



# Bays West Master Plan Social Infrastructure Needs Study

Department of Planning and Environment  
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# Cred

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*There are few places in Sydney that have the rich history and legacy of Bays West, and even fewer that have the opportunity to be completely transformed for the future ... The opportunities for renewal are endless, with harbourside frontage linking to a foreshore walk that could connect Bays West to the city, as well as the creation of great public spaces and the innovative re-use of heritage assets.*

- The Hon. Rob Stokes, Minister for Planning and Public Spaces  
Bays West Place Strategy 2021

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# Executive summary

As part of a multidisciplinary team, led by the NSW Department of Planning and Environment with Cox Architecture, Cred Consulting is developing a master plan for the White Bay Power Station and Robert Street sub-precincts that lie within the Bays West Precinct.

The Bays West Precinct has been divided into 10 distinct sub-precincts, a logical division primarily based on existing and desired character zones. These sub-precincts will be subject to a staged approach to master-planning and rezoning processes.

This report informs the Stage 1 master-planning and rezoning of the White Bay Power Station and Robert Street sub-precincts.

This baseline analysis provides the preliminary social infrastructure benchmarked requirements based on the future growth scenarios provided. It includes design principles that will inform the preparation of a draft master plan that aims to create a place that connects people and promotes caring for Country, channelling the power of knowledge by revealing local Songlines, history and place stories.

It is hoped this significant Precinct will function as a catalyst for cultural expression and creativity while nurturing and renewing a sense of belonging.

## Strategic drivers

Creating a place that embodies connection to Country and community, offers a connection to natural spaces and is well connected to services, public facilities and open spaces, thereby supporting a healthy, resilient and sustainable community, will deliver on the strategic priorities of more than 24 policy documents.

The following strategic drivers are a thematic summary of the policy, place and people context and aspirations for the Bays West Precinct sub-precincts. These have been derived from a policy document review, findings from previous community engagement and discussions with the project team and key stakeholders.

- The future power of the site is learning, knowledge and stewardship
- Connecting and caring for Country and community
- Long-term sustainability
- The catchment served goes beyond Precinct boundaries, and
- Strengthening community connection and resilience.

Knowledge and learning is not contained only within buildings but are also held within the landscape. It will be a precinct of indoor and outdoor learning (places for the written word) and the parkland embedded with stories of water Country (Songline). Just as two types of water mix at the site, so will two types of learning.<sup>1</sup>

The stretch of Wangal and Gadigal Country now known as Bays West has been known for millennia by the Wangal people as Saltwater Country and Freshwater Country. This deep connection is explored through design that celebrates Sweetwater (inland sweet tasting water), Bitterwater or (sacred brackish fishing water typified by the ebb and flow of the tide, always changing) and Saltwater (the lagoons, bays, river mouths and out into the ocean).<sup>2</sup>

## Demographic drivers

An analysis of forecast demographic characteristics of the Inner West Council LGA, City of Sydney LGA and Pyrmont Peninsula in 2041 indicates that the future population of the Bays West Precinct is likely to comprise the following:

- Very small proportion of children (3.7%, 5-11yrs)
- Very small proportion of teenagers (2.8%, 12-17yrs)
- Very large proportion of young people (16.1%, 18-24yrs, and 27.2%, 25-34yrs)
- Larger proportion of middle-aged adults (19.8%, 35-49yrs)
- Smaller proportion of ageing adults (9.1%, 50-59yrs, and 6.5%, 60-69yrs), and
- Very small proportion of older adults (8.6%, 70-84yrs, and 1.5%, 85yrs+).

Based on other high-density areas and the forecast age profile, the Bays West Precinct is expected to have larger proportions of:

- Single persons
- Couples without children
- People living alone, and
- People born overseas (particularly Asia).

The Bays West Precinct is also forecast to have a high proportion of workers who are young and educated.



## Social infrastructure provision

### Public facilities

- There are 15 community facilities within 2km of the Bays West Precinct and six of these are within 800m walking distance.
- There is a significant number of cultural facilities within close proximity to the Bays West Precinct, including facilities at state, regional, district and local levels.
- There is a total of 10 libraries within 2km of the Bays West Precinct. Of these, two are located within 800m walking distance of the Precinct.
- There are 16 primary schools, eight high schools, two combined schools and four special schools located within 2km of the Bays West Precinct.
- There are 16 long day care centres/preschools located within 2km of the Precinct. Of these, four are located within 800m of the Bays West Precinct.
- There are 19 emergency services within 2km, or just outside 2km, of the Bays West Precinct. Of these, four are ambulance services, seven are fire stations and eight are police stations. The Balmain Police Station and Balmain Ambulance services are located within 800m of the Precinct.

### Public open space

- The Bays West Precinct has a variety of open spaces within close proximity. Regional Parks within a 2km radius of the study area include Glebe's foreshore parks, Leichhardt Park (extending to Hawthorne Canal), Mort Bay Park, Birchgrove Oval, Wentworth Park, Waterfront Park and Pirrama Park.
- However, a significant proportion of the Precinct is not within 400m walking distance of a public open space (over 0.3ha).

- There are 73 play spaces within 2km, or just outside 2km, of the Bays West Precinct. However, there is a need for local and district play spaces within the Precinct, to be used by future residents and visitors.
- There are two skateparks within 2km of the Bays West Precinct: Annandale Skatepark and Federal Park Skatepark (the latter being significant).
- There are four indoor recreation/sports facilities and two aquatic centres within 2km, or just outside 2km, of the Bays West Precinct.
- There are six dog parks within 2km of the Bays West Precinct.
- There are five community gardens within 2km of the Bays West Precinct. Of these, three are located within 800m of the Precinct.

## Social infrastructure recommendations

### Social infrastructure principles

The design and provision of social infrastructure within the White Bay Power Station and Robert Street sub-precincts should respond to the following key principles:

- Social infrastructure facilities, spaces and activities will play a significant role in creating the energy of the sub-precincts - the people, water and knowledge.
- Offer places for First Nations peoples to engage with their community, express their cultures and traditions, read and share knowledge, care for Country and strengthen a sense of belonging.
- Early delivery of social infrastructure will provide a strong foundation for the Precinct and will invite Sydneysiders to create community connections and remake this place, which will drive the success of the Precinct.

- Community, recreation and cultural facilities, and open spaces must respond to the needs of the Precinct's future residential and worker populations, and support existing local communities, as well as district and metropolitan catchments.
- Co-located, flexible spaces, multipurpose and accessible spaces (both temporary and permanent) will encourage citizens to reimagine and participate in the social and civic life of the Bays West Precinct.
- Provide a network of green open spaces that connect to the harbour foreshore and power station, and also beyond the sub-precinct to surrounding areas of open space.
- Improved active transport and recreational links to Pymont, Glebe, Wentworth Park and Callan Park, as well as around the foreshore to the CBD and beyond.
- Invite the community to connect with the cultural Songlines, by the revealing embedded knowledge and understanding of Country, place and each other.
- Provide opportunities for people to interact with, learn about and understand the place's important water story.
- Social infrastructure is key to unlocking and reactivating the White Bay Power Station. Spaces like this and organised activities will give the community a connection with the past.
- Ensure the provision of infrastructure to support cultural and creative production, as well as places to gather, connect and celebrate, and spaces to innovate, explore, experiment and learn, for both local and district catchments.
- Ensure public spaces, particularly the Power Station forecourt, remain publicly accessible for informal use, including recreation, gathering and the sharing of ideas, as well as events, markets and festivals.

## Social infrastructure opportunities

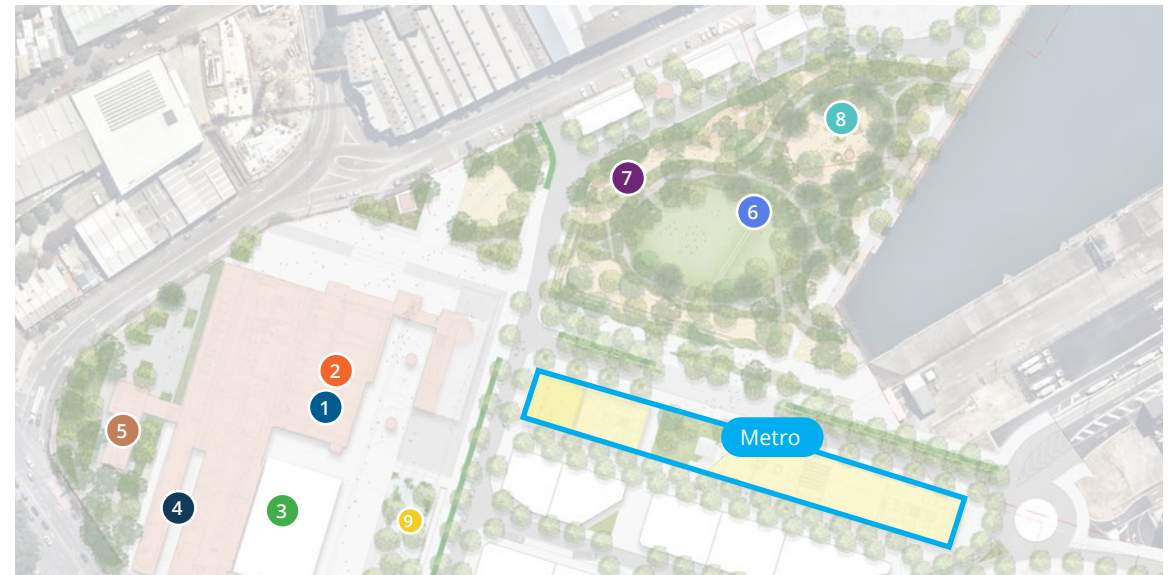
Based on population benchmarks and the significance of the Bays West Precinct renewal, the project has the opportunity to deliver the following social infrastructure:

- 2,800-3,200 sq.m district-level multipurpose community and library hub in Stage 1
- 2,000+sq.m of district-level cultural spaces within Stage 1
- 162 long day care places and 120 outside school hours care places anywhere within the Precinct
- Up to two district-level indoor sports centres
- 6.3ha of open space (across the precinct), with a 2ha park within Stage 1 boundary
- Four to six play spaces
- Up to two sports fields
- A minimum of five outdoor courts
- Up to two outdoor fitness stations
- One skating area
- Recreational links to existing and planned open spaces
- Water recreation and connection to water, and
- Other active and passive recreation opportunities.

This Social Infrastructure Needs Study identifies that ongoing consultation will need to be undertaken with Schools Infrastructure NSW given the proximity to the Metro and to cater for any increased demand as the planning for the precinct progresses.

As identified in Figure 1, the Power Station is the preferred location for some community facilities and spaces due to the compatibility of social infrastructure activities with the preservation of the heritage fabric and the storytelling of the place. However, it is noted that work is ongoing by Place Management NSW on the reuse and adaption of the White Bay Power Station and whilst the central location and focal point of the Power Station is the preferred location, it is acknowledged that provision of social infrastructure, aligned to the principles outlined in this document may be in alternative locations within the Precinct.

Figure 1 - The Bays West Precinct social infrastructure location recommendations (Source: Cred Consulting)



Based on findings from section 7.1 to 7.3, the below locational recommendations are outlined for future Bays West Precinct social infrastructure.

<p><b>1</b> The district community and library hub should be located within the Stage 1 boundary within 400m proximity to the new Metro Station. It is recommended for it to be located within the White Bay Power Station, however this requires further investigation in terms of feasibility.</p>	<p><b>5</b> Local flexible workshop and co-working spaces are recommended to be provided in the Control Room within the White Bay Power Station.</p>
<p><b>2</b> The district cultural spaces, such as maker spaces and flexible event spaces are recommended to be located within the ground floor of the Boiler Room 1 area of the White Bay Power Station.</p>	<p><b>6</b> A 1.5 to 2 ha district park is recommended to be located alongside the waterfront.</p>
<p><b>3</b> District indoor sports/recreation centre is recommended to be located within the ground floor of new building in Boiler Room 2 site. However, it should be noted that it can be located anywhere within 400 m of the new Metro Station.</p>	<p><b>7</b> An outdoor fitness station is recommended to be provided within the district park.</p>
<p><b>4</b> It is recommended that the existing Entertainment Hall within the White Bay Power Station is leveraged to provide a local theatre or cultural spaces</p>	<p><b>8</b> A district level play space is recommended to be provide within the district park.</p>
	<p><b>9</b> There is an opportunity to provide informal skating spaces in public open spaces</p> <p>There are additional active and passive recreation opportunities such as half courts that can be delivered within the Stage 1 boundary in close proximity of the Metro station. Potential areas where they can be delivered include the northern forecourt of the White Bay Power Station and public open spaces adjacent to the District Park.</p>

# 1. Introduction

## 1.1. Purpose

As part of a multidisciplinary team, led by the NSW Department of Planning and Environment with Cox Architecture, Cred Consulting is developing a master plan for the White Bay Power Station and Robert Street sub-precincts that lie within the Bays West Precinct

This baseline analysis provides preliminary social infrastructure benchmarked requirements based on the future growth scenarios provided. It includes design principles that will inform the preparation of a draft master plan that aims to create a place that connects people and promotes caring for Country, channelling the power of knowledge by revealing local Songlines, history and place stories. It is hoped this significant Precinct will function as a catalyst for cultural expression and creativity while nurturing and renewing a sense of belonging.

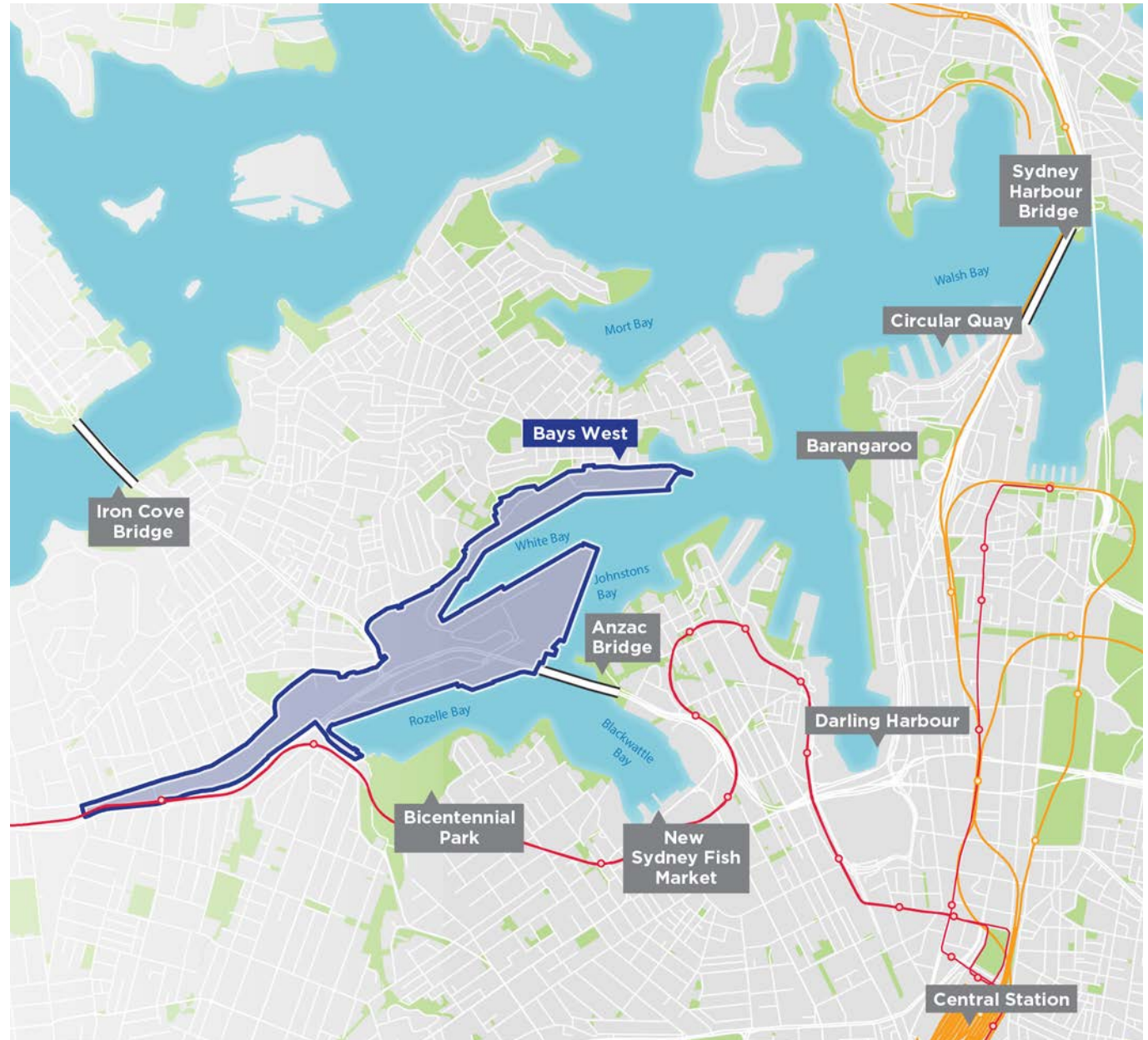


Figure 2 - Bays West site map (Source: Bays West Place Strategy)



## 1.2. About the Bays West Precinct and sub-precincts

The Bays West Precinct has been divided into 10 distinct sub-precincts, a logical division primarily based on existing and desired character zones. These sub-precincts will be subject to a staged approach to master-planning and rezoning processes.

This report informs the Stage 1 master-planning and rezoning of the White Bay Power Station and Robert Street sub-precincts.

### *White Bay Power Station sub-precinct*

This area is central to the renewal of the whole Precinct as it includes both the White Bay Power Station and the Metro Station. This zone will be a key activity centre for the Precinct; it will host events and provide services and infrastructure for existing and new communities. It will be a nexus, connecting sub-precincts and adjacent suburbs while providing a new regional open space, connecting White Bay Power Station to the head of White Bay.

### *Robert Street sub-precinct*

Providing a key interface to the Balmain Peninsula, and the port zone at White Bay, the Robert Street sub-precinct will be a permeable interface that respects this key transition point into the new Bays West Precinct. It will open up new access points to the Precinct that benefit from engagement with heritage elements, the foreshore and the new district park adjacent to the White Bay Power Station, whilst also supporting innovative working harbour uses.

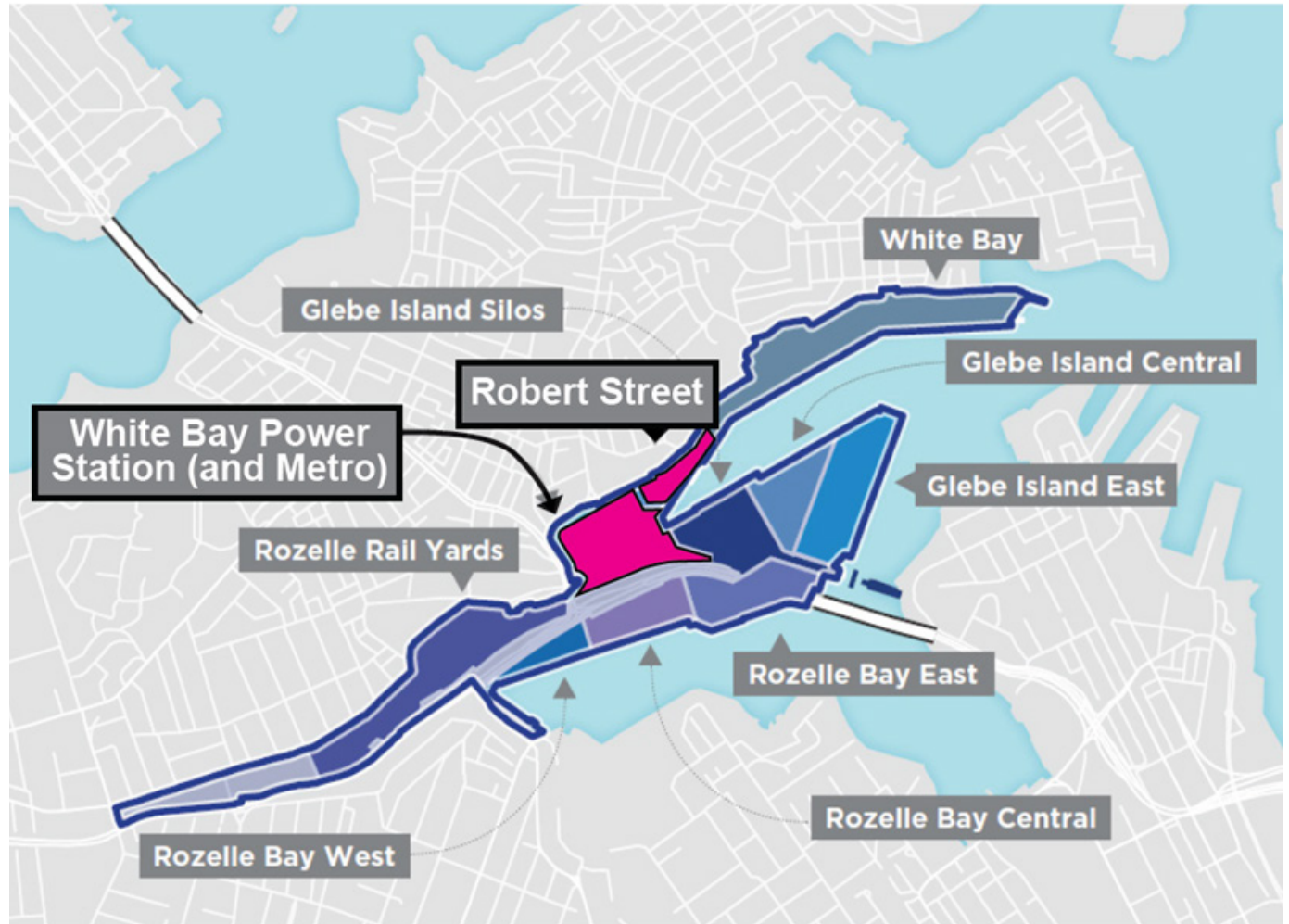


Figure 3 - Bays West sub-precincts (Source: Bays West Place Strategy)

### 1.3. Part 1 Baseline Analysis

Part 1 Baseline Analysis includes a review of relevant strategic documents and policies, social infrastructure megatrends and best practice precedents, as well as an audit and mapping of social infrastructure in proximity to the Bays West Precinct.

The Analysis will inform the Draft Master plan for the Bays West sub-precincts. It found that there is currently a variety of social infrastructure in close proximity to the Bays West Precinct. However, to cater for additional residents and workers who will use the Bays West Precinct, and to address existing gaps in the City of Sydney and Inner West LGAs, local- and district-level social infrastructure should be provided within the Bays West Precinct.

As shown in Figure 5, the Social Infrastructure Baseline Analysis considered a range of indicators, including:

- Population growth and demographic characteristics (population forecasts may change as planning scenarios are created)
- Strategic context and major projects
- Social infrastructure trends
- Internal and external engagement
- Social infrastructure audit and mapping
- Benchmarking (population, proximity and comparative)
- Capacity and utilisation of existing social infrastructure, and
- Case studies and best practice.

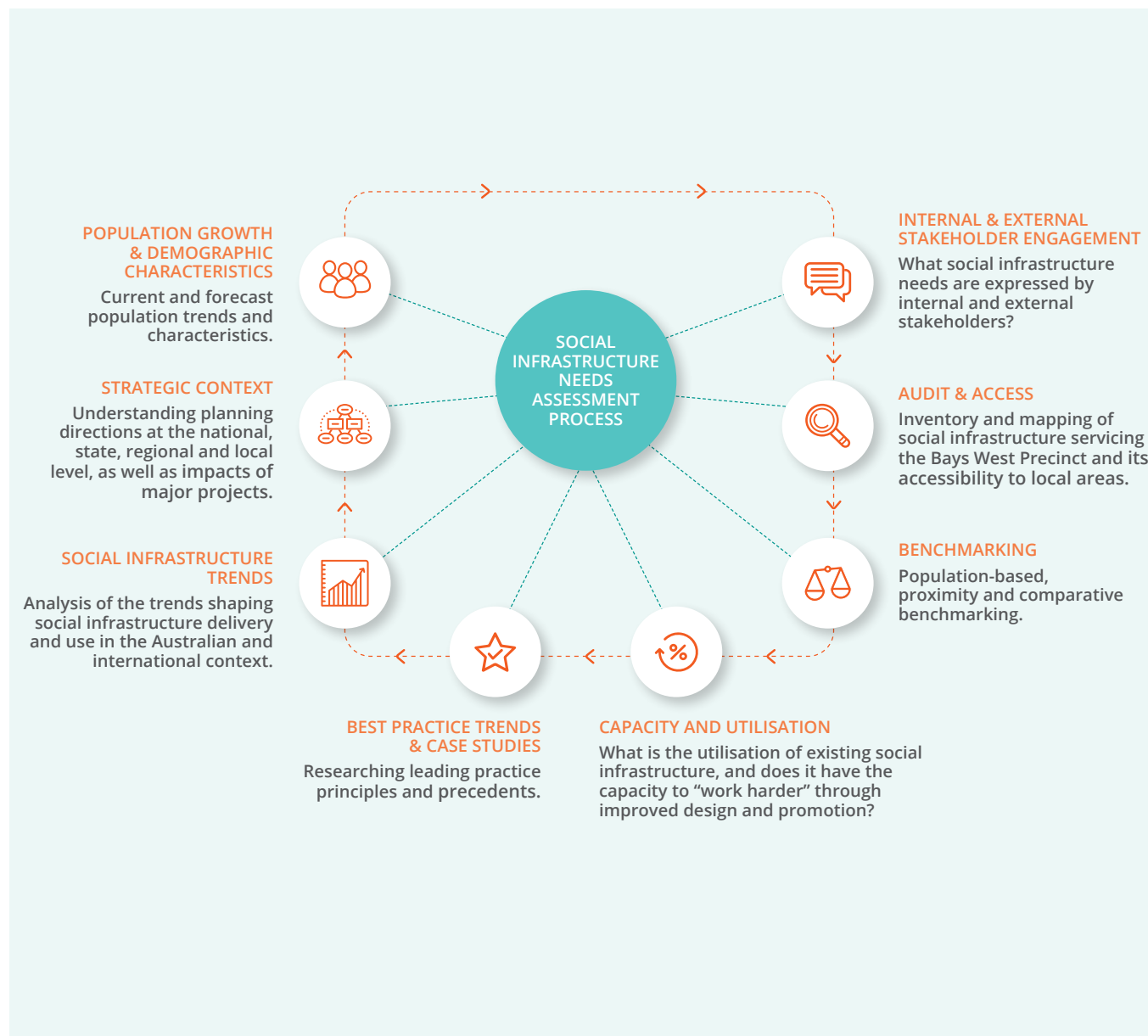


Figure 4 - Cred Consulting Social Infrastructure Needs Indicators

## 2. Defining social infrastructure

Infrastructure Australia (2021 Australian Infrastructure Plan) defines social infrastructure as:

*“The facilities, spaces, networks and services that support individual and community health and wellbeing, promote a cohesive society and support economic prosperity ... Social infrastructure also builds human capital (the collective skills, knowledge and experience of individuals that creates economic value) and social capital (the networks of relationships that enable society to function effectively) ... [and] helps to create healthy, happy, thriving communities.”*

Successful social infrastructure relies on the availability of facilities and spaces for services, programs and activities. It includes:

- Hard infrastructure – the facilities and physical structures where social, cultural and recreational services, programs and activities are delivered or operate, and
- Soft infrastructure – the services and programs delivered within the hard social infrastructure.

Hard and soft infrastructure both play a role in creating and sustaining community life. This analysis and the subsequent assessment report addresses hard infrastructure only and does not include an assessment of soft infrastructure requirements.

Hard social infrastructure comprises the physical places and spaces in which social, community, cultural and recreational services, programs and events take place. The types of hard social infrastructure included in this Baseline Assessment are shown in the figure on the right and align with the NSW Government Draft Public Space Charter (Oct 2020).



Figure 5 - Social infrastructure defined as “Hard” social infrastructure

**“Public spaces like our parks, museums, libraries and high streets connect us to our communities, bring us closer to nature, make us healthier and happier, provide places for celebration and help businesses to prosper.”**

- Draft NSW Public Spaces Charter, Department of Planning, Industry and Environment, November 2020





## 2.1. Social infrastructure benefits

This section provides an overview of the significant research that indicates the many liveability, educational, economic and resilience benefits of social infrastructure.

### Liveability

Liveable places are those that have access to great social infrastructure, enabling lifelong learning and creative expression, creating healthier communities, bridging social divides and supporting cultural networks.

Liveable places promote wellbeing and improve residents' quality of life.

Critical for building social relationships, social infrastructure not only provides services that are essential for communities to function, but also services that make places liveable and help to improve the quality of life for people living there.

Social infrastructure strengthens the local identity and character, and also contributes to the vitality of urban centres.<sup>1</sup> It is ideally situated on landmark sites and features distinctive architecture and quality design. Local stories and cultures can be incorporated in the design to assist in fostering community identity and a sense of ownership.

In high-density communities, social infrastructure significantly improves liveability, playing an important role as 'community living rooms', 'community backyards' and 'breakout spaces'.<sup>1</sup>

### Measured benefits

- A report by the Regional Australia Institute in 2016 showed that in the United Kingdom there was a benefit-cost ratio of £10 for every £1 invested in social infrastructure, the result of reduced crime, health savings and better employment outcomes.
- Research from the American Enterprise Institute in 2019 shows that Americans who live in close proximity to neighbourhood amenities, such as libraries, are more content with their neighbourhood, more trusting of others and less lonely, regardless of whether they live in a large or small city, suburb or town.

### Education and economy

Social infrastructure is essential to local businesses as it creates new job opportunities; provides spaces and services that promote lifelong learning, resulting in work opportunities; provides spaces for co-working, collaboration, networking and entrepreneurship; and activates urban centres.

Adding more social infrastructure, such as libraries, arts spaces and multipurpose urban spaces draws locals and tourists to use the spaces and in turn generates positive economic outcomes. This type of investment can provide a revenue stream and stable employment for local economies.<sup>2</sup> When located in town or strategic centres, social infrastructure, such as libraries and multipurpose community centres, can be a significant attractor, increasing visitation to retail offerings.

On a national scale (according to Infrastructure Australia), social infrastructure sectors contributed 12.5% of Australia's GDP in 2018. These sectors employ just over three million people, or around a quarter of Australia's workforce.

It is easier for parents to return to work when early education and care is high-quality, accessible and affordable. Individuals and families, especially new migrants and refugees, can access employment when they have the training and support they need to thrive in a new job.

Social infrastructure also holds vital educational benefits. Having high-quality social infrastructure for knowledge and education, for example libraries, is an investment that ultimately generates strong returns, encouraging more people to complete tertiary education and fostering the creation of new jobs.

Having learning opportunities for all ages is imperative to a community's development. The concept of 'lifelong learning' is becoming a key topic in educational infrastructure. Lifelong learning opportunities help citizens meet the demands of the modern workplace, improve productivity and ensure communities reach their potential. They also play a key role in social mobility and overall wellbeing. The provision of education can be both formal and informal, which means all members of the community can participate.

### Measured benefits

- Libraries in Australia provide 30,950 jobs and the total annual benefit of public access is estimated to be \$3 billion.
- For every \$1 spent on NSW public libraries, the value to the community is, on average, between \$2.82 and \$4.24.<sup>3</sup>
- The 2019 Infrastructure Australia Audit revealed that Australian households spend \$6.5 billion annually on arts-related goods and services.
- Studies from economist James Heckman show that for every \$1 spent on child care, \$17 is returned to the community through better educational outcomes; higher school completion rates; and less expenditure on health, welfare and crime services. High-quality services have even greater social, educational and health outcomes for children: post-school tests show that children who access quality education and care score 15 to 20 points higher than those who don't.<sup>4</sup>
- The revitalisation of the Darling Quarter in Sydney has yielded a promising economic return through tourism, with \$4.8 million made from international and domestic visitors.

## Community connection and resilience

Social infrastructure helps to bind people and neighbourhoods, creating social capital, social cohesion, and community wellbeing. There is significant research that indicates social connection leads to happier people.<sup>5</sup>

Research shows that social connectedness increases when people come together to undertake purposeful activities, including acts of kindness; problem-solving; singing, laughing and storytelling; and participating in special-interest groups.<sup>6</sup>

A report from Busan, Korea, in 2020 shows there is a strong link between social infrastructure and happiness, with residents who live close to libraries and schools shown to be significantly happier than those who do not.<sup>7</sup> Having proximity and easy access to public social infrastructure can encourage residents to participate in activities together and promote a friendlier community.

In more culturally diverse community driven development, the use of social infrastructure, has led to positive improvements to the lives of residents, socially and culturally.<sup>8</sup> The COVID-19 pandemic has highlighted the need for online connectivity in addition to face-to-face interactions, with 57% of Australians over the age of 70 having no access to the internet and no other way to connect socially.

Social infrastructure also builds resilient communities. The organisation 100 Resilient Cities states that communities need to be prepared for a range of shocks, stresses and emergencies, such as climate change impacts and pandemics (like COVID-19). Research from Resilient Sydney found that one of the biggest barriers for cities responding to shocks and stresses is a lack of social connectivity.

Social infrastructure not only provides spaces to keep residents safe during major shocks, it also offers places, services and programs to build social capital, connections and feelings of trust. This has been highlighted during the COVID-19 pandemic, where social infrastructure, such as health services, education facilities, volunteer organisations, cultural organisations, local community groups and community centres, together with social welfare organisations, have been critical to meeting the needs of local communities. They have demonstrated that social infrastructure can pivot and proactively respond to issues and changing needs.

### Measured benefits

- Studies show that a lack of social connection may be a greater detriment to health than obesity, smoking and high blood pressure. A study of more than 3.4 million participants in the United Kingdom found that those who feel socially isolated have a 30% higher risk of early death (National Health Service, 2015).
- According to a recent (2018) Australian Loneliness Report, more than 50% of Australians feel lonely at least one day per week. New studies have begun to measure the financial cost of social isolation and loneliness.
- In a 2017 AARP study, the cost to Medicare of social isolation and loneliness was estimated to be \$6.7 billion annually. This is due to the higher healthcare costs of socially isolated and lonely seniors. Loneliness can also be a risk factor for particular chronic health conditions, such as arthritis, high blood pressure, heart disease and diabetes.

## Health and wellbeing

Social infrastructure, such as public parks, sports and recreation centres, encourages the public to be physically active and promotes a lifestyle that is extremely beneficial to mental health. Studies have shown that natural environments, such as green spaces, contribute to improved mental health and that increased physical activity reduces anxiety, depression and psychological stress.<sup>9</sup> These spaces encourage participation in recreation, assist with the forming of friendships and foster a sense of community, all while promoting physical activity.

Having public open space that is close to where people live has been associated with increased physical activity in all age groups.<sup>10</sup> People who live near useable green space are also twice as likely to report better health than those who do not.<sup>7</sup> These findings are emphasised by research that highlights other benefits that can be reaped from social infrastructure, including:

- Living within 400 to 800m of a mix of destinations, shopping and services is associated with higher rates of walking and cycling across all age groups.
- People living within 1.5km of a convenience store or newsagency are twice as likely to walk regularly. Those living within 1.5km of a larger shopping centre are three times more likely to walk regularly.
- The more trees there are along a footpath network, the more likely residents are to walk for 60 minutes each week.<sup>11</sup>

### Measured benefits

- A Danish study found that residents who did not grow up with green spaces nearby have a 55% increased risk of developing depression, anxiety and substance abuse in their later years.
- A New Zealand study revealed that the greenest neighbourhoods have the lowest risk of poor mental health and the risk of cardiovascular disease in these neighbourhoods is decreased by 15%.

1 Infrastructure Australia, Social Infrastructure in Australian Infrastructure Audit 2019, 2019

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## 2.2. Social infrastructure megatrends

Across NSW, there are increasing challenges in providing and managing high quality and appropriate social infrastructure. This includes time lags between planning and delivery in growth areas, declining service coordination, increasing and competing government budget pressures, spatial inequalities, lack of innovative service models, ageing and single-purpose buildings, and increasing community dissatisfaction. Australia's population, which is growing and ageing, as well as increasing urbanisation, advancements in technology and changing work patterns will impact the social infrastructure sector over the next 15 years and beyond.

There are existing and emerging megatrends across all types of social infrastructure. Understanding these can help drive successful outcomes for the Bays West Precinct and shape a new vision to ensure the community has equitable and sustainable access to essential social infrastructure across all planning catchments.

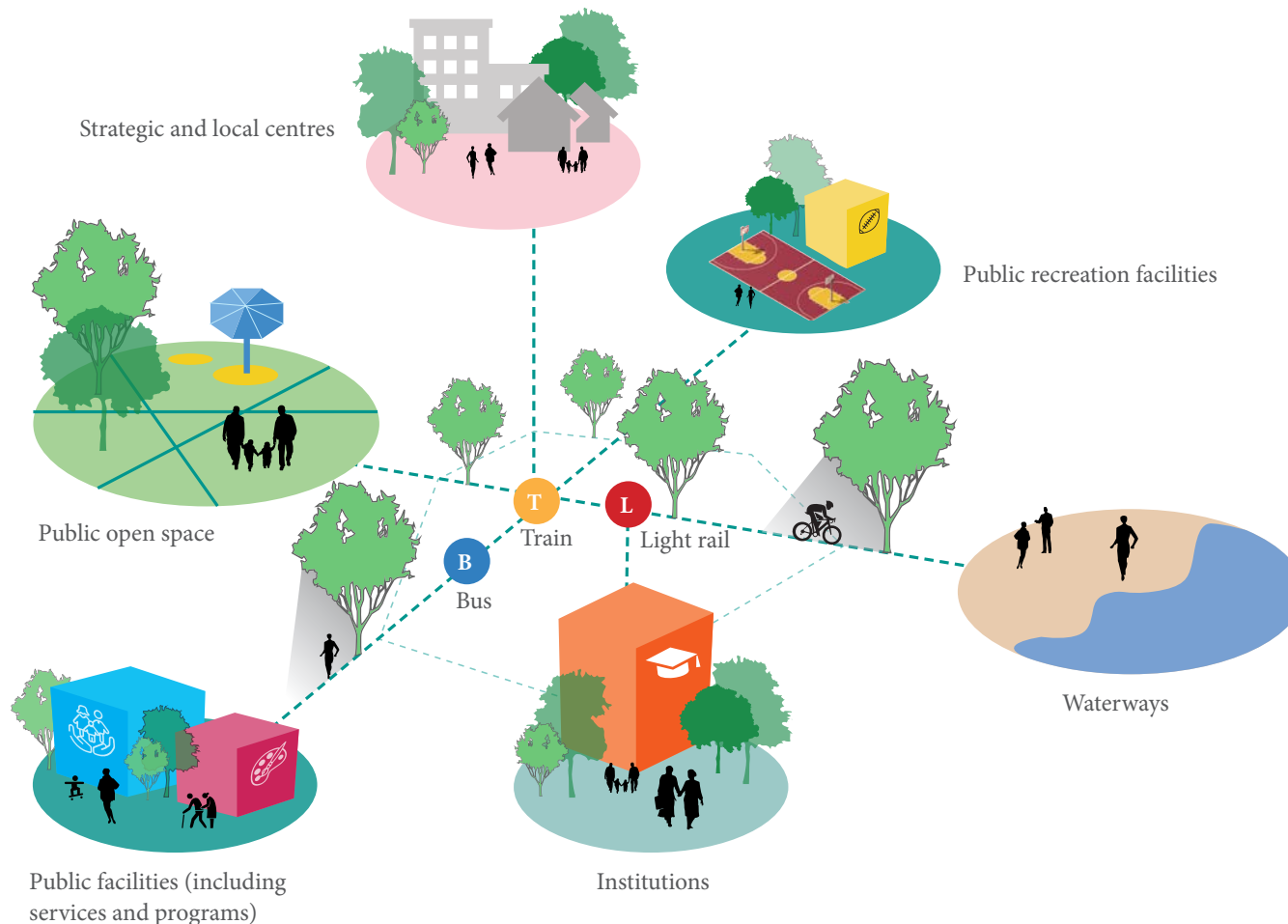


Figure 6 - Social infrastructure operating as a network (Source: Cred Consulting)

### A networked approach

Increasingly, social infrastructure is being designed to operate as part of a network of public facilities, public open spaces, streets and services, which work together as multi-functional spaces to meet a broad range of community needs across a neighbourhood, catchment, or region.

This integrated, strategic approach allows social infrastructure to provide a range of different but complementary offerings, and avoid duplication, with a compact pool of quality, multipurpose spaces. By considering social infrastructure as part of a network of spaces, services and programs can be delivered locally through outreach in flexibly designed spaces.

The value of this network approach has become increasingly clear during the ongoing COVID-19 pandemic, with facilities, services and programs that support living local – that is, local services, community support, small groups and individualised services – being in high demand. A networked approach also enables services to work together, fostering greater social connection with each other and their communities, and enabling the delivery of outreach services across a local government area.

For example, health services provided at the local level have been particularly important to tackling the spread of COVID-19, with COVID-19 testing being run at local libraries and community centres.

For people living alone and/or needing support locally, the connection and support of neighbours and voluntary organisations has been particularly important during the pandemic.

## Co-located services within community hubs

The term 'co-located community hub' refers to the integration of community facilities and services in one location or building to provide better access to a wider range of services (it is a 'one-stop shop' for users). It is also a cost-effective way of delivering and operating these services. Integrating and co-locating social infrastructure within a community hub helps to achieve key gathering points within a community. This approach improves efficiency through encouraging compatible uses, supporting partnerships and resource sharing between different service providers, and increasing overall flexibility and activity in the area. Community hubs provide opportunities to attract a range of users, increase access to services and allow for the coordination of supporting services like public transport.

## Going up – stacked and rooftop social infrastructure

Social infrastructure can also be co-located within multi-level or stacked buildings, within mixed-used developments and on the rooftops of commercial, residential or community buildings. Increasingly in higher density cities, where land value is high and land is scarce, social infrastructure is being delivered on rooftops or is designed to have a smaller footprint (or land area) by 'building up'. This includes rooftop sports and recreation courts, cultural participation and exhibition spaces in high-rise buildings, and multi-level community hubs in which different floors deliver different services (such as the Surry Hills Library and Community Centre and Ultimo Community Centres, both in Sydney). This kind of social infrastructure is commonly delivered in town centres with high visitation. Benefits of this approach can include a reduction in land costs and an opportunity to utilise more of the ground level as open space. In addition, a developer can deliver social infrastructure as part of the community benefit offer in their planning proposal.

## Multipurpose, shared and flexible design

Multipurpose and flexible social infrastructure has been a trend for some time, particularly for new buildings. Multipurpose and flexibly designed spaces support a range of services and programs being delivered at once, and for the space to change over time in response to changing needs. The demand for multipurpose spaces is accelerated when retrofitting existing infrastructure to accommodate a range of essential activities. For example, spaces used for organised sport will also need to accommodate informal activities such as walking, running and cycling; theatres and cinemas may also need to function as smaller performance spaces; public streets can be shared for active transport, such as walking and cycling; and community centres can become food banks, testing centres and emergency evacuation/support centres.



### *The Connection, City of Canada Bay*

The Connection hosts a wide range of events and serves multiple purposes, from the small group classes held in The Meeting Space to digital-technology workshops at The Learning Space, as well as celebrations for 300-plus guests at The Event Space and digital art exhibitions at The Digital Gallery. The Connection provides spaces for the whole community to undertake a range of activities. It incorporates ecological, sustainable design principles and mixes community uses with income-generating uses to assist with operating costs and ensure the precinct is financially sustainable.



### *Burwood Park and community pavilion*

A truly multipurpose, activated and shared space, Burwood Park in the Burwood LGA includes:

- The Burwood Park Community Centre and Pavilion, an indoor/ outdoor space that is a popular location for local events and is used by local Chinese groups for dancing and performances
- Shaded, multipurpose hard surfaces, used for games, group dancing and exercising
- Tables and chairs for gatherings and games
- Walking paths for exercising
- Sporting facilities, including tennis courts and a sports field, and
- Power outlets for events.

### **Outdoor rooms for collaboration and innovation**

Gathering, learning, socialising, collaborating and delivering programs outdoors is increasing in popularity. Recent events have accelerated the demand for outdoor meeting and collaboration spaces, with people who are working from home seeking social connection, and innovation precincts encouraging collaboration in informal environments. This trend of delivering community spaces in parks and outdoor areas can be seen in initiatives such as the Goods Line at the University of Technology Sydney (outdoor study and collaboration spaces), Burwood Pavilion (outdoor stage/covered hard stand areas and hireable community room) and, most recently, the ChillOUT Hubs (open-air smart hubs) at Georges River and NUspace in Newcastle's CBD.

### **Increasing the capacity of what we have – 'making it work harder'**

Before planning new social infrastructure, local governments are increasingly reviewing the capacity of existing social infrastructure and identifying opportunities for repurposing facilities that are well located and have the capacity to be modern, flexible and multipurpose. They are asking the question: "Can existing infrastructure be extended or improved, or is new investment needed?"

In the context of unprecedented population growth and increasing community expectations, improving the capacity, efficiency and performance of existing social infrastructure will need to be a priority in order to meet demand. Significant capacity enhancements can be achieved by making smaller, incremental investments in existing infrastructure. This could include installing synthetic turf on hard-working sports fields or increasing the amenity and utilisation of ageing infrastructure by adding modern technology.

### **Shared use of community infrastructure**

Sharing existing social infrastructure has the potential to maximise the use and efficiency of a variety of spaces and buildings. This may decrease the need to build new facilities that replicate existing infrastructure, making assets work harder for the benefit of all. There may be opportunities in areas with social infrastructure deficiencies, including growth areas, to share social infrastructure with primary and secondary schools, and with other community partners.

### **Environmentally sustainable development**

Social infrastructure offers opportunities for local government to lead by example, demonstrate new sustainable materials and technologies, and deliver best practice projects with an educational role. Environmentally sustainable social infrastructure typically has lower operating costs and is therefore more financially viable and sustainable to operate.

The location of an environmentally sustainable development should promote walking, cycling and the use of public transport, which can also help to foster a healthy, active community.

### **Revenue streams**

Being public, much social infrastructure operates on a not-for-profit basis, with approaches to income generation ranging from hiring out spaces to fundraising and receiving grants. To enhance the cost-effectiveness and sustainability of community infrastructure, many operators rely on rental income, however there is still usually a gap between income and expenses, including maintenance costs. Increasingly, the operation of assets like community facilities relies on revenue methods that generate reliable and increasing sources of income in order to improve the asset's financial viability and sustainability.

### **Public Private Partnerships and cross-sector collaboration**

Public Private Partnerships allow governments and the private sector to work together and share resources to plan for, deliver and manage major projects. This usually involves governments providing incentives for the private sector to deliver a public asset or service. To be successful, these partnerships require a shared vision, early commitment and comprehensive planning. Public Private Partnerships usually have the public interest at heart and can deliver increased value for money.



## 2.3. Social infrastructure participation trends

### Community participation trends

The ways in which we participate in community and cultural activities has changed over time; this influences how we use communal spaces and the need for community assets. While there is no data on community participation specifically, by analysing the participation of volunteers and demand, we have identified the following trends:



There is an increasing demand for incidental volunteering opportunities rather than ongoing and regular volunteering



People are increasingly interested in activities and programs that occur after work hours and on weekends



People are looking for opportunities to participate in programs where they can connect socially, build new relationships and contribute to their community



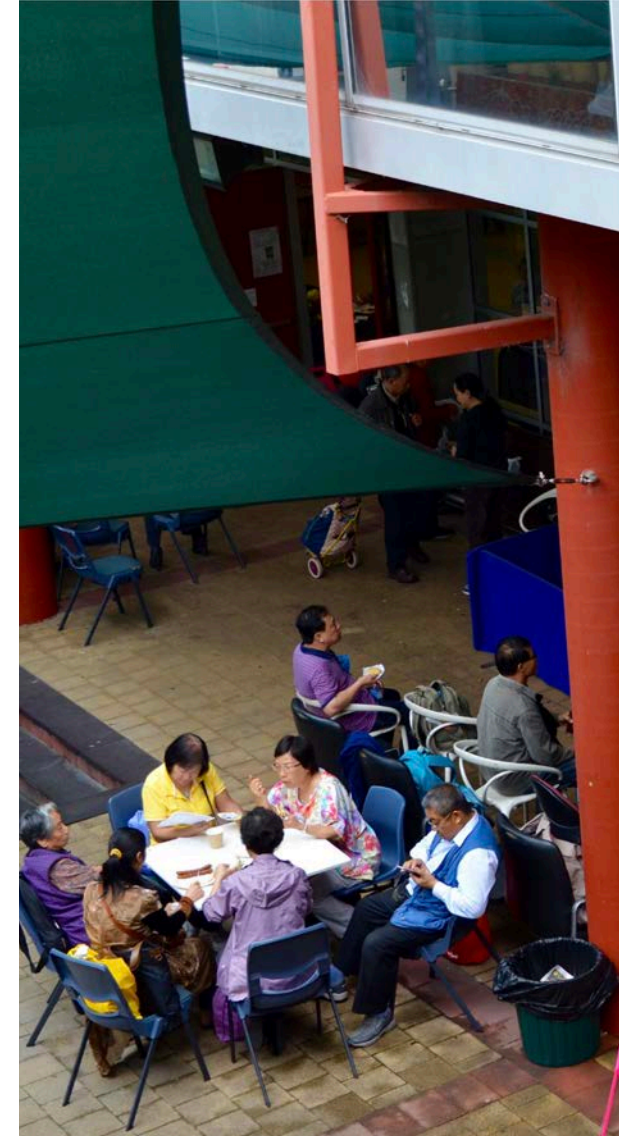
There is increasing interest in programs and services that support capacity building, DIY and sustainability outcomes, as demonstrated by the increasing number of maker spaces



People are increasingly interested in accessing and borrowing new technologies, particularly those they can't afford to buy for personal use, and



People want to participate in community activities outside of the home, particularly those who live in high-density housing.





## Cultural participation trends among demographic groups

All data in the overview below has been sourced from the Australia Council for the Arts National Participation Survey 2017-2018 and the ABS Survey of Attendance at Selected Cultural Venues and Events 2017-2018. These reflect high-level assumptions based on our professional experience.

### Children

Some 89% of Australians agree that the arts are an important part of the education of each Australian. The vast majority of Australian children attend cultural venues or events and participate in creative activities. Local governments are an important provider of after-school arts activities and ensuring that cultural infrastructure is fit for purpose (for example, by providing a children's workshop space).

### Young people

Young people (aged 16 to 24) are much more creatively engaged than other Australians. In 2013, almost two thirds of young people created art. Young people are also much more likely to use the internet to connect with the arts: in 2013, 80% of young people participated in the arts online, with 41% participating creatively online. Cultural infrastructure can provide spaces for young people to develop their creative skills, including by providing access to digital and new technology resources.

### People from culturally diverse backgrounds

People from culturally and linguistically diverse (CALD) backgrounds are more likely to engage with the arts (this includes creating art and attending events). In the National Arts Participation Survey, the Australia Council found that among respondents from CALD backgrounds, more than half had engaged with the arts of their cultural background in 2016 (52%) and four in five had attended an art event of some kind (80%).

However, language barriers, transport and cost may prevent participation. Ensuring cultural infrastructure is flexible, welcoming, accessible and culturally appropriate will support ongoing participation and inclusion for culturally diverse communities, particularly for new migrants.

### Aboriginal and Torres Strait Islander peoples

The proportion of First Nations peoples attending Indigenous or non-Indigenous arts and cultural venues and events increased between 2008 and 2014-15 (48% to 59%); this includes an increase in the number of people who attended libraries, museums or art galleries (32% to 37%). In addition, more Australians than ever are engaging with the arts of Australia's First Nations peoples. Create NSW has identified a need for infrastructure that supports the cultural practices and economic empowerment of Aboriginal communities.

### People living in apartments and higher density areas

People living in higher density areas often need access to spaces outside the home to participate in cultural activities, which may require more space than is available in an apartment or be noisy (such as music practice). Ensuring there is adequate and fit-for-purpose cultural infrastructure in proximity to higher density areas will support participation.

### Older people

Arts participation and attendance is lower for older people, however it has proven benefits for an ageing population. Barriers to participation may include cost, ability, accessibility and transport. It is important that older people can participate in cultural activities in spaces that are near their home and meet their access needs.

### People with disability

Arts and cultural participation is lower for people with disability, however it increased by 12% between 2009 and 2016, indicating that participation is becoming more accessible. Barriers to participation include cost, supervision, access to venues and transport options, as well as other factors. Ensuring cultural infrastructure is accessible will enable participation for all abilities.

## Open space and recreation trends



### Popularity of walking on the rise

Activities done on paths and trails are popular, such as walking, bushwalking and running. Running is the top recreation activity in Greater Sydney.



### Participation in individual sports and fitness activities

Increasing participation in individual sports and fitness activities, such as aerobics, running, walking and gym workouts. People are fitting fitness activities into their busy lives rather than committing to regular organised sports.



### Increasing demand for indoor recreation

One reason for this is that the sporting preferences of multicultural communities can often be catered for in indoor recreation facilities (for example, basketball, badminton, table tennis and futsal). Other reasons include climate comfort, safety at night and co-location with other facilities.



### Increasingly time poor

People are generally spending less time recreating, but expect more from their physical activity.



### Increasing participation of women and girls

For women and girls, the decision to engage and participate in sport, active recreation and physical activity is heavily influenced by a complex value system that fluctuates with age and life stage. Against the trends of participation, the number of women participating in formal sports, particularly all football codes, is increasing.



### Impact of climate on outdoor recreation

Climate change and an increase in the number of days with extreme weather conditions is driving demand for indoor recreation facilities. On hot days, the use of outdoor sports and recreation facilities is limited. Indoor facilities are often air-conditioned and can support participation regardless of heat and rain.



### Accessible recreation

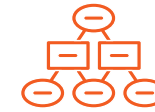
Universal access is gaining traction in its importance, meaning that everyone – regardless of age, cultural background or physical ability – can collectively enjoy activities.

Australia has an ageing population. It will become increasingly important to provide recreation and fitness opportunities that are attractive and safe for older people.



### Casualisation of sports and recreation

Popular activities include walking, going to a play space, relaxing in parks and casual ball sports – activities that are done solo or in small social groups.



### New business models for sports associations

Market forces are likely to exert greater pressure on sport, with loosely organised community sports associations replaced by organisations with corporate structures and more formal governance systems.



### Adventure sports

'Extreme' lifestyle, adventure and alternative sports are becoming more mainstream, particularly among younger generations. Examples include hiking, skateboarding, BMX and rock-climbing.



### Cultural diversification

Recreational activities range from mountain biking to Tai Chi due to a diversifying population with unique hobbies and interests.

## National participation

The Australian Sports Commission (ASC) AusPlay Survey tracks the recreation activities (both sport and non-sport physical activities) Australians participate in. The findings include:

- A majority of Australians (55%) participate in sport or other physical activities at least three times a week. The most popular physical recreation activities are recreational walking, fitness/gym, swimming and athletics
- For those over the age of 18, sporting clubs are not the main way Australians participate in physical activity. Among those adults who participate in physical activity (89%), 20% participate in sport-based activity, 31% participate in non-sport-related physical activity, and 38% participate in both
- Participation declines as age increases
- The major motivation for participation in physical activities is physical health and fitness, followed by fun and enjoyment, and social reasons, and
- Not having enough time and poor health or injury are the main barriers to participation.

## Eastern City District participation

According to the NSW Office of Sport, the most popular formal organised sports (where players are registered with a State Sporting Organisation) among Eastern City District residents include:

- Football (soccer)
- Tennis (competition)
- Golf
- Basketball, and
- Oztag.

Table 1 - Participation in formal organised sport in the Eastern City District (Source: NSW Office of Sport)

Sport	Participation	
	No.	%
Football	26,484	2.61%
Tennis (Competition)	17,827	1.76%
Golf	15,747	1.55%
Basketball (SSO)	11,112	1.10%
Oztag	8,928	0.88%
Netball	8,912	0.88%
Rugby League	6,030	0.60%
Sailing (Competition)	6,029	0.60%
Cricket	5,728	0.57%
Rugby Union	5,683	0.64%
AFL	4,956	0.49%
Gymnastics	4,549	0.45%
Little Athletics	2,762	0.28%
Swimming (Competition)	2,214	0.22%
Water Polo	2,184	0.22%
Hockey	1,622	0.16%

# 3. Strategic drivers

Creating a place that embodies connection to Country and community, offers a connection to natural spaces and is well connected to services, public facilities and open spaces, thereby supporting a healthy, resilient and sustainable community, will deliver on the strategic priorities of more than 24 policy documents.

The following strategic drivers are a thematic summary of the policy, place and people context and aspirations for the Bays West Precinct sub-precincts. These have been derived from a policy document review, findings from previous community engagement and discussions with the project team and key stakeholders.

Key policies reviewed as part of a strategic context analysis to understand the implications for the Bays West Precinct include:

- International
  - United Nations 2030 Agenda for Sustainable Development
- NSW strategies
  - Great Public Spaces Guide
  - Everyone Can Play
  - Draft Greener Places Design Guide, GANSW
  - NSW Premier's priorities
  - Draft Connecting with Country, Government Architect NSW
  - NSW Ageing Strategy
  - Cultural Infrastructure 2025+
  - Women in Sport Strategy, NSW Office of Sport
  - Joint Use of Schools Facilities and Land Policy, Department of Education
  - People Places: A Guide for Public Library Buildings in New South Wales, 2013
- Greater Sydney and local strategies
  - Eastern City District Plan
  - Bays West Draft Place Strategy – Consultation Outcomes Report
  - Bays West Draft Place Strategy
  - Pyrmont Place Strategy – Social Infrastructure Strategy

- Draft Bays West Connecting with Country Framework Bangawarra
- Murawin Final Report
- Bays West Sustainability Framework
- Bays West Strategic Place Framework
- Bays West Urban Design Framework
- The Bays Precinct Social Infrastructure, Open Space and Active Recreation Needs Assessment
- Schools Infrastructure NSW
- City of Sydney Open Space and Recreation Study, and
- Inner West Recreation Needs Study, 2018.

## The future power is learning, knowledge and stewardship

The Robert Street and White Bay Power Station sub-precincts are rich in stories, knowledge and history, and the future development and communities are the stewards of the place and knowledge. The repurposing of White Bay Power Station to become a focal point of the precinct is a key move in the Place Strategy. The community has expressed a strong desire for community spaces and activities as a way to unlock and reactivate this significant site.

Knowledge and learning is not contained only within buildings but are also held within the landscape. It will be a precinct of indoor and outdoor learning, with the opportunity of locating a library within the heritage building (a place for the written word) and the parkland embedded with stories of water Country (Songline). Just as two types of water mix at the site, so will two types of learning.<sup>1</sup>

The stretch of Wangal and Gadigal Country now known as Bays West has been known or millennia by the Wangal people as Saltwater Country and Freshwater Country. This deep connection is explored through design that celebrates Sweetwater (inland sweet tasting water), Bitterwater or (sacred brackish fishing water typified by the ebb and flow of the tide, always changing) and Saltwater (the lagoons, bays, river mouths and out into the ocean).<sup>2</sup>

The Songlines can be activated and added to over time through workshops and programs conducted by the library. Knowledge can be both explicit and hidden to create a sense of discovery across the site.<sup>1</sup>

1. A. Page, *Connecting with Country Bays West A Water Songline Draft Memo*, 22 November 2022  
2. A. Page, *2022 Connecting to Country themes, Draft Bays West Stage 1 Masterplan* (pg.64-65)



## Relevant actions from key strategies and policies include:

### *Bays West Place Strategy, NSW DPE, 2021*

Direction 4 – A key focus is the design of open space and social infrastructure integrated with the natural, industrial, maritime and cultural heritage.

Direction 11 – Bring new life to existing diverse assets and uses integrating rich layers of creativity, heritage and culture across the precinct.

### *Draft Bays West Connecting with Country Framework Bangawarra, March 9, 2021*

Focus on the stories of Country to understand the ways in which this place has always been vital for bringing together many different peoples, stories and knowledges.

Understand the potential of Indigenous engagement and Aboriginal knowledges to contribute to the Innovation Corridor.

Share the stories of Country to connect a diverse community and local industry to deep sense of knowledge about this place.

### *Bays West Strategic Place Framework*

Opportunities for outdoor learning associated with marine ecologies and the waterways (some of this already happening near Glebe Foreshore).

## Connecting with and caring for Country and community

The Bays West Place Strategy vision is that the Precinct “will represent a new kind of Sydney urbanism that respects and celebrates Country”. The Draft Bays West Connecting with Country Framework establishes the importance, relevance and power of connecting with Country and ensures this will continue with each phase of the Bays West development.

The water story of two sub-precincts is important and the future development can express it in the parklands and heritage buildings. It can also be mapped across the site like a Songline (information encoded in stories that are embedded in the land, including in geographic features and objects, so that as people moved through Country over time, the mnemonic was reinforced and layered).

There is an opportunity for this project, with its clear strategy, to be a flagship project in terms of its Connecting with Country Framework. The design principles the project team will adopt in order to deliver the solutions presented in the Connecting with Country Framework and will create a place that is functional, sustainable, aesthetic and layered with story.

## Relevant actions from key strategies and policies include:

### *Bays West Place Strategy, NSW DPE, 2021*

Direction 12 – Ensure that future developments recognise, embrace and create opportunities for deeper understanding of our culture and stories.

Big Move 6 – Foreshore Harbour Walk – Parkland and bushland around the foreshore to bring back wildlife into the area.

### *Draft Bays West Connecting with Country Framework Bangawarra, March 9, 2021*

Create regenerative public spaces that utilise language, cultural stories and locally native ecologies.

Employ the stories of Country to connect spaces and bring people to key areas of the site.

Care for waterway health as a means to provide healthy amenity to community now and in the future.

### *Draft Bays West Sustainability Framework*

Improving mental health through connection to sky, water and green, biophilia, safety, sense of belonging.

## Long-term sustainability

Being public, much social infrastructure operates on a not-for-profit basis, with approaches to income generation ranging from hiring out spaces to fundraising and receiving grants. To enhance the cost-effectiveness and sustainability of community infrastructure, many operators rely on rental income, however there is still usually a gap between income and expenses, including maintenance costs. Increasingly, the operation of assets like community facilities relies on revenue methods that generate reliable sources of income in order to improve the asset’s financial viability and sustainability.

## Relevant actions from key strategies and policies include:

### *Pymont Place Strategy – Social Infrastructure Strategy*

Investigate feasibility of a future harbour pool at Blackwattle Bay or Pirrama Park subject to water quality and working harbour constraints (can be temporary during summer use).

### *Bays West Draft Place Strategy, NSW DPE, 2021*

White Bay Cruise Terminal to evolve into major gateway to Sydney and Australia, creating an exciting arrival experience and capitalising on the tourist economy.

### *Bays West Strategic Place Framework*

Opportunities to create ‘collision spaces’ for the proposed knowledge workers and innovation priority for future employment uses. Spaces could be multiuse and create collaboration with industry, business and education/training.

Support appropriate new uses within heritage assets which allow public access/interaction, investigate their potential to create a unique attractor for visitors, residents, and workers.

#### *City of Sydney Open Space and Recreation Study*

Advocate to State Government for provision of sports courts for social recreation at Bays Precinct.

### **The catchment we serve goes beyond our precinct boundaries**

Facilities and services will support the resident and worker populations of the two sub-precincts, and of the wider Bays West Precinct, however given this will be a significant site, they will also need to service surrounding residential communities, as well as the wider district and regional catchment. We know there is a deficit of indoor recreation and community facilities/library space within the Inner West LGA. This site provides opportunities to contribute to a network of high-quality open spaces, as well as recreation and community facilities, and cultural and creative spaces.

### **Relevant actions from key strategies and policies include:**

#### *Bays West Place Strategy, NSW DPE, 2021*

Direction 14 – Provide services and infrastructure to support the needs of the existing and future community of Bays West and its surrounds as it grows over time.

Big Move 2 – A crossing from Bays West to Pyrmont to create more convenient and direct active transport connections.

#### *Pyrmont Place Strategy – Social Infrastructure Strategy*

Restoration of Glebe Island Bridge or creation of a new bridge connection to serve as a linear park and walking/cycling link.

#### *Draft Bays West Sustainability Framework*

Extend the Inner West Council's Green Way environmental and active travel corridor to Rozelle and White Bay.

Establish convenient and high amenity active transport links between Bays West and neighbouring high streets and village centres, including Darling Street, Balmain Road, Victoria Road, Johnston Street, Glebe Point Road, and Harris Street.

### **Strengthen community connection and resilience**

A key focus of the Place Strategy is that the design of open space and social infrastructure is integrated with the area's natural, industrial, maritime and cultural heritage, and that there is a significant, connected and activated public open space near the water, delivered at an early stage.

Providing services and infrastructure to support the needs of the existing and future community of Bays West and its surrounds as the community grows over time will strengthen community connections, cohesion and resilience.

Gathering, learning, socialising, collaborating and delivering programs outdoors is increasing in popularity. Recent events have accelerated the demand for outdoor meeting and collaboration spaces, with people who are working from home seeking social connection, and innovation precincts encouraging collaboration in informal environments.

### **Relevant actions from key strategies and policies include:**

#### *Bays West Draft Place Strategy, NSW DPE, 2021*

Direction 14 – Provide services and infrastructure to support the needs of the existing and future community of Bays West and its surrounds as it grows over time.

Big Move 3 – Connect community to water, while recognising and supporting the working harbour requirements.

Big Move 4 – Deliver a significant, connected, activated public open space near the water at an early stage (open space around the White Bay Power Station would enhance its significance).

#### *Pyrmont Place Strategy – Social Infrastructure Strategy*

Deliver a new library of a minimum 1,400 sq.m servicing the entire Pyrmont Peninsula, and located in a physically accessible location to the Pyrmont Village and Blackwattle Bay sub-precincts.

#### *Bays West Strategic Place Framework*

Foster community cohesion and support the development of a resilient community through public open space and free neighbourhood infrastructure.

## 4. Demographic context

The Bays West Precinct is predominantly located within the Inner West Council LGA. However, it is understood that the dwelling typology planned for this precinct will be predominantly medium- to high-rise apartments.

In this respect, the dwelling type will differ significantly from the surrounding suburbs of Balmain, Rozelle, Lilyfield and Glebe, where lower density attached, semi-detached and separate dwellings predominate.

Consequently, the population is likely to differ in many ways from the populations of surrounding suburbs. The built form will, however, have similarities with Pyrmont, where about 85% of dwellings are flats, units or apartments.<sup>1</sup> The Pyrmont Peninsula is also the closest urban renewal area to the Bays West Precinct.

An analysis of the forecast demographic characteristics of Inner West LGA, City of Sydney LGA and the Pyrmont Peninsula indicate that the future population at the Bays West Precinct is likely to include:

- Very small proportion of children (3.7%, 5-11yrs)
- Very small proportion of teenagers (2.8%, 12-17yrs)
- Very large proportion of young people (16.1%, 18-24 yrs, and 27.2%, 25-34yrs)
- Larger proportion of middle-aged adults (19.8%, 35-49yrs)
- Smaller proportion of ageing adults (9.1%, 50-59yrs, and 6.5%, 60-69yrs), and
- Very small proportion of older adults (8.6%, 70-84yrs, and 1.5%, 85yrs+).

- Based on other high-density areas and the forecast age profile, the Bays West Precinct is expected to have larger proportions of:
- Single persons
- Couples without children
- People living alone, and
- People born overseas (particularly Asia).

The Bays West Precinct is also forecast to have a high proportion of workers who are young and educated.

### What does this mean in terms of social infrastructure?

Given the high density of the area, open space away from the home that meets a range of recreation needs in a limited space – a space that minimises conflict between users and with neighbours, and that also functions as a ‘backyard’ for residents living in apartments – will be a priority. The inclusion of communal social gathering spaces (both indoors and outdoors) should also be considered for future high-density developments.

Families and children need access to quality early education and care services (including long day care, preschool and outside school hours care); education facilities and school holiday programs, including arts, cultural, technological and recreational experiences.

Children and families need access to open space and recreation facilities for play, exercise and relaxation. Future planning should consider the needs of families with children, including the need for open spaces that can host family celebrations; accessible facilities that are located near public transport or accessible parking spaces; accessible play spaces that are suitable for different age groups and abilities; and dedicated parents’ rooms.

The significant proportion of young people indicates a need for access to open spaces that provide opportunities for socialising, relaxing, reading and studying. Access to affordable, unstructured and informal recreation facilities, such as outdoor courts and gyms, and integrated technology, such as charging stations, power outlets and free wi-fi areas, located near transport and shops should be considered as part of the future precinct.

The significant proportion of residents in the workforce indicates a demand for increased hours in which they can access social infrastructure, including parks and public domains that are well lit and safe to use at night; community centres and indoor recreation centres that are open outside of work hours, particularly in the evenings and on weekends; and places to participate in and produce arts and culture. Considerations for future planning include: extending opening hours to accommodate people who work, providing lighting for night-time activities, and providing arts and cultural activations and spaces.

The precinct aims to attract creative and innovation workers. These workers come to the area each day and increase the demand for social infrastructure, including indoor recreation facilities, such as multipurpose courts, gyms and pools (for use before, during and after work hours); open space areas (for lunchtime relaxation, exercising and socialising); and early childhood education and care. Local parks and the public domain will need to be designed in a way that supports flexible work arrangements and includes playful and recreational elements, and integrated technology. Workers increase the demand for parks, leisure centres and recreation facilities on weekdays (particularly before work and during lunchtimes) and the demand for active transport routes and public transport.

1. The Bays Precinct Social Infrastructure, Open Space and Active Recreation Needs Assessment, March 2018

Table 2 - 2041 population forecast for Inner West Council, City of Sydney and Pyrmont Peninsula LGAs (Source: Forecast.id)

	Inner West Council						City of Sydney						Pyrmont Peninsula					
	2016		2031		2041		2016		2021		2041		2016		2031		2041	
Age group	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Babies and preschoolers (0 to 4 yrs)	11,596	6.1	13,449	5.8	14,022	5.7	7,823	3.5	9,658	3.6	12,685	3.6	836	4.2	837	4.0	932	3.7
Primary schoolers (5 to 11 yrs)	13,394	7	15,227	6.6	16,058	6.5	5,626	2.5	6,994	2.6	10,148	2.9	599	3.0	702	3.4	818	3.3
Secondary schoolers (12 to 17 yrs)	8,546	4.5	11,428	5	12,122	4.9	4,353	1.9	8,353	3.1	11,452	3.2	376	1.9	573	2.8	687	2.8
Tertiary education (18 to 24 yrs)	17,142	9	22,055	9.6	23,299	9.4	38,162	17.0	47,938	18.0	62,259	17.6	3,416	17.0	3,403	16.4	4,002	16.1
Young workforce (25 to 34 yrs)	39,688	20.8	45,662	19.8	47,599	19.2	73,675	32.9	82,834	31.0	102,784	29.0	6,423	32.1	6,079	29.4	6,769	27.2
Parents and homebuilders (35 to 49 yrs)	46,598	24.4	53,320	23.1	56,490	22.8	47,334	21.1	55,569	20.8	72,459	20.5	4,165	20.8	4,331	20.9	4,919	19.8
Older workers and pre-retirees (50 to 59 yrs)	22,473	11.8	26,516	11.5	28,301	11.4	20,351	9.1	23,176	8.7	31,245	8.8	1,778	8.9	1,874	9.1	2,266	9.1
Empty-nesters and retirees (60 to 69 yrs)	16,255	8.5	20,143	8.7	21,834	8.8	15,044	6.7	17,274	6.5	23,943	6.8	1,480	7.4	1,603	7.7	1,985	8.0
Seniors (70 to 84 yrs)	12,296	6.4	18,182	7.9	21,985	8.9	9,895	4.4	12,918	4.8	22,685	6.4	843	4.2	1,182	5.7	2,151	8.6
Elderly aged (85 and over yrs)	3,197	1.7	4,761	2.1	6,172	2.5	1,947	0.9	2,300	0.9	4,597	1.3	120	0.6	124	0.6	363	1.5
Total persons	191,185	100	230,743	100	247,881	100	224,211	100	267,014	100	354,255	100	20,036	100	20,708	100	24,893	100



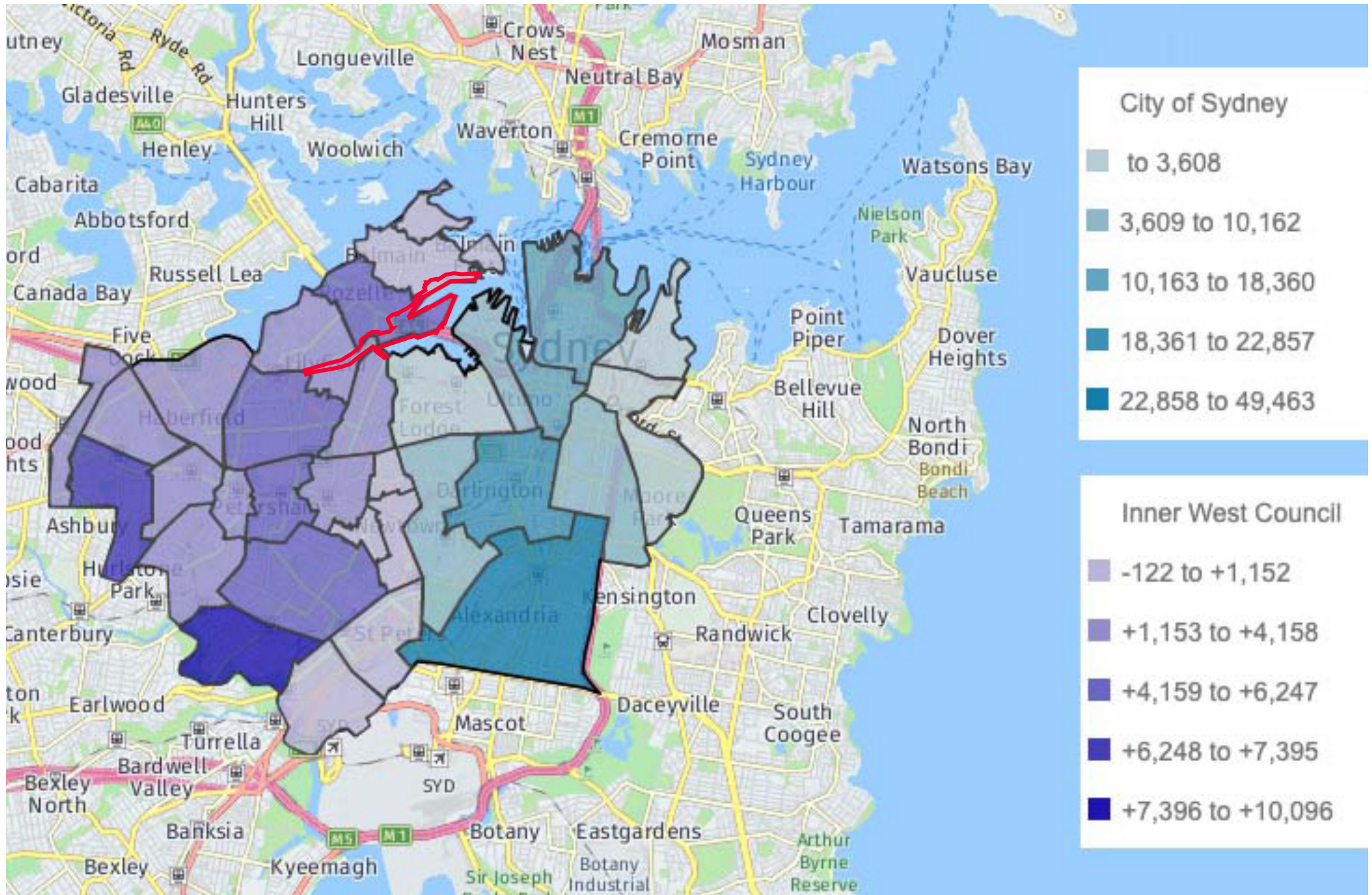


Figure 7 - 2016 to 2041 forecast population increase in the City of Sydney and Inner West Council LGAs (Data source: Forecast.id)

# 5. Social infrastructure provision

This section provides a snapshot of the current social infrastructure provision within the Inner West and City of Sydney LGAs that is in close proximity to the Bays West Precinct.

## Public facilities definitions and hierarchy

Community, cultural, sports and recreation facilities can be defined by a hierarchy based on the catchment they service, in terms of its geography and population size. The tables below provide the parameters for regional/metropolitan, district and local level facilities.

## Public open space and recreation facilities definitions

Public open space is land that is publicly accessible and used for recreation, leisure or outdoor entertainment purposes. This includes parks, sports grounds and civic and urban plazas, as well as natural areas across the Bays West area.

Recreation facilities are built infrastructure that supports recreation activities. It includes sports fields, outdoor courts, play spaces, swimming pools, indoor sports recreation centres, outdoor fitness stations, off-leash dog exercise areas, recreation trails, golf courses, bowling clubs and community gardens.



## 5.1. Public facilities

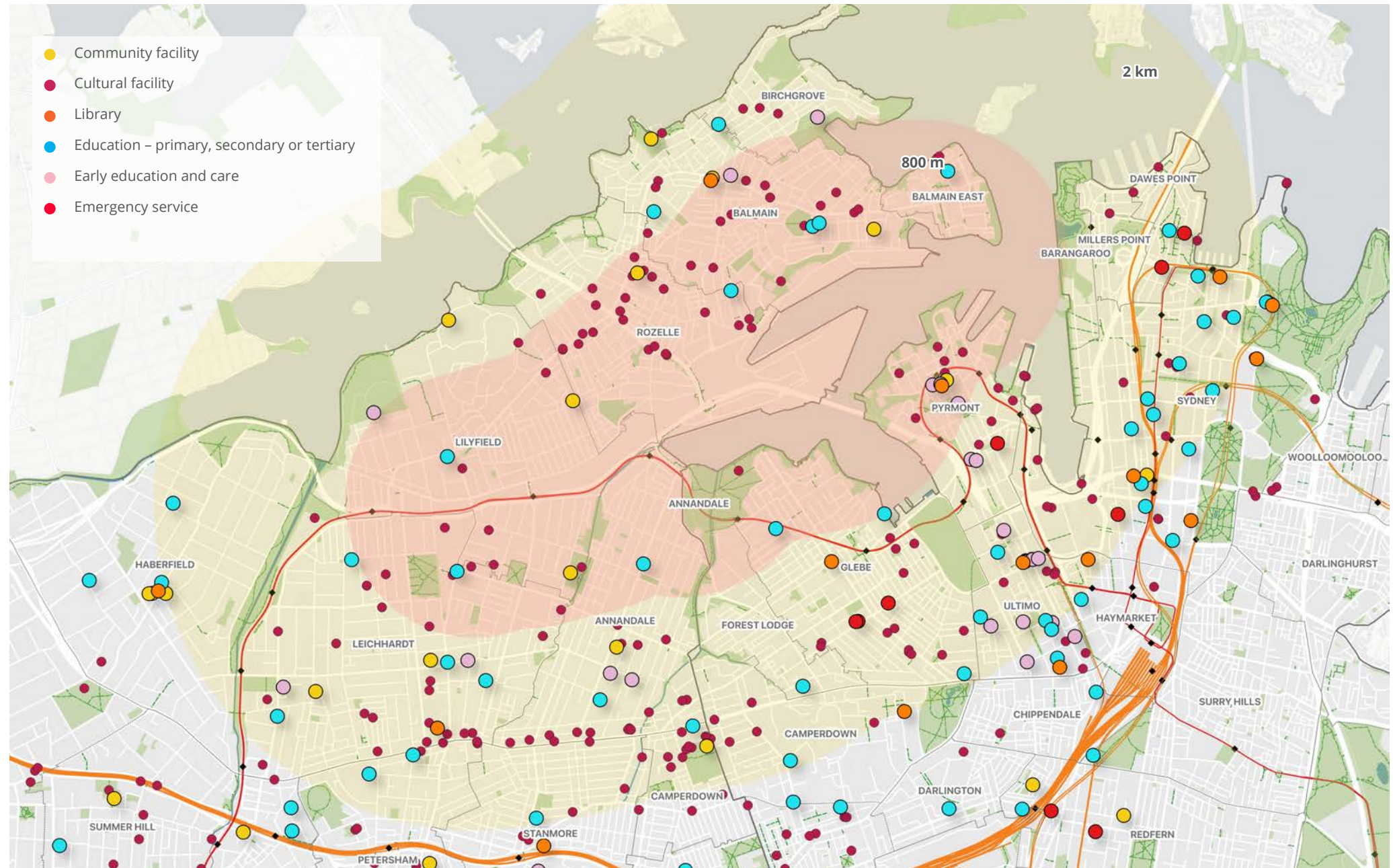








Figure 8 - Public facilities (Source: Cred Consulting)

## Public facilities summary

As shown in Figure 8, there are 476 public facilities located in close proximity to the Bays West Precinct. This includes 15 community facilities, 352 cultural facilities, 15 libraries, 23 early education and child care facilities, 61 education facilities and 10 emergency service facilities.

Public facility	Number of facilities
 Community facilities	15
 Cultural facilities	352
 Library	15
 Early education and childcare	23
 Education - Primary, Secondary and Tertiary	61
 Emergency Services	10

### Community facilities

There are 15 community facilities within 2km of the Bays West Precinct and six within 800m walking distance.

Pymont Community Centre is located in the City of Sydney Council area and other community facilities are located in the Inner West Council area.

### Cultural facilities

There is a significant number of cultural facilities in close proximity to the Bays West Precinct, including facilities at state, regional, district and local levels. Key regional-level cultural facilities include:

- Kate Owen Gallery, Rozelle
- Sydney Bus Museum, Leichhardt

- The NSW Ballet School, Balmain
- Boomali Aboriginal Artists Co-Operative, Annandale, and
- Sydney College of the Arts, Lilyfield.

### Libraries

There is a total of 10 libraries within 2km of the Bays West Precinct. Of these, two are located within 800m walking distance of the Precinct. They are:

- Balmain Town Hall Library, and
- Pymont Link Library.

Balmain Town Hall Library is located within the historic Town Hall in the busy Darling Street Precinct. The library provides Justice of Peace services, conducts programs and events, and its a vital part of the local community.

Pymont Link Library is a non-staffed library run by the City of Sydney. A library member can order an item to be picked up at this location. It is convenient for people living in close proximity to the library.

### Education

There are 16 primary schools, eight high schools, two combined schools and four special schools located within 2km of the Bays West Precinct.

Of the aforementioned schools, five primary schools, three high schools and one combined school are located within 800m of the Bays West Precinct. They are:

- Nicholson Street Public School
- Fr John Therry Catholic Primary School
- Balmain Public School
- Orange Grove Public School
- Annandale North Public School, and
- Inner Sydney Montessori School.

### Early education and childcare

There are 16 long day care centres/preschools located within 2km of the Precinct. Of these, four are located within 800m of the Bays West Precinct. These include:

- KU Maybanke Preschool
- SDN Pymont Children's Education
- Leichhardt Park Child Care Centre, and
- John McMahon Child Care Centre.

There are three outside school hours care centres within 2km of the Precinct. Of these, two are located within 800m of the Precinct. They are:

- Pymont Children's Program, and
- Balmain Occasional Care.

### Emergency facilities

There are 19 emergency services within 2km, or just outside 2km, of the Bays West Precinct. Of these, four are ambulance services, seven are fire stations and eight are police stations. Balmain Police Station and Balmain Ambulance services are located within 800m of the Precinct.

*The following pages provide a map and summary of public facilities by individual type.*



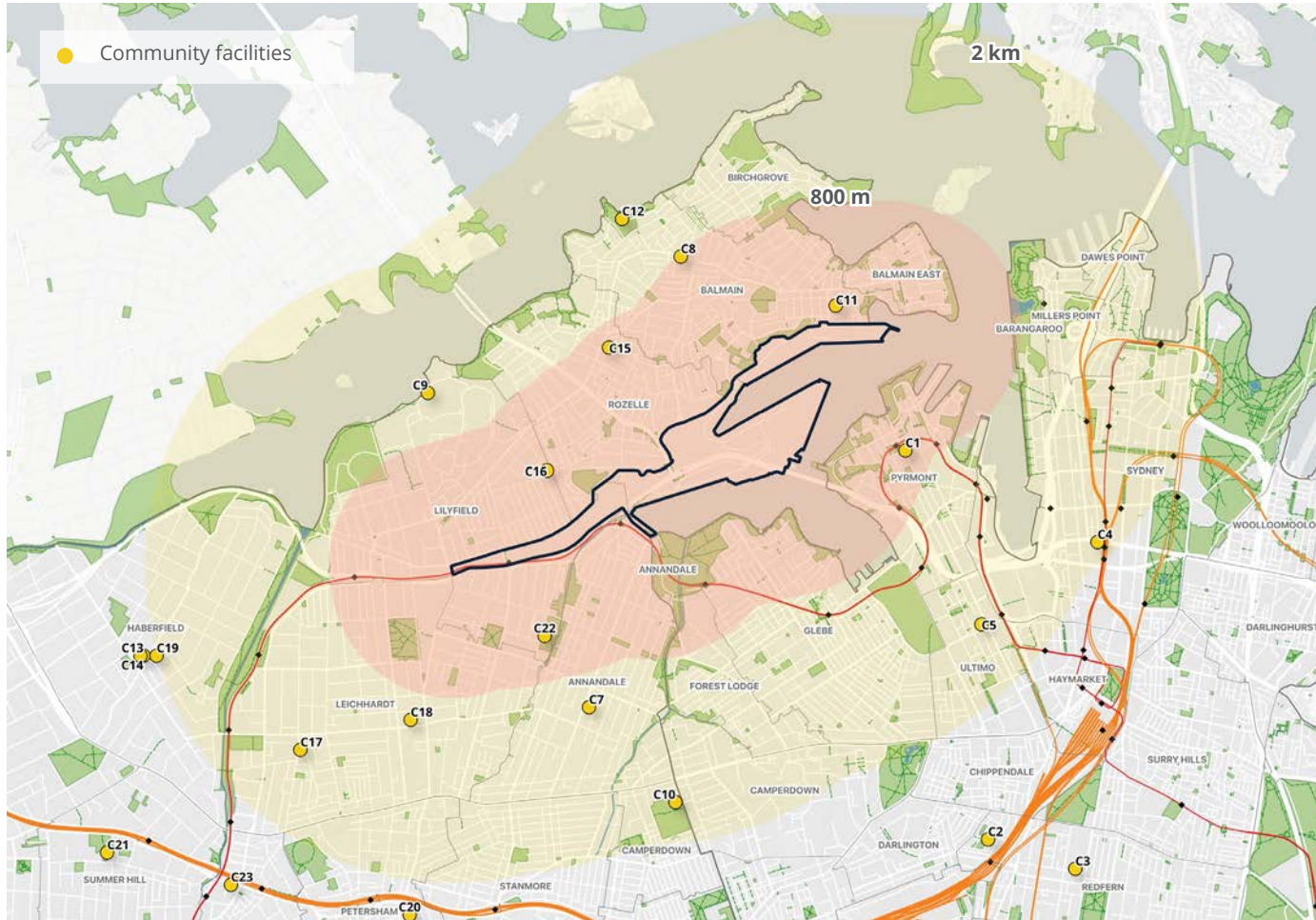


Figure 9 - Community facilities (Source: Cred Consulting)

### Community facilities

The Bays West Precinct has access to 15 community facilities within a 2km catchment. Six are within 800m walking catchment of the Precinct. There are seven more community facilities located just outside the Precinct's 2km catchment.

Map ref.	Name
C1	Pymont Community Centre
C2	Redfern Community Centre
C3	Redfern Town Hall
C4	Sydney Town Hall
C5	Ultimo Community Centre
C7	Annandale Community Centre
C8	Balmain Town Hall
C9	Callan Park Recreational Hall
C10	Camperdown Park Meeting Room
C11	Clontarf Cottage Community Centre
C12	Elkington Park Bandstand
C13	Haberfield Centre Meeting Room 1
C14	Haberfield Centre Meeting Room 2
C15	Hannaford Community Centre
C16	Jimmy Little Community Centre
C17	Leichhardt MarketPlace Community Room
C18	Leichhardt Town Hall
C19	Mervyn Fletcher Hall
C20	Petersham Town Hall
C21	Summer Hill Community Centre
C22	Whites Creek Stables
C23	Yanada Community Room



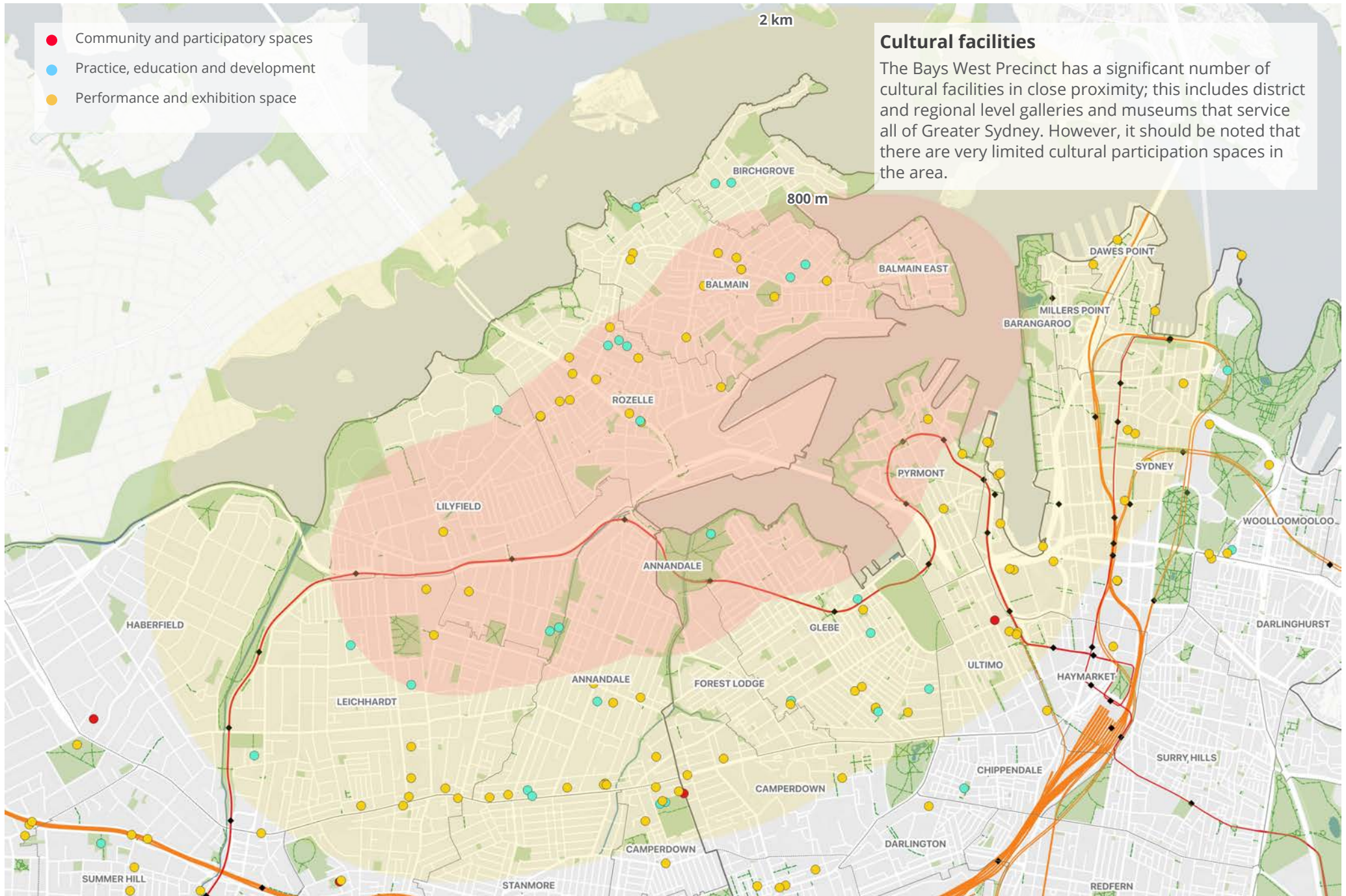


Figure 10 - Cultural facilities (Source: Cred Consulting)



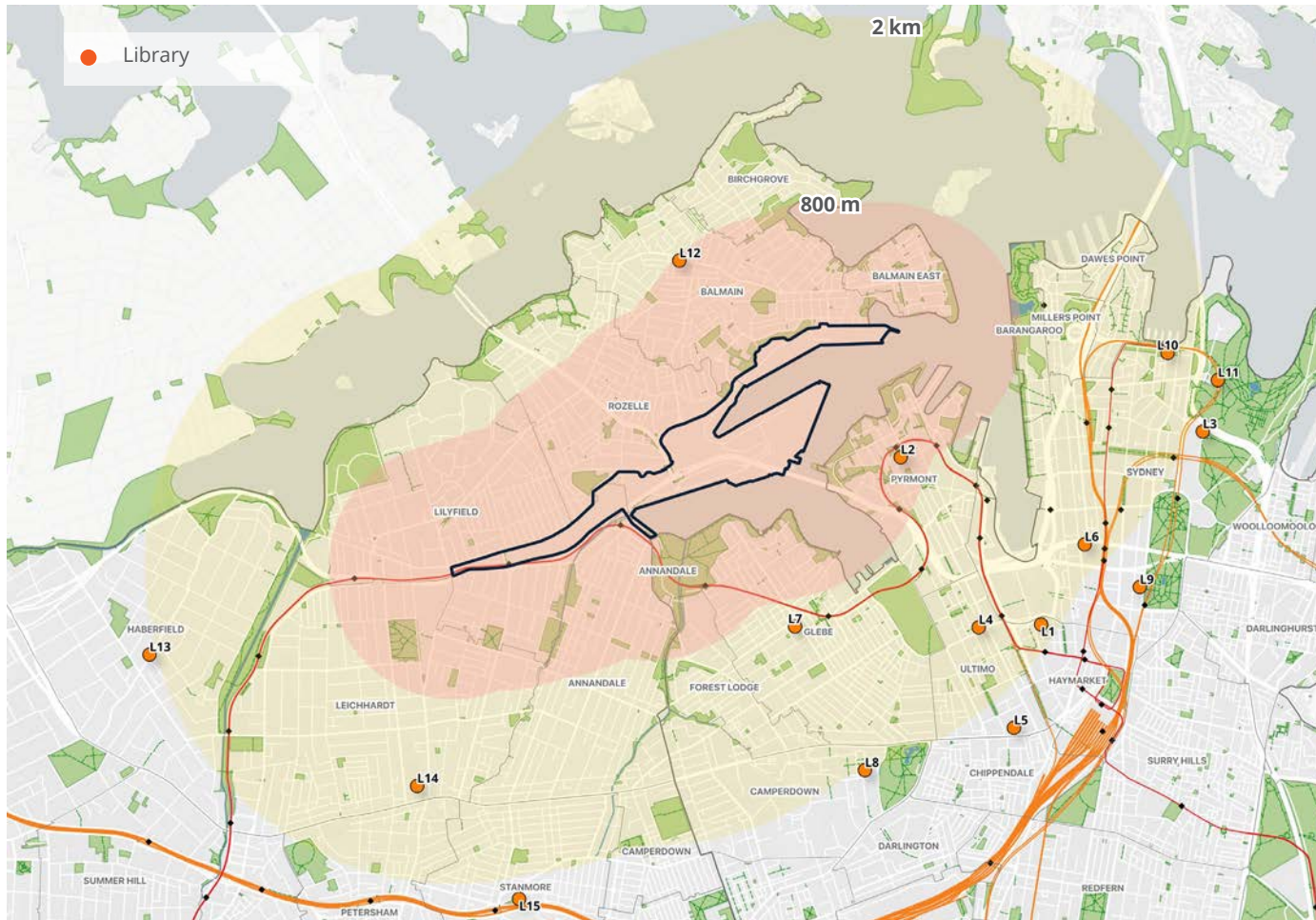


Figure 11 - Libraries (Source: Cred Consulting)

### Libraries

There are 10 libraries located within 2km of the Precinct and an additional five libraries located just outside the 2km boundary. Of the 15 libraries, 13 are branch libraries, one is a central library and one is a link library.

Located within 800m of the Precinct are Pyrmont Link Library and Balmain Town Hall Library.

Map ref	Name
L1	Darling Square Library
L2	Pyrmont Link Library
L3	State Library of NSW
L4	Ultimo Library
L5	University of Technology Sydney Library
L6	Town Hall Library Express
L7	Glebe Library
L8	Fisher Library - The University of Sydney Library
L9	Navitas Library
L10	Customs House Library
L11	Conservatorium Library - The University of Sydney Library
L12	Balmain Town Hall Library
L13	Haberfield Centre & Library
L14	Leichhardt Library
L15	Stanmore Library

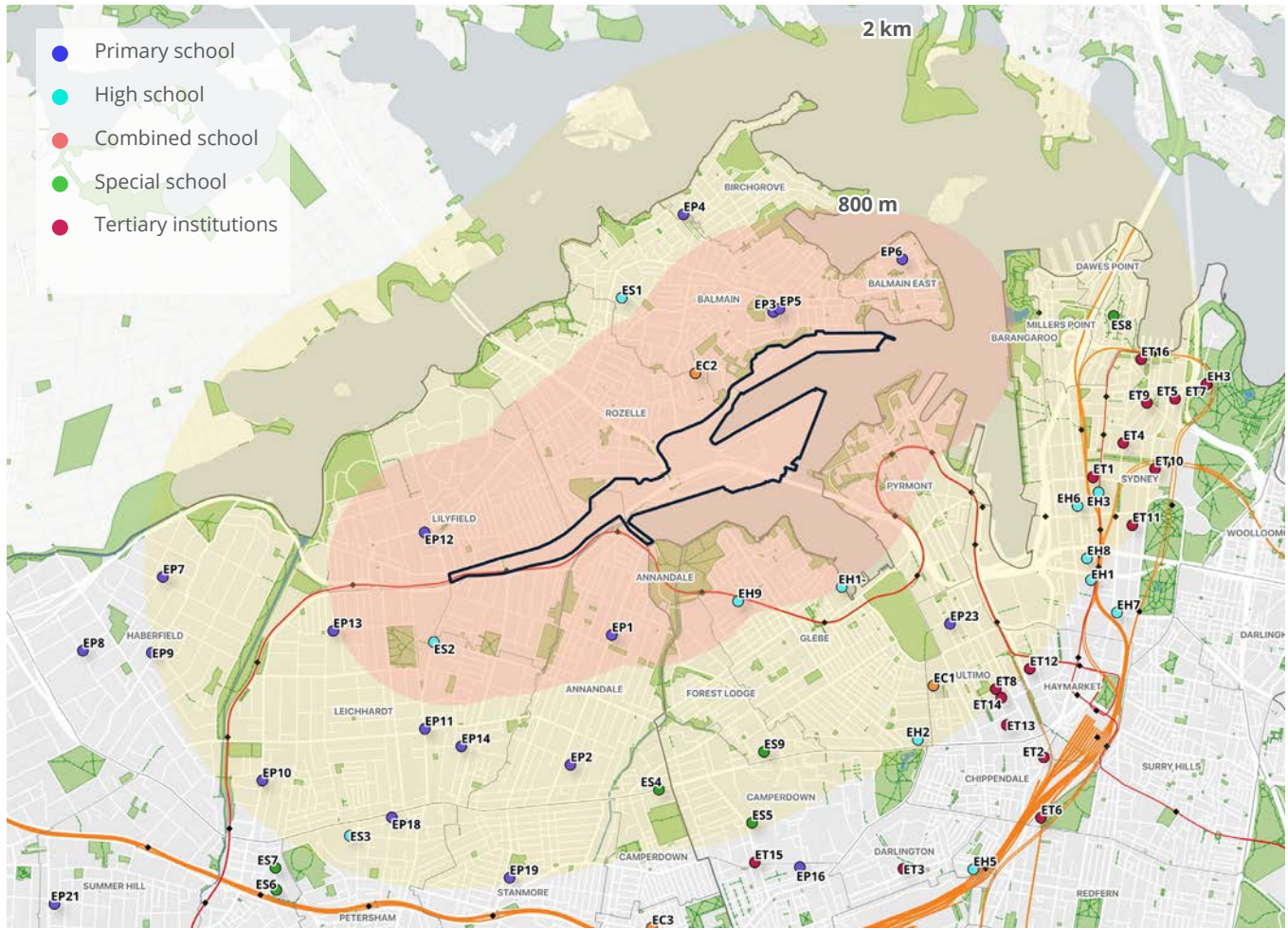


Figure 12 - Education facilities (Source: Cred Consulting)

## Education

There are 16 primary schools located within 2km of the Precinct. Of these, there are five located within 800m of the Precinct: Nicholson Street Public School, Fr John Therry Catholic Primary School, Balmain Public School, Orange Grove Public School and Annandale North Public School.

There are eight high schools located within 2km of the Precinct; of these, three are located within 800m of the Precinct. There are two combined schools within 2km of the Precinct; one is located within 800m of the Precinct. There are four special schools within 2km of the Precinct, however none are within 800m.

There are more than 14 tertiary education institutions in close proximity to the Precinct.

Map ref	Name	Category
EC1	International Grammar School	Combined
EC2	Inner Sydney Montessori School	Combined
EC3	The Athena School	Combined
EH1	Australian International High School	High school
EH2	Australian Performing Arts Grammar School	High school
EH3	Conservatorium High School	High school
EH 4	Holmes Secondary College	High school
EH5	Key College	High school
EH6	Macquarie Grammar School	High school
EH7	Oxford College Sydney	High school
EH8	St Andrew's Cathedral School	High school
EH9	St Scholastica's College Glebe Point	High school
EH10	Sydney Secondary College Blackwattle Bay Campus	High school
EP1	Annandale North Public School	Primary
EP2	Annandale Public School	Primary
EP3	Balmain Public School	Primary
EP4	Birchgrove Public School	Primary
EP5	Fr John Therry Catholic Primary School Balmain-Rozelle	Primary
EP6	Nicholson Street Public School	Primary
EP7	Dobroyd Point Public School	Primary
EP8	Haberfield Public School	Primary
EP9	St Joan of Arc Catholic Primary School	Primary
EP10	Kegworth Public School	Primary
EP11	Leichhardt Public School	Primary
EP12	Orange Grove Public School	Primary
EP13	St Columbia's Catholic Primary School	Primary
EP14	St Fiacre's Catholic Primary School	Primary
EP15	Australia Street Infants School	Primary
EP16	Newtown North Public School	Primary



Map ref	Name	Category
EP17	Petersham Public School	Primary
EP18	Taverners Hill Infants School	Primary
EP19	St Michael's Catholic Primary School	Primary
EP20	Stanmore Public School	Primary
EP21	St Patrick's Catholic Primary School	Primary
EP22	Summer Hill Public School	Primary
EP23	Ultimo Public School	Primary
ES1	Sydney Secondary College Balmain Campus	High school
ES2	Sydney Secondary College Leichhardt Campus	High school
ES3	Fort Street High School	High school
ES4	Bridge Road School	Special school
ES5	Royal Prince Alfred Hospital School	Special school
ES6	Eileen O'Connor Catholic College	Special school
ES7	The John Bern School	Special school
ES8	Observatory Hill Environmental Education Centre	Special school
ES9	Seda College	Special school
ET1	Australian Ideal College	Tertiary
ET2	Curtin University Sydney	Tertiary
ET3	Eora TAFE College	Tertiary
ET4	Macquarie University City Campus	Tertiary
ET5	Southern Cross University The Hotel School	Tertiary
ET6	St Andrew's Greek Orthodox Theological College	Tertiary
ET7	Sydney Conservatorium of Music	Tertiary
ET8	Ultimo TAFE College	Tertiary

Map ref	Name	Category
ET9	University of New South Wales CBD Campus	Tertiary
ET10	University of Newcastle Sydney Campus	Tertiary
ET11	University of Sydney St James Campus	Tertiary
ET12	University of Technology Sydney Haymarket Campus	Tertiary
ET13	University of Technology Sydney Ultimo Campus	Tertiary
ET14	Sydney School of Entrepreneurship	Tertiary
ET15	Institute of Academic Surgery RPA	Tertiary
ET16	University of Wollongong Sydney CBD Campus	Tertiary

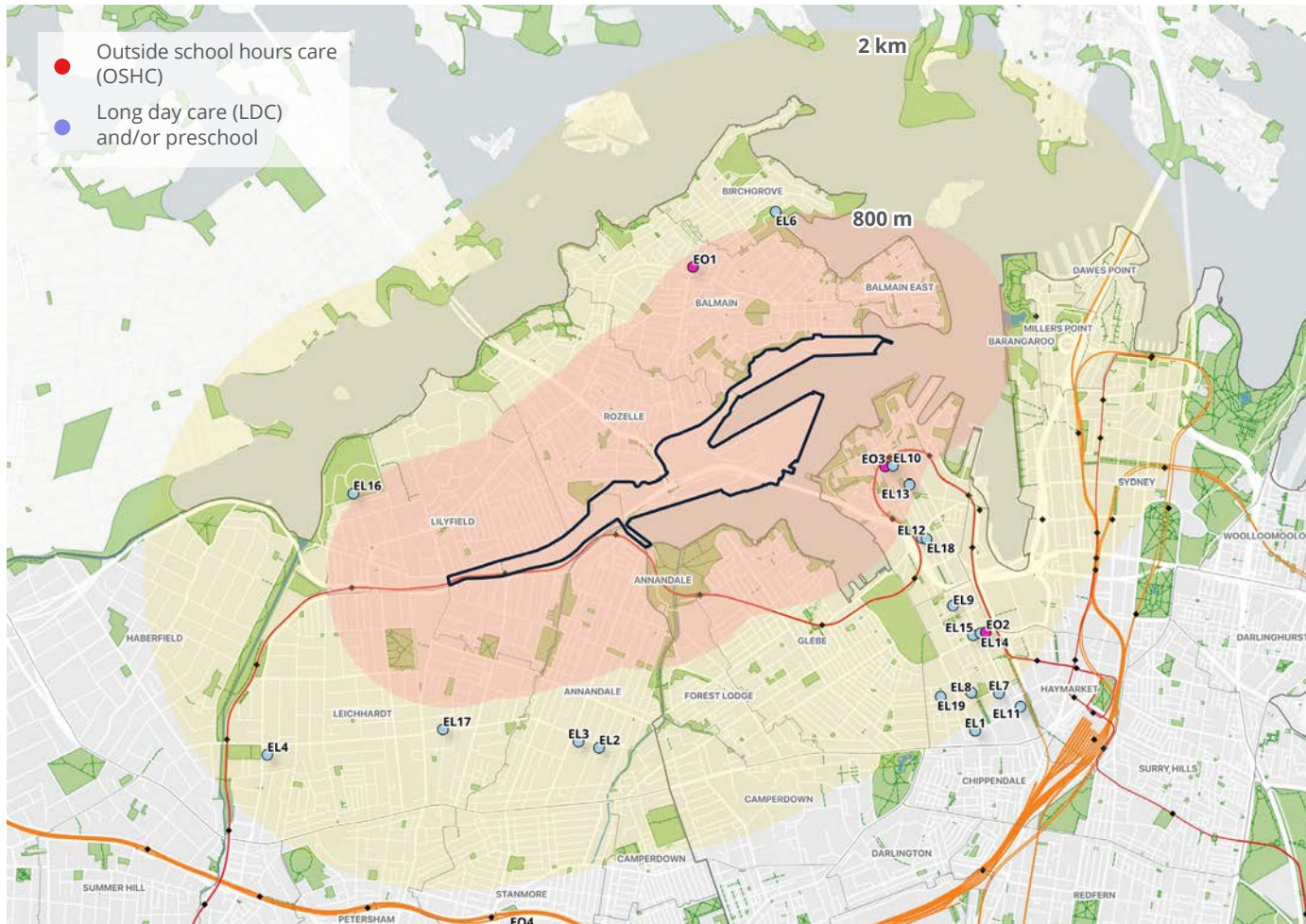


Figure 13 - ECEC facilities (Source: Cred consulting)

### Early childhood education and care

There are 16 long day care centres/preschools located within 2km of the Precinct. Of these, there are four located within 800m of the Precinct: KU Maybanke Preschool, SDN Pyrmont Children’s Education and Care Centre and John McMahon Child Care Centre.

There are three outside school hours care centres within 2km of the Precinct. Of these, there are two located within 800m of the Precinct: Pyrmont Children’s Program and Balmain Occasional Care.

Map ref	Name
EL1	Little Zak’s Academy Ultimo
EL2	Annandale Children’s Centre
EL3	Mindchamps Early Learning @ Broadway
EL4	Foster St Family Day Care Centre
EL5	Cavendish Street Early Learning Centre
EL6	John McMahon Child Care Centre
EL7	SDN Ultimo Children’s Education and Care Centre
EL8	Magic Pudding Child Care Centre
EL9	KU Ultimo Child Care Centre
EL10	SDN Pyrmont Children’s Education and Care Centre
EL11	Inner City Child Care Centre
EL12	Bliss Early Learning Pyrmont
EL13	KU Maybanke Preschool
EL14	Kindy Patch Ultimo
EL15	Believe Play School
EL16	Leichhardt Park Child Care Centre
EL17	Leichhardt Long Day Child Care Centre
EL18	Bliss Early Learning Pyrmont
EL19	IGS Preschool
EO1	Balmain Occasional Care
EO2	Ultimo Children’s Program
EO3	Pyrmont Children’s Program
EO4	Stanmore OSHC

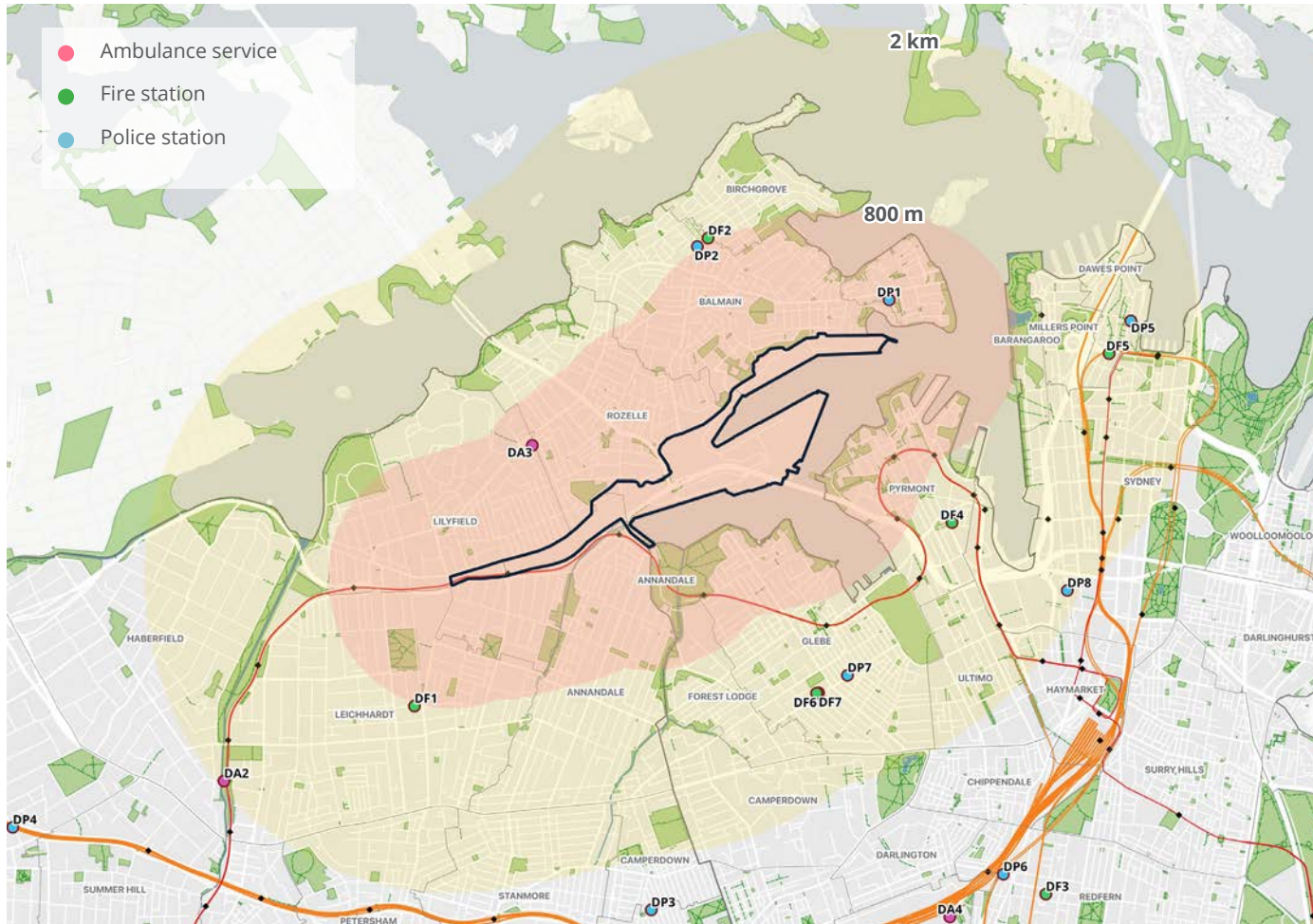


Figure 14 - Emergency facilities (Source: Cred Consulting)

### Emergency facilities

There are 19 emergency services within 2km, or just outside 2km, of the Precinct. Of these, four are ambulance services, seven are fire stations and eight are police stations. Located within 800m of the Precinct are the Balmain Police Station and Balmain Ambulance services.

Map ref	Name
A1	Day Street Police Station
A2	Glebe Police Station
A3	NSW Fire Brigade Station - City of Sydney
A4	NSW Fire Brigade Station - Glebe
A5	NSW Fire Brigade Station - Pyrmont
A6	NSW Fire Brigade Station - Redfern
A7	NSW Fire Brigade Station - The Rocks
A8	Redfern Police Station
A9	Sydney Ambulance Centre
A10	The Rocks Police Station



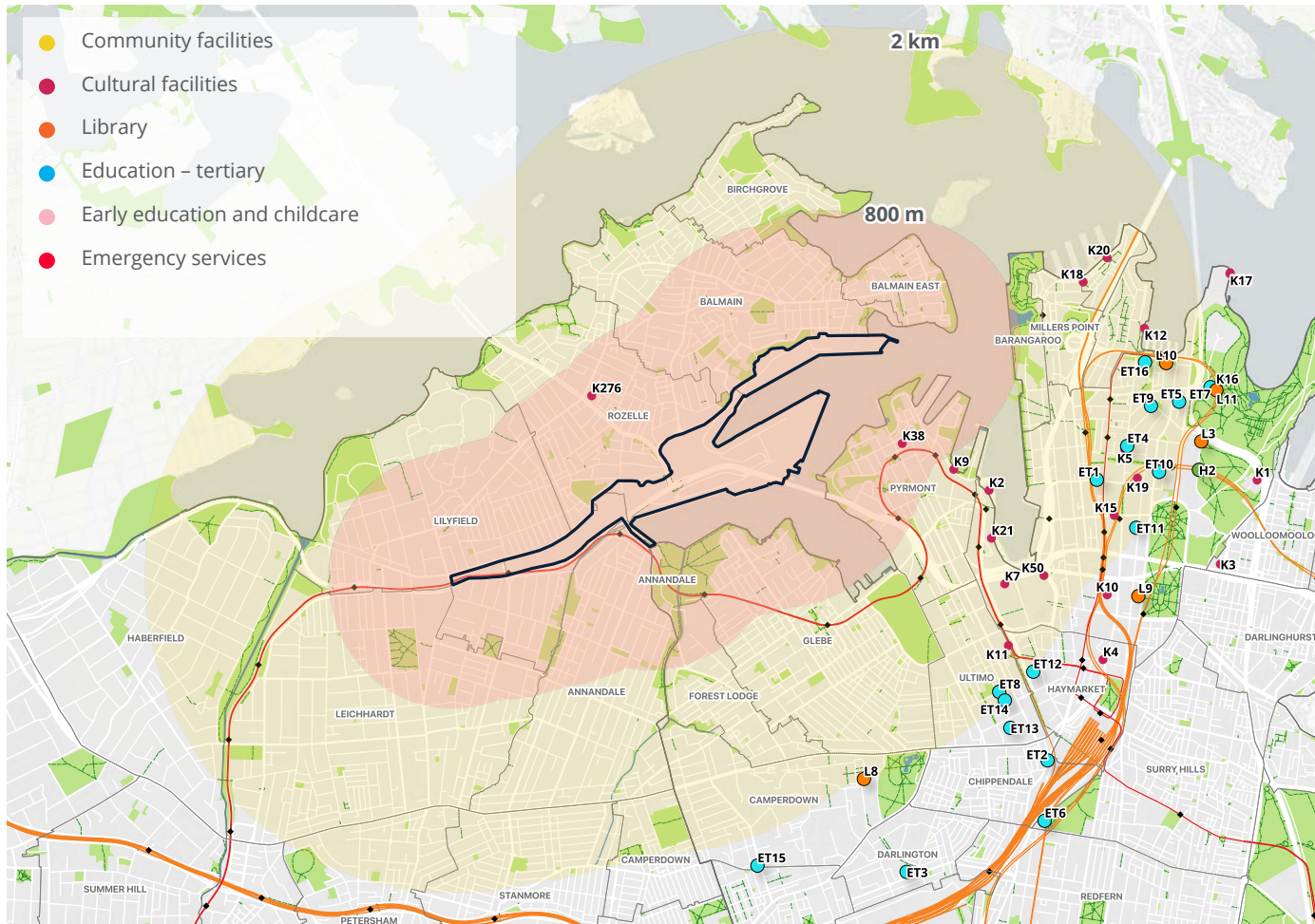


Figure 15 - Significant social infrastructure (Source: Cred Consulting)

### Significant social infrastructure

Facilities defined as regional-, state- or national-level infrastructure are considered to be significant social infrastructure as they cover a wider catchment. There are two significant social infrastructure sites within the Precinct's 800m catchment: the Culture at Work research institute in Pyrmont and Kate Owen Gallery in Rozelle. Tertiary education facilities are also considered to be significant social infrastructure, however tertiary facilities in the area are located at the edge, or just outside, of the Precinct's 2km catchment.

There is some significant social infrastructure within a 2km and 5km radius of the Bays West Precinct. These include the Sydney Opera House, Art Gallery of NSW and Australian National Maritime Museum.

Map ref	Name	Hierarchy
ET1	Australian Ideal College	Regional
ET4	Macquarie University City Campus	Regional
ET5	Southern Cross University The Hotel School	Regional
ET7	Sydney Conservatorium of Music	Regional
ET8	Ultimo TAFE College	Regional
ET9	UNSW CBD Campus	Regional
ET10	University of Newcastle Sydney Campus	Regional
ET11	USYD St James Campus	Regional
ET12	UTS - Haymarket Campus	Regional
ET14	Sydney School of Entrepreneurship	Regional
ET16	University of Wollongong Sydney CBD Campus	Regional
K2	Australian National Maritime Museum	State
K5	City Recital Hall	Regional
K7	International Conference Centre (ICC)	Regional
K9	Lyric Theatre	Regional
K11	Museum of Applied Arts & Sciences Powerhouse Museum	State
K12	Museum of Contemporary Art	State
K15	Sydney Conservatorium of Music	Regional
K18	Sydney Theatre Walsh Bay	State
K19	Theatre Royal	Regional
K20	Wharf Theatre	Regional
K21	9D Action Cinemas	Regional
K38	Culture at Work	Regional
K50	Lendlease Darling Quarter Theatre	Regional
K276	Kate Owen Gallery	Regional
L8	Fisher Library - The University of Sydney	Regional
L10	Customs House Library	Regional



### 5.1.1. Public open space

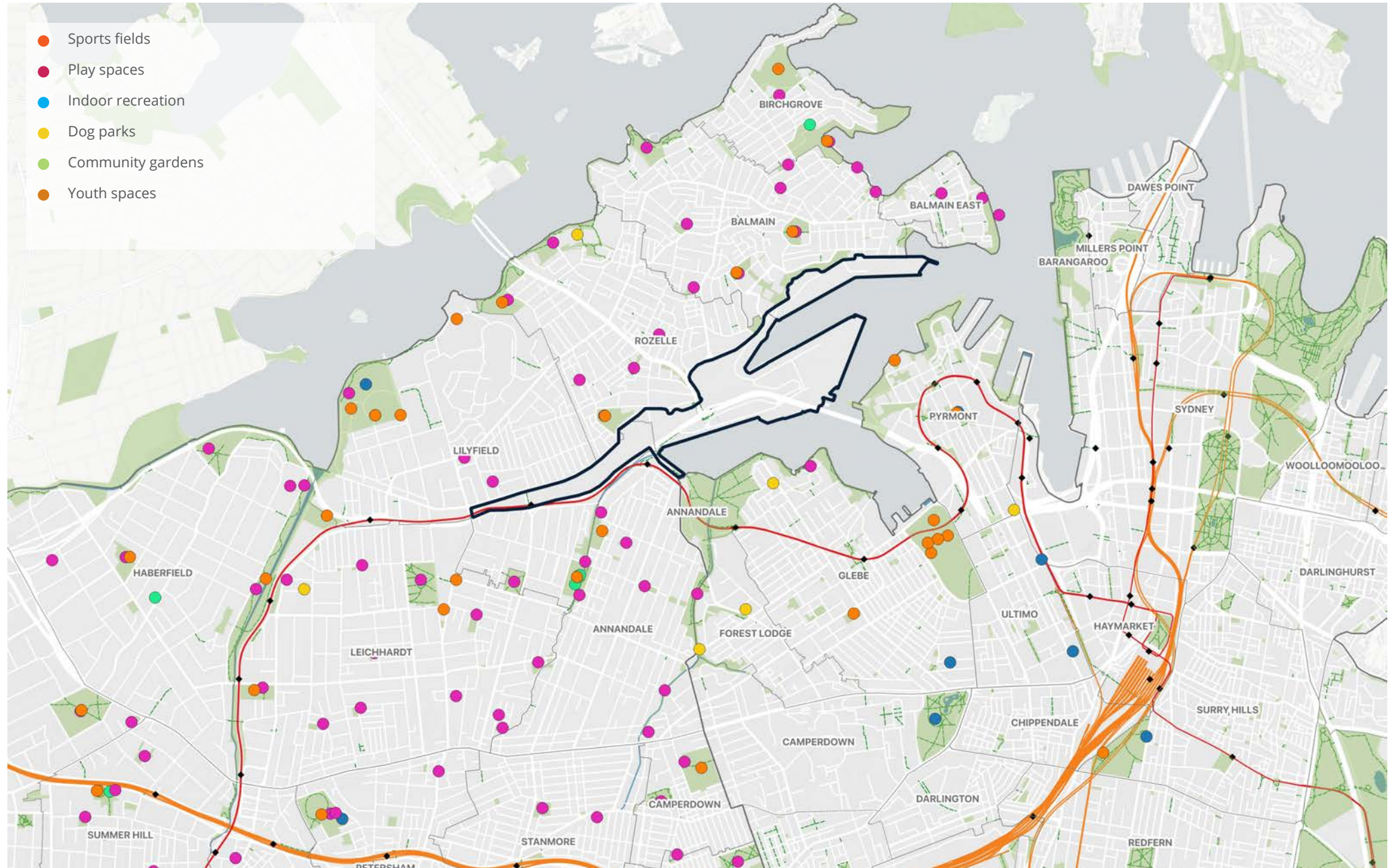








Figure 16 - Public open spaces (Source: Cred Consulting)

## Public open space summary

Quality public open spaces make for liveable, sustainable and healthy neighbourhoods. They provide the local community with a broad range of passive and active leisure activities to participate in for fun, relaxation, health and wellbeing, and to connect with family and friends.

As shown in the table below, the Bays West Precinct has 27 sports spaces, 73 play spaces, six indoor recreation centres, six dog parks, five community gardens and two skateparks within 2km of the Precinct.

Public open space		
	Sports spaces	27
	Play spaces	73
	Indoor recreation	6
	Dog parks	6
	Community garden	5
	Skatepark	2

## Parks

The Bays West Precinct has a variety of open spaces within close proximity. Regional parks within a 2km radius of the study area include Glebe foreshore parks, Leichhardt Park (extending to Hawthorne Canal), Mort Bay Park, Birchgrove Oval, Wentworth Park, Waterfront Park and Pirrama Park.

However, a significant proportion of the Precinct does not have a public open space (over 0.3ha) within 400m walking distance.

## Play spaces

There are 73 play spaces within 2km, or just outside 2km, of the Bays West Precinct. However, there is a need for local and district play spaces within the precinct for future residents and visitors.

## Skateparks

There are two skateparks within 2km of the Bays West Precinct: Annandale Skatepark and Federal Park Skatepark. Federal Park Skatepark is a significant urban renewal project particularly popular with young people.

## Indoor recreation

There are four indoor recreation/sports facilities and two aquatic centres within 2km, or just outside 2km, of the Bays West Precinct.

Ashfield Aquatic Centre was opened in October 2020 and includes five pools, swim classes, training facilities, a spa, sauna and steam room.

## Dog parks

There are six dog parks within 2km of the Bays West Precinct.

## Community garden

There are five community gardens within 2km of the Bays West Precinct. Of these, three are located within 800m of the Precinct. They are:

- Whites Creek Food Forest
- Whites Creek Community Garden, and
- Punch Park Community Garden.

Whites Creek Community Garden was founded in 1997 and is managed by garden members.

*The following pages provide a map and summary of public open space by individual type.*



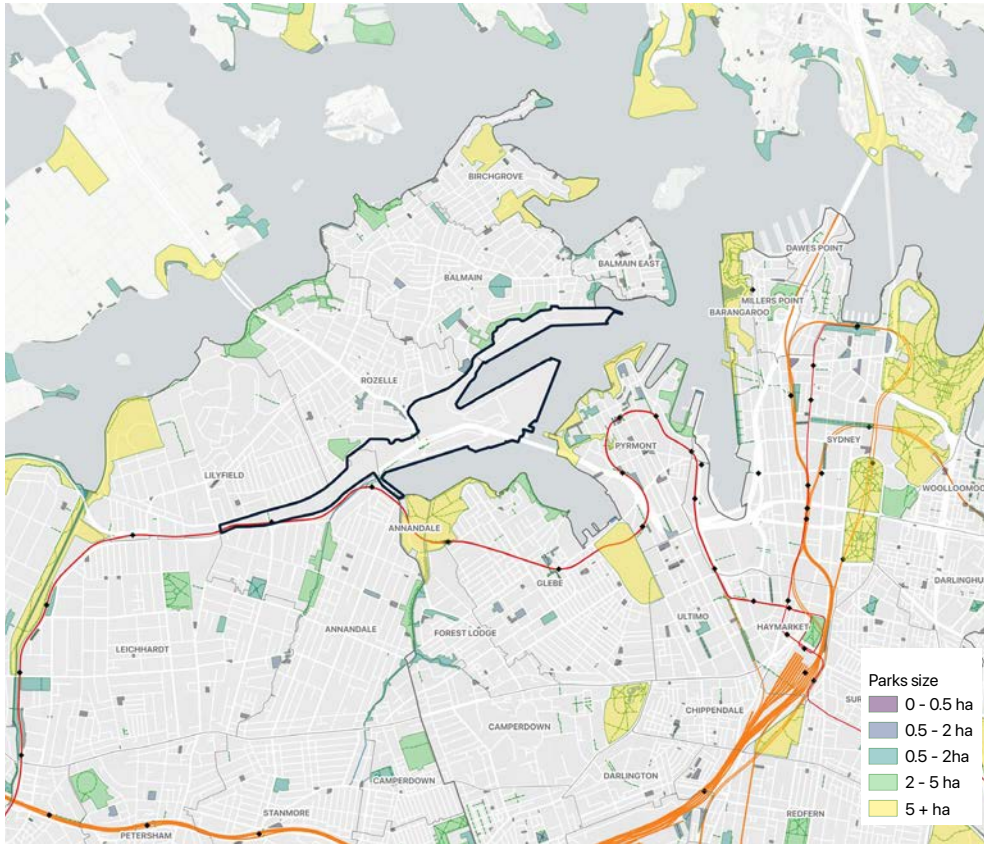


Figure 17 - Parks in close proximity to the Bays West Precinct (Source: Cred Consulting)



Figure 18 - 400m walking distance of parks over 0.3ha (Source: Cred Consulting)

## Parks

Figure 17 shows the size of parks in close proximity to the Bays West Precinct. It indicates that the Bays West Precinct is adjacent to several parks over 2ha and one park over 5ha.

Figure 18 shows a 400m walking catchment from parks over 0.3ha (the minimum standard size for a quality local park, defined by the GANSW). The maps show that while the Precinct is adjacent to many large parks, they are not within 400m walking distance. This indicates that the provision of public open space within the Precinct will be vital to its success.



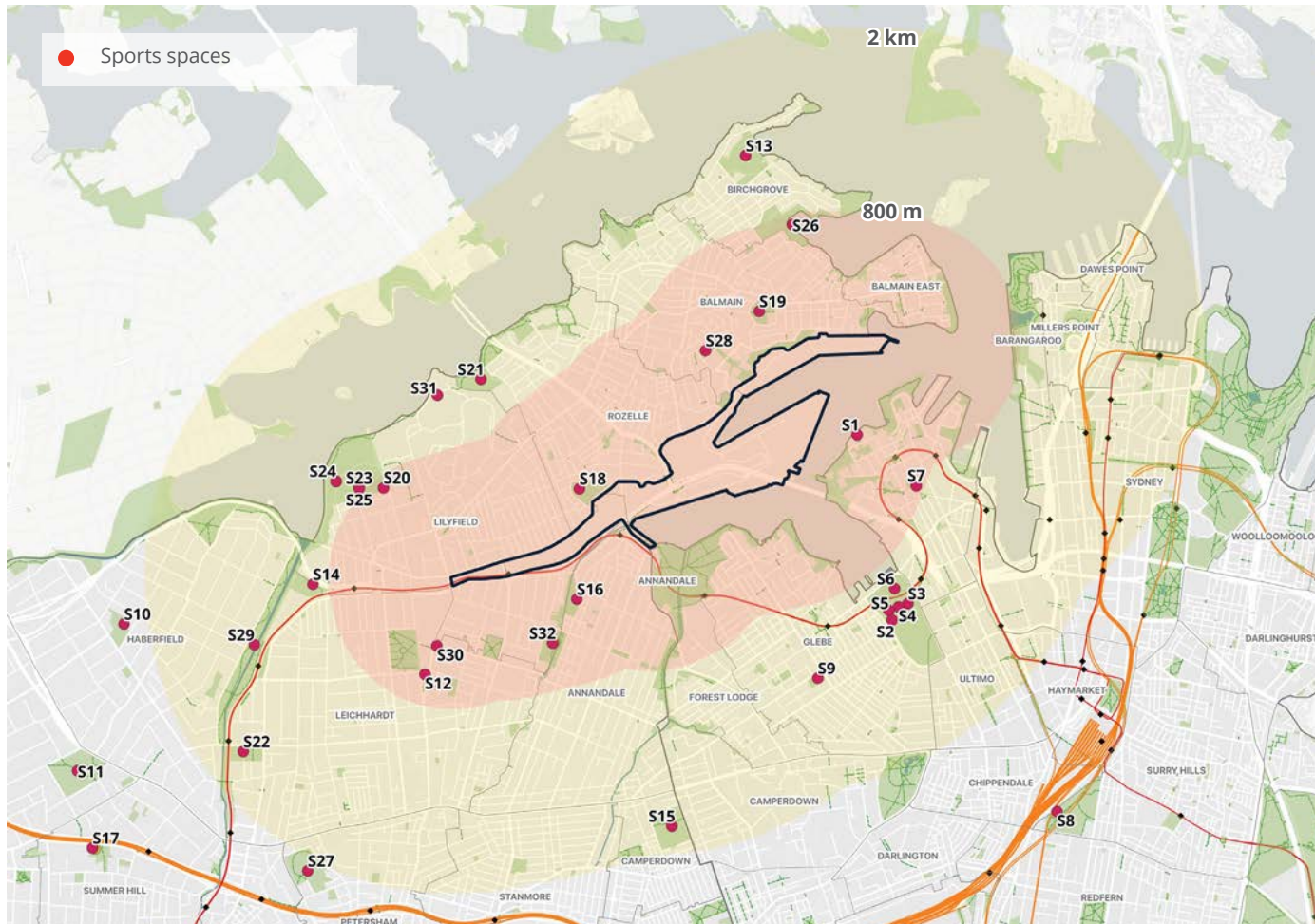


Figure 19 - Sports spaces (Source: Cred Consulting)

### Sports spaces

There are 27 sports spaces within 2km of the Precinct or just outside the 2km boundary. Of these, there are 10 are within 800m of the Precinct: Mort Bay Park, Gladstone Park, Punch Park, Easton Park, Cohen Park, Whites Creek Valley Park and Leichhardt Park.

Map ref	Name
S1	Jacksons Landing Promenade
S2	Wentworth Park Sporting Complex
S3	Wentworth Park Field 1
S4	Wentworth Park Field 2
S5	Wentworth Park Field 3
S6	Wentworth Park Field 4
S7	Maybanke Recreation Centre
S8	Coronation Recreation Centre and Tennis Court
S9	St James Park Tennis Court
S10	Algie Park
S11	Ashfield Park
S12	Balmain Road
S13	Birchgrove Park
S14	Blackmore Oval
S15	Camperdown Oval
S16	Cohen Park
S17	Darrell Jackson Gardens
S18	Easton Park
S19	Gladstone Park
S20	Glover Street
S21	King George Park
S22	Lambert Park
S23	Leichhardt #2
S24	Leichhardt #3
S25	Leichhardt Oval
S26	Mort Bay Park
S27	Petersham Park
S28	Punch Park
S29	Richard Murden Reserve
S30	SSC Leichhardt Campus
S31	Waterfront Drive
S32	Whites Creek Valley Park



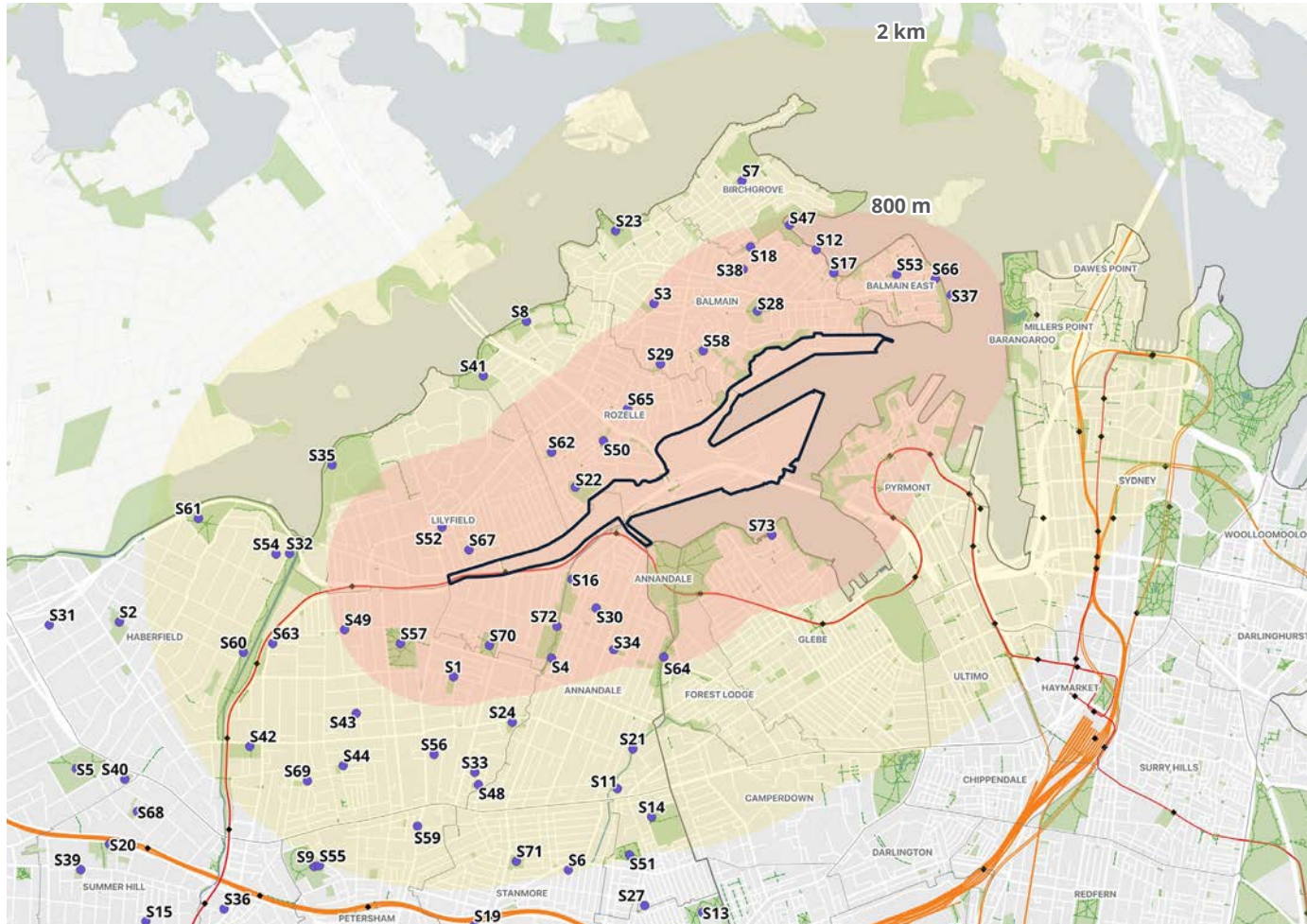


Figure 20 - Play spaces (Source: Cred Consulting)

## Play spaces

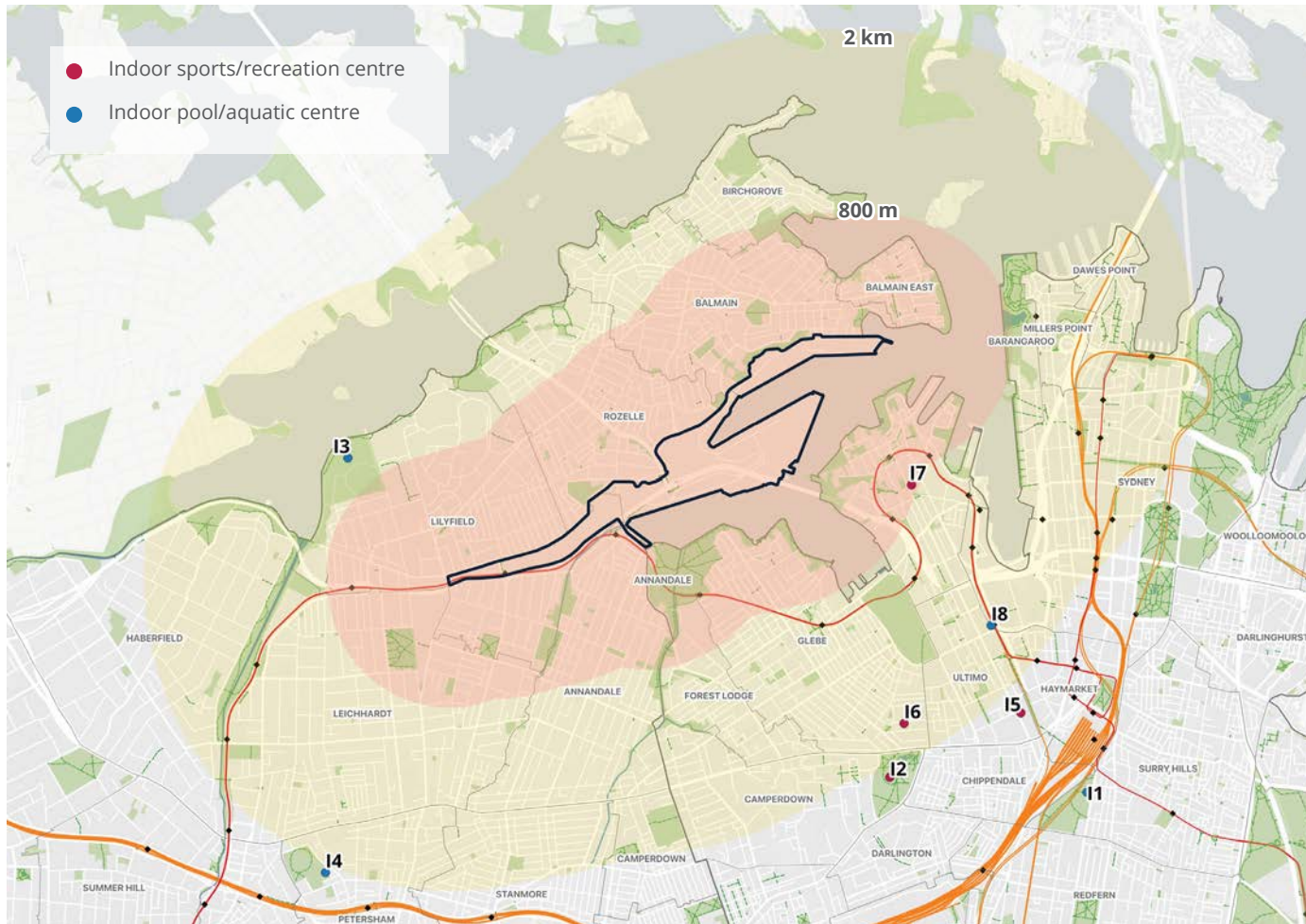
There are 73 play spaces within 2km of the Precinct or just outside the 2km boundary. Of these, 28 are within 800m of the Precinct.

Map ref	Name
S1	36th Battalion Park
S2	Algie Park
S3	Ann Cashman Reserve
S4	Arguimbau Street Playground
S5	Ashfield Park
S6	Bain Playground
S7	Birchgrove Park
S8	Bridgewater Park
S9	Brighton Street Park
S10	Bugler Playground
S11	Cahill Street Playground
S12	Campbell Street Playground
S13	Camperdown Memorial Rest Park
S14	Camperdown Park
S15	Carrington Street Playground
S16	Cohen Park Playground
S17	Colgate Avenue Reserve
S18	College Street Playground
S19	Crammond Park
S20	Darrell Jackson Gardens
S21	Douglas Grant Memorial Park
S22	Easton Park
S23	Elkington Park
S24	Evan Jones Playground
S25	Fleming Playground
S26	Garavel Playground
S27	George Smith Playground
S28	Gladstone Park
S29	Goodsir Street Reserve
S30	Gray Street Reserve
S31	Haberfield Gardens
S32	Hawthorne Parade Reserve #284
S33	Hearn Street Reserve
S34	Hinsby Park
S35	Hippo Park
S36	Hudson Street Park

- S37 Illoura Reserve
- S38 Issy Wyner Reserve
- S39 John Paton Reserve
- S40 Kensington Road Playground
- S41 King George Park
- S42 Lambert Park
- S43 Marlborough Street Playground
- S44 Marr Reserve
- S45 Maundrell Park
- S46 Montague Gardens
- S47 Mort Bay Park
- S48 Nestor Park
- S49 North Street Playground
- S50 O'Connor Reserve
- S51 O'Dea Reserve
- S52 Orange Grove Plaza
- S53 Origlass Park
- S54 Parade Playground
- S55 Petersham Park
- S56 Pine Square Reserve
- S57 Pioneers Memorial Park
- S58 Punch Park
- S59 Quinn Playground
- S60 Richard Murden Reserve
- S61 Robson Park
- S62 Rozelle Common
- S63 Shields Playground
- S64 Smith Hogan and Spindlers Park
- S65 Stimson Reserve
- S66 Thornton Park
- S67 Trevor Street Reserve
- S68 Underwood Reserve
- S69 Wangal Nura Park
- S70 War Memorial Park
- S71 Weekley Park
- S72 William Stuart Playground
- S73 Blackwattle Playground



Natural park, Cahill Street Playground  
(Photo source: Ellaslist)



Map ref	Name
11	Prince Alfred Park Pool
12	Victoria Park Pool
13	Leichhardt Park Aquatic Centre
14	Fanny Durack Aquatic Centre
15	UTS Multi-Purpose Sports Hall, Broadway Campus
16	Peter Forsyth Auditorium
17	Maybanke Recreation Centre
18	Ian Thorpe Aquatic Centre

Figure 21 - Indoor recreation (Source: Cred Consulting)

### Indoor recreation

There are six indoor recreation centres within 2km of the Bays West Precinct. Of these, four are indoor recreation or sports centres and two are indoor aquatic facilities.



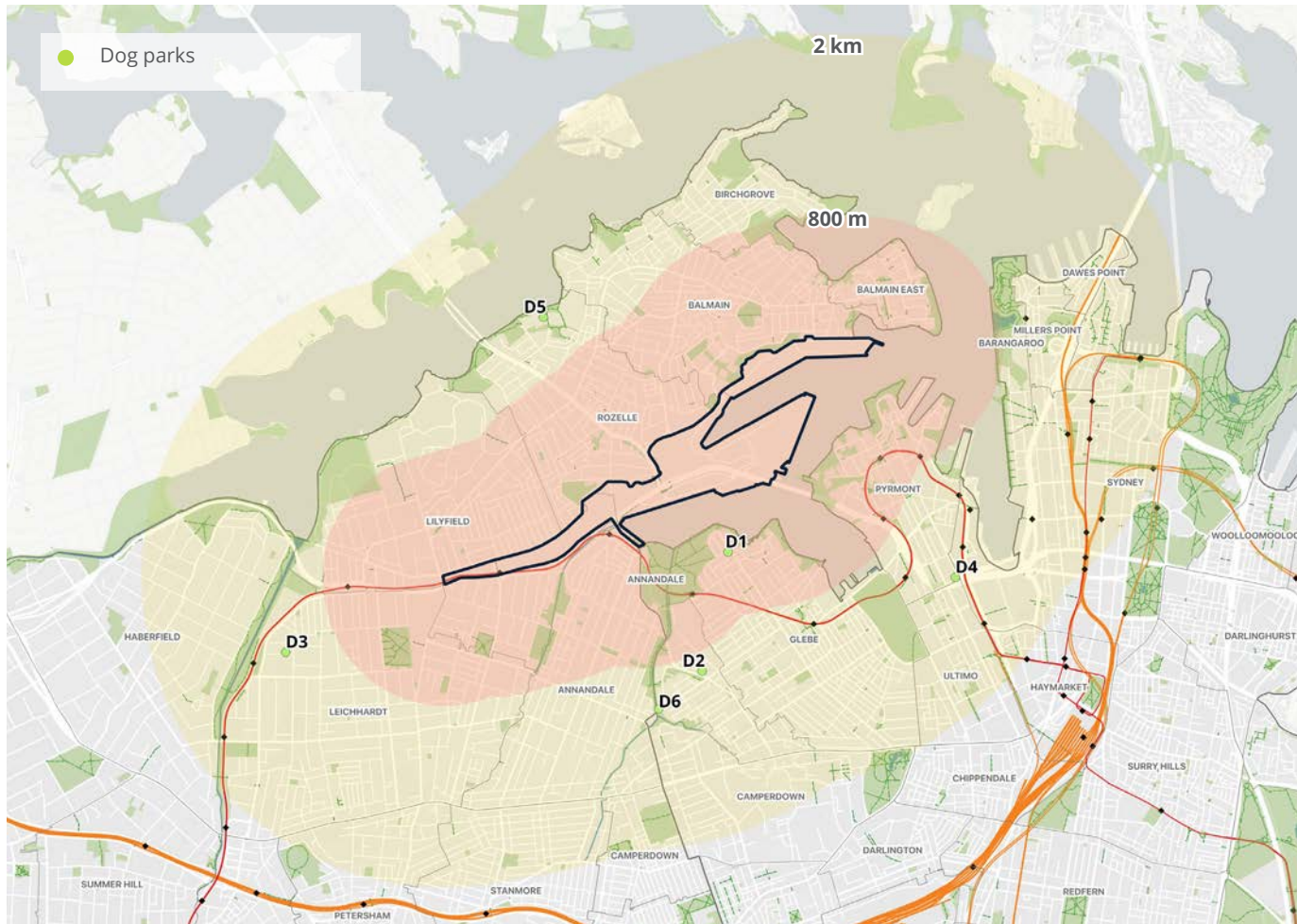


Figure 22 - Dog parks (Source: Cred Consulting)

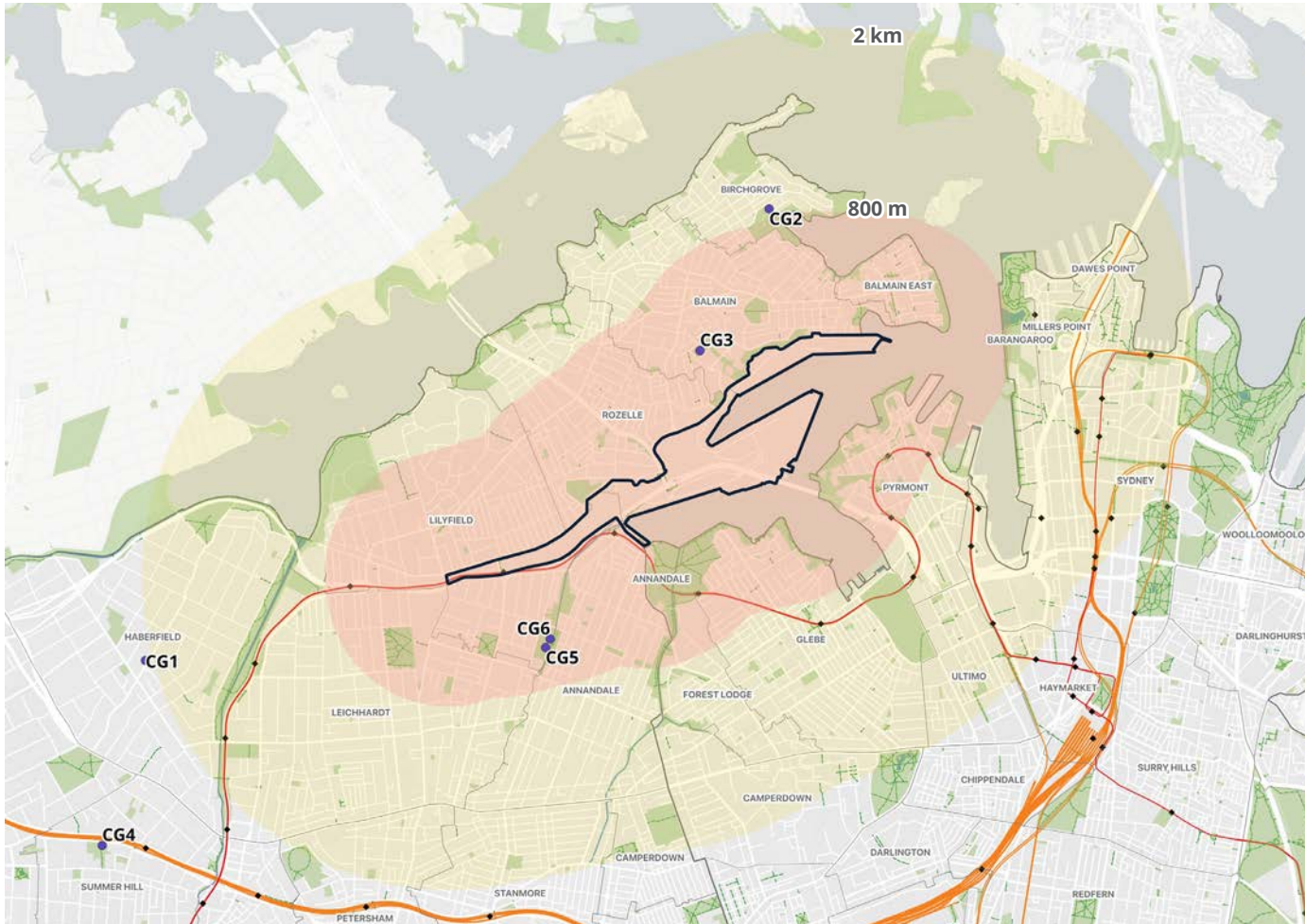
### Dog parks

There are six dog parks within 2km of the Precinct. They are located at Bridgewater Park, Hawthorne Canal Dog Park, Fig Lane Park, JV McMahon Reserve, Canal Reserve and Federal Park.

Federal Park is located within 800m of the Precinct.

Map ref	Name
D1	Federal Park
D2	JV McMahon Reserve
D3	Hawthorne Canal Dog Park
D4	Fig Lane Park
D5	Bridgewater Park
D6	Canal Reserve





Map ref	Name
CG1	Haberfield Community Garden
CG2	Mort Bay Community Garden
CG3	Punch Park Community Garden
CG4	Summer Hill Community Garden
CG5	Whites Creek Community Garden
CG6	Whites Creek Food Forest

Figure 23 - Community gardens (Source: Cred Consulting)

### Community gardens

There are five community gardens within 2km of the Precinct. Of these, there are three located within 800m of the Precinct: Whites Creek Food Forest, Whites Creek Community Garden and Punch Park Community Garden.

## 6. Social infrastructure benchmarks

The renewal of the Bays West Precinct is expected to happen over time as sub-precincts are (individually or concurrently) master-planned, rezoned and redeveloped.

To assist with the first phase of master-planning, assumed yields have been developed that provide an indicative outcome for the future of the Precinct. These assumed yields consist of three stages and include high, medium and low scenarios, noting that the density of each sub-precinct will be determined on a case by case basis. The numbers noted in these scenarios have been provided by DPE and are indicative only and intended to inform the benchmarking. They do not provide a definitive outcome or indication of the final uses of the Precinct.

The figure on the right shows the three stages of development. While this master planning and rezoning exercise only addresses Stage 1, in order to understand the social infrastructure needs of the whole Precinct, the population forecast for all three stages has been considered in this benchmarking analysis.

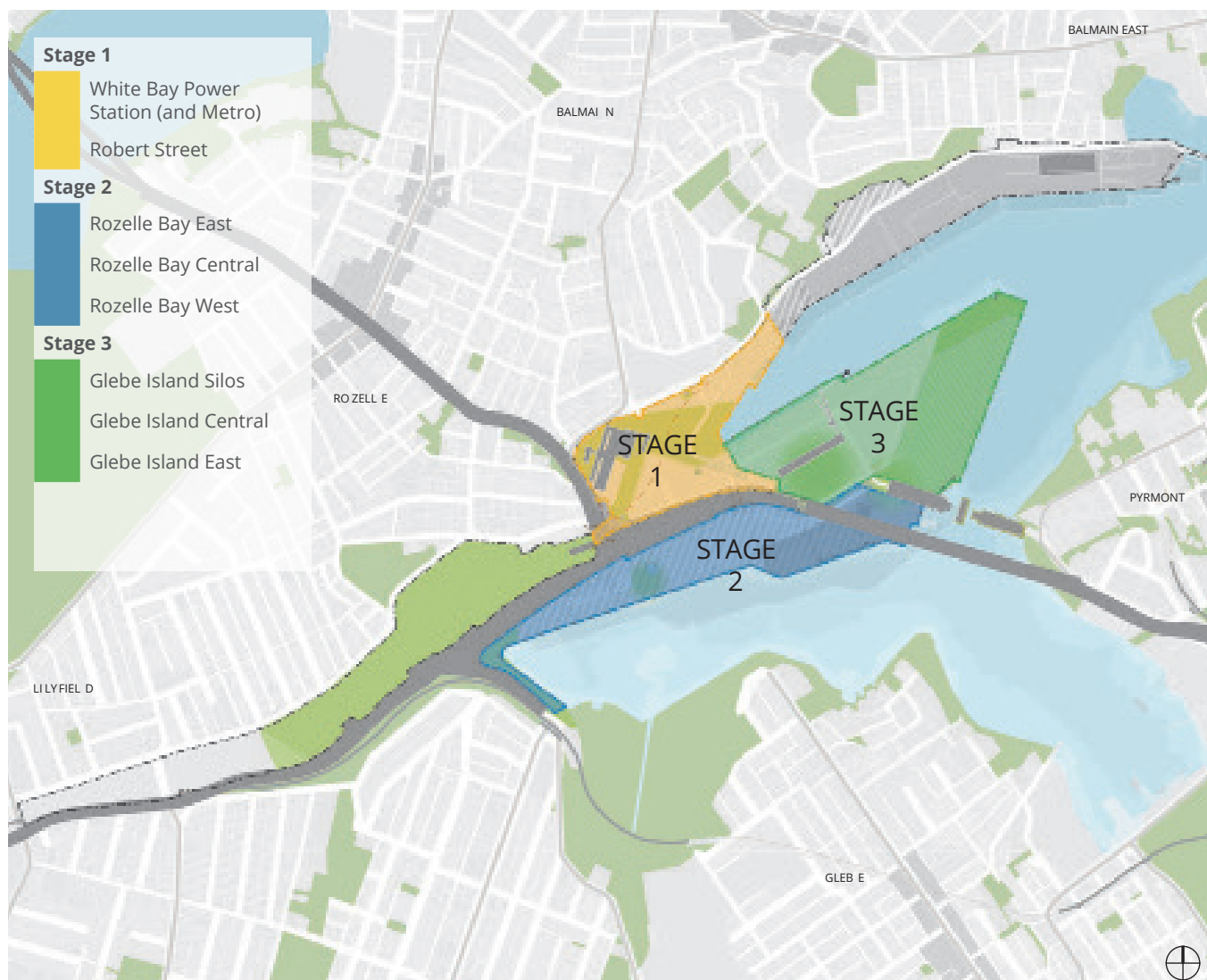


Figure 24 - Stages of the Bays West Precinct development (Source: Cred Consulting)

## Benchmarking approach

It is important to note that benchmarking processes are not without limitations. Benchmarks take a historic approach to assumptions of future demand in calculating the quantum of community assets required.

The output of benchmarking is a numeric expression of demand that enables the comparison of like-for-like infrastructure across time and geography. However, benchmarking does not take into account:

- Innovative methods of infrastructure delivery or current best practice, which may not be aligned with current benchmark assumptions
- The manner in which people engage with and generate demand for infrastructure due to their technological, accessibility, cultural and urban-density contexts
- The suitability of spaces and their ability to meet people's needs, including the condition of assets and the range of users serviced
- The ability of assets to be more efficiently utilised and satisfy a higher level of demand than benchmark outputs suggest
- The practicality of delivering infrastructure, especially types with significant floor space or land area requirements, particularly in places of high land value or with constrained land availability
- Varying views across government organisations (both State and local) as to the acceptable standard and level of infrastructure provision against which benchmarking is to be set, and
- This includes benchmarks for the Bays West Precinct site only and does not account for broader Bays area, the nearby growth and opportunities.

It is important that provision standards be interpreted as a guide only and be used in conjunction with other necessary assessment steps, such as undertaking an audit of the subject land area and surrounding communities, and detailed consultation with responsible agencies to confirm their likely provision strategy and models for service and facility delivery.

Benchmarks (also commonly referred to as provision standards) are a tool commonly used for estimating the demand for various types of social infrastructure. There are four kinds of benchmarks used for social infrastructure planning, as below.

### *1. Population-based benchmarking*

Population-based benchmarks are used to give an indication of the ideal number and size of social infrastructure items to be provided, if the opportunity exists, feasibility is demonstrated and funding is available. The local context, as well as site opportunities and limitations, and the broader provision close by, are all taken into account.

Please refer to the Appendix for details on the benchmark standards used in this analysis.

### *2. Proximity-based benchmarking*

Proximity-based benchmarks are used to understand how easy it is for people to access social infrastructure by foot, bike, public transport or car.

The Premier has set a priority, aiming to increase the number of homes in urban areas – which includes the Bays West Precinct – that are within 10 minutes' walk of quality green public open spaces by 10% by 2023.

### *3. Comparative/precedent benchmarking*

Comparative benchmarking looks at similar high-quality sites or precedents of the Bays West Precinct and benchmarks the type of social infrastructure delivered, for comparative purposes. This will be undertaken in the next stage of work, which will assess the proposed social infrastructure in the Bays West Master Plan.

### *4. Best practice trends benchmarking*

Best practice benchmarking provides examples of high-quality, innovative pieces of social infrastructure that meet best practice principles, and which may set a benchmark for social infrastructure delivery in the Bays West Precinct.



Table 3 - Population benchmark standards

Social infrastructure type	Benchmark	Source
<b>Public facilities</b>		
Library floor space	State Library of NSW population-based calculator (in sq.m)	State Library of NSW
Community floor space	80sq.m per 1,000 people	Pyrmont Place Strategy
Local community facilities	3.5 per 20,000 to 30,000 people	
District community facilities	1 per 20,000 to 30,000 people	
Cultural floor space	20sq.m per 1,000 people	City of Ryde Social and Cultural Infrastructure Framework
Youth centre	1 per 3,000 young people aged 12 to 17 years	Wollongong Social Infrastructure Strategy 2018
Long day care	1 long day care place for every 2.48 children aged 0 to 4 years	City of Parramatta Community Infrastructure Strategy
Outside school hours care (OSHC)	1 OSHC place for every 2.7 children aged 5 to 11 years	
Community health centre	1 per 20,000 people	Pyrmont Place Strategy
Fire station	1 per 60,000 people	Pyrmont Place Strategy
Police station	1 per 108,000 people	
Hospital bed	2 beds per 1,000 people	
Civic or performance space	1 per 100,000 to 150,000 people	
Creative arts centre	1 per 20,000 to 30,000 people	
Aquatic facility	1 per 38,500 people	Inner West Recreation Needs Study 2014
Indoor courts	1 per 20,000 people	
Indoor recreation centre	1 per 75,000 people	
<b>Public open space</b>		
Play space	1 per 2,000 people	Parks and Leisure Australia
Sports field	1 per 5,600 people	City of Sydney's Baseline Infrastructure Study
Outdoor courts	1 per 2,500 people	Inner West Recreation Needs Study 2014
Outdoor fitness station	1 per 15,000 people	Parks and Leisure Australia
Skate facilities	1 per 48,000	Inner West Recreation Needs Study 2014
Off-leash dog park	1 per 50,000 people	Parks and Leisure Australia





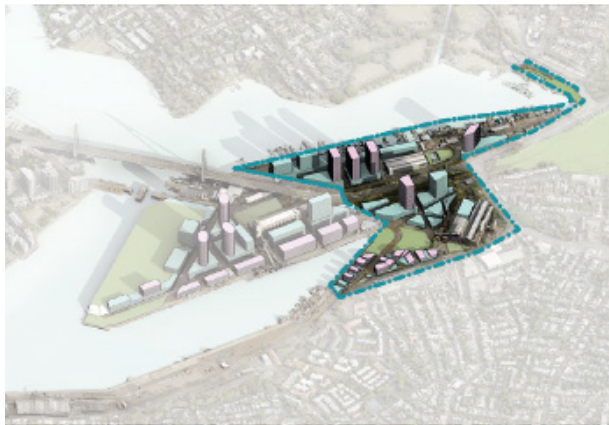
Connecting to water and First Nations cultures in open space  
Gosford Park, Sydney  
(Photo source: Playing in Puddles)



## Option 1



STAGE 1



STAGE 1 & 2



STAGE 1, 2 & 3

## Population benchmarking

### 6.1. Option 1

Option 1 has a total forecast population of 6,415 residents and 13,605 workers. It should be noted that development will occur across the Bays West Precinct in three stages and will cumulatively result in this total forecast population by Stage 3.

Option 1	Residents	Workers
Stage 1	937 residents	2,081 workers
Stage 1 & 2	2,946 residents	6,512 workers
Stage 1, 2 & 3	6,415 residents	13,605 workers

As shown in Table 4, by Stage 3, this option would have a benchmark demand of the following to cater for the needs of people living and working in the Bays West Precinct:

- 1,235sq.m of library floor space
- 513sq.m of community floor space
- 128sq.m of cultural floor space
- 0.1 youth centres
- 93 long day care early education and childcare places
- 69 outside school hours care places
- 0.3 community health centres
- 0.1 police stations
- 0.1 fire stations
- 13 hospital beds
- 0.1 civic or performance spaces
- 0.3 creative arts centres
- 0.2 aquatic facilities
- 0.4 indoor courts
- 0.1 indoor recreation centres

- Three play spaces
- 1.1 sports fields
- 3.1 outdoor courts
- 0.6 outdoor fitness stations
- 0.1 skate facilities, and
- 0.1 off-leash dog parks.

The social infrastructure needs assessment also identifies that ongoing consultation will need to be undertaken with Schools Infrastructure NSW given the proximity to the Metro and to cater for any increased demand as the planning for the precinct progresses.

*It is important to note that while population benchmarks have been used to arrive at preliminary quantum of social infrastructure needed to cater to the future Bays West Precinct, it is vital that the Precinct also provides social infrastructure that caters for wider district and regional needs.*

*Please note, that the blocks in the figures (left) are indicative only and not proposed as future built form.*



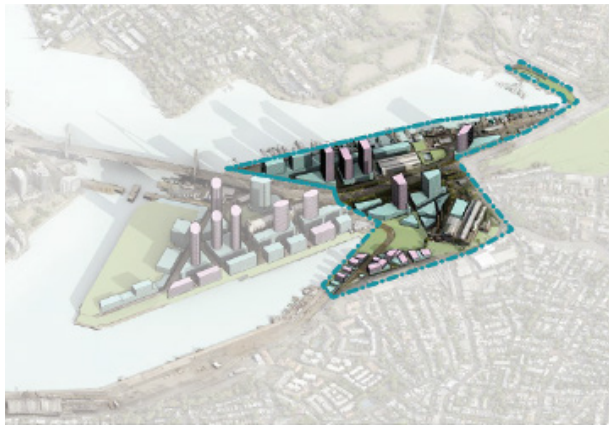
Table 4 - Option 1 population-based social infrastructure benchmarking

Social infrastructure type	Stage 1 (937 residents   2,081 workers)	Stage 1 & 2 (2,946 residents   6,512 workers)	Stage 1, 2 & 3 (6,415 residents   13,605 workers)
<b>Public facilities</b>			
Library floor space	190sq.m	653sq.m	1,235sq.m
Community floor space	75sq.m	236sq.m	513sq.m
Local community facilities	0	1	1
District community facilities	0	0	0
Cultural floor space	19sq.m	59sq.m	128sq.m
Youth centre	0	0	0.1
Long day care	14	43	93
Outside school hours care	10	32	69
Community health centre	0	0.1	0.3
Fire station	0	0	0.1
Police station	0	0	0.1
Hospital beds	2	6	13
Civic or performance space	0	0	0.1
Creative arts centre	0	0.1	0.3
Aquatic facilities	0	0.1	0.2
Indoor courts	0	0.1	0.4
Indoor recreation centre	0	0.1	0.1
<b>Public open space</b>			
Play space	0	1	3
Sports field	0.2	0.5	1.1
Outdoor courts	0.5	1.4	3.1
Outdoor fitness station	0.1	0.3	0.6
Skate facilities	0	0.1	0.1
Off-leash dog park	0	0.1	0.1

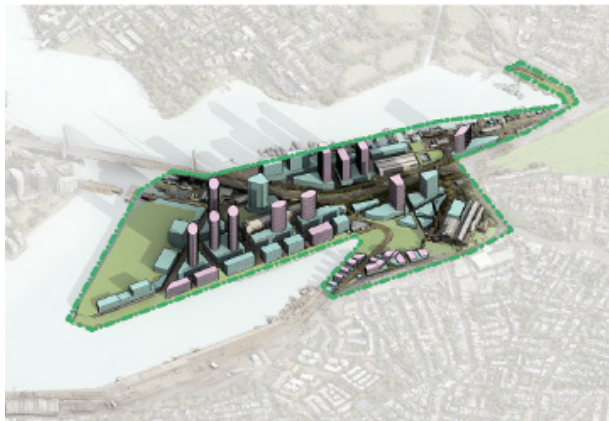
## Option 2



STAGE 1



STAGE 1 & 2



STAGE 1, 2 & 3

## 6.2. Option 2

Option 2 has a total forecast population of 8,410 residents and 12,351 workers. It should be noted that development will occur across the Bays West Precinct in three stages and will cumulatively result in this total forecast population by Stage 3.

Option 1	Residents	Workers
Stage 1	979 residents	2,097 workers
Stage 1 & 2	3,157 residents	6,528 workers
Stage 1, 2 & 3	8,410 residents	12,351 workers

As shown in Table 5, by Stage 3, this option would have a benchmark demand of the following to cater for the needs of people living and working in the Bays West Precinct:

- 1,261sq.m of library floor space
- 627sq.m of community floor space
- 168sq.m of cultural floor space
- 0.1 youth centres
- 122 long day care places early education and childcare places
- 90 outside school hours care places
- 0.4 community health centres
- 0.1 police stations
- 0.1 fire stations
- 17 hospital beds
- 0.1 civic or performance spaces
- 0.4 creative arts centres
- 0.2 aquatic facilities
- 0.5 indoor courts
- 0.2 indoor recreation centres
- Four play spaces
- 1.5 sports fields

- 4.1 outdoor courts
- 0.8 outdoor fitness stations
- 0.2 skate facilities, and
- 0.2 off-leash dog parks.

The social infrastructure needs assessment also identifies that ongoing consultation will need to be undertaken with Schools Infrastructure NSW given the proximity to the Metro and to cater for any increased demand as the planning for the precinct progresses.

*It is important to note that while population benchmarks have been used to arrive at preliminary quantum of social infrastructure needed to cater to the future Bays West Precinct, it is vital that the Precinct also provides social infrastructure that caters for wider district and regional needs.*

*Please note, that the blocks in the figures (left) are indicative only and not proposed as future built form.*

Table 5 - Option 2 population-based social infrastructure benchmarking

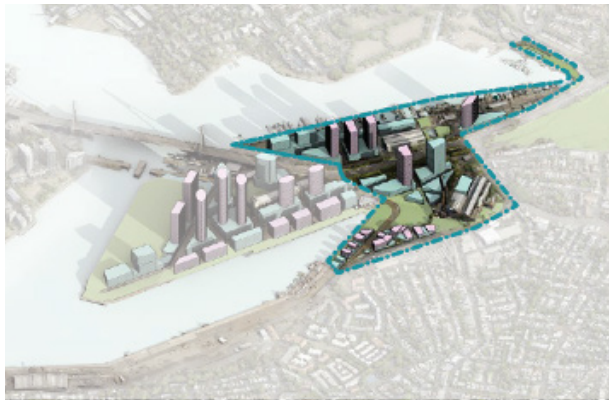
Social infrastructure type	Stage 1 (979 residents   2,097 workers)	Stage 1 & 2 (3,157 residents   6,528 workers)	Stage 1, 2 & 3 (8,410 residents   12,351 workers)
<b>Public facilities</b>			
Library floor space	190sq.m	668sq.m	1,261sq.m
Community floor space	78sq.m	253sq.m	672sq.m
Local community facilities	0.2	0.6	1.5
District community facilities	0	0.2	0.4
Cultural floor space	20sq.m	63sq.m	168sq.m
Youth centre	0	0	0.1
Long day care	14	46	122
Outside school hours care	11	34	90
Community health centre	0	0.2	0.4
Fire station	0	0.1	0.1
Police station	0	0.1	0.1
Hospital beds	2	6	17
Civic or performance space	0	0	0.1
Creative arts centre	0	0.2	0.4
Aquatic facility	0	0.1	0.2
Indoor courts	0	0.2	0.5
Indoor recreation centre	0	0.1	0.2
<b>Public open space</b>			
Play space	0	2	4
Sports field	0.2	0.6	1.5
Outdoor courts	0.5	1.6	4.1
Outdoor fitness station	0.1	0.3	0.8
Skate facilities	0	0.1	0.2
Off-leash dog park	0	0.1	0.2



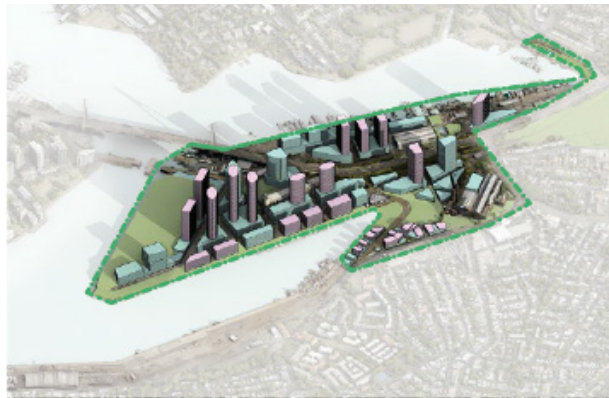
## Option 3



**STAGE 1**



**STAGE 1 & 2**



**STAGE 1, 2 & 3**

### 6.3. Option 3

Option 3 has a total forecast population of 11,185 residents and 17,596 workers. It should be noted that development will occur across the Bays West Precinct in three stages and will cumulatively result in this total forecast population by Stage 3.

Option 3	Residents	Workers
Stage 1	1,105 residents	2,180 workers
Stage 1 & 2	3,496 residents	9,096 workers
Stage 1, 2 & 3	11,185 residents	17,596 workers

As shown in Table 6, by Stage 3, this option would have a benchmark demand of the following to cater for the needs of people living and working in the Bays West Precinct:

- 1,541sq.m of library floor space
- 895sq.m of community floor space
- 224sq.m of cultural floor space
- 0.1 youth centres
- 162 long day care early education and childcare places
- 120 outside school hours care places
- 0.6 community health centres
- 0.1 police stations
- 0.2 fire stations
- 22 hospital beds
- 0.1 civic or performance spaces
- 0.6 creative arts centres
- 0.3 aquatic facilities
- 0.7 indoor courts
- 0.2 indoor recreation centres
- Six play spaces
- Two sports fields

- 5.4 outdoor courts
- One outdoor fitness station
- 0.2 skate facilities, and
- 0.2 off-leash dog parks.

The social infrastructure needs assessment also identifies that ongoing consultation will need to be undertaken with Schools Infrastructure NSW given the proximity to the Metro and to cater for any increased demand as the planning for the precinct progresses.

*It is important to note that while population benchmarks have been used to arrive at preliminary quantum of social infrastructure needed to cater to the future Bays West Precinct, it is vital that the Precinct also provides social infrastructure that caters for wider district and regional needs.*

*Please note, that the blocks in the figures (left) are indicative only and not proposed as future built form.*

Table 6 - Option 3 population-based social infrastructure benchmarking

Social infrastructure type	Stage 1 (979 residents   2,097 workers)	Stage 1 & 2 (3,157 residents   6,528 workers)	Stage 1, 2 & 3 (8,410 residents   12,351 workers)
<b>Public facilities</b>			
Library floors pace	190sq.m	869 sq.m	1,541sq.m
Community floor space	88sq.m	280 sq.m	895sq.m
Local community facilities	0.2	0.6	2
District community facilities	0.1	0.2	0.6
Cultural floor space	22sq.m	70 sq.m	224sq.m
Youth centre	0	0	0.1
Long day care	16	51	162
Outside school hours care	12	38	120
Community health centre	0.1	0.2	0.6
Fire station	0	0.1	0.2
Police station	0	0	0.1
Hospital beds	2	7	22
Civic or performance space	0	0	0.1
Creative arts centre	0.1	0.2	0.6
Aquatic facilities	0	0.1	0.3
Indoor courts	0.1	0.2	0.7
Indoor recreation centre	0	0.1	0.2
<b>Public open space</b>			
Play space	1	2	6
Sportsfield	0.2	0.6	2
Outdoor courts	0.5	1.7	5.4
Outdoor fitness station	0.1	0.4	1
Skate facilities	0	0.1	0.2
Off-leash dog parks	0	0.1	0.2

## 6.4. Open space benchmarks for all options

In urban inner Sydney areas, such as the Bays West Precinct and surrounding suburbs, approaches to benchmarking open space demand are changing, with government policy increasingly focused on the proportion of developable land, proximity, access, capacity and quality as the main benchmarks used to determine quantum and distribution of public open space.

In response to emerging trends and the Greater Sydney Commission/ NSW Government benchmark for high-density areas, Cred Consulting has proposed the following requirements for the planning and delivery of public open space in the Bays West Precinct:

- Comprises 15% of developable land
- All residents to be within 200m walking distance to local open space, and
- Open spaces should be designed in a way that ensures they are flexible, multipurpose and high-quality.

This approach results in a benchmark demand for a minimum of 6.3ha of public open space across the entire Bays West site (at the conclusion of all three stages), with 1.7ha of this to be delivered during Stage 1.

A per person approach (that is, maintaining the existing provision of 16sq.m for each person in the Inner West LGA) would result in a post-development benchmark demand for 10ha for Option 1, 13ha for Option 2 and 18ha for Option 3, distributed across the entire Bays West site. However, given the size of the site, this is unlikely to be provided. As such, a benchmark of 15% of developable land is a more practical approach.

The Bays West Place Strategy highlights the importance of embedding the site with a ‘people focus’ and puts a particular emphasis on the provision and design of open space and social infrastructure. It is important that significant open space is provided during Stage 1 (as stated in the Strategy’s “Big Move 4”: “Deliver a significant, connected, activated public open space near the water at an early stage.”) This also responds to a community priority, which is that social infrastructure be delivered at an early stage of the development. In addition, a quantum of high-quality open space generally acts as a magnet, attracting new activities, businesses and people, which is a key focus of the Bays West Place Strategy.

Stage	Sub-precinct	Sub-precinct area, in hectares	Area by stage, in hectares	Public open space benchmark, in hectares (15% of land area)	Total public open space, in hectares	
Stage 1	White Bay Power Station	9.4	11.2	1.7	6.3	
	Robert Street	1.8				
Stage 2	Glebe Island Central	4.5	18.9	2.8		
	Glebe Island East	8.1				
	Glebe Island Silos	6.3				
Stage 3	Rozelle Bay West	2.7	11.7	1.8		
	Rozelle Bay Central	3.8				
	Rozelle Bay East	5.2				
Not developable	White Bay	13.9	NA	NA		NA
	Rozelle Rail Yards	11.8	NA	NA		NA



# 7. Preliminary social infrastructure recommendations

## 7.1. Social infrastructure principles

Creating a place that is well connected to services, public facilities and open spaces, and thereby supports a healthy, resilient and sustainable community, will deliver on the strategic priorities of numerous national, state and local policy documents.

The design and provision of social infrastructure within the White Bay Power Station and Robert Street sub-precincts should respond to the following key principles (see right).

- **Social infrastructure facilities, spaces and activities will play a significant role in creating the energy of the sub-precincts – the people, water and knowledge.**
- **Offer places for First Nations peoples to engage with their community, express their cultures and traditions, read and share knowledge, care for Country and strengthen a sense of belonging.**
- **Early delivery of social infrastructure will provide a strong foundation for the Precinct and will invite Sydneysiders to create community connections and remake this place, which will drive the success of the Precinct.**
- **Community, recreation and cultural facilities, along with open spaces within and surrounding the sub-precincts, must respond to the needs of the Precinct's future residential and worker populations, and support existing local communities, as well as district and metropolitan catchments.**
- **Co-located and flexible spaces, which are multipurpose and accessible, and encourage temporal uses as the Precinct evolves, will encourage citizens to reimagine and participate in the social and civic life of the Bays West Precinct.**
- **Provide a network of green open spaces that connect to the harbour foreshore and power station, and also beyond the sub-precinct to surrounding areas of open space**
- **Focus on improved active transport and recreational links to Pyrmont, Glebe, Wentworth Park and Callan Park, as well as around the foreshore to the CBD and beyond.**
- **Invite the community to connect with the history and Songlines of the Precinct and, through the revealing of this knowledge, encourage an engagement with Country, place and each other.**
- **Provide opportunities for people to interact with, learn about and understand the places' important water story.**
- **Social infrastructure is key to unlocking and reactivating the White Bay Power Station. Spaces like this and organised activities will give the community a connection with the past.**
- **Ensure the provision of infrastructure to support cultural and creative production, as well as places to gather, connect and celebrate, and spaces to innovate, explore, experiment and learn, for both local and district catchments.**
- **Ensure public spaces, particularly the Power Station forecourt, remain publicly accessible for informal use, including recreation, gathering and the sharing of ideas, as well as events, markets and festivals.**




## 7.2. Social infrastructure schedule

The Bays West Precinct will be one of the most significant urban renewal projects in the inner-city. It will unlock part of the Bays area and allow better connectivity to, within and through Bays West.

Government ownership of much of the Precinct allows for the prioritisation of community needs and presents significant opportunities to provide social infrastructure that caters for people who live and work in the Precinct, while addressing wider district needs within the Inner West and City of Sydney LGAs and regional needs within the Greater Sydney area.

The Bays West Place Strategy indicates that the renewal of Bays West will include new activities and destinations to attract people to the area. High-quality active transport links will integrate this part of the city into the wider innovation corridor, while new public green spaces and access to the harbour will allow people to appreciate the natural and cultural heritage embedded in the site.



Public spaces co-located with heritage structure  
Domino Park, New York  
(Photo source: Arch Daily)



Considering the significance of the Bays West Precinct renewal, the project has the opportunity to deliver the following social infrastructure.

SI type	Size	Hierarchy	Location	Rationale	Opportunities
<b>Multipurpose community and library hub</b>	2,800 to 3,200 sq.m	District	Within Stage 1	<ul style="list-style-type: none"> <li>This would respond to an identified deficit, as per advice provided by the Inner West Council. In previous consultations, the community has indicated a strong desire for community spaces in the Bays West Precinct.</li> <li>This should be within the Stage 1 boundary because best practice for community hubs is to be located close to public transport. This would also deliver on the community's expressed desire for the early delivery of community infrastructure and public benefit from the Precinct.</li> </ul>	<ul style="list-style-type: none"> <li>Internal discussions have identified an opportunity to deliver a regional catchment library within the Stage 1 boundary that has the potential to be a First Nations library and knowledge hub - The Library of the Dreaming - which would link to the Songlines throughout the landscape of the sub-precinct.</li> <li>Further investigation is required in the later stages of work.</li> </ul>
<b>Cultural spaces</b>	2,000+sq.m	District	Within Stage 1 (see location options in section 7.3)	<ul style="list-style-type: none"> <li>This responds to the deficit in cultural participation spaces in the region. The community has indicated a strong desire for more cultural spaces in the Power Station and the Bays West area. The Pymont Place Strategy identified that there would be a gap of up to one creative arts centre on the Pymont Peninsula by 2021, increasing to 1.5 by 2041.</li> <li>The Power Station offers a significant opportunity to provide cultural and community benefits, as the heritage structure can be adapted to provide cultural spaces.</li> <li>There are no local- or district-level theatres within the Pymont Peninsula and no rehearsal spaces. There is currently no benchmark for local theatre and performance spaces, however there is anecdotal evidence of a gap in local performance, theatre and rehearsal spaces on the Pymont Peninsula and across the City of Sydney in general. The City of Sydney's cultural research has identified a need for more rehearsal spaces for performances and dance, as well as small-scale theatre spaces for the small-to-medium sector – particularly flexible black-box models that can accommodate digital, performance and multimedia productions.</li> <li>This aligns with development opportunities identified in the White Bay Power Station Conservation Management Plan, namely opportunities for interpretation/museum, education and workshop uses.</li> </ul>	<ul style="list-style-type: none"> <li>The Power Station offers significant opportunities to incorporate cultural uses. The heritage spaces can incorporate maker spaces, as well as local theatre and workshop spaces.</li> <li>The Power Station also offers large-scale flexible spaces that can become event spaces at times.</li> </ul>



SI type	Size	Hierarchy	Location	Rationale	Opportunities
Early education and childcare	162 long day care and 120 outside school hours care (OSHC) places	Local	Anywhere within the Precinct	<ul style="list-style-type: none"> <li>Proximity to schools and access to natural open space are important for early childhood education and care (ECEC) centres. They should not be located higher than two storeys above ground.</li> <li>An ECEC centre requires approximately 12sq.m of indoor/outdoor space per child, and OSHC services have an open space requirement of 7sq.m per child.</li> </ul>	<ul style="list-style-type: none"> <li>There are opportunities for children to learn through a connection to the water and First Nations cultures, which indicates these facilities could be located close to the Power Station.</li> </ul>
Indoor sports centre	1 to 2 centres	District	One within Stage 1 and one within Stage 2 and 3 boundaries (see location options in section 7.3)	<ul style="list-style-type: none"> <li>While population benchmarks indicate a demand for 0.7 indoor courts, delivering one to two indoor courts will cater for wider needs and population growth.</li> <li>This responds to the significant deficit in indoor courts in the Inner West and City of Sydney LGAs. Providing indoor courts near employment areas, especially those accommodating knowledge workers, is an emerging trend. Early delivery of this infrastructure will attract employment and business to the area.</li> </ul>	<ul style="list-style-type: none"> <li>There are opportunities to locate these facilities in a way that creates a seamless view corridor to the water from the WestConnex tunnel, with see-through spaces that encourage participation in active recreation.</li> </ul>
Indoor aquatic centre	NA	NA	NA	<ul style="list-style-type: none"> <li>The Bays West Precinct will be serviced by nearby aquatic facilities in Ultimo, Victoria Park and Leichhardt. However, the Precinct will trigger a demand for 0.3 aquatic facilities, which indicates that it will add pressure to existing aquatic facilities.</li> </ul>	<ul style="list-style-type: none"> <li>There are opportunities to contribute to the improvement/upgrade of aquatic facilities in close proximity to the Precinct.</li> </ul>
Emergency Services	NA	NA	NA	<ul style="list-style-type: none"> <li>The Bays West Precinct will be serviced by Glebe Fire Station and Glebe Police Station.</li> </ul>	NA
Health	44 hospital beds	District	NA	<ul style="list-style-type: none"> <li>Further advice is required from NSW Health, but it is likely an augmenting of existing facilities will be needed.</li> </ul>	<ul style="list-style-type: none"> <li>A local HealthOne facility may be appropriate for these sub-precincts given the location of the Metro.</li> </ul>

SI type	Size	Hierarchy	Location	Rationale	Opportunities
<b>Parks</b>	6.3ha (total across the Precinct)  Local park size – 0.3 to 0.5ha  District park size – 2 to 5ha	Local and district	Anywhere within the Precinct  Deliver 2ha of open space within Stage 1 (achieved in the emerging preferred master plan)	<ul style="list-style-type: none"> <li>• This is 15% of the developable land of all 10 sub-precincts.</li> <li>• The provision of large open spaces was a high priority for the community in previous engagements.</li> <li>• As highlighted in the Bays West Place Strategy, the significant amount of land owned by the government presents an opportunity to provide large open spaces within the Precinct during the early stages of development. Early delivery of this infrastructure will attract residents, workers and visitors to the Precinct.</li> <li>• The dwellings delivered in Stage 1 will be medium- to high-rise and will require a park within 200m of all homes. These parks should also link to the area's existing and planned local and district open spaces.</li> </ul>	<p>Spaces to incorporate in parks include:</p> <ul style="list-style-type: none"> <li>• Hard and soft surfaces</li> <li>• Passive and active recreation spaces</li> <li>• Day and night spaces</li> <li>• Communal gathering spaces</li> <li>• Spaces for eating lunch</li> <li>• Outdoor learning pods, and</li> <li>• Outdoor work stations.</li> </ul>
<b>Play spaces</b>	4 to 6	Local and district	Anywhere within the Precinct  Deliver one district play space within Stage 1	<ul style="list-style-type: none"> <li>• This caters for the forecast resident population. This number can be reduced by providing larger district-level play spaces.</li> </ul>	<ul style="list-style-type: none"> <li>• There is an opportunity to provide a district cultural play space that is reflective of the local history and character. There is also an opportunity to link the play space with First Nations cultures to educate and raise awareness among children.</li> </ul>
<b>Sports field</b>	1 to 2  Sports fields are typically ~4.5 to 5ha each	District	Anywhere within the Precinct	<ul style="list-style-type: none"> <li>• This responds to the deficit in sports field provision in the area and demand from the forecast population. The City of Sydney Recreation Strategy recommends that sports fields link to Wentworth Park.</li> <li>• This should not be dependent on the sports fields that are to be developed at the Rozelle Railyards.</li> </ul>	<ul style="list-style-type: none"> <li>• There are opportunities to link the sports field/s to the district park within the Precinct that have good access to active and public transport.</li> </ul>

SI type	Size	Hierarchy	Location	Rationale	Opportunities
<b>Outdoor multipurpose courts</b>	Minimum of 5 courts	District	Anywhere within the Precinct Deliver a minimum of one court within Stage 1	<ul style="list-style-type: none"> <li>This responds to the forecast resident and worker populations, as well as a need for outdoor courts, identified in the Inner West Needs Study.</li> <li>Outdoor courts are popular with young residential and worker populations, particularly before and after work hours. They are often a determining factor for employers when choosing a place of business.</li> <li>There is increasing demand for informal recreation and sports space that allows for unstructured participation.</li> </ul>	
<b>Outdoor fitness station</b>	1 to 2 stations	District	Anywhere within the Precinct Deliver a minimum of one station within Stage 1	<ul style="list-style-type: none"> <li>This responds to the forecast resident and worker populations, which includes a high proportion of young people and a young workforce.</li> </ul>	<ul style="list-style-type: none"> <li>Outdoor fitness stations should be provided in district parks and recreational links and loops.</li> </ul>
<b>Skate facilities</b>	1 skating area	District	Within Stage 1 (see location options in section 7.3)	<ul style="list-style-type: none"> <li>While there are adequate skate facilities in proximity to the Precinct, the forecourt at the Power Station presents opportunities for the delivery of a small skate park or skating surfaces.</li> <li>There are limited youth spaces on the Pymont Peninsula in the City of Sydney LGA.</li> </ul>	<ul style="list-style-type: none"> <li>The Power Station forecourt has a significant height difference from WestConnex towards Robert Street. This presents an opportunity to provide a skating area that bridges the different levels while introducing activities to enliven the area.</li> </ul>
<b>Dog park</b>	Typical dog park size is 0.3ha	District	Anywhere within the Precinct	<ul style="list-style-type: none"> <li>There is no benchmarked need, but there is an opportunity to provide a dog park as part of future open spaces. This would respond to the steady rise in dog ownership in Sydney and across Australia.</li> </ul>	<ul style="list-style-type: none"> <li>There is an opportunity to provide a dog park within the Stage 2 and 3 boundaries.</li> </ul>



SI type	Size	Hierarchy	Location	Rationale	Opportunities
<b>Community garden</b>	NA	District	Anywhere within the Precinct	<ul style="list-style-type: none"> <li>There is no benchmarked need, but there is an opportunity to provide a community garden as part of future open spaces or on the rooftops of apartment blocks.</li> </ul>	<ul style="list-style-type: none"> <li>Community gardens are great social assets that aid in building communities and fostering a sense of ownership and identity.</li> </ul>
<b>Recreational links</b>	NA	NA	Across the Precinct	<ul style="list-style-type: none"> <li>Provide significant recreational links and loops across the Precinct that connect open spaces and key destinations.</li> <li>These links will not only provide opportunities for recreation, they will also support increased active transport to, from and within the wider Bays West Precinct, supporting the aspiration of reduced private vehicle use.</li> <li>Small exercise pods/stations, as well as resting places, could be incorporated along the loop to support healthy and active lifestyles for residents and workers.</li> </ul>	<ul style="list-style-type: none"> <li>There is an opportunity to provide an active and passive recreation network with cool, green, restful and playful links to existing district and regional open spaces.</li> <li>Examples of such links include Glebe Foreshore to Bays Waterfront Promenade; Wentworth Park; the Eora Journey walkway; Banks Street; and Callan Park.</li> </ul>
<b>Water recreation and connection to water</b>	NA	Local and district	Across the Precinct	<ul style="list-style-type: none"> <li>There is an increasing need for water recreation in Greater Sydney, such as kayaking, canoeing and stand-up paddleboarding. While this may not be delivered in the short- or medium-term, it could be something to aspire to delivering in the long-term, pending changes to harbour routes and traffic.</li> <li>There is an opportunity to provide connections to water across the Precinct, within parks, play spaces and the Power Station forecourts. This facilitates much-needed connections to Country and presents opportunities to share Aboriginal history and stories.</li> <li>While water conditions and active port and maritime uses currently challenge the consideration of a harbour pool and swimming at this location, the changing nature of activities in the area may make these uses possible in the long-term future.</li> </ul>	

### 7.3. Social infrastructure location analysis for Robert Street and White Bay Power Station sub-precincts

This section provides the spatial recommendations for the provision of social infrastructure within the sub-precincts. It is noted that work is ongoing by Place Management NSW on the reuse and adaptation of the White Bay Power Station and whilst the central location and focal point of the Power Station is the preferred location, it is acknowledged that provision of social infrastructure, aligned to the principles outlined in this document may be in alternative locations within the Precinct.



#### Various location options

District community and library hub

- A** Location 1 - Boiler Room, Power Station
- B** Location 2 - Ground floor of new building in Boiler Room 2 site

District cultural spaces, such as maker spaces and flexible event spaces

- C** Location 1 - Boiler Room, Power Station
- D** Location 2 - Ground floor of new building in Boiler Room 2 site

Skating surfaces

- E** Location 1 - In open space opposite the new building in Boiler Room 2 site
- F** Location 2 - Forecourt north of the Power Station

#### One location option

- G** District indoor sports/recreation centre - Ground floor of new building in Boiler Room 2 site
- H** Local cultural/ theatre space - Entertainment Hall, Power Station
- I** Local flexible workshop and co-working spaces - Control Room, Power Station
- J** District park - Adjoining the waterfront
- K** Play space - Within the district park
- L** Outdoor fitness station - Within the district park

Figure 25 - Bays West Stage 1 master plan social infrastructure location analysis

### 7.3.1. Various location options



People

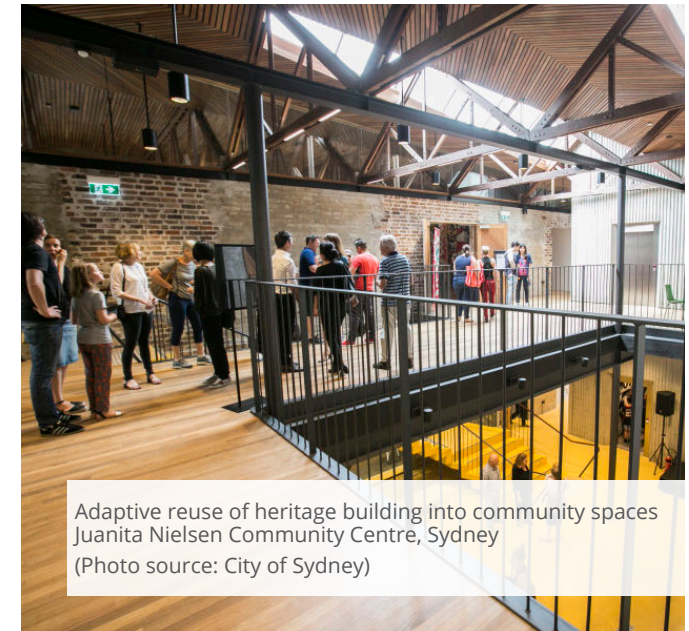


Place

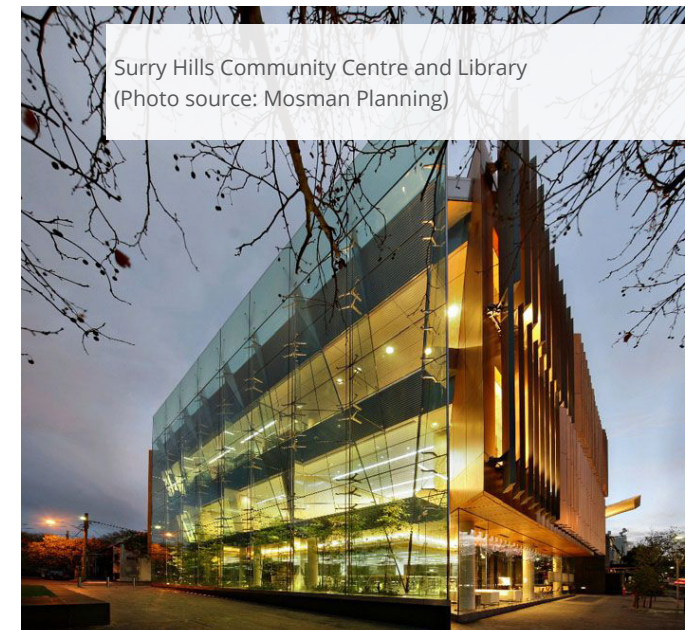


Governance

Pros	Cons
<b>Community and library hub</b>	
<b>A   Location 1 - Boiler Room, Power Station</b>	
<ul style="list-style-type: none"> <li>● Utilises the unique opportunity to deliver public benefit within the Power Station</li> <li>● Close to the Metro station and can activate the area from day one</li> <li>● Delivers on significant community expectation that social infrastructure will be provided within the Power Station</li> <li>● Provides the community with opportunities to experience the history and heritage of the place</li> <li>● Delivers on the principles of the Bays West Place Strategy, which aims to unlock the area and its heritage</li> </ul>	<ul style="list-style-type: none"> <li>● Challenges in the adaptive reuse of the heritage structure</li> <li>● Higher fit-out and operational costs</li> <li>● Challenges in managing a heritage structure</li> <li>● Potential delay in delivery if parts of the Power Station are not available for use on day one of project delivery</li> </ul>
<b>B   Location 2 - Ground floor of new building in Boiler Room 2 site</b>	
<ul style="list-style-type: none"> <li>● Low cost of construction and can be fit for purpose</li> <li>● Close to the Metro station and can activate the area from day one</li> <li>● Less expensive to manage in terms of costs and resources</li> <li>● Ensures early delivery, as work would not rely on getting access to the Power Station</li> </ul>	<ul style="list-style-type: none"> <li>● Ground-floor of new boiler room will form part of the White Bay Power Station but be a replication of the original Boiler Room 2</li> <li>● Does not deliver on the community's expectation that social infrastructure will be provided within the Power Station</li> </ul>



Adaptive reuse of heritage building into community spaces  
 Juanita Nielsen Community Centre, Sydney  
 (Photo source: City of Sydney)



Surry Hills Community Centre and Library  
 (Photo source: Mosman Planning)





People

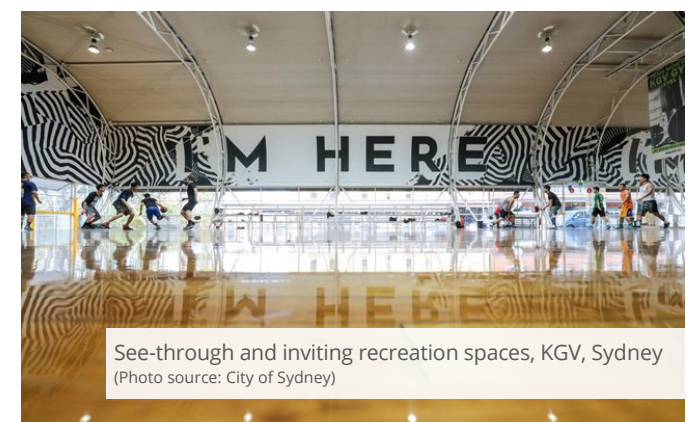
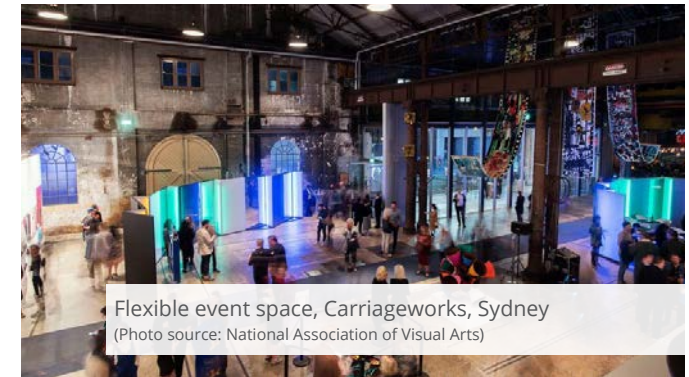


Place



Governance

Pros	Cons
<b>District cultural spaces, such as maker spaces and flexible event spaces</b>	
<b>C   Location 1 - Boiler Room, Power Station</b>	
<ul style="list-style-type: none"> <li>● Utilises the unique opportunity to deliver public benefit within the Power Station</li> <li>● Leverages the scale of the building to provide large, flexible cultural event spaces (ready-made cultural spaces)</li> <li>● Close to the Metro station and can activate the area from day one</li> <li>● Delivers on community expectation that social infrastructure will be provided within the Power Station</li> <li>● Provides the community with opportunities to experience the history and heritage of the place</li> <li>● Delivers on the principles of the Bays West Place Strategy, which aims to unlock the area and its heritage</li> </ul>	<ul style="list-style-type: none"> <li>● Challenges in the adaptive reuse of the heritage structure</li> <li>● Potential delays in delivery</li> <li>● Higher fit-out and operational costs</li> <li>● Challenges in managing a heritage structure</li> </ul>
<b>D   Location 2 - Ground floor of new building in Boiler Room 2 site</b>	
<ul style="list-style-type: none"> <li>● Low cost of construction and can be fit for purpose, accommodating wet and dry spaces, which might be challenging to do in a heritage structure</li> <li>● Close to the Metro station and can activate the area from day one</li> <li>● Less expensive for Council to manage in terms of costs and resources</li> <li>● Ensures early delivery, as work would not rely on getting access to the Power Station</li> </ul>	<ul style="list-style-type: none"> <li>● Does not leverage or unlock the history and heritage of the area</li> <li>● Does not deliver on the community's expectation of fostering cultural activity within the Power Station</li> <li>● Ground-floor of new boiler room will form part of the White Bay Power Station but be a replication of the original Boiler Room 2</li> </ul>





People

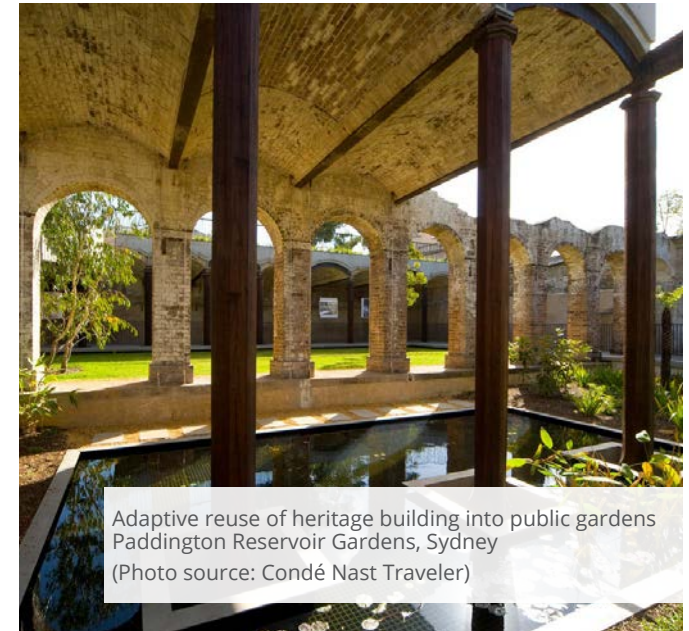


Place

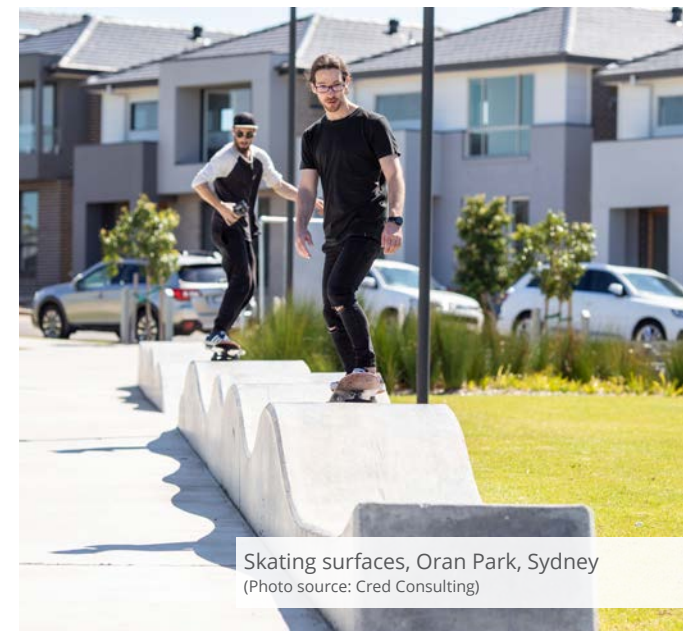


Governance

Pros	Cons
<b>Skating surfaces</b>	
<b>E   Location 1 - In open space opposite the new building in Boiler Room 2 site</b>	
<ul style="list-style-type: none"> <li>Leverages the height difference in the site to form seamless connections with skating elements</li> <li>Activates the significant forecourt of the Power Station with engaging activities for young people</li> </ul>	<ul style="list-style-type: none"> <li>Potential challenges with location being adjacent to future housing</li> </ul>
<b>F   Location 2 - Forecourt north of the Power Station</b>	
<ul style="list-style-type: none"> <li>Activates the forecourt area north of the Power Station, which otherwise might have limited use</li> <li>Located close to the district park, outdoor fitness station and playground</li> </ul>	



Adaptive reuse of heritage building into public gardens  
 Paddington Reservoir Gardens, Sydney  
 (Photo source: Condé Nast Traveler)



Skating surfaces, Oran Park, Sydney  
 (Photo source: Cred Consulting)



## 7.3.2. One location option



People



Place



Governance

### G | District indoor sports/recreation centre

- Can create a seamless visual connection from WestConnex towards the Power Station and the water
- Creates a lively people-centred precinct and activates the Power Station forecourt
- Early delivery of active recreation infrastructure

### H | Local cultural theatre space - Entertainment Hall, Power Station

- Utilises and leverages the built form of the Power Station. Ready-made theatre spaces
- Links to cultural and historical uses

### I | Local flexible workshop and co-working spaces - Control Room, Power Station

- Utilises and leverages the built form of the Power Station. Ready-made workshop spaces
- Links to cultural and historical uses

### J | District park - Adjoining the waterfront

- Provides an inviting entrance to the precinct from the Metro
- Provides connection to water and opportunities to connect with First Nations cultures
- Presents opportunities to provide gathering spaces, passive and active recreation spaces, education pods, outdoor learning areas, and day and night spaces with shade and seating

### K | Play space - Within the district park

- Provides opportunities to connect with the water and First Nations cultures
- Unique opportunity to represent the city's heritage in the design of the play space

### L | Outdoor fitness station - Within the district park

- Connected to the district park and play space.
- Opportunity to distribute outdoor fitness equipment across the park

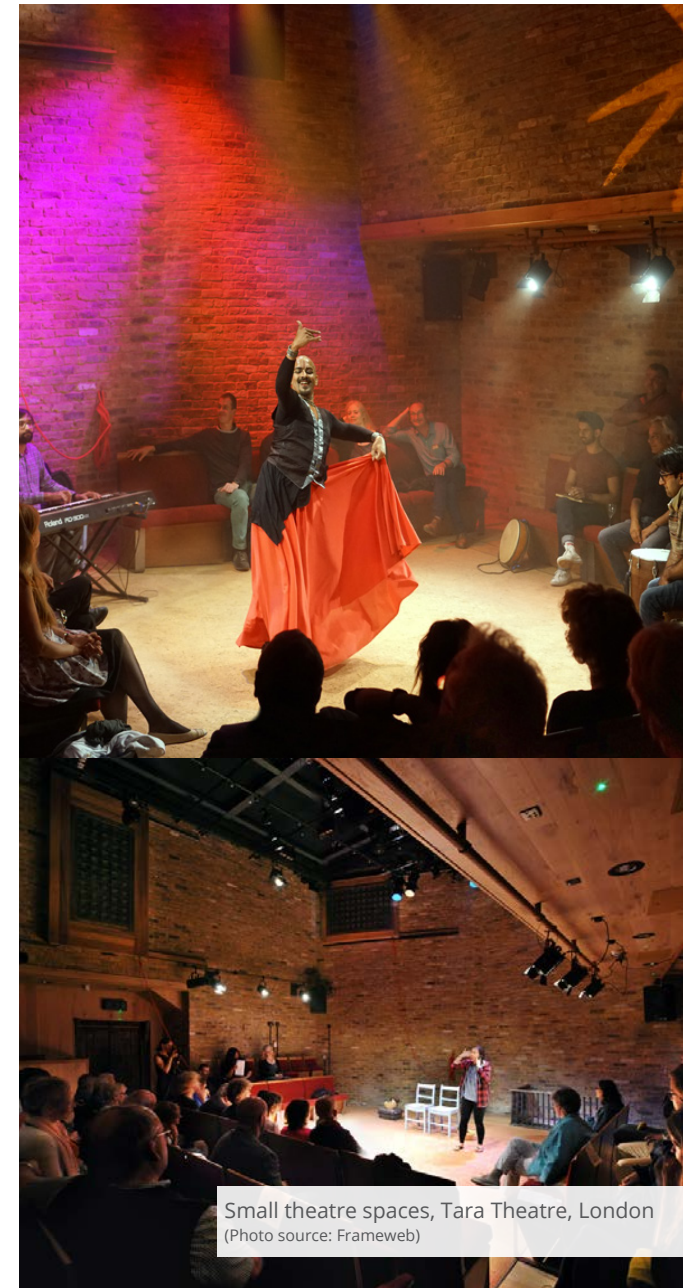
### Other active and passive recreation opportunities

There are additional active and passive recreation opportunities such as half courts that can be delivered within the Stage 1 boundary in close proximity of the Metro station.

Potential areas where they can be delivered include the northern forecourt of the White Bay Power Station and public open spaces adjacent to the District Park.



Urban courts, Netherlands  
(Photo source: NL Architects)



Small theatre spaces, Tara Theatre, London  
(Photo source: Frameweb)



## 7.4. Social infrastructure location recommendation for Robert Street and White Bay Power Station sub-precincts

Based on findings from section 7.1 to 7.3, this section outlines locational recommendations for future Bays West Precinct social infrastructure.

- 1 The district community and library hub should be located within the Stage 1 boundary within 400m proximity to the new Metro Station. It is recommended for it to be located within the White Bay Power Station, however this requires further investigation in terms of feasibility.
- 2 The district cultural spaces, such as maker spaces and flexible event spaces are recommended to be located within the ground floor of the Boiler Room 1 area of the White Bay Power Station.
- 3 District indoor sports/recreation centre is recommended to be located within the ground floor of new building in Boiler Room 2 site. However, it should be noted that it can be located anywhere within 400 m of the new Metro Station.
- 4 It is recommended that the existing Entertainment Hall within the White Bay Power Station is leveraged to provide a local theatre or cultural spaces
- 5 Local flexible workshop and co-working spaces are recommended to be provided in the Control Room within the White Bay Power Station.
- 6 A 1.5 to 2 ha district park is recommended to be located alongside the waterfront.
- 7 An outdoor fitness station is recommended to be provided within the district park.
- 8 A district level play space is recommended to be provide within the district park.
- 9 There is an opportunity to provide informal skating spaces in public open spaces

There are additional active and passive recreation opportunities such as half courts that can be delivered within the Stage 1 boundary in close proximity of the Metro station. Potential areas where they can be delivered include the northern forecourt of the White Bay Power Station and public open spaces adjacent to the District Park.



Figure 26 - Bays West Stage 1 master plan social infrastructure location recommendations

## 8. Case studies and best practice precedents



Photo source: City of Sydney

### Juanita Nielsen Community Centre

Corner Nicholson Street and Dowling Street, Woolloomooloo

Architect	Neeson Murcutt Architects
Client	City of Sydney
Year built/upgraded	Upgraded in 2016
Facility type	Community centre
Hierarchy	Local
Catchment	4,511 (Woolloomooloo Suburb, ABS 2016)
Size	<ul style="list-style-type: none"> <li>Community hall: 142sq.m</li> <li>Community room 1: 142sq.m</li> <li>Community room 2: 44sq.m</li> </ul>

#### Uses and spaces

##### *Community gym*

Offers an affordable and fully-equipped community gym for residents, workers and visitors to the area, as well as an outreach program.

##### *Free co-working space*

Provides a shared space for startup founders and local small business owners to communicate with like-minded people, generate ideas and support each other in their businesses' development.

##### *Community programs*

Offers adult fitness classes and recreational, social and creative learning programs for all age groups.

##### *Outdoor features*

Outdoor play area.

#### Awards

2017 NSW Architecture Awards:

- Greenway Award for Heritage Architecture
- John Verge Award for Interior Architecture, and
- Public Architecture Award.



## Surry Hills Community Centre

450 Crown Street, Surry Hills

Architect	FJMT
Client	City of Sydney
Year built/upgraded	2009
Facility Type	Community centre
Hierarchy	Local
Catchment	17,844 (Surry Hills Suburb, ABS 2016)
Size	<ul style="list-style-type: none"> <li>• Site area: 25x28m</li> <li>• Building envelope: 25.28sq.m</li> <li>• Levels: 3</li> <li>• Building floor space: 2,497sq.m</li> <li>• Landscaped areas: 770sq.m</li> </ul>

### Uses and spaces

#### *Lower and ground floors*

30,000 items over two floors, including a significant LGBTQIA+ collection.

#### *Level 1*

- **Neighbourhood centre:** administration offices and amenities
- **Function facility:** 80-125 person capacity, includes a verandah
- **Small meeting room:** Approx. 5.5x5m; table seats 8-10 people. Suitable for business meetings, support groups, etc.
- **Services:** Justice of the peace, free tax help, community workshops, classes (e.g. computer classes), women's services, support groups, online information platform and Blokes Business
- **Community cafe:** open once a month
- **Commercial teaching kitchen**

#### *Level 2*

- **Early learning and childcare:** 26 places, includes an outdoor landscaped play space with automatic shade roof

#### *Outdoor Features*

Modest public park with a raised grass platform

### Awards

- Australian Institute of Architects - Public Architect Award
- Milo Dunphy Award for Sustainable Architecture
- John Verge Award for Interior Architecture



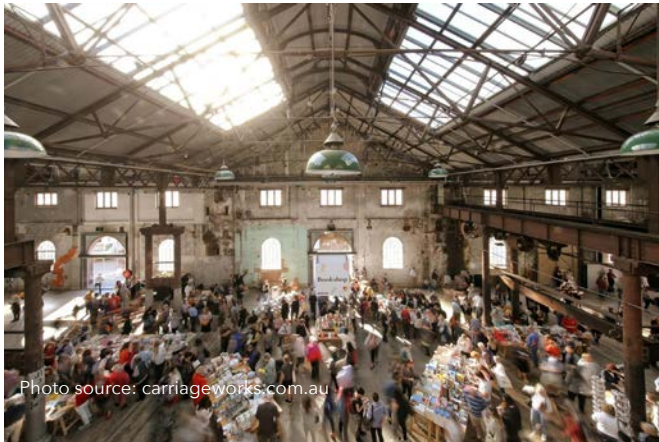


Photo source: carriageworks.com.au

## Carriageworks

245 Wilson Street, Eveleigh

Architect	TZG Architects
Client	NSW Government
Year built/upgraded	Redeveloped in 2007
Facility type	Cultural arts centre
Hierarchy	Regional
Catchment	4,823,991 (Greater Sydney, ABS 2016)

### Size

- Bay 17: 1,032sq.m
- Bay 19: 290sq.m
- Bay 20: 528sq.m
- Track 12: 277sq.m
- Track 8: 374sq.m
- Track 3: 190sq.m
- Bay 21, Gallery: 356.4sq.m
- Bay 22-24: Approx. 4,200sq.m
- Bay 25: Approx. 1,100sq.m
- Elston Room: Approx. 325sq.m
- Elston Mezzanine: Approx. 540sq.m
- Blacksmith's Workshop: More than 2,000sq.m
- Traverser 1: 1,918sq.m
- Public Space, Foyer: 1,132sq.m
- Cafe: 202sq.m

### Uses and spaces

Set within the redeveloped heritage site Eveleigh Railway Workshops, the versatile spaces can accommodate bespoke events, large-scale conferences, gala dinners, presentations, launches, festivals and concerts for 20 to 1,500 guests, as well as small- to large-scale film and photographic shoots.



Photo source: mg.nsw.org.au/organisations/cockatoo-island/

## Cockatoo Island

Sydney

Architect	JMD Design and TZG Architects
Operated by	Sydney Harbour Federation Trust
Facility type	Cultural destination
Hierarchy	State
Catchment	4,823,991 (Greater Sydney, ABS 2016)
Size	18ha

### Uses and spaces

The Island has venues for events, including:

- Industrial Precinct
- Eastern Apron, and
- Convict Precinct.

#### *Industrial Precinct*

This Precinct consists of multiple buildings and warehouses, including the Turbine Shop, Naval Store and Convict Workshops. All spaces can be hired for events.

#### *Eastern Apron*

The 15,000sq.m waterfront venue has capacity for up to 5,000 people. The venue has hosted concerts, campfire sessions, exhibitions and more.

#### *Convict Precinct*

This Precinct is one of 11 significant Australian convict sites on the UNESCO World Heritage List. The venue consists of four buildings, one grassed courtyard and one enclosed courtyard.



Photo source: City of Sydney

## KGV Recreation Centre

15 Cumberland Street, The Rocks

Architect	Lippmann Partnership
Client	City of Sydney
Year built/upgraded	1998
Facility type	Community recreation centre
Hierarchy	Local
Catchment	774 (The Rocks Suburb, ABS 2016)
Size	<ul style="list-style-type: none"> <li>Building: approx. 2,045sq.m (35x87m)</li> <li>Outdoor space: approx. 1,000sq.m</li> </ul>

### Uses and spaces

#### *Indoor hall/two multipurpose courts*

This space can be set up to include:

- Two international-sized basketball courts: 15x28m each
- Event space: 17x60m (netting and rings can be raised to combine both courts)
- Two netball courts: 15x28m each
- Two futsal courts: 17x28m each
- Two international-sized volleyball courts or four smaller volleyball courts
- Six badminton courts: 6.1x13.4m

#### *Outdoor court*

This multipurpose court has a synthetic-grass surface with sand underlay. It can be set up for:

- Futsal: 17x28m
- Tennis

#### *Group fitness room*

This exercise space has a shock-absorbing floor, mirrors along the walls and measures 7x14m.

#### *Multipurpose community room*

The community room is equipped with a kitchenette and measures 7x15m.

#### *Children's playground*

The private outdoor playground is approximately 12x30m.

#### *Other notes*

The facility is reported to be one of the most utilised community recreation centres in Sydney, and is close to/at capacity.





Photo source: City of Sydney

## Paddington Reservoir Gardens

251-255 Oxford Street, Paddington

Architect	JMD Design and TZG Architects
Client	City of Sydney
Year built/upgraded	2009
Facility type	Urban park
Hierarchy	District
Catchment	208,374 (City of Sydney, ABS 2016)
Size	4,200sq.m

### Uses and spaces

- Listed as a site of state heritage significance
- Accessible sunken garden
- Concrete boardwalk

### Awards

- 2011: Urban Land Institute Award for Excellence: Asia Pacific
- 2010: International Architecture Award, The Chicago Athenaeum and The European Centre for Architecture, Art, Design and Urban Studies
- 2010: National Australian Institute of Architects Award for Urban Design
- 2010: National Australian Institute of Architects Heritage Award
- 2010: Lloyd Rees Award for Urban Design, Australian Institute of Architecture (NSW) Awards
- 2010: Greenway Award for Heritage, Australian Institute of Architecture (NSW) Awards
- 2010: Australian Medal for Landscape Architecture, Australian Institute of Landscape Architecture
- 2009: The Australia Award for Urban Design, Planning Institute of Australia
- 2009: Landscape Architecture Medal, Australian Institute of Landscape Architects
- 2009: Design Excellence Award, Australian Institute of Landscape Architects (NSW)
- 2009: Officer of the Valuer General Heritage Award, Australian Property Institute



Photo source: Oran Park Town

## Julia Reserve Youth Precinct

Peter Brock Drive, Oran Park

Design	JMD Design
Skate and parkour design	Convic
Client	Camden (council)
Year built/upgraded	2020
Facility type	Community sports centre
Hierarchy	District
Size	2ha

### Uses and spaces

Julia Reserve Youth Precinct is an example of co-locating a youth precincts and community spaces to create a multifunctional hub for the community.

The Youth Precinct is located in the heart of Oran Park Town and is a key part of the Civil Precinct, which includes a new Council building, Oran Park Podium Shopping Centre, commercial space, a smart work hub and a library.

Julia Reserve Youth Precinct offers a number of attractions for young people. An integrated multidimensional skate park forms the centrepiece of the Precinct, and there are skate-able elements scattered throughout. Other features and facilities in the 5.2ha Precinct include:

- Skate areas that cater for intermediate to advanced skaters, as well as areas for beginners to safely develop their skills
- A parkour facility
- Multi-use courts
- Kickabout areas
- Ping-pong tables, and
- Recreational amenities such as shelters, shared-use pathways and seating.

The skate bowls cater for beginners to very advanced skaters. There is a variety of jumps, ramps and bowls to suit skaters and scooter riders of all ages, but no funboxes.

### Awards

- 2020: AILA National Parks & Open Space Landscape Architecture Award
- 2020: UDIA Excellence in Social and Community Infrastructure Award



Photo source: Convic

## Geelong Youth Activities Area

Geelong, Victoria

Skate and parkour design	Convic
Client	City of Greater Geelong (council)
Year built/upgraded	2008
Facility type	Community sports centre
Hierarchy	District
Size	3,300sq.m

### Uses and spaces

The Geelong Youth Activities Area (YAA) is a dedicated outdoor plaza-style park located at the high-value waterfront in Geelong, Victoria. Containing an array of cutting-edge design features, this award-winning arena gives young people an opportunity to relax or to participate in a range of physical activities.

One of the main objectives of the project was to help young people feel more connected with and involved in the community. To achieve this, care has been taken to ensure young people are provided with quality activity areas and facilities throughout the region, not just in the outer suburbs where land is cheap and plentiful.

Features of the YAA include:

- Open-air performance areas
- Artworks
- Stages for performances
- Basketball hoop practice area
- Skate/BMX/scooter areas
- Bench seating
- Stereo music
- Interactive media, and
- Wireless internet.

### Awards

- Australian Institute of Landscape Architects, Winner Top Honour, Victoria Medal for Landscape Architecture, Annual Design Awards
- Australian Institute of Landscape Architects, Winner, Award for Excellence in Landscape Architecture, Southern Region Design Awards





Photo source: Sydney Morning Herald

## Dancers Alley

Darling Harbour, Sydney

Design	Hassell + Populous
Client	Infrastructure NSW/ Lendlease/Darling Harbour Live (Transformation)
Year built/upgraded	2018
Facility type	Public laneway
Hierarchy	Regional
Size	20ha

### Uses and spaces

Young street dancers travel from different suburbs of Sydney to practice in the laneway between the ICC Theatre and Exhibition Centre.

Accessible by light rail, buses and trains, and surrounded by residential areas, the laneway attracts a range of users.

They use the space in the evening on a regular basis; the reflective surface allows them to look at their dance moves. They arrive in groups, with speakers and activate the space until dark.

The laneway is free to use and attracts many people from the nearby universities and dance social clubs.

They share the space harmoniously with pedestrians, including local and international tourists, and sometimes attracting an audience as people walk through the Darling Harbour precinct.



Photo source: dezeen.com

## CopenHill Power Plant

Amager, Copenhagen, Denmark

Architect	Bjarke Ingels Group
Client	Amager
Year built/upgraded	2020
Facility type	Multipurpose recreation facility
Hierarchy	Regional
Size	CopenHill: 41,000sq.m Climbing wall: 85m tall and 10m wide

### Uses and spaces

The world's highest climbing wall is at Copenhagen's CopenHill Power Plant. The futuristic energy plant also serves as an urban recreation centre/public infrastructure for the city's residents and tourists.

CopenHill can be used for the following activities:

- Skiing and snowboarding
- Running, hiking and training
- Climbing
- Cafe Guided tours
- Sledding, and
- Archery.



## Tara Theatre

356 Garratt Lane, Earlsfield, London

Architect	Aedas Arts Team
Client	Tara Arts
Year built/upgraded	2016
Facility type	Cultural Arts Centre
Hierarchy	District
Size	Number of seats: 100 Floor area: 493sq.m

### Uses and spaces

Tara Theatre is the new state-of-the-art home for the acclaimed Tara Arts, the oldest multicultural theatre company in the UK. The new incarnation of Tara Theatre fuses the global and the local, creating an inspirational space for the country's first cross-cultural theatre to create art from the dialogue between East and West

Basement:

- Multipurpose room
- Plant room

Ground floor:

- Studio theatre
- Box office
- Kitchenette

Level one:

- Dining room
- Control room
- Rehearsal room

Level two:

- Admin office - 1
- Store room

Level three:

- Admin office - 2





Photo source: mwf.com.au

## Footscray Community Arts Centre (FCAC)

45 Moreland Street, Footscray, Victoria

Year built/upgraded	Established 1974
Facility type	Cultural arts centre
Hierarchy	District

### Uses and spaces

FCAC is a community-engaged, contemporary arts centre that works with local, regional and international communities to drive social, cultural and artistic vibrancy. Located on the banks of the Maribyrnong River, FCAC is a short walk from Footscray train station. It has flexible indoor and outdoor spaces that can be hired for cultural and community activities and events, and community functions such as weddings and celebrations.

The facility has meeting rooms, rehearsal spaces, a large performance space and a bar, and it offers technical support. The Performance Space is a contemporary space that is suitable for a variety of purposes, including conferences, film screenings, rehearsals, performances, meetings, expos, corporate presentations, forums, training and seminars.

The venue contains a retractable, raked seating bank and the seating capacity can be increased by adding rows of seats to the floor in front of the seating bank. The space has theatrical audio and lighting capabilities, as well as a mounted data projector and screen.

Cultural facilities include:

- Basement Theatre and Performance Space (200-seat capacity)
- Gabriel Gallery and Roslyn Smorgon Gallery
- Mario's Studio and Enza's Studio
- Outdoor amphitheatre and Riverside Lawn
- Jack Kennedy Meeting Room
- Foyer and bar
- Rehearsal and recording studio, and
- Co-working space.

It is a state-of-the-art cultural facility that offers culturally relevant programs and creative works that are produced with, for and by local, regional and international communities and artists. Management collaborates with artists, communities and organisations to build capacity, create opportunities and drive social change. All profits from venue hire at FCAC support the centre's work with the communities of Melbourne's West.



## Kamay Botany Bay National Park

### Kurnell

Architect	Neeson Murcutt + Neille
Landscape architect	Sue Barnsley Design
Client	Office of Environment and Heritage
Year built/upgraded	Proposed
Facility type	Cultural arts centre
Hierarchy	District

### Uses and spaces

Kamay Botany Bay National Park is listed on the NSW State Heritage Register and the Kurnell Peninsula is registered on the National Heritage List. The park's scenic values have been recognised by the National Trust in classifying it as a landscape conservation area. The national park has also been nominated by Sweden as part of a proposed World Heritage serial listing of sites associated with the Swedish biologist Linnaeus and the development of systematic biology.

The Kurnell Precinct Master Plan looks to deliver on the vision to make the Kurnell Precinct of Kamay Botany Bay National Park 'a place of significance to all Australians that contributes to their sense of identity as Australians.' The Master Plan will see the implementation of new visitor infrastructure and facilities in the Kurnell Precinct, it will support an increase in visitor capacity, new community education and interpretation programs and new ways to learn about and enjoy this historically important place. Notably, the Master Plan will increase recognition of Aboriginal significance and help to ensure that balanced story-telling includes both Indigenous and European history. The Master Plan has been designed to improve visitor access and facilities, disabled access and to create a cohesive visitor experience at a highly desirable visitor destination.

The Designing With Country discussion paper recognises the Master Plan as best practice. It states that the project aims to provide a balanced view that equally recognises Aboriginal stories and perspectives alongside European historical accounts. A healing process is also sought, to acknowledge past actions and wrong doings, bridge cultures, regenerate the landscape and give voices to those who deserve to be heard.

### Awards

- 2019: Australian Institute of Architects NSW Reconciliation Prize



## Murama Healing Space and Dance Ground

Sydney Olympic Park

<b>Client</b>	Murama Cultural Council and Sydney Olympic Park Authority
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### Uses and spaces

The Murama Healing Space and Dance Ground (Murama) located at Sydney Olympic Park is an Aboriginal-led hub for local, regional and international Indigenous arts, learning and collaboration. It hopes to provide a gathering place for First Nations communities, as well as to give visitors and the local community a better understanding of the First Nations history of the area.

It is run by the Murama Cultural Council in partnership with the Sydney Olympic Park Authority. Murama's development was made possible by grants from Create NSW's Western Sydney Making Spaces Initiative and the former NSW Office of Environment and Heritage's Heritage Near Me program.

"This is an inclusive and peaceful space where First Nations peoples can learn, lead, and share culture. It will be a gathering place for the entire community, and a place to celebrate the rich Indigenous culture of Sydney Olympic Park with greater Sydney," says Dr John Hunter, Murama's Coordinator.

Young people are a particular focus of the Murama Healing Space and Dance Ground. Local First Nations youth are regularly engaged in programs such as the Murama Youth Summit and Youth Gatherings, which connect young people to local Elders and First Nations cultures, inspiring them to use this connection and reconnection to grow their leadership skills. The young people are encouraged to be role models and mentors in their schools and the broader community.

The Murama Healing Space and Dance Ground provides First Nations communities with a safe place to gather and participate in cultural and spiritual activities. It is available for meetings and community events, Healing Camp programs, school excursions, and arts and cultural awareness programs.

Murama won the 2020 National Landscape Architecture Award for Community Contribution and is a best practice example of government and First Nations communities working together.





## Yagan Square

Wellington Street, Perth

Architect	Lyons
Landscape architect	Aspect Studios
Client	Metropolitan Redevelopment Authority and Perth City Council
Year built/upgraded	2018
Facility type	Public square
Hierarchy	District
Size	11,500sq.m

### Uses and spaces

Located in the heart of Perth, Yagan Square is a public entertainment precinct named after a Whadjuk Noongar leader. Yagan Square was designed in close collaboration with the South West Aboriginal Land and Sea Council and the Whadjuk Working Party to ensure the design would reflect and celebrate Whadjuk Noongar culture. The precinct includes public art that shares the stories of local First Nations peoples and highlights flora from the region.

Yagan Square offers a range of experiences, including:

- Green spaces
- Market Hall
- Cafes and restaurants
- Digital wall
- Native gardens, and
- Engaging public art.

A strong Aboriginal narrative runs through the Square, which incorporates stories from the Whadjuk people (the traditional owners of the land). These stories explore themes of place, people, animals, birds and landscape, creating a strong sense of place. They have influenced various elements of Yagan Square, making it a unique space that is reflective of both culture and history.

### Awards

- 2019: President's Award, Urban Development Institute of Australia (UDIA) National Awards
- 2019: Urban Renewal, Urban Development Institute of Australia (UDIA) National Awards
- 2019: Government Design Award, Silver (Architecture, Public Realm), Good Design Awards

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