

Legend

- Study Area
- On Road Cycle Path
- Proposed Cycle Path (by CoP)
- Walking Trail
- Open Space and Environmental Management
- Riparian Corridors
- Undefined Private Open Spaces
- Community Garden

SCALE: 1:10,000 @ A4



SOCIAL INFRASTRUCTURE

Telopea benefits from a range of social infrastructure services, mostly centrally located in and adjacent to the core. However, many of these services are at capacity. The urban renewal of Telopea will bring increased population which will also increase demand for social infrastructure. Social infrastructure should be expanded and redesigned to accommodate a larger and more diverse population.

EDUCATION

Within 10 minutes drive, residents of Telopea have access to a range of public and private schools, as well as several established colleges, universities and TAFEs.

- Primary Schools: Carlingford Public School, Carlingford West Public School, Dundas Public School, Ermington West Public School, Yates Avenue Public School and Telopea Public School.
- High Schools: James Ruse Agricultural School, Cumberland High School, St Patrick's Marist College, Marsden High School, Tara Anglican School for Girls and The Kings School.
- College & Universities: Western Sydney University (WSU), Macquarie University, Macquarie Community College and United Theological College.
- TAFEs: English Language Centre Meadowbank and the Northern Sydney Institute Ryde Campus.

Telopea Primary School is centrally located on a 2 hectare site adjacent to the core. It incorporates a Montessori Pre-school and the Waratah Centre (which provides a parallel academic program for Years 7 to 12 before entering back into main stream education).

The school provides primary education catering for a diverse student community and offers a range of cultural, sporting and social programs including a community garden. At a current enrolment of some 60 students there is capacity to increase enrolments within the existing school. Increased enrolments are likely to increase demand for new classrooms and associated educational infrastructure.

New school buildings in other higher density areas are increasingly being geared to providing classrooms in multi storey developments. This provides economies in terms of construction and maintenance and retains open play space. The redevelopment of Arthur Phillip High School and Parramatta Public School in Parramatta CBD are recent examples of the delivery of multi-storey education facilities in response to metropolitan Sydney's increasing residential density.

Planning for education has also evolved to recognise the importance and potential benefits from the co-location of facilities within the broader community. Libraries, meeting rooms, performing spaces, auditoriums and open spaces are facilities that can be potentially shared. The school is well placed in the core to enable co-location and sharing of other community facilities.

COMMUNITY FACILITIES AND PROGRAMS

Presently, community facilities located across Telopea have limited physical integration. Community facilities, programs and services in Telopea currently comprise:

- The Dundas Community Centre - A community facility which includes a two hundred people main hall, meeting rooms and craft room. It contains the Dundas Area Neighbourhood Centre (DANC), Dundas Branch Library and community health centre.
- The Dundas Area Neighbourhood Centre (DANC) - A neighbourhood centre which provides daily activities and support for residents across a diverse spectrum of interests and needs.
- The Dundas Branch Library - A branch library which provides books, e-material and reference services, as well as the delivery of books to housebound people, and other lifelong learning programs, services, and events.
- Waratah Montessori Preschool and Sophie's Cottage Kindergarten.
- Two community gardens - one on Shortland Street and the other at the school.
- Dundas Valley Medical Centre.
- Hope Connect, family support services and the HuB.
- Community rooms within Hume Housing developments.
- Schools as Community Centres project within Telopea Public School.

The community supports new spaces such as an improved and expanded library, child care centre, additional meeting rooms, landscaping and public Wi-Fi.

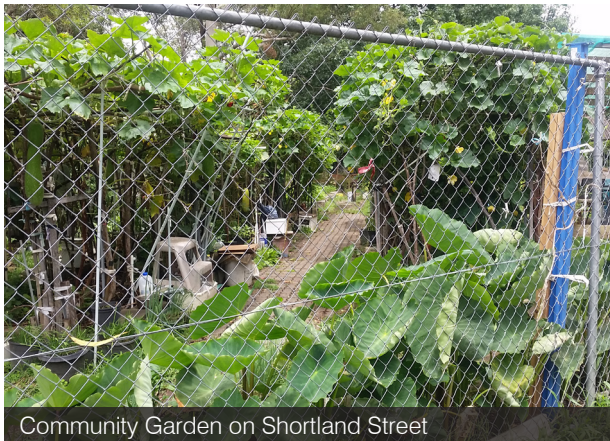
COMMUNITY FACILITIES IN TELOPEA



Dundas Branch Library



Telopea Christian Centre



Community Garden on Shortland Street



Dundas Area Neighbourhood Centre

COMMUNITY FACILITIES OPPORTUNITIES



- 1 The Dundas Community Centre at Sturt Street incorporates the Dundas Branch Library, DANC and Community Health Centre. These facilities could be upgraded with expanded programs and spaces to cater for a diverse population.
- 2 Telopea Public School could provide community rooms, hall or open space that are shared with the broader community out of school hours or could utilise these same facilities provided on adjacent sites.
- 3 TRED Community Leaders Group in association with the DANC oversee the community gardens on Shortland Street. Community gardens could be provided within new development sites to be accessible to a range of people.
- 4 The HuB on Wade Street could be relocated to a suitable location in consultation with the service provider.
- 5 Hope Connect, which is located within the Telopea Christian Centre on Shortland Street and provides family support services (and The HuB), could be integrated within a multi-purpose community centre, remain in its current location or relocated to a suitable alternative identified by the service provider.

RETAIL AND EMPLOYMENT

Telopea residents currently carry out most shopping trips in nearby centres outside of the neighbourhood. Telopea has access to a range of retail outlets and major retail centres within a 6 km radius (approximately 10 minutes drive), including:

- Regional Centres: Westfield Parramatta (south-west).
- Sub-regional Centres: Westfield North Rocks, Carlingford Court
- Supermarket Centres: Carlingford Village, Eastwood Shopping Centre, West Ryde Urban Village, West Ryde Marketplace, Newington Marketplace and Northmead Plaza.

Within the neighbourhood, existing retail services are located at the Waratah Shops on Benaud Place. These comprise a 900 sq.m supermarket and additional 1,400 sq.m of specialty retail shops and an automotive service centre.

Retail demand analysis identifies that in order to support the future population, over 7,000 sq.m of retail is needed, anchored by a large-scale supermarket (3,000-4,000 sq.m).

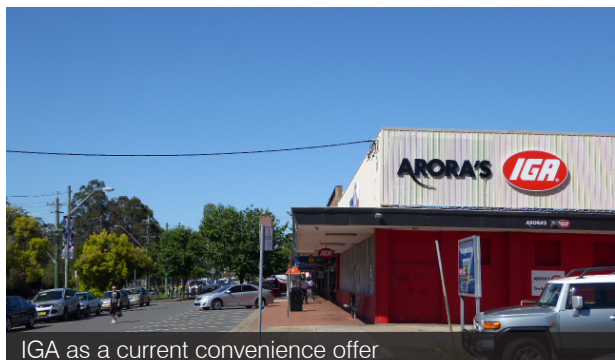
Expansion at the current location presents the following challenges:

- Land ownership is fragmented, with the exception of the existing 900 sq.m supermarket and adjoining car park.
- Development of a new full line supermarket on Benaud Place would require demolition of the existing buildings and car park as well as additional tenancies. This will disrupt the commercial offering while works are being undertaken.

Many of the existing shops are older, and community feedback has supported the upgrade, renewal and possible long term relocation of the shops near the train where there will be greater pedestrian activity and movements.

In the short term, there will be a continued need for shops in this part of the neighbourhood. However, even with significant expansion or renewal, the existing shopping strip cannot support the growing population (as shown over the page).

Telopea is well located close to employment at Parramatta CBD, Macquarie Park, Norwest and Rydalmere. Local employment opportunities in Telopea are limited to the shops, schools and community facilities within and nearby the master plan area.



Many residents support having access to a great variety of shops and services, a bigger supermarket, more restaurants and cafes, more parking and improved public spaces around the shopping centre.

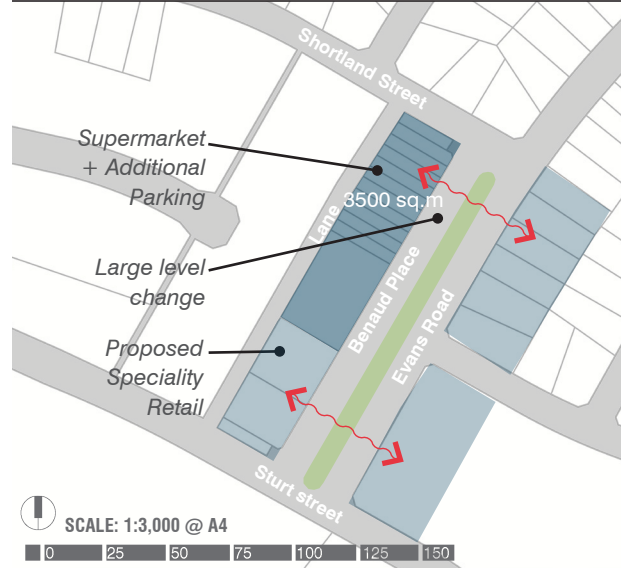
DEVELOPMENT OPPORTUNITIES FOR WARATAH SHOPS

Existing Waratah Shops Condition



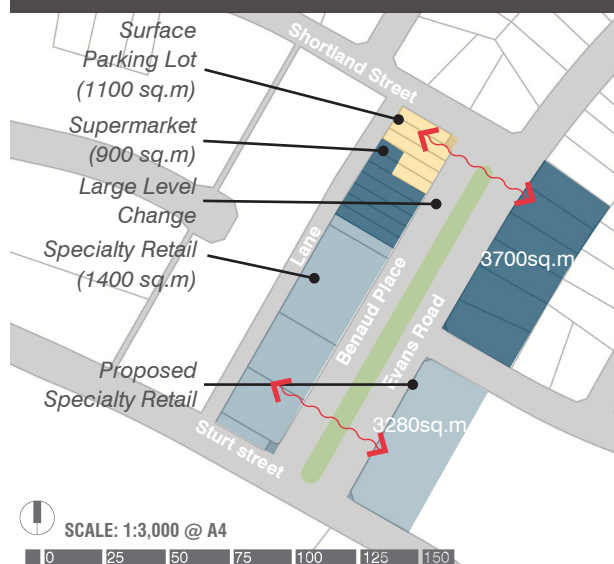
- Existing Waratah Shops will not be able to serve the capacity of Telopea in the future, having a limited area and parking.
- In any future expansion, the development will face challenges in terms of access due to the significant slope.

Option 1 : Develop New Supermarket in Existing Area



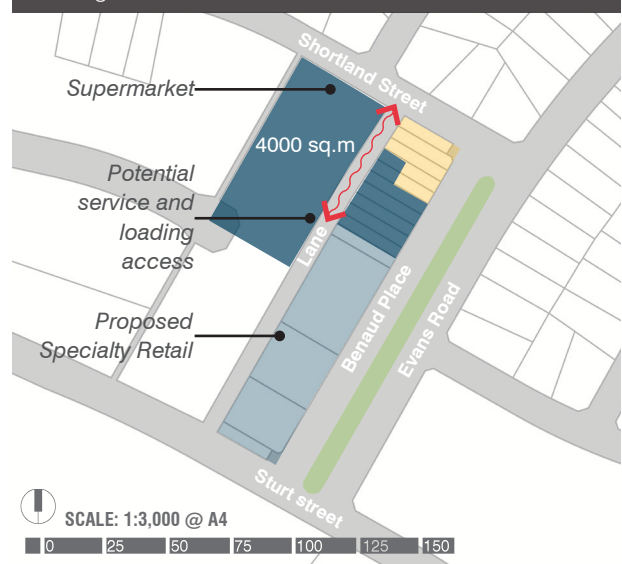
- This option would need underground parking to enable a new supermarket.
- Most of the existing shops would need to be demolished for redevelopment to occur.
- The elongated shape will not work well for supermarket layout and function.
- Limited connectivity due to the significant slope is likely to be a barrier to patronage.

Option 2 : Develop Supermarket on East Side of Evans Road



- Limited space for a large format supermarket.
- Elongated shape will not work well for supermarket layout and function.
- Limited connectivity to existing shops.
- Distance between east side of Evans Road and existing slope is not ideal for pedestrian movement, particularly due to significant level changes between Benaud Place and Evans Road.

Option 3 : Develop Supermarket on West Side of Existing Retail



- The supermarket can be developed at this area but there will be vehicular conflicts between servicing and pedestrian movement.
- Development will result in conflict between the proposed supermarket, and future residential areas (south and west of the supermarket).
- Poor pedestrian connectivity, amenity and different level changes would create two separate shopping areas (east and west of the lane).
- Additional parking for the supermarket would need to be under the building.

BUILT FORM

Housing in Telopea, particularly social housing, requires renewal to improve built form, better choice and respond to needs.

Existing housing in the area currently presents a number of issues including:

- Lack of accessibility for people with disabilities because there are no lifts in older apartment buildings.
- Poor public and private interface because buildings do not face the street and do not reinforce public/private boundaries.
- Poor design and age of housing presents a poor streetscape, raising concerns for safety.
- Recent private developments in the neighbourhood have been limited to corner sites requiring no amalgamation, and these are not well integrated with the broader context. Surface car-parking and ground level garages dominate the fronts of these buildings and place pressure on street parking.

There is an opportunity to encourage viable development and amalgamation of sites to create inclusive, quality housing that integrates well with the public domain and reflects the values of the community.

LAND CONSTRAINED BY DEVELOPMENT

A number of sites are constrained and unlikely to be redeveloped in the next twenty years. These include:

- A State heritage site located at the corner of Adderton Road and Manson Street. The site features a single-storey house in an inter-war era, built of sandstone and brick, and surrounding gardens. This Winter House, designed by Sir Walter Burley Griffin in 1935, is known as the 'Redstone'.
- Existing strata titled and small lot sites (townhouses, apartments and dual occupancies).
- Recently completed developments.
- Recently approved development applications that are currently under construction.

DEVELOPMENT FEASIBILITY

Proposed density and built form should consider the viability of controls and the potential for site amalgamation, and housing delivery. Sites that can be amalgamated provide a better development outcome in terms of siting, design, variety of apartment types and servicing of townhouses.

The community want to see the aged social housing upgraded with better quality buildings, good landscaping and improved passive surveillance.



SCALE: 1:5,000 @ A4

0 50 100 150 200 250

TELOPEA MASTER PLAN

The master plan will foster the long-term growth of a vibrant, cohesive and safe neighbourhood.

Telopea will be an inclusive community with shared civic spaces, relevant community services and facilities, and housing choices for a diversity of residents.

The new light rail stop marks the main point of arrival to Telopea, strengthening its identity within the greater Parramatta area.

Telopea's key areas of change include:

1. **Creating a welcoming arrival point in Telopea**

The proposed light rail stop will become a key arrival point in Telopea, welcoming residents and visitors and signalling entry to the neighbourhood. A new pedestrian civic plaza adjacent to the light rail stop will lead pedestrians to ground level shops and cafes that open onto footpath and pedestrian spaces. This activated pedestrian area will be the point of access to lifts and/or escalators serving different levels of the new community facilities space, lower level supermarket and relocated Wade Street entry (adjacent to the existing school and Council's current community facilities). This will ease pedestrian movement across the steepest part of the hill to access the light rail stop. There is potential to follow a similar approach on other parts within the core that have steep slopes.

2. **Emphasising a sense of place in Telopea**

Better parks, public spaces and outdoor café seating will be shaded by Telopea's existing mature trees. Within parks, new furniture and facilities, and better design will improve outdoor activity and neighbourhood safety. Many of Telopea's trees are preserved throughout parks, undulating landscapes and footpaths so that the sense of place remains alongside residential development.

3. **Building a diverse residential population in Telopea**

The addition of 3,500 - 4,500 mixed residential dwellings will stimulate change in the make up of local households in Telopea. The provision of new and upgraded community facilities and retail options will cater to a diversity of age groups, cultural backgrounds, needs and interests.

Each of these key changes deliver a vital component of the overall master plan. Together, they build on existing community strengths to create an enjoyable, vibrant and supportive neighbourhood, bringing to life Telopea's vision for the future.



Artist Impression of Telopea Core development adjacent to Telopea's future light rail stop

ORGANISING PRINCIPLES

The Telopea Master Plan has been developed following site and urban design analysis and an extensive consultation process with the community and key stakeholders.



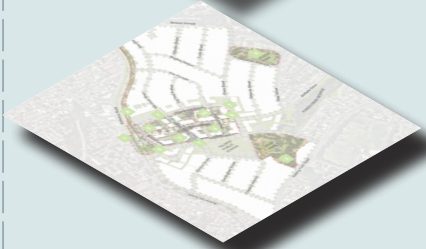
ACCESS AND MOVEMENT:

The master plan will deliver a pedestrian friendly environment whilst balancing the necessary vehicular and servicing functions. The proposed light rail will provide improved frequency of public transport, and more crossings over the light rail. Increased connections through the core will facilitate improved movement up the steep hill to the light rail stop. The clear road hierarchy and future parking strategies will improve functionality and safety of local streets.



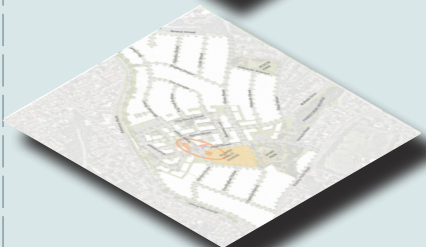
LAND USE:

Whilst the dominant land-use will be residential, a mixed-use precinct is key to servicing the future population. Located in the core and easily accessed from the adjoining neighbourhood, it will include more retail and community facilities helping to activate and service the neighbourhood.



OPEN SPACE:

To enhance the natural amenity of Telopea, public spaces and streets require an identifiable hierarchy and design strategy. They will be safe, pedestrian friendly and designed for a diverse population. New, active and improved parks, playgrounds, and public spaces will encourage interaction and provide a variety of meeting places. They will be integrated with key community facilities, shops and the light rail stop.



SOCIAL INFRASTRUCTURE:

New and upgraded community facilities will respond to Telopea's growing population, as well as its changing social and demographic mix. Community facilities will be provided in a multi-purpose environment that may host a range of services including an upgraded library, multi-purpose meeting spaces, performance spaces, health centre, neighbourhood centre, and child care centre. Co-location and sharing of facilities are key considerations, where this makes sense to do so.



BUILT FORM:

Telopea's built form strategy will locate highest densities around high amenity - near the light rail, shops and services. Taller buildings on the ridge lines reduce solar impact and provide outlook. Height will transition down to more sensitive areas. Buildings will be designed to improve safety and connectivity by clearly identifying private and public spaces.