



Epping Social Infrastructure Study

City of Parramatta

-FINAL REPORT-

21st June 2017

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1. What is the purpose of this document?

This document summarises the findings from research into open space, recreation and community facility (i.e. social infrastructure) needs in Epping. This document:

- Analyses the current provision of social infrastructure in Epping.
- Provides a social infrastructure needs analysis to support the expected population growth likely to occur in Epping by 2036.
- Considers several options to strengthen current social infrastructure and to provide more access in order to better meet the needs of the current and future community.

2.3 Definitions

For the purposes of this study, “social infrastructure” includes:

Community Facilities

- Community and neighbourhood centres (including hubs containing multiple facilities/uses)
- Community halls
- Community rooms
- Low cost office space for community groups
- Cultural facilities
- Early education and care centres
- Over 55s facilities
- Youth facilities

Libraries

Open Space

- Sports fields
- Recreation parks

Recreation Facilities

- Outdoor
- Indoor

Aquatic Facilities

Affordable Rental Housing

Further information regarding the definitions of social infrastructure can be found at **ATTACHMENT 1**.

The following social infrastructure was not audited as part of this study but was included when considering options for future provision:

- School facilities that are used by the community
- Facilities owned and/or operated by other Councils that are outside City of Parramatta Council borders but are likely to be used by Parramatta residents, e.g. Ryde
- Facilities not owned by Councils but used by the community for meetings, functions, events, programs and activities etc.
- Natural open space

Creating Socially Sustainable Communities

City of Parramatta Council has developed a draft Socially Sustainable Parramatta Framework that sets out a new way of working for City of Parramatta Council. The Draft Framework is about putting people first, and identifies specific ways that the benefits and opportunities created through growth can be shared equitably for all people. The draft Framework applies to our unique and diverse neighbourhoods as well as our CBD.

A socially sustainable community puts people first

A community is socially sustainable when “the formal and informal processes; systems; structures and relationships actively support the capacity of current and future generations to create healthy and liveable communities. Socially sustainable communities are equitable, diverse, connected and provide a good quality of life” (McKenzie 2004).

A commitment to making the City socially sustainable means that our current and future community will be resilient, and will flourish no matter what stresses, challenges and disruptions we face.

Chan and Lee (2008) have identified a number of key success factors for achieving a socially sustainable community and the provision of social infrastructure is one of these:

- **PROVISION OF SOCIAL INFRASTRUCTURE.** Including childcare and community centres, open spaces for social gatherings, active living and interacting with your neighbours, and housing for different incomes levels, including vulnerable people.
- **AVAILABILITY OF JOB OPPORTUNITIES.** Meaningful work gives people income and a sense of purpose, and workplaces offer opportunities for social contact and interaction. Places with high unemployment rates experience more social issues, such as drug use, suicide, psychological distress and social exclusion.
- **ACCESSIBILITY.** People want to live, work and participate in leisure and cultural activities without travelling too far. Every person, regardless of their age or ability, should have convenient access to certain places in their daily lives.
- **GOOD URBAN DESIGN.** Pedestrian-oriented streetscapes, human scaled public spaces, and the interconnectivity of street layouts have an impact on people’s interaction with each other.
- **PRESERVATION OF LOCAL CHARACTERISTICS.** Heritage connects people with their identity - who we are, what we do and how we lived in the past. Heritage items, local characteristics and distinctiveness in existing communities should be protected, public art, cultural activity and urban design can strengthen the unique look and feel of a place.
- **ABILITY TO FULFILL PSYCHOLOGICAL NEEDS.** Safety and security is an essential element in every neighbourhood. Not feeling safe or not trusting others can prevent people from leaving their homes and enjoying full lives. A sense of belonging, and to feel welcome is also important for individuals within a community.

2. What approach has been taken to prepare this social infrastructure needs study?

2.1 Methodology

Technical Reports

City of Parramatta Council (Council) engaged two consultants to prepare Social Infrastructure Needs Analysis Research Reports for Epping: Suter Planners were engaged to complete a report on open space and recreation facilities; Elton Consulting were engaged to prepare a report on community facilities. Council's Social Outcomes Team reviewed each consultant's research report. The reports were also reviewed by expert staff from teams across Council, including asset management, open space, recreation, urban design and land use. These detailed reports were used to prepare this Social Infrastructure Needs Study for Epping.

The research reports by Elton Consulting and Suter Planners included an assessment of current social infrastructure provision and identification of potential opportunities to better meet community needs now and into the future. Specifically, they were asked to assess:

- The community's social infrastructure provision levels following boundary changes and newly acquired community facilities that occurred as part of Council amalgamations in May 2016
- Any shortfall of or additional demands on social infrastructure that may be caused by population growth, high-density development and an increasingly diverse community
- City of Parramatta's level of social infrastructure provision in comparison to that of other cities / councils of a similar size and status.

The research reports also included a document review of relevant policies and plans, a needs analysis and a comprehensive asset audit in order to analyse what new or improved social infrastructure may be required to meet the needs of the area's existing and future population. Engagement with users of particular facilities or programs, volunteer or paid staff, or the general public was not part of this brief.

Council also commissioned or prepared other documents that have been used to inform this work. They include:

- City of Parramatta's Early Education and Care Services Needs Analysis December 2016 (Families at Work)
- Draft Socially Sustainable Parramatta Framework May 2017 (City of Parramatta)
- Affordable Housing Discussion Paper May 2017 (City of Parramatta)



Community Need, Views, and Preferences

This work responds to views, preferences and needs related to social infrastructure in Epping as expressed by residents and stakeholders through different forums. These are outlined in detail in Section 3.3.

A Note on Demographic and Forecast Data:

Demographic data for the current population is based on the 2011 Census (unless otherwise specified). This is the most current data available at the time of preparing this study. Forecast data for the future population was supplied by The City of Parramatta Council. City of Parramatta council staff have worked with specialist demographers to develop a population and dwelling forecast for the entire City of Parramatta area out to 2036, which can be analysed at suburb level.

For more information on the forecast methodology visit: <http://forecast.id.com.au/parramatta>



2.2 Catchment Approach

This study has adopted a catchment based approach to the planning of social infrastructure. The catchments were determined with consideration of the distribution and location of key urban centres, movement and travel patterns, community preferences and existing and future population size and distribution.

The six catchments that cover The City of Parramatta area are:

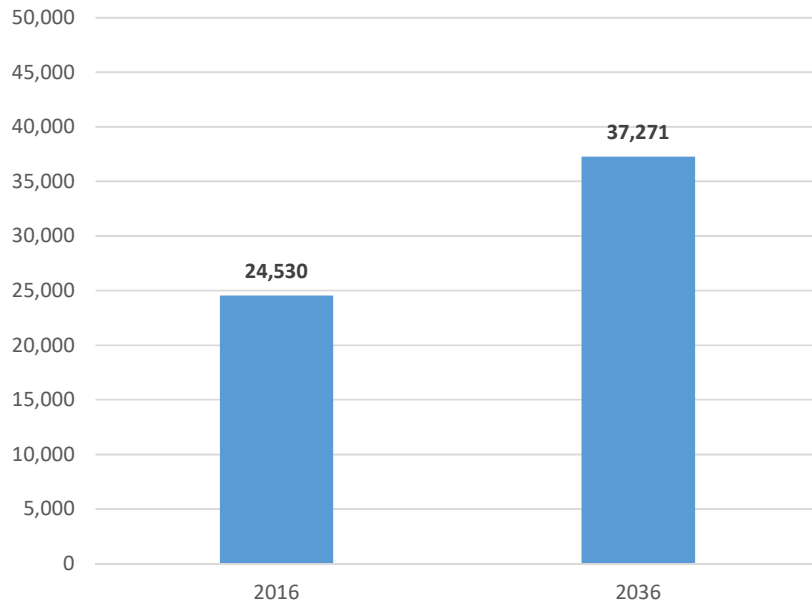
- Catchment 1 – Winston Hills, Toongabbie, Westmead, Northmead, Old Toongabbie, Pendle Hill, Wentworthville, Constitution Hill
- Catchment 2 – Carlingford, North Rocks, Dundas, Dundas Valley, Telopea
- Catchment 3 – Epping, Beecroft, Eastwood
- Catchment 4 – Parramatta, Granville, Camellia, North Parramatta, Oatlands, Harris Park, Mays Hill, Rosehill, Clyde
- Catchment 5 – Melrose Park, Rydalmere, Ermington
- Catchment 6 – Sydney Olympic Park, Wentworth Point, Lidcombe / Carter Street, Silverwater, Newington.

In this study, Epping has been considered as both a suburb and as part of Catchment 3.

It is important to consider Epping in context of a catchment as the way people use social infrastructure and the way social infrastructure is provided means people from neighbouring suburbs will often use facilities that are located close by to them. For example, best practice library provision indicates that communities should seek to develop larger sized district facilities, and as a result they serve more than one suburb.

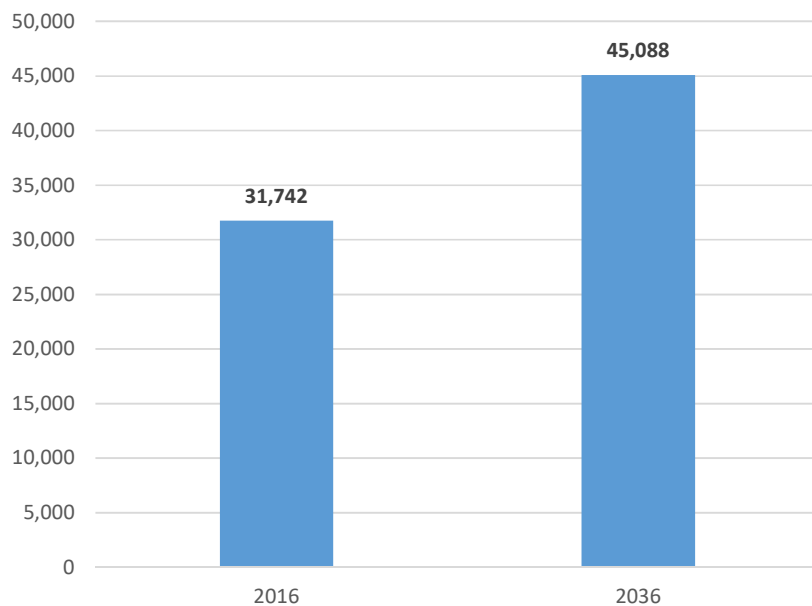
3 Population Forecasts

3.1 Epping Suburb: Population Forecast



**+ 12, 741 people
between 2016 and
2036**

3.3 Catchment 3: Population Forecast



**+ 13, 346 people
between 2016 and
2036**

If Epping was a community of 100 people:

If Epping was a community of 100 people...

2011 – Age

05 aged 0 – 4

11 aged 5 – 14

07 aged 15 – 19

09 aged 20 – 24

49 aged 25 – 59

12 aged 60 – 74

07 aged 75 +

2036 – Age

06 aged 0 – 4

10 aged 5 – 14

06 aged 15 – 19

08 aged 20 – 24

48 aged 25 – 59

14 aged 60 – 74

09 aged 75 +

2011 – Households

41 couples with children

22 couples without children

04 group households

20 lone person

09 one parent families

05 other families

2036 – Households

37 couples with children

26 couples without children

04 group households

21 lone person

08 one parent families

05 other families

The future community of Epping is likely to be made up of...

- A greater number of people
- Many households living in high density apartments
- Many families with children, couples without children and lone person households
- Many young to middle aged adults, young people, as well as over 60's
- Cultural diversity, including significant populations of people from Asian backgrounds

The Challenge: How can we enable a network of programs, events, spaces and places that will work together to...

- Balance family and non-family needs
- Balance young people's needs and the needs of those active older and frailer people
- Meet the needs of residents living in high density apartments
- Provide diverse options to reflect the varied preferences and desires of people of different cultures
- Balance formal recreation and sport options with informal unstructured leisure, recreation and play
- Enable residents of all ages to live healthy active lifestyles
- Be accessible for all
- Be flexible enough to change with the changing community in coming years
- Enable residents new and old to feel 'at home', welcomed and connected to their neighbourhood and people in their community

3.4 What have the community of Epping told us about growth and change in their suburb?

Community Consultation during the City of Parramatta's Epping Town Centre Review

As part of the Epping Town Centre Review being undertaken by City of Parramatta Council a series of community consultations have been held, one of which focused on Social Infrastructure. The Social Infrastructure workshop held on Monday 15 May 2017 attracted 91 people from the Epping community. The purpose of the workshop was to create a platform for discussion around what residents think should be considered in the planning of open space, recreation and community facilities in the Epping Town Centre and surrounds.

The key insights from this consultation are as follows:

- Local facilities are well known and residents are mostly satisfied with the range of services available to them
- Ensuring facilities are well maintained and well-kept with things like reachable administration, good lighting or proper signage is important
- Creating mixed use spaces such as , sports fields with picnic areas, local parks with adult facilities or multipurpose indoor recreation were suggested as these are able to cater to many different types of people
- Epping pool is a beloved community asset. Developing different types of activities on site such as, improving gym facilities or incorporating a café on the premises may make it more appealing to use, bringing in more money for its maintenance
- Participants believe that future infrastructure planning needs to 'enable liveable town centres' as its driving principle.

Epping Town Centre review – Phase One Community Consultation Workshop Summary: Social Infrastructure 26th May 2017, Straight Talk

A summary of workshop outcomes is found in the Epping Town Centre Review Discussion Paper.

Other Community Consultation and Feedback

Throughout 2016, Council undertook extensive community engagement across the whole City of Parramatta local government area. The Epping community told us:

- Residents feel that the Epping area has a great sense of community. Residents value the village feel of their suburb, at a distance to busier and denser suburbs. Residents value their sense of connection to their neighbours and feel a sense of belonging.

- Residents love the family feel of the Epping area, which they see reflected in the preservation of family oriented homes, as well as community oriented facilities that cater to group activities and children.
- Many residents love the parks and green space in their suburb, as well as the public transport connections.
- Many residents want to see improvements to traffic, transport and parking in Epping, which has become more congested over time. Many residents felt that increased numbers of high density developments in the area would place greater demands on local roads.
- Residents are concerned about “overdevelopment” and effectively managing the impacts of growth on the community.

Source: Community Engagement Activity: Pop Up Kiosks: Final Report, prepared by Brooks Community Consultants for City of Parramatta Council, 16 September 2016.

Additionally, residents from across the City of Parramatta have highlighted concerns regarding growth and change in the City. Residents had the following priorities:

- Effectively managing the impacts of growth across the City. Ensuring that high density development is supported by appropriate infrastructure such as parks, schools, public transport and community spaces. Increasing accessibility and connectivity is the cornerstone of supporting future population growth, and more fluid and convenient public and private transport options are needed.
- Increasing the amount of green space was a priority across all neighbourhoods of the City. Residents and visitors have said they want to see more parks, reserves and natural places to relax, socialise and play.
- More community spaces are needed to accommodate growth in high density development. Community spaces and facilities strengthen a sense of belonging for residents.
- Maintain and strengthen local centres with their own unique local identities and businesses.

Source: A Shared Vision for Parramatta: Defining Community Aspiration and Identity, Final Report, prepared by Straight Talk for City of Parramatta Council, November 2016.

3.4 Growth and change in the wider catchment

The population of Catchment 3 is expected to grow from 31,742 in 2016 to 45,088 in 2036. This is mainly due to high density residential development near Epping Train Station.

4 Existing Social Infrastructure

4.1 Council-owned social infrastructure

Within Epping there is the following Council owned social infrastructure:

6 Community Facilities

51 hectares of **Open Space** including:

- 13.1 hectares recreation parks
- 5.5 hectares sports fields
- 31.4 hectares of natural areas
- 1 hectare of community use

Recreation Facilities including:

- 11 x play spaces
- 2 x exercise station
- 4 x half courts

1 x 50m **Outdoor Pool**

2 x **Indoor Courts and Fitness** (YMCA)



4.2 Community Facilities

The table below lists the council owned community facilities in Epping:

Facility	Address	GFA (sqm)	Zoning	Management
Epping Community Centre (School of Arts)	9 Oxford St Epping	1,157	B2 – Local Centre	Unstaffed, Council management
Epping Library	1 Chambers Court Epping	550	B2 – Local Centre	Council management
Epping Leisure and Learning Centre	1 Chambers Court Epping	389	B2 – Local Centre	Council management
Epping Creative Centre	26 Stanley Road Epping	460	RE1 – Public Recreation	Managed by NGO tenant - subsidised lease
West Epping Community Centre	15 Ward St Epping	622	RE1 – Public Recreation	Unstaffed, Council management
B. Parker Memorial Guide Hall	1-3 Briggs Road Epping	190	RE1 – Public Recreation	Managed by NGO tenant (Girl Guides Association NSW) - subsidised lease

Source: Elton Consulting, 2017.

There are 2 other council owned community facilities that are used in Epping for specific purposes and are not therefore available for the general public to use. They are:

- Epping Early Childhood Health Centre, 39 Bridge St Epping
- KU Isobel Pulsford Memorial Preschool, 48 Bridge St Epping

Overall Strengths

- Good public transport access (especially for those close by to the town centre)
- Good integration with other services and facilities

Overall Weaknesses

- Lack of larger flexible multipurpose space
- Inadequate parking
- Visual prominence

4.3 Open Space – Sports Fields and Recreation Parks

The map overleaf shows open space by category in Epping.

There are 16 key open space reserves and parks that have been identified in Epping. These are listed in a table in **ATTACHMENT 2**. Details on the site area, key features, condition and other considerations are described in this attachment.

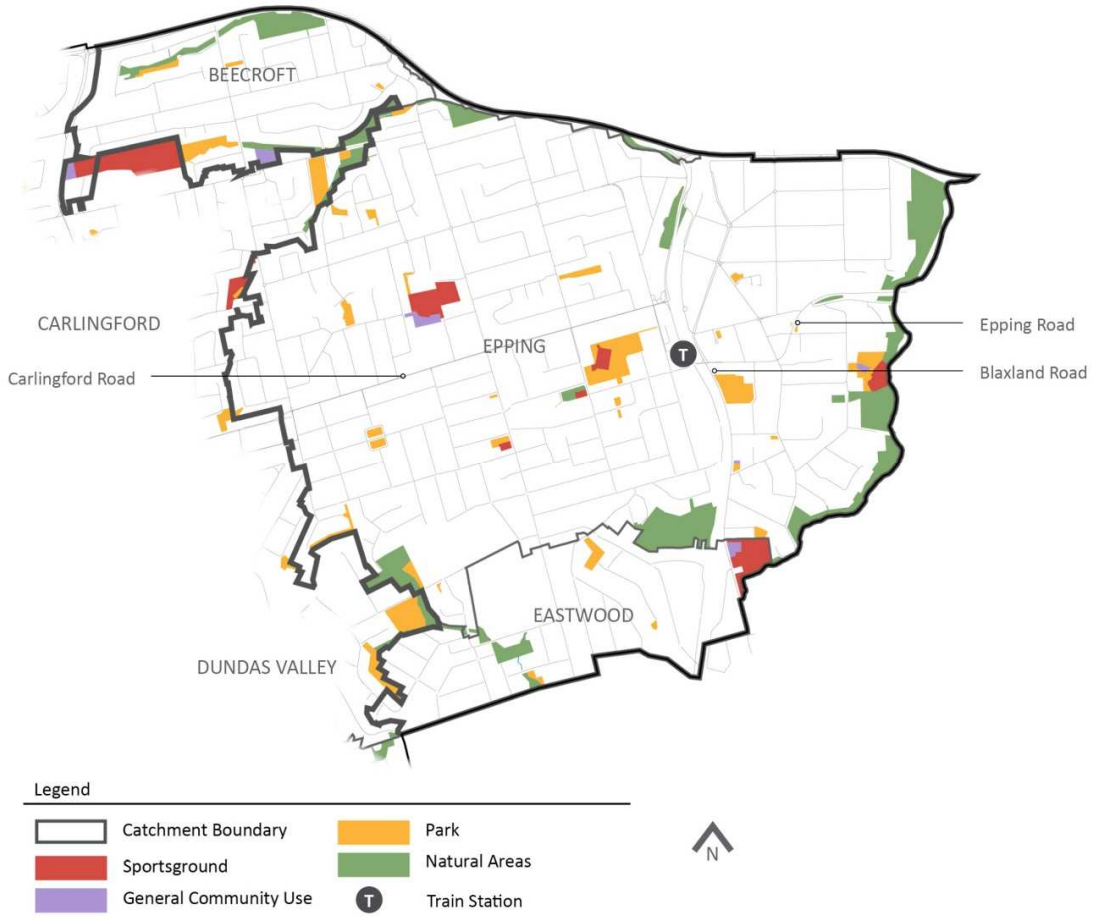
Overall Strengths

- Public transport access (especially for those close by to the town centre)
- Significant provision of natural areas
- There are a number of good quality larger parks

Overall Weaknesses

- Total open space provision is low for the current population
- Sports fields are particularly lacking
- There is potential to enhance the quality and function of the main open spaces in Epping
- There is potential to increase the value and useability of smaller parks

Open Space in Epping



Source: Suter Planners, 2017.

4.4 Recreation Facilities

The main recreation facilities in Epping include:

- 11 play spaces (including 2 at Boronia Park)
- 1 exercise station at Boronia park
- 4 half courts at Loftus Square
- Picnic Settings

A list and map of key facilities can be found at **ATTACHMENT 3**. The information covers facilities in Epping suburb as well as 9 reserves or parks with recreation facilities that are within Catchment 3.

Overall Strengths

- Public transport access (especially for those close by to the town centre)
- Significant provision of natural areas
- There are a number of good quality larger parks

Overall Weaknesses

- Recreation facilities are lacking in diversity and quality, including a lack of provision for older children and young adults
- There are limited walkable connections between recreation facilities and spaces

4.5 Aquatic and Indoor

The aquatic and indoor sports facilities located in Epping include:

- A 50 metre outdoor pool and smaller pools at Epping Aquatic and Leisure Centre located in Dence Park
- A YMCA sports centre that includes 2 multi-use courts (with 4 badminton courts), a separate gymnastics arena, multipurpose program rooms and a fitness centre.

Overall Strengths

- YMCA recently upgraded and provides good quality facilities

Overall Weaknesses

- YMCA lacks car parking and connection with other West Epping Park sports facilities
- Pool is ageing and not in close proximity to the majority of expected population growth



4.6 Other Non-Council Social Infrastructure

Other social infrastructure that exists within the suburb of Epping includes:

- At least 14 churches and their associated buildings
- 9 Long Day Care Centres
- 3 Preschools
- 5 Out of School Hours (OOSH) care services
- 6 government schools
- 53 social housing homes
- 10 affordable rental housing homes managed by Community Housing Providers

5 Population Based Benchmarking

Population based benchmarking is an approach that has long been used by planners to assist them in assessing how much of a particular asset is necessary for a community. Population based benchmarks set out the number of people that would trigger consideration of provision of an asset, and standardise this in an effort to consider community needs consistently across different areas.

For example, the benchmark commonly agreed for provision of flexible multi-purpose space is 80 square metres per 1000 people. This would suggest that for a community of 50,000 people 4000 square metres of space is needed whereas a community of 100,000 would require 8000 square metres. The benchmark for provision of a dog park is 1 park per 50,000 people. A community of 50,000 would indicate the consideration of 1 dog park whereas a community of 100,000 would suggest 2 are required.

Benchmarks provide a starting point for planning future social infrastructure. There are several reasons why it is importance not to rely solely on benchmarks as a basis for social infrastructure provision when planning for future communities:

- Firstly, benchmarking is based on numbers of people only and does not include the useability of specific assets, nor the suitability of the spaces to meet community needs (e.g. accessibility, condition of buildings, sole group users verses open for the wider public).
- Secondly, benchmarking does not take into account the differences in the way our current and future communities are likely to live. What people need and how they access and seek to use social infrastructure when living in a community or neighbourhood will change over time, for example, the needs of high density communities are different to communities living in low density suburban houses.
- Lastly, there are practical elements that affect the way we plan for social infrastructure. For example, accessing large parcels of land in an urban environment to create new sports fields or a large multipurpose hall is more difficult (if not impossible in some areas) and more expensive to achieve than in less urbanised areas. Considering community needs in their context is critical.

For these reasons, City of Parramatta applies benchmarks to help us compare and understand “apples with apples”, but does not rely on them as reference alone when considering options or making recommendations about social infrastructure provision to support the needs of communities now and into the future.

A table outlining the benchmarks that have been used as part of this study is found at **ATTACHMENT 4**.

A further table outlining the application of the benchmarks to the estimated population of Epping at 2036 can be found at **ATTACHMENT 5**. In summary it suggests the following:

Social Infrastructure that could be <u>adequate</u> to meet the needs of the population at 2036	Social Infrastructure that is likely to be <u>inadequate</u> to meet the needs of the population at 2036
<ul style="list-style-type: none"> • Community Space • Recreation Facilities- outdoor: <ul style="list-style-type: none"> ○ Cricket Pitches ○ Recreation courts ○ Exercise Equipment Stations ○ Swimming Pool • Flexible Indoor Courts 	<ul style="list-style-type: none"> • Library Space • Sports Fields • Recreation Parks • Recreation Facilities – Outdoor <ul style="list-style-type: none"> ○ Baseball diamond ○ Netball courts ○ Rugby League field ○ Soccer pitches ○ Tennis Courts ○ Touch Football fields ○ Playgrounds ○ Youth skate / bike facility ○ Dog park

6 Social Infrastructure Needs Analysis

The following is a needs analysis of the social infrastructure provision for Epping both now and in the future. This analysis is based on community feedback and the key findings from the consultant technical research reports which included review of the current and future forecasted population, the audit findings of existing Council social infrastructure, as well as population benchmark indications.

6.1 Library

- Epping's most significant shortfall of community facility floor space is in library space. There is a particular lack of space for lifelong learning programs on offer by library.
- An additional 1,000 sqm is required to meet current needs - a total of 1,550 sqm minimum for a stand-alone library.
- Thinking about the future population, an additional 1,500 sqm is required to service the population in 2036 - a total of 2,050 sqm minimum for a standalone library.

6.2 Community Space

- There is not a significant shortfall of community space across the catchment, however none of the community centres are staffed and programming is limited – which limits the accessibility and useability of community space in Epping.
- Current provision and programming of existing community spaces are not reflective of best practice which indicates provision of flexible multipurpose community space through larger community hubs. Average size of community facilities in the LGA is approximately 600 sqm. The minimum recommended community facility floor space is 400 sqm. Three community facilities near Epping Town Centre are above the minimum recommended size for such facilities, and only two are above the LGA average.
- The spread of community centre functions across a number of facilities is likely to confuse some residents.
- Epping Leisure and Learning Centre building is in relatively poor condition and appears significantly underutilised.
- There is universal access limitations at Epping Leisure and Learning Centre, the B. Parker Memorial Hall and the Epping Creative Centre.

6.3 Town Centre

- Epping Town Centre lacks a clear focal point for civic activity.
- Community facilities are dispersed across the suburb and Epping Town Centre.
- The Town Centre does not have a plaza or gathering space consistent with its strategic importance and size.

6.4 Open Space- Overall

- At 2036 there is a gap of around 56 hectares of useable recreation and sporting open space (to achieve provision of 11% of land and close to 2 hectares per 1000 people by 2036), including gaps of:
 - 20.3 hectares of recreation parks and community open space and
 - 35.8 hectares of sports fields

(Simply applying this benchmark in an established area like Epping within a large metropolitan City is impractical. A range of opportunities to increase access to open space is required and detailed in Section 8.)

6.5 Open Space- Sports fields

- In 2036, there will be a potential shortfall in sports fields to meet the needs of the growing Epping population. The following additional sports facilities will likely be required:
 - 1 baseball diamond (could be catered for in neighbouring catchment)
 - 5+ netball courts
 - 1+ rugby league field
 - 2+ soccer pitches
 - 4+ tennis courts
 - 2+ touch football fields
- The sports field at Boronia Park is not ideal as it is surrounded by residential dwellings and lacks car parking. However, loss of this field as a sport facility would be a concern given the significant lack of sports provision. The park has recently been upgraded but the sports field itself is in poor condition.
- West Epping Park is currently undergoing redevelopment and full realisation of the master plan as proposed is critical to meeting community sporting needs into the future.

6.6 Open Space- Recreation Parks

- There is a need to improve the quality and function of Epping's large parks, including the provision of additional activity opportunities and improved play spaces, picnic settings and pathways.
- Smaller parks justify improvement to increase their recreation value, especially all that fall within a 1.5 kilometre radius of the Epping Train Station where there is a focus on development.
- Dence Park could have the potential to be a key recreation park within a natural setting through, expanded recreation and leisure uses on the site and improved overall park design.
- There is potential to link and improve walkability between recreation nodes and with natural spaces

6.7 Recreation Facilities- Outdoor

- Overall Epping has relatively few recreation facilities and there is potential to increase the diversity and quality of the facilities.
- The number of play spaces do not appear to be adequate to meet future need. Approximately 8 additional play spaces are required. There is also a need to upgrade and provide a higher level of facility and amenity within them.
- There is no youth-specific facility in Epping or the broader catchment. Population based benchmarks and the young demographic profile of the area would indicate this should be considered.
- Recreation courts appear adequate but there may be demand for additional courts given the expected young population – this should be monitored. The condition of several outdoor courts is average, and could be improved.
- Exercise equipment stations appear reasonable but there may be demand for additional stations given the expected young population and the desire to support the whole community to live healthy active lifestyles – this should be monitored
- There is no specific dog park area in Epping. Population based benchmarks would indicate this should be considered.

6.8 Aquatics and Indoor Recreation

- The area is well catered for with aquatic and indoor facilities.
- Indoor court provision appears reasonable but future demand and potential for a new facility should be monitored.
- The 50 metre outdoor swimming pool at Epping Aquatic and Leisure Centre is aging and the facility is of poor quality overall. It does not currently support universal access.
- For many residents the pool is ‘beloved’ and integral to the identity of the Epping Community.
- Population benchmarking for the catchment indicates provision of a swimming facility is justified for a 1 by 25 metre pool.
- The pool sits within Dence Park and is surrounded by natural areas. The park area itself is underutilised through its current design and topography.
- Visual prominence is limited. The pool site is located approximately 1 – 4 km from the majority of the growth occurring in the Epping suburb and along Epping Road at Carlingford.



6.9 City of Parramatta LGA Social Infrastructure Needs Analysis

In the Social Infrastructure technical reports undertaken for Council and other analysis Council itself has completed, a number of other needs for the LGA overall have emerged:

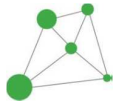


- There is a need for low cost office space for community organisations and service providers.
- There is a need for more meeting spaces especially for larger groups.
- There is a need for more affordable rental housing to reduce housing stress for low to moderate income households and minimise the risk of dislocation from communities.
- There is a need to increase long day care places to cater for future need









7 Principles to guide decision making about future social infrastructure provision







Making decisions about how to improve and expand social infrastructure to meet the needs and preferences of current and future populations is a complex process. Decision-making needs to balance the competing needs and views of many stakeholders, site and land opportunities and constraints, as well as budgetary constraints.

A set of transparent principles can help to ensure all views are considered in decision making about social infrastructure. The following principles have been developed for Council (and others) to use in the planning of social infrastructure in our communities. They demonstrate the complexity involved.

Does the decision support the following principles?

PRINCIPLE	DESCRIPTION
 <p>A co-ordinated network of facilities</p>	<p>Community and cultural facilities should not be planned in isolation but be considered as a broader network of facilities that work together to meet a broad range of community needs, across a region or sub-region. This integrated, strategic approach allows facilities to provide a different range of offerings, with the option for each facility to include unique, specialist services or amenities. By considering facilities as part of a network, duplication of services, programs, spaces and amenities can be avoided, therefore, representing a more economically sustainable approach to community facility planning.</p>
 <p>Near open space for activities and events</p>	<p>Locations adjacent to open space including town squares, village centres and parks increase the range of activities that can occur at community facilities and cultural facilities. Locating facilities near open space is another way to ensure that community facilities are integrated into their surrounding physical environment and seen as 'part of the community'.</p>
 <p>Central to catchment and equitable access</p>	<p>Community and cultural facilities should be central and accessible to the population they are intending to serve. Leading practice favours the location of facilities in urban centres to enhance accessibility and connectivity with related uses. These facilities should provide a high level of physical access, connection and way-finding as well as ensuring services, programs and activities are broadly advertised and promoted and are affordable. Facilities should employ universal design principles and be accessible to all members of the community.</p>

 <p>Located to promote visibility and accessibility</p>	<p>To be well used and serve identified social needs, community facilities should be highly visible. Ideally, they should be on a main street with ground floor street frontage for optimum visibility and accessibility. Enabling an awareness of what happens inside also promotes usage. Community and cultural facilities are an important part of the civic fabric of our centres and suburbs.</p>
 <p>Clustered/co-located</p>	<p>Co-locating or clustering community and cultural facilities is presented as a key principle to guide the planning of future facilities in the Parramatta LGA. The community hub model, which involves co-locating facilities on neighbouring sites or in a single building, is also proposed as a key approach for consideration. Community hubs provide a range of offerings and can, therefore, become key focal gathering points within a community; attracting a range of users and promoting social connection and cohesion. Co-locating facilities and services can also promote the development of networks and partnerships between different service providers.</p>
 <p>Flexible and multipurpose</p>	<p>Community and cultural facilities should be designed and built to maximise flexibility in use, so they can respond and adapt as needs change. Where possible, buildings should be capable of delivering a range of programs and services, rather than designated for single uses or specific target groups that may quickly become outdated. Facilities that are responsive and flexible will be used more intensively over their lifetime.</p>
 <p>Serve identified social needs</p>	<p>Community and cultural facilities should address the social needs of the particular community in which it is located in order to contribute to residents' and workers' health, wellbeing and quality of life. Programs, activities and services offered should respond to the individual needs and interests of the people that live and work around it and foster long term social benefits for the community.</p>
 <p>Inclusive and welcoming</p>	<p>Facilities should be welcoming and accessible to people of all ages, cultural backgrounds, abilities, income levels and interests. This can be achieved not only through the provision of spaces catering to different groups and a design that provides universal access, but also through effective programming – ensuring activities and services are provided for a broad range of people. In doing so, facilities can also play a role in helping to bring together different groups in the community.</p>
 <p>Contribute to public domain and sense of place</p>	<p>Community and cultural facilities should contribute to urban vitality, local identity and sense of place, and become important focal points and gathering places for the community. They should present as a reflection of local culture which helps ensure they develop a strong local profile and are well known in the community, thereby promoting high levels of usage.</p>
 <p>Connected to public transport, pedestrian and cycling networks</p>	<p>Planning community and cultural facilities requires a focus on enhancing efficiency and utilisation. Public transport enhances accessibility for all population groups. As a principle, community and cultural facilities should ideally be located within 400 metres walking distance of a regular public transport stop. Linking to pedestrian and cycling networks provides another avenue to promote the accessibility of facilities to all groups in the population and is a further means to encourage sustainable behaviour and a healthy and active lifestyle.</p>
 <p>Of sufficient size and design to enable expansion and adaptation</p>	<p>It is difficult to precisely predict the absolute requirements for community and cultural facilities for a future population. Assumptions about demand are based on current projections regarding future populations. These projections may change and therefore affect requirements for space. Past experience has shown that it is important to provide some flexibility in the provision of community and cultural facility space.</p>

 <p>Financially and environmentally sustainable</p>	<p>Community and cultural facilities should be financially sustainable and provide value for money for their users, owners and operators. While capital costs are a major issue, ongoing operational costs are also important. Delivering environmentally sustainable buildings is a mandate for many local governments. Community and cultural facility buildings offer opportunities for Council’s to lead by example, demonstrate new sustainable materials and technologies and become leading practice projects with an educational role. Environmentally sustainable facility buildings typically have lower operating costs and are, therefore, are also a more financially sustainable option.</p>
 <p>Safe and secure</p>	<p>Community and cultural facilities should be designed in accordance with Crime Prevention through Environmental Design (CPTED) principles. They should provide a high degree of personal safety for people entering and leaving the building, especially at night. Locating facilities in activated areas such as urban centres ensures higher levels of passive surveillance and increased security.</p>
 <p>Avoid conflict with neighbouring uses</p>	<p>Master planning processes can provide an opportunity to locate community facilities uses in areas where impacts on residential and other uses can be minimised. Design and building orientation are also important considerations.</p>
 <p>Provided through partnerships and collaboration</p>	<p>Developing, operating and maintaining community and cultural facilities requires significant resources. It is important to consider the full range of provision opportunities available including partnering with State Government, other organisations and the private sector. Development in the area can provide opportunities for facility delivery (including through planning agreements with developers). They must also consider Council’s needs in relation to ongoing operations and maintenance and ensure the facility delivered will be viable and sustainable into the future. Partnership arrangements can also be beneficial to the management of facilities.</p>
 <p>Liveable Town Centres</p>	<p>Liveable and vibrant town centres provide quality parks, plazas and spaces that are linked to higher density developments. Town centres often incorporate high density living environments that integrate accessible and usable plazas and spaces to meet the needs of the community. Town centres should also be highly walkable environments with strong connections between open spaces and to community and recreation facilities so that residents within these centres can be within 250m walk of usable open spaces. Open spaces within town centres can be used for ‘place activation’ through activity and event spaces as well as generate supporting infrastructure in order to achieve diverse recreation, sporting and community activity opportunities.</p>
 <p>Accountable (monitored and evaluated)</p>	<p>In a climate of increasingly scarce resources, it is important that Council facilities (and the services and programs provided from them) are providing high levels of community benefit and meeting key community needs. Monitoring and evaluation processes enable local governments to gain a solid understanding of the use of facilities and the social outcomes they provide. They also provide facility managers with the opportunity to demonstrate the work they are undertaken and the outcomes achieved. However, it is important that such processes are user-friendly and do not burden facility licensees/lessees (who are typically community organisations with limited resources and other, sometimes onerous, funding reporting requirements).</p>

8 Recommendations: Opportunities to increase social infrastructure provision to meet current and future needs

The previous sections of this report outline the current provision of social infrastructure within and nearby Epping, the expected change in population between now and 2036, and provide a needs analysis based on strengths and weaknesses of current assets and well as an application of population based benchmarking.

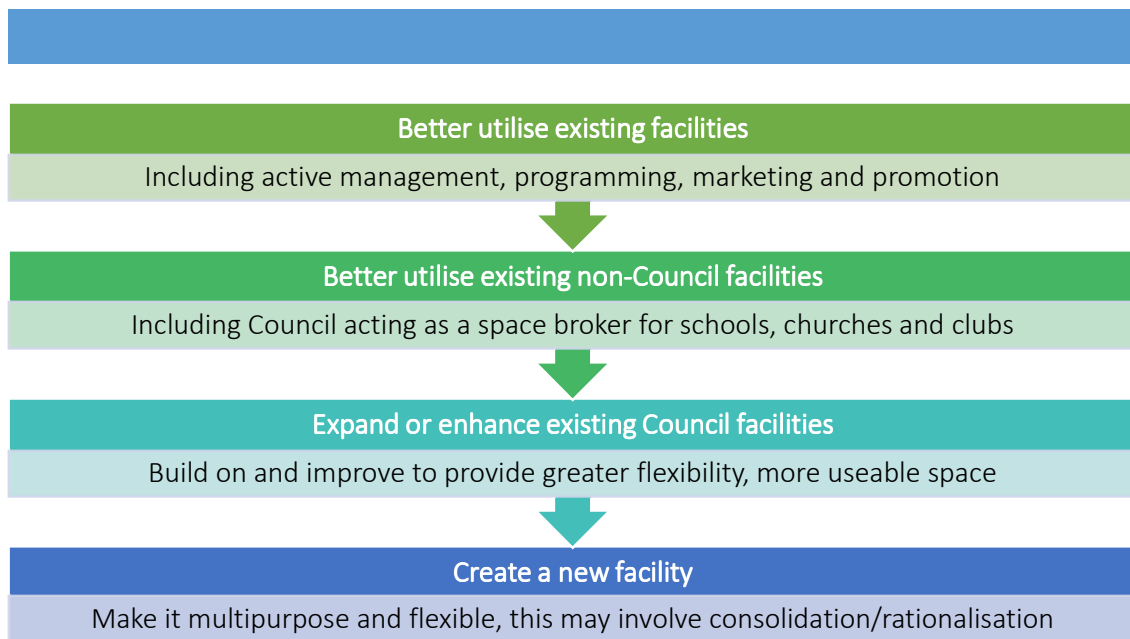
In considering the options for future social infrastructure provision we take into account the above information inputs, as well as the surrounding network of social infrastructure that is nearby to Epping (both Council and non-Council), and site and land opportunities and constraints. There are also practical issues that need to be considered including:

- Character impacts – of any increase in land or buildings for community use on the overall neighbourhood character
- Displacement of community - through any acquisition of land in close proximity to where the dwelling growth and growing population will live
- Land costs – the land values in and around Epping are such that acquisition of land may not be a financially feasible option
- Flow on density changes – considering any changes to densities that may result if an area of land changes use from residential to enable provision of social infrastructure (like a sports field), and what that means for density in other parts of Epping to compensate so that the overall dwelling targets are achieved.

Giving consideration to all of these matters, the following recommendations are made with the aim of realising more effective and efficient use of the network of Council assets in Epping and Catchment 3, and to expand the access to and provision of social infrastructure for the Epping community present and future where required. The recommendations are divided into two sections – Community Facilities and Open Space/Recreation.

These actions, taken together, will help meet the social infrastructure provision needs that have been identified, thereby better enabling a community where people can live well and comfortably call home.

The recommendations are based on a “levels of intervention” approach which is outlined below.



Source: Elton Consulting, 2017.

In summary the key recommendations are:

Community Facilities	Open Space and Recreation
<ul style="list-style-type: none"> • Improve Council’s centralised bookings system • Identify opportunities for greater utilisation by the community of all of Council’s assets, including a review of Council’s leases and licenses. • Seek to include non – Council spaces for hire in Epping in Council’s centralised booking system • Seek to develop formal partnerships with organisation and groups in Epping and the wider catchment to increase community access to existing facilities • In the short term (1- 2 yrs) seek to convert the Epping Leisure and Learning Centre into an expanded multipurpose space for Epping Library to address some of the current shortfall in library space • In the longer term, review Epping Creative Centre design and uses as part of a master planning process for the 	<ul style="list-style-type: none"> • Improve Council’s centralised bookings system • Identify opportunities for greater utilisation by the community of all of Council’s assets, including a review of Council’s leases and licenses. • Seek to include non – Council spaces for hire in Epping in Council’s centralised booking system • Seek to develop formal partnerships with organisation and groups in Epping and the wider catchment to increase community access to existing sport and recreation facilities • Work with Councils bordering City of Parramatta LGA to understand the capacity of sports fields and recreation facilities close by to Epping to cater for Epping residents • In the medium to longer term, upgrade existing larger parks to establish them as major recreation destinations



<p>entire Dence Park area to increase recreation and leisure uses on the site.</p> <ul style="list-style-type: none">• With a medium to longer term view work now to identify opportunities to deliver a new community hub in Epping of 3,500 square metres• Seek to facilitate delivery of affordable rental housing in Epping• Seek to promote and work with developers and other stakeholders to realise increased provision of quality long day care• Seek opportunities to increase provision of low cost leasable office space for not for profit community service providers	<ul style="list-style-type: none">• Upgrade existing smaller parks within Epping to establish them as high quality recreation and open spaces• Upgrade existing sports fields within Epping to increase the community value of existing facilities• Assess the condition and capacity of the Epping Aquatic and Leisure Centre to address local aquatic needs longer term and options for development of alternate or enhanced aquatic offerings including water play and indoor facilities.• Upgrade existing sports facilities that are located nearby Epping to support the needs of Epping residents• Maximise appropriate use of Epping’s natural assets by creating quality recreational settings linked to natural areas• Pursue land acquisition to increase open space recreation parks and plazas• Work with stakeholders to support the delivery of open space and recreation facilities within private development for localised use
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8.1 Community Facilities

A. Better Utilise Existing Facilities	
A1	<p>Improve Council's centralised bookings system</p> <ul style="list-style-type: none"> • Make the availability of all facilities online for the community to see • Record attempted bookings that were rejected due to lack of availability to assist with monitoring the capacity of facilities • Record all user types in order to ensure equity of facility use (e.g. private organisations, not for profits, individuals, businesses etc.)
A2	<p>Identify opportunities for greater utilisation by the community of all of Council's assets, including a review of Council's leases and licenses.</p>
B. Better Utilise Existing Non-Council Facilities	
B1	<p>Seek to work with key stakeholders in Epping to include non – Council spaces for hire in Council's centralised booking system, making it easier for the community to understand resources available to them and book those resources for their use</p>
B2	<p>Seek to develop formal partnerships with organisations and groups in Epping and the wider catchment to increase community access to existing facilities (eg halls, meetings rooms to reduce the gap in provision that exists. Formal partnerships should be investigated with:</p> <ul style="list-style-type: none"> • Department of Education and Communities, to access school facilities outside of school hours • Local Churches • Local Clubs and Groups • Local Businesses • Local Not for Profit organisations
C. Expand or Enhance Existing Council Facilities	
C1	<p>In the short term (1 – 2 years) seek to convert the Epping Leisure and Learning Centre into an expanded multipurpose space for Epping Library to address some of the current shortfall in library space.</p> <p>The Epping Leisure and Learning Centre could be used for library programming and events such as story time and some flexible spaces could be made available for meetings. Additional study space could be added during peak times such as HSC study time. This would likely require some refurbishment, a management role for the space by Epping library staff, and maintaining some storage facilities for current users of the Epping Leisure and Learning Centre.</p> <p>To progress this approach Council should seek to work with the current seniors group who manage the Epping Leisure and Learning Centre prior to and during any transition and enable a permanent booking of appropriate space for their meetings on Mondays, Tuesdays and Saturdays. Alternatively, consideration could be given to possible relocation of users of the Epping Leisure and Learning Centre to the Epping Community Centre in discussion with members.</p>

C2	In the longer term, review Epping Creative Centre design and uses as part of a master planning process for the entire Dence Park area to increase recreation and leisure uses on the site.
D. Seek to Create New Facilities	
D1	<p>With a medium to longer term focus, work now to identify opportunities to deliver a new community hub in Epping of 3,500 square metres.</p> <p>The community hub would contain a library of 1,500 square metres minimum and flexible multi-purpose community space of 2,000 square metres minimum. This represents approximately 950 sqm of additional library floor space. The multi-purpose community space could replace some current community space but overall would result in a net gain of between 1,100 – 1,600 sqm.</p> <p>This may be delivered on the current library site, but could also be delivered on another Council owned site or a development site within the Epping town centre. At a minimum it should reflect leading best practice in community hub provision, and for Epping this means provision of:</p> <ul style="list-style-type: none"> • Expanded library space and programming • Flexible multipurpose space • Space for outreach services • A welcoming community foyer • Efficient facility management and on site staffing • A public plaza • Public amenities <p>The development of a future community centre and library hub will require reorganisation and/ or rationalisation of other local community centres. Potential options for the Epping Community Centre may include:</p> <ul style="list-style-type: none"> • Remain as a hall available for casual use for a diverse range of users • Putting an expression of interest to the market to investigate what compatible community, cultural or other commercial uses could provide Council with a long term rental stream to support local programs, services and infrastructure (with appropriate heritage controls maintained and as permitted by its B2 zoning) • Using the space for a ‘start up’ incubator space for small businesses • Leasing the space to a community service provider • Rationalising the site or commercial uses (with appropriate heritage controls maintained and as permitted by its B2 zoning) <p>Should the current Library and Leisure and Learning Centre site be identified as the most appropriate location for a community hub, a full master planning exercise should be undertaken to thoughtfully consider community needs, use of space, relationship with adjoining sites and the neighbourhood context.</p> <p>Initial specifications for a community hub with library and community space are outlined in more detail in ATTACHMENT 6.</p>

D2	Seek to facilitate delivery of affordable rental housing in Epping, in line with directions outlined in Council's Affordable Housing Discussion Paper and any adopted Affordable Housing Policy.
D3	Seek to promote and work with developers and other stakeholders to realise increased provision of long day care centres managed by not for profit child care providers, through opportunities that may arise in the Epping Town Centre.
D4	Seek opportunities to increase provision of low cost leasable office space for not for profit community service providers in the Epping Town Centre.

8.2 Open Space and Recreation

E. Better Utilise Existing Facilities	
E1	<p>Improve Council's centralised bookings system:</p> <ul style="list-style-type: none"> • Make the availability of all facilities online for the community to see • Record attempted bookings that were rejected due to lack of availability to assist with monitoring the capacity of facilities • Record all user types in order to ensure equity of facility use (e.g. private organisations, not for profits, individuals, businesses etc.)
E2	Identify opportunities for greater utilisation by the community of all of Council's assets, including a review of Council's leases and licenses.
F. Better Utilise Existing Non-Council Facilities	
F1	<p>Seek to develop a formal partnership with the Department of Education to increase community access to existing sports fields and recreation facilities within schools for community use after school hours, to reduce the gap in provision that exists in Epping. The key opportunities are likely to be:</p> <ul style="list-style-type: none"> • Epping West Public School (90 m x 35m field with cricket pitch) • Carlingford Public School (70m x 46m field with cricket pitch) • Epping Heights Public School (46m x 15m field) • Karonga School (7,000 sqm oval with cricket pitch and 2 outdoor courts) • Carlingford High School (fields plus 4 netball courts overlaid by 2 tennis courts)
F2	<p>Work with Councils bordering City of Parramatta LGA to understand the capacity of sports fields and recreation facilities close by to Epping and ability to cater for Epping residents, including:</p> <ul style="list-style-type: none"> • Eastwood Park • Epping Oval • North Epping Oval • Ron Payne Park • North Epping Sports Centre
G. Expand or Enhance Existing Council Facilities	
G1	In the medium to longer term, upgrade existing larger parks to establish them as major recreation destinations, including:

	<ul style="list-style-type: none"> • Boronia Park as the major ‘central park’ – build on recent upgrades to further design better sport and recreation uses and links, improve quality of spaces and buildings, review sports field surface, and consider expansion of recreation area to north east of site (Note – Predominantly Crown land. Council has a ‘Care and Control’ role) • Forest Park as a quality ‘village green’ – redesign and improve quality, retain heritage and landscape values • Dence Park – redesign and improve quality through a master planning process, to increase recreation and leisure uses on the site.
G2	<p>Upgrade existing smaller parks within Epping to establish them as high quality recreation and open spaces, including:</p> <ul style="list-style-type: none"> • Pembroke Street Reserve – upgrade to improve quality of play space and infrastructure, enhance landscape, improve links • Loftus Square – upgrade to improve landscape and support infrastructure • David Scott Reserve – upgrade to increase activity potential • Rocklea Park – upgrade and increase play infrastructure
G3	<p>Upgrade existing sports fields within Epping to increase the community value of existing facilities including:</p> <ul style="list-style-type: none"> • West Epping Park – create a quality sports hub as planned by further implementing the existing master plan • Boronia Park – improve sports facilities for both community and formal sports use
G4	<p>Access the condition and capacity of the Epping Aquatic and Leisure Centre to address local aquatic needs longer term and options for development of alternate or enhanced aquatic offerings including water play and indoor facilities. This work should be undertaken in conjunction with master planning of the entire Dence Park site which would seek to maximise recreation and leisure uses.</p>
G5	<p>Upgrade existing sports facilities that are located nearby Epping to support the needs of Epping residents including:</p> <ul style="list-style-type: none"> • Carlingford Oval and Roselea Park, Carlingford – in consultation with the Department of Education seek to redevelop Carlingford Oval and Roselea Park for sports uses, with potential for a synthetic field • Somerville Park, Eastwood - improve buildings and spectator seating • Fred Spurway Reserve, Carlingford – consider upgrades to increase sports uses
G6	<p>Maximise appropriate use of Epping’s natural assets by creating quality recreation settings linked to natural areas:</p> <ul style="list-style-type: none"> • Establish walkable linear connections between recreation nodes and natural areas along Terry’s Creek
H. Create New Open Space and Recreation Assets	
H1	<p>Pursue land acquisition to increase open space recreation parks and plazas, including:</p> <ul style="list-style-type: none"> • Within 1.5 kilometre radius of the Epping town centre: <ul style="list-style-type: none"> ○ For new parks, aim for no less than 1200 square metres



	<ul style="list-style-type: none">○ Increase the size of existing parks in areas with significantly low provision of open space and growth in high density development
H2	Work with stakeholders to support the delivery of open space and recreation facilities within private development for localised use



ATTACHMENTS

ATTACHMENT 1: Social Infrastructure Definitions

ATTACHMENT 2: Key Open Space Reserves and Parks in Epping

ATTACHMENT 3: Sport and Recreation Facilities in Epping and Catchment 3

ATTACHMENT 4: Population Based Benchmarks

ATTACHMENT 5: Application of Population Based Benchmarks to Epping

ATTACHMENT 6: Indicative Community Hub Specifications

ATTACHMENT 1: Social infrastructure definitions

Recreation	Recreation refers to informal and organised activities that people pursue for enjoyment and fitness such as walking, bike riding, play, picnics, relaxation, use of a gym and various other activities.
Sport	Sport refers to organised sport and competition based activities linked to sports clubs and schools such as a game of soccer, tennis, badminton or various other sports activities.
Sport and Recreation Open Space	Sport and recreation open space refers to community land categorised as a park or sportsground that has the potential to support recreation, sport or community activities.
Outdoor Sport Facility	Outdoor sport facility refers to sportsgrounds and any facility that is used for organised or informal sports activities. This includes but is not limited to sports fields, ovals, outdoor courts (tennis, netball, basketball, multi-purpose), cricket pitches, cricket nets, and lawn bowls and croquet greens.
Outdoor Recreation Facility	Outdoor recreation facility refers to any facility or space that is used for unstructured recreation such as paths, play spaces, exercise equipment, youth facilities (skate, BMX), picnic areas and event areas.
Open Space Buildings and Infrastructure	Open space buildings and infrastructure refers to the buildings (toilets, club facilities, storage) and infrastructure (field lighting, coach boxes, picnic tables, seating, lights, car parking etc.) that enable or support sport and recreation activities.
Aquatic Facility	Aquatic facility refers to indoor or outdoor swimming pools, wading pools and swimming areas.
Indoor Sport and Recreation Facility	Indoor sport and recreation facility refers to indoor courts and fitness facilities used for sport,
Play Space	Play Space Play space refers to recreation spaces with a play focus for children such as playgrounds, nature play or adventure play (for young and older children).
Affordable Rental Housing	This is affordable rental housing that is owned or managed by community housing providers and rented to low to moderate income households at no more than 30% of their income

ATTACHMENT 2: Key Open Space Parks and Reserves in Epping

Open Space	Address	Category	Area	Key Features	Condition Findings	Considerations
West Epping Park	15 Ward St	Sport, General Community Use & Park	4.0ha (3.0ha sport, 0.8ha community, 0.2ha park)	Major sportsground Synthetic soccer pitch plus junior Indoor sport and community facilities proposed	New development Condition will be good	Under reconstruction Potential inclusion of aquatic with indoor sport
Boronia Park	37 Bridge St	Park and Sport	5.0ha (4.1ha park, 0.9ha sport)	Major park with one field and recreation and picnic settings Quality play and recreation infrastructure Undeveloped treed grassed area Connection to town centre (pathway link)	9 = recreation 6 = sport New recreation facilities and amenities Poor condition sports buildings Worn playing field	Separated sport and recreation (potential to better link and increase community use) Small poor quality sports building and worn (high use) sports field Potential to expand recreation area to north east of site Lack of car parking
Forest Park	733 Blaxland Rd	Park	2.2ha	Large park with landscape and heritage features Play space and amenity (poor condition and location)	6 condition score Needs redesign and upgrade	Potential to redesign and improve quality Retain heritage and landscape values Higher density development around park
Dence Park	Stanley Rd	Park, Sport, Community and Natural	6.9ha (1.6ha park, 1.2ha sport (pool), 0.2ha community, 3.9ha natural)	50m outdoor pool and covered toddlers play pool with associated amenities buildings Community building and green area	6 condition score Needs redesign and upgrade	Ageing facility Design and access limitations Location within natural setting
Duncan Park	47 Kent St	Park and Sport	0.2ha	Croquet green and club facility Park area with seating Pathway connection to Boronia Park	6 condition score Average condition but poor design	Creek divides open space Poor function of park area Constrained (organised) use of croquet
Pembroke Street Res	8 Pembroke Rd	Park	893m2	Small park with small play space	3 condition score Poor condition play, landscape and seating	Small size of the park Poor quality of play and infrastructure Potential to enhance landscape Link to community and town centre

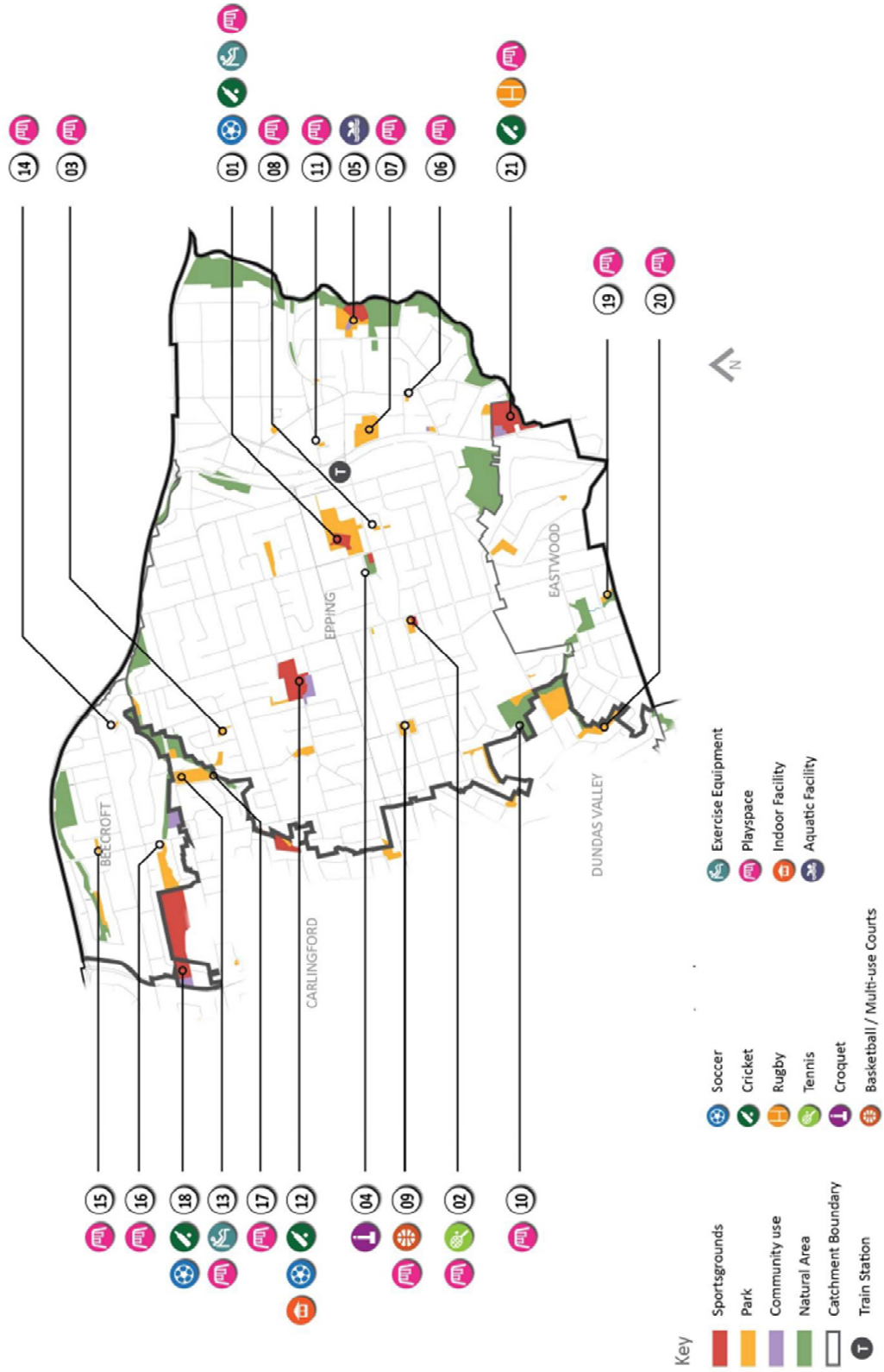
ATTACHMENT 2: Continued

Open Space	Address	Category	Area	Key Features	Condition Findings	Considerations
Loftus Square	35 Willoughby Street	Park	0.6ha	Two land parcels, one with play and one with half courts	7 condition score Good condition but lacks support infrastructure	Divided park but designed to cater for different age groups Lack of toilets and potential to enhance landscape, picnic focus and shelter
David Scott Reserve	97 Midson Rd	Park and Sport	0.5ha (0.3ha park, 0.2ha sport)	3 tennis courts and small club facility Play and park setting Undeveloped space	6 condition score Court surfaces good, Play and picnic facilities average	Potential to improve quality of courts and recreation space Potential increased picnic focus
Mobbs Lane Reserve	53 Mobbs Lane	Park and Natural	3.9ha (0.5ha park, 3.4ha natural)	Primarily natural area with grassed recreation area	6 condition score Average condition	Potential to further enhance recreation spaces and connections to the natural area
Kim Rutherford Reserve	20 Wyralla Ave	Park	0.2ha	Small park treed	7 condition score Play in good condition but lacks seating and landscape in larger park section	Link to child care
Eileen Mahoney Park	131 Midson Rd	Park	531 m2	Very small park adjoining local shop Grassed area with seating	8 condition score Good condition but poor landscape and amenity	Lack of landscape or activity opportunities Could consider play if fence
Don Stewart Park	32 Cottete Dr	Park	0.8ha	Treed swale area behind housing No formalised pathway	5 condition score Average / basic condition	Could consider pathway but landscape appeal should not be affected
Dent Street Park	28 Dent St	Park	0.6ha	Densely treed space with creekline	5 condition score Average / basic condition	Informal pathway (could formalise)
Kent Street Reserve	54 Kent St	Park	0.7ha	Densely treed space with creekline	1 condition score Very poor condition, overgrown	Very poor condition and overgrown Potential expansion to create park area and linear connections
Ridge Street Park	26 Ridge St	Park	0.29ha	Grassed and treed area behind housing	6 condition score Average / basic condition	Not visited or assessed in detail
Discovery Park	28 Leicester St	Park	0.26ha	Grassed and treed area behind housing	5 condition score Average / basic condition	Not visited or assessed in detail
Epping Road Reserve	30 Epping Rd	Park	420 m2	Landscape buffer	6 condition score Average / basic condition	Not visited or assessed in detail

ATTACHMENT 3: Sport and recreation facilities in Epping and Catchment 3

MAP CODE	RESERVE	SUBURB	AREA	SPORTS FIELD FACILITY	OUTDOOR COURTS FACILITY	RECREATION COURTS	PLAYSPACE	EXERCISE EQUIPMENT	INDOOR FACILITY	AQUATIC FACILITY
01	BORONIA PARK	EPPING	Area 3	Cricket, Soccer			X (2)	X		
02	DAVID SCOTT RESERVE	EPPING	Area 3		Tennis (3)		X			
03	DISCOVERY PARK	EPPING	Area 3				X			
04	DUNCAN PARK	EPPING	Area 3	Croquet (1)						
05	EPPING AQUATIC AND LEISURE CENTRE	EPPING	Area 3							Outdoor Swimming 50m
06	ESSEX ST RESERVE	EPPING	Area 3				X			
07	FOREST PARK	EPPING	Area 3				X			
08	KIM RUTHERFORD RESERVE	EPPING	Area 3				X			
09	LOFTUS SQUARE	EPPING	Area 3			Multiuse Half Courts (4)	X (2)			
10	MOBBS LN RESERVE	EPPING	Area 3				X			
11	PEMBROKE ST RESERVE	EPPING	Area 3				X			
12	WEST EPPING PARK	EPPING	Area 3	Soccer, Cricket					YMCA (2 court)	
13	AVONLEA PARK	BEECROFT	Area 3				X	X		
14	BINGARA RD PARK	BEECROFT	Area 3				X			
15	LYNBREE AVE PARK	BEECROFT	Area 3				X			
16	ORCHARD RD PARK	BEECROFT	Area 3				X			
17	RAY PARK	BEECROFT	Area 3				X			
18	ROSELEA PARK & COMMUNITY CTR	BEECROFT	Area 3	Soccer, Cricket						
19	DAVID HAMILTON RESERVE	EASTWOOD	Area 3				X			
20	JAMES HOSKIN RESERVE	EASTWOOD	Area 3				X			
21	SOMMERVILLE PARK	EASTWOOD	Area 3	Cricket, Rugby Union			X			

Epping and Catchment Area 3 Recreation Facilities Map



ATTACHMENT 4: Population based benchmarks

Asset	Benchmark	Source / Additional Information
Community Facilities	60 sqm per 1000 people (excludes libraries and exclusively leased space)	This has been accepted by City of Parramatta in previous studies and is comparable with and generally accepted by other Councils. A rate of 80 sqm / 1000 people is used to identify provision based on population benchmarking, of which 60 sqm is for local or catchment provision and a further 20 sqm is a contribution allocated for regional facilities.
Library Provision	1: 35,000 – 65,000 35 sqm per 1000 people plus 20% circulation space	Public libraries have a well-developed and accepted set of standards directing required levels of provision. These standards have been developed by the State Library of NSW and are outlined in People Places: A guide for Public Library Buildings in NSW – 3 rd edition.
Open Space Total (sports fields and recreation space)	11% of land + 2 hectares open space (sport and recreation) per 1000 people Open Space in High Density Communities: Residents should be within 250m of open space which is about a 2 – 3-minute walk	Both of these benchmarks are considered and analysed together. The percentage of land indication is balanced against what this percentage of land figure looks like against the population (in this instance per 1000 people). This has been accepted by City of Parramatta for the purposes of this study and peak recreation organisations.
Sports Field Open Space	6% of land + 1 hectare per 1000 people	Both of these benchmarks are considered and analysed together. The percentage of land indication is balanced against what this percentage of land figure looks like against the population (in this instance per 1000 people). This has been accepted by City of Parramatta for the purposes of this study and peak recreation organisations.
Specific Sports Facilities	Athletics 1: 80,000 people AFL 1: 20,000 people Baseball 1: 30,000 people Basketball 1: 20,000 people Cricket 1: 10,000 people	All benchmarks are based on 2012 participation analysis data for NSW and current use of facilities data for CoP

	<p>Hockey 1: 80,000 people Netball 1: 8,000 people Rugby League 1: 25,000 Rugby Union 1: 80,000 people Soccer 1: 7,000 people Softball 1: 100, 000 people Tennis 1: 5,000 people Touch Football / Oztag 1:15,000 people American Football 1: 200, 000 people</p>	
Recreation Open Space	<p>5% of land + 1 hectare per 1000 people</p>	<p>Both of these benchmarks are considered and analysed together. The percentage of land indication is considered against what this looks like against the population (in this instance per 1000 people). This has been accepted by City of Parramatta for the purposes of this study and other peak recreation organisations.</p>
Recreation Facilities	<p>Play spaces 1:2,000 people (including district and regional provision)</p> <p>Recreation Courts 1:10,000 people</p> <p>Exercise Equipment 1:15,000 people</p> <p>Youth Facilities - skate 1:50,000 people , BMX - 1:50,000 people</p> <p>Dog Parks 1:50,000 people</p>	<p>All benchmarks are based on 2012 participation analysis data for NSW and current use of facilities data for CoP. Parks and Leisure Australia Industry Benchmark.</p>
Aquatics and Indoor Recreation Facilities	<p>Indoor 25 m swimming pool 1: 30,000 people</p> <p>Indoor courts 1: 20,000 people</p> <p>Indoor Sports Centre with 3 + multi-function courts, gymnasium, fitness facilities 1: 50,000 – 100,000 people</p>	<p>Parks and Leisure Australia Industry Benchmark. Note broader industry information suggests that an indoor 25 m swimming pool generally requires a population of at least 50,000 to be feasible.</p> <p>Parks and Leisure Australia Industry Benchmark.</p>

ATTACHMENT 5: Application of population based benchmarks to Epping

The following population benchmarks have been applied to the population of Epping (suburb) and its catchment, to determine the rate of provision for social infrastructure in 2016 and 2036.

The following table indicates whether provision is adequate, below adequate, or far below adequate.

	Adequate provision
	Below adequate provision
	Far below adequate provision
	Benchmarks not applicable

Unless otherwise stated, the below table includes items that relate to the Epping Suburb.

	2016	2036	Benchmark Used	Indication from benchmark
Epping Suburb Total Population	22,995	37,271	-	-
Wider Catchment (3) Total Population	31,742	45,088	-	-
COMMUNITY SPACE				
Epping suburb provision rate (2,628 sqm existing floor space)	95 sqm/1000 people	58 sqm/1000 people	60 sqm / 1000	Shows a reasonable to above required provision of community space available in Epping. However, this does not consider the useability of the space and suitability of the spaces for community needs.
Wider catchment provision rate (3,728 sqm existing floor space)	116 sqm/1000 people	87 sqm/1000 people	60 sqm / 1000	
LIBRARY				
Wider catchment provision rate (sqm / 1000 + circulation space) (550sqm existing floor space)	1,486 sqm/1000 people	1,894 sqm/1000 people	1: 35,000 – 65,000 35 sqm per 1000 people plus 20% circulation space	Shows current library provision is significantly below what is required to meet the needs of the current and future population.
OPEN SPACE – TOTAL (sports fields + recreation parks)				
Open Space – Sports fields and		0.51 hectares / 1000	2 hectares / 1000	Shows provision of useable recreation park

	2016	2036	Benchmark Used	Indication from benchmark
Recreation Parks (hectares / 1000) 18.6 hectares existing	2.7% land	2.7% land	11% land	and sports field open space is very low for the future population
OPEN SPACE – SPORTS FIELDS				
Open Space – sports fields (hectares / 1000 people) 5.5 hectares existing	0.24 / 1000 0.8% of land	0.15 / 1000 0.8% of land	1 hectare / 1000 people 6% of land	Shows that overall provision is significantly below what is required to meet the needs of the current & future population
Baseball	0 diamonds	1 diamond	1 : 30,000	Shows provision is below what would be required to meet future community need. Could also be catered for in an adjoining catchment
Cricket	4 pitches	4 pitches	1:10,000	Adequate provision
Netball	0 courts	5 courts	1:8,000	Shows provision is significantly below what would be required to meet future community need
Rugby League	0 rugby league fields	1 rugby league field	1:25,000	Shows provision is below what would be required to meet future community need
Rugby Union	0 rugby union field	0 rugby union field	1: 80,000	Adequate provision
Soccer	3 soccer pitches	5 soccer pitches	1: 7,000	Shows provision is below what would be required to meet future community need
Tennis	3 tennis courts	7 tennis courts	1: 5,000	Shows provision is below what would be required to

	2016	2036	Benchmark Used	Indication from benchmark
				meet future community need
Touch Football	0 touch football fields	2 touch football fields	1: 15,000	Shows provision is below what would be required to meet future community need
OPEN SPACE – RECREATION PARKS				
Open Space – recreation parks (hectares / 1000 people) 13.1 hectares existing	0.57 / 1000 1.9% of land	0.35 / 1000 1.9% of land	1 hectare / 1000 people 5% of land	Shows that overall provision is significantly below what is required to meet the needs of the current & future population
RECREATION FACILITIES - OUTDOOR				
Play spaces	11	19	1 / 2000 people	Shows provision is below what would be required to meet future community need
Recreation Courts	4	4	1 / 10,000 people	Adequate provision
Exercise Equipment Stations	2	2	1 / 15,000 people	Adequate provision
Youth Facilities	0	1 youth skate / bike combined	1 Skate / 50,000 people 1 BMX / 50,000 people	Shows provision is below what would be required to meet future community need
Dog Park	0	1 dog park	1 / 50,000 people	Shows provision is below what would be required to meet future community need
ACQUATIC AND INDOOR SPORT FACILITIES				
Flexible Indoor Courts	2 indoor courts and fitness (YMCA)	2 multi-use courts	1 / 20,000 people	Adequate provision
Indoor Sports Centre – with 3 or more courts (multi- function),	0	0	1 / 50,000 – 100,000 people	Not indicated for either Epping Suburb alone or Catchment 3

	2016	2036	Benchmark Used	Indication from benchmark
gymnasium + fitness centre				
Swimming pool	Outdoor – 1 by 50 m plus children’s pool	Indoor - 1 by 25 m and a leisure pool	1 / 30,000 people	Adequate provision

ATTACHMENT 6: Indicative Community Hub Specification

Table 7 Initial specifications for a new library/community hub

Space description	Design features	Connections	Consultation suggested	Indicative GFA range (sqm)
Façade and entry	<ul style="list-style-type: none"> Facility should have a ground floor presence, ideally located on and accessed from the civic open space. Façade and entry should be prominent and clearly defined. Entry should be generous to enable good flow and connections between indoor and outdoor space. There could also be operable walls on some parts of the façade so that open space and building spaces are able to be seamlessly connected during fine weather and important events. Could include a transparent building façade to strengthen the visual connection between inside and out, enabling passers-by to see in and encouraging them to enter. 	<p>Key:</p> <ul style="list-style-type: none"> Civic open space Foyer 	With community users to provide input to the look and feel of the building	N/A
Civic open space	<ul style="list-style-type: none"> Ideally, the facility foyer should connect to this open space forming a large, indoor/outdoor community focal and gathering place. The open space should enable and encourage a wide range of formal and informal activities. Key inclusions in the space (ideally) would be a flexible open area suitable as a venue for markets, events and festivals; seating, shade and plantings to make it an appealing and comfortable place sit, relax or socialise; opportunities for play, which may be formal play equipment or just interesting elements such as water features, public art, terracing/level changes, plantings 	<p>Key</p> <ul style="list-style-type: none"> Façade and entry Foyer <p>Potential:</p> <ul style="list-style-type: none"> Retail/café space 	With community users to provide input to the look, feel and functions of the space	Depends on site chosen
Foyer	<ul style="list-style-type: none"> A generous space to serve multiple purposes. The interconnection between the foyer and library, and therefore the size of the foyer, will need to be carefully considered. This should take into account the operational hours of the library and other spaces, connections with the civic open space, need for the space to be welcoming to all community groups, and safety considerations. The space in the foyer and/or library entrance should serve as a community lounge and meeting space, providing an informal place to sit, meet, socialise, read and relax. May also contain community information point or board, serve as exhibition space and contain a reception desk. Public toilets will be needed either in the library, in close proximity to the foyer, or with dual access to the foyer and library. Arrangements for access to the public toilets while the library is closed will also need to be carefully considered. 	<p>Key:</p> <ul style="list-style-type: none"> Civic open space Multipurpose hall space/s Meeting and activity rooms Library <p>Potential:</p> <ul style="list-style-type: none"> Retail/café space 	With community users to provide input into look and feel of the building	250-450

