

Technical Memorandum

25 October 2023

To	Cumberland City Council (Larissa Hubner, Amruta Kumbhari and Will Wang)	Contact No.	+61 2 8757 9409
From	GHD (Jahni Glasby)	Project No.	12577306
Project Name	Westmead South Community Needs and Social Infrastructure Assessment		
Subject	Westmead South Community Needs and Social Infrastructure Assessment – Revised Master Plan and Yield		

1. Introduction

This memorandum has been prepared as an addendum to the Westmead South Community Needs and Social Infrastructure Assessment Report prepared by GHD (21 October 2022).

The following sections provide an assessment of Cumberland City Council's preferred scenario as per the revised Draft Structure Plan prepared by Architectus (22 September 2023).

1.1 Assumptions

- The 2021 population for Westmead South (8,054 people) was provided by Architectus and was determined by combining the total population for the relevant Mesh Block (MB) areas from the 2021 ABS Census.
- Average household size (2.59) has been determined from the existing household size for Westmead South as per the 2021 ABS Census.
- To determine the potential age profile for the growth scenario, service age group proportion assumptions were applied to the total potential population. The service age group proportions were determined by redistributing the NSW Common Planning Assumption's Wentworthville-Westmead SA2 2041 age breakdowns from 5-year age groups (i.e., 0-4, 5-9, 10-14 etc...) into service age groups (i.e., 0-4, 5-11, 12-17 etc...).

2. Development scenario

Table 2.1 outlines the potential total population capacity and age breakdowns by service age group of Councils development scenario as prepared by Architectus.

Table 2.1 Potential future population – Council development scenario

	Council scenario
Westmead South potential population capacity	25,193
Potential age breakdowns by service age group	
Babies and pre-schoolers (0-4)	1,690
Primary schoolers (5 to 11)	2,019
Secondary schoolers (12 to 17)	1,473
Tertiary education & young workforce (18 to 24)	1,815
Young workforce (25 to 34)	4,535
Career and home building (35 to 49)	6,452
Senior workforce (50 to 64)	3,853
Retirees (65 to 74)	1,625
Seniors (75 to 84)	1,109
Elderly (85+)	621

3. Social infrastructure needs assessment

Table 3.1 outlines the demographic need of Westmead South based on Council’s development scenario for each type of social infrastructure to inform the future considerations discussed in section 5. This needs assessment is informed by the provision framework provided in Appendix C of the Westmead South Community Needs and Social Infrastructure Assessment Report (GHD, 2022).

Table 3.1 Social infrastructure needs assessment

Facility type	Demographic need
Education	
Primary (K-6)	Based on GHD’s strategic assessment there may be demand for approximately 1,413 places within government primary schools (equivalent to two schools).
Secondary (7-12)	Based on GHD’s strategic assessment there may be demand for approximately 884 places within government high schools (equivalent to one school).
Tertiary (TAFE)	n/a
Tertiary (University)	n/a
Health	
Public hospital	n/a
Ambulance	n/a
Emergency service	
Police	n/a
Justice (Courts)	n/a

Facility type	Demographic need
Fire and rescue	25,193 people may require one fire station
Community and culture	
Community facilities (Local and District)	25,193 people would generate demand for approximately one local community facility
Library (Local branch, District and Central)	25,193 people would generate demand for approximately one local branch library
Cultural facility (Local, District and Regional)	25,193 people would generate demand for approximately one local cultural facility
Childcare	
Long day care and Preschool care	1,690 children would generate demand for 761 childcare place (equating to approximately 15 childcare centres)
Out of school hours care (OSHC)	404 children would require OSHC
Aged care	
Residential aged care (moderate to high care needs)	102 people would require residential aged care for moderate to high care needs
Residential aged care (low care needs)	122 people would require residential aged care for low care needs
Community care	51 people would require a community care package
Short-term restorative care	Five people would require short term restorative care
Sport and recreation	
Sports fields (Local and District)	25,193 people would generate demand for approximately five local sports fields
Sports courts (Local)	25,193 people would generate demand for approximately five local sport courts
District indoor sports facility	25,193 people would generate demand for approximately one district indoor sports facility
Indoor aquatic/ swimming facility	The recently completed Parramatta Aquatic and Leisure Centre is located to the east of Westmead South in the Mays Hill Precinct. This facility will services residents in Westmead South.
Parks and open space	
Local parks	25,193 people would require 182,828m ² of additional open space, or no additional space including Parramatta Park (Mays Hill Precinct).

3.1 Walkability of open space and recreation based on revised structure plan

Figure 3.1 illustrates the walkable distance from all parks and open space including pocket parks and potential new open space in Westmead South. It demonstrates that almost all residences are located within 400 metres of open space with approximately 23 residences located over 400 metres.

Figure 3.2 illustrates the walkable distance from all parks and open space including pocket parks and potential new open space in Westmead South as well as the potential new cross block links. It shows that almost all residences are located within 400 metres of open space with approximately 15 residences located over 400 metres.

Across Westmead South there is currently 4.39 hectares of active and passive open space. Potential new open space would add approximately 0.94 hectares of additional open space to the existing network.



Figure 3.1 Walkability from existing and potential new pocket, local or district parks and open space



Figure 3.2 Walkability from existing and potential new pocket, local or district parks including potential new cross block links

This Technical Memorandum is provided as an interim output under our agreement with Cumberland Council. It is provided to foster discussion in relation to technical matters associated with the project and should not be relied upon in any way.

The retention and rezoning of existing pocket parks to Public Recreation (RE1) throughout Westmead South will provide very localised access to open space to the immediate residents surrounding each park. As per the *Draft Greener Places Guide* the minimum requirement for adequate open space is 3,000m² which is the minimum recommended size of a local park. Within the Guide it is noted that in “high-density areas parks are sometimes as small as 1,500m² however, they are not adequate for a diverse range of recreational needs and need to be supported by larger open space in the network.”

Furthermore, the *Draft Greener Places Guide* notes that small and local parks are deemed to be at capacity if more than 1,500 residents to 5000m² of parkland are within 500m. Table 3.2 identifies each existing and potential new park within Westmead South as well as the estimated servicing population based on the revised Draft Structure Plan. The table outlines the number of people each open space or network of open space is over capacity. All open space within Westmead South including potential new open space will be over capacity based on the estimate population in the revised Draft Structure Plan. It is noted that residents along the eastern boundary of Westmead South are supported by an additional 18,350m² of open space within the Mays Hill Precinct (Parramatta Park). However, residents located along the Great Western Highway have limited walkable access to adequate open space both within Westmead South and areas surrounding it.

It is estimated that there will be 25,193 people in Westmead South and approximately 54,908m² of open space which would equate to approximately 2,290 people per 5,000m² of open space.

Table 3.2 Open space capacity

Park/ open space	Size (m ²) – existing and potential new	Estimated servicing population ¹	No. of people over capacity ²
– Alexandra Ave to Grand Ave – Moree Ave to Austral Ave – Austral Ave Reserve – MJ Bennett Reserve – Bridge Road Reserve – Narang Reserve	28,900	8,897	227
– Allen Brierley Reserve – The Oakes Centre Plaza	1,700	1,639	1,129
– Sydney Smith Park – Howe Street Park	16,811	8,941	3,897
Hawkesbury Road and Cotswold Street	3,597	6,198	5,119
Pye Street Park	600	5,601	5,421
Goombarra Reserve	700	3,530	3,320
Pemulwuy Reserve	2,200	4,184	3,524
Hassall Street Park	400	3,741	3,621

Note: residents located along the eastern boundary of Westmead South are supported by an additional 18,350m² of open space within the Mays Hill Precinct (Parramatta Park).

¹ Estimated servicing population has been determined by adding the estimated total population within a 500m catchment area of each open space identified.

² Number of people over capacity has been determined by understanding the population threshold of each open space area (as determined by the *Draft Greener Places Guide*) minus the estimated servicing population.

4. Housing diversity and affordability assessment

A review of the revised Draft Master Plan (prepared by Architectus) outlines that Westmead South is anticipated to accommodate a total of 25,193 people which would require 6,625 potential new dwelling. Currently, Westmead South is constrained by existing housing developments, major arterial roads and rail and heritage buildings and conservation areas. The following outlines the housing diversity and affordability needs of Westmead South based on Council's development scenario which will inform the future considerations discussed in section 5.

In alignment with the needs and recommendations outlined in the Community Needs and Social Infrastructure Assessment (GHD, 2022), Council's scenario and the revised Draft Master Plan aim to support the following housing needs in Westmead South including:

- Providing opportunities for low-, medium-, and high-density housing typology options which are centred around key infrastructure such as transport hubs and commercial centres.
- Providing mixed used areas which will aim to support the housing and commercial needs and growth of Westmead South.
- Providing a mix of dwelling sizes including 1-, 2-, and 3- bedroom housing options which will support the provision of family households including couples with children, multi-generational households, group homes, single (lone) person homes, and key worker accommodation.

5. Future considerations

Social infrastructure plays a critical role in creating the communities that we live, work and play in. Therefore, social infrastructure will be important to priorities in any future planning decisions in relation to Westmead South. Table 5.1 outlines future considerations for social infrastructure and housing based on the outcomes of the needs assessments presented in sections 3 and 0.

Table 5.1 Future considerations based on Council's scenario and revised Draft Structure Plan

Type	Future considerations
Community centre	<ul style="list-style-type: none"> – New multi-purpose community facility to service residents in the western and southern areas of Westmead south with potential co-location with other community and cultural facilities, sport and recreation facilities and parks and open space areas. – Opportunity to provide complementary community spaces and services across the network of community facilities (local and district) within Westmead South and surrounding areas to support diverse community needs.
Childcare	<ul style="list-style-type: none"> – Need for additional childcare places to be provided in Westmead South with consideration for childcare facilities to be located close to place of work or place of residence (focusing on areas of higher density) as well as public transport.
Recreation	<ul style="list-style-type: none"> – Investigate opportunities to partner with developers to incentivise and provide a new multi-use indoor sports facility in Westmead South with consideration for a new facility to be located close to areas of higher density as identified along the Great Western Highway.
Open space	<ul style="list-style-type: none"> – Investigate areas in the western and southern areas of Westmead South for additional local open space and potential new green links to connect existing open space for residences along the Great Western Highway and Bridge Road. – Revitalise/ expand existing pocket parks to reflect best practice guidelines identified in the Everyone Can Play Guideline and Draft Greener Places Guide such as: <ul style="list-style-type: none"> • Improved accessibility and active street frontages. • Provide space and/or activities for all aged play. • Increase shade coverage and seating. • Improved amenities such as wayfinding, lighting, garbage bins and fencing.

Type	Future considerations
	<ul style="list-style-type: none"> • Potential to include areas for community gardens, native bush tucker/ edible walking landscapes or other sensory play opportunities.
Housing	<ul style="list-style-type: none"> – Partner with developers to provide affordable housing including offsets and incentives in potential new medium- and high-density developments. – Continue to build on established relationships with local non-for-profit and community housing providers as well as co-collaborate with state and federal agencies to maximise the delivery of affordable, social and community housing. – Investigate opportunities for the expansion of existing seniors living accommodation and potential new seniors living housing options including group housing and affordable housing located close to transport and other amenities. – Investigate opportunities to provide short-term accommodation including short-term restorative care housing facilities to support the needs of the Westmead Health and Innovation Precinct.