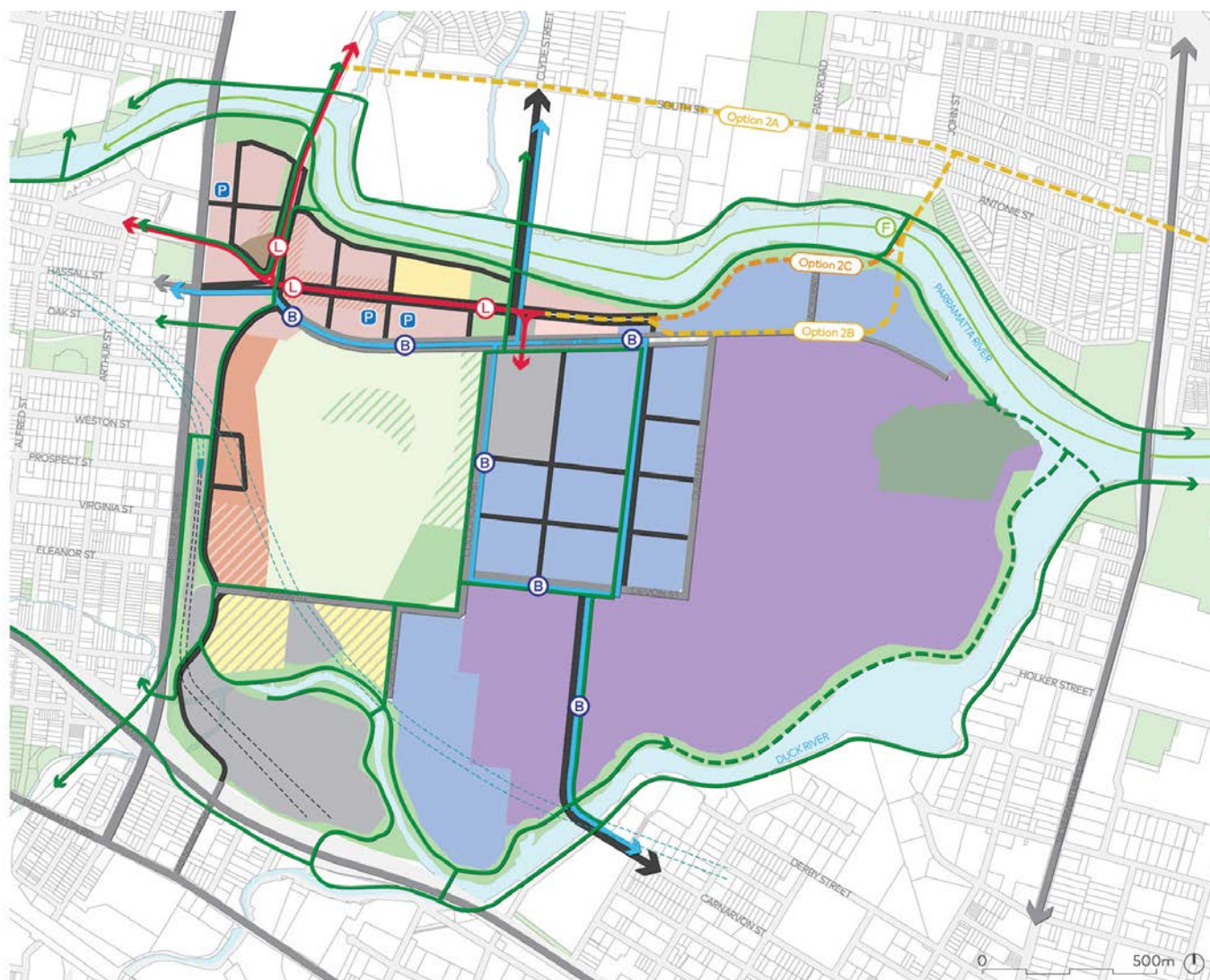
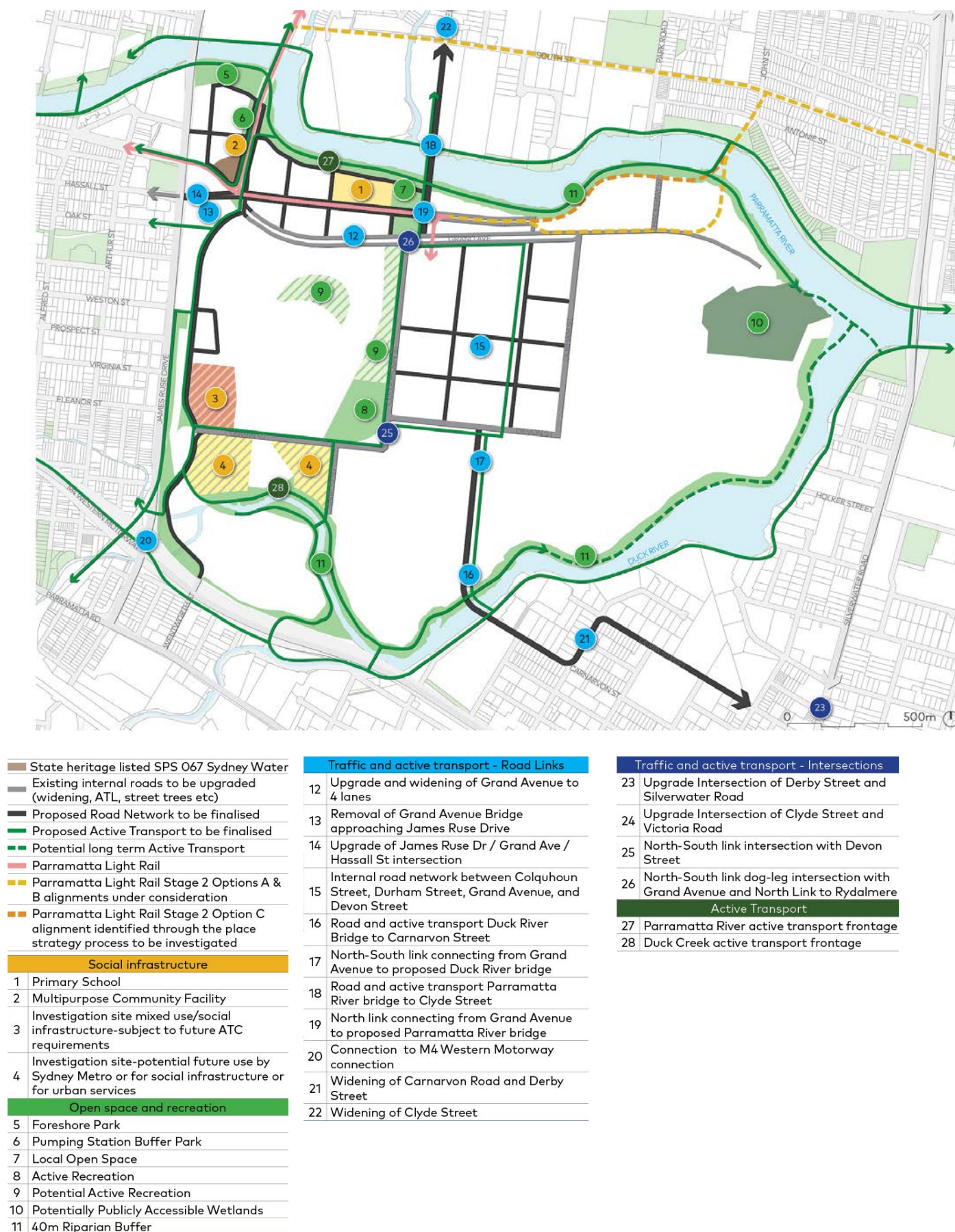




Figure 26 - Camellia-Rosehill Preferred scenario





## 3.2. Social infrastructure benchmarking

### Benchmarking approach

Benchmarks (also commonly referred to as provision standards) are a commonly used tool in estimating the demand for various types of social infrastructure. There are four kinds of benchmarks used for social infrastructure planning:

#### *Population based benchmarking*

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

Population based benchmarks are important however, as they often form the 'nexus' between future population and future demand for developer contributions planning.

The population benchmarks used for the analysis are sourced from City of Parramatta's CIS where available. Benchmarks have been sourced from other peak bodies and social infrastructure strategies where they are not available in the CIS.

#### *Proximity based benchmarking*

Proximity based benchmarks are used to understand how easy it is for people to access social infrastructure by foot, bike, public transport or car. The Premier has set a priority aiming to increase the proportion of homes in urban areas within 10 minutes' walk of quality green, open, and public spaces by 10% by 2023.

#### *Comparative benchmarking*

Comparative benchmarking is applied wherever there is no industry benchmark based on population. It looks at similar sites or precedents to the Camellia - Rosehill Precinct and benchmarks the types of social infrastructure that were delivered within them for comparative purposes.

### *Best practice trends benchmarking*

Best practice benchmarking provides examples of high quality, innovative pieces of social infrastructure that meets best practice principles, that may set a benchmark for social infrastructure delivery within the future Camellia - Rosehill Precinct that are innovative.

### Benchmarking limitations

It is important to note that benchmarking processes are not without limitation. Benchmarks take an historic approach to assumptions of future demand in calculating the quantum of social infrastructure required.

The output of benchmarking is a numeric expression of demand, that enables the comparison of like for like infrastructure across time and geography. However, benchmarking does not take into account:

- New and innovative methods for infrastructure delivery or current leading practice which may not be aligned with current benchmark assumptions
- The manner in which people engage with and generate demand for infrastructure due to their technological, accessibility, cultural and urban density contexts
- The ability of assets to be more efficiently utilised and satisfy a higher level of demand than benchmark outputs suggest, and
- The practicality to deliver infrastructure, especially types with significant floor space or land area requirements particularly in places of high land value or with constrained land availability.

It is important that provision standards be interpreted as a guide only.

### 3.2.1. Population based benchmarking

The following benchmarks have been used to evaluate the social infrastructure demand for the Camellia - Rosehill Precinct. These benchmarks have been applied for the preferred scenario as shown over page in Table 11, followed by a summary of benchmark demand for all social infrastructure types.

Table 10 - Population benchmarks used

Social infrastructure types		Resident benchmark	Source	Worker benchmark	
Public facilities					
LIBRARY NUMBER AND FLOORSPACE		1per 20,000 to 35,000 people	City of Parramatta CIS	No benchmarks	
		State library calculator	State Library NSW	State library calculator	
COMMUNITY FLOORSPACE		80sqm per 1,000 people	City of Parramatta CIS	No benchmarks	
CULTURAL FLOORSPACE		20sqm per 1,000 people	City of Ryde Social and Cultural Infrastructure Framework		
EARLY CHILDHOOD EDUCATION AND CARE	Long day care	1per 2.48 children aged 0-4 years	City of Parramatta CIS		
	OSHC	1per 2.70 children aged 5-11 years			
SCHOOL	Primary	1 per 4,000 to 5,000 dwellings 'or' 1 per 8,000 to 10,000 people   2ha per school	Based on preliminary advice from Department of Education		
	High	1 per 8,000 to 10,000 dwellings   4 ha per school			
	Tertiary	No benchmarks			
SUBSIDISED SPACES		80sqm per 1,000 people	City of Parramatta CIS		
AFFORDABLE RENTAL HOUSING		5 to 10% of uplift value	City of Parramatta CIS, Affordable Rental Housing Policy 2019 & the Central District Plan		
HOSPITAL BEDS		2 per 1,000 people	Wollongong Social Infrastructure Strategy 2018		
YOUTH CENTRE		1per 3,000 young people aged 12 to 17 years			
SENIOR CITIZEN CENTRE		1 per 15,000 to 20,000 people			
Public open spaces					
OPEN SPACE	Hectare approach	1ha/1,000 people for parks	City of Parramatta CIS	No benchmarks	
		1ha/1,000 people for sporting open space			
		1ha/1,000 people or more for natural areas and other open spaces			
AQUATIC FACILITIES	Regional	1per 100,000 to 150,000people			
PLAY SPACES	All	1per 2,000 people			
INDOOR RECREATION	Indoor courts	1 per 20,000 people			
	Indoor sports centre	1 per 50,000 to 100,000 people			
OUTDOOR RECREATION	Hard courts	1 per 10,000 people			No benchmarks
	Fitness station	1 per 12,000 people			
	Skate facilities	1per 50,000 people			
	Off-leash animal areas	1per 50,000 people			



Table 11 - Social infrastructure population based benchmarking for Camellia- Rosehill Precinct Preferred Scenario

Social infrastructure type			Preferred Scenario		City of Parramatta Community Infrastructure Strategy actions recommended for Camellia to meet the needs identified for Catchment 4 population
			Benchmark demand	Benchmark demand	
			Estimate residents - 24,429	Estimated workers - 14,522	
Public facilities					
LIBRARY FLOORSPACE State library calculator			1,885 sqm		
COMMUNITY FLOORSPACE (80sqm per 1,000 people)			1,954 sqm	NA	Develop community space of 1,700 sqm as part of a new community hub. Deliver a new Community Function Centre of approximately 500 sqm.
CULTURAL FLOORSPACE (20sqm per 1,000 people)			489 sqm	NA	-
EARLY CHILDHOOD EDUCATION AND CARE (LDC - 1: 2.48 children aged 0-4 years ; OSHC - 1: 2.70 children aged 5-11 years)	Long day care		758	NA	Through the Precinct planning process with DPIE advocate for the delivery of LDC centres within Camellia that provide a quality service, are a mix of private and not-for-profit owned and operated, and can cater for 676 places by 2041, with additional places for workers. Advocate for provision of an OSHC service at the proposed school site.
	OSHC		543	NA	
PRIMARY SCHOOL (1 per 10,000 people)			2 primary schools	NA	
HIGH SCHOOL (1 per 20,000 people)			1 high school		
SUBSIDISED SPACES (80sqm per 1,000 people)			1,954 sqm	NA	-
AFFORDABLE RENTAL HOUSING (5% to 10% of uplift)			509 to 1,018 dwellings	NA	-
HOSPITALS (2 beds: 1,000 people)			49 beds	NA	-
YOUTH CENTRE (1:3,000 young people aged 12 to 17 years)			0	NA	-
SENIOR CITIZEN CENTRE (1: 15,000 to 20,000 people)			2 centres	NA	-
Public open space					
AQUATIC FACILITIES (1: 100,000 to 150,000 people)			0	NA	-
PLAY SPACES ( 1:2,000 people)			12	NA	-
PARKS	Hectare approach (1 ha : 1,000 people for each)	Parks	24 ha	NA	<ul style="list-style-type: none"><li>Identified that Catchment 4 will need an additional 239 ha of Council managed open space and sports grounds to meet needs of the future population by 2041.</li><li>Deliver 1-2 x new full size fields within Camellia (10 ha).</li><li>Identified there is a high need to increase the provision of trail and path based recreation in Catchment 4</li></ul>
		Sporting open space	24 ha	NA	
		Natural areas	24 ha	NA	
INDOOR RECREATION	Indoor courts (1:20,000 people) + 10% for worker population		1 indoor court		Deliver a new child and youth hub of approximately 5,000 sqm which includes a minimum of two indoor multi-use courts.
	Indoor sports centre (1: 50,000 to 100,000 people) + 10% for worker population		0		
OUTDOOR RECREATION	Hard courts (1: 10,000 people)		2 hard courts		-
	Fitness equipment (1:12,000 people)		2 fitness stations		Identified a moderate gap in the provision of outdoor fitness equipment in Rosehill.
	Skate/ bike facilities(1: 50,000 people)		0.5 skate/ bike facility		-
	Off- leash animal exercise areas (1: 50,000 people)		0.5 off-leash animal exercise area		-

## Public facilities population based benchmark demand

### Libraries

There are two branch libraries within 1km of the Precinct, the Newington Library Service and Ermington Library, and the planned 5 Parramatta Square will be in close proximity to the Precinct and it will include a world-class public library.

Benchmarking for libraries uses the NSW State Library floorspace calculator that considers the resident and worker population for each scenario.

As shown in Table 11, there will be a benchmarked demand of 1,885 sqm of library floorspace to cater to the future resident and worker population living/working within the Precinct.

Given the proximity to the proposed light rail station and the proposed metro station, Council through its CIS has identified an opportunity to deliver a new library in Camellia of approximately 1,800 sqm to cater to the Catchment 4 population.

### Community spaces

There are no existing community centres within the Precinct or within easily accessible locations. The closest community centres to the Precinct are the Ermington and Newington Community Centres. There are also community spaces planned to be delivered as part of 5 Parramatta Square that will be easily accessible from the Precinct via light rail.

A benchmark standard of 80sqm per 1,000 people is applied to calculate the community floorspace demand for the Camellia-Rosehill Precinct.

As shown in Table 11, to cater to the future resident population living within the Precinct, there will be a benchmarked demand for 1,954 sqm of community floorspace.

Given the proximity to the proposed light rail station and the proposed metro station, Council through its CIS has identified an opportunity to deliver a 1,700 sqm of community space as part of a new community hub within the Precinct to cater to the Catchment 4 population.

In addition, the CIS identified the opportunity to deliver a new Community Function Centre of approximately 500 sqm (in addition to the provision of Community Hub Space) to cater to the Catchment 4 population.

Multi-purpose community spaces/ hub can be delivered within multi-storey building in mixed use zones close to the town centre (see best practice precedent Surry Hill Community Centre and Woollahra Library).

### Cultural spaces

There is one museum, Elizabeth Farm located 1km from the Precinct within the Rosehill suburb. The Parramatta CBD is located within 2km of the Precinct and includes a number of arts and cultural spaces, including Parramatta Artist Studios and independent galleries, as well as the proposed Powerhouse Parramatta - Museum of Applied Arts and Sciences and cultural Precinct.

The planned Parramatta Square will be located 2km from the Precinct which will include collaboration spaces, spaces for live performances and cultural activities.

A benchmarking standard of 20sqm per 1,000 people is applied to calculate the cultural floorspace demand for the Camellia-Rosehill Precinct.

As shown in Table 11, to cater to the future resident population living within the Precinct, there will be a benchmarked demand of 489 sqm of cultural floorspace.

The City of Parramatta Cultural Plan has identified the need to incorporate public art in urban and public spaces, increase the provision of creative businesses, cultural spaces and studios, and broker underutilised spaces for after-hours innovation, events and activations.

### Early childhood education and care

There is one Long Day Care (Explore & Develop Parramatta ) facility located within the Precinct. There are 33 long day care centres and nine out of school hours care located within 2km of the Precinct.

The forecast population (from forecast.id) for Camellia and Rosehill suburbs show that by 2041, 7.7% of the estimated resident population will be 0-4 year olds and 6.0% will be 5-11 year olds. This indicates that the Preferred Scenario will have as estimated 1,837 people aged 0-4 years and 1,431 people aged 5-11 years.

#### Long day care

A benchmark standard of one long day care place for every 2.48 children aged 0-4 years has been applied to calculate the demand for long day care places in Camellia-Rosehill.

As shown in Table 11 to cater to the future 0-4 year old population living within the Precinct, there will be a benchmarked demand for 758 long day care places.

Council through its CIS has identified an opportunity to advocate for the delivery of LDC centres within Camellia that provide a quality service, are a mix of private and not-for-profit owned and operated, and can cater for 676 places by 2041, with additional places for workers.

### **Out of school hours care (OSHC)**

A benchmark standard of one long day care place for every 2.7 children aged 5-11 years has been applied to calculate the demand for OSHC places in Camellia-Rosehill.

As shown in Table 11, to cater to the future 5-11 year old population living within the Precinct, there will be a benchmarked demand for 543 OSHC places.

In addition, Council through its CIS has identified the opportunity to advocate for the provision of an OSHC service at the proposed school site.

### **Subsidised spaces**

City of Parramatta Council currently plays a small role in provision of subsidised space. Council has 15 subsidised spaces, none of which are located within the Precinct.

A benchmark standard of 80sqm per 1,000 people is applied to calculate the subsidised floorspace demand for the Camellia-Rosehill Precinct. This would likely be delivered as part of a multi-purpose community hub.

As shown in Table 11, to cater to the future resident population living within the Precinct, there will be a benchmarked demand for 1,954 sqm of subsidised floorspace.

### **Affordable rental housing**

A benchmark standard of 5-10% of uplift value as per the Central District Plan and 10% of uplift value as per City of Parramatta's Affordable rental Housing Policy 2019 is applied to calculate the demand for number of affordable rental housing units for Camellia-Rosehill Precinct for all scenarios.

As shown in Table 11, to cater to the future resident population living within the Precinct, there will be a benchmarked demand for 509 to 1,018 affordable housing units.

### **Schools**

The forecast population (from forecast.id) for Camellia and Rosehill suburbs show that by 2041, 6.0% of the estimated resident population will be 5-11 year olds and 3.3% will be 12-17 year olds.

A benchmark standard of 1 primary school per 4,000 – 5,000 dwellings or 8,000 - 10,000 people and 1 high school per 8,000 – 10,000 dwellings is used to calculate the benchmark demand for schools in the Precinct.

The population benchmark and very high-level preliminary advice from Department of Education indicates that there will be a benchmark demand for

one primary school (minimum 2 ha size) and one K-12 (minimum 6 ha size) school to cater to the needs of the people living within the Precinct.

Department of Education has also indicated that the location should be informed by Department of Education guidelines to create a safe environment for students which includes 3 to 4 street frontage/access, located in close proximity to sports fields, have passive surveillance, and located at least 140m away from the gas and fuel buffer lines. Please note that Schools Infrastructure NSW should be consulted regarding any decision about schools within the Precinct.

### **Youth spaces**

The forecast population (from forecast.id) for Camellia and Rosehill suburbs show that by 2041, 3.3% will be 12-17 year olds. This indicates that the Preferred Scenario will have as estimated 806 people aged 12-17 year old.

As shown in Table 11, applying a benchmarking standard of 1 youth centre per 3,000 young people does not trigger a benchmark demand for a new youth centre. However, Council through its CIS has identified the opportunity to deliver a child and youth hub at Camellia to cater to the wider Catchment 4 population.

### **Senior spaces**

A benchmark standard of one senior citizen centre for 15,000 to 20,000 people is applied to calculate the demand for senior spaces in Camellia-Rosehill Precinct.

As shown in Table 11, to cater to the future resident population living within the Precinct, there will be a benchmarked demand for two senior citizen centres.

Best practices indicate that senior and youth spaces should be delivered as part of any multi-purpose community hub to cater to diverse needs of the population.

### **Hospitals and healthcare**

The Precinct is located within 5km of the Westmead Hospital as well as Cumberland Hospital in North Parramatta. St Joseph's Hospital is located in Auburn to the south of the Precinct.

A benchmarking standard of 2 beds per 1,000 people is applied to calculate the number of hospital beds demand for the Camellia-Rosehill Precinct. As shown in Table 11, to cater to the future resident population living within the Precinct, there will be a benchmarked demand for an additional 49 hospital beds.



## Public open space and recreation facilities demand

### All public open space

A benchmark standard of 3 ha per 1,000 people is applied to calculate the open space demand for the Camellia-Rosehill Precinct. This includes 1/ha per 1,000 people for each of the following categories - parks, sporting space and natural areas.

As shown in Table 11, to cater to the future population living within the Precinct, there will be a benchmarked demand for a total of 72 ha of public open space including 24 ha of parks, 24 ha of sporting space and 24 ha of natural areas.

It should be noted that Council through its CIS has identified that Catchment 4 will need an additional 239 ha of Council managed open space and sports grounds to meet needs of the future population by 2041.

The CIS has also identified the opportunity to deliver a district park within the Precinct to cater to the wider Catchment 4 population.

However, the Precinct faces several challenges in delivering significant open space due to contamination and remediation constraints. To align with the Open Space for Recreation section of the Draft Greener Place Design Guidelines, the Precinct should focus on delivering high quality open spaces. High quality open spaces are more likely to meet community's need as opposed to a high quantum of poor quality open space.

The Precinct has 9.5 ha of wetland which can contribute towards natural areas.

### Sportsgrounds

There are 25 sportsgrounds that are within 5km of the Precinct. Of that, 20 are located within City of Parramatta LGA, four are located within 1km and another eight are located within 2km of the Precinct.

As indicated above in all public space section, a benchmark standard of 1 ha per 1,000 people is applied to calculate the sportsgrounds demand for the Camellia-Rosehill Precinct.

As shown in Table 11, to cater to the future population living within the Precinct, there will be a benchmarked demand for 24 ha of sports space. Please note that this has already been included in the all public open space benchmarking above.

Council through its CIS has also identified the opportunity to deliver 1-2 full sized sportsgrounds within the Precinct to cater to the Catchment 4 population. The CIS has also identified a large gap in the provision of cricket nets in Rosehill.

Standard measurements for sporting fields indicate are 4.5 ha per sporting field which would result in a double playing field and associated amenities to be ~10ha in size.

### Playspaces

There are a total of 18 playspaces within 5km of the Precinct. Of that, only four are located within 1 km of the Precinct. However, it should be noted that all playspaces are located on the other side of James Ruse Drive making them difficult to access by children and parents.

A benchmark standard of one per 2,000 people is applied to calculate the play spaces demand for the Camellia-Rosehill Precinct.

As shown in Table 11, to cater to the future population living within the Precinct, there will be a benchmarked demand for 12 playspaces.

Council through its CIS has also identified the opportunity to deliver a district playspace within the Precinct to cater to the wider Catchment 4 population.

### Outdoor recreation

#### Hard courts

A benchmark standard of one per 10,000 people is applied to calculate the hard courts demand for the Camellia-Rosehill Precinct.

As shown in Table 11, to cater to the future population living within the Precinct, there will be a benchmarked demand for two outdoor hardcourts.

Minimum size standards for outdoor courts are 0.75 ha, which may include courts such as 4-6 tennis courts and 15 netball courts.

#### Fitness equipment

A benchmark standard of one per 12,000 people is applied to calculate the fitness equipment demand for the Camellia-Rosehill Precinct.

As shown in Table 11, to cater to the future population living within the Precinct, there will be a benchmarked demand for two outdoor fitness stations.

Council through its CIS has also identified a moderate gap in the provision of outdoor fitness equipment in Rosehill.

#### Skate/ bike facilities

A benchmark standard of one per 50,000 people is applied to calculate the skate/bike facilities demand for the Camellia-Rosehill Precinct.

As shown in Table 11, to cater to the future population living within the Precinct, there will be a benchmarked demand for 0.5 skating/bike facilities.

### **Off-leash animal exercise areas**

There are three dog parks located within 2 km and one dog park within 5 km of the Precinct.

A benchmark standard of one per 50,000 people is applied to calculate the off-leash animal exercise area demand for the Camellia-Rosehill Precinct.

As shown in Table 11, to cater to the future population living within the Precinct, there will be a benchmarked demand for 0.5 off-leash animal exercise area.

Best practices indicate that dog parks should be located within 20 min walking distance from all homes within an LGA (as per City of Ryde Dog Recreation Strategy 2020).

### **Trail based recreation**

There are no established population based benchmarks for foreshore and recreation trails.

Council through its CIS has identified there is a high need to increase the provision of trail and path based recreation in Catchment 4 and the potential to strengthen connections within and between parks and outdoor recreation areas.

This highlights the opportunity to deliver a connected foreshore to form continuous green-blue links along Parramatta's foreshore including along Parramatta and Duck River.

## **Aquatic recreation**

### **Aquatic facilities**

A benchmark standard of one aquatic facility per 100,000 to 150,000 people is applied to calculate the aquatic facilities demand for the Camellia-Rosehill Precinct.

As shown in Table 11, the population-based benchmarking for the residents who will live within the Precinct does not trigger a benchmark demand for a new aquatic facility under all scenarios.

It should be noted that future residents of the Precinct will live within 5km of five aquatic facilities including the new the Aquatic Leisure Centre planned at Parramatta Park.

### **Natural swimming areas**

There are no established benchmark standards for natural swimming areas. However, Council through its CIS has identified the opportunity to deliver a natural swimming area or natural swimming pool along Parramatta River in Catchment 4.

## **Indoor recreation**

### **Indoor courts**

A benchmark standard of one per 20,000 people is applied to calculate the indoor courts demand for the Camellia-Rosehill Precinct.

As shown in Table 11, to cater to the future population living within the Precinct, there will be a benchmarked demand for one indoor court facility.

Minimum size standards for indoor courts are 0.75 ha, which may include courts such as four netball and two squash courts.

### **Indoor recreation centre**

There is only one indoor recreation centre (Parramatta PCYC) in the LGA which is located within 2km of the Precinct, and it is privately owned and operated.

A benchmark standard of one per 50,000 to 100,000 people is applied to calculate the indoor recreation centre demand for the Camellia-Rosehill Precinct.

As shown in Table 11, to cater to the future population living within the Precinct, there will be a benchmarked demand for no new indoor recreation centre.

However, the CIS identifies the opportunity to deliver an indoor recreation centre in Camellia includes a minimum of two indoor multi-use courts. There may be opportunities for this to be privately delivered given that it will likely be in high demand from the future workforce of the Precinct.

## **Community garden**

There is one community garden that is located within 1km of the Precinct.

There are no established population based benchmarks for community gardens.

However, best practices highlight the opportunity to deliver modern roof-top community gardens that become social gathering places for the community in addition to increasing access to fresh food and fostering social interaction.

There may be opportunities for rooftop community gardens for residents, but also community gardens that can connect to Country.

### 3.2.2. Proximity based benchmarking

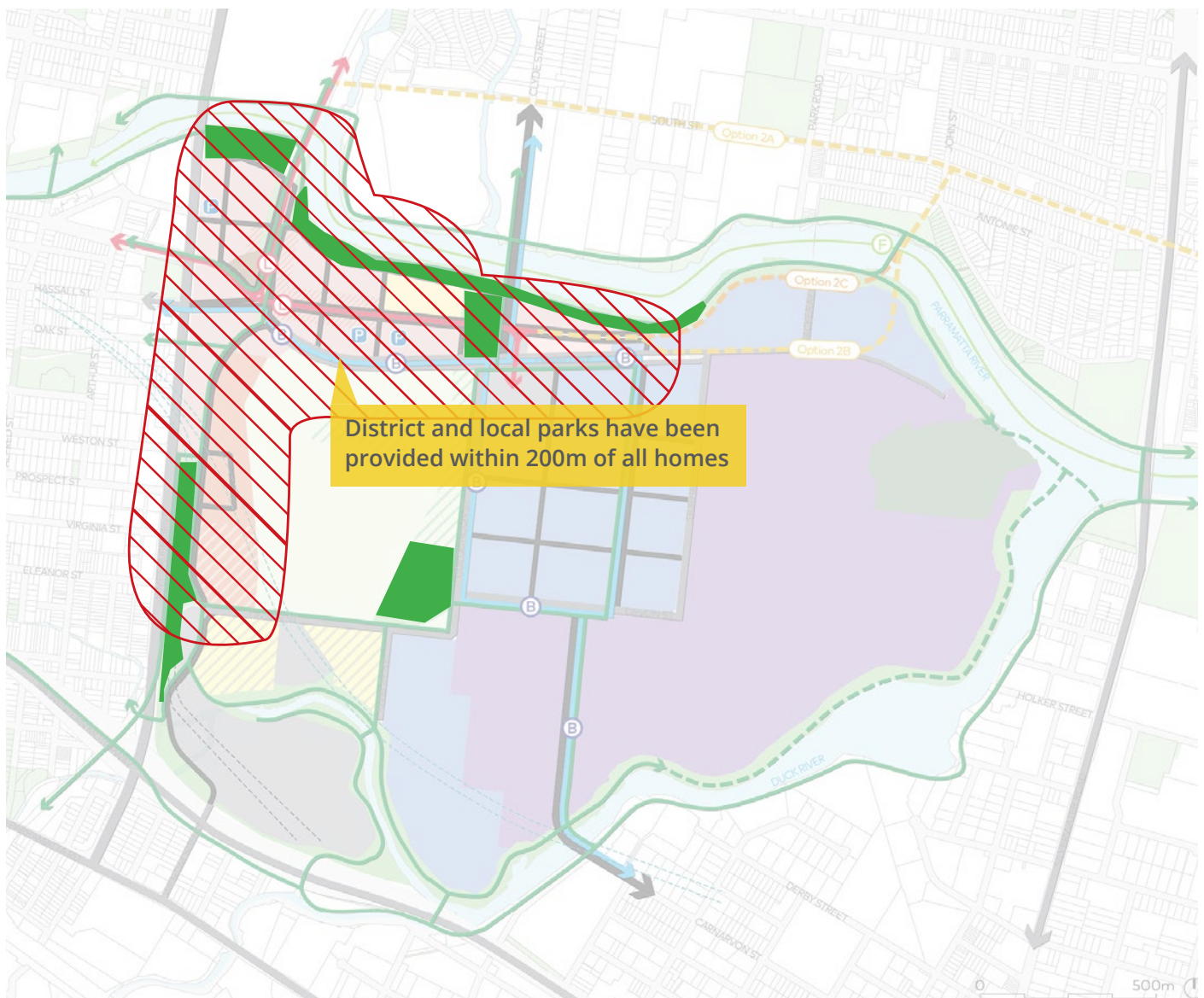
City of Parramatta sets the following benchmark for open space planning:

- All homes in high-rise residential should have access to a public open space within 200m walking distance.

This benchmark has been applied to assess the open space provision in the draft Master Plan within the Precinct.

Figures 27 below shows that all residences have access to district and local open spaces within a 200m walking catchment.

Figure 27 - Public open space proximity benchmarking, 200m catchment from residential zone





### 3.2.3. Comparative benchmarking

Green Square is a Precinct in the inner-east of Sydney, Australia, in the suburbs of Alexandria, Zetland, Waterloo, Rosebery and Beaconsfield. It is 4 km south of the Sydney central business district and is part of the local government area of the City of Sydney.

Green Square is planned to have a population of 61,000 people. In order to meet the social infrastructure needs of the forecast resident population, the Green Square Precinct has planned for/ delivered:

- Pedestrian priority streets - All streets and public spaces in the Green Square Town Centre are designed to prioritise pedestrian safety, create shared urban activity, and encourage the use of public transport.
- Activated Town Centre - Contemporary town centres are planned with a mixed use agenda, employment and housing opportunities, as well as recreation, entertainment and lifestyle uses.
- Community facilities:
  - Green Square Library, is an award winning library delivery as part of the Precinct. It comprises a 3,000 sqm underground single level library that open into a 8,000 sqm plaza. Located in the centre of the Green Square development, the library and plaza provides a central anchor for the community that will grow around it. In order to engage as much of the community as possible, the library is comprised of much more than just books. There's a huge collection of magazines, CDs, DVDs, makerspace kits, video game consoles to borrow and free Wi-Fi and study spaces. Musical instruments and equipment are available to use when you hire the music room.
  - The Green Square Community and Cultural Precinct includes three community and cultural spaces these are: The Joynton Avenue Creative Centre which will house artists spaces, exhibition space and workshop rooms; The Banga Community Shed which will include a repair cage a community garden and a children's playground; and the Waranara Early Education Centre.
- Open space and recreation:
  - The Drying Green is a 6,200 sqm park that will provide passive and active recreation opportunities. The Drying Green is scheduled to be completed by 2022 and will include the provision of urban water features, amenities building with a green roof, walking paths, sheltered BBQ and dining area, and a solar powered public artwork
  - 40 green open spaces and 12 km of cycle paths, and
  - The Gunyama Park Aquatic and Recreation Centre (1.5 ha) has new indoor and outdoor swimming pools, playground and picnic facilities, a fitness training circuit and a multipurpose sports field.



Figure 28 - Social infrastructure proposed as part of Green Square

### 3.2.4. Best practice benchmarking

This section brings together national and global social infrastructure best practices relevant to the Camellia-Rosehill Precinct. Drawing on the best practices, future social infrastructure in Camellia-Rosehill should:

- Deliver opportunistic and destinational social infrastructure that will contribute to the wider Catchment 4 and City of Parramatta area and strengthen the local culture, place character and quality of place
- Create flexible, multi-purpose and co-located public facilities that can transform into different spaces to cater to the varying needs of the community, and for the space to change over time responding to changing needs
- Provide social infrastructure as part of a network means that public facilities, public open space, streets and services can all work together to deliver services across a neighbourhood, catchment, or an LGA
- Create opportunities for people to connect with the surrounding natural landscape and provide immersive experiences
- Create opportunities to extend the Parramatta River foreshore and provide a continuous recreation trail. There is an opportunity to 'complete' the missing link, as well as create additional opportunities for the types of recreational experiences available to help increase access to the waterfront
- Considering streets as shared spaces also increases the public space available for events and community activities
- Create various common gathering spaces (sizes, types of spaces, indoor/outdoor, passive/active) within the Precinct that enables residents workers and the visitors to meet and connect.
- Partner with the Darug people to design with Country and where appropriate integrate the cultural importance and stories throughout the Precinct
- Program a range of activities across the Precinct, both indoor and outdoor - will help grow skills, strengthen and build business, worker and ideas networks is key to a strong innovation ecosystem
- Social infrastructure to support the needs of future workers of the Precinct to support the knowledge based, R&D and innovation aspirations, and
- Create opportunistic 'collision spaces' for knowledge spill and sharing of idea that is centrally located to enable workers from different businesses to meet.

### Flexible multipurpose public facilities



#### **The Connection, City of Canada Bay**

*Co-located services with community hubs*

The City of Canada Bay has delivered a modern, multi-purpose community Precinct - The Connection, Rhodes - that provides services and programs for the growing and changing needs of the population.

The Connection caters for a wide range of events and purposes: from small group classes in The Meeting Space and workshops on the latest digital technology in The Learning Space (Council run public library) to celebrations for 300+ guests in The Event Space and digital art exhibitions in The Digital Gallery. The Learning Space is a library that is co-located within the Connection's community spaces.

The Connection provides spaces for the whole community to undertake a range of activities, incorporating ecological sustainable design principles and a mix of community and income generating uses to assist operating costs, assisting in ensuring the Precinct is financially sustainable.







## Woollahra Library

*Library within mixed use development*

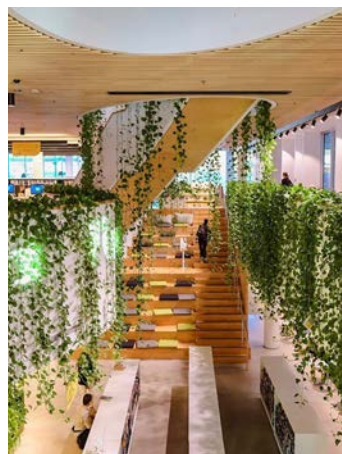
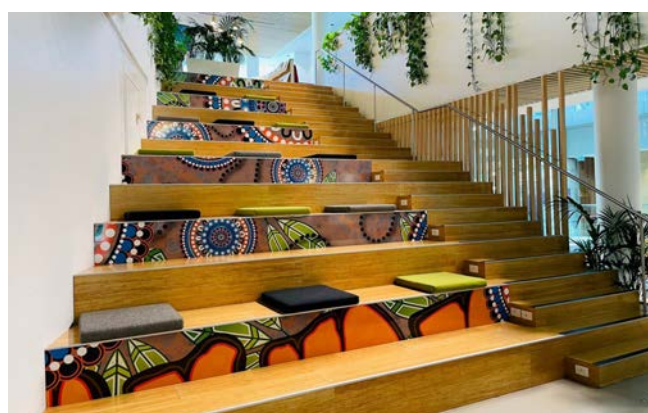
Woollahra Library opened in 2016 with the design by BVN. Part of a new development with other commercial and retail buildings, the library has been designed to attract a broad range of demographics and by offering a variety of spaces, programs, activities, events and resources, the library now serves as a play area, study centre, work space, meeting point, information source, function centre, book custodian, record keeper and support centre.

The library fit-out takes inspiration from its previous location. Formerly a library tucked in the midst of the lush Blackburn Gardens with an expansive water view of the Double Bay, the new design is about bringing the garden into the library.

A series of organic shaped voids adorned with hanging gardens welcome the library users into the space, connecting and opening up the three levels. Entering the library on level one, visitors can take a peek into the Automated Returns Room and watch books being automatically sorted. Being the community floor, this level also offers a Multi-Function room, Quick Browsing Collection, and a Junior Library.

In the middle of the floor plate is the stair or “the forum”. Designed to be agile and multi-purpose, the stair can be used for a different number of activities such as individual seating, reading, and theatre seating for watching a movie on the retractable screen. It leads up to level two, where most of the collection sits, with a variety of reading and study spaces scattered throughout including a dedicated young adult space.

The top floor, level three, is the quiet level. It provides a local history area, a quiet room and a series of study spaces, catering to the needs of individuals and different group sizes. Visitors can also access some collection on this level and enjoy a quiet reading time around the fireplace.







## Ultimo Community Centre, Sydney

*Rooftop recreation community centre*

Ultimo Community Centre (UCC) located at the corner of William Henry Street and Bulwara road is a popular indoor recreation centre. UCC is an example of integrating indoor/outdoor courts and recreational uses with community spaces.

The multipurpose sports court in UCC is used to play basketball, futsal and netball, and is highly utilised by youth groups when the community spaces are not in use. Sports competitions for all three sports are hosted in UCC. The co-location of these multiple uses ensures that the Centre is activated at all times.

UCC offers:

- 1 indoor multipurpose sports court
- 1 indoor multipurpose hall
- 2 outdoor multipurpose courts
- Ping pong tables
- Courtyard
- Library
- Arts and crafts room,
- Child care and
- Meeting rooms

The children's area in the community centre is available for after school care and vacation care purposes. The variety of spaces available makes it popular amongst the residents of Ultimo.

The community hall is available for hire. It is suitable for seminars, workshops, large meetings, activities and events. The hall can accommodate up to 100 people at full capacity.



## Surry Hills Neighbourhood Centre

*Multi-storey community hub*

Surry Hills Library and community centre provides a diverse range of services to the communities of Surry Hills and surrounds.

The first Surry Hills Library and community facility built in 1956 was a small and modest building.

Since then, the communities of Surry Hills has continuously changed. Different cultural groups and business sectors have ebbed and flowed in the area.

The need for a new community facility was recognised in 2004. We viewed this as an opportunity to deliver a new facility that reached high-level sustainability and design standards. In 2005, architecture firm FJMT, headed by Richard Francis-Jones, was awarded the project.

Community consultation contributed to the design concepts. In 2007 the old community centre was demolished to make way for an innovative hybrid building containing a new library, community centre and childcare facility. The Surry Hills Library and community centre achieves excellence in sustainable design. It set new benchmarks in environmental performance for multi-purpose public buildings.





## Darling Square Library & Maker Space, City of Sydney

*Co-located services with community hubs*

The City of Sydney and Lendlease have recently unveiled a brand new \$10 million library as part of the \$3.4 billion redevelopment of Darling Harbour.

Darling Square Library is co-located with commercial spaces on the ground floor and a 200 square metre Ideas Lab for hands-on workshops and events.

The Ideas Lab on level 1 is a dedicated 200m<sup>2</sup> makerspace and multipurpose room to create, invent or tinker. It is a dedicated space for people who like to experiment, as well as for startups – a place where people can design and prototype their ideas. It has 3D printers, a laser and dye cutter, electronic kits, and soldering irons among other pieces of equipment.

The City and Lendlease will work together to oversee the program of events and structure of the Ideas Lab. The space focuses on supporting start-ups and entrepreneurs. The program of hands-on workshops features 3D design and printing, robotics and electronics to help startups and curious makers upskill, share knowledge and network.



## Juanita Neilson Community Centre, Sydney

*Multipurpose community centre*

Juanita Neilson Community Centre offers a range of adult fitness classes at the centre's gym, as well as many recreational, social and creative learning programs for all age groups. Facilities at the Centre include:

### Community gym

Offers an affordable and fully equipped community gym for residents, workers and visitors of the local area, and an outreach program.

### Free co-working space

Provides an opportunity for startups and local small businesses to share a space and communicate with other like-minded people to generate ideas and support each other in their business development.

### Community programs

Offers adult fitness classes, recreational, social and creative learning programs for all age groups.

### Outdoor play area





## Public open space and recreation: hard surface, rooftop, linking and nature



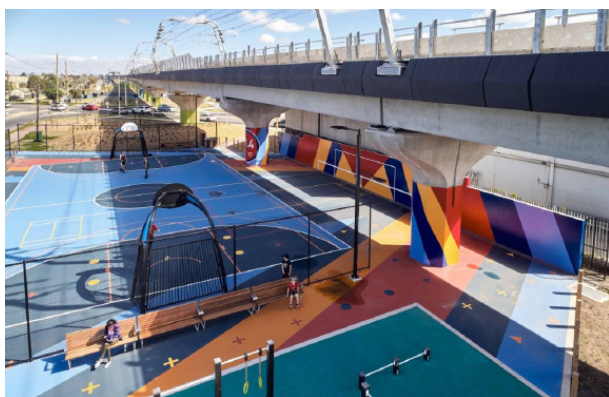
### The Underline, Dandenong, Melbourne

*Under bridge hard surface recreation*

Melbourne's busiest rail line has undergone a transformation with the \$1.6 billion Caulfield to Dandenong Level Crossing Removal Project. ASPECT Studios collaborated with multidisciplinary partners to complete the overall bid proposal of an elevated rail solution for this corridor, which has resulted in the creation of a whole new public realm.

The removal of nine level crossings along the rail corridor opens up space for a public realm that was previously unavailable and provides more opportunities for community use under the rail line. The project is a demonstration of how our rail corridors can be transformed from being mere conduits for trains to become key structural elements of our cities. The elevation creates more than 11 football fields (225,000 m<sup>2</sup>/22.5 ha) of open space, parklands and new community areas, as well as 17 km of pedestrian and cyclist paths.

Underutilised spaces or leftover spaces in Camellia-Rosehill can be converted to community uses that become an active hub for the youth.



### The Good Line, Ultimo

*Linear urban open spaces*

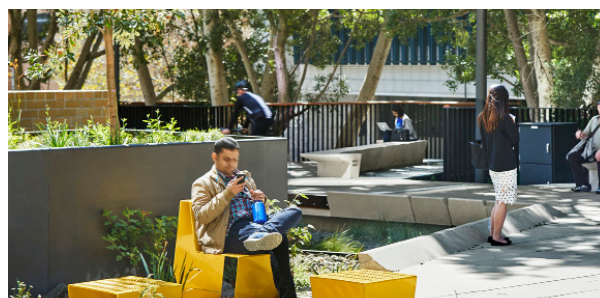
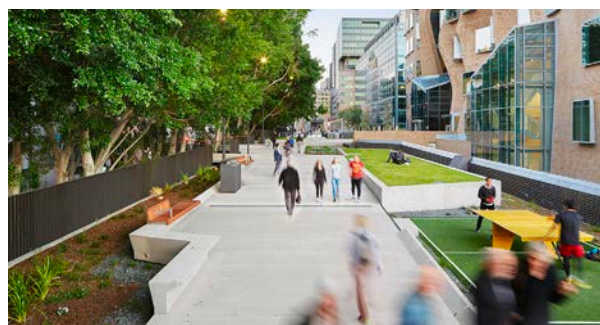
The Goods Line is a urban linear park that is designed for daily use by students and workers alike. With elements of sit, play, and relaxation incorporated into a linear strip of open space, the needs of many local residents and commuters are met.

Public open space have traditionally shown to exhibit larger footprints and are wider. The Goods Line, and many other linear parks like it, have demonstrated that parks do not need to only be in a square shape, but adapted to better fit into an urban environment.

Location and demographics are key in determining the feasibility of an urban linear park. However, with the right conditions, a successful community open space can be fostered that is narrower and within a high density location, while retaining land area.

The Goods Line features several concepts of seating, as seen in the figures below. Differing seating arrangements allow for a variety of users across the park, increasing accessibility and usability.

Streets and laneways that connect key social infrastructure in Camellia-Rosehill can be provide spaces such as the Good Line within linear urban spaces.







## The GreenWay, Inner West

*Environmental and active travel corridor*

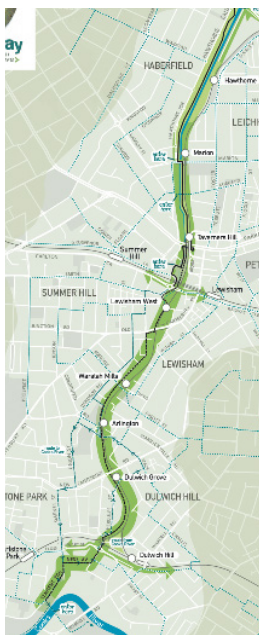
The GreenWay is a 5.8km environmental and active travel corridor linking the Cooks River at Earlwood with the Parramatta River at Iron Cove.

It mostly follows the route of the Inner West Light Rail and Hawthorne Canal and features bike paths and foreshore walks, cultural and historical sites, cafes, bushcare sites and a range of parks, playgrounds and sporting facilities.

The key elements of the Cooks River to Iron Cove GreenWay are:

- The GreenWay Trail, a shared, off-road pedestrian and cycling path linking the Cooks River Cycleway at Earlwood to the Iron Cove BayRun at Haberfield.
- Creating a north/south “bush link”, including community bushcare sites which provide valuable habitat and “stepping stones” for native flora and fauna
- The “GreenWay Trellis” aims to extend the GreenWay through neighbouring parks, reserves, and private properties, with quiet “green” streets for walking and cycling, and native plantings in parks, reserves and backyards to provide habitat for native flora and fauna.

The Camellia-Rosehill foreshore has the opportunity to deliver a connected foreshore river trail with various amenities and activities for the community.



## Ryde River Walk

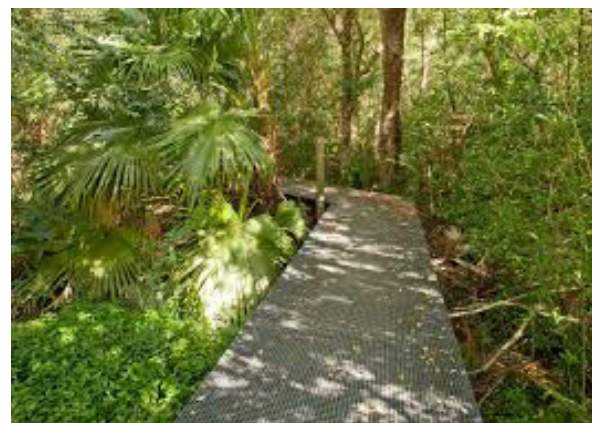
*Looping connection recreation infrastructure*

Ryde River Walk was created to improve the community's enjoyment of the unique attractions along the foreshore of Parramatta River, with better public access and enhanced recreational facilities.

From Gladesville Bridge to Ryde Bridge, Ryde River Walk provides walkers and cyclists with breathtaking river and city skyline views as it meanders into bays, parks and playgrounds, through bushland and mangroves, past historic sites, Aboriginal cultural heritage sites and art installations.

The twelve-kilometre bridge-to-bridge walk explores a remarkable sweep of the northern shore of the Parramatta River and visually captures the important role our city plays in the life and history of greater Sydney.

Construction of Ryde River Walk began in 2007 with the adoption of the Ryde River Walk Master Plan and the first stage was officially opened in 2008. It includes a shared pedestrian and bike pathway from Meadowbank Park through to the eastern end of Kissing Point Park and a shared path in Morrison Bay Park.







## Burwood Park, Burwood

*Recreational elements for a diverse community*

Burwood Park is a historical park located in the heart of Burwood with only a five minute walk to the shops and Westfields. The park has a pleasant setting with open space and provided a great range of activities and attractions.

Burwood is home to a highly culturally diverse population, and Burwood Park's activities/elements leverage the diverse community's recreational practices to activate the Park.

Community engagement with multicultural communities show that there is more appetite and desire for informal casual/social sport. Burwood Park's outdoor Table Tennis tables is actively used by the community and activates the area throughout the day. This also ensures the increased passive surveillance in the Park.

The future community in Camellia-Rosehill will be culturally diverse and will require varied elements to activate the parks and to ensure they are used day and night by different user groups.



## Brisbane River outdoor fitness station, Brisbane City

*Outdoor fitness station*

More than 170 of Brisbane City Council parks have exercise equipment installed in them as part of Council's commitment to providing opportunities for residents to exercise and get fit outside for free.

In 2015, Council installed a series of outdoor fitness stations along the southern bank of the Brisbane River between Orleigh Park and Davies Park. These provide points of interest and opportunity for exercise along an important water-side active transport trail.

Each fitness station in the circuit is different, with some including simple, static equipment for chin-ups, sit-ups and step-ups as well as a larger area with interactive and movable equipment with cardio and resistance, particularly popular amongst older residents. Many pieces of equipment have instructions for use.

The future community in Camellia-Rosehill will be culturally diverse and young and will require different types of outdoor fitness stations for active recreation.







## Julia Reserve Youth Precinct, Oran Park, Sydney

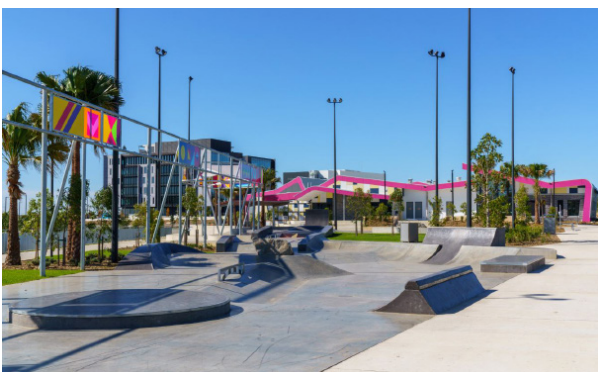
*Co-locating youth Precinct with community spaces*

Julia Reserve Youth Precinct is an example of co-locating youth Precincts with community spaces that help create a multi-functional hub for the community.

The Youth Precinct is located in the heart of Oran Park Town and is a key part of the Civil Precinct which includes the new Council building, Oran Park Podium Shopping Centre, commercial space, a smart work hub and a library.

Julia Reserve Youth Precinct offers a number of attractions for young people and sitting at the centrepiece is an integrated multi-dimensional skate park with skateable elements featured throughout the park. The 5.2ha park includes a range of features and facilities including:

- Skate areas that cater for intermediate to advanced skaters, as well as areas for beginners to safely develop their skills
- Parkour facility
- Multi-use courts
- Kick-about areas
- Ping-pong tables, and
- Recreational amenities such as shelters, shared-use pathways, and seating.



## Park and Play Denmark

*Rooftop play*

A new playground called 'Park 'n' Play' has been built above Copenhagen's harbour scenery in bright red. It is located 24m above sea level on the roof of a car park and it has set new standards in the way people think about designing public spaces. This project's challenge was to create centrally located parking facilities that would optimally integrate into the surroundings of the modern Nordhavn city district. Nordhavn is a rapidly growing urban city which will have thousands of new residents. Such an ambitious urban renewal required ambitious approaches to recreation spaces addressed by this





## Public facilities to support workers, innovation and creativity



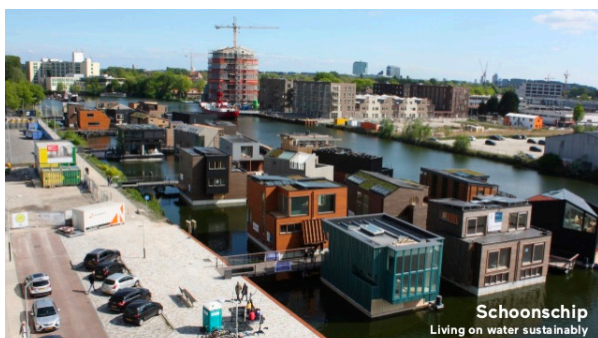
### Fab City Campus, Amsterdam

*Urban prototyping and experimental spaces*

Fab City is a global project to develop locally productive and globally connected self-sufficient cities by 2054. The idea of a Fab City originates from the worldwide network of Fab Labs; local fabrication laboratories that use digital technologies to “make almost anything”. The main objective of the Fab City Prototypes project is to set up a European experimentation playground — on- and offline — to implement, test and iterate innovative business opportunities at the local scale in cities’ neighbourhoods, and create open markets for products and services that support the development of circular economy.

In early April 2016, a temporary and freely accessible Fab City Campus was built at the head of Amsterdam’s Java Island in the city’s Eastern Harbour District. Conceived as a green, self-sustaining city, the FabCity Campus comprised some 50 innovative pavilions, installations and prototypes. More than 400 young students, professionals, artists and creatives developed the site into a sustainable urban area, where they worked, created, explored and presented their solutions to current urban issues.

The Campus was inhabited by students, scientists and (social) entrepreneurs, and also functioned as a big maker space: a place to collectively experiment, prototype and test new ways of creating an improved future urban environment. It consisted of several pavilions showing different innovative ideas for the connected, self-sufficient and circular city.



### Tonsley Innovation District

*Collision space + knowledge spill*

A 61-hectare site located 10km south of Adelaide, Tonsley is recognised as the global benchmark for reimagining and redeveloping traditional manufacturing facilities. The industry sectors located within the district include Clean tech and renewable energy; health, medical devices and assistive technologies; mining and energy services; and automation, software and simulation.

Innovation Ecosystem:

The combination of economic, physical and networking assets at Tonsley Innovation District provides an environment that is conducive to the sort of connections and collaborations that leads to innovation. The target industry sectors relate to the industry clustering concept of ‘related variety’, where the greatest opportunity for innovation is where there is enough common ground to start a relationship, but enough differentiation for each party to bring new expertise into a collaboration.

Physical spaces that encourage collaboration:

The buildings, spaces and infrastructure are organised to enable and encourage heightened collaboration and innovation. The district is designed as a pedestrian friendly network of high quality formal and informal places for people to meet and exchange ideas, such as the award-winning Central Forest. Designers are now referring to these kinds of physical features as ‘collision spaces’, locations that support serendipitous encounters that can lead to the kind of knowledge spill over that feeds innovation.





## Chiswick Park Precinct, London

*An enjoy work philosophy*

The Chiswick park Precinct is more than just a location for business. Located close to Gunnersbury Train Station, its office spaces, retail spaces, restaurants, events plaza and other community facilities create an enjoy-work experience for employers and employees. The footbridge walk from the Precinct leads to Chiswick Train Station in 4 minutes.

- The Precinct includes:
- 75 Companies
- 12 office buildings
- 10,000+ workers
- 45,000 sq.ft of on-park retail
- Sustainability

The Precinct encourages environmental sustainability practices with initiatives including recycling of green waste, reduction of carbon footprint, on-site food recycling, sustainable energy and more.

### Enjoy-Work Philosophy

The enjoy-work philosophy of the Precinct believes that people stay longer and work harder when they have a happy workplace. Variety of public spaces, community spaces and programmes exist in the Chiswick park area to encourage social connection.

Across the Precinct there are 33 acres of Landscaped gardens that support a range of passive and active recreation, cultural, creative and team building activities and events. 75% workers engaged in 42 social events conducted last year (2019), including a fireworks event.



## Australian Technology Park, Sydney

*A place for work + Play*

The Australian Technology Park (ATP) is a site located 3.5km south west of Sydney's CBD. The park is home to the Seven Network and provides commercial office spaces to the NSW Government, the Commonwealth Bank of Australia and Uber Sydney. The ATP also includes the National Innovation Centre which houses the administrative offices of the ATP innovators such as the research and development interests of the universities who are involved in the Precinct.

The built environment creates knowledge spillover by providing opportunities for social interactions among knowledge intensive workers as well as providing a destination for Sydney residents to meet, socialise, host special events, engage in active and passive recreation. The social infrastructure at the ATP includes:

- A dedicated childcare centre.
- Locomotive Workshop will include a supermarket, a health and fitness club and al fresco dining.
- Popup events in the Workshop.
- Yerragbingin House (community building) includes Australia's first indigenous rooftop farm, solar panels, a community centre, a childcare centre and a gym.
- Australian Technology Park Basketball Court.
- 2 x tennis courts, Australia Technology Park Outdoor Ping Pong Table.
- Skatepark and outdoor exercise stations.
- Outdoor seating, and bicycle parking.







## Yerrabingi South Eveleigh Rooftop Farm

*World's first indigenous rooftop farm*

Built on the 500sqm rooftop space of an office building, the South Eveleigh Native Rooftop Farm uses principles of Indigenous knowledge, collaborative design and permaculture to create and maintain the Australia's first Indigenous rooftop farm for urban food production. On the roof of Yerrabingin House, over 2,000 edible, medicinal and culturally significant plant are grown.

This is a world-first Indigenous rooftop farm project to deliver an environmentally friendly rooftop greenspace on the edge of the bustling city. It provides a unique and authentic cultural heritage experience that interweaves tacit, knowledge and collaborative design thinking into the new public domain. This cultural community garden, is one of only a few sites in Australia to offer an array of engagement and educational experiences focused on celebrating and remembering Aboriginal culture and delivering environmentally conscious native landscapes and place making designs enriched with Indigenous narratives. It is also an event space, with 16+ events per month.

*Yerrabingi (Pronounced: yer-ra-bing-gin) means 'we walk together'. Yerrabingin comes from the Indigenous language of Mooktung, spoken by the Bidawal and Maneroo people of the south eastern high country of NSW.*



## Niwa National Centre for Maori Environmental Research

Te Kūwaha, NIWA's National Centre for Māori Environmental Research is a dedicated Māori research team, with a vision to work in partnership with others to enable complementary knowledge systems to support kaitiakitanga and provide environmental research excellence that enhances the social, environmental and economic aspirations of whānau, hapū and iwi, Maori communities and Maori business.

The aim is to:

- Provide environmental research of benefit to Māori through the formation of robust and meaningful partnerships with iwi, hapū and Māori organisations
- Work collaboratively with Māori, other research providers, central and local government agencies, to identify and respond to Māori research priorities, and
- Develop a distinctive body of knowledge at the interface between indigenous knowledge and research, science and technology.

Te Kūwaha is committed to the development of effective long-term relationships with Māori that have environmental and commercial needs.

NIWA is also working alongside Māori to develop gateways to science and technology partnerships that are helping grow the Māori economy.





## 3.3. Social infrastructure analysis + recommendations

### 3.3.1. Key findings

The Camellia–Rosehill Precinct plays a significant strategic role in GPOP through its contribution towards the GPOP Economic Corridor by accommodating advanced urban services. Through the development of the Place Strategy, there is also potential for activation of the Parramatta River and Duck Creek foreshore and capitalising on investment in Parramatta Light Rail and synergies with Rosehill racecourse, leading to opportunities with a variety of additional development outcomes including urban services, innovation industries, a Town Centre and residential development.

Through its strategic location and leveraging being one of the few large scale developments across the LGA, the Precinct offers the opportunity to not only cater to the needs of the people living within it, but also deliver on the needs identified for the wider Catchment 4 and create a welcoming, healthy and liveable city with abundant social infrastructure for all.

In terms of social infrastructure, the Preferred Scenario proposes a primary school, K-12 school, multipurpose community hub, a variety of open spaces, and significant active transport connections. This largely meets the benchmark demand for the future population.

In addition, the Camellia - Rosehill Precinct has the opportunity to further deliver on social infrastructure such as early education and childcare, recreational facilities such as playing fields, indoor courts, outdoor courts, fitness stations, play spaces and activated foreshore parks. It is also recommended that part of the Sydney Metro land south of the racecourse is utilised as open space for the provision of additional sporting/ playing fields.



George Kendall Riverside Park  
(Photo source: Cred Consulting)

### 3.3.2. Preferred scenario - Social infrastructure provision analysis

The Draft Master Plan for the preferred scenario proposes a future population of 24,429 residents. Of the proposed population, 55% are proposed to be housed in medium-rise and the other 45% are proposed to be housed in high-rise developments.

This indicates that the proposed development within Camellia - Rosehill Precinct will be highly dense. A highly dense area invariably points to the need for a high quantum and quality of social infrastructure which will be used more often and by more number of people at all times. Recent shift in work practices such as increased working from home models show that there is an increased need for social infrastructure close to home including open spaces, community spaces, libraries, cultural spaces and childcare centres.

Key social infrastructure proposed as part of the draft Master Plan include:

- A new primary school and combined K-12 (primary and high) school
- District and regional open space facilities
- Introduction of a new entertainment precinct and an urban services area
- Initiatives to Care for Country and continued protection of heritage listed sites
- Access to the Parramatta River, Duck River and Duck Creek foreshores and potentially the wetland, and
- An extensive active transport network.

#### **Does the social infrastructure proposed as part of the draft Master Plan meet the needs of the future residents?**

As shown in Table 12 over page, the social infrastructure proposed as part of the draft Master Plan meets the overall needs of the future residents of the Precinct. The role of the draft Master Plan is to outline the land zones and define the uses to a certain degree, therefore, it does not go into further detail on the quantum and location of several social infrastructure types. This analysis notes that specifications have not been provided for these social infrastructure types and talks to the opportunities for their planning and delivery in the next stages of work in Camellia-Rosehil.

#### **Public facilities**

- The draft Master Plan highlights the opportunity to deliver a community hub near the Town Centre, but does not specify size. There is an opportunity to deliver a 4,000 sqm community hub with community and subsidised floorspace, library space, youth spaces, senior spaces and cultural floorspace to meet the needs of the Precinct's future residents
- The draft Master Plan does not specify the delivery of

early education and childcare places. However, there is an opportunity to deliver this as part of the mixed-use development

- A 2.0 ha primary school is proposed as part of the draft Master Plan. This meets the standard primary school requirements in terms of size and shape, proximity to open space, proximity to public transport and distance from the gas and fuel buffers
- The location for a 6 ha K-12 school is not specified as part of the draft Master Plan, but it identifies two sites under investigation surplus metro land or land in the southern area of the race course. Providing this as part of the Sydney Metro site south of the race course would be recommended due to its proximity to the sporting field that is likely to be located within the race course public open space, and
- The draft Master Plan does not specify the number of affordable housing units proposed. However, as part of the mixed use/residential developments, there is an opportunity to deliver 5-10% of uplift value of affordable housing in the Precinct.

#### **Public open space and recreation**

- The draft Master Plan proposes 40.2 ha of active recreation which includes a district foreshore park, a local park and significant linear open space along the foreshore. It also proposes 6.4 ha of potential open space within the Racecourse. The draft masterplan proposes to investigate a 7.7 ha site for future use by Sydney Metro or for social infrastructure or open space. Considering that there will be a focus on providing high quality open spaces, the proposed open space will meet the public open space demand
- Two district scale parks are provided within the draft Master Plan, one directly east of the Racetrack and one adjacent Parramatta River. There is also the longer term option for an additional park to be considered within existing racecourse and Metro land. These district parks are accessible by all residents within an 800m walking catchment
- Several local parks are provided within the draft Master Plan to meet the target for all residential areas to be within 200m of open space
- The draft Master Plan does not specify the number of play spaces proposed. However, there is an opportunity to provide adequate play spaces across the different proposed public open spaces
- The draft Master Plan does not specify the provision of indoor or outdoor recreation facilities. However, there is an opportunity to deliver these as part of the open spaces and part of the mixed use development, and
- To respond the Open Space for Recreation section of the Draft Greener Place Design Guidelines, the Precinct should focus on delivering high quality open spaces. High quality open spaces are more likely to meet community's need as opposed to high quantum of poor quality open space.

Table 12 - Camellia - Rosehill Preferred Scenario Social Infrastructure Analysis

Social infrastructure type		Preferred scenario		City of Parramatta CIS needs	Does the proposed social infrastructure meet the needs of the future population within the Precinct?	Does the proposed social infrastructure meet the needs of the wider Catchment 4?
		Social infrastructure proposed	Benchmark demand			
		Estimate residents - 23,852				
Public facilities						
LIBRARY FLOORSPACE		Not specified	1,885 sqm	1,700 sqm	Opportunity to deliver this as part of the multi-purpose community hub. This should be a minimum size of 4,000 sqm (optimised floorspace due to co-location).	The provision will have capacity to cater to the future residents of the Precinct, and will have some capacity to cater to the wider Catchment
COMMUNITY FLOORSPACE		Not specified	1,954 sqm			
CULTURAL FLOORSPACE		Not specified	489 sqm			
SUBSIDISED SPACES		Not specified	1,954 sqm			
YOUTH CENTRE		Not specified	0			
SENIOR CITIZEN CENTRE		Not specified	2 centres	-		
EARLY CHILDHOOD EDUCATION AND CARE		Not specified	758 long day care places	676 long day care places + additional OSHC places in future school	Not specified	No, the provision will have a capacity to only cater to the residents of the Precinct
		Not specified	543 OSHC places			
SCHOOL		1 primary school (2.0 ha)	1 primary school (2 ha)	-	Yes	NA
		Not specified	1 K-12 school (6 ha)	-	Not specified	
AFFORDABLE RENTAL HOUSING		Not specified	509 to 1,018 dwellings	-	Not specified	-
HOSPITALS		Not specified	49 beds	-	Not specified	-
Public open space						
AQUATIC FACILITIES (1: 100,000 to 150,000 people)		Not specified	0	-	NA	NA
PLAY SPACES ( 1:2,000 people)		Not specified	12	-	Not specified	-
PARKS (1 ha/ 1,000 people)		40.2 ha of public open space + 6.4 ha of potential open space + 7.7 ha of potential future use by Sydney Metro or for social infrastructure	24 ha	1-2 x new full size fields within Camellia (10 ha).	Yes, the proposed provision meets benchmark demand and has the opportunity to provide high quality public open space	Yes, the foreshore parks and waterfront linear trails have the opportunity to cater to the Catchment 4 population
SPORTSGROUND (1 ha/ 1,000 people)			24 ha			
NATURAL AREAS (1 ha/ 1,000 people)			9.8 ha of wetland		24 ha	
INDOOR RECREATION	Indoor courts	Not specified	1 indoor court	5,000 sqm youth hub which includes a minimum of two indoor multi-use courts.	Not specified	No
	Indoor sports centre	Not specified	0			
OUTDOOR RECREATION	Hard courts	Not specified	2 hard courts	-	Not specified	-
	Fitness equipment	Not specified	2 fitness stations	-	Not specified	-
	Skate/ bike facilities	Not specified	0.5 skate/ bike facility	-	Not specified	-
	Off- leash animal exercise areas	Not specified	0.5 off-leash animal exercise area	-	Not specified	-



### 3.3.3. Social infrastructure directions

The social infrastructure provided under the preferred scenario will be highly used by the estimated future residents of the Precinct. In addition, it will also cater to some needs of the population living within the wider Catchment 4.

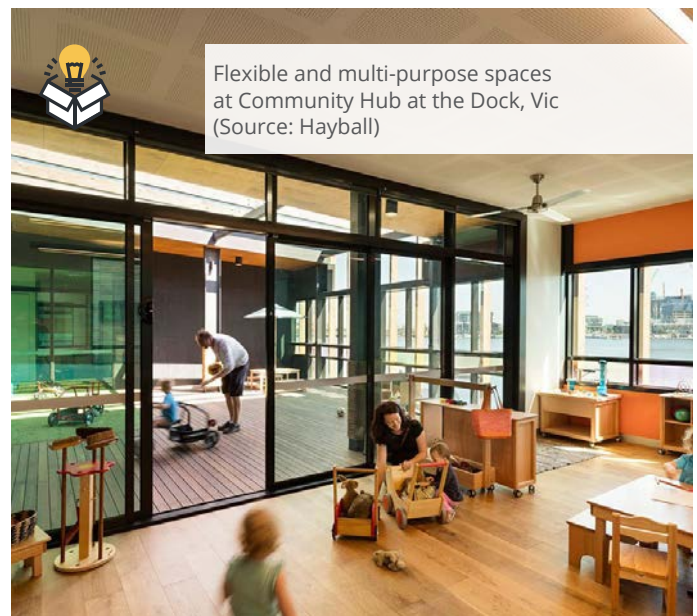
It should be noted that the high quantum of public open space demand triggered by the estimated resident and worker population is unlikely to be met by the future provision due to the constraints of the site including its widespread contamination, need for remediation and the challenges of providing public access to certain industrial sites within the Precinct. However, it is noted that the Precinct proposes over 50+ ha of public open space and natural spaces that have the capacity to deliver good social outcomes if they are designed well.

It will be important to provide flexible, multi-purpose, and high quality social infrastructure that can cater and adapt to the various needs of the community. There should be a consideration for the early delivery of social infrastructure to provide a high standard of living for future residents from day one.

Social infrastructure directions for the Camellia-Rosehill Precinct to consider in the next stages of implementation include:

#### Community hub

- Deliver a 4,000 sqm multipurpose community hub close to the town centre (as identified in the draft Master Plan) to cater to the residents of the Precinct. This could be delivered as part of a mixed-use development
- Design recommendations for the community hub include:
  - Co-located spaces including a library, community spaces, function centre, cultural spaces, youth and senior spaces, and subsidised spaces
  - Provide spaces that make everyone feel welcome regardless of their age, gender, ability and cultural background
  - Prominent visibility and easy access from ground floor
  - Well-connected visually and physically to the light rail stop and the town centre with good way-finding and signage
  - Flexible and multi-purpose design
  - Have indoor - outdoor spaces
  - Universally accessible
  - Affordable spaces for the community to hire
  - Provide modern amenities such as wi-fi, audio video equipment and integration with Council's digital applications, and
  - Have easy to book/ hire systems that are accessible to people from diverse linguistic backgrounds.



## Affordable housing

- Deliver 5-10% of uplift value as affordable rental housing as outlined in the Central District Plan. However, the City of Parramatta's Affordable Rental Housing Policy 2019 seeks to achieve a 10% of uplift value as affordable housing.

## School

- As identified in the draft Master Plan, deliver one primary school
- The draft Master Plan does not specify a location for the 6 ha K-12 school, however, it identifies two sites under investigation surplus metro land or land in the southern area of the racecourse. Providing this as part of the Sydney Metro site south of the race course would be recommended due to its proximity to the sporting field that is likely to be located within the race course public open space. However, design considerations should be developed for the K-12 school to ensure adequate separation from the race course, especially during gambling events, and
- If sports spaces/ open space is to be shared with the racecourse, the open space should be designed to be multi-purpose and school programs should be delivered only when there are no events in the racecourse.

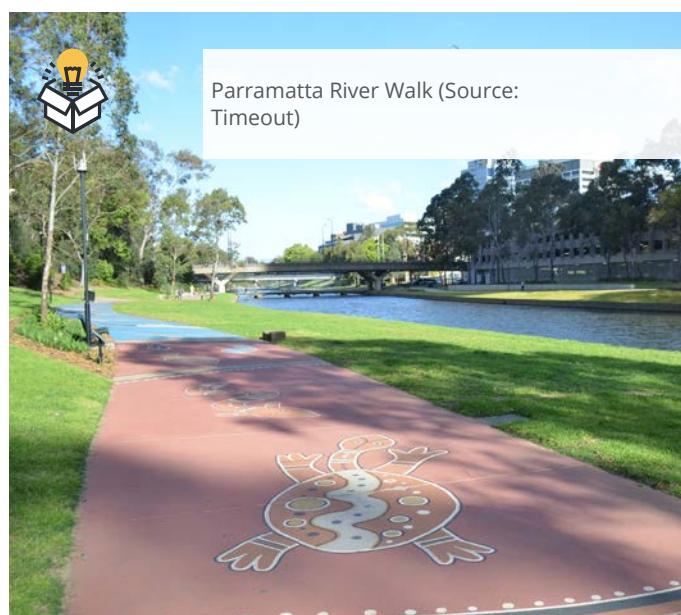
## Early education and childcare

- Advocate the delivery of 758 long day care and 543 out of school hours care places as part of future development and schools to cater to the future resident population, and
- Early education and childcare should be provided in close proximity to homes and the light rail station to make it convenient for parents to drop-off and pick-up their children. This could be delivered as part of the multipurpose community hub.

## Parks

- Every resident should be able to access a high quality local or district park within 200m walking distance of their home
- As identified in the draft Master Plan deliver 40.2 ha of public open space which includes a foreshore district park, multiple local park, a pocket park and significant foreshore linear parks and trails
- In addition, it is highly recommended to provide public open space within the 6.4 ha within the Race Course marked as potential open space. Adequate design considerations should be adopted to ensure that this space is physically and visually accessible to the public at all times
- Drawing from best practices, design recommendations for the district and local park include:
  - Incorporate and represent First Nations history, culture and stories in public open spaces

- Promote social interaction and connection
  - Provide soft and hard surfaces
  - Provide nature-based educational opportunities
  - Provide spaces for active and passive recreation
  - Lighting that allow people to use these spaces at day and night times
  - Provide spaces that make everyone feel welcome regardless of their age, gender, ability and cultural background
  - Highlight the natural flora and fauna of the area
  - Provide shaded areas for the community to rest
  - Connect to other parks within the Precinct and the wider LGA with priority for pedestrians and cyclists, and
  - Include outdoor recreational elements such as ping pong tables, fitness stations and dog exercise areas in the district park.
- Drawing from best practices, design recommendations for linear parks include:
    - Incorporate and represent First Nations history, culture and stories in public open spaces



Parramatta River Walk (Source: Timeout)



Diverse recreational elements (Source: Landscape performance series)



- Promote social interaction and connection
- Provide natural edges to the river
- Provide nature-based educational opportunities
- Lighting for day and night uses
- Recreational links including pedestrian and cycle paths, and
- Diverse recreational elements for all age and gender groups.

### Natural spaces

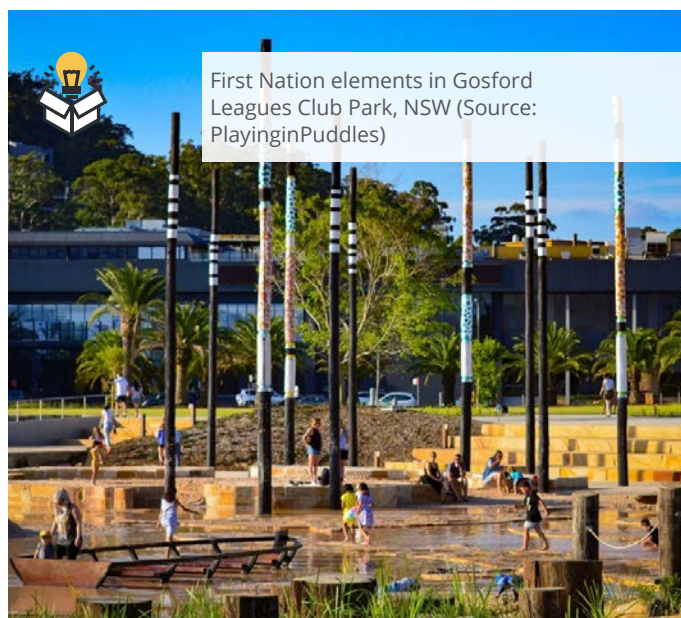
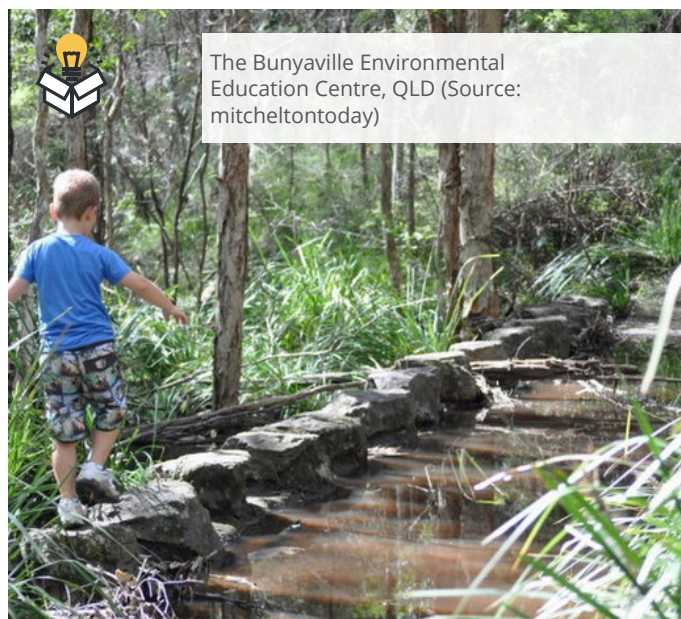
- The draft Master Plan dedicates 9.8 ha as wetland areas. This does not meet the benchmark demand for 24 ha of natural space, however, it is challenging to deliver a high quantum of natural space within the Precinct given the widespread contamination and remediation required, and
- It is recommended to make the 9.8 ha natural space in the Precinct publicly accessible.

### Playspaces

- Deliver multiple local and district playspaces totaling 12 play spaces. The number of playspaces can be reduced by providing larger and high quality play spaces
- Ensure the provision of a district play space in the district foreshore park, a local play space in the local park adjacent to the primary school and more playspaces in the linear foreshore trails
- Local playspaces should be located within local parks close to 200m of residents and there is an opportunity to deliver the district play space (as identified through the CIS) along the foreshore district park
- Design recommendations for the play space include:
  - Inclusive play spaces
  - Incorporate First Nations elements
  - Nature-based play spaces
  - Lighting for day and night play
  - Provide play environments and equipment that offer children with recreation opportunities that contribute to their physical, emotional, cognitive, social and sensory development, and
  - Provide a variety of creative, high quality play opportunities for children and their families to enjoy and recreate together.

### Sportsgrounds and playing fields

- Deliver at least two full sized playing fields
- Given the size constraints of the Precinct, there is an opportunity to deliver the sportsgrounds and playing fields in the open space within the race course and within the 7.7 ha Sydney Metro site located south of the Race Course. It is highly recommended to provided sporting fields at both these sites to respond to the significant deficit in the wider LGA
- There is an opportunity to provide cricket nets





within the Precinct to address the provision gaps in Catchment 4, and

- Sportsgrounds and playing fields should be multipurpose, with lighting to allow playing at day and night times.

### Outdoor recreation

- The future Precinct will have a high proportion of young people living in it. It will be vital to provide outdoor courts and recreation elements to cater to this young population and to ensure there is no added pressure on the existing outdoor recreation in the Catchment, which are already at capacity
- Deliver two outdoor hard courts and two fitness stations across the Precinct. It is recommended to co-located them with the community hub and the district foreshore park. Outdoor courts should be connected to public and active transport, with day and night amenities
- In order to future proof for youth spaces, consider delivering one skate/bike facility as part of open spaces along the foreshore. While it maybe unlikely to deliver a full-fledged skate park, ensure the incorporation if skateable and adventure elements along the foreshore trails
- Dog ownership rates are consistently rising in Australia. There is an opportunity to deliver an off-leash animal exercise areas. It would need to be separated from any ecologically sensitive riparian corridors and can be considered to locate within a district park and it must have adequate buffers and perimeter fencing to prevent any undesirable access to any ecologically sensitive zones, and
- Although there is no benchmarked demand for a community garden, there is an opportunity to deliver rooftop community gardens as part of future developments. However, it should be noted that rooftop amenities generally provide low access to the wider public.

### Indoor recreation

- Deliver indoor courts as part of a future community hub and mixed use zones. Indoor courts and recreation provided recreation opportunities and much need respite from heat during hot summers in Parramatta, and
- Best practices indicate that indoor courts can be multi-purpose and integrated within community buildings to maximise use and safety for its users.



Yerrabingin rooftop garden, Eveleigh, NSW (Source: Green Magazine)



Multipurpose indoor courts at Ultimo Community Centre, NSW (Source: City of Sydney)



Multipurpose outdoor courts in Boxhill, NSW (Source: Landscape Australia)

Figure 29 - Preferred scenario social infrastructure provision and recommendations



Public facilities		Public open space and recreation	
Provision	Opportunities	Provision	Opportunities
1 Multipurpose community hub	<b>A</b> Locate the K-12 school here to enable easy sharing of sporting fields <b>B</b> Provide 5 - 10% affordable housing units	4 District Park (2.4ha)	<b>C</b> Convert to public open space and provide an additional sporting field
2 Primary school (2 ha)		5 Local Park (0.3ha)	<b>D</b> Locate a district sporting field
3 Investigation site mixed use/social infrastructure- subject to future ATC requirements		6 Pocket Park (0.13ha)	<b>E</b> Convert to additional public open space (2 ha)
		7 Linear foreshore park (10.2ha)	<b>F</b> Locate indoor courts and recreation centre
		8 Local park (1.6Ha)	<b>G</b> Locate outdoor fitness stations
		9 Potential for publicly accessible private open space (6.4ha)	<b>H</b> Locate outdoor courts
		10 District park (3.9ha)	<b>I</b> Recreational loops with active transport, educational opportunities, fitness stations, and rest stops
		11 Wetland (9.9ha)	<b>J</b> Publicly accessible bush land
		12 Local linear park (4.0ha)	<b>K</b> Locate skateable elements
		13 Linear foreshore park (11.3ha)	<b>L</b> Locate dog off-leash areas
		14 40m Riparian Buffer	
		15 Active transport connections	

