

Client
Parramatta City Council

Project
Feasibility Study of Community Hubs for
the Parramatta Local Government Area –
Supporting Document to Final Report

supporting document

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1 Introduction

This document contains research and analysis that supports the Community Hubs Final Report. It is intended to be used as a resource document for readers of the Final Report who may require additional and more detailed information.

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Case Studies

This project has had a strong emphasis on defining a community hubs concept that reflects the unique and diverse character of the communities of the Parramatta LGA. However, it has also been useful to examine other areas and their community hubs. This appendix presents a series of community hub case studies from other areas and derives lessons that have informed the Parramatta feasibility study.

With one exception, the selection of case studies has focussed on established, rather than new release areas. This is in order to identify case studies that have most relevance to the more established character of the Parramatta LGA. Established areas confront unique issues in relation to redevelopment, land acquisition, service consolidation, and community and stakeholder engagement.

The reporting of case studies is based on a number of research techniques. The methods used to gather information for this section of the paper include:

- A review of academic literature on community facilities planning and community hubs
- An extensive internet search of community hubs with a particular focus on local government hubs
- Interviews with local government representatives who have worked on community hubs projects, and
- Site visits to a number of community hub projects in Brisbane and Sydney including meetings with local government staff who worked on the projects.

Brisbane City Council

The community hubs concept at Brisbane City Council originally grew out of a need to expand library services across the city. However, part way through the project it was recognised that hubs could take a variety of forms and it was important to consider other models of hubs besides those based on libraries as an anchor.

Brisbane City Council conceives of hubs as places that integrate community facilities and services to maximise viability and to enhance service delivery. Hubs are seen as having the following physical attributes:

- Physically and socially accessible
- Interactive, stimulating, vibrant
- Mix of consistency and variety

- A living part of the community
- Regarded well by the community
- Welcoming and inclusive, and
- A safe place for all.

Brisbane currently has three community hubs, all based around libraries. They are located at Brackenridge, Chermside and Grange.

Brackenridge Community Hub

Brackenridge Community Hub links:

- Brackenridge Library
- Jabiru Community Youth and Children's Services Centre (which offers child care, youth programs, family support, free counselling, drop in centre, youth holiday activities)
- Sandgate and Bracken Ridge Action Group (an independent community based organisation that provides several community support programs, supports local initiatives and brings together local people)
- A community hall, and
- The local ward office.

Chermside Community Hub

The Chermside Community Hub is described as 'a place where you can meet people, learn new skills, relax and enjoy life in your neighbourhood.'¹ The hub links:

- Chermside Library
- Chermside Aquatic Centre
- A coffee shop, and
- Kedron-Wavell Services Club.

The Chermside Community Hub is a partnership between Brisbane City Council (who own and operate the library), the Kedron Wavell Services Club (which includes entertainment, eating and sporting facilities) and the Splash Aquatic Centre (which includes the pool and other entertainment areas).

Brisbane City Council writes that:

Our libraries have always been important places for the people of Brisbane. Safe and friendly, with lots of great activities and facilities, they're

¹ http://www.brisbane.qld.gov.au/BCC:BASE::pc=PC_937

community centres where people of all ages and walks of life can have fun, learn and relax.

And now we've taken the next step by linking the Chermside Library with two other major community facilities – the Kedron-Wavell Services Club and the Chermside Aquatic Centre – to create the Chermside Community Hub.

The result is a place where people can get together and enjoy community life, hold activities, socialise, have fun and get healthy. It's a community space created by the people of Chermside for local people to enjoy.

Key observations from the field visit to the Chermside Community Hub were that although the hub includes a good mix of uses, it does demonstrate the challenges involved in creating a community hub in established areas and attempting to create links between existing facilities. While the mix of uses is good, the relationship between the facilities is not strong and the hub experience is somewhat disjointed. Discussions with Brisbane City Council confirmed these challenges and Council is soon to undertake an urban design project to look at options to improve the integration of uses on the site.

Chermside also highlights the potential of linking with different partners including those outside of what is traditionally considered to be the community sector. The Kedron-Wavell Services Club is a key partner in the Chermside hub and provides a range of community support services and facilities.

Grange Community Hub



The Grange Community Hub links:

- Grange library
- Community Café, and
- Discovery Path.

The Community Café is operated by Work Links, a not for profit organisation that aims to train and develop the job readiness skills of young people and long-term unemployed people. The café's objective is to provide practical and hands on experience for

local young people and develop their work readiness skills, particularly for the hospitality industry.

The Discovery Path at the Grange Community Hub provides a fun interactive learning environment for children while parents relax over coffee or visit the Grange Library. The equipment at the Discovery Path focuses on encouraging an active and healthy lifestyle. It's a space where children learn through exploration activities using hearing, smell and touch techniques. The Path is constructed on a flat platform to enable children or people with disabilities to access all the equipment making this path much more accessible and inclusive to the community.

Activities in the Discovery Path include: kaleidoscope cabin, light matrix, factory gate with audio facts, Braille trail, body scale helping you to find out how much you weigh, the water play, information posts with local flora, fauna, plants, and famous people to aspire to be, and global spin with a globe of the world.

Grange Community Hub highlights how a traditional 'stand alone' library can transform and adapt its role by consideration of the role it can play as part of a broader community hub and through the introduction of different people attracting uses such as a universal playground and a café.

Perhaps the biggest learning to be gained from Brisbane City Council's experience with community hubs is that, after considerable initial work, including the establishment of these three community hubs, Council has now decided to step back and undertake a more comprehensive community facilities needs study of the entire LGA.

Council decided that before determining what model community facilities should be delivered in it was important to better understand what the overall needs of the Brisbane community were and what is the likely type and quantum of facilities required to meet the demands of the current and future population.

The broader community facilities needs study will look at social infrastructure needs across the whole LGA and determine what facilities and services are required and where. Planning will consider current population demands and will also take into account projected population growth based on the increased densities required to respond to the SEQ Regional Plan. The next stage of planning will determine what is the best way for these community facilities to be delivered to meet current and future demand.

It is important to note that Brisbane City Council is not retreating from the hubs model. There is a strong recognition that co-location of community facilities is critical to maximise functionality and

resource efficiency. However, it has also been recognised that there is a need for a broader and more strategic assessment of facility needs in order to determine what mix of facilities are most needed in a specific location and what is the best approach to co-location for that particular mix of facilities.

Key features of the Brisbane City Council approach to community hubs include:

- An expansion of the community hubs model from what was originally a primarily library based approach to include a wider range of anchor facilities including sport and recreation
- Adapting existing facilities to become more hub-like by initiatives such as introducing social enterprises and constructing unique play experiences
- The importance of understanding broader community facilities needs and the role that hubs play in addressing those
- Working with a range of partners including services clubs, and
- Highlighting the challenges of creating community hubs in established areas and the need for integrative master plans to ensure strong connections and relationships between different uses in the hub.

City of Melbourne

The City of Melbourne *Community Infrastructure Plan 2007-2017*², considers community infrastructure needs on the basis of the city as whole, four districts and seven designated neighbourhoods. The plan recommends four district level community hubs and seven neighbourhood level hubs.

District hubs serve a larger population than a single neighbourhood, contain functions that are not viable on their own at the local level and support the community and civic functions of activity centres and retail hubs.

The district hubs are proposed to service multiple local neighbourhoods. The four types of district hubs are:

- District Health and Aged Care Hub which provides access to informal open space, community catering facilities, social and health programs, aged services, sessional services space, health and wellbeing services and possibly access to

occasional child care. The option of co-location with a community health service is encouraged

- District Social and Recreation Hub which provides access to space for social interaction, indoor/outdoor recreation space, community catering facilities, sessional services, staffed information area, workshop space and possibly child care services
- District Family and Children Services Hub which provides access to child care, community health services, informal open space, community catering facilities, meeting space, social programs, pre-school education and sessional service delivery. Co-location with a local primary school is encouraged, and
- District Lifelong Learning Hub which provides access to library services, informal open space, community office space, civic functions, lifelong learning opportunities, meeting spaces and computer use. Co-location with libraries and other lifelong learning providers is encouraged.

The plan identifies the key locational features of a district hub as:

- Co-located for multi-modal transport, preferably as part of a principle public transport network
- Co-located functions provide the opportunity for cross referral amongst service providers
- Integrated into local retail and employment nodes, and
- Visible street frontage.

The planning process involved undertaking detailed neighbourhood audits to identify the current supply of community infrastructure at the local level. Using a variety of research tools including consultation, surveys, databases, mapping and service standards, the plan then identified opportunities to meet existing gaps and also needs that may emerge over the next ten years.

As a result, the plan recommends that each of the seven neighbourhoods have access to a neighbourhood hub, which the plan (p.3) describes as having the following functions:

Access to community information, informal recreation space, community catering facilities, lifelong learning opportunities, early childhood education opportunities, space for local sessional service provision, spaces for meetings, activities and social interaction. The option of co-location with a local primary school should be explored where possible.

²

http://www.melbourne.vic.gov.au/opm/bc/CTEE/meetings/CSC_56_20070612.pdf

The neighbourhood hub model aims to support informal social interaction at the local level, to provide the opportunity for services to be delivered locally if required (family support, maternal and child health, emergency relief) and to support community initiatives such as social support and play groups.

Local open space is considered the core building block of the neighbourhood hub. Open space can be either soft or hard and should provide both gathering space and space for reflection.

The plan identifies the key locational features of a neighbourhood hub as:

- Distribution to support neighbourhood hubs within 400 metres of all residents
- Street frontage for each hub, and
- Within 400 metres of a public transport stop.

In relation to developing hubs the plan does not restrict Council and considers a number of options including new build, leasing, upgrade/redevelopment and refit.

The plan also highlights a number of possible funding mechanisms available to offset Council costs including:

- Negotiated contributions from developers
- State and Commonwealth grant funding
- Community sector capital contribution, and
- Property swap/sale opportunities.

Like Brisbane, the City of Melbourne's community hub planning is based on a thorough community needs assessment process, and the consideration of community needs on a regional, district and local level.

Key features of the City of Melbourne's approach to community hubs include:

- Consideration of community hubs as part of a broader community infrastructure plan
- Planning of hubs on a district and neighbourhood level
- Conducting of detailed community needs analysis and neighbourhood audits, and
- Consideration of a range of funding possibilities.

City of Port Phillip

The City of Port Phillip, in Melbourne, defines a community hub as 'a hive of related activities that are located together or close to each other in order to share resources, audiences and target groups'.

Port Phillip identifies the following features of a community hub:

- Co-located key services
- Opportunities to meet the people who live near and around you
- Welcoming and useful meeting spaces with at least one large space for neighbourhood/public meetings
- Nearby access to public transport
- Proximity to local shopping and activity centres
- Opportunities to learn new skills or join a class or short course
- Council and community information, and
- Free city on line access.

Port Phillip has adopted a community hubs policy statement that is based on recognition of the potential of community facilities to 'provide opportunities for community participation and to contribute to social cohesion and well-being'. The hubs policy statement also recognises that 'hubs need not to be site specific or located at the one site, but can contribute to an accessible service and activity network linked to other major activity areas within the city'.

The hubs policy statement is guided by the following principles:

- Accessible and equitable service provision for all ages, abilities and social and cultural backgrounds
- Improved opportunities for social cohesion and wellbeing throughout our community hubs
- Maximised community engagement/effectiveness of community facilities
- Maximised functionality of community facilities, and
- Optimised use of existing Council and other community infrastructure.

Port Phillip's community hubs policy framework defines three broad types of community hubs:

- Community gathering places – sites for smaller neighbourhood based meetings that are also venues for recreation, sports, leisure, social and cultural activities and sites for community group office space, e.g. community centres, sporting clubs, galleries, theatres, other club rooms, access to community information, adventure playgrounds, community gardens, etc.
- Council and community service delivery hubs – community locations for provision of Council and other services, e.g. maternal and child health, meals and other social support programs, child care centres, libraries, kindergartens, referral and support services, etc., and
- Civic hubs – sites for the delivery of civic and governance activities, i.e. town halls, information and administration services, large public meeting spaces, etc.

The City of Port Phillip has six community hubs. These are Port Melbourne/Garden City/Beacon Grove, South Melbourne, Middle Park/Albert Park/West St Kilda, St Kilda/Windsor, Elwood/Ripponlea and East St Kilda/Balaclava. As shown by the following summaries some of the hubs are existing, others are being studied and hub feasibility examined, while others are the product of recent redevelopment. Some of the following involve existing collections of community facilities that have the potential to be more like community hubs, but require further study and consideration of their particular circumstances.

Port Melbourne/ Garden City/ Beacon Grove Community Hub

The Port Melbourne/Garden City/Beacon Grove Community Hub includes:

- Port Melbourne Neighbourhood House
- South Port Information and Support Services
- Homeground – Housing and Support Services
- Daylinks – transport service for community groups and for older or frail residents
- Petlinks – a service to support older and frail people to maintain their pets at home
- Bay St Traders Association, and
- Inner South Community Health and Legal Aid Service.

The hub also contains a multipurpose community space for local groups, clubs and residents to hire. There is also a drop in lounge and a wide range of community information available.

1.1.1 South Melbourne Community Hub

The South Melbourne Community Hub is an initiative of the City of Port Phillip to 'reinvigorate' and 'enhance' the existing South Melbourne Town Hall to become a 'frontline, targeted service delivery and community hub, with a strong cultural focus and identity'. Council also aims to 'create flexible, multipurpose and durable spaces that can assist us to promote community participation and a community presence at the hub'.

Middle Park/ Albert Park/ West St Kilda Community Hub

The City of Port Phillip has undertaken a feasibility study to examine the potential of redeveloping the Middle Park Community Centre into a key community hub. Currently, the following services operate from the location:

- Middle Park Library Service
- Civic kindergarten
- Middle Park Maternal Child Health Centre, and
- Emerald Hill Toy Library.

There is also community space available for hire including a meeting room and community hall. However, the hall is located on the first floor and is not accessible.

As a result of a consultation and needs analysis process, Council has developed an understanding of service provider and community needs, costs involved in redeveloping the current centre and the potential impacts of major redevelopment on the kindergarten. The City of Port Phillip is now looking at developing an interim strategy for the community centre and will embark on a 'participatory community planning process' to 'find out how to improve further the capacity of the Middle Park Community Centre to operate a key community hub for the local communities'.

St Kilda/ Windsor Community Hub

This proposed hub is based around the Betty Day Community Centre in St Kilda. It is currently a vibrant and well used centre with many community groups operating programs and activities. The City of Port Phillip is undertaking a participatory community planning process to investigate how to improve the capacity of the centre and to examine the potential for it to operate more as a key community hub for the St Kilda and Windsor areas.

Council will be conducting a series of community forums to identify community needs and will then develop concept plans and a capital works business case.

Elwood/ Ripponlea Community Hub

This community hub is home to the Elwood St Kilda Neighbourhood Learning Centre which conducts a range of classes including multicultural arts, self defence for women, English as a Second Language, computer workshops and internet. The centre also operates a toy library and hires out meeting and activity spaces.

East St Kilda/ Balaclava Community Hub

The East St Kilda/Balaclava Community Hub is based around the Alma Road Community House. Alma Road has a strong focus on accessibility and its focus is providing a space where people with and without a disability can interact, join activities and share common interests. The community house is described as 'a warm and inviting space where the local community can come together to hire a room to have a meeting or socialise'. There is also large rooms and a patio that can be hired for family celebrations. The recently upgraded playground makes the community house a good venue for family and community events.

Key features of the City of Port Phillip's approach to community hubs include:

- Development of a community hubs policy
- Focus on both existing and new facilities
- Inclusion of a range of facilities and services
- The importance of participatory community planning
- Strong levels of community and stakeholder engagement in planning and feasibility analysis, and
- Emphasis on community information and particularly providing local outlets for Council related information.

Mount Pleasant Community Centre



The new Mount Pleasant Community Centre in Vancouver, Canada involves the construction of a new, multipurpose community centre to replace an existing (and dated) facility that has served the local community for the last 35 years.

The project responds to Vancouver's CityPlan vision for developing 'neighbourhood centres' that bring together multiple civic services and for a more coordinated approach to service delivery. CityPlan refers to 'accessible community based services' and neighbourhood centres that 'provide a heart for each neighbourhood'. Council also developed a strategic plan for childcare that promoted 'a system of early childhood development services that are integrated with neighbourhood hubs (e.g. neighbourhood houses, schools, community centres, etc.)'.

The need for a new library in the Mount Pleasant area was determined through the development of a strategic plan for libraries. The City of Vancouver wanted to expand the focus beyond just a library and, in cooperation with the Mount Pleasant Community Centre Association and the City Parks Board, commissioned a wider report to determine the need for community facilities. The report identified the need for a multipurpose centre incorporating a library facility and child development centre, as well as a residential component and other uses.

Council allocated \$4.75 million (Canadian) in the 2000-2002 Capital Plan to rebuild the Mount Pleasant Community Centre. In 2001, \$3.45 million (Canadian) was approved for the purchase of a property at 1 Kingsway. The property purchase was made specifically for the relocation and redevelopment of a combined Community Centre and Library with other potential uses such as housing and retail.

The City of Vancouver commissioned a financial feasibility analysis to assess the feasibility of development options for the site including market and non-market housing, retail, a community centre, branch library and child care facility.

In addition, a consultation process was undertaken that included:

- A community survey (with 300 responses obtained over an 18 month period), and
- A series of community workshops.

To supplement this, a child care needs assessment was undertaken which identified a strong need for additional child care places in the area.

The final addition to the brief for the project was housing. The City of Vancouver engaged consultants to review the available options for the additional development potential of the site. The outcome of that study was a recommendation to develop rental housing targeted at the current local rental market. The housing component will be developed and owned by the City of Vancouver and will be held as part of its long term investment portfolio. Social housing was considered but the lack of funding programs meant that this was not a viable option.

A public private partnership for the housing component was considered but it was determined that creating a separate strata title may prove problematic in balancing the residential strata needs with the interests of the library, community centre and child care.

Retail was considered not to be a viable addition to the centre. The Council report³ added that 'the design of the new development can provide for animation and interest along Kingsway in lieu of retail use'.

As a result of the needs analysis and consultation, the 1 Kingsway Community Centre is a 4,640 square metre facility that incorporates:

- A community centre with the latest communications technology and range of leisure activities for all ages (2,900 square metres)
- A library (1,110 square metres), and
- A child development centre catering for 49 0-5 year old children (630 square metres).

In addition there will also be 98 residential units to rent. The rental from the units help to subsidise the provision of the community facilities.

The City of Vancouver has focused on the 'one stop shop' benefits of a community hub and the benefits to users that the integrated delivery of library, child care and community centre offer. The City also sees the project as a potential catalyst in the revitalisation of the local area.

The initial needs analysis and ongoing consultation process was funded by the City of Vancouver. A range of local and Commonwealth government departments have also contributed funding. Council estimates the cost of the facility (including the housing) to be around \$26.3 million (Canadian), approximately \$30.4 million (Australian).

3

<http://www.city.vancouver.bc.ca/ctyclerk/cclerk/020625/rr2c.htm>

Key features of the Mount Pleasant Community Centre include:

- Closure of existing facility and the construction of a new facility
- Extensive community consultation
- Comprehensive financial feasibility analysis
- Comprehensive community planning and strategic assessment of facility needs including libraries, and
- Inclusion of residential owned and leased out by Council.

Pathways Enterprise Centre



The Pathways Enterprise Centre is located at North Lakes in Pine Rivers Shire just north of Brisbane. North Lakes is a master planned community located on the Bruce Highway and will have a mature population of 22,000 residents by 2016. It is projected that the emerging town centre and the mixed use industrial and business area will host 13,000 new job opportunities over the next decade.

The Pathways Enterprise Centre is located on a prominent site in the town centre area. The centre is a collaborative project involving the developer, local government, state agencies and the North Lakes community.

An extensive process of community consultation was undertaken to identify local community needs. This process identified key issues related to education, access to information, recreation and leisure and employment opportunities. Based on these key issues the concept of the Pathways Enterprise Centre was formed.

Pathways is a \$13.8 million, multipurpose community facility combining:

- A 'state of the art' library
- Leisure centre
- Education and training centre
- Village green, and
- Meeting and function spaces.

Other facilities include:

- Meeting rooms
- Community garden
- Coffee shop
- Indoor and outdoor recreational spaces
- Youth and children's spaces
- Aquatic centre
- Indoor sports hall
- Enterprise centre, and
- A senior state secondary college (whose students have access to the Pathways library).

The stakeholders and managers of the development include:

- Pine Rivers Shire Council, which initiated the project to create a 'nerve centre for the community'
- The developer (originally Lensworth and now Stockland)
- Education Queensland, which is currently in the process of co-locating a senior state secondary college at the facility
- Sport and Recreation Queensland and the State Library of Queensland which made significant contributions to the establishment costs of the venture
- Queensland Government, which provided funding for the project, and
- The Northlakes community who will use the facility, and were heavily involved in the consultation phase.

Pathways brings together many different types of stakeholders. While this is, in many ways, the essence of Pathways, experience has shown that there can be clashes arising from different methods

of operation and organisational cultures. One of the key lessons from Pathways is that working collaboratively from the project's earliest stages with the full range of participating stakeholders to develop a common vision for the facility is fundamental to overcoming, or preventing, any obstacles that may arise in the future.

Another lesson from Pathways was the importance of solid research in establishing community needs and how important the robustness of this work was in securing funding from other agencies to contribute towards the project.

An additional part of the ongoing success of Pathways is the establishment of a Stakeholder Advisory Committee, an independent governance group comprising representatives from government, business and the community.

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Castle Grand Community Centre and Library

Baulkham Hills Shire Council recognised the need to replace a dated existing community centre in Castle Hill. A nearby site was purchased for a new library and community centre. The initial conception of the facility was as a function centre.

During planning for the new facility, discussions with the Area Health Service took place regarding the need for a better located early childhood centre and health service.

Baulkham Hills Shire Council adopted an entrepreneurial approach to the facility as it was evident in the early stages that Council would not be solely able to fund up front the costs of the facility. Acting as a developer and owner, Council commissioned a private developer to deliver 62 residential units at an agreed rate of return. The profits from the development were then invested in community facilities including:

- A community centre (2,000 square metres) with a 500 seat auditorium, five meeting rooms
- A library (1,900 square metres) incorporating a café (leased to a private operator), Council customer service centre and internet facilities
- An early childhood centre, and
- A local area health service.

Key points about Castle Grand identified in consultation with Council officers included:

- The original proposal included an additional four storeys of residential units. This would have meant the facility was entirely self-funded. However, the additional height was not approved

and Council had to locate other finances to assist with the capital funding

- Council acted as developer and went to tender for construction and sales. Taking apartments to the market proved challenging and an alternative arrangement (such as a Public Private Partnership) would likely be considered for future projects
- The café component has been very successful and is seen to add significantly to the use and vibrancy of the facility
- A lease has been negotiated with the Area Health Service where it pays a below market rate for the space, and
- While co-locating libraries and community centres works well in theory, in practice it can prove difficult to realise the potential synergies. The level of interaction between facilities in Castle Grand is not high. Design can help to lay a foundation but it is not enough to fully realise the potential of co-location.

Three key lessons emerge from this case study. One is associated with the challenges of Council acting as a developer, particularly in a higher density market. Baulkham Hills is in the preliminary stages of planning another community facility nearby. Council would consider a residential/community mix for that project as well but is likely to investigate alternative options for funding. Rather than act as developer other options include Public Private Partnership arrangements or developing a site specific town planning framework and allowing the market to realise the site's potential (and take the associated risks).

The second lesson is about realising the full potential of co-location. Co-location can be significantly enhanced through careful planning and design. However, for synergies to be fully realised it has been Baulkham Hills Shire Council's experience that a

more proactive programming and management approach is required. At its Rouse Hill facility Council is employing staff to generate synergies and more actively manage facilities in an attempt to achieve 'more meaningful social, cultural and leisure outcomes'.

Thirdly, although a clear financial model for Castle Grand was developed, the intended community development outcomes were never as clearly articulated. This suggests that a common understanding of the project vision that encompasses clear social, economic and environmental objectives is important.

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2 Area Profiles

Granville

Elizabeth Macarthur Ward

Overview

Granville is located within Elizabeth Macarthur Ward, in the south west of the LGA.

PCC owns and operates a number of facilities within the area including the Granville Youth and Community Recreation Centre (formerly the Granville Bowling Club), Granville Pool, a local park, playground, a surface parking lot servicing Granville Town Centre as well as the land on which Granville bus interchange is located. These facilities are located immediately to the SE of the Granville train station.

Council also owns assets on Carlton Street to the west of the station. This area contains the Granville Library, Town Hall, a house (currently housing the local Historical Society and Neighbour Aid) and a surface parking lot. This Carlton Street site is a possible redevelopment site. The future of the library remaining at this site is uncertain.

Granville has held a stable population, experiencing only 0.4% population growth over the past 15 years. Granville is both helped and hindered by its proximity to the Parramatta CBD. Some investment is likely to be attracted to the busy nearby centre of Parramatta, although Granville is a more affordable location.

The locality is a focus area of the Parramatta Residential Development Strategy (RDS) and the Granville Town Centre Revitalisation strategy, which seeks to intensify residential development in key areas with good access to public transport and community services.

Demographics

According to the 2006 Census the population of the suburb of Granville is 22 891 people.

There is a high proportion of young people aged 5-14 years (14.6% compared to 12.2% for the LGA) and high proportion of children aged 0-4 years (8.8% compared to 6.9% for the LGA).

There is a high proportion of persons born overseas, with some areas of the suburb indicating between 54-68% of persons as being born overseas. Similarly, there is a high proportion of the population that does not speak English fluently, with concentrations as high as 16-31% of persons in some parts of Granville.

Couples with children are the dominant family type, with concentrations in the heart of Granville as high as 49-64%.

There is a moderate to high proportion of low income households in Granville,. Levels of households experiencing housing stress are also quite high, with scattered pockets in the locality indicating between 35-44% of households are currently spending more than 30% of gross income on housing.

There are moderate to high levels of students attending government schools, particularly in the areas demonstrating high concentrations of low income households and households in housing stress.

Recent movers to the locality comprise a very high proportion of young people in their 20's. This is likely to be the result of high levels of housing affordability and perhaps proximity to Granville TAFE.

Projected future population

Granville is a focus of Parramatta RDS, with potential for more than 5 500 new dwellings by 2031. The RDS seeks to concentrate high density residential and commercial development adjacent to Granville Railway Station, with an edge to the park and Granville Pool.

Based on the RDS occupancy ratio of 2.88 persons per dwelling, Granville has the potential to support a population increase of 15 840 persons. This population estimate may be greater in actuality, given the larger family sizes characteristic of Granville.

Demand for community facilities

Given the high need status of the area, there is a strong demand for community services and facilities within Granville. There are a number of community organisations that are currently renting private premises within Granville. In addition there are a number of new and emerging groups who are looking for office and community meeting space. Opportunities exist to share office and meeting space across a number of service providers, within a single hub building or cluster of buildings at Granville.

The projected growth in Granville (15,840 people over the next 20 years) is likely to increase demand for community facilities and services.

Accessibility

The possible hub site has good public transport connections, being located directly opposite Granville Railway Station which provides connections to Parramatta, Sydney CBD and the south western line to Merrylands and Guildford. Private bus services provide services to Bankstown, Merrylands and Fairfield.

The Parramatta RDS provides Granville with a public transport rating of two (2) as the suburb is serviced by a frequent heavy rail mass transit network and connecting buses.

Site opportunities

PCC owns significant land assets including the underutilised Granville bus interchange and surface car park bounded by Enid Avenue and Memorial Drive. There is an existing small cluster of PCC community facilities adjoining this site. They include the Granville Youth and Community Recreation Centre and the recently refurbished Granville Pool. PCC also operates these facilities, which reduces opportunities for conflicts, should a redevelopment or reconfiguration of the site occur.

Due to both the proximity to the station, main street (South Street) and the existing community facilities and open space and the space available, the bus interchange/surface parking lot site at Enid Avenue and Memorial Drive is thought to be a better hub site than Carlton Street.

Opportunities exist to provide a new facility for the aging Granville Branch Library (currently on Carlton Street and adjacent to the proposed Police centre redevelopment). The inclusion of a library within a community hub at Granville would promote a high degree of utilisation and also adds to the diversity of activities and services provided, including those that may be more attractive to a younger population.

Connectivity to Granville Railway Station presents opportunities for retail and residential redevelopment on the site, which is consistent with the intent of the draft RDS and LEP 2008.

The Duck Creek corridor behind the existing Granville Youth and Community Recreation Centre provides opportunities for embellishment and open space enhancement and would provide an attractive augmentation of the park at the front of the centre, as well as potential for an environmental education or caretaker program such as Streamwatch.

Site visibility and recognition

The bus interchange/surface parking lot site at Enid Avenue and Memorial Drive has a highly visible street frontage and is clearly noticeable from the approach and departure from Granville Railway Station. The site also benefits from proximity to the Granville commercial centre and existing, well utilised community facilities such as the youth and community recreation centre and

pool.

The site is also within walking distance to Granville Boys High School, Granville Primary School and Granville TAFE, which has 18,000 students.

Site constraints

Although adjacent to the Granville commercial centre, there are some challenges regarding how the potential hub site would connect with South Street. The potential hub site is located at the rear of the existing shops and enhancing the connection between the two areas is a design challenge.

Interface with development on Enid Avenue (proposed for R4 High Density zoning) will require considered treatment.

As part of the broader Granville Town Centre works, a study is currently under way (at the time of writing this report) that will investigate transport, pedestrian and parking issues in the area (Granville Transport, Parking and Pedestrian Movement Study). Any redevelopment of the parking lot site will require consultation with local stakeholders and it is likely that the net number of spaces will need to be retained.

To date there has been limited interest from the private market for either commercial or residential redevelopment in Granville Town Centre.

Potential for service collaboration/ coordination

The Granville Multicultural Community Centre (GMCC) has expressed some initial interest in cooperating with PCC to develop a community hub resource in the locality. There may be some potential for GMCC to contribute funds towards a Granville community hub, although it is unclear at this stage whether this would be a capital or operational contribution.

Opportunities exist to build on the existing relationship with Granville TAFE and the Granville Youth and Community Recreation Centre.

Other community services operating within the Granville locality that may seek to be involved in the project include:

- Granville Multicultural Community Centre
- Information and Cultural Exchange (ICE)
- Macquarie Legal Centre
- NSW Police
- Australian-Chinese Community Services
- Information and Cultural Exchange
- Indigenous Baby Health Centre
- St John's Ambulance Centre
- Metropolitan Community Church
- Vietnam Veteran's Federation
- Granville Historical Society
- Granville Neighbourhood Aid, and
- New and emerging groups currently hiring PCC facilities.

Other plans and projects in locality

- Granville Town Centre public domain improvements
- Transport, Parking and Pedestrian Movement Study(in progress)

Land use and zoning

LEP 2008 proposes to zone surrounding land R4 High Density and R3 Medium Density residential, which is a notable increase in zoning from the existing LEP 2001.

The objectives of the LEP 2008 zonings compliment the redevelopment of the site to form a community hub and will support a mixed use model for redevelopment of the site to include residential, commercial and community facilities and services. A higher density, adjoining residential population will support the functioning of the hub, provided that noise and amenity issues are

mitigated through good design.

Financial viability

There is no specific allocation of Section 94 funds available for community facilities in this area.

supporting document

South Granville
Woodville Ward

South Granville

South Granville is located in the south of the Parramatta LGA, approximately three kilometres from Granville town centre.

There is no obvious community hub site in South Granville. One option may be around the busy Dellwood shops precinct, which provides a local shopping strip with services including medical, physio and dental centre, mixed business, take-away shop, chemist, newsagent and post office. Council owns the park opposite Dellwood shops. The play equipment in this park will soon be upgraded.

South Granville has a very high proportion of Department of Housing stock and it is understood that the Department has identified South Granville as one of the areas for redevelopment under the Community Regeneration initiative.

South Granville has very poor public transport accessibility, with a limited private bus service connecting to Granville and Fairfield. The draft Parramatta RDS has provided a public transport rating of 4, which demonstrates a poor level of service frequency and accessibility.

There are no PCC community facilities in South Granville. One community group, the Granville Youth Association, a Muslim faith youth centre that operates from a property they own in Clyde Street (further down from Dellwood shops). Other organisations utilise school facilities for to provide local services and programs.

Based partly on discussions with the Department of Housing, Council has adopted draft zonings for South Granville which includes some down zoning of townhouse zoned areas and an expansion in the area of the town centre. This expanded area would yield approximately 874 additional dwellings by 2013, 1 457 dwellings by 2021 and 2 040 dwellings by 2031.

Community overview

According to the 2006 Census the population of the suburb of South Granville is 3 450.

Historically there have been high levels of unemployment recorded at 11.2% for both the 2001 and 2006 Census. By comparison, in 2006, the Sydney Statistical Division unemployment figure was 5.2%.

There are a very high proportion of young people aged between five and 14 years (16-22%). Currently there are four primary schools operating in South Granville, which educate up to 2 000 students.

There is a moderate to high proportion of couples with dependent children. One parent families with dependent children are also well represented in the area.

There are a moderate proportion of persons aged over 75 years in the area.

There is a very high proportion of persons born overseas, accounting for more than 43% of the South Granville population.

There are moderate levels of housing stress in the locality, with between 35-44% of residents spending more than 30% of their gross income on housing.

There is a moderate to high incidence of low income households in the South Granville locality.

There are a high proportion of overseas born persons that have arrived in Australia since 2001, similarly there is a high proportion (between 11-16%) of persons that are not fluent in English.

There is a high Islamic population within the area, representing around 30% of persons in South Granville.

A high percentage of students attend government schools.

Projected future population

South Granville was originally a focus of the RDS with 1000 additional dwellings proposed for the area, however South Granville was recently deferred by Council. PCC's recent Housing Targets report has recommended 234 additional dwellings

for South Granville by 2031, which would see a population increase of approximately 670 persons.

Demand for community facilities	There is a high level of demand for community facilities in South Granville as the population is characterised as being high need and there are presently few community facilities and/or services within South Granville. Currently there is limited opportunity for community service providers to operate programs or services, due to the lack of suitable space. Blaxcell Street Primary School provides the only suitable space to operate community programs and a South Granville Network made up of representatives from health, education, police and community services has been formed to discuss and investigate service provision in the area with the school identified as a key site for future outreach activities and programs.
Access to transport and parking	The Parramatta RDS provides South Granville with a public transport rating of four (4). The RDS rating indicates that the suburb is very poorly serviced by public transport, with only a privately operated bus service running to Granville, Merrylands and Parramatta interchanges. During non-peak periods, 910 services are restricted to two buses per hour and 908 services only one service per hour in each direction. The Dellwood shops precinct has limited parking, as well as on-street parking in surrounding streets.
Site visibility and recognition	The Dellwood shops site currently operates as a hub of sorts, actively drawing in the surrounding neighbourhood for small grocery items, newspapers and health care support. The site is opposite a park and in walking distance from a number of open space reserves and playing fields.
Site opportunities	The Dellwood shops precinct already acts as the community focus for South Granville, therefore the focussing of community services and facilities would be capitalising on the existing community focus and augmenting the strength of the community resource. The site is opposite a park and connections between the hub and the park could be maximised. It is possible that opportunities may emerge through the Department of Housing's Community Regeneration plans for South Granville.
Site constraints	The park opposite the Dellwood shops precinct is separated by on-street parking and a road, which would require a shared zone, or pedestrian safety treatment to ensure a strong and safe connection between the two.
Potential for service collaboration/ coordination	The South Granville Network is an existing network that includes health, education, police and community services and focuses on service provision. Blaxcell Street Primary School has been identified as a key community centre in the neighbourhood.
Other plans and projects in locality	Possibility of Department of Housing Community Regeneration initiative (timing unknown)
Land use and zoning	The draft LEP 2008 has identified opportunities for high density residential development surrounding the Dellwood Street shops, surrounded by a medium density residential zone along parts of Blaxcell and Clyde streets and abutting Mackay Street Parkland. Given the Council resolution to defer the RDS density increases, the locality is likely to remain as low to medium density zoning.
Financial viability	There is no specific allocation of Section 94 funds available for community facilities in this area.

Guildford
Woodville Ward

Guildford Guildford is located to the very south of Parramatta LGA. Guildford town centre is divided in two by the south western railway line, which also forms the boundary of Holroyd LGA. Guildford suburb crosses the boundary and is located in both Parramatta and Holroyd LGAs.

The Guildford community has traditionally been an older Anglo community with a newer, establishing Lebanese community. There is also an increasing Muslim community in Guildford.

Community overview

According to the 2006 Census, the population of Guildford suburb (which is split between Parramatta and Holroyd LGAs) is 11 259.

High proportion of persons aged between 15-24 years and moderate proportion of older persons aged over 75.

There is a very high proportion of persons born overseas, with 11-16% of persons not fluent in English. Similarly, recent arrivals in Guildford are very high, with 24-38% of persons arriving in Australia on or after 1 January 2001. Most of the recent arrivals have settled on the Holroyd side of Guildford.

Couples with dependent children are the most highly represented household type, followed by single person households.

Low income households represent the majority, with around 50% of households earning below \$500 gross per week. There are also concentrated areas of housing stress, with one collector district demonstrating that between 35-44% of households spend more than 30% of their gross income on housing.

Government school attendance is high, with some parts of Guildford having between 70-83% attendance at public schools.

Guildford has a moderate level of persons requiring assistance, with one concentrated area of persons requiring assistance at between 21-33%. It is presumed that this is a supported housing area, with elderly or less mobile residents.

Projected future population

Guildford was originally a target of the RDS, however this was recently deferred. PCC's recent Housing Target's report identified potential for 1 874 new dwellings by 2031, which would see a population increase of approximately 5 400 persons.

Demand for community facilities

Council currently has a branch library with no meeting rooms or associated facilities and the Tom Collins (Community) Centre, which is located behind the library and provides a meeting space (capacity of 30 people) used by one community group on Saturdays. Both buildings adjoin a PCC owned car park, which adjoins the Coles Shopping Centre. The car park is rarely full, even on weekends. Given the low levels of pedestrian and vehicular traffic through the site, vandalism occurs frequently.

Holroyd Council are currently building a new community facility on the Holroyd side of the railway line at Guildford. This may present an opportunity for PCC to work with Holroyd Council to provide a resource to service the whole Guildford community.

As there is an existing community facility, which may well require enhancement, plus a new facility being developed by Holroyd on the other side of the rail line, Guildford may not be a strong community hub candidate at this time. However, if the status of projected growth through the RDS can be clarified there may be a case to develop a community hub facility at the existing library, Tom Collins Centre and underutilised parking lot site. Another option may be to investigate the possibility of selling off some existing assets (such as the parking lot) and utilising funds to contribute to improved facilities in the area, perhaps in cooperation with Holroyd.

Access to transport

The Parramatta RDS provides Guildford with a public transport rating of two (2).

and parking	The RDS rating indicates that the suburb is serviced by a frequent heavy rail mass transit network and connecting buses.
Site visibility and recognition	The existing PCC community facility site is located adjacent to the Coles Shopping Centre and the Guildford Branch Library occupies a street frontage to Railway Terrace. The site is visible from the rail line. The site, although located nearby a large park area, does not open onto public open space.
Site opportunities	<p>The existing facilities are generally considered to be inadequate, poorly designed and underutilised. The underutilised car park behind the buildings may be able to be converted for a different use.</p> <p>Alternatively, these assets could be sold off, with the investment offered to develop a partnership with Holroyd Council or another appropriate partner, to provide a joint resource that connects and benefits both sides of the Guildford community.</p>
Site constraints	<p>The existing Parramatta City Council community facilities in Guildford are currently run down, have poor safety and amenity, and are not located adjacent to a safe and useable public open space. The Library does not have a meeting room and is reaching the end of its usable life.</p> <p>Redeveloping the site for a new community hub would likely compete with the new community facility being built on the other side of the rail line by Holroyd Council.</p>
Potential for service collaboration/ coordination	Holroyd Council is currently constructing a new purpose built community facility on the other side of the railway line. There may be opportunities for Parramatta City Council to work with Holroyd Council to expand service delivery of this community hub for the benefit of all of Guildford.
Other plans and projects in locality	<p>Guildford streetscape improvements – PCC</p> <p>New community facility – Holroyd Council</p> <p>Guildford Community Centre Respite Day Care Program (Holroyd)</p> <p>Guildford Youth Project - Holroyd Council</p> <p>PCC's Senior Leisure and Learning Centre is soon to start an outreach service based at Tom Collins - PCC</p>
Land use and zoning	<p>LEP 2008 has identified opportunities for high and medium density residential development adjacent to Guildford Railway Station and surrounding the main commercial centre on the Parramatta side of the rail line. This higher density development steps down to lower density R1 General Residential further away from the Railway Station.</p> <p>Given the Council resolution to defer the RDS density increases, these zonings are likely to remain a mix low to medium density and multi-unit development in the short term, reflecting the zonings of current LEP 2001.</p>
Financial viability	There is no specific allocation of Section 94 funds available for community facilities in this area.

North Parramatta
Elizabeth Macarthur Ward

North Parramatta

North Parramatta is located in Elizabeth Macarthur Ward, in the heart of Parramatta LGA. North Parramatta is located approximately one kilometre north of Parramatta CBD and, for mobile people, is considered within walking distance to the Parramatta City Centre and Parramatta Railway Station.

One possible community hub site exists in the vicinity of Ritchie Benaud Oval. Ritchie Benaud Oval is located between the busy main roads of Castle Street and Pennant Hills Road.

PCC owns a number of open space facilities in the area including Sherwin Park which was recently upgraded and Ritchie Benaud Oval, both of which are well patronised by the local community. PCC does not own or operate any community facilities in North Parramatta. The principal community service provider in North Parramatta is the Centenary Uniting Church, who currently employ a part time community worker to coordinate a number of playgroups and English classes. These programs are primarily run by volunteers. Centenary Uniting Church has expressed to PCC that they are unable to meet the current demand for support.

PCC recognises that there is an African population moving into the area, however this community is not connecting readily with local support services. There is also a well represented Korean population.

There is a well patronised neighbourhood shopping strip located on Iron Street, North Parramatta. The strip thrives on visitors to the Lake Parramatta Reserve. Without the through traffic to Lake Parramatta it is likely that these shops would lose patrons to the close proximity of Parramatta CBD.

Community overview

According to the 2006 Census, the population of North Parramatta suburb is 8 365 people.

There are a very high proportion of persons aged between 25-54 years, at 55-75%, as well as a concentration of persons aged over 75 years towards Lake Parramatta.

There are high proportions of persons born overseas concentrated in the higher density precincts of North Parramatta, with some collector districts having between 68-87% of persons born overseas. Similarly, there are concentrations of persons not fluent in English in North Parramatta, some as high as between 11-16%.

Lone person households feature strongly in North Parramatta, with concentrations of between 38-60% across roughly half of the locality.

There is a moderate level of low income households within the North Parramatta locality, with concentrations of low income households towards Lake Parramatta. Housing stress is prevalent in the locality, with some collector districts experiencing as many as 35-44% of households spending more than 30% of their gross income on housing.

Government school attendance is very high in North Parramatta, with some collector districts identifying that between 83-101% of school students attend a government school.

There are concentrated pockets of persons requiring assistance within North Parramatta. These areas coincide with collector districts that demonstrate a high proportion of older persons.

Projected future population

North Parramatta was not a focus of the Parramatta RDS, however PCC's recent Housing Targets report identified that the Iron Street precinct of North Parramatta was able to support 281 new dwellings by 2031, resulting in a population increase of approximately 810 persons.

Demand for community facilities

At present there are no PCC operated community facilities in North Parramatta. Community services are predominantly provided by the Centenary Uniting Church, who is unable to meet current demand.

The proximity of the site to Parramatta CBD and community services located there, may inhibit the creation of a community hub in this area. Similarly, the area is not as high need as other locations within the LGA.

Access to transport and parking	<p>Potential community hub sites include Ritchie Benaud Oval and the Iron Street shops. Neither of these areas is strongly serviced by a direct public transport link. Both sites are within walking distance of the Parramatta Railway Station, however they are both beyond a 10 minute walking radius (800m). Reliance on Parramatta Railway Station is not a viable public transport option for elderly or less mobile persons.</p> <p>North Parramatta is serviced by a STA and private bus services that travel to Parramatta, Beecroft, Epping and Cherrybrook. These services are more frequent during peak hour and revert to around one bus per hour during the middle of the day.</p> <p>There is limited on-street parking available at each site. There is some parking available at Ritchie Benaud Park.</p>
Site opportunities	<p>Limited opportunities exist currently. A community hub located at the Iron Street shops precinct could revitalise the shops, as well as support their viability, which may eventually be challenged by the Parramatta CBD, one kilometre away. A community hub or community facility located at Ritchie Benaud Oval would increase the diversity of use beyond a sporting facility and would enliven the site outside of sporting hours.</p>
Site visibility and recognition	<p>Both sites are frequently patronised by the local community and through traffic.</p>
Site constraints	<p>Ritchie Benaud Oval is located at the apex of two very busy main roads and would need significant pedestrian safety treatment to allow safe access to and from the site.</p> <p>PCC would need to acquire land in the vicinity of the Iron Street shops, if the hub was to be located there. Increased traffic resulting from a community hub in the vicinity of the Iron Street shops may cause some conflicts with the surrounding residential area, as neighbours currently complain to PCC regarding noise from traffic entering the Lake Parramatta Reserve.</p>
Potential for service collaboration/ coordination	<p>There is potential for collaboration with the community worker at Centenary Uniting Church, particularly regarding expansion of the English classes, given the high levels of persons born overseas and proportion of the community that is not fluent in English.</p>
Other plans and projects in locality	<p>None at present</p>
Land use and zoning	<p>North Parramatta has not been a focus of the RDS and much of the area has traditionally retained a low density character to preserve heritage views and vistas. LEP 2001 zones all of North Parramatta at a low density (2A residential). Draft LEP 2008 retains a low density zoning R1, but has upzoned a street block between Bellevue Street and William Street to a high density R4 zone. The proposed upzoning applies to land within close proximity of both the Iron Street shops and opposite the Ritchie Benaud Oval.</p>
Financial viability	<p>There is no specific allocation of Section 94 funds available for community facilities in this area.</p>

Toongabbie
Caroline Chisholm Ward

Toongabbie

Toongabbie is located in Caroline Chisholm Ward, in the north west of the LGA, approximately four kilometres from the Parramatta CBD.

PCC owns limited facilities in Toongabbie. Binalong Park (in Toongabbie East) is a well utilised sporting oval, located adjacent to Toongabbie Public School that includes playing fields (2 cricket ovals), netball courts, tennis courts and a children's playground. There may be some potential to establish a community hub at Binalong Park.

Council does own some existing facilities in nearby Wentworthville (Darcy Road). These are the Reg Byrne Hall (a community hall with kitchen that holds approximately 100 people) and adjoining office space currently occupied by Karabi Community and Development Services Inc.

The community struggles to find meeting places for community events. Groups often use Toongabbie Public School Hall, and the school is willing to work with PCC and community groups.

There is an emerging Sudanese community in the area, however there is limited opportunity for this group to establish links with the broader community and local services and facilities.

Sporting groups are very active within Toongabbie. Minority groups within the community, such as Sudanese migrants, are currently not connected to these groups.

Community overview

According to the 2006 Census, the population of Toongabbie suburb (which includes Toongabbie East) is 12 344 people. A significant proportion of this population falls outside the Parramatta LGA boundary.

There is a high proportion of persons aged between 25-54 years, as well as a moderate proportion of persons aged over 75 years

There are high proportions of persons born overseas (between 33-43%) in most areas of the locality and many recently arrived migrants.

Couples with dependent children are the dominant family type, followed by single person households, with concentrations of between 26-38%.

Low income households are prevalent, with some concentrations of low income households as high as 26-41%. Households experiencing housing stress are widely documented across the locality. There are very few households that earn more than \$2500 per week in Toongabbie.

Government school attendance is very high, with most parts of Toongabbie demonstrating attendance at rates of 70-83%.

Projected future population

PCC's recent Housing Targets Report but has identified that Toongabbie has capacity for 692 new dwellings by 2031. This dwelling yield will result in a population increase of approximately 2 000 persons.

Demand for community facilities

Toongabbie is an area of moderate to high need, with a need for additional community facilities.

Nearby community hall space in the Reg Byrne hall is heavily booked on weekends for functions. Karabi Community and Development Services Inc are reported to have shortages of spaces for meetings with clients and would most likely be very interested in more space in a nearby facility.

Access to transport and parking

Toongabbie is serviced by a railway station, however the Binalong Park is not located within a 10 minute walking radius of Toongabbie Railway Station. Hillsbus route 711 runs half hourly from Toongabbie Station, past Binalong Park.

Binalong Park has some off-street parking and on-street parking available. It is likely that parking facilities will need to be augmented should the site be upgraded to include a community hub facility.

Site opportunities

The connection between the site and Toongabbie Public School can be increased and strengthened by the location of a community hub at Binalong Park. Meeting room facilities would be well received by the community, which mostly relies on the public school for this service. Providing services and facilities at the site may allow for expansion of the before and after school program and lead to an expansion of the services and programs that they can run. Building on connections with the school community will provide an immediate population catchment.

Access to the open space resource of Binalong Park will increase the flexibility of the hub's use, as well as provide passive surveillance of the park itself.

Although not immediately adjacent to Binalong Park there is a neighbourhood shopping centre across Fitzwilliam Road, opposite the school. These shops include a pizza parlour, vet, hairdresser, take away shop, fruit and vegetable shop and service station.

As part of the feasibility analysis of this site it may be worthwhile considering the future of the nearby Darcy Street (Wentworthville) facilities and investigating if these facilities could be incorporated, and perhaps enhanced, in a new community hub at Binalong Park, with their sale contributing to the funding of any new facility.

Site visibility and recognition

The site is located adjacent to Toongabbie Public School and currently has a before and after school care service, which collects children from Toongabbie Public School. Binalong Park is also well utilised by the local community and is well recognised as a focal point for sporting activities.

Site constraints

The site is located approximately 1.7 kilometres from Toongabbie Railway Station with connecting bus services scheduled half hourly during week days (off peak).

Potential for service collaboration/coordination

- Toongabbie Public School
- Sudanese community
- Karabi Community and Development Services Inc

Other plans and projects in locality

None at present

Land use and zoning

Draft LEP 2008 has retained a similar zoning scheme for Toongabbie to the existing range of low to medium density residential development within current LEP 2001.

Financial viability

There is no specific allocation of Section 94 funds available for community facilities in this area.

Old Toongabbie / Constitution Hill

Caroline Chisholm Ward

Old Toongabbie/ Constitution Hill

Toongabbie East/Constitution Hill is located in the north west of the LGA, approximately four kilometres from the Parramatta CBD. A potential community hub site exists at the Constitution Hill Library/Emma Crescent shopping centre.

Parts of Toongabbie have recently been included within the Constitution Hill postcode, which has caused some unrest with Toongabbie residents as Constitution Hill is associated with high concentrations of DOH stock.

PCC owns a number of facilities in Toongabbie/Constitution Hill. The Constitution Hill Library was recently refurbished in 2005, with the addition of meeting rooms, internet access and children's programs.

Old Toongabbie/Constitution Hill is limited in public transport access. The bus service to Parramatta from the T-way (630 metres away) operates approximately every 10 minutes.

Community overview

According to the 2006 Census, the population of Old Toongabbie suburb is 5 063 people.

There is a very a high proportion of persons aged over 75 years immediately north of Old Windsor Road, due to the presence of the Constitution Hill Retirement Villages. The surrounding areas of Constitution Hill have high proportions of children and young people.

Areas of the locality south of Old Windsor Road have low to moderate numbers of persons born overseas that are recently arrivals, with some prevalence (between 7-11%) of persons not fluent in English.

Couples with dependent children are the dominant household type, with the exception of the Constitution Hill Retirement Village. Lone person households are very high within the Retirement Village (38-60%).

There are a moderate proportion of low income households south of Old Windsor Road, with most areas having between 16-26% low income households. Similarly the Retirement Village has a high incidence of low income households, given the high numbers of pensioners at 41-61%. Housing stress is prevalent across all of the Constitution Hill locality.

Most students in Constitution Hill attend a government school (58-70%).

Persons requiring assistance are low across the locality, but very high within the Retirement Village.

Projected future population

Old Toongabbie was originally a focus of the RDS, but was recently deferred.

PCC's Housing Targets report identifies potential for 692 new dwellings in the broader Toongabbie locality by 2031. Assuming an average household size on 2.88 persons, this would provide an additional population across Toongabbie around 2000 persons.

Demand for community facilities

Constitution Hill is an area of high need and includes a large Department of Housing estate. DOH residents generally require a wide range of social services and support. Community safety and child protection are major issues for the DOH community. There is currently very limited access to comprehensive services due to transport and location issues.

Nicholii Cottage Neighbourhood Centre is the local community service. It is located on DOH property and is funded by Department of Community Services with some assistance from PCC via a variety of non-recurrent Community Grants.

It should be noted that a characteristic of this area is the distinct geographic and social boundaries that exist between the DOH estate and other parts of this area including Constitution Hill.

Access to transport and parking

Access to the Emma Crescent shops and Constitution Hill Library by public transport is somewhat limited. Passengers are required to walk (up hill) from the

T-Way stop, approximately 600m away.

The Constitution Hill shops and Library have good access to car parking at the site, as well as surrounding on-street parking availability.

Site visibility and recognition

Given the site's location at a neighbourhood shopping centre, it is well recognised and reasonably well patronised. The development of a community hub at the site would increase circulation to the area, support the shopping centre as well as increase community recognition of the site as the heart of the neighbourhood.

Site opportunities

The site is located adjoining a reasonably well patronised district shopping centre. The Constitution Hill Library was recently upgraded and currently operates as a focus for the community. Further augmentation of the existing facilities would increase service provision within the high needs area of Constitution Hill, as well as build on the social capital provided by the existing Library and shopping centre. Opportunities exist to rent or purchase the existing shopfronts adjoining the library to operate services and programs from. The site is also located adjoining open space, which could be augmented and connected to the hub location and activities. Pedestrian safety treatments would need to be implemented to ensure a safe connection between the hub and open space resource opposite.

Site constraints

The Constitution Hill Library and shops are located at the crest of a significant hill. The library and shops are also unlikely to be within a comfortable walkable radius of areas of high need, such as the Wentworthville Housing Estate. The site is also beyond a walkable radius to the Constitution Hill Retirement Village and aged care services on Centenary Avenue.

Potential for service collaboration/coordination

Opportunities may exist to partner with the Constitution Hill Retirement Villages and Nicholii Cottage Neighbourhood Centre to coordinate shuttle bus services with programs or activities run during the day at the library and hub.

The DOH community facility, Nicholii Cottage Neighbourhood Centre, and the adjoining Richill Park present opportunities for further community development activities including community gardens and public art projects.

Opportunities exist to operate joint programs between the hub and Constitution Hill Retirement Village, such as adopt a grandparent.

Churches play a prominent role in Old Toongabbie/Constitution Hill as they are key providers of social support services.

Other plans and projects in locality

None at present

Land use and zoning

Constitution Hill (Old Toongabbie) was considered under the Parramatta RDS, but has recently been deferred. Draft LEP 2008 has retained a low density residential zoning (R1), consistent with the current LEP 2001 zoning.

Financial viability

There is no specific allocation of Section 94 funds available for community facilities in this area.

Harris Park
Elizabeth Macarthur Ward

Harris Park

Harris Park is located in Elizabeth Macarthur Ward, in the heart of the LGA and approximately two kilometres east of Parramatta CBD. Possible community hub sites include land that near the existing railway station including a surface level car park.

PCC owns a number of facilities in Harris Park. The Harris Park Community Centre operates from a council owned cottage on Albion Street. Albion Street includes a number of community services, operated by community organisations including the Multicultural Disability Advocacy Services.

There is a large Indian community that has established in the locality.

Property values have increased notably in recent years which provides PCC with an opportunity to realise some capital growth through sale and consolidation of assets.

Harris Park has a strong heritage character, with two items of national heritage significance (Elizabeth Farm and Experiment Farm) located within Harris Park. Strong planning controls have been enforced by the state government to preserve heritage items, views and vistas across Harris Park. This has resulted in reasonably low levels of redevelopment in some areas of the locality.

Community overview

According to the 2006 Census, the population of Harris Park suburb is 6 854 people.

There are a high proportion of people aged 25-54 years in Harris Park (50.8%).

There is a very high proportion of persons born overseas, with some concentrations in the locality between 68-87%. There are also moderate levels of persons that are not fluent in English. Of the persons born overseas, many are recent arrivals and in some parts of the locality over 50% of persons born overseas have arrived since 1 January 2001.

Couples with dependent children are the dominant family type, followed by single person households.

There are a high proportion of low income households in the locality, with some collector districts indicating that between 26-41% of households earning less than 500 gross per week. Housing stress is also prevalent across Harris Park.

Attendance at government schools is very high, with most collector districts indicating between 70-83% of school students attending a government school.

Projected future population

The Wyeth site, No.2A Gregory Street is being considered for increased density. PCC's recent Housing Target's study identified potential for an additional 1 112 dwellings by 2011, approximately 3 200 persons. Development yields of the Wyeth site may be reduced, as the site is located adjacent to Hambledon Cottage, which is a listed heritage item within Parramatta LEP.

Demand for community facilities

Harris Park is an area of emerging need and it is likely that community services support and funding have been concentrated in nearby Parramatta. Given the high representation of young people and recently arrived migrants, a community hub resource could be justified within Harris Park.

Access to transport and parking

Possible sites close to the railway station are being investigated.

Site visibility and recognition

Possible sites close to the railway station and Harris Park shops are being investigated. The site does not enjoy visibility from the railway line, however the site's current use as a church and occasional childcare facility would mean that the site has a high degree of recognition within the community.

Site opportunities

Under investigation

Site constraints

There are safety concerns regarding Harris Park Railway Station entrance, which is a long, narrow walkway with poor visibility. A number of snatch and grab attacks have occurred at the station entry.

Potential for service collaboration/ coordination

- Harris Park Community Centre
- Wayback Committee Ltd
- Multicultural Disability Advocacy Service
- Immigrant Women's Speakout
- Western Sydney Tenant's Service
- Domestic Violence Advocacy Service
- High St Youth Service
- Co.As.It.
- Focus Support Services
- Mission Australia (MARSS)
- Parramatta Older Women's Network
- Aust International Performing Arts High School (AIPAH)
- Connections with University of Western Sydney, Parramatta Campus

Other plans and projects in locality

None at present

Land use and zoning

Draft LEP 2008 adopts a similar zoning scheme to the existing 2001 scheme, with the addition of some high density residential street blocks on Prospect, Virginia, Bowden and Allan Streets. These increased densities are in close proximity to the proposed community hub site on Crown Street.

Financial viability

There is no specific allocation of Section 94 funds available for community facilities in this area.

supporting document

Ermington
Lachlan Macquarie Ward

Ermington

Ermington is located in Lachlan Macquarie Ward, to the east of the LGA, approximately five kilometres from Parramatta CBD. A potential community hub site is located in the area around the existing Ermington neighbourhood shops on Betty Cuthbert Avenue.

PCC owns a number of facilities in Ermington, including the Ermington Branch Library, parking lot and community hall on River Road. The library has limited resources and no meeting rooms. The adjoining community hall has a small meeting room, a shallow stage and dance floor. Council also owns land on Betty Cuthbert Ave (at intersection with Spurway Street) and on Spurway Street. A number of community service providers are already clustered in adjoining properties, including Sydney West Area Health Service running an aged day care service from a council owned building on the site. Burnside Services is located across the road from the site and the Ermington Police Station adjoins the library.

The suburb of Ermington has traditionally had high levels of social housing (25%) and high need. The locality is undergoing a period of social change, with the new Stocklands Naval Stores development located at the end of River Road. While a new community is moving into the area, there are still high levels of need amongst social housing recipients.

Ermington has access to public transport, with STA buses focussing on Victoria Road.

Community overview

According to the 2006 Census, the population of Ermington suburb is 10 342 people.

There are high proportions of persons aged 25-54 years, as well as some concentrations of persons aged 75 years and over.

There are a moderate proportion of persons born overseas, with some concentrations as high as 11-16% of persons not fluent in English.

Couples with dependent children are the dominant family type, followed by lone person households.

There are a high proportion of low income households in the locality, with some collector districts indicating that between 4-611% of households earning less than 500 gross per week. Housing stress is also prevalent across Ermington.

Attendance at government schools is very high, with around half of the collector districts indicating between 70-83% of school students attending a government school.

Projected future population

Ermington was originally included in the Parramatta RDS, but was recently deferred due to the large waterfront development now under construction. It was felt that this development needed to be complete before any further analysis was undertaken. There are also traffic issues to be resolved around Victoria Road. This also needed to be examined in context of the impacts of the waterfront development. Parramatta Housing Targets report has identified that the Ermington shops (Betty Cuthbert) is able to support 583 new dwellings by 2031, an additional population of approximately 1 300 persons.

Demand for community facilities

Demand for community facilities is high in Ermington, given the historically high levels of social disadvantage. There are also a high proportion of elderly persons that will require ongoing support.

Access to transport and parking

Ermington is serviced by STA bus services, which run along Victoria Road. The 520 Service operates roughly every 13 minutes between Parramatta and Ryde shops, stopping at the corner of Victoria Road and Spurway Street (Betty Cuthbert shops).

Site opportunities

The Ermington Police Station may close in the near future, providing an opportunity for PCC to purchase the site, thereby securing a generously sized, rectangular parcel for redevelopment.

Site visibility and recognition	Potential sites are close to the Betty Cuthbert shops, which is currently a community focal point. A potential community hub will benefit from the visibility and recognition of the shops as a hub by the local community.
Site constraints	<p>The site is not directly serviced by public transport stop, requiring less mobile passengers to walk from the corner of Victoria Road and Spurway Street.</p> <p>The site is not directly viewable from Victoria Road, being concealed from the main road by a public bar.</p>
Potential for service collaboration/coordination	<ul style="list-style-type: none"> • Burnside Services • South West Sydney Area Health Service (disability services) • Ermington Police • Betty Cuthbert shops • Dundas Area Neighbourhood Centre (Dundas Area Youth Service)
Other plans and projects in locality	Continuing residential development at waterfront
Land use and zoning	Need to provide info on reclassification here
Financial viability	There is no specific allocation of Section 94 funds available for community facilities in this area.

supporting document

Teloepa

Elizabeth Macarthur Ward

Teloepa

Teloepa is located in Elizabeth Macarthur Ward, to the north east of the LGA, approximately five kilometres east of Parramatta CBD.

The suburb of Teloepa has traditionally had high levels of social housing and high need. DOH is preparing to undertake a Community Regeneration project within the Teloepa estate, which will improve the state of housing stock as well as focus on social capital and community capacity building.

In response to the high levels of need in the area, there are a number of community facilities and services located in Teloepa. These include a community facility on Sturt Street that includes PCC's Dundas Branch Library and Community Centre (essentially a hall for hire). The upper level of the Sturt Street facility also contains offices and rooms rented to Dundas Community Health Centre (part of Sydney West Area Health Service) which offers only mental health and early childhood services. The lower level of the facility includes offices and meeting rooms used by Dundas Area Neighbourhood Centre (which offers walking groups, craft groups, English classes, computer classes, Chinese social group, etc.). The lower level also contains Dundas Area Youth Service which provides a range of youth activities and services (including outreach).

Across the street from the Sturt Street facility is the Teloepa Primary School which houses a Families First support worker and includes the Waratah Centre which works with students with challenging behaviour.

The nearby Teloepa Community Church runs Teloepa Family Support Services which includes a range of programs for parents (including classes and emergency food packages), cheap meal nights and a range of other programs.

The Department of Housing has a small office in Teloepa that provides tenant support services and also houses a community engagement worker.

Teloepa has poor public transport, despite having a heavy rail network (RDS rating of three [3]). Teloepa Railway Station is located on a 'spur' line, with connecting services to Clyde Railway Station departing Teloepa approximately once per hour during the day.

Community overview

The ABS Census does not recognise Teloepa as a suburb. It is included within the Dundas suburb boundaries. According to the 2006 Census, the population of Dundas suburb is 9 676 people.

There are very high proportions of persons aged over 75 years, with some concentrations as high as 20-37% towards Pennant Hills Road (Belltree's Apartments Retirement Village and Nursing Home). Persons aged between 25-54 years are also well represented.

There is a very high proportion of persons born overseas, with some concentrations in the locality between 43-54%. There are also moderate levels of persons that are not fluent in English, with some concentrations as high as 11-16%. Of the persons born overseas, many are recent arrivals (24-23%).

Lone person households are likely to be the dominant family type (38-60% in some collector districts). Couples with children are also well represented (42-29% in some collector districts).

There are a high proportion of low income households in the locality, with some collector districts indicating that between 41-61% of households earning less than \$500 gross per week. High income households are prevalent in adjoining Oatlands. Housing stress is also prevalent across Teloepa.

Attendance at government schools is very high, with most collector districts indicating between 70-83% of school students attending a government school.

Persons requiring assistance are strongly concentrated within the DOH estate at Teloepa, with one collector district identifying that as many as 21-33% of persons

required some form of assistance.

Projected future population	Teloepa is a focus of the Parramatta RDS. PCC's Housing Targets report has identified that Teloepa is able to support 3289 new dwellings by 2031, an additional population of approximately 9 500 persons.
Demand for community facilities	Teloepa has traditionally had high levels of social disadvantage and a high proportion of social housing. There is also a high proportion of elderly persons that will require ongoing support. The significant population increase expected by 2031, also provides a strong case for increasing community support facilities ahead of the growing population.
Access to transport and parking	The 525 bus route provides regular service from Teloepa to Parramatta. The train service is limited as it is a spur line that goes to Clyde (requiring a change at that station to catch a train to Parramatta). Train service is approximately hourly during the day. There is currently limited on-street and off-street parking in the vicinity of the proposed site. Parking facilities would need to be amalgamated should a new community hub go ahead in Teloepa.
Site opportunities	The major opportunity for creating a community hub in Teloepa is likely to be through working with the Department of Housing and their Community Regeneration program. Possible sites include the existing Sturt Street site (which is already recognised as a community place). Other possibilities include a site that enables greater integration with the neighbourhood shops and/or the school. It should be noted that PCC currently has an existing Memorandum of Understanding with the Department of Housing. Council may want to consider amending this Memorandum of Understanding to contain specific agreement with the Department regarding working together to incorporate a community hub in the community regeneration plans for the area.
Site visibility and recognition	The Sturt Street site currently operates as a community facility and therefore has a level of recognition in the community. Other options that would enhance visibility and recognition would be sites integrated with the neighbourhood shops and/or school.
Site constraints	<p>Despite proximity to a rail line, Carlingford Line services operate only once per hour during the day.</p> <p>The current Sturt Street facility has limited capacity and would require acquisitions to form an active community hub.</p>
Potential for service collaboration/coordination	<ul style="list-style-type: none">• DOH• Dundas Area Neighbourhood Centre (Dundas Area Youth Service)• Sydney West Area Health Service• Teloepa Primary School• Families First worker• Teloepa Community Church (Teloepa Family Support Services)• Belltree Apartments Retirement Village
Other plans and projects in locality	DOH Community Regeneration Project is likely to occur within the Teloepa housing estate, with a strong focus on renewing stock and building community capacity.
Land use and zoning	Draft LEP 2008 has significantly increased residential densities around Teloepa Railway Station and well as encouraging commercial development and shop-top style housing at Evans Road.
Financial viability	There is no specific allocation of Section 94 funds available for community facilities in this area.

Wentworthville
Arthur Phillip Ward

Wentworthville

Wentworthville is located in Arthur Phillip Ward, to the north west of the LGA, approximately four kilometres west of Parramatta CBD. The northern side of the railway line is within the Parramatta LGA boundaries and is predominantly residential in character. Existing PCC facilities include the Darcy Road facilities (Reg Byrne Hall and associated office space currently used by Karabi Community and Development Services Inc).

The southern side of the line would be a more 'natural' hub location as it is more commercial in nature and is an existing focal point for the Wentworthville community. There are existing community facilities on the southern side. These are the Wentworthville Community Centre and Library (which includes the Redgum Function Centre) at the end of Dunmore Street and the Wentworthville Swimming Centre and Youth Centre on the other side of the Cumberland Highway. However, both of these facilities are within the Holroyd LGA.

Wentworthville is well serviced by the Main Western railway line, with frequent services to Parramatta and the CBD throughout the day.

Community overview

According to the 2006 Census, the population of Wentworthville suburb is 10 815. However, a significant proportion of this population is within the Holroyd LGA.

There are very high proportions of persons aged between 25-54 years (as high as 55-70% in some areas of the locality), as well as a moderate to high proportion of persons aged 15-24 years.

There are a very high proportion of persons born overseas, with some concentrations in the locality between 68-87%. There are also moderate levels of persons that are not fluent in English. Of the persons born overseas, many are recent arrivals (38-54% broadly speaking).

Couples with children are the dominant family type, followed by lone person households.

Most households appear to be within the moderate income band, with some concentration of low income households further away from the rail line. There is also an isolated concentration of high income households (16-26%) nearby Parabianga Reserve. Housing stress is prevalent across Wentworthville.

Attendance at government schools is high, with most collector districts indicating upwards of 70% of school students attending a government school.

Projected future population

Wentworthville will retain existing land use controls in the RDS. PCC's Housing Targets report has identified that Wentworthville is able to support 1 358 new dwellings by 2031, an additional population of approximately 4 000 persons.

Demand for community facilities

A high proportion of recent arrivals suggest the need for a range of support services.

The Reg Byrne community hall in Darcy Road is used occasionally during the working week, but is often booked out on weekends for functions. Karabi Community and Development Services Inc operates from the office space at Darcy Road. Karabi's lease with PCC, entitles them to full use of the office space adjoining the Reg Byrne Hall, and the use of the meeting room during business hours. Karabi's community development services cover a broad area, across 4 LGAs (Parramatta, Blacktown, Holroyd and Baulkham Hills). Karabi also operates from Toongabbie Neighbourhood Centre (located in Blacktown LGA). This location has much more client space than the Wentworthville location. Karabi would most likely be eager to access more client space in the Wentworthville area.

Access to transport and parking

There is currently limited on-street and off-street parking in the vicinity of the railway station where a proposed hub would be most ideally located.

Site opportunities

Opportunities exist to work with Holroyd Council regarding the possibility of working together to amalgamate resources to develop a community hub on the southern side of the railway line, perhaps building on Holroyd Council's existing

library and community centre.

Site visibility and recognition	As Wentworthville contains a major train station and a relatively busy shopping centre, a preferred hub site would be within this centre and in close proximity to the station. A location in this area would offer high visibility and recognition.
Site constraints	There are no obvious opportunities in Wentworthville within the Parramatta LGA.
Potential for service collaboration/ coordination	Holroyd Council (opportunity for partnerships regarding Wentworthville Library and Community Centre and possibly Wentworthville Swimming Centre and Youth Centre). Churches play a prominent role in Wentworthville as they are key providers of social support services.
Other plans and projects in locality	Holroyd Council currently operates a pool and youth facility on the other side of the railway line and across the Cumberland Highway from the Wentworthville train station.
Land use and zoning	Draft LEP 2008 has proposed significantly increased residential densities around Wentworthville Railway Station and along parts of Wentworth Avenue.
Financial viability	There is no specific allocation of Section 94 funds available for community facilities in this area.

supporting document

Epping
Lachlan Macquarie Ward

Epping

Epping is located in Lachlan Macquarie Ward, to the north east of the LGA, approximately ten kilometres east of Parramatta CBD.

PCC owns a number of facilities in Epping, including the Rawson Street car park, Duncan Park Croquet Club, Boronia Street Baby Health Clinic and the Isobel Pulsford Preschool in Bridge Street (currently operated by Kindergarten Union Children's Services). PCC does not own or operate any community services in Epping.

Epping is the border of Parramatta LGA, with Beecroft Road acting as the boundary to Hornsby LGA and effectively cutting the suburb in two. This is a significant barrier and although there are some facilities on the Hornsby side (such as a youth service) the difficulties in crossing Beecroft Road severely impairs their accessibility.

Epping enjoys a relatively high standard of public transport provision, with Epping Railway Station being serviced by Hornsby and Newcastle express services.

Community overview

According to the 2006 Census, the population of Epping is 18 970. A significant proportion of that population is located in the Hornsby LGA.

There are high proportions of young persons aged between 5-14 years and 15-24 years. Epping is also a major after school meeting place for young people.

There is a very high proportion of persons born overseas, concentrated to the very northern boundary at Beecroft Road, where between 54-58% of persons were born overseas. There are also low levels of persons that are not fluent in English, with small pockets of higher concentrations of persons who are not fluent in English towards the northern boundary.

Couples with dependent children are the dominant family type, followed by single person households.

There are a high proportion of high income households in the locality, with most collector districts indicating that between 26-44% of households earning more than \$2500 gross per week. While low income households are not well represented, there is a small concentration (26-41%) towards the northern boundary at Beecroft Road, this same area is affected by moderate levels of housing stress.

Attendance at government schools is high.

Projected future population

Epping town centre is a focus of the RDS, with potential identified for 1 115 new dwellings by 2031, which would provide a population of approximately 3 200 persons.

Demand for community facilities

The area is popular with young people and although there is a youth facility on the Hornsby side it is difficult to access from the Parramatta side of Epping.

Access to transport and parking

Most sites within the town centre of Epping are well served by bus and train.

Site opportunities

A potential community hub site is located at the PCC owned car park on Rawson Street, adjacent to Boronia Park.
The site is located within the Epping commercial centre and adjoins Boronia Park. The site also enjoys significant land value.

Site visibility and recognition

The site is not visible from the Railway Station, but occupies a prominent location within the commercial centre on busy Rawson Street.

Site constraints

The site is currently a significant car park servicing the commercial centre. Studies would need to be conducted to determine parking needs in the area and alternative provision if any redevelopment of the site were to occur in the future.

Potential for service collaboration/coordination

Hornsby Shire Council regarding shared/joint community facilities, particularly youth services. Churches play a prominent role in Epping. They are key providers of social services to a variety of groups including older persons support,

playgroups and services for CALD community members.

Other plans and projects in locality

'The Shack', a community based youth service, operates on the other side of the railway line. There may be opportunities to partner with the Shack and its funding partners to increase the service to benefit young people on the Parramatta side of Epping.

Land use and zoning

Draft LEP 2008 has significantly increased residential densities surrounding Epping Railway Station, as well as seeking to build on the commercial core, based on the outcomes of the Draft RDS studies.

Financial viability

There is no specific allocation of Section 94 funds available for community facilities in this area.

supporting document

3 Analysis and site selection

3.1 Areas of Interest - South

Granville

Community Need	Accessibility	Public Gathering	Integration	Recognition/visibility	Potential for strong partners	Potential for service collaboration/cooperation	Availability and opportunity	Financial viability
Relatively high proportions of young people, overseas born and low income households Demand for facilities and services currently high Significant projected population growth (5,500 new dwellings by 2031)	Site very close to train station – good train service Private bus service available to Bankstown, Merrylands and Fairfield RDS public transport rating of 2	Adjacent to existing public space – Memorial Park	Proximity to main street shopping on South Street – although at the rear of shops Good integration with Granville railway station Existing youth and rec centre and park form part of hub	Highly visible from train station Close to South Street but design improvements required to enhance visibility	Granville Multicultural Community Centre Information and Cultural Exchange Granville Neighbour Aid Private sector – retailers, office space	Strong community networks	Site area (both the bus interchange and surface parking lot) total 8527 sq m. (approx) – inclusive of road site Carpark - 3560 sq m Bus Interchange - 2500 sq m Roadway – 2467 sq m Sites are zoned 3A (bus zone) 2A (Memorial Drive carpark). Likely that any design will need to incorporate replacement of parking spaces	Council currently has no S94 funds allocated for a community facility in this area Location and zoning provides additional opportunities through partnerships with private sector

Suitability as hub rating: Very high

Areas of interest – South (cont')

South Granville

Community Need	Accessibility	Public Gathering	Integration	Recognition/visibility	Potential for strong partners	Potential for service collaboration/cooperation	Availability and opportunity	Financial viability
Relatively high proportions of children, overseas born and low income households Demand for facilities and services currently high Projected dwelling increase of around 2,000 by 2031	Approximately 3 kms from Granville train station Bus services is poor RDS public transport rating of 4	Dellwood Shopping Centre and adjacent park/playground	Proximity to neighbourhood shops (Dellwood)	Reasonable visibility/recognition locally	Department of Housing key potential partner	South Granville Network - an existing network that includes health, education, police and community services	Site exists opposite Dellwood shops but is currently used as a park and is valued as such	Council currently has no S94 funds allocated for a community facility in this area Forming partnership with DoH regarding its redevelopment plans may be most viable option

Suitability as hub rating: Low

Areas of interest – South (cont')

Guildford

Community Need	Accessibility	Public Gathering	Integration	Recognition/visibility	Potential for strong partners	Potential for service collaboration/cooperation	Availability and opportunity	Financial viability
<p>Relatively high proportions of young people and moderate proportions of older people. Existing facilities are not of a high standard and do not meet community need. Currently deferred in RDS</p>	<p>Site very close to train station – good train service. Private bus services available. RDS public transport rating of 2</p>	<p>Opportunities are currently limited</p>	<p>Proximity to local shopping centre</p>	<p>Current site (and parking lot site) are not highly visible (and as a result existing facilities are subject to regular graffiti and vandalism)</p>	<p>Holroyd Council is potential partner if cross-boundary issues can be resolved</p>	<p>Cross boundary issues create some obstacles to cooperation</p>	<p>Land asset exists (surface parking lot). Council may want to investigate utilisation of this asset with a view to potential disposal in order to fund enhanced community facilities. Opportunities exist in forming a partnership with Holroyd Council regarding their plans for community facilities in O'Neil Street</p>	<p>Council currently has no S94 funds allocated for a community facility in this area</p>

Suitability as hub rating: Low to moderate

3.2 Areas of interest – North East

Harris Park

Community Need	Accessibility	Public Gathering	Integration	Recognition/visibility	Potential for strong partners	Potential for service collaboration/cooperation	Availability and opportunity	Financial viability
Relatively high proportion of overseas born with many recent arrivals Relatively high proportion of low income households Existing (small) community centre in high demand	Harris Park has a train station but safety is currently an issue No Council owned assets (or prospects for acquisition) in immediate vicinity of station	Limited potential – shops are main gathering place but no hub location has been identified in this precinct	Limited potential – shops are main gathering place but no hub location has been identified in this precinct	Shopping centre is most recognised and visible location	A number of organisations operate in the area, although the existence of potential funding partners is not clear	A wide range of services currently operate in the area	Council does not currently own any assets that have obvious potential as a community hubs site Future possibility of acquiring potentially surplus church property but location is somewhat distant from station and main shopping centre Sale of Albion Street property would be required to provide some funding assistance to future acquisition	Council currently has no S94 funds allocated for a community facility in this area Dependent on Council's ability to acquire appropriate land at reasonable cost

Suitability as hub rating: Moderate

Areas of interest – North East (cont')

Ermington

Community Need	Accessibility	Public Gathering	Integration	Recognition/visibility	Potential for strong partners	Potential for service collaboration/co operation	Availability and opportunity	Financial viability
<p>High levels of social housing Relatively high proportions of low income households Distinct populations – aged population (DoH) and a younger and potentially more affluent population in new estates Deferred in RDS – limited population growth expected Demand for community facilities and services currently high – especially related to aged care Current facilities inappropriate to needs – large hall not in high demand, need for smaller rooms for counselling, outreach and smaller meetings</p>	<p>Bus service focused on Victoria Road Potential hub site (existing library/community hall) approximately 400 metre walk from Victoria Road bus stop Buses to Parramatta every 5-10 minutes (off peak, week day) Bus trip to Parramatta takes approximately 20 minutes, slightly less to Ryde</p>	<p>No existing public space in area but possible hub site is large enough to accommodate</p>	<p>Potential site is close to Betty Cuthbert shops (approximately 300 metres) but is not immediately adjacent</p>	<p>Site not highly visible from Victoria Road but is already recognised in local community as a community facility Relatively close to established community focal point – Betty Cuthbert shops</p>	<p>DoH is a potential partner</p>	<p>Strong network exists, who are funded to provide services to Ermington, but are limited due to lack of appropriate space</p>	<p>Council currently owns land (library, hall and car park). Total site area is 4,199 sq m May be opportunities to acquire additional land (Police Station site is additional 834 sq m) Proximity to hotel is a disadvantage</p>	<p>Council currently has no S94 funds allocated for a community facility in this area Some possibility for inclusion of private office space (such as for allied health services) as part of hub concept. Would require viable commercial location</p>

Suitability as hub rating: Moderate to High

Areas of interest – North East (cont')

Epping

Community Need	Accessibility	Public Gathering	Integration	Recognition/visibility	Potential for strong partners	Potential for service collaboration/cooperation	Availability and opportunity	Financial viability
Relative socio-economic advantage compared to other areas Town centre is focus for RDS – potential for 1,115 new dwellings by 2031	Highly accessible by train and bus Beecroft is significant barrier	Potential site (Council car park on Rawson Street) backs on to Boronia Park	Part of Epping town centre	Highly visible	No obvious funding partners – possibility of service clubs and churches	Service clubs and churches active in the area	Large town centre site owned by Council. However, currently used for parking. Change of use would likely require replacement of parking spaces	Council currently has no S94 funds allocated for a community facility in this area

Suitability as hub rating: Moderate to High

Areas of interest – North East (cont')

Teloepa

Community Need	Accessibility	Public Gathering	Integration	Recognition/visibility	Potential for strong partners	Potential for service collaboration /cooperation	Availability and opportunity	Financial viability
High levels of social housing Relatively high proportions of low income households Relatively high aged population (DoH) Identified as potential growth area in RDS Demand for community facilities and services currently high – especially related to aged care	Public transport is limited despite presence of train station as service is limited and indirect	No existing public space in area (except school grounds)	Potential site is existing library/community centre This site is approximately 200 metres from Teloepa shops	Site only visible to those entering Teloepa. Not on major through road Site is, however, currently used, and recognised, as a community facility	DoH is a potential partner Churches also potential	Strong network exist including Dundas Area Neighbourhood Centre, local school, churches	Council currently owns land (library and community centre) Key opportunity is through proposed community regeneration initiative by Department of Housing Master planning may enable better integration of community hubs site with neighbourhood shops Development of MOU with Housing regarding inclusion of a community hub in Teloepa is recommended	Council currently has no S94 funds allocated for a community facility in this area Will depend on opportunities available through community regeneration Will require Council funds

Suitability as hub rating: Moderate to High

3.3 Areas of Interest – North West

North Parramatta

Community Need	Accessibility	Public Gathering	Integration	Recognition/visibility	Potential for strong partners	Potential for service collaboration/cooperation	Availability and opportunity	Financial viability
<p>Relatively high proportion of overseas born in higher density areas</p> <p>Relatively high lone person households</p> <p>Relatively moderate levels of low income households</p> <p>Some households with high needs – mostly older persons</p> <p>Range of services available but more regional in nature</p> <p>Population more transient than other areas</p>	<p>No obvious community hub location.</p> <p>Possibilities include Ritchie Benaud Oval and the Iron Street shops</p> <p>Closest train station is Parramatta which is a 10-12 minute bus trip</p>	<p>Oval is public space – however used as active space and not necessarily for gathering</p>	<p>Opportunities for integration are not high. Council does not own land in Iron Street shops area</p>	<p>Limited</p>	<p>No obvious partners</p>	<p>Centenary Uniting Church is key community service provider, bulk of services are more regional in nature</p>	<p>No obvious opportunities</p> <p>May be some potential for incorporation of some form of community facility as part of upzoning and redevelopment</p>	<p>Council currently has no S94 funds allocated for a community facility in this area</p>

Suitability as hub rating: Low

Areas of Interest – North West (cont’)

Toongabbie

Community Need	Accessibility	Public Gathering	Integration	Recognition/visibility	Potential for strong partners	Potential for service collaboration/cooperation	Availability and opportunity	Financial viability
<p>Relatively high proportions of people born overseas</p> <p>Relatively high proportions of low income households</p> <p>Youth issues, boredom and lack of appropriate activities, have been regularly reported in consultation as an issue in the area</p> <p>Identified need for additional community facilities and base for services/programs</p>	<p>688 metre walk down Fitzwilliam Road to T-way then 23 minute bus ride to Parramatta CBD Buses every 30 minutes from Toongabbie Public School to Toongabbie Station (3 minute bus ride)</p> <p>1.7 kilometre walk to Toongabbie Station</p>	<p>Site is public open space (sporting field) however used as active space and not necessarily for gathering</p>	<p>Potential for greater integration between public school, sporting fields, high school and shops</p> <p>The site is next door to the school and is approximately 200 metres from the Fitzwilliam Road shops</p>	<p>Although off busy Fitzwilliam Road, Binalong Road is a reasonable collector road</p> <p>The Binalong Park site has considerable street frontage</p>	<p>Churches, not for profit organisations a possibility. DET as potential future partner</p>	<p>Public school, high school, sporting groups, churches</p> <p>Possibility of sporting clubs such as Wentworthville Leagues Club</p>	<p>Council owns large land asset</p> <p>Master planning will need to examine location within the park of a possible hub and if existing uses can be rearranged to accommodate Binalong Park is well located in relation to public school, high school, Fitzwilliam Road shops</p> <p>Potential to build on proximity to schools and playing fields to influence type;model of hub</p>	<p>Council currently has no S94 funds allocated for a community facility in this area</p> <p>Feasibility will consider nearby Darcy Street (Wentworthville) facilities and investigate if these facilities could be incorporated, and perhaps enhanced, in a new community hub at Binalong Park, with their sale contributing to the funding of any new facility.</p>

Suitability as hub rating: Moderate to High

Areas of Interest – North West (cont')

Constitution Hill

Community Need	Accessibility	Public Gathering	Integration	Recognition/visibility	Potential for strong partners	Potential for service collaboration/co operation	Availability and opportunity	Financial viability
Area of high need - includes a large DoH estate Community safety and child protection are major issues Currently limited access to comprehensive services	Limited public transport access Bus service to Parramatta from the T-way (630 metres away) approximately every 10 minutes Site is located on top of hill – walk can be a challenge	Potential for open space to be incorporated in redeveloped neighbourhood shopping centre	Potential for enhanced relationship with neighbourhood shops but would require master plan for site and redevelopment – no obvious source of funds	Recognised locally but limited catchment	Possibly DoH	Limited	Council owns some land but for hub to be developed whole site (in various private ownerships) requires master planning and coordinated development	Council currently has no S94 funds allocated for a community facility in this area

Suitability as hub rating: Moderate

Areas of Interest – North West (cont')

Wentworthville

Community Need	Accessibility	Public Gathering	Integration	Recognition/visibility	Potential for strong partners	Potential for service collaboration/cooperation	Availability and opportunity	Financial viability
<p>Relatively high proportions of 25-54 year olds</p> <p>Relatively moderate to high proportions of 15-24 year olds</p> <p>Relatively high proportions of overseas born</p> <p>RDS has been deferred</p>	<p>Good access to Wentworthville railway station</p>	<p>Shopping centre is natural gathering place</p>	<p>Proximity to shopping centre</p>	<p>Shopping centre has strong community recognition</p>	<p>Potential for working with Holroyd Council</p>	<p>Potential for working with Holroyd Council</p>	<p>No obvious/appropriate site within Parramatta LGA</p> <p>The most appropriate location for a community hub at Wentworthville is on the southern side of the station within Holroyd LGA. This is where most of the commercial activity is already centred and there is an existing library and community centre</p>	<p>Council currently has no S94 funds allocated for a community facility in this area</p>

Suitability as hub rating: Low