

Woodville Road Corridor – Social needs addendum

Date: 16 December 2024

Background and purpose

In August 2023, Cred Consulting prepared a *Community and Social Needs Study (the 2023 Study)* for Cumberland City Council to inform the Woodville Road Corridor (WRC or the Corridor) Planning Framework and subsequent Planning Proposal. The Planning Proposal seeks to catalyse revitalisation of the Corridor by focusing on 31 sites located around the three precincts of Woodville North, Merrylands East (proposed new local centre) and Woodville South.

Since the 2023 Study, several changes have occurred:

- Two new sites (sites 30 and 31) have been added.
- Building heights for structures located at the rear of Chamberlain Road have been reduced from nine storeys to four storeys.
- On part of site 15, the building typology and associated height and FSR have been changed to align with Council resolutions. The previously proposed townhouse typology has been updated to R4, a three-storey residential flat building (0.8:1 FSR and 12m height of building).

Please refer to the Urban Design Report for more detail on these changes. These changes have resulted in a reduction in the number of proposed dwellings and population projections for the Corridor. This addendum complements Cred’s 2023 Study by assessing whether these changes affect the overall demand for community and social infrastructure.

Change in dwellings and population

The table below outlines the updated dwelling and population projections for the Corridor. The revisions show a slight decrease in both the number of dwellings and the estimated population:

Table 1 – Change in dwelling and population numbers

	2023 numbers	2024 revised numbers	Change
Dwellings	3,696 dwellings	3,617 dwellings	- 79 dwellings
Population	10,349 people	10,187 people	- 162 people

Implications for Community and Social Infrastructure

The 2023 Study identified a range of community and social infrastructure needs to support population growth, including:

- Approximately 9.3 hectares of high-quality, distinctive public open spaces, incorporating:
 - A minimum of one multipurpose outdoor court
 - An outdoor fitness station
 - Opportunities for a dog off-leash area
 - Playgrounds catering to both young children and older children
 - Facilities such as skate parks and parkour areas to create welcoming spaces for young people
- Redevelopment and upgrading of the Guildford Library and Community Hub, including enhanced library services and flexible meeting spaces to accommodate growing community needs.
- Enhancements to existing facilities, such as the upgrade of the Tom Collins Meeting Room, to better serve the increasing population.
- Provision of library pods and library links to extend access to library services across the community.

The revised population projections result in minimal changes to the overall demand for community and social infrastructure. As shown in Table 2, a comparison of benchmarks for the 2023 and 2024 population figures confirms negligible variance in infrastructure needs.

The findings of Cred’s 2023 Study remain valid and relevant for the following reasons:

- **Benchmarking consistency** - Benchmarks used to assess infrastructure needs remain consistent, with no new triggers resulting from the revised population.
- **Strategic opportunities** - The original study incorporated strategic opportunities that accounted for existing infrastructure in the area, identified gaps in Council policies, and provided a holistic perspective on community needs. These remain unaffected by the minor population reduction.

Given the above, the recommendations outlined in the 2023 Study continue to address the Corridor’s community and social infrastructure requirements effectively.

Table 2 – Comparison of social infrastructure benchmarking for 2023 and 2024 population figures

Facility type	Benchmark standard used	2023 population 10,349 people	Revised 2024 population 10,187 people
Community facilities			
Library	State Library of NSW People Places calculator	714m ²	703 m ²
Community floorspace	80m ² per 1,000 people	828m ²	815m ²
Local community facility	1 per 10,000 people	1.0	1.0
District community facility	1 per 30,000 people	0.3	0.3
Cultural facilities	1 per 20,000 to 30,000	0.3	0.3
Early education and care – Long Day	1 place for every 3.8 children aged 0 to 4 years	296 places	291 places

Care			
Residential aged care	88 places per 1,000 people aged 70+ (National Planning Benchmark, 2011 (SGS for SSROC)	66 places	65 places
Open space and recreation			
Open space quantum -- per person	Cumberland City Council Open Space and Recreation Strategy 2019-2029 - 9m2 per person	9.3 ha	9.2 ha
Multipurpose outdoor courts	Parks and Leisure Australia – 1 for every 10,000	1.0	1.0
Outdoor fitness stations	Parks and Leisure Australia – 1 for every 10,000	1.0	1.0
Younger playground – 0 to 4 years	1 for every 500 children aged 0 to 4 years	1.7	1.6
Older playground – 5 to 11 years	1 for every 500 children aged 5 to 11 years	1.5	1.5
Indoor courts	1 for every 20,000 people	0.5	0.5
Sportsfields/playing fields	1 double playing field for every 5,000 people (2 fields)	2 double sports fields	2 double sports fields
Dog off-leash area	1 dog park per suburb with greater than 20% high density ¹	There are no dog-off leash areas within the corridor. All three suburbs along the corridor are more than 20% high density. There is one dog off-leash area located along Little Duck Creek in Guildford, suggesting that Merrylands East and Granville may have an under supply of this type of recreation.	

¹ The Cumberland Open Space and Recreation Strategy 2019 – 2029