



Riverwood Estate State Significant Precinct Social Infrastructure Study

NSW Land and Housing Corporation
June, 2022



Quality, accessible, future-focused, multipurpose and economically valued social infrastructure supports a strong, healthy and prosperous nation and ongoing quality of life for all Australians.”

– 2021 Australia Infrastructure Plan



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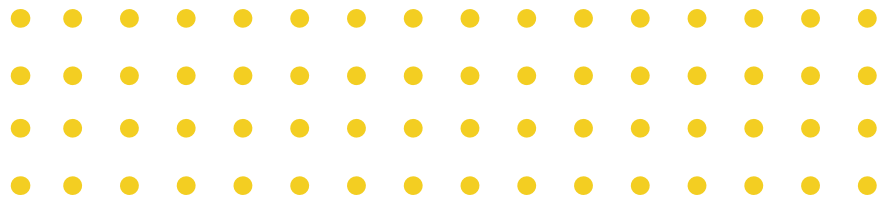


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Executive summary

The Riverwood Estate Significant Precinct Social Infrastructure Study (the Study) provides an analysis of the social infrastructure needs resulting from the planning proposal for the Riverwood Estate State Significant Precinct.

For the purposes of the Study, social infrastructure refers to:

- Public facilities: the community centres and halls, libraries, childcare centres, schools, universities, arts and cultural facilities, emergency services and hospitals. This Study does not include an analysis of retail, GPs and other commercial services that are the subject of other studies.
- Public open space and recreation facilities include the parks, sports spaces, natural spaces and waterways, as well as the recreational facilities located within them.

The Riverwood Estate State Significant Precinct

The Riverwood Estate State Significant Precinct (the Study Area) is a 30ha site, approximately 18km south-west of the Sydney CBD, located in the City of Canterbury-Bankstown Local Government Area (LGA) and borders Georges River LGA. The Study Area contains 1,019 existing social housing dwellings, including 1,017 assets owned by LAHC and two assets owned by the Aboriginal Housing Office (AHO). There are around 64 private dwellings in the Study Area. The Study Area has a diverse range of dwelling types including three-storey walk-up apartment buildings, studio apartments, freestanding cottages and nine-storey apartment buildings.

Existing social infrastructure supply

The Study Area is well serviced with access to existing social infrastructure (including public facilities and public open space) located in proximity to existing social housing dwellings.

Public facilities

Currently within the Study Area, there is a Men's Shed, a 60-place not-for-profit long day care centre, three community rooms within LAHC residential buildings, and the Council-owned and -operated Riverwood Library and Knowledge Centre. On the perimeter of the Study Area is the not-for-profit and highly utilised Riverwood Community Centre. Within its multipurpose facility, the Riverwood Community Centre delivers an indoor court, after-school care, a hall and meeting rooms, youth services, and Out of School Hours Care.

There are no arts and cultural spaces for participation, production or presentation within 5km of the Study Area.

There is a Men's Shed located within the Study Area (managed by the Riverwood Community Centre) in a LAHC residential building. It is a popular space and used by older residents from Riverwood and Mortdale.

Public open space and recreation facilities

There is more than 60ha of open space in the suburb of Riverwood. There are three small neighbourhood/pocket parks, a community garden and one district park (Kentucky Road Reserve) within the Study Area, and within 400m there are a number of district parks including play spaces and sports fields, such as Riverwood Park and Wetlands and McLaughlin Oval. The regionally significant Salt Pan Creek borders the site and has an adopted master plan for embellishment and regeneration, including new sports fields, play spaces and recreational spaces. Across Belmore Road is the Morris lemma Indoor Sports Centre, which includes indoor courts and venue space for hire, but is not as well utilised by local residents as the Riverwood Community Centre due to higher venue hire costs.

Community profile

The Riverwood suburb (SA2) is located in both Georges River and City of Canterbury-Bankstown LGAs, but the Study Area is wholly in the City of Canterbury-Bankstown LGA (the LGA). In 2016, the Riverwood suburb had a population of around 11,724 people with around 3,112 living within the T22646 small area, which includes the Study Area and Washington Park located to the north of the Study Area. In the Riverwood suburb, around 27% of all housing is social housing, and subsequently, the Riverwood suburb is highly disadvantaged (SEIFA score of 799). The median income for Riverwood in 2016 was \$741 per week, the second-lowest in the LGA (LGA median is \$1,296).

There is a very high proportion of people needing assistance due to disability (10.4%).

The suburb is highly culturally diverse with 63.9% of residents speaking a language other than English at home. There is a lower average household size (2.39 persons per dwelling), and a higher proportion of lone person households (32.7%) than the LGA. Riverwood has high unemployment and a high proportion of disengaged young people.

Forecast population profile

Based on SGS Economics & Planning population forecasts, the population at the completion of renewal would be approximately 7,500 people in the Study Area, and a population of around 23,323 people in the Riverwood suburb. Future population characteristics would include a greater mix of household tenure, a higher median household income (with still a high proportion of low-income households living in social housing with relative disadvantage), higher car ownership, high cultural diversity, a lower median age and higher employment.

Strategic context

Analysis of global to local strategic plans and policies indicates the following social infrastructure directions and needs:

Equitable, inclusive and capacity building



The Study Area needs equitable access to lifelong learning opportunities through libraries and learning spaces close to people's homes; quality and affordable early education and care for children; and spaces for employment and training services for un/under-employed residents.

Multipurpose, resilient and social



Future social infrastructure should be multipurpose, resilient and support social cohesion. Best practice includes providing access to technology and through new approaches to delivery such as co-location, sharing and partnership with other stakeholders such as Riverwood Community Centre, local councils, and the NSW Government. The Master Plan for Salt Pan Creek Reserve is a priority action in the Canterbury Open Space Strategy 2017 to deliver a shared multi-use open space for a range of uses including play, sustainability, sports and social interaction.

Walkable access close to home



State Government and local plans including the Premier's Priorities focus on providing quality, cool and comfortable public open space within walkable access to all homes, which is particularly important for older residents and people with disability, and to provide comfortable public spaces such as parks, community centres and recreation blue and green grid links to district and regional spaces.

Spaces for arts, culture and creativity



City of Canterbury-Bankstown has identified a need to deliver creative outcomes as part of any urban renewal, master planning process or planning proposal (from Council or other agencies/developers). These may include spaces for community and creative activities, or public art installations, led by advice from Council's Arts & Culture Reference Group, as well as to investigate opportunities to enhance major libraries and knowledge centres, and deliver more intergenerational creative opportunities there outside of school/work hours and during the weekends.

Increased and improved play and sports spaces to address growth



City of Canterbury-Bankstown has identified through its Play Strategy a need to upgrade the play space at McLaughlin Oval for older children. The Master Plan for Salt Pan Creek identifies new sports fields at Salt Pan Creek and upgraded sports fields at McLaughlin Oval. Georges River Council has identified that the existing supply of sports fields is insufficient to support current or projected future use. Overuse at some fields is resulting in deteriorating surface quality. The Open Space, Recreation and Community Facilities Strategy notes three sports spaces within 5km of the Study Area that require upgrade: H.V. Evatt Park, Olds Park and Beverly Hills Park.

Previous community engagement

Previous community engagement completed for LAHC identified that:

- Existing community facilities including the LAHC community rooms, men's shed, and Riverwood Community Centre are highly utilised by a range of residents within the Study Area for community programs and activities for seniors, children, young people and culturally diverse groups. There will be a need to replace and/or improve these important community facilities to support the increasing and changing future population and in particular future social housing residents.
- Key social infrastructure needs are around meeting spaces, places for people to celebrate together, digital literacy and access to technology/study space, facilities for young people to improve health and wellbeing outcomes, spaces for seniors – in particular culturally diverse seniors – and social enterprise/incubator space to improve employment outcomes. Riverwood Community Centre is in need of improvements to continue to support the local community and the services and programs it needs.
- There is a desire for open space to support and facilitate community connections, to include meeting places with shade, seating, tables and barbecues. There is a need for unstructured facilities for older people including walking paths and tai chi spaces, as well as a need for fitness equipment, and basketball and multipurpose courts for younger people and working-aged people for unstructured participation.

Engagement with Government Agencies

School Infrastructure NSW (SINSW) has advised that the current and anticipated short and medium term demand can be accommodated in existing schools, however notes that growth in student numbers will be monitored as housing is delivered in the Riverwood Estate. Secondary school students can be accommodated in three secondary schools, which are all within a 25-minute commute from the Study Area:

- Sir Joseph Banks High School
- Punchbowl Boys' High School
- Beverly Hills Girls High School

Social infrastructure needs

Public facility needs

Community, arts, and cultural floor space

The Study Area is well serviced with existing community centres and libraries including the Riverwood Community Centre and the Riverwood Library and Knowledge Centre, which are located onsite. While the Library and Knowledge Centre is new, the Riverwood Community Centre facility is aging and needs refurbishing and upgrades to be fit for purpose and to be able to provide expanded services to the diverse Riverwood community, including private and public housing tenants, young and old.

The proposal will result in the loss of the space where the Riverwood Men's Shed is currently operating from and will need to be replaced. The proposal will also result in the loss of community rooms located within social housing buildings used for tenant programs and meetings.

There are no arts or cultural facilities for cultural participation or production within 5km of the Study Area, but arts and cultural spaces are an identified need by both City of Canterbury-Bankstown and Georges River Councils.

Overall, based on benchmarking, the proposal will result in demand for an additional total of 1,268m² of community and cultural facility floor space made up of:

- 600m² of community centre floorspace (for community programs, social enterprise, community meetings, wrap-around services)
- 518m² of library floor space
- 150m² of cultural floor space, and
- Replacement of the Men's Shed facility which will be lost through development.

Schools

School Infrastructure NSW (SINSW) has advised that the current and anticipated short and medium term demand can be accommodated in existing schools, however notes that growth in student numbers will be monitored as housing is delivered in the Riverwood Estate. For primary schools there are four schools in proximity to the Study Area, and for secondary schools there are three public schools within less than a 25-minute commute.

The Study Area is serviced by Riverwood Public School, with its designated intake area covering all dwellings within the renewal area. The school includes 11 permanent teaching spaces, with enrolment demand currently below this capacity. A number of high schools service the Study Area, with designated intake areas including Sir Joseph Banks High School (co-educational), Beverly Hills Girls High School and Punchbowl Boys' High School. High school students residing within the Study Area are entitled places at all three high schools.

Early education and care

Given centres have been closed or operating at minimum capacity since COVID-19 in 2020, vacation and utilisation rates are not available.

Based on benchmarks, the future population of the Study Area would create demand for up to 145 long day care places. This includes 60 places resulting from the potential closure of the existing 60-place not-for-profit SDN early education and care centre, which is located onsite and services local children from low-income households.

It is recommended that any future long day care centres provided within the Study Area, to address the benchmarked demand for 145 places, could be operated by a not-for-profit service able to replace the SDN service and support the needs of low-income community and social housing residents.

Additional primary school-aged children will require up to 96 new Out of School Hours Care places, which can be absorbed into existing school and Riverwood Community Centre services. Improved facilities for Riverwood Community Centre may be required to address this demand.

Health and hospitals

As identified in the Riverwood Equity-focused Health Impact Assessment, the Study Area is well serviced with GPs and medical centres. This study looks at social infrastructure as part of walking distance. The nearest public hospital is more than 2km away but less than 5km at Bankstown-Lidcombe Hospital, which has identified a need for increased beds. The proposal will result in demand for an additional 17 hospital beds, and a total of 98 seniors beds in aged care facilities.

Communal spaces

Given the high density nature of the housing, the high cultural diversity and range of households including family households, future communal spaces within residential buildings could include spaces for social and noisy activities such as music practice rooms, social gatherings or places for study or work. These spaces should be co-located with outdoor communal areas in busy locations.

Communal rooms provided in residential buildings for social and community housing tenants will be dependent on the Community Housing Provider needs.

Public open space and recreation facilities needs

Overall public open space provision needs

- There is a need to deliver between 3.3ha to 4.5ha of public open space across the Study Area including local parks of between 0.5ha and 2ha. All residents can access a local public open space of a minimum of 0.5ha within 200m of their homes.

- Public open space needs to function as backyards for residents living in higher density dwellings. An iconic central space, with connections to the history of the area, could support community identity and connections to place among new and existing residents.
- No new sports fields are required onsite based on benchmarks.
- Parks should be embellished with infrastructure including shading, seating, tables and play elements to support social connectivity and health and wellbeing outcomes. They should be universally designed to be accessible for people who are older or with disability.

Outdoor exercise equipment needs

- 1 x outdoor exercise station should be provided to meet benchmarked demand and feedback through previous community engagement.

Sports fields and hard-surface active courts needs

- While no new sports fields need to be provided within the Study Area, an additional 5,800 residents may impact on the capacity of sports fields nearby. Future embellishment of local sports fields may be required to improve their capacity. Nearby sports fields include Kentucky Road Reserve, Riverwood Park and McLaughlin Park.
- 1 multipurpose outdoor court is needed, which could be shared use for outdoor markets, tai chi and dance and other cultural and community programs and events.

Public domain and street needs

Streets provide an important recreational link between public open space, public facilities, homes and services. Given the mix of social housing and private residents, older people, children and culturally diverse residents, providing public space that provides opportunities to socially connect and create resilient communities will be important for the Study Area. This could be achieved through:

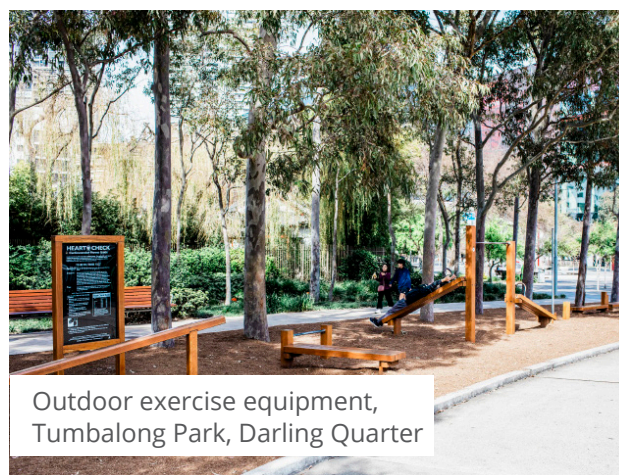
- Provision of sheltered hard-surface areas for civic activities, tai chi, events to respond to the culturally diverse community and recreational interests, and provide a place for social cohesion and creation of strong community bonds.
- Safety and crime prevention should be a key consideration in the design of the public domain and open space. Universal design to support the inclusion of older people and people with disability will be important. Inclusion of seating and shade, including large street trees for street cooling, will support the usability of the public domain.
- Cool, comfortable and fun active walkable linear parks/ links connecting to the town centre and nearby districts and regional open spaces including Salt Pan Creek Reserve, Morris Iemma Indoor Sports Centre and local Riverwood shops.



Socially sustainable and inclusive public spaces in urban areas



Outdoor table tennis,
Burwood Park, Burwood



Outdoor exercise equipment,
Tumbalong Park, Darling Quarter



Hard surface for tai chi,
Bishan Park, Singapore

Social infrastructure recommendations

Community and social infrastructure needs are outlined below.

Recommendation	Rationale
Public facilities	
<p>1,268m² of public facility floor space including:</p> <ul style="list-style-type: none"> • 600m² of community centre floorspace • 518m² of library floor space • 150m² of cultural floor space, and • Replacement of the Men's Shed facility which will be lost through development to Riverwood. <p>There are already two community centres within or connected to the Study Area, so this floor space could be delivered in one of two ways:</p> <p>1. Through a contribution to refurbish and expand the existing Riverwood Community Centre to include:</p> <ul style="list-style-type: none"> • Men's Shed/Makers' space • Purpose-built creative arts space for participation and production • Space for social enterprise/community and capacity building programs, and • Increased and improved community program delivery space for a range of social services and programs for children, young people, seniors and culturally diverse residents. <p>2. A new Creative Arts & Cultural Centre could be built within the Study Area for up to 1,276m² providing:</p> <ul style="list-style-type: none"> • Men's Shed/Makers' space • Purpose-built creative arts space for participation and production, and • Space for social enterprise/community and capacity building programs 	<ul style="list-style-type: none"> • The Study Area is well serviced with existing community centres and libraries including the Riverwood Community Centre and the Riverwood Library and Knowledge Centre, which is located onsite. While the Library and Knowledge Centre is new, the Riverwood Community Centre facility is aging and needs refurbishing and upgrades to be fit for purpose and to be able to provide expanded services to the diverse Riverwood community including private and public housing tenants, young and old. • The proposal will result in the loss of the space where the Riverwood Men's Shed is currently operated from, which will need to be replaced. It services older people from Riverwood and Mortdale and is an important community space. • The proposal will also result in the loss of community rooms located within social housing buildings used for tenant programs and meetings. • There are no arts or cultural facilities for cultural participation or production within 5km of the Study Area, but it is an identified need by both City of Canterbury-Bankstown and Georges River Councils. • Spaces for social enterprise development, places for community building and capacity building programs were identified as a need for the socially diverse community.
<p>Encourage developers to provide communal indoor spaces connected to communal open space within residential buildings to support diverse community needs including music practice rooms, children's parties, or study spaces.</p>	<ul style="list-style-type: none"> • People living in small apartments may need low cost/free spaces away from the home to meet, socialise or study/work. • Children living in apartments may need places to practice noisy instruments. • CHPs may include program rooms for tenant meetings, training and other events as part of the buildings.
<p>Deliver new early education and care centres (long day care) to service benchmarked demand for up to 145 places (inclusive of the 60 places already provided within the Study Area). It is recommended that the existing not-for-profit SDN service is replaced to service future low-income families living in community housing.</p>	<ul style="list-style-type: none"> • Benchmarks indicate demand for up to 145 places. • Local services are not at capacity and can support increased growth. • The SDN centre currently located within the Study Area will be displaced through renewal and provides an important service for lower-income families and disadvantaged children. Access to quality early education and care has significant health and educational benefits for children.

Public open space	
<p>3.3ha to 4.5ha of public open space within the Study Area. This could be delivered as:</p> <ul style="list-style-type: none"> • New local parks within the Study Area of between 0.3ha and 2ha in size that are accessible within 200m of high-density dwellings. • They should be embellished with facilities to support social connection, active lifestyles and provide a 'backyard' away from apartment living such as table tennis and games tables, exercise equipment and playful elements. • They need to be cool, welcoming and connected via comfortable links to homes and other services and facilities. 	<ul style="list-style-type: none"> • Best practice supports 15% to 20% of a high-density site being delivered as quality public open space. • Government Architect's Greener Places Guidelines (Draft) recommend local parks should be between 0.5ha and 2ha in size. • The future community will be high density and will need quality open space outside of their home for health and wellbeing outcomes.
<p>Embellishment of nearby sports fields may be required to improve capacity to respond to increased population growth. Priority sports fields include those in proximity to the Study Area including:</p> <ul style="list-style-type: none"> • Riverwood Park and Wetlands (Georges River Council) • McLaughlin Oval (City of Canterbury-Bankstown), and • Kentucky Road Reserve (City of Canterbury-Bankstown). 	<ul style="list-style-type: none"> • The area is well serviced with playing fields including existing and proposed sports fields within 400m of the Study Area, in both the City of Canterbury-Bankstown and Georges River LGAs. • Based on benchmarks there is no demand resulting from the forecast growth to deliver new sports fields within the Study Area. City of Canterbury-Bankstown has also proposed new sports fields at Salt Pan Creek Reserve and upgrades to the sports field at McLaughlin Oval. Both these sports spaces are within 400m of the Study Area and will likely be those used by the future population. • Georges River Open Space, Recreation and Community Facilities Strategy indicated that their sports fields are over utilised by and there are opportunities to improve them to increase capacity and to respond to increased demand resulting from population growth, including at Riverwood Park and Wetlands.
<p>1 multipurpose outdoor court within the Study Area that could be shared for use for ball games, tai chi, dance and markets. Embellished with seating, shelter and other amenities to support older people to use.</p>	<ul style="list-style-type: none"> • Benchmarking indicates demand for 1 multipurpose outdoor court. • Future community will be older and culturally diverse with a high demand for outdoor courts/hard surface areas. • Hard surface spaces that are sheltered can support community building programs activities such as markets, dance and exercise programs.
<p>1 inclusive play space connected to the town centre or in a new local park within the Study Area.</p>	<ul style="list-style-type: none"> • Benchmarking (City of Canterbury-Bankstown Playgrounds and Play Spaces Strategic Plan) indicates up to 4.51 new play spaces will be required. However, the area is well serviced, and one centrally located play space would benefit local children living in high density. • Play space should respond to the Everyone Can Play guidelines for inclusive play.
<p>1 outdoor fitness station connected to the town centre or a local park within the Study Area.</p>	<ul style="list-style-type: none"> • Benchmarking indicates demand for 1 outdoor exercise facility. • Outdoor exercise facilities are in high demand in high-density areas with increasing demand during COVID-19.

Staging

Social infrastructure should be provided at the early stages of the development to include a space for community building as the community profile changes to maintain existing programs and services, and to replace any lost infrastructure. Staging should ensure the continuity of groups, activities and services through providing replacement or temporary social infrastructure before existing spaces are lost.



1. Introduction

1.1. Background

The Riverwood Renewal project provides an opportunity to revitalise the Riverwood Estate into an integrated mixed-use precinct that will deliver a mix of social and private dwellings. The revitalisation of the Riverwood Estate offers the government the opportunity to replace aging social housing whilst significantly improving this area, and the quality of life for residents.

A key objective of the project is to establish a new planning framework to facilitate renewal of the Riverwood Estate.

Cred Consulting and a consultant team have worked with LAHC to prepare a master plan for the redevelopment of the site that will replace the existing dwellings, provide for additional private dwellings, new streets and parks and community uses.

1.2. The Study Area

The Riverwood Estate State Significant Precinct (the Study Area) is an area of 30ha, located in the suburb of Riverwood within the City of Canterbury-Bankstown LGA.

The Study Area (shown in Figure 1) contains a large area of government-owned land (16.7ha owned by LAHC) and is of state importance in achieving key government policy objectives, particularly renewing social housing by replacing aging housing with ones that are well located, well designed, fit for purpose and look similar to private housing in the area.

The Study Area is bound by Belmore Road to the east, the M5 Motorway to the north, Salt Pan Reserve to the west and Killara Avenue to the south. The majority site is located within walking distance, approximately 5-15 minutes, from the Riverwood Station. The site is also serviced by a local bus route (944) providing connections to key centres including Bankstown, Hurstville, Mortdale, Roselands and Campsie.

The Study Area is well serviced by existing social infrastructure, including existing parks and community facilities such as Riverwood Library and Knowledge Centre at Kentucky Road and Riverwood Community Centre on Belmore Road North. Riverwood Public School is located immediately adjacent to the Study Area, and

Hannans Road Public School is within proximity to the Study Area.

The Study Area currently comprises 1,109 social housing dwellings, and around 62 private dwellings and a number of parcels of land owned by Canterbury-Bankstown Council. A diverse range of dwelling types, including three-storey walk-up apartment buildings, studio apartments, freestanding cottages and nine-storey apartment buildings is located within the Study Area.

1.3. Purpose of this report

This report provides a needs analysis of the social infrastructure (public facilities and public open space) required to respond to the requirements for the Riverwood Estate State Significant Precinct issued by DPIE in December 2020. The requirements are listed below and include:

- Defining an appropriate Study Area for the purposes of the assessment, incorporating the precinct and broader catchment/s as appropriate to assessment of particular infrastructure types
- Identifying the existing situation (the baseline), including constraints, opportunities and key issues
- Outlining the likely impacts and social infrastructure requirements resulting from the proposal
- Assessing needs and/or demands of the existing and future population and capacity and/or supply of the service in the precinct
- Defining the objectives, strategies, time frames, implementation, performance indicators, and responsibilities for social and health services

The needs analysis reviews social infrastructure needs for the site itself, but also the impacts of the proposal on broader district and regional social infrastructure needs.

Planning Proposal

The proposed master plan consists of approximately 3,900 social and private dwellings, buildings ranging between three and 12 storeys and improved public domain, open space and community facilities. This Study provides the evidence base of the social infrastructure needs to inform the master plan for this changing area.



Figure 1 - Study Area location (source: Cred Consulting, 2021)



High-rise social housing in the Study Area.



Local youths at a meeting at the Riverwood Community Centre in 2017.



Riverwood Mural.

1.4. Methodology

The methodology to complete this report included:

- Review of Australian and NSW Government, City of Canterbury-Bankstown Council and Georges River Council strategies, plans and studies.
- Analysis of the current and forecast community profile for the Study Area, as well as the broader Riverwood suburb, including demographics, crime and safety and educational indicators.
- Audit and mapping of all social infrastructure located in the Study Area, the suburb of Riverwood, and district and regional social infrastructure within 5km of the Study Area.
- Review of previous engagement with the community living within or near the Study Area, as well as with NSW Department of Education, NSW Land and Housing Corporation, and NSW Department of Health.
- Benchmarking demand based on the future population of the Study Area as well as the broader Riverwood suburb, utilising a range of established industry standards.
- Analysis of gaps and opportunities for social infrastructure provision including best-practice approaches relevant to the site.
- Identification of social infrastructure needs for the new population by target group and implications for social infrastructure capacity and embellishments at a district and regional level.

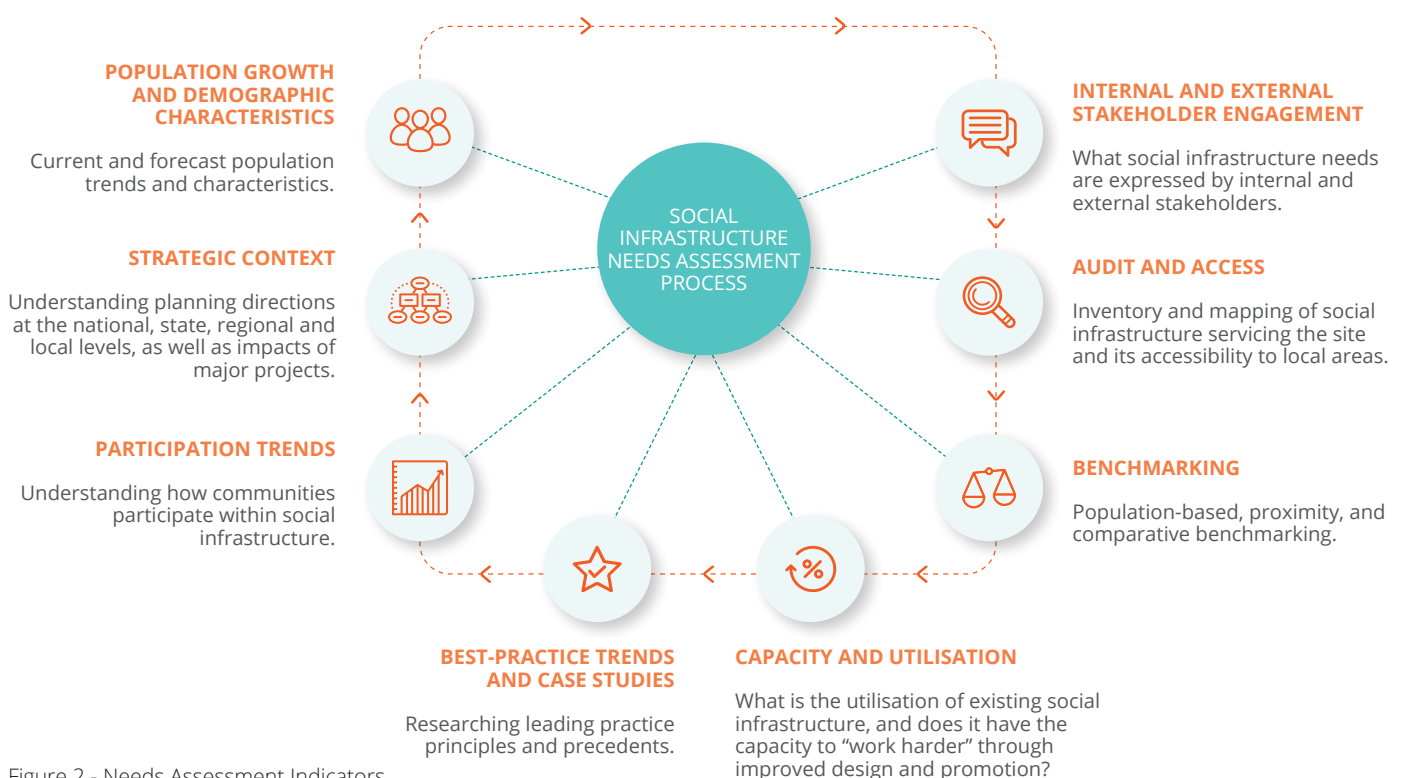


Figure 2 - Needs Assessment Indicators

1.5. What is social infrastructure?

Infrastructure Australia (Australian Infrastructure Audit, Aug 2019) defines social infrastructure as such:

“Social infrastructure is the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities. It helps us to be happy, safe and healthy, to learn, and to enjoy life. The network of social infrastructure contributes to social identity, inclusion and cohesion, and is used by all Australians at some point in their lives, often on a daily basis.”

For the purposes of this Study, social infrastructure includes:

- Public facilities: community centres and halls, libraries, childcare centres, schools, universities, arts and cultural facilities, hospitals, healthcare, and creative spaces such as men's sheds. This Study does not include an analysis or retail, GPs and other commercial services, which are the subject of other studies including the Equity-focused Health Impact Assessment.
- Public open space and recreation facilities: parks, sports spaces, natural spaces and waterways, as well as the recreational facilities located within them.

Social infrastructure is an umbrella term that captures community facilities, cultural facilities, open space and recreation facilities. An outline of what is defined as social infrastructure is detailed below.





2. Social infrastructure benefits and trends

2.1. Why is social infrastructure important?

Research increasingly highlights the important role social infrastructure has in bringing people together, developing social capital, maintaining quality of life, and developing the skills and resilience essential to support communities to thrive. These factors are all key ingredients for the economic prosperity and social wellbeing of places.

The way we plan, design, manage and activate open space and community facilities affects how we connect to it and how we value our experience using it. The ongoing COVID-19 pandemic has highlighted that social infrastructure is more important than ever for supporting human connection and our mental, physical and social wellbeing. This also includes our most vulnerable communities. By providing high levels of amenity and quality of life, these facilities and the services they deliver attract people to live in an area and enable them to stay there through all stages of life.

A growing and aging population, technological advances and life-changing events (such as natural disasters and the COVID-19 pandemic) are changing how we live and work, highlighting the value of social infrastructure in supporting viable communities.

Health and wellness is now at the forefront of people's lives and social infrastructure that supports this has never been more important. Global experts advise that governments are now likely to focus more on making cities, regions and communities places that people feel safe, secure, healthy and connected.

Infrastructure Australia's 2021 Australia Infrastructure Plan highlights the importance of social infrastructure that improves and builds quality of life for all Australians, and is resilient to shocks and emerging stresses.

2.1.1. Liveability

Liveable places are those that have great access to social infrastructure enabling lifelong learning and creative expression; creates healthier communities; and supports social and cultural networks. Liveable places deliver higher rates of wellbeing and improved quality of life for residents, particularly in socially diverse places such as Riverwood with a mix of public, community and private residents.

Critical for building social relationships, social infrastructure provides not only the essential services required for communities to function, but also the services that make places liveable and help improve the quality of life for residents. Social infrastructure strengthens local and place identity and character, and contributes to the vitality of urban centres and local identity. It is ideally situated on landmark sites with distinctive architecture and quality design. Local stories and culture can be ingrained in the building fabric to assist in fostering community identity and ownership.

In high-density communities, social infrastructure improves liveability significantly, having an important role through 'community living rooms', 'community backyards' and 'break-out spaces'.

2.1.2. Education and economy

Social infrastructure is instrumental in supporting 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 and collaboration, networking and entrepreneurship; and activates urban centres. Adding more social infrastructure – such as libraries, arts spaces and multipurpose urban spaces – will encourage more locals and visitors to use the spaces and, in turn, generate positive economic outcomes. Social infrastructure, such as libraries and multipurpose community centres, when located in town and strategic centres are significant attractors 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.

1 Infrastructure Australia, Social Infrastructure in Australian Infrastructure Audit 2019

These sectors employ just over three million people, or around a quarter of Australia's workforce. Parents can more easily 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 that they need to access and thrive in new jobs.

Social infrastructure also holds vital educational benefits. Having high quality social infrastructure for education is an investment that ultimately generates a greater return through more people completing tertiary education and the creation of new jobs. Having learning opportunities throughout all ages in life is also imperative to community development. Lifelong learning is continually becoming a key concept in educational infrastructure. Lifelong learning opportunities will meet the demands of the workplace, improve productivity, and help communities reach their full potential. It has a key role in social mobility and overall wellbeing as the provision of education can be both formal and non-formal, indicating that any member of the community is able to participate.

2.1.3. Community connection and resilience

Social infrastructure helps to bind people together to create social capital, social cohesion and community wellbeing. There is significant research that indicates that social connection leads to happier people².

As evidenced by research, social connectedness increases as people are brought together through purposeful activities. Having close and easy access to public social infrastructure can create neighbourhoods that actively participate in different activities together and promote a friendlier lifestyle.

The COVID-19 pandemic has also highlighted the need for not just face-to-face interaction but online connectivity with 57% of Australians over the age of 70 having no access to the internet and no other way to connect socially (ABS, 2016).

Social infrastructure also builds resilient communities. 100 Resilient Cities has identified that our community needs to be prepared for a range of shocks, stresses and emergencies, such as climate change impacts or pandemics (like COVID-19). Research from Resilient Sydney found that one of the biggest barriers to cities responding to shocks and stresses is a lack of social connectivity. Access to social infrastructure provides the spaces to keep us safe during major shocks, but also the places, services and programs to build social capital and access information.

2.1.4. Health and wellbeing

Social infrastructure – such as public parks, sports and recreation centres – encourages more of the public to be physically active and promote a lifestyle that will be

² Greenberg, M. Does Being More Social Make Us Happier?, 2019

extremely beneficial to mental health. Studies have shown that natural environments such as green spaces contribute to improved mental health, and increased physical activity reduces anxiety, depression and psychological stress. These spaces encourage participation in recreation and help to create friendships and community togetherness while being physically active.

Access to public open space close to where people live is associated with increased physical activity in all age groups. People who have access to nearby usable green space are also twice as likely to report better health than those who do not. This is further emphasised by research that highlights the benefits that can be reaped from social infrastructure:

- Living within 400-800m of a mix of destinations is associated with higher levels of walking and cycling across all age groups.
- People living within 1.5km of a convenience store, or newsagent are twice as likely to regularly walk, and those living within 1.5km of a larger shopping centre are three times more likely to regularly walk.
- The more street trees along the footpath network, the more likely residents are to walk for 60 minutes each week³.

³ Madew, R. Infrastructure Australia's 2019 Australian Infrastructure Audit highlights the important role social infrastructure plays in our growing communities, accessed on October 10, 2020, <https://infrastructuremagazine.com.au/2019/11/18/a-spotlight-on-social-infrastructure/>

2.2. Social infrastructure trends

Across NSW, there are increasing challenges to providing and governing the amount of quality social infrastructure growing and increasingly dense populations need. 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, aging and single-purpose buildings, and increasing community dissatisfaction.

Australia's growing and aging population, 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 mega trends across all social infrastructure types that can drive successful outcomes for Riverwood and shape a new vision to ensure the community of the Study Area, as well as neighbouring areas, has equitable and sustainable access to the essential social infrastructure it needs across all its planning catchments.

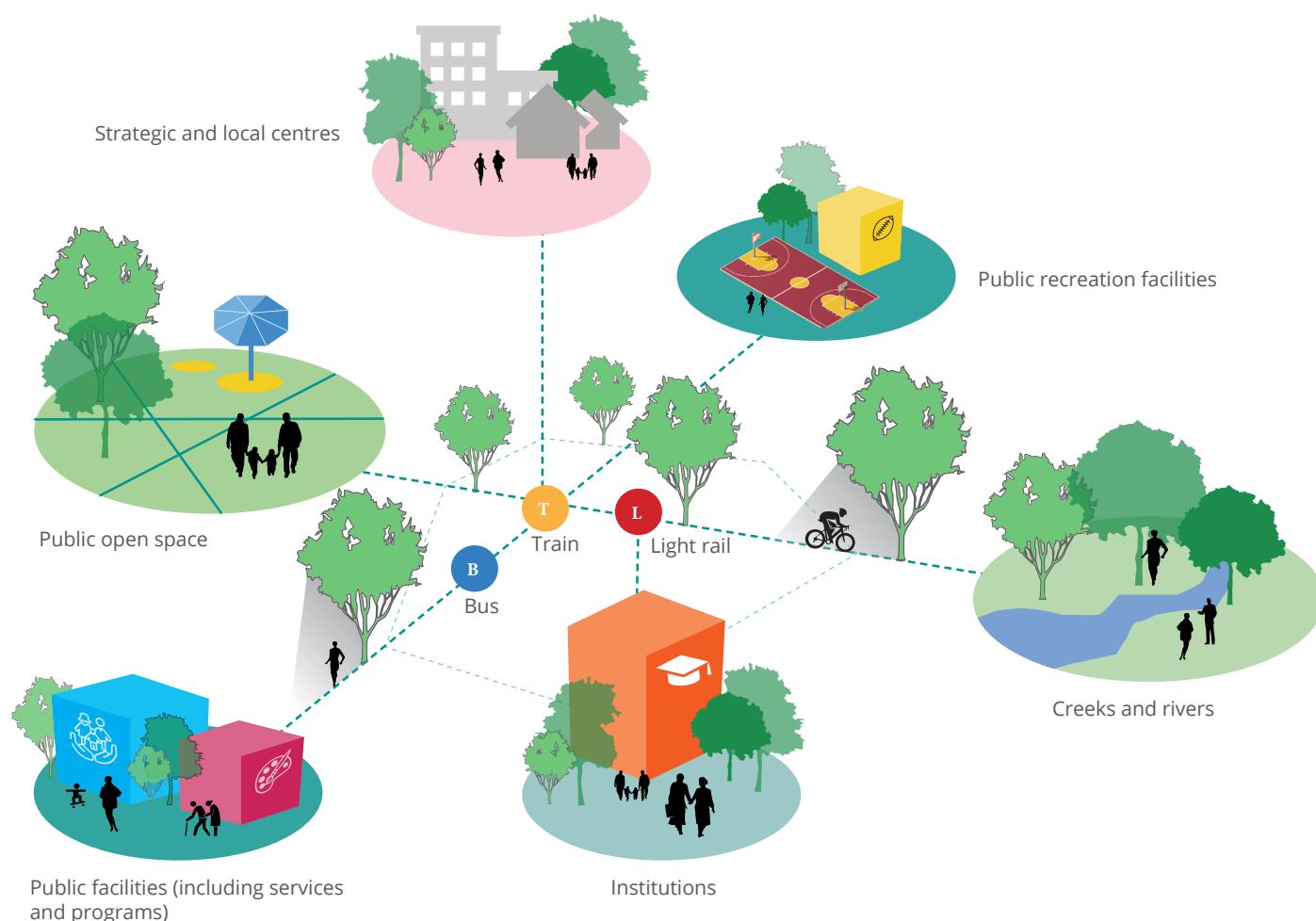


Figure 3 - Social infrastructure operating as a network (source: Cred Consulting)

2.2.1. 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 (or a "one-stop shop" for users) as well as a more cost-effective way of delivering and operating these services. Integrating and co-locating social infrastructure within community hubs helps to achieve key gathering points within a community with a variety of offerings. This approach improves efficiency through encouraging compatible uses, supporting partnerships and resource sharing between different service providers, and increasing the overall flexibility and activity of the given 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.

2.2.2. Going up – stacked and rooftop social infrastructure

Social infrastructure can also be co-located within multi-level or stacked buildings, within mixed-use developments and on rooftops of commercial, residential or community buildings. Increasingly in higher density cities, where land values are high and land is scarce, social infrastructure is being delivered on rooftops and using smaller footprints (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 (such as Surry Hills Library and Community Centre, and the Ultimo Community Centre in Sydney) that have different floors delivering different services. These kinds of social infrastructure are commonly delivered in town centres with high visitation. This approach can enable more of the ground level to be used for open space, for reduced land costs, and for the social infrastructure to be delivered by a developer as part of their community benefit offer for their planning proposal.

2.2.3. 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 different services and programs being delivered at once, and for the space to adapt over time responding to changing needs. The demand for multipurpose spaces will be accelerated with retrofitting of existing infrastructure to accommodate a range of essential activities. Spaces used for organised sport will also need to accommodate informal activities such as walking, running, and cycling; theatres and cinemas may need to work 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.

2.2.4. Outdoor rooms for collaboration and innovation

Gathering, learning, socialising, collaborating and delivering programs outdoors is increasing in popularity. Recent events have also accelerated demand for these types of outdoor meetings and collaboration spaces with people 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 recent examples of The Goods Line at UTS (outdoor study and collaboration spaces), Burwood Park Pavilion (outdoor stage/covered areas and hireable community room) and most recently, ChillOUT Hubs (open-air smart hubs) in Georges River, and NUspace in Newcastle's CBD.

2.2.5. Increasing the capacity of what we have – "making it work harder"

Before any new social infrastructure is planned, local government is increasingly reviewing the capacity of what exists, and identifying opportunities for repurposing social infrastructure that is well located, and has the capacity for flexible and multipurpose use by 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. Opportunities exist to make smaller, more incremental investments where significant capacity enhancements can be delivered through existing infrastructure. This could include synthetic turf on hardworking sports fields or repurposing of aging infrastructure with modern technology to increase amenity and utilisation.

2.2.6. Shared use of community infrastructure

Sharing the use of existing social infrastructure has significant potential to maximise the use and efficiency of a variety of spaces and buildings for community benefit. Sharing existing space may decrease the need to build new facilities that replicate already 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.

2.2.7. Environmentally sustainable development

Social infrastructure offers opportunities for local government to lead by example, demonstrate new sustainable materials and technologies, and deliver leading 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. Delivering environmentally sustainable development means that facilities are located so as to promote walking, cycling and public transport, which also has a positive impact on fostering healthy, active communities. Local institutions including The University of Newcastle are driving this change on campuses with the goal to “transform our digital and physical environments into spaces, places and platforms that inspire and attract and more to a green campus providing exemplar leadership in sustainable resource management”.

2.2.8. Revenue streams

Being public, much social infrastructure operates on a not-for-profit basis with income generation approaches ranging from hiring spaces to fundraising to receiving grant funding. To enhance the cost-effectiveness and sustainability of community infrastructure, many facilities rely on rental income to fund operations but even then, there is usually a gap between income and expenses, including maintenance costs. Increasingly within community infrastructure, operations of assets like community facilities, rely on revenue methods that generate reliable and increased sources of income in order to improve financial viability and sustainability.

2.2.9. 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 shared vision, early commitment and comprehensive planning. Public-private partnerships usually have the public interest at heart and can deliver increased value for money.








Urban civic space in the City of Newcastle (source: photo by Matthew Duchesne)

3. Strategic policy context

3.1. Global commitment

In September 2015, Australia was one of 193 countries to commit to the United Nations Sustainable Development Goals (the SDGs). These goals provide guidance for social infrastructure outcomes as detailed below.



SDG indicator	SDG and targets	How this can be addressed for the Study Area
3 GOOD HEALTH AND WELL-BEING 	3 Good Health and Wellbeing – ensuring healthy lives and promoting wellbeing at all ages is essential to sustainable development.	Quality and comfortable public spaces such as parks, community centres and recreation blue and green grid links to district and regional spaces will support the Study Area to have improved health and wellbeing outcomes and is a priority for this Strategy.
4 QUALITY EDUCATION 	4 Quality Education – obtaining a quality education is the foundation to improving people's lives and sustainable development.	Ensuring that the community can access lifelong learning opportunities through libraries near their homes; and children can access quality early education, care and school services is a priority of this Strategy (there is a library located in the Study Area).
9 INDUSTRY, INNOVATION AND INFRASTRUCTURE 	9 Industry, Innovation and Infrastructure – investments in infrastructure are crucial to achieving sustainable development.	Industry innovation through improved access to technology within social infrastructure; and through new approaches to delivery such as co-location, sharing and partnership is a potential outcome with stakeholders such as Riverwood Community Centre, local councils, and the NSW Government.
10 REDUCED INEQUALITIES 	10 Reduced Inequalities – to reduce inequalities, policies should be universal in principle, paying attention to the needs of disadvantaged and marginalised populations.	The Study Area will need to provide equitable access to universally designed and affordable social infrastructure particularly for our more socially, economically and transport disadvantaged residents.
11 SUSTAINABLE CITIES AND COMMUNITIES 	11 Sustainable Cities and Communities – there needs to be a future in which cities provide opportunities for all, with access to basic services, energy, housing, transportation and more.	Understanding the unique needs of all members of the Study Area from public, private and community housing is important including ensuring they have access to the basic social services they need to reach their full potential (this is further addressed in the separate Equity-focused Health Impact Assessment Report).

Australian Government



The 2021 Australian Infrastructure Plan is a practical and actionable road map for infrastructure reform. This is the first time the Australian Infrastructure Plan has included social infrastructure, such as schools, hospitals, parks, community centres and social housing. The sector's inclusion acknowledges the critical role these physical spaces and assets play in supporting the nation's wellbeing and making Australia a great place to live.

A growing and aging population, technological advances and life-changing events (such as natural disasters and the COVID-19 pandemic) are changing how Australians live and work, highlighting the value of social infrastructure in supporting viable communities.

By providing high levels of amenity and quality of life, these facilities and the services they deliver attract people to live in an area and enable them to stay there through all stages of life. Yet the substantial contribution social infrastructure makes to local and national economies is not fully recognised.

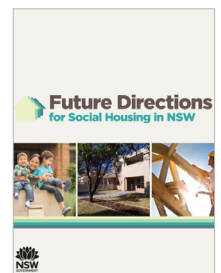
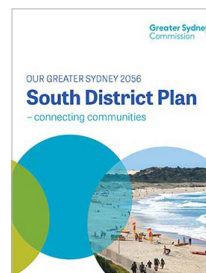
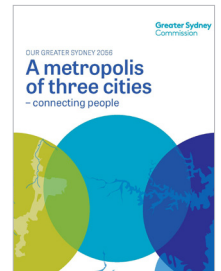
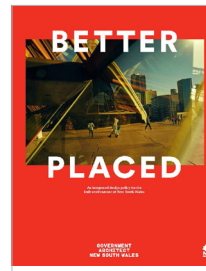
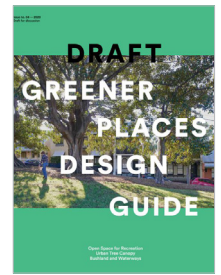
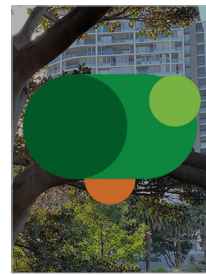
The Plan's vision for social infrastructure is:

Quality, accessible, future-focused, multipurpose and economically valued social infrastructure that supports a strong, healthy and prosperous nation and ongoing quality of life for all Australians.

The social infrastructure reform agenda includes:

1. Valuing social infrastructure – national consistency
2. Uniform access – healthy and prosperous communities
3. Embracing technology – optimised delivery
4. Education hubs – contemporary learning
5. Housing stock – addressing the shortfall (social housing)
6. Valuing our culture – enhancing liveability (arts and culture)
7. Co-location and precincts – driving better outcomes (collaborative partnerships to create shared, well-used facilities and enable the co-location of health, education and other social facilities in mixed-use precincts)

3.2. NSW Government



Premier's Priorities, 2021

The Premier has set two priorities relating to open space and recreation:

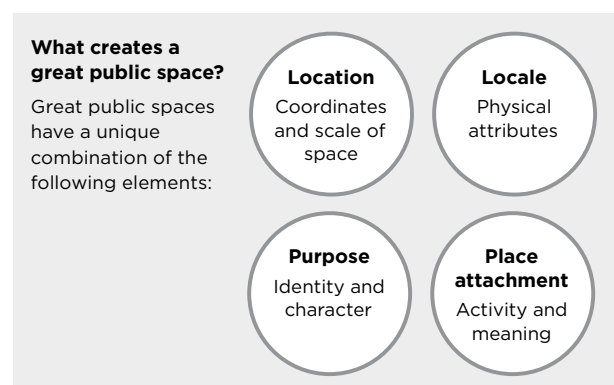
- Greening Our City, seeking to increase the tree canopy and green cover across Greater Sydney by one million trees by 2022.
- Greener Public Spaces, aiming to increase the proportion of homes in urban areas within 10 minutes' walk of quality green, open, and public spaces by 10% by 2023.

Draft NSW Public Spaces Charter, DPIE, 2020

The Draft NSW Public Spaces Charter has been developed by the NSW Department of Planning, Industry and Environment (DPIE) to support the planning, design, management and activation of public spaces in NSW. The Charter defines public spaces as "all places publicly owned or of public use, accessible and enjoyable by all for free and without a profit motive". It identifies 10 principles for quality public space, developed through evidence-based research and discussions with a diverse range of public space experts. The Charter supports the delivery of the Premier's Priorities. The Charter acknowledges that public spaces – the streets we walk or cycle in, the plazas we socialise in, libraries we learn in, community halls we gather in and parks, playgrounds and sports fields where we relax or play – are where public life happens.

Public space is important because it unlocks a broad range of benefits that enrich our lives. It connects us to our communities and the people we love, brings us closer to nature, makes us healthier and happier, provides places for celebration, contemplation and creativity, and helps businesses to prosper and thrive.

The Department has developed 10 draft principles for a NSW Public Spaces Charter that can be used to help ensure everyone has access to high-quality public space that allows them to enjoy and participate in public life (subject to change post-exhibition in early 2021). The quality of a public space is just as important as its availability, because it's what makes people feel safe, welcome and included – a place where they want to keep coming back to. The quality of a public space is reflected not only in its physical form – how its designed, maintained and integrated with its environment – but also through the activities it supports and the meaning it holds. In evaluating thousands of public spaces around the world, the US-based Project for Public Spaces found that successful places have four key qualities.



Draft Greener Places Design Guide, Government Architect NSW, 2020

The Draft Greener Places Design Guide framework provides information on how to design, plan and implement green infrastructure in urban areas throughout NSW. The draft guide provides a consistent methodology to help state and local governments, and industry create a network of green infrastructure.

Greener Places explains green infrastructure, why we need it, and the benefits of providing it. The major components that make up the green infrastructure network fall into three categories:

- Open space for recreation: green infrastructure for people
- Urban tree canopy: green infrastructure for climate adaptation and resilience, and
- Bushland and waterways: green infrastructure for habitat and ecological health.

The Greener Places Design Guide recommends a performance-based approach to assessing open space for recreation demand based on six core criteria that can help guide performance outcomes. All criteria are subject to local precinct considerations:

- Accessibility and connectivity
- Distribution
- Size and shape
- Quantity
- Quality and
- Diversity.

Better Placed, Government Architect NSW, 2017

Better Placed is an integrated design policy for the built environment of NSW and seeks to place good design at the centre of all development processes from project definition to concept design through to construction and maintenance. Better Placed is centred around seven distinct objectives that together seek to create a well-designed built environment that is healthy, responsive, integrated, equitable and resilient:

- Better fit: contextual, local and of its place
- Better performance: sustainable, adaptable and durable
- Better for the community: inclusive, connected and diverse
- Better for people: safe, comfortable and liveable
- Better working: functional, efficient and fit for purpose
- Better value: creating and adding value, and
- Better look and feel: engaging, inviting and attractive.



Figure 4 - Great Public Spaces Evaluation Questions (source: NSW Government Great Public Spaces Guide, 2021)

Everyone Can Play, 2019

Everyone Can Play is a set of design principles and best-practice recommendations for play spaces in NSW, focusing on inclusive play spaces. An inclusive play space invites people of all ages, abilities and cultures to come together to socialise and thrive. The principles focus on addressing three questions:

- Can I get there?
- Can I play?
- Can I stay?

The Greater Sydney Region Plan: A Metropolis of Three Cities, Greater Sydney Commission, 2018

The Greater Sydney Region Plan: A Metropolis of Three Cities is built on a vision where people live within 30 minutes of their jobs, education and health facilities, services and great places. The Plan seeks to transform Greater Sydney into a metropolis of three cities – the Western Parkland City, Central River City and the Eastern Harbour City, guided by 10 strategic directions. Relevant directions include:

- Nurture quality lifestyles through well-designed housing in neighbourhoods close to transport and other infrastructure
- Create sustainable communities through vibrant public places, walking and cycling, and cultural, artistic and tourism assets, and
- Align growth with infrastructure, including transport, social and green infrastructure, and delivering sustainable, smart and adaptable solutions.

Through collaborative approaches, increase the use of public resources such as social infrastructure.

Relevant planning priorities include:

- Objective 6 – Providing services and social infrastructure to meet people's changing needs
- Objective 7, 8 and 9 – Fostering healthy, creative, culturally rich and socially connected communities
- Objective 12, 22 – Creating and renewing great places and local centres, and respecting the district's heritage
- Objective 22 – Growing investment, business opportunities and jobs in strategic centres
- Objective 31 – Delivering high-quality open space.

South District Plan, Greater Sydney Commission, 2018

The South District Plan maps the 20-year vision for the South District of Greater Sydney. Relevant priorities include:

- Stimulate urban renewal in growth corridors
 - Integration of key housing and infrastructure projects including the Riverwood Renewal project
 - Create towns and suburbs with better community spaces, enhanced transport links, greater housing choice and more jobs closer to home
- Make better community places and spaces
 - Provide a more even balance of sport and recreation facilities
 - Place-making initiatives and good urban design
 - Dedicated routes for walking and cycling

The South District Plan also includes, as a Priority Green Grid Project, improving the Salt Pan Creek Open Space Corridor. The Corridor contains important ecological communities, mangroves, wetlands, recreational facilities and walking and cycling trails on both sides of the creek. The project aims to strengthen the connection between Bankstown CBD and Salt Pan Creek, improve trails and recreational opportunities, and improve bridge crossings and connections to Bankstown, Punchbowl, Riverwood, Padstow, Peakhurst and Lugarno. The site for investigation is also identified as a Planned Precinct that will be delivered by the NSW Department of Planning and Environment.

Future Directions for Social Housing in NSW

The Future Directions for Social Housing policy (Future Directions) describes the NSW Government's strategic priorities for social housing over the next 10 years.

The plan seeks to drive better outcomes for tenants by providing housing stability and suitable, safe and quality housing by:

- Delivering more housing and a better social housing experience, with better quality social housing and improved social outcomes;
- Developing new mixed communities where social housing blends in with private and social housing, with better access to transport and employment, improved community facilities and open spaces; and
- Partnering with the private and not-for-profit sectors to fast-track the redevelopment of sites in metropolitan Sydney and regional NSW.

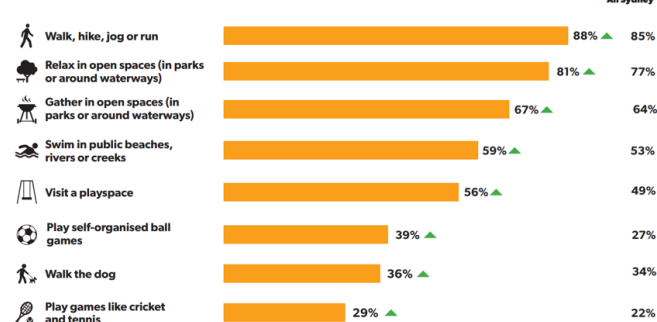
Greater Sydney Outdoors Survey, 2019

The Greater Sydney Outdoors Survey identified the recreation activities South District Sydney residents love. The Study Area is located in the South District. The results that are related to Riverwood are shown in Figure 5.

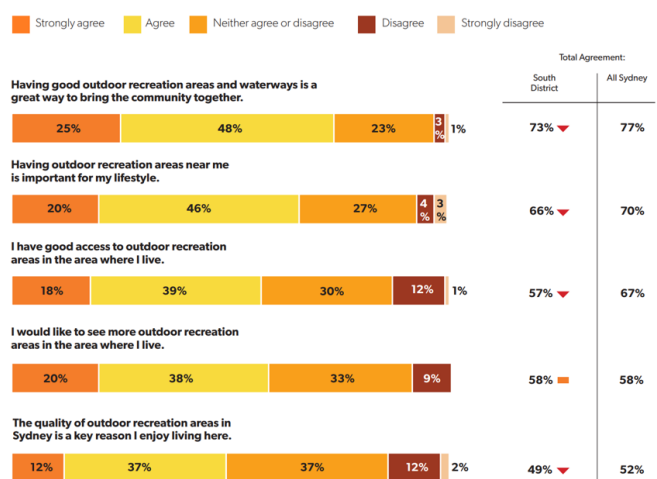
Figure 5 - City of Canterbury-Bankstown LGA (Source: DPIE, 2019)

What do South District residents love to do?

PARTICIPATION IN OUTDOOR RECREATION ACTIVITIES

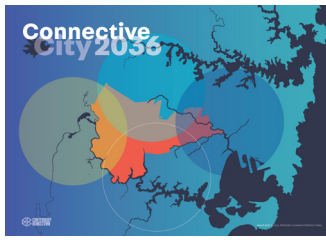


ATTITUDES TOWARDS OUTDOOR RECREATION AREAS AND WATERWAYS



(Note: These numbers have been rounded for simplicity)

3.3. City of Canterbury-Bankstown Council Strategies



Connective City 2036

City of Canterbury-Bankstown Council has endorsed the Canterbury-Bankstown Local Strategic Planning Statement (LSPS): Connective City 2036. The LSPS features 10 Directions that focus on the City of Canterbury-Bankstown's metropolitan and local interactions and 10 Evolutions to build on City of Canterbury-Bankstown's assets, character and opportunities. These are:

- Coordination, community, collaboration and context
- Movement for commerce and place
- Places for commerce and jobs
- Blue web
- Green web
- Urban and suburban places, housing in the City
- Cultural places and spaces
- Design quality
- Sustainability and resilience, and
- Governance and funding.

Engagement for the LSPS indicated that people want:

- A proud and caring City that creates, unites and celebrates
- A sustainable City with healthy waterways and natural areas
- A smart and evolving City with exciting opportunities for investment and creativity
- An accessible City with great local destinations and many options to get there
- A motivated and active City that nurtures healthy minds and bodies, and
- A well-designed, attractive City that preserves the identity and character of local villages.

Canterbury-Bankstown LSPS aligns with the South District Plan, which has a dwelling target of 50,000 new dwellings to 2036.

Riverwood aligns with the LSPS which focuses on development that is centred around accessible locations. The LSPS identifies Riverwood as an area that has

an 'Alternative visionary mass transit/train station underground, Council proposed' (see Figure 6). The site for investigation is also identified as a location for new housing. The document emphasises that there is potential LAHC investment in Riverwood.

CBCity 2028

CB City 2028 is City of Canterbury-Bankstown Council's plan that sets out seven destinations to transform the City. These have guided the design and development of Connective City 2036. The seven destinations are:

- Leading and engaged – A well-governed City with brave and future-focused leaders who listen.
- Liveable and distinctive – A well-designed attractive City that preserves the identity and character of local villages.
- Moving and integrated – An accessible City with great local destinations and many transport options to reach them.
- Healthy and active – A motivated City that nurtures healthy minds and bodies.
- Prosperous and innovative – A smart and evolving City with exciting opportunities for investment and creativity.
- Clean and Green – A clean and sustainable City with healthy waterways and natural areas.
- Safe and strong – A proud inclusive community that unites, celebrates and cares.

Seven City transformations included:

- We are a Child-friendly City
- A large-scale solar farm is constructed
- A network of smart infrastructure is constructed
- The Bankstown transport hub and underground station connects movement for health, education and employment
- Canterbury and Bankstown-Lidcombe Hospitals are transformed into state-of-the-art facilities
- Our town centres are transformed through the Complete Streets approach, and
- A collaboration is formed where local and state services are delivered through a single lens.

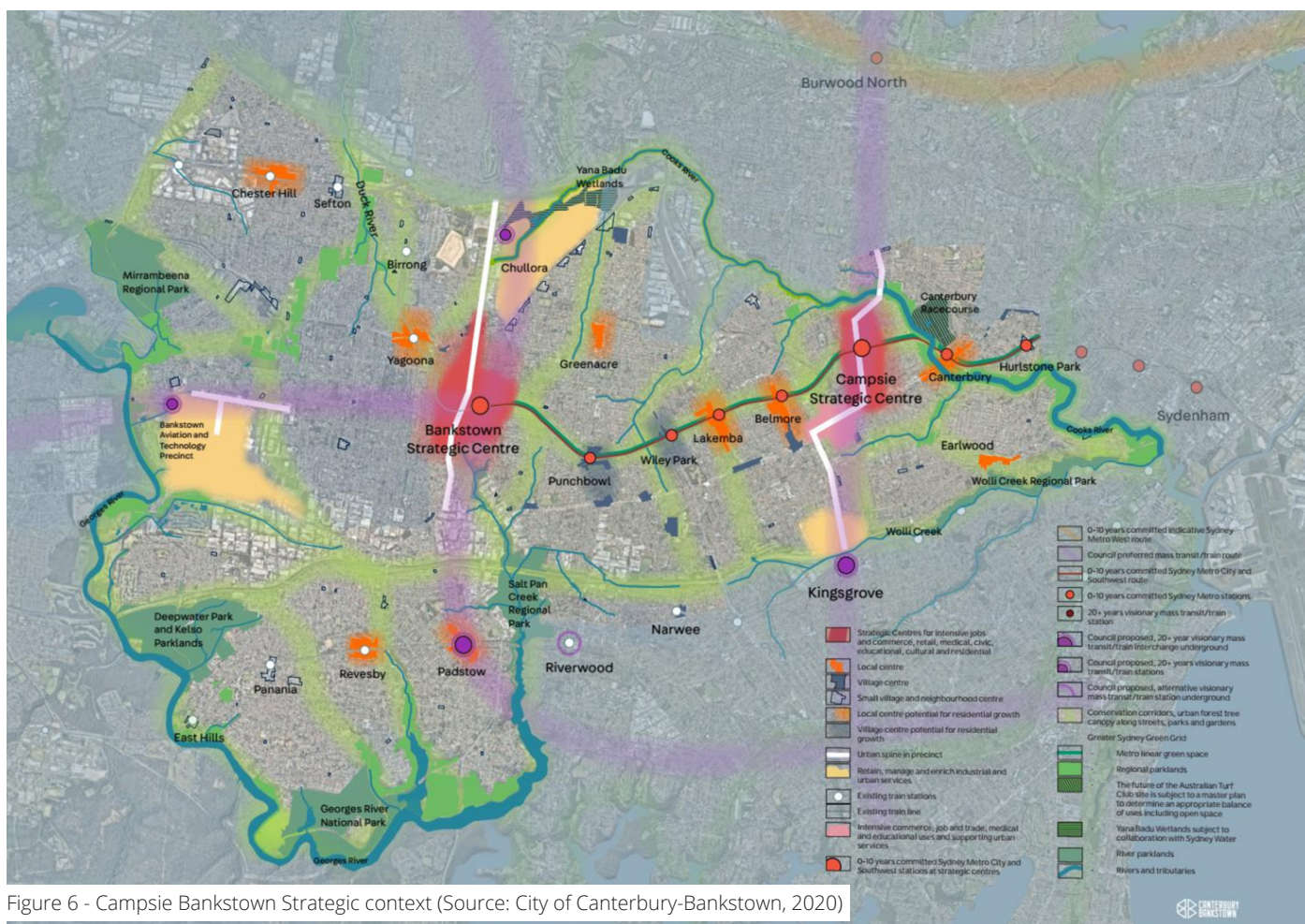


Figure 6 - Campsie Bankstown Strategic context (Source: City of Canterbury-Bankstown, 2020)

Playgrounds and Play Spaces Strategic Plan, 2019

The vision is to achieve quality, diverse and accessible play experiences that are fun and close to home, including:

- An equitable spread of play spaces across district and local catchment areas
- Quality play experiences through unique and high-quality play spaces (including play space destinations), and
- Diverse play opportunities that cater for different age groups and levels of ability.

In addition, a hierarchy approach to play provision and improvements is recommended, with three play levels defined as follows:

- Play Level 1: Play space destinations with high quality, diverse, unique and accessible play components, support facilities and settings
- Play Level 2: Quality and interesting playgrounds and play spaces with diverse activity opportunities and good support structures and settings, and
- Play Level 3: Basic playgrounds or landscape play that support children's play at a local level and meet base standards.

The Playgrounds and Play Spaces Strategic Plan indicates that Riverwood currently has a high provision of play with seven playgrounds. However, as a future high-density area, the Study Area will have a higher demand for play to support children living in apartments to stay active. The playground at Riverwood Library and Knowledge Centre is recommended not to be replaced. However, the following is recommended:

- Enhance Riverwood Wetland 2 playground when incorporating Riverwood Wetland 1 and cater for broader age and abilities, ensure sufficient shade (trees and/or shade sails)
- Maintain and enhance landscape, install shade sails over southern section of equipment at Rotary Park
- Increase play elements and consider exercise equipment at Bennett Park, and
- Add an older-children focus on McLaughlin Oval.

Canterbury Open Space Strategy 2017

The Strategy provides strategic and specific directions for open space in the City of Canterbury-Bankstown. It identifies that:

- The former Canterbury LGA will have only 1.46ha of open space for 1,000 people by 2036 if there is no land acquisition
- There is currently 60.3ha of open space in Riverwood, with 11.33ha per 1,000 people, much higher than the LGA average
- There is considerable open space through Salt Pan Creek Reserve and large tracts of land along the M5 Motorway. Various improvements have occurred on this land over recent years although sections of Salt Pan Creek Reserve are relatively isolated and perceived as being less desirable to use, and
- Salt Pan Creek Reserve and the land along the M5 Motorway include some important natural areas that have potential to be enhanced in quality. These areas should be retained and regenerated.

The vision for the former City of Canterbury is to achieve “diverse open spaces across suburbs that contribute to quality lifestyles and environments”.

The overriding priorities for the Western District (including Riverwood) are:

- Increase the quality, function and accessibility of open space in the southern part of the area
- Obtain additional open space and improve existing open space to better cater for the northern area
- Investigate the potential for additional recreation destinations in the area
- Strengthen the linear connections in the south (along the M5 Motorway and Salt Pan Creek corridors)
- Enhance streetscapes to increase walkability and connections to open space, and
- Retain and strengthen the natural areas.

Specific actions include:

- Continue to landscape and improve Rotary Park as a key recreation destination
- Create and maintain open spaces along the M5 Motorway
- Enhance streetscapes to improve the walkability of suburbs and connect to destination open spaces
- Retain and strengthen natural areas and corridors along Salt Pan Creek and the M5 Motorway including through tree planting and increased urban forest canopy, and
- Undertake improvements to create McLaughlin Oval and Punchbowl Park as a quality sports hub.
- Upgrade of the Salt Pan Creek Reserve to a high-quality multi-use recreation space. A significant part of the S7.11 contribution regime is allocated to this upgrade.

Community Safety and Crime Prevention Plan 2016-2019

Crime in Canterbury, along with many other areas in Sydney, has been declining over time, particularly stealing, robbery and drug offences. When adjusted for population size, Canterbury has lower levels of most types of offences than neighbouring areas. Two types of offences have increased in recent years: domestic violence-related assault, and fraud. Other issues that the community thought was important were about community engagement, young people, and driving offences. Key strategies are:

- Reducing the incidence of mailbox theft through building design
- Maintaining and promoting community gardens
- Activating public areas
- Increasing access to recreational spaces for young people, and
- Supporting late night activities for young people.

Youth Action Plan 2020-2024

Young people liked the cultural diversity of the City of Canterbury-Bankstown and the recreational sports, open space and safe spaces and places particularly for women and girls. Priorities for improvement were for services and programs, youth-friendly places and spaces, health and wellbeing improvements, education and employment outcomes, responsiveness to cultural diversity, civic participation and inclusion. Young people and services identified a need for improved access to employment, training and education, recreational facilities and social connection.

City of Canterbury-Bankstown Aging Strategy 2011-2015

The City of Canterbury-Bankstown’s vision is to support older people by creating an environment where:

- Getting around is safe and accessible for older people
 - Provide pedestrian- and bike-friendly environments, and
 - Promote accessible public transport options. Public transport is viewed as inadequate following reduction of bus services, changes of routes, bus stops not within walking distance, and difficulty travelling outside the area.
- A range of affordable and safe housing options are available for older people
 - Promote older people’s access to a diverse range of housing options that are culturally appropriate
 - Older people would like to be involved in community gardens, and
 - Would like to see town centre development and access to shopping centres and entertainment.
- Older people are respected and connected to their communities

- Foster a sense of belonging and opportunities for people to connect.
- Older people are active participants in our community
 - Parks and amenities are not currently equipped to engage older people in recreational and physical activities
 - Older people would like to see art and cultural activities, art galleries and cinemas in the Canterbury-Bankstown area, and
 - Increase availability of low cost and diverse physical activity at community facilities.
- Older people are supported to remain independent and to access services.

Creative City Strategic Plan 2019-2029

The Creative City Strategic Plan 2019-2029 is the City of Canterbury-Bankstown's strategic plan for how to and enhance use and enhance the City's creative and cultural resources. It contributes to the vision of making the City of Canterbury-Bankstown a place "Where Interesting Happens" by recognising the importance of the City's social fabric, natural landscapes and built environment. One of the many ways the City of Canterbury-Bankstown currently supports creativity and culture is by providing funding or locations for creative spaces and activities, such as community centres, library programs or dedicated creative spaces. Relevant actions include:

- Preparing works schedule to inform the funding of public art and maker spaces through developer contributions.
- Investigating opportunities to enhance major libraries and knowledge centres, and deliver more intergenerational creative opportunities there outside of school/work hours and during the weekends.
- Deliver creative outcomes as part of any urban renewal, master planning process or planning proposal (from Council or other agencies/developers). These may include spaces for community and creative activities, or public art installations, led by advice from Council's Arts and Culture Reference Group. (High Priority)
- Activate town centres with a range of creative activities/ events.
- Support development of the night-time economy with a program of creative activities and events in town centres and through the Night Time Economy Detailed Action Plan.
- Encourage night-time movement through effective public lighting which incorporates public art.
- Enhance the experience of walking and cycling with public art, temporary art, pop-up parks and cafes.
- Include public art in significant public domain upgrades for open spaces, destination play spaces, youth recreation areas and town centres when designing for Liveable Centres.

Salt Pan Creek Master Plan, 2019

City of Canterbury Council prepared a Master Plan for Salt Pan Creek Reserve inclusive of McLaughlin and Whitmarsh Reserves was prepared in 2018 and endorsed by City of Canterbury-Bankstown Council in 2019.

The key Master Plan initiatives related to this project include:

- Salt Pan Creek Reserve – Two future playing fields with supporting amenities, regional destination recreation play space, other passive and active recreation opportunities including mountain biking, cycling and walking paths, and a significant water collection and treatment pond to treat water run-off from adjacent Riverwood development site.
- McLaughlin Oval – A quality facility for rectangular-field sports located to the south, including synthetic surface, supporting amenity of grandstand, change facilities, fencing and car parking, to meet requirements of the National Premier League Level 1 soccer league.
- Whitmarsh Reserve – Significant environmental initiative(s) such as a "Solar Farm" subject to further feasibility studies.

3.4. Georges River Council strategies



Georges River LSPS 2040

Council has endorsed the Georges River LSPS 2040 with a vision: a productive place to live, work and enjoy – with diverse, active green, well-designed and connected places. The LSPS features five interrelated themes and 20 planning priorities to achieve the vision. The themes include:

- Access and movement
- Infrastructure and community
- Housing and neighbourhoods
- Economy and centres, and
- Environment and open space.

Theme 2 – Infrastructure and community:

- The co-location and sharing of family, economic, creative and cultural interests bring richness and harmony to the lives of people in our City.
- Our public spaces and facilities respond to the cultural characteristics of our diverse community with many opportunities for festivals and events. We have a number of unique art and culture trails that attract residents and visitors. Public art is a feature of many of our centres. There are also a range of spaces to cultivate local, homegrown artists, scientists, dancers, inventors, makers, writers, musicians and athletes.

Action A26: As part of the major redevelopment, explore mechanisms and precincts to deliver additional infrastructure including education, cultural sporting and aquatic facilities, public spaces, and multipurpose community hubs.

Community Strategic Plan 2018-2028

The community strategic plan identifies six themes that are important to the community. These include:

- A protected environment and green open spaces
- Quality, well-planned development
- Active and accessible places and spaces
- A diverse and productive economy
- A harmonious and proud community with strong social services and infrastructure, and
- Leadership and transparency.

Open Space, Recreation and Community Facilities Strategy 2019-2036

Key findings of this Strategy include:

- The majority of Council's hireable community space is positioned in and around the main centres of Hurstville and Kogarah. Access to hireable community space varies in other parts of the LGA with low rates of provision in some areas and no provision in the western part of the LGA including Peakhurst and Lugarno. If no additional hireable community space is provided by 2036, the provision rate will drop to 21sqm per 1,000 people, which is considered very low.
- Georges River is significantly under-provided for library space with population benchmarks suggesting an additional 1,800sqm is required to serve the 2016 population. If no additional library space is provided by 2036, the benchmark-based LGA-wide shortfall in library space will grow to 2,399sqm.
- At 2.7ha per 1,000 people (excluding golf courses), the overall amount of open space provided in the Georges River area is comparable to nearby LGAs. Georges River contains a fairly even split between passive open space, active open space and bushland. The balance of these types of open space is a key feature of the character of the area and is highly valued by the community. Nearly all Georges River residents live within 400m of an open space. However, there are a number of pockets of high-density development along the Eastern Suburbs and Illawarra train lines in which residents do not have access to open space within 200m. This includes areas north and south of Kogarah, Carlton, Allawah and Hurstville stations, as well as an area north-west of Penshurst station.

- The existing supply of sports fields is insufficient to support current or projected future use. Overuse at some fields is resulting in deteriorating surface quality. Synthetic fields and other field upgrades at Penshurst Park Sporting Hub, Gannons Park, Peakhurst Park and Poulton Park will help alleviate pressure on sports fields in the short-to-medium term. Analysis indicates that the current provision of outdoor netball and tennis courts is sufficient. However, a notional shortfall of six indoor sports courts currently exists, a figure expected to increase to a shortfall of eight courts by 2036. Due to the differences in results of the models for assessing demand, peak-time occupancy of the new indoor courts to be provided as part of the Penshurst Park Sporting Hub should be closely monitored.
- There are three aquatic facilities located within the Georges River LGA. Hurstville Aquatic Leisure Centre is a major regional aquatic leisure facility.

Georges River aims to have leading practice community facilities based on the following principles.

The principles are:

- Flexible and multipurpose
- Clustered with complementary uses
- Equitably distributed across and within catchment areas
- Activated and safe
- Inclusive and reflective of the whole community
- Part of a connected network
- High quality and sustainable, and
- Proactively managed.

In relation to Riverwood specifically, the Strategy identified the following:

District hubs

The Strategy identifies the Riverwood District Hub as a high-quality network of community centres, library and recreation facilities provided jointly by the City of Canterbury-Bankstown and Georges River Council.

Riverwood shops

Investigate and deliver placemaking approaches to improve Riverwood shops.

Sports fields upgrades

The following parks with sports fields are between

2km and 5km from the Study Area and were identified for sports fields upgrades as a part of a rolling program with irrigation, drainage, returfing and resurfacing suggested for:

- H.V. Evatt Park
- Olds Park and
- Beverly Hills Park.

3.5. What social infrastructure needs does this indicate?



Equitable, inclusive and capacity building

The socially diverse community should be able to access lifelong learning opportunities through libraries and learning spaces close to their homes; quality early education and care for children; and spaces for employment and training services for un/under-employed residents. Understanding the unique needs of all members of the Study Area from public, private and community housing is important including ensuring they have access to basic social services, universally designed spaces and affordable social infrastructure they need to reach their full potential (this is further addressed in the separate Equity Based Health Impact Assessment Report).



Multipurpose, resilient and social

The proposal has the opportunity to demonstrate innovation through improved access to technology within social infrastructure; and through new approaches to delivery such as co-location, sharing and partnership as a potential outcome with stakeholders such as Riverwood Community Centre, local councils and the NSW Government. The Salt Pan Creek Master Plan is a priority action in the Canterbury Open Space Strategy 2017 to deliver a shared multi-use open space for a range of uses including new sports fields.



Walkable access close to home

The Study Area has the opportunity to provide quality, cool and comfortable public open space within close walkable access to all homes, which is particularly important for the older residents and people with disability living in the Study Area, as well as responding to the Premier's Priorities. Quality and comfortable public spaces such as parks, community centres, and recreation blue and green grid links to district and regional spaces will support the Study Area to have improved health and wellbeing outcomes and is a priority for this Strategy.



Spaces for arts, culture and creativity

City of Canterbury-Bankstown has identified a need to deliver creative outcomes as part of any urban renewal, master planning process or planning proposal (from Council or other agencies/developers). These may include spaces for community and creative activities, or public art installations, led by advice from Council's Arts and Culture Reference Group (High Priority), as well as investigating opportunities to enhance major libraries and knowledge centres, and deliver more intergenerational creative opportunities there outside of school/work hours and during weekends.



Increased and improved spaces for play and sports to address growth

City of Canterbury-Bankstown has identified through its Play Strategy a need to upgrade the play space at McLaughlin Oval for older children. The Salt Pan Creek Master Plan identifies new sports fields at Salt Pan Creek Reserve and upgraded sports fields at McLaughlin Oval.

Georges River has identified that the existing supply of sports fields is insufficient to support current or projected future use. Overuse at some fields is resulting in deteriorating surface quality. The Open Space, Recreation and Community Facilities Strategy notes three sports spaces within 5km of the Study Area that require upgrade: H.V. Evatt Park, Olds Park and Beverly Hills Park.

4. Current and forecast population

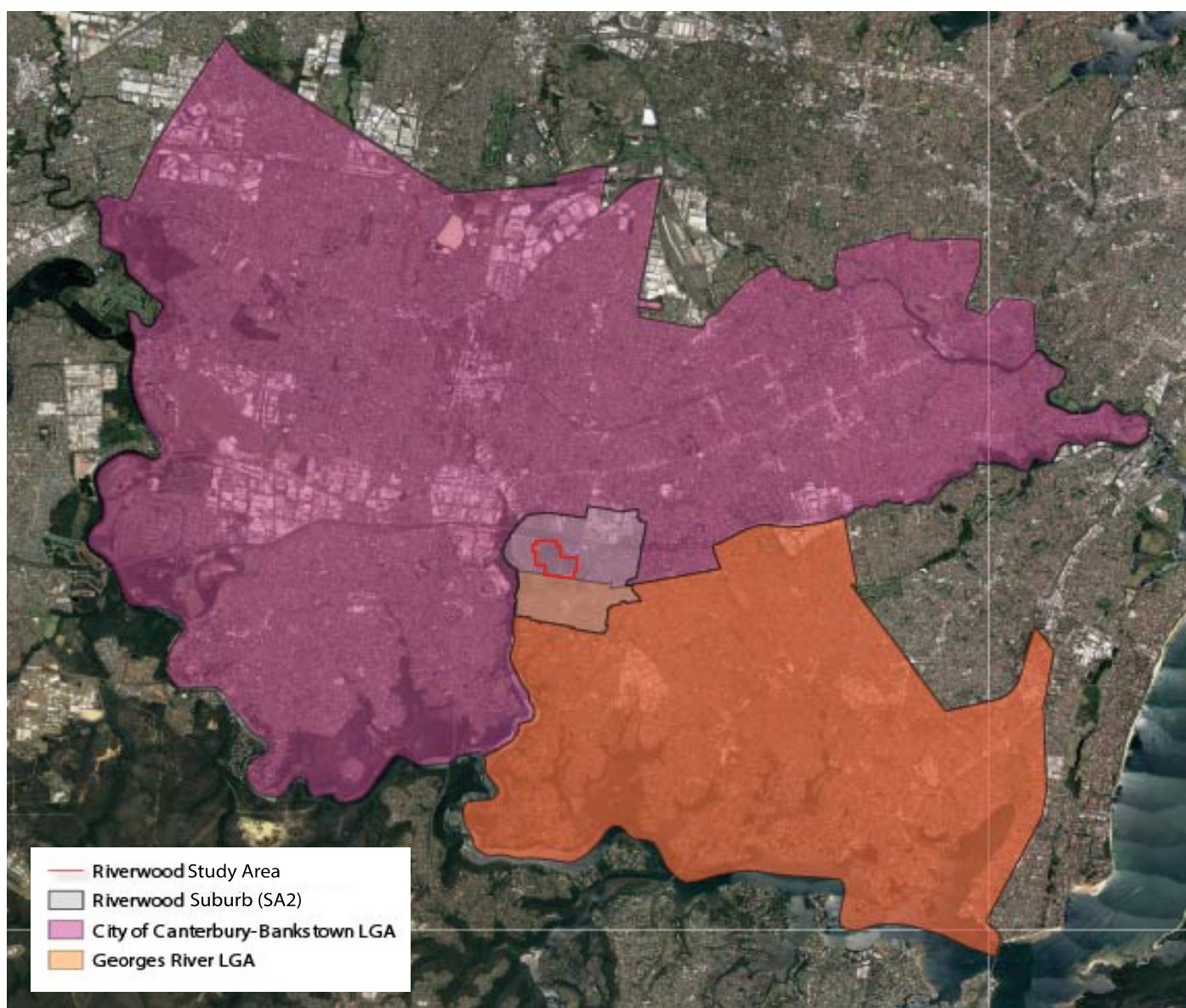
This chapter provides an overview of the current and forecast population characteristics of Riverwood suburb and the Study Area.

As shown in the image below, the State suburb of Riverwood (SA2) is located within both the City of Canterbury-Bankstown LGA and Georges River LGA. The Study Area is wholly located within the City of Canterbury-Bankstown LGA.

Current population characteristics in this chapter reflect 2016 ABS Census data sourced via profile.id.

Forecast population characteristics in this chapter have been sourced from SGS Economics & Planning 2021 Riverwood Master Plan Demographics and Retail Update, reflecting TfNSW Travel Zone Projections 2019 (TZP19).

Figure 7 - Study Area and suburb boundaries (source: Cred Consulting)



4.1. Current population: Riverwood suburb

Based on data from the 2016 ABS Census as shown in profile.id for the City of Canterbury-Bankstown, the total population of the Riverwood suburb (SA2) was 11,724 people. The total population of the portion of the Riverwood suburb located within City of Canterbury-Bankstown was 6,356 people.

Because the Study Area is located in the City of Canterbury-Bankstown LGA, the following population characteristics are derived for the Riverwood suburb as provided by profile.id, from the 2016 ABS Census for the City of Canterbury-Bankstown LGA. The demographic characteristics of the Study Area include:

Older age profile, with increasing older population and increasing young workforce residents

The median age in Riverwood suburb in 2016 was 41 years, the oldest in the City of Canterbury-Bankstown LGA (the LGA). The median age for the LGA was 35 years, and 36 years for Greater Sydney.

Table 1 shows the age profile for Riverwood suburb. In 2016, Riverwood had an older population than the LGA and Greater Sydney, with:

- A lower proportion of babies and pre-schoolers (4.9%) than the LGA (7.2%) and Greater Sydney (6.4%)
- A lower proportion of primary schoolers (7.3%) than the LGA (9.6%) and Greater Sydney (8.8%)
- A lower proportion of secondary schoolers (6.5%) than the LGA (7.4%) and Greater Sydney (6.9%)
- A lower proportion of tertiary education and independence age residents (9.0%) than the LGA (9.7%) and Greater Sydney (9.6%)
- A lower proportion of young workforce age residents (14.9%) than the LGA (15.3%) and Greater Sydney (16.1%)
- A lower proportion of parents and homebuilder age residents (16.5%) than the LGA (19.9%) and Greater Sydney (21.1%)
- A higher proportion of older workers and pre-retirees (13.9%) than the LGA (12.1%) and Greater Sydney (12.2%)
- A higher proportion of empty-nesters and retirees (12.2%) than the LGA (8.9%) and Greater Sydney (9.5%)
- A higher proportion of seniors (12.0%) than the LGA (7.7%) and Greater Sydney (7.5%), and
- A higher proportion of elderly aged residents (2.8%) than the LGA (2.2%) and Greater Sydney (2.0%).

The age groups with the biggest proportional increase in population between 2011 and 2016 were the young workforce (45.1%), tertiary education and independence (35.5%), and the elderly aged (27.4%).

Table 1 - Riverwood suburb within City of Canterbury-Bankstown 2016 age profile (Source: profile.id)

Service age group (years)	2016 population		LGA %
	Riverwood #	%	
Babies and preschoolers (0 to 4)	308	4.9	7.2
Primary schoolers (5 to 11)	461	7.3	9.6
Secondary schoolers (12 to 17)	411	6.5	7.4
Tertiary education and independence (18 to 24)	572	9.0	9.7
Young workforce (25 to 34)	949	14.9	15.3
Parents and home builders (35 to 49)	1,051	16.5	19.9
Older workers and pre-retirees (50 to 59)	882	13.9	12.1
Empty-nesters and retirees (60 to 69)	777	12.2	8.9
Seniors (70 to 84)	764	12.0	7.7
Elderly aged (85 and over)	175	2.8	2.2
Total population	6,356	100	100.0

High cultural diversity, including recent arrivals and people with difficulty speaking English

In 2016, the Riverwood population was highly culturally diverse, with:

- 15.9% of Riverwood residents arrived in Australia in the five years before the Census (2011 to 2016). This is much lower than the LGA (17.5%) and Greater Sydney (21.4%).
- 41.6% of residents from a non-English speaking background, which is higher than the LGA (39%) and higher than Greater Sydney (26.3%).
- 63.9% of people speak a language other than English at home, which is higher than the LGA (60.1%) and higher than Greater Sydney (35.8%). The most common languages are:
 - Chinese languages (27.8%) (Cantonese (9.6%) and Mandarin (16.2%))
 - Arabic (12.7%)
 - Greek (3.5%), and
 - Vietnamese (3.4%).
- 20.9% of Riverwood residents reported difficulty speaking English in 2016, higher than the LGA (13.1%) and much higher than Greater Sydney (6.5%).

In 2016, 1% of Riverwood residents were Aboriginal and Torres Strait Islanders, the fifth-highest proportion in the LGA. This is higher than the LGA (0.7%) and similar to Greater Sydney (1.5%).

Highly disadvantaged, with very low median income, high unemployment and a high proportion of disengaged young people. However, low youth unemployment.

- Riverwood had a SEIFA score of 799.0, indicating it was the second-most disadvantaged area in the LGA. This is lower than the LGA (935.0) and much lower than Greater Sydney (1,018.0).
- The median household income in Riverwood in 2016 was \$741 per week, the second lowest in the LGA. This is lower than the LGA (\$1,296) and Greater Sydney (\$1,745).
- 39.0% of Riverwood households were low-income households, receiving less than \$600 per week (before tax). This is the second-highest proportion in the LGA. This is much higher than the LGA (20.6%) and Greater Sydney (15.1%).
- Riverwood had a much higher unemployment rate (12.3%) compared to the LGA (8.3%) and Greater Sydney (6.1%).
- Riverwood had a much lower youth unemployment rate (21.5%) compared to the LGA (16.0%) and Greater Sydney (13.3%).
- Riverwood had a slightly higher proportion of disengaged young people (not in work or education) (13.0%) compared to the LGA (10.4%) and Greater Sydney (7.6%).

High proportion of people with disability, including middle-aged people with disability

Riverwood had the highest proportion of people with a need for assistance due to disability (10.4%) in the LGA. This is much higher than the LGA (6.4%) and Greater Sydney (4.9%).

Smaller average household size, high proportion of lone-person households, and a lower proportion of households with children

- The average household size in Riverwood was 2.34 persons per dwellings, the lowest in the LGA (which was 2.93) and lower than Greater Sydney (2.72).
- Riverwood had the second-highest proportion of lone-person households (32.7%) in the LGA. This is much higher than the LGA (18.6%) and Greater Sydney (20.4%). Riverwood also had the highest proportion of older lone-person households (15.5%) in the LGA. This is much higher than Greater Sydney (8.1%).
- 20% of households in Riverwood had children under 15 years of age. This is lower than the LGA (8.6%) and Greater Sydney (28.2%).
- 4.0% of households in Riverwood were group households, slightly lower compared to the LGA (3.2%) and lower than Greater Sydney (4.5%).

Low car ownership

- In 2011, Riverwood had the highest proportion of residents without a car (25.3%) in the LGA. This is much higher than the LGA (10.9%) and Greater Sydney (10.7%). Riverwood had the lowest proportion of households with two or more cars (27%) in the LGA. This is much lower than the LGA (42.3%) and Greater Sydney (46%).

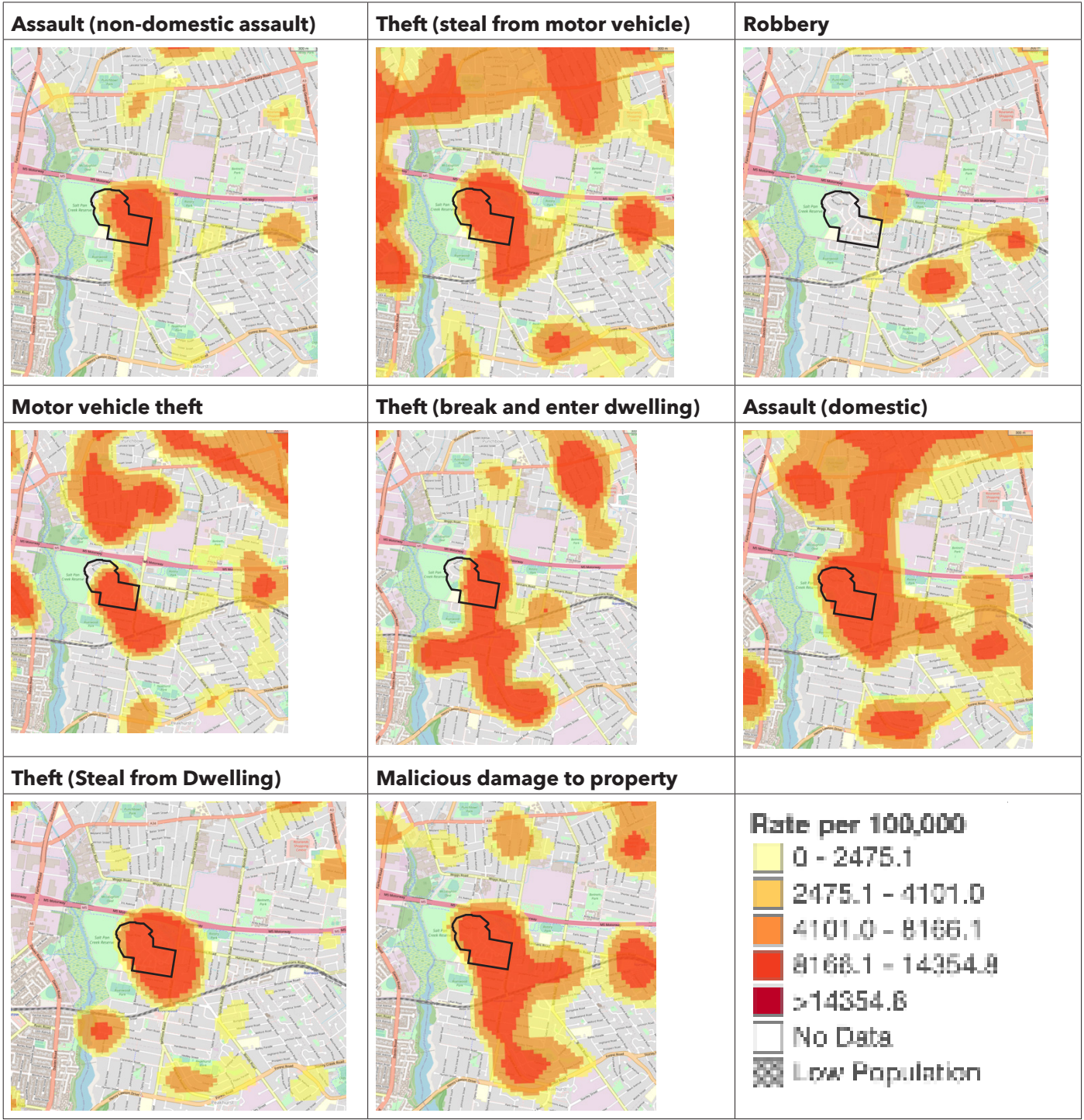
The Study Area is located in a crime hotspot, as shown overpage in the BOCSAR crime maps for the year to December 2020.

4.2. Crime and safety: Riverwood suburb

Consultation with the Riverwood community in 2017 indicated that some residents, particularly women, report feeling unsafe walking through the area, and in their homes. One service provider noted that this is partly because of the distribution of dwelling types, with clusters of studios leading to concentrations of single men in some areas.

People also said they felt unsafe because of areas of poor lighting and poor casual surveillance. Safety was a priority for the renewal for at least three service providers (Riverwood Public School, Riverwood Community Centre, and St George Community Housing).

Figure 8 - BOCSAR crime hotspot maps (source: NSW Bureau of Crime Statistics and Research, 2020)



4.3. Educational outcomes: Riverwood suburb

Low educational attainment

- In 2011, 41.2% of residents in the Riverwood suburb aged over 15 had left school before Year 11. This is higher compared to the LGA (35.7%) and Greater Sydney (31.2%).
- 17.3% of Riverwood residents had a university qualification, the second lowest in the LGA. This is lower compared to the LGA (19.7%) and Greater Sydney (28.3%).

Low participation in education

- In 2016, 5.1% of the Riverwood population were attending university. This is lower compared to the LGA (5.7%) and Greater Sydney (6.1%).
- In 2016, Riverwood had a similar proportion of people attending TAFE (1.9%), compared to the LGA (2.1%) and Greater Sydney (1.9%).

Below-average primary and secondary school outcomes

There are four primary schools in Riverwood suburb. There is no high school in Riverwood suburb – the Study Area is in the catchment area for Sir Joseph Banks High School. See Appendix 1 for school outcomes for local schools in Riverwood. All schools have a high proportion of students from a language background other than English. Riverwood Public School, Hannans Road Public School and Sir Joseph Banks High School have a high proportion of students from a low-income background, and below average NAPLAN results as compared to all schools. St Joseph's Catholic Primary School and Southside Montessori have higher proportions of high-income students and average or above-average NAPLAN results respectively, as compared to all schools. Apart from St Joseph's Catholic Primary School, schools have low enrolments.

4.4. Study Area population

LAHC internal research has identified (source: LAHC, September 2021) that the population is characterised by approximately:

- 60% are single-person households
- 10% are large households, and
- 50% are aged 65 years or older.

4.5. Forecast population profile

Forecast population – Study Area

A total of approximately 3,900 dwellings are proposed for the Study Area, including a mix of private and social housing.

Forecast population Riverwood suburb (SA2)

Based on SGS Economics & Planning population forecasts, the post-renewal population in the suburb of Riverwood (SA2) will be 23,323 people.

Proposed housing and dwelling mix

Approximately 3,900 dwellings are proposed for the development, including a mix of private and social housing dwellings. The current population for the Study Area (2016) is 1,700 people and in 2041 the forecast total population will be approximately 7,500 people.

Service age profile

The current population for the Study Area is based on the TZ2646, which consists of the Study Area and Washington Park development located to the north of the Study Area. TZ2646 is the smallest geographical boundary the projected data is available. The current population for the Study Area is not available.

Table 2 shows the projected service age profile of the TZ2646 area and SA2, after completion of the renewal. The renewal of the Study Area will see an increase in population across all age groups, with highest growth in the population aged 35-49 years (+ 1,015, 224%). Overall, the population of the Study Area will grow from 1,700 people in 2016 to 7,500 in 2041.

Table 2 - Forecast population service age groups, based on approximately 3,900 dwellings (Source: SGS Economics & Planning, 2021)

Service age group	Current (2016) TZP2646 (Study Area + Washington Park). (#)	Percentage based on SGS forecast to 2041 for Riverwood Suburb (SA2)	Forecast Riverwood Suburb (SA2) population (23,323)	Approximately 3,900 dwellings	
				Percentage based on SGS forecast to 2041 for Study Area	Forecast Study Area Population (7,500)
Babies and preschoolers (0-4)	154	6.5%	1,519	6.4%	483
Primary schoolers (5-11)	190	8.8%	2,048	8%	599
Secondary schoolers (12-17)	175	7%	1,627	6.3%	475
Tertiary education and independence 18-24)	298	8.6%	2,002	8.3%	623
Young workforce (25-34)	567	13.7%	3,192	14.6%	1097
Parents and home builders (35-49)	454	20.9%	4,879	19.6%	1469
Older workers and pre-retirees (50-59)	384	12.6%	2,932	11.7%	881
Empty-nesters and retirees (60-69)	377	9.6%	2,235	10.2%	763
Seniors (70-75)	440	9.5%	2,219	11.8%	886
Elderly aged (75+)	73	2.9%	670	3%	224
TOTAL	3,112	100%	23,323	100%	7,500

* Forecast population percentage (based on SGS Economics & Planning population data)

4.6. What social infrastructure needs does this indicate?



Increased supply, capacity and quality

- An additional 5,800 residents living in the Riverwood suburb will require new social infrastructure to address growth as well as potential embellishment to existing social infrastructure that services the area to increase capacity.



Walkability and close proximity

- Transport alternatives to cars will be important due to low car ownership in the area. Due to low car ownership, particularly for social housing residents, the Study Area should provide comfortable walkable connections to services, transport, programs and public facilities and public open space.



Free and affordable

- Social infrastructure and open space will be needed to provide affordable access to community involvement, social services and programs, and recreation for low-income communities in Riverwood.



Place, cohesion and inclusion

- Universal design of social infrastructure and open space will be important to support the high proportion of the population with disability, and the aging population.
- Social infrastructure and open space should consider Crime Prevention Through Environmental Design principles to support safety throughout the Study Area.
- Around 50% of future social housing residents will likely be living alone within studio or one-bedroom dwellings and will need social infrastructure outside of the home to connect with friends and neighbours, to act as a backyard and to prevent social isolation.



Diverse age groups, abilities and cultures

- Social infrastructure will need to be universally designed and accessible for people with disability given the high proportion of people with disability living in social housing.
- Social infrastructure and open space will need to support a range of uses by diverse groups including different cultural groups and older people, taking into account places to gather and connect, spaces to learn English and other community programs, and recreational spaces that respond to cultural interests such as hard surfaces for tai chi, outdoor markets and outdoor performances.



Education and employment

- Opportunities to support improved educational outcomes through spaces for adult learning including classes and learning through play opportunities will be important. In particular, play spaces that encourage children to develop emotionally and reduce aggression.
- The projected population of the Study Area is approximately 7,500 residents. The forecast population density of the site is likely to be high and is likely to be competing needs in public space and for social infrastructure.

5. Public facilities assessment

This section reviews the existing public facilities – or social infrastructure – in the suburb of Riverwood, including facilities located within the renewal site, and its capacity and utilisation. It also provides a benchmark analysis of the demand for public facilities for the new community.

This section is informed by a range of indicators including current supply and utilisation, demand against industry benchmarks, best practice and community engagement. Community engagement to inform the development of the master plan included six drop-in sessions, a community survey (online and intercept), and two rounds of interviews with key stakeholders.

5.1. Definition and hierarchy

Public facilities

This study is based on the NSW Government definition of public facilities, which refers to “public libraries, museums, galleries, civic/community centres, showground and indoor public sports facilities¹.”

As shown in the table below, based on the hierarchy, these facilities have different service catchments.

Catchment	Social infrastructure hierarchy
Regional catchment	Regional level facilities servicing the population of a whole LGA or multiple LGAs.
District catchment	District level facilities servicing the population of multiple suburbs within an LGA.
Suburb catchment	Local level facilities servicing suburb populations.

5.2. Social sustainability

For a healthy, liveable and sustainable community, housing should be within walking, cycling, or close public transport distance to employment, education, good parks, shops, and community services and facilities. Quality and accessible community spaces play an important role in supporting and facilitating community harmony and connectedness.

In particular, higher-density housing needs to be situated among quality public transport networks, jobs, schools, shops, services, open space and active transport infrastructure that fit the needs of the resident community, particularly those of vulnerable communities including older people and children². Facilities open to and attracting the broader population are also needed to build connections between the site and the surrounding community. Cafes, restaurants and bars, as well as local shops, are important locations for social interaction, and mixed-use developments can encourage greater social interaction³.

Wellbeing and health studies point to the need for human connection to support good mental health and sense of purpose. A high proportion of residents living in apartments indicates a demand for internal community facilities. Communal internal spaces are becoming more common within private developments: providing spaces for neighbourhood gatherings, book clubs and children's parties. Best practice is to locate these spaces near high-activity areas (such as near a pool or garden).

There are benefits to providing connected, well-located community spaces within high-density developments.

¹ NSW Department of Planning and Environment, Draft NSW Public Spaces Charter, pp.5, 2020.

² Kent, J., The Conversation, High density living can make us healthier, but not on its own, January 2015, <https://theconversation.com/higher-density-living-can-make-us-healthier-but-not-on-its-own-34920>

³ McNamara, N. and Easthope, H., Measuring Social Interaction and Social Cohesion in a High-Density Renewal Area: The Case of Green Square, City Futures Research Centre, UNSW, https://www.sa.gov.au/__data/assets/pdf_file/0016/17530/Best_Practice_Open_Space_in_Higher_Density_Developments_Project_Summary_Report_June_2012.pdf

Research has identified a number of opportunities including:

- Provision of informal shared spaces – emphasising the quality of transition spaces at apartment doors, generous corridors, and designing for generosity and presence of landscape in places that might become places of informal meetings such as lift lobbies, and
- ‘Village-ification’ of high-rise spaces – creating sub communities within high-density developments through the creation of intermediary common green spaces.

A study by the I.B. Fell Housing Research Centre identified the importance of quality and accessible community spaces within apartment buildings.

The Social Isolation in Residential Flats study identified that communal facilities should be “welcoming, activated and stimulating, as such spaces are more likely to be used”. Such places are likely to contain elements, which are perceived by users as:

- Usable
- Spacious, or a size adequate to suit likely resident demand
- Adaptable, providing spaces in which a range of activities can be taken, public and private
- Accessible and inclusive to all
- Safe (during the day and the evening)
- Activated by the presence of activity generators, such as movement paths, gardening and fitness uses
- Stimulating and enjoyable
- Accounting for climate and amenity, and
- Encourage ownership of space through quality of design.



Co-locating public facilities with quality public open space. Museum Park in the City of Newcastle (source: photo by Matthew Duchesne)

5.3. Public facility supply

The Study Area is well serviced with a range of existing public facilities including one community centre, one men's shed, four community meeting rooms, one library and two early education and child care centres.

As shown in Figure 9 and Table 3, public facilities by category that service the Study Area include:

Community spaces

There are two community centres, four LAHC/community housing community rooms and a men's shed in (or in close proximity/nearby to) the Study Area including:

- Riverwood Community Centre (operated by a not-for-profit organisation). This centre is highly utilised and includes indoor courts
- Riverwood Library and Knowledge Centre (owned and operated by City of Canterbury-Bankstown Council, see below also)
- Riverwood Men's Shed (operated by Riverwood Community Centre). This is located within a LAHC residential building and services the Riverwood and Mortdale Area. It will need to be relocated as part of the future development
- LAHC community rooms located within residential buildings: Lincoln Room, Truman Room, and Jefferson Room, and
- St George Community Housing space for Washington Park residents.

Within 2km of the Study Area

There are two neighbourhood centres/services within 2km of the site, which includes the Riverwood Neighbourhood Aid Service and the Coolaburoo Neighbourhood Centre.

Libraries

The Riverwood Library and Knowledge Centre is located adjacent to the Study Area in Washington Park. This is a Council operated co-located library and community hub that also includes space for senior's programs.

City of Canterbury-Bankstown's Padstow Library and Knowledge Centre is located within 2km of the Study Area.

Early childhood education and care

There are two early education and childcare centres within, or adjacent to, the Study Area:

- Riverwood Community Centre Out of School Hours Care/early education and care centre (located within the Riverwood Community Centre)

- SDN Riverwood Children's Education and Care Centre, a 60-place not-for-profit long day care centre. This will also need to be relocated as part of the future development.

There are five long day care centres and one Out Of School Hours care service (located at St Joseph's Catholic Primary School).

Schools

There are no primary or secondary schools located in the Study Area.

There are four primary schools including two public primary schools and one public high school: Beverly Hills Girls High School, located within 2km of the Study Area.

Arts and cultural facilities

There are no public arts and cultural facilities for participation located in the Study Area or within 5km.

Regional facilities such as the Bryan Brown Theatre, Hurstville Museum & Gallery, and Hurstville Entertainment Centre are located within 5km of the Study Area.

Emergency Services

The Riverwood Police Station and Fire Station are located within 2km of the Study Area.

Health and hospitals

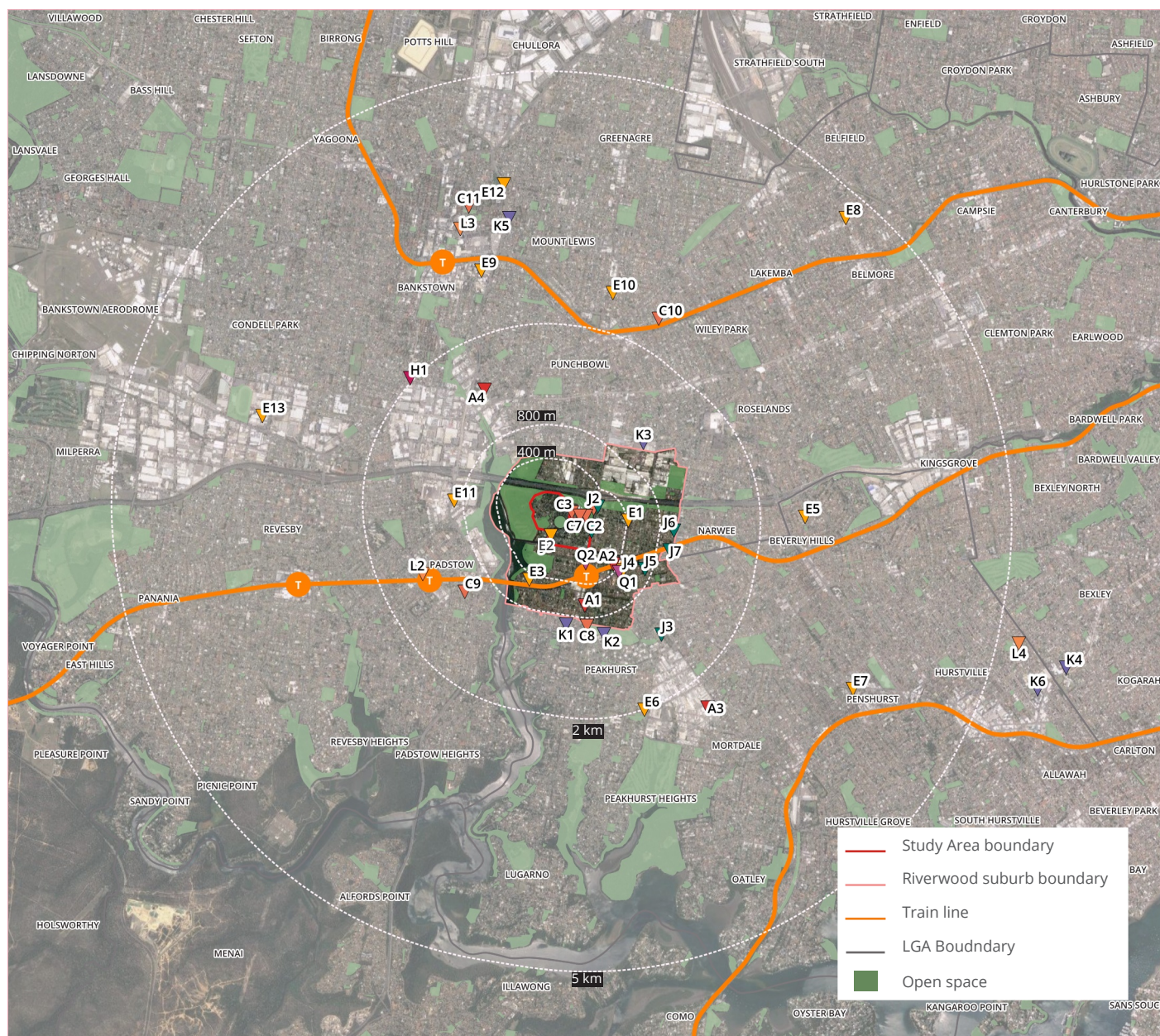
There are medical centres and services in close proximity to the Study Area in the Riverwood shopping area. The nearest hospital is the Bankstown-Lidcombe Hospital, which is around 3km from the Study Area.

Transport

The Study Area is well located with access to public transport including the Riverwood train station (the Study Area is located within a 400m to 1,100m radius from station).

There are seven bus stops in the Study Area, with buses to Hurstville and Bankstown.

Figure 9 - Existing public facilities in Riverwood within 5km radius from the site (source: Cred Consulting, 2021)



Map ref.	Category
C#	Community spaces
L#	Library
E#	Education
J#	Early childhood education and care
A#	Emergency services

Map ref.	Category
H#	Health and hospitals
Q#	Retail/services
K#	Arts and cultural spaces

Table 3 - Existing public facilities located within the Study Area boundary

Map. ref	Facility name	Category	Sub-category	Description
Within or adjacent to (within Washington Park) the Study Area (local, district and regional public facilities)				
C1	Riverwood Community Centre	Community facility	Community Centre	<p>1,890m² multipurpose community centre:</p> <p>1 x rooms for hire (40-person capacity)</p> <p>1 x rooms for hire (25-person capacity)</p> <p>1 x 140-person capacity hall</p> <p>1 x meeting room (8 people)</p> <p>Indoor multipurpose courts</p> <p>Aged and disability services, family support services, housing communities' program and youth service office space/rooms</p> <p>Out of School Hours Care service (60 places)</p> <p>Long day care (29 places)</p> <p>Outdoor play space (for OSHC and long day care)</p>
C2	Riverwood Library and Knowledge Centre (co-located library and community hub) - see L1)	Community facility	Community Hub	<p>Council owned library and community hub built in 2018</p> <p>Main Hall (80-person capacity)</p> <p>Meeting Room A (32-person capacity)</p> <p>Meeting Room B (32-person capacity)</p> <p>Meeting Room A&B combined (64-person capacity)</p> <p>Kitchen</p>
C3	Men's Shed	Community facility	Men's Shed	Men's shed with storage space and machinery
C4	Lincoln Room	Community facility	Meeting Room	Meeting room with tables and chairs, kitchen space, located within social housing building for social housing residents.
C5	Truman Room	Community facility	Meeting Room	Meeting room within social housing building for social housing residents
C6	Jefferson Room	Community facility	Meeting Room	Meeting room with social housing building for social housing residents
C7	SGCH Riverwood	Community facility	Meeting Room	Community Housing Provider meeting room for Washington Park community housing tenants
L1	Riverwood Library and Knowledge Centre	Library	-	Council-owned library co-located with Riverwood community hub (C2) 1,600m ² Council library including senior's space.
J1	SDN Riverwood Children's Education and Care Centre	ECEC	LDC	60-place LDC (exceeding NQS)
J2	Riverwood Community Centre	ECEC	OSHC	29-place LDC centre at Riverwood Community Centre (meeting NQS)

Map. ref	Facility name	Category	Sub-category	Description
District and regional public facilities within 2km				
C8	Riverwood Neighbour Aid Service	Community facility	Community Centre	Public service providers for the community
C9	Coolaburoo Neighbourhood Centre	Community facility	Community Centre	Conducts youth and senior programs
L2	Padstow Library and Knowledge Centre	Library (Branch)	Community Centre	Click & Collect Online Catalogue to search and reserve items, and manage your account eResources for leisure and study Browsing of the collection Free computers for members and wi-fi Colour and black-and-white printing, photocopying and scanning Community Information Service Casual seating Study spaces
J3	A Little Rei of Sunshine Early Learning Centre of Excellence	ECEC	LDC	45-place LDC centre (meeting NQS)
J4	St Joseph's Catholic Primary School	ECEC	OSHC	38-place LDC centre (meeting NQS)
J5	Jenny's Kindergarten & Early Learning Riverwood	ECEC	LDC	79-place LDC (meeting NQS)
J6	Learning Wonderland Preschool and Childcare Centre	ECEC	LDC	39-place LDC (working towards NQS)
J7	Little Footprints Christian Childcare Centre	ECEC	LDC	35-place LDC (working towards NQS)
J8	Riverwood Public School	ECEC	LDC	20-place LDC (exceeding NQS)
E1	Hannans Road Public School	Education	Primary	Total enrolments: 134
E2	Riverwood Public School	Education	Primary	Total enrolments: 104
E3	Southside Montessori School	Education	Primary	59-place LDC (working towards NQS) and primary school
E4	St Joseph's Catholic Primary School	Education	Primary	Total enrolments: 470
E5	Beverly Hills Girls High School	Education	Secondary	Total enrolments: 1023
A1	Fire and Rescue NSW Riverwood Fire Station	Emergency services	Fire station	-
A2	Riverwood Police Station	Emergency services	Police Station	-
Q1	Riverwood Plaza	Shopping and services	Major shopping centre	Coles, Woolworths, banks, specialty stores, post office
Q2	Riverwood shopping strip	Shopping and services	Neighbourhood centre	Chemist, banks, café, supermarket, restaurants, pub, bulk billing medical centres

Map. ref	Facility name	Category	Sub-category	Description
K1	Little Canvas	Cultural facility	Private art space	Creative kids NSW registered provider
K2	All Starz Performing Arts Studio	Cultural facility	Private dance space	Dance studio for preschoolers, recreational and performance troupe
K3	Boombox Performing Arts	Cultural facility	Private studio space	Five fully equipped studio rooms. Film/ Photography Studio, Private Singing Room, Wedding Private Room, Reception Room with kitchenette facilities, convenient parking spaces, Student Common Room (Boombox Hub), locker room, male/female amenities, male/ female showers, air conditioning, surveillance cameras (inside/carpark), waiting areas
District and Regional Public Facilities between 2km and 5km of the Study Area				
L3	Bankstown Library and Knowledge Centre	Library	-	Click & Collect Online Catalogue to search and reserve items, and manage your account eResources for leisure and study Browsing of the collection 24/7 Book Return Chute Free computers for members and wi-fi Colour and black-and-white printing, photocopying and scanning Community Information Service Casual seating Study spaces
L4	Hurstville Library	Library	-	Conducts programs and events
C10	Punchbowl Community Centre	Community facility	Community Centre	Community hall Three meeting rooms Two consulting rooms Offices Commercial kitchen
C11	Bankstown Community Services Centre	Community facility	Community Centre	Service NSW centre
E6	Georges River College Peakhurst Campus	Education	Secondary School	Total enrolments: 852
E7	Georges River College Penshurst Girls Campus	Education	Secondary School	Total enrolments: 530
E8	Canterbury Vale School	Education	Special	Total enrolments: 23
E9	Bankstown Girls High School	Education	Secondary School	Total enrolments: 550
E10	Punchbowl Boys High School	Education	Secondary School	Total enrolments: 479
E11	TAFE NSW – Padstow	Education	TAFE	TAFE campus with vocational courses

Map. ref	Facility name	Category	Sub-category	Description
E12	TAFE NSW – Bankstown	Education	TAFE	TAFE campus with vocational courses
E13	Western Sydney University Bankstown Campus	Education	University	Campus facility
A3	NSW Ambulance, Mortdale	Emergency services	Ambulance	-
A4	NSW Ambulance, Bankstown	Emergency services	Ambulance	-
H1	Bankstown-Lidcombe Hospital	Health facility	Hospital	Public hospital
K4	Hurstville Museum & Gallery	Cultural facility	Museum	Collection of 6,000 objects and artworks from the local area
K5	Bryan Brown Theatre	Cultural facility	Performance arts theatre	Located at the Bankstown Arts Centre
K6	Hurstville Entertainment Centre	Cultural facility	Auditorium	Multipurpose entertainment venue

5.4. Previous community engagement

In 2017, Land and Housing Corporation completed consultation with the local community to inform development of the former master plan. This consultation identified that:

- The existing community meeting rooms and halls are well utilised by a range of users for community programs and activities. While the future plans might not include dedicated program rooms within residential buildings, space for delivery of social, employment and other programs and services for social housing residents is needed.
- There is capacity for growth in the local public primary and secondary schools, and in local independent schools.
- The local public primary schools do not need additional open space or community facilities. Community groups use the facilities of local schools, including the kitchens and halls.
- The Riverwood Community Centre is highly valued and very well utilised by a diverse population, however it needs refurbished and improved space to deliver services particularly those supporting young people, older people, children and families and disadvantaged residents.
- The Morris Iemma Indoor Sports Centre indoor courts (previously managed by YMCA) are under-utilised.
- The small size of the Men's Shed limits the number of people who can be involved to around eight people. The Men's Shed receives requests to host older people and people with disability including wheelchair users, but does not currently have an accessible facility to support this. The Men's Shed will need a new home post renewal.
- There is an opportunity to provide a social enterprise/incubator space to improve employment outcomes. Key social infrastructure needs are around digital literacy, crisis accommodation, facilities for older people and for young people.
- Key services needs include cafes and dining for community connections, grocery shops/supermarkets, and health services including medical centres and X-ray/imaging.
- Opportunities to provide co-located support including tenancy management, health and mental health services, family and community services, and drug and alcohol counselling should be considered. In particular, community housing providers should have an onsite tenancy management role at least one day a week, at least at the beginning of residents' relocations.

The community engagement also identified some community needs around social connections, including that:

- The people, neighbours and community are among the things survey respondents like the most about Riverwood
- Residents who are relocated into the nearby area will require support to ensure that they are integrated into the new community and support systems and services.
- Residents are concerned about losing their networks of

neighbours who look out for each other and sometimes stop things from "going a bit more wrong". There will be a need to consider how to keep close-knit neighbour groups of residents together through the relocation process.

- Currently, people living in social housing outside of the Study Area feel "out of the loop". There will be a need to provide opportunities to connect residents into the new development and community.

5.5. Engagement with government agencies

Advice from SINSW indicated that:

- The Riverwood Estate is situated in Canterbury-Bankstown LGA, which has a 'government share' of 61% of total secondary students (government share is the proportion of total secondary students who enrol in government schools). This is projected to increase to 62% by 2036. Therefore, applying the government share to the net increase of secondary students, there will likely be an additional 195 secondary students enrolling in government secondary schools by 2041.
- The study area is serviced by Riverwood Public School, with its designated intake area covering all dwellings within the renewal area. The school includes 11 permanent teaching spaces, with enrolment demand currently below this capacity.
- A number of high schools service the study area, with designated intake areas including Sir Joseph Banks High School (co-educational), Beverly Hills Girls High School and Punchbowl Boys High School. High school students residing within the study area are entitled places at all three high schools. These students can be accommodated in nearby existing secondary schools. There is sufficient capacity in local secondary schools to accommodate an increase of 195 secondary students by 2041.

The designated secondary schools for the Riverwood Estate area are:

- Sir Joseph Banks High School
- Punchbowl Boys High School
- Beverly Hills Girls High School

All three schools are less than a 25-minute commute from the Study Area.

School Infrastructure NSW (SINSW) has advised that the current and anticipated short and medium term demand can be accommodated in existing schools, however notes that growth in student numbers will be monitored as housing is delivered in the Riverwood Estate. SINSW ensures that all local students can not only be accommodated in their local schools, but that school assets are fit for purpose for student and community needs. This includes the provision of maintenance and renewal works where required, as well as seeking opportunities to share school assets for community benefit. SINSW will continue to work with LAHC to determine the needs of the Riverwood community to ensure the existing schools are fit for purpose.

5.6. Benchmarking against industry standards

Table 4 provides a summary of social infrastructure needs based on population-based benchmarking. Benchmarking against industry standards indicates the future population of the Study Area would create demand for:



Early education and care

- Benchmarking indicates demand for 145 long day care places to support this Study Area population. This would also include replacing the 60-place centre currently operated by the not-for-profit SDN Children's Services.
- An additional 96 Out of School Hours Care places would be required based on benchmarking. These could be accommodated through existing Out of School Hours Care (OSHC) facilities, including through increasing capacity of the space at the Riverwood Community Centre.



Community floor space

While the Study Area already includes two community centres, including the Riverwood Library and Knowledge Centre and the Riverwood Community Centre, benchmarking indicates an additional 600m² of community floor space (including 100m² for a men's shed) would be required to support the population growth.

- The Riverwood Community Centre is highly utilised, providing targeted services and programs for children, young people, older people and the general community, and is in need of an upgrade. As there are already two community centres located in the Study Area, this new floor space might be better allocated to upgrading this facility.



Library floor space

The Study Area is well serviced with libraries, with the Riverwood Library and Knowledge Centre located onsite. However, benchmarking indicates an additional 518m² of library floor space is required to address population growth.

This could be contributed through facility embellishments or through provision of new arts and cultural space to support the library to expand its programs and services.



Schools

School Infrastructure NSW (SINSW) has advised that the current and anticipated short and medium term demand can be accommodated in existing schools, however notes that growth in student numbers will be monitored as housing is delivered in the Riverwood Estate.



Arts and cultural floor space

There are no arts or cultural spaces for participation within 5km of the Study Area, and benchmarking indicates that 150m² of cultural floor space would be required.

- The Men's Shed (located at the base of the Lincoln Building and managed by the Riverwood Community Centre) servicing both the Riverwood and Mortdale suburbs currently located onsite would also need to be replaced in addition to the above 150m².



Spaces for seniors and young people

Spaces for young people and seniors are already provided within the Riverwood Library and Knowledge Hub and the Riverwood Community Centre. These spaces are best provided as part of multipurpose community centres. No new spaces are required, but embellishment to youth spaces at Riverwood Community Centre should be considered, and the relocation of the Men's Shed could occur through an upgrade to the Riverwood Community Centre.



Health and hospitals

There are a number of medical services providers at the nearby Riverwood shopping area. The nearest hospital is the Bankstown-Lidcombe Hospital. Bankstown-Lidcombe Hospital has around 434 beds. The SWSLHD Bankstown-Lidcombe Hospital Operational Plan 2018-2020 identifies that a key challenge for the hospital is the insufficient infrastructure for growing demands and 'unprecedented population growth'. The hospital plans to reconfigure the emergency department and include a mental health assessment and treatment unit.

Around 17 hospital beds would be required to support the population increase.

Table 4 - Public facilities benchmarking forecast, Study Area and Riverwood suburb

Facility	Benchmark ¹	Study Area population (7,500)	Total Riverwood suburb (23,323)	Existing in Riverwood suburb	Gap analysis
Multipurpose community centre floor space	80m ² per 1,000 residents	600m ²	1,866m ²	2 community centres 3 LAHC community rooms within social housing buildings 1 SGHC community room 1 Library and Knowledge Centre (including community hub) 1 Riverwood Community Centre (1,890m ²)	An additional 600m ² is required for the future population. Riverwood Community Centre requires improvements to support the growing population, particular for family, youth, and senior program delivery. 3 LAHC community rooms will be lost due to renewal.
Early education and care (0 to 5 years)	0.3 places per child (based on national utilisation rates in Australia of 40% of all children aged 0 to 5 accessing care on average 3 days per week) 3.25m ² of unencumbered indoor play space per child and at least 7m ² of unencumbered outdoor space ²	145 places	456 places	325 (60 in Study Area, which will be lost through renewal)	The Study Area would create demand for up to 145 long day care places – inclusive of the existing 60 places already onsite in the 60-place SDN centre. These places could be replaced with an option for SDN – or another not-for-profit provider to operate. Long day care is likely to be provided by the private sector. There is currently no undersupply in Riverwood however existing services are nearing capacity.
Primary school places	No benchmark. NSW Department of Education determines needs for school places based on capacity analysis.	599 primary school-aged children.	1,519 children will require access to primary schools in the Riverwood suburb.	4 primary schools (2020)	Inputs from SINSW indicate that there is capacity at existing primary schools to meet population growth needs.
Men's Shed	No benchmark	-	-	1	There is one men's shed onsite managed by the Riverwood Community Centre and will be displaced through the development. This should be replaced onsite.

¹ Growth Centres Development Code, Growth Centres Commission 2006 unless otherwise indicated

² National Quality Framework Education and Care Service Indoor and Outdoor Space (2015) and NSW Children (Education and Care Services) Supplementary Provisions Regulation 2012

Facility	Benchmark ¹	Study Area population (7,500)	Total Riverwood suburb (23,323)	Existing in Riverwood suburb	Gap analysis
High school places	No benchmark. NSW Department of Education determines needs for school places based on capacity analysis	475 high school-aged young people	1,627 high school-aged young people	0. There are 3 secondary schools within a 25-minute commute	Inputs from SINSW indicate that there is capacity at existing high schools to meet population growth needs.
Multipurpose Community Centre	1:20,000 to 30,000 people Local/ Neighbourhood Community Centre for 6,000 people: 1,500 - 2,400m ² District Community Centre for 20,000 people: 2,000 - 2,500m ² 80m ² per 1,000 people	Up to 1 community centre	Up to 1 which is 1,977m ²	1 local community centre (Riverwood Community Centre) 1 Library and Knowledge Centre multipurpose centre	The Riverwood Community Centre can service the local needs of the future community. However it will require upgrades to support the increased demand for services and programs particularly for children, young people and seniors. Improvements could be made so that the facility can function as a district facility. The Riverwood Community Hub also services the local community with community space.
Library	People Places Benchmark	518m ² of library floor space	1,351m ² of library floor space	The multipurpose Library and Knowledge Centre is 1,600m ² .	An additional 518m ² of library floor space is required. The Study Area can access the existing Library and Knowledge Centre. However, the future increased population may impact on the capacity of the existing library services and there may need to be improvements to accommodate new learning spaces within existing community facilities.
Cultural floor space	20m ² per 1,000 people City of Parramatta, Wollongong City Council	150	466	0 There are no public creative arts spaces within 5km of the Study Area.	150m ² of cultural floor space would be needed. Future improvements to the Riverwood Community Centre or any new facilities could incorporate space for arts and cultural participation and production.

Facility	Benchmark ¹	Study Area population (7,500)	Total Riverwood suburb (23,323)	Existing in Riverwood suburb	Gap analysis
Seniors Centre	1:15,000 to 20,000 people	0.5	1 Seniors Centre	Seniors programs are delivered in a number of community facilities in Riverwood, including the Riverwood Knowledge Centre and SGHC Community Room. 1 Men's Shed, located in the Lincoln Building.	No gap, however: A new Men's Shed should be delivered within the Study Area to replace the existing one, which will be displaced. Improved spaces for senior's programs could be provided within the Riverwood Community Centre. Future social housing community rooms could be designed to support seniors' programs including having good disability access.
Youth Centre	1 per 20,000 people	0.5	1	The Riverwood Community Centre currently has indoor courts and runs youth programs.	No gap, however, there could be improvements made to the Riverwood Community Centre to include dedicated youth space connected to outdoor space.
Out of School Hours Care	0.16 places per child aged 6 to 12 years (based on National Usage rates in Australia of 16% all children accessing OSHC)	95	328	60	Increase of Out of School Hours Care places to service the Study Area. This can be provided through the existing OSHC services and through improvements and upgrades toward the OSHC service at the Riverwood Community Centre.
Aged care/ high care (nursing homes)	88 places per 1,000 people aged 70+	98 beds	255 beds	0	There are no existing aged-care facilities in the area, and a significant aging population may require aged-care facilities to be provided.
Hospital beds	2.3 beds per 1,000 people	17 beds	54 beds	493 beds at Bankstown-Liverpool Hospital	Bankstown-Liverpool Hospital planning has identified that there is a need for additional infrastructure to meet growing demand across the health district.

5.7. Public facility needs

Community, arts, and cultural floor space

Overall, based on benchmarking, the proposal will result in demand for an additional total of 1,268 m² of community and cultural facility floor space made up of:

- 600m² of community centre floor space
- 518m² of library floor space
- 150m² of cultural floor space, and
- Replacement of the Men's Shed facility, which will be lost through development.

The Study Area is well serviced with existing community centres and libraries including the Riverwood Community Centre and the Riverwood Library and Knowledge Centre, which are located onsite.

The Riverwood Community Centre includes indoor recreation courts, youth spaces, program spaces and space for out-of-school care programs for children. However the facility is aging and previous consultation with the Centre indicated that it needs refurbishing and upgrades to be fit for purpose and to be able to provide expanded services to the Riverwood community including private and public housing tenants, young and old.

The proposal will result in the loss of the space where the Riverwood Men's Shed is currently operated from (and managed by the Riverwood Community Centre. The proposal will also result in the loss of community rooms located within social housing buildings.

There are no arts or cultural facilities for cultural participation or production within 5km of the Study Area. City of Canterbury-Bankstown Council has identified a need for increased arts and cultural space through major development proposals such as this, and also for opportunities for the Riverwood Library and Knowledge Centre to expand its arts and cultural services.

Georges River Council has also identified, through a draft Cultural Facility Needs Analysis, a need for increased purpose-built arts and cultural space across the LGA.

This could be delivered through a contribution to refurbish and expand the existing Riverwood Community Centre to include:

- Men's Shed/Makers' space
- Purpose-built creative arts space for participation and production, and
- Increased and improved community program delivery space for social services and programs for children, young people, seniors and culturally diverse residents

Alternatively a new Creative Arts Centre could be built within the Study Area for up to 1,276m² providing:

- Men's Shed/Makers' space
- Purpose built creative arts space for participation and production

- Increased community program delivery space for a range of social services and programs

Schools

Based on advice from SINSW, demand for new school facilities resulting from the proposal will be monitored. For primary schools, there are four schools in proximity to the Study Area, and for secondary schools there are three public schools within a 25-minute commute.

Early Education and care

Children aged 0 to 5 years

Given centres have been closed or operating at minimum capacity since COVID-19 in 2020, vacation and utilisation rates are not available.

Based on benchmarks, the future population of the Study Area would create demand for up to 145 long day care places. This includes 60 places resulting from the potential closure of the existing 60-place not-for-profit SND early education and care centre, which is located onsite and services local children from low-income households.

It is recommended that any future long day care centres provided within the Study Area, to address the benchmarked demand for 145 places, could be operated by a not-for-profit service able to replace the SDN service and support the needs of low-income, community and social housing residents.

Children aged 5 to 11 years

Additional primary school-aged children will require up to 96 new Out of School Hours Care places, which can be absorbed into existing school and Riverwood Community Centre services. Improved facilities for Riverwood Community Centre may be required to address this demand.

Health and hospitals

As identified in the Riverwood Equity-focused Health Impact Assessment, the Study Area is well serviced with GPs and medical centres. This study looks at social infrastructure as part of in walking distance. The nearest public hospital is more than 2km away but less than 5km at Bankstown-Lidcombe Hospital, which has identified a need for increased beds. The proposal will result in demand for an additional 17 hospital beds, and a total of 98 seniors beds in aged-care facilities.

Communal spaces

Given the high-density nature of the housing, the cultural diversity and range of households including family households, future communal spaces within residential buildings could include spaces for noisy activities such as music practice rooms, or places for study or work.

5.8. Best practice case studies



Ultimo Community Centre

Ultimo Community Centre is a multipurpose community hub that co-locates over multiple storeys a range of community, cultural, and recreational uses. This could be used as a precedent for a re-imagined Riverwood Community Centre with the inclusion of Makers' spaces and Men's Sheds.

USES

Multipurpose hall (community hall and indoor courts)	<p>Jack Byrne Hall is approximately 240m² (20 x 12m, 150-200 person capacity)</p> <p>The community hall is available for hire. It is suitable for seminars, workshops, large meetings, activities and events. The hall can accommodate up to 100 people at full capacity.</p> <p>1 indoor court suitable for three-quarter court basketball, volleyball, badminton and indoor soccer. This space can be set up to include:</p> <p>1 volleyball court: 8.5m x 17m</p> <p>1 badminton court: 6.1m x 13.4m</p> <p>1 basketball court: 12m x 20m</p> <p>1 futsal court: 12m x 20m</p> <p>Equipment available for hire, such as badminton rackets and basketballs</p>
Co-located library	Level 1
Large community room	Littlebridge Hall: approx 140m ² (14m x 10m, 80-120 person capacity)
Seniors Centre	Services for over 55s
2 x small 'seminar' rooms	The room is approximately 44m ² (8m x 5.5m). Both rooms can accommodate a maximum of 20 people.
Arts & crafts room	<p>The room is approximately 91m² (13m x 7m).</p> <p>Suitable for painting, pottery and small meetings. The room can accommodate up to 20 people at full capacity.</p>
2 x multipurpose outdoor courts	<p>2 x multipurpose outdoor courts are suitable for basketball, netball, soccer and tennis.</p> <p>This space can be set up to include:</p> <p>2 futsal spaces: 17m x 28m each</p> <p>2 basketball courts: 15m x 28m each</p> <p>2 tennis courts: 15m x 28m each</p> <p>1 netball court: 15m x 28m</p>
Table tennis	Table tennis tables are available
Child care	Kindy Patch Ultimo – 45 places
Out of School Hours Care Centre	Ultimo OSHC – 60 places



Image: City of Sydney



Image: City of Sydney



Image: City of Sydney



Image: City of Sydney



Image: City of Sydney



MakerSpace &company DIY Dinner Series, Marrickville, Sydney

The maker movement has risen from a fringe hobby available to specific groups (e.g. Men's Sheds) to a prominent lifestyle with important implications for economic development in both city and regional locations. In the past, tools have been available only to those who own them. However, in the age of the subscription/membership/share economy – especially in high-density city living – the maker movement is filling a gap in the growing demand for access to tools, physical space and training. At MakerSpace &company in Marrickville, people pay a membership fee to be part of a community and to access space and equipment that they can use to learn, design and make.

One major community building event was based on the idea of a 'DIY dinner' where everything used for the dinner is made by members. Students can choose which aspect of the 'feast' to make, including screen-printed bench seats, table runners and napkins, as well as metal knives, wooden tables and ceramic plates and cups.



Photo Source: *Time Out*



Whitlam Library, Cabramatta, Sydney

Whitlam Library is an example of how the boundaries of the traditional library can be pushed to deliver services that actively respond to community needs. Within the footprint of a 3,000m² library, recent renovations and creative reuse of spaces has seen the inclusion of The Workary, Studio 2166 and a VR technology space.

These additions provide space for the community to make best use of the library's resources to develop business ideas, get creative in the studio to produce music and video, as well as learn and trial the latest in technology. Access to these resources is important, particularly in areas of socio-economic disadvantage where residents may not be able to access their own VR technology, recording equipment or be able to rent office space. The library has also extended its opening hours to midnight, allowing students who may not have a dedicated quiet study space in their own home to stay at the library into the evening.



Photo source: *Fairfield Champion*



Parramatta Artists' Studios (PAS), Parramatta

The City of Parramatta is recognised as the CBD of Western Sydney and is currently undergoing an exciting transformational period of significant growth and change. PAS is part of a broad network of artistic communities and cultural organisations based in Parramatta, including FORM Dance Projects, Riverside Theatres, Information + Cultural Exchange (I.C.E.), The City of Parramatta Art Society (CPAS), Parramatta Clay & Arts and the National Theatre of Parramatta (NTofP).

The studio program of PAS offers studios to artists from Parramatta, Western Sydney and Greater Sydney. The program supports artists from diverse practices and across career stages, and cultivates a supportive environment for artists to progress their development by providing:

- Professional studio spaces in the Parramatta CBD
- Professional development programs including curatorial visits
- A community and network of artists and arts workers
- Opportunities to connect with artistic and local communities through public programs
- Subsidised rent to support sustainable artist careers

Applications for PAS open once a year for six-month and one-year studio residencies.

PAS conducts programs such as Movers and Makers, Weave Parramatta, Finishing School, Future Artists' Club and workshops that foster creativity within artist groups and the community.



107 Projects

107 Projects is an Incorporated Association and a registered charity (DGR-1). 107 Projects' philosophy and mission is to empower communities by encouraging people to live creatively. They are committed to the advancement of culture. With a social enterprise ethos, the aim is to transform how the arts, business and education engage across industries and with the wider community to create positive social change and connect emerging communities.

107 Projects operates out of two locations in Sydney, Redfern and Zetland. 107 Projects is a result of efforts of the passion and determination of its founding members, along with the support from the many people and organisations who have given time, energy and money.

Joynton Avenue Creative Centre has been beautifully restored and transformed from its previous use as South Sydney Hospital nurses' quarters, with many architectural features creating a nod to the building's history.

107 Projects offers a range of creative programs that are conducted at the two venues and as an response to COVID-19, it has introduced art-at-home programs as well. In addition, creatives can also hire the spaces for events, working studios and co-working spaces.

Here's what we inherited:



And here's what it looks like now:





Birallee Park Neighbourhood House, West Wodonga, Victoria

The Birallee Park Neighbourhood House, located in West Wodonga, Victoria, is an independent organisation that hosts a variety of programs and events to promote community engagement and development. The organisation has a strong emphasis on social inclusion and cohesion as the programs are accessible to all. It also features a flexible training space that has been fully equipped with laptops, iPads, three breakout rooms, or it can be converted into a large open space if needed. It is conveniently located near public transport, local schools and a retail outlet, making its services easily accessible. The entire organisation has a large emphasis on non-formal lifelong learning as the events are open to all ages and help create different skills rather than traditional schooling.

Some of their programs include:

- Computer skills class for beginners
- Teaching online safety for older Australians
- Tai chi for beginners
- Sit and Sew class
- Wood and recycling workshops
- Floristry skills
- Power tools workshop



Music practice rooms in high-density apartment buildings

Future development offers opportunities to leverage funding for new facilities and to embellish existing spaces and facilities, including delivery of multipurpose spaces within high-density residential and commercial buildings, on rooftops and at podium level.

The inclusion of communal space (for residents of a building only) is also becoming more common and there are opportunities for councils to encourage the delivery of communal community and cultural rooms, such as music practice rooms within future mixed-use developments.

Such communal areas help to build a greater sense of community in buildings. Communal areas in apartment buildings are much more common overseas, with Singapore being a leader. Here in Sydney, an award-winning example of high-density providing communal spaces is the Crown Group Top Ryde City Living apartment building, with communal spaces also planned for a new Crown Group development in Waterloo.



6. Public open space assessment

This section reviews the existing open space in Riverwood and its capacity and utilisation and provides a benchmark analysis of the demand for open space for the new community.

6.1. Defining public open space

- *Public open space* includes parks, outdoor courts, and playgrounds. It is open space, that is publicly owned, accessible to all members of the public, and can be planned and managed by local, state or federal government.
- *Communal open space (semi-private)* is open to all residents of a development, or within a particular high-density building. Examples of communal (semi-private) open space include communal gardens, green spaces, rooftop parks, swimming pools, or gyms only accessible to residents of that development.

The following open space hierarchy has been applied as per the Canterbury Open Space Strategy with proximity requirements as per the NSW Department of Planning Recreation Guidelines (2010).

6.2. Open space for social sustainability

From a social sustainability perspective, quality, well-planned local open space has a multitude of benefits for a community, providing outdoor community amenity to complement indoor facilities, providing opportunities for adventure, creative play and intellectual interest, supporting active lifestyles and giving the community the freedom to make the neighbourhood their own.

Public open space areas and parks

A hierarchy and diversity of connected, quality open spaces are needed, including private, semi-private, and public open space, and local parks as well as access to regional and district spaces. Open space needs to function as backyard, meeting place, access to play, space for exercise and events, and be adaptable to different uses and needs from different groups. Every open space area should have a purpose as well as versatility, including spaces that provide a hub for communities and developments.

Table 5 - Open Space Hierarchy

Type	Definition, Canterbury Open Space Strategy, 2017	NSW Department of Planning, 2010
Local	Serves the passive recreation needs of residents and contributes to the natural amenity of local areas. Offering minimal recreation activity, they are typically less than 0.2ha surplus from sub-divisions, road reserves or infrastructure easements.	0.5ha to 2ha Within 400m of dwellings Within 200m of high-density dwellings
District	Typically has organised sporting facilities and services a number of small areas. Most of these sportsgrounds will have a number of secondary functions including park, general community use and natural area.	2h to 5ha within 2km of dwellings
Regional/City-wide	A facility of significant proportion, uniqueness or standard. Usually, the only one of its type in the LGA and servicing city-wide and regional need. Likely to attract State Government capital funding support.	5ha+ 5km to 10km from dwellings

People in high-density areas should be within two to three minutes or 250m of usable open space, of at least 0.25ha, including access to play and activity opportunities. Residents should live within 400m of higher-quality neighbourhood, district or regional open space. Walking is the most popular recreation activity in Australia, therefore there should be a focus on connecting open space areas with walking paths, as well as creating destinations to create opportunities for physical activity.

Public domain

Public domain includes streets and footpaths, plazas and parks, and open space. Quality public domain with trees and planting, shade, and accessible infrastructure including seating and footpaths, determines how usable public spaces will be, and therefore whether they will contribute to a sense of place, to building community connections, and to residents' quality of life.

Street trees support the usability of a street by mitigating the effect of rising heat (particularly important in South Western Sydney). Street trees also reduce electricity bills as they shade houses, and sequester carbon as they grow. They not only cool the streets and homes, but also encourage residents to walk in their neighbourhood, getting to know their neighbours and creating a safer, more activated place. Medium- and large-sized trees, particularly deciduous varieties, are the most effective in shading streets and reducing electricity bills.

Universal design supports usability of public space for people who are currently excluded by design: people with disabilities, older people and sometimes children and their parents. Universal design of public domain incorporates features that make public space accessible to a broad range of people, regardless of age or physical ability. The features of a universally designed public domain also allow people to stay living in and involved in their communities as they age.

Play spaces for learning and emotional development

We know that 75% of a child's brain develops during the first five years of their life, and half of all the intellectual and developmental potential of a child is established by age four¹. There is substantial research showing the clear link between play and brain development, motor skills, and social capabilities. All learning – emotional, social, motor and cognitive – is accelerated, facilitated and fueled by the pleasure of play.

Playgrounds that promote different types of play are vital for a child's cognitive, emotional, physical and social development. In low-income areas, access to quality play experiences in adventure playgrounds can provide opportunities for children to learn outside a formal early education and care environment.

¹ McCain and Mustard, *Reversing the Real Brain Drain: Early Years Study*, 1999

6.3. Public Open Space and Recreation Facility Supply

The Study Area is well serviced in terms of access to public open space including local parks, natural areas, indoor recreation facilities, a community garden, sports space and play spaces within 400m walking distance.

As shown in Table 6 and Figure 10, the future residents of the Study Area can access the following public open space and recreation facilities within 5km:

Parks

Overall, the Study Area is well serviced with parks. However, this speaks to the quantum of parks and not particularly to the quality of these spaces. There are two parks within the Study Area, which includes Peace Park and Washington Avenue pocket park.

The Salt Pan Creek Reserve borders the Study Area and has a master plan to regenerate this area as a regional active and passive recreational destination supporting social, sporting and recreational outcomes.

There are four local or district parks within 2km of the Study Area and four more district parks within 5km of the Study Area.

Natural areas

There are two reserves within the Study Area, which includes Kentucky Road Reserve and Philip Street Reserve.

There are two reserves within 400m and two more reserves within 2km of the Study Area. The Georges River National Park is within 5km of the Study Area.

Play spaces

There are two play spaces within the Study Area, which includes the Riverwood Library playground and Riverwood Wetlands playground.

There are two more local play spaces within 400m and four more local play spaces within 2km of the Study Area.

Sports spaces

The Study Area is well serviced with sports fields within 400m, 2km and 5km. There is one sport space, Kentucky Road Reserve within the Study Area. There are two sports spaces within 400m of the Study Area, which includes Riverwood Park (Georges River LGA) and McLaughlin Oval (City of Canterbury-Bankstown LGA). Riverwood Park also has a dog off-leash area and a play space.

There is one district sports space within 2km and four district sports spaces within 5km of the Study Area. Three of these are in the Georges River LGA.

The Master Plan for Salt Pan Creek (inclusive of

McLaughlin and Whitmarsh Reserves) includes initiatives, such as two future playing fields with supporting amenities, regional destination recreation play space, other passive and active recreation opportunities including mountain biking, cycling and walking paths, and a significant water collection and treatment pond to treat water run-off from the adjacent Riverwood development site.

It also proposes a quality facility for rectangular field sports located to the south, including synthetic surface, supporting amenity of grandstand, change facilities, fencing and car parking, to meet requirements of the National Premier League Level 1 soccer league.

Indoor recreation

The Morris lemma Indoor Sports Centre is a high-quality indoor recreation centre located within 400m of the Study Area. There are also three other indoor recreation centres – Peakhurst West Swimming Pool, Sportsworld Indoor Peakhurst and C&M Aquatic Centre – located within 2km of the Study Area.

There are three more district indoor recreation centres located within 5km of the subject site including Hurstville Aquatic Leisure Centre.

Outdoor courts

There is one full basketball court located in Lance Hutchinson Oval/Bland Oval within 2km of the Study Area.

Dog parks

There are two off-leash dog areas located within 400m of the Study Area in Mary Street Dog Park and Riverwood Park. There are two more dog off-leash areas located within 2km of the Study Area.

Community garden

The Riverwood Community Garden is located within 400m of the Study Area.

Youth spaces

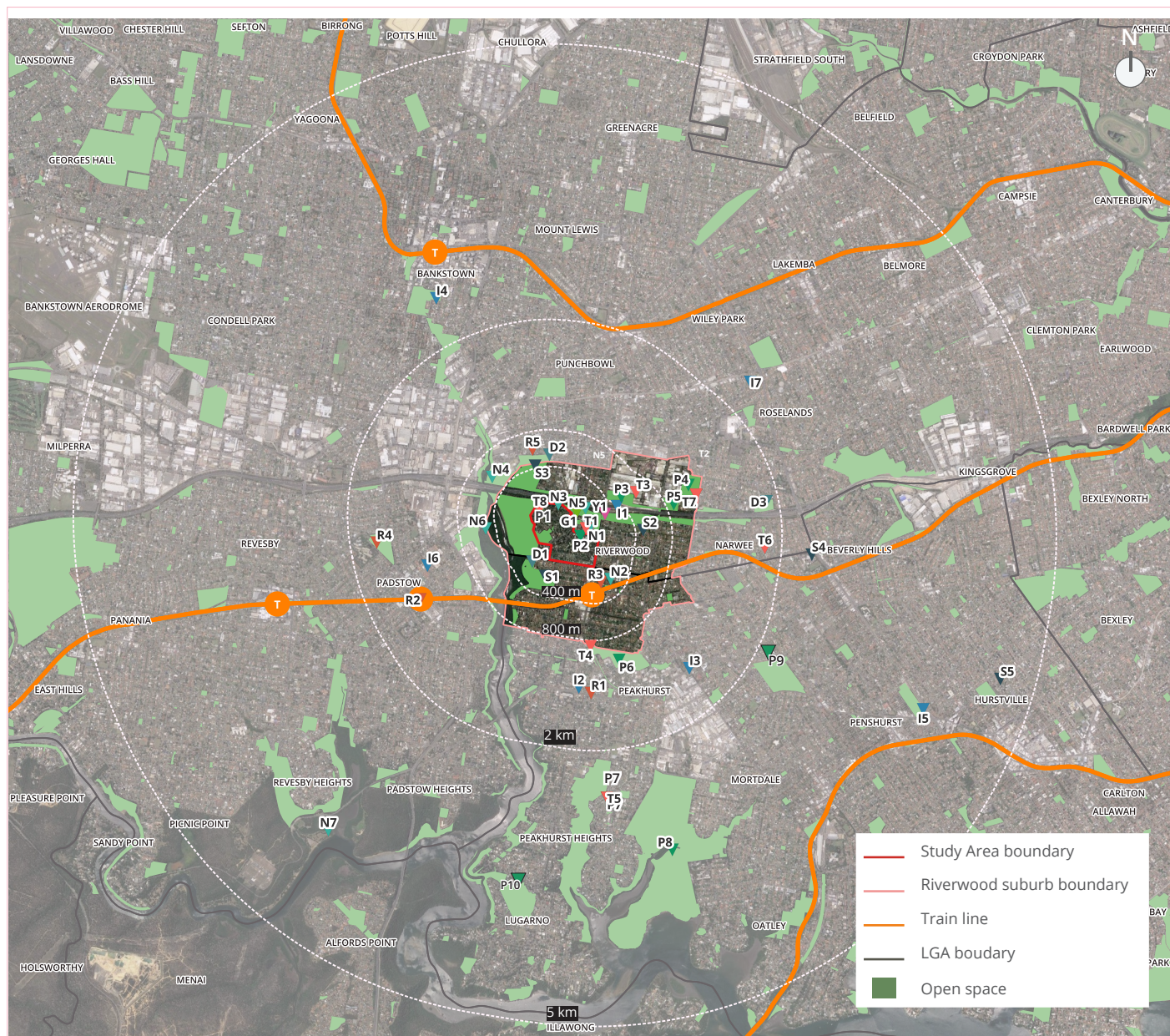
The Riverwood Skate Park is located within 400m of the Study Area.

Clubs and RSLs

The Riverwood Sports Club is located within 400m of the Study Area.

There are four clubs within 2km and three more clubs within 5km of the Study Area.

Figure 10 - Public Open Space and Recreation Facilities within 5km of the Study Area (source: Cred Consulting, 2021)



Map ref.	Category
N#	Natural areas
P#	Parks
S#	Sports spaces
T#	Play spaces
D#	Dog parks

Map ref.	Category
G#	Community garden
I#	Indoor recreation (indoor sports centres and aquatic facilities)
Y#	Youth spaces (skate parks)
R#	Clubs and RSLs

Table 6 - Public Open Space and Recreation Facilities within 5km of the Study Area

Map ref	Facility name	Category	Hierarchy	Description
Public Open Space within the Study Area (or closely adjacent)				
P1	Peace Park	Park	Local	Pocket park with picnic area, community mural
P2	Washington Avenue pocket park	Park	Pocket Park	Open space between residential buildings, with playground
N1	Kentucky Road Reserve	Natural areas	Local	Natural area reserve and sports field connected to Salt Pan Creek Reserve
N2	Philip Street Reserve	Natural areas	Local	Natural area reserve
T1	Library playground	Play spaces	Local	Playground located next to library
T2	Riverwood Wetlands playground	Play spaces	Local	Playground near Lakeview Apartments and Riverwood Community Centre
Public Open Space within 400m of the Study Area				
N3	Karne Street Reserve	Natural areas	Local	Natural area reserve
N4	Salt Pan Creek Reserve	Natural areas	Regional	City of Canterbury-Bankstown has a master plan for Salt Pan Creek, Whitmarsh Reserve and McLaughlin Oval to improve recreational opportunities.
N5	Wise Reserve	Natural areas	Local	Grassed open space with path
T3	Karne Street Reserve playground	Play spaces	Local	Playground located in a reserve
T4	Kentucky Road playground	Play spaces	Local	Playground located next to the road
G1	Riverwood Community Garden	Community garden	Local	Community garden for residents of SGCH (private)
D1	Mary Street Dog Park	Dog parks	Local	Dog park
S1	Riverwood Park and Wetlands	Sports spaces	Local	Dog off-leash area, 2 x cricket pitches, 2 x rugby fields, 1 soccer field, 1 play space
S3	McLaughlin Oval	Sports spaces	Local/District	Baseball fields for organised sports
I1	Morris lemma Indoor Sports Centre	Indoor recreation	District	Indoor courts and recreation centre
Y1	Riverwood Skate Park	Skate park	Local/District	Skate facility
R3	Riverwood Sports Club	Clubs and RSLs	Local	Recreation venue/club
District and Regional Public Open Space and Recreation Facilities within 2km of the Study Area				
P3	Rotary Park	Park	Local	Park with picnic areas, play space
P4	Bennett Park	Park	Local	2 x cricket pitch 4 x cricket nets Multipurpose sports field
P5	Arilla Park	Park	Local	Grassed open space with path
P6	Peakhurst Park	Park	Local/District	Multipurpose sports field
N6	Stuart Street Reserve	Natural areas	Local	Multipurpose sports field
T3	Rotary Park playground	Play spaces	Local	-
T4	Peakhurst Park playground	Play spaces	Local	Located next to Peakhurst Park sports fields
T5	Gannons Park playground	Play spaces	Local	Located next to Forest Road
T6	Kardella playground	Play spaces	Local	Located next to a neighbourhood centre

Map. ref	Facility name	Category	Hierarchy	Description
S2	Lance Hutchinson Oval/ Bland Oval	Sports spaces	District	2 x cricket ground 1 x soccer field 1 x full basketball court Co-located with YMCA
I2	Peakhurst West Swimming Pool	Aquatic facility	Local	Private indoor learn-to-swim pool
I3	Sportsworld Indoor Peakhurst	Indoor recreation	District	Private indoor sports complex
I6	C&M Aquatic Centre	Aquatic facility	District	Private indoor learn-to-swim pool
D2	Craig Street Reserve dog park, Punchbowl	Dog Parks	Local	Fenced dog park with dog-agility training equipment. Accessible from Kylie Parade.
D3	Richard Podmore Reserve dog park, Narwee	Dog Parks	Local	Fenced dog park with dog agility training equipment. Accessible from Arilla Avenue.
R1	Penshurst RSL Youth Swim Club	Clubs and RSLs	Local	Clubhouse
R2	Padstow RSL Fishing Club	Clubs and RSLs	Local	Clubhouse
R4	Playford Park Clubhouse	Clubs and RSLs	Local	Clubhouse
R5	Moxon Sports Club	Clubs and RSLs	Local	Clubhouse
District and Regional public open space between 2km and 5km of the Study Area				
P7	Gannons Park	Park	District	The \$3.7 million transformation of Gannons Park at Peakhurst included a new shared path running alongside the reinstated creek, a rocky swale, storm water diversion, a gross pollutant trap and the establishment of a new pond and the boardwalk. (Georges River LGA)
P8	Oatley Park	Park	District	1 x multipurpose field, 1 x playground (Georges River LGA)
P9	Olds Park	Park	District	3 x multipurpose field, basketball courts, cricket nets, Bowls Club (Georges River LGA)
P10	H.V. Evatt Park	Park	District	1 x multipurpose field, half basketball court, playground (Georges River LGA)
N7	Georges River National Park	Natural areas	Regional	National Park (Georges River LGA)
S4	Beverly Hills Park/Girls High School Field	Sports spaces	District	Soccer, tennis, basketball (Georges River LGA)
S5	Hurstville Oval	Sports spaces	District	Cricket pitch (Georges River LGA)
I4	John Mackay Indoor Sports Centre	Indoor recreation	District	Indoor training facility (City of Canterbury-Bankstown)
I5	Hurstville Aquatic Leisure Centre	Aquatic facility	District	Indoor aquatic and leisure centre (Georges River LGA)
I7	Roselands Leisure and Aquatic Centre	Aquatic facility	District	Outdoor swimming pool (City of Canterbury-Bankstown)

6.4. Previous community engagement

In 2017, community engagement was completed by Cred Consulting for Architectus and LAHC to understand capacity and utilisation of social infrastructure in Riverwood and identified that:

- There is a need to improve the safety of open spaces and public domain, particularly with lighting and casual surveillance.
- The opportunity to garden, including in yards and spaces in front of buildings, is a valued feature of the area. The existing community garden is very well utilised, as is the community garden in the semi-private communal space in the St George Community Housing buildings in Washington Park.
- There is a desire for open space to support and facilitate community connections, with meeting places including shade, seating, tables and barbecues.
- There is a need for facilities for older people including walking paths, and areas for senior's exercise including tai chi and dance (i.e. sheltered, paved areas surrounded by grass).
- People would like to see free fitness equipment.
- There is a need for recreation activities for children and young people including affordable sporting activities, family picnic areas, basketball courts, places to play soccer, and walls for ball games. There is a need for open space closer to residents' homes so that parents feel their children will be safe, and can see their children from the house.
- There are opportunities for bush regeneration in Salt Pan Creek Reserve and to connect the bush corridors along the M5 Motorway, with a native green space and opportunities for environmental education would be good. A lot of children are completely disconnected from natural spaces and "scared of everything".
- There is an opportunity for more connection to the river and identity as a riverfront area, for example for environmental education, recreation opportunities like a kayaking club, and boardwalks through the riverfront, and
- The Peace Park community mural needs to be saved, even if it is relocated. It is around 10-15 years old. The mural has possibly never been graffitied, and features tiles from residents and school children with their take on Riverwood.

6.5. Benchmarking against industry standards

Industry accepted benchmarks can be used to assess the social infrastructure and open space requirements indicated by the forecast population of the Study Area. This provides a starting point for a locally specific community needs analysis, based on the local community profile, planning and policy context, stakeholder consultation and best practice provision.

The future population of the Study Area will require 67.5ha of open space according to the World Health Organisation benchmark of 9m² per person. There is currently 60.3ha of open space in Riverwood suburb, therefore there will not be an undersupply of open space according to benchmarks. However, most of the open space in Riverwood is in unembellished, large land parcels and sports fields. There is a need for neighbourhood-level parks throughout the renewal area to encourage social connection and to function as backyards for residents living in higher-density housing.

There are a range of different benchmarks and planning standards that can be applied to determine open space needs for new developments. For the purposes of this study, quality, proximity, and site size benchmarks have been used, with reference specifically to the following strategies and plans.

Government Architect NSW and Greater Sydney Commission

The Government Architect NSW Draft Greener Places Design Guide provides benchmarks for the proximity of open space to dwellings and places a focus on the quality and function of spaces provided. The Guide recommends best-practice performance indicators of:

- High density areas: 200m access from most houses to open space of between 0.15ha and 0.5ha (including 400m distance of open space from schools)
- Local distribution: 400m access from most houses to open space of between 0.3ha and 2ha
- District distribution: 2km access from most houses to public open space of between 2ha and 5ha, and
- Regional distribution: 5-10km access from most houses to public open space of more than 5ha.

The Greater Sydney Commission's planning documents include a benchmark that all dwellings should be within 400m of quality local open space of at least 0.5ha, and that high-density dwellings should also be within 200m of high-quality open space of at least 0.1ha.

Table 9 provides the full open space benchmarking. There is not an identified need for additional sports facilities. However, an assessment of the sports facilities available indicates that there will be a need for multipurpose courts that are adaptable for a range of uses such as tai chi, basketball, netball, and soccer/futsal and outdoor exercise equipment, particularly to support the needs of the future population.

Table 7 - Open space benchmarking for forecast population, Study Area and Riverwood suburb

Facility	Benchmark ¹	Study Area population (7,500)	Total Riverwood suburb (23,323)	Current provision within Riverwood suburb	Gap analysis
Open space/ parks	15% to 20% of site	16.7ha (LAHC land holdings) 3.3ha to 4.5ha	N/A	603,000m ² within Riverwood suburb	District and regional supply in Riverwood suburb exceed benchmarks. 3.3ha to 4.5ha of new public open space is required to support walkable access to local open space, to provide a 'backyard' for residents living in apartments, and to support health and wellbeing outcomes for children, young people and families. New local parks should be between 0.3 and 2ha each and accessible within 200m of all residents living in high density.
Sports fields	1 double playing field for every 10,000 people (Office of Sport)	1	Supported by existing provision	4	There is no gap in provision for sports fields for the future population. However, the increased population of the Study Area may impact on the capacity of the existing fields and increased service/maintenance requirements of sports fields in the City of Canterbury-Bankstown and Georges River LGAs.
Indoor courts (# of courts)	1:10,000 (Parks and Leisure Australia)	1	2	3	No gap. However, the Riverwood Community Centre court may require upgrade to improve its capacity to support the increased population from the Study area who will be using it.
Play spaces	1 for every 2,000 people (City of Canterbury-Bankstown Playgrounds and Play Spaces Strategic Plan)	5	12	7	No gap across the suburb (as indicated in the City of Canterbury-Bankstown Playgrounds and Play Strategic Plan). However, given the high-density nature of the Study Area, and the number of children living onsite, 1 new play space is needed within walkable access onsite potentially near the town centre.
Outdoor multipurpose courts	1:10,000 (Parks and Leisure Australia)	1	2	0	1 multipurpose court should be provided onsite. This could also be used for markets, tai chi, and other hard-surface uses. Should be located with shading, seating, bubblers and other amenities.

¹ Growth Centres Code, Growth Centres Commission 2006

Facility	Benchmark ¹	Study Area population (7,500)	Total Riverwood suburb (23,323)	Current provision within Riverwood suburb	Gap analysis
Outdoor fitness equipment	1 for every 10,000	1	2	0	1 outdoor fitness station as part of embellishment within a future local park. Needed for residents and workers, particularly those that cannot afford gym memberships, and within increasing demand during COVID-19.
Indoor leisure centre (Dry)	1: 50,000 to 100,000 people	0	0	1	No gap. Morris lemma Indoor Sports Centre is provided across the road.
Indoor aquatic centre	1:30,000 to 60,000 people	0	0	0	No gap. Nearest pool is located at Peakhurst West Swimming Pool within 2km of the Study Area boundary.

6.6. Summary of needs



Overall public open space provision

- Minimum of 3.3ha of public open space across the Study Area including local parks of between 0.3ha and 2ha. All residents should be able to access a local public open space of a minimum of 0.3ha within 200m of their homes.
- Open space needs to function as backyards for residents living in higher density dwellings. An iconic central space, with connections to the history of the area, could support community identity and connections to place among new and existing residents.
- No new sports fields required onsite.
- Parks should be embellished with infrastructure including shading, seating, tables, and play elements to support social connectivity and health and wellbeing outcomes. They should be universally designed to be accessible for people who are older or who have a disability.



Outdoor exercise equipment

- 1 x outdoor exercise station should be provided to meet benchmarked demand and feedback through previous community engagement.



Play spaces

- 1 x play space within the Study Area, which is designed for inclusive play.
- Consideration of contribution to the upgrade of the play space at McLaughlin Oval for older play.



Sports fields and hard-surfaced active courts

- While no new sports fields needed to be provided onsite, an additional 5,800 residents will impact on the capacity of sports fields within 2km of the Study Area (distance travelled to access district spaces). Embellishment of nearby sports fields may be required to increase capacity due to population growth including nearby parks such as Kentucky Reserve, Riverwood Park and McLaughlin Oval.
- 1 multipurpose outdoor court – this could be on the rooftop of any future multipurpose community centre (e.g. refurbished Riverwood Community Centre or a new arts and cultural facility/ Makers' space). This could also be used for outdoor markets, tai chi and dance and other cultural and community programs and events.



Public domain and streets

- Provision of sheltered hard-surfaced areas for civic activities, tai chi, events to respond to the culturally diverse community and recreational interests, and activate the place for social cohesion and creation of strong community bonds.
- Safety and crime prevention should be a key consideration in the design of the public domain and open space. Universal design to support the inclusion of older people and people with disability, and to support aging in place, will be important. Inclusion of seating and shade, including large street trees for street cooling, will support the usability of public domain.
- Cool, comfortable and fun active walkable linear parks/links connecting to the town centre and nearby district and regional open space including Salt Pan Creek Reserve, Morris lemma Indoor Sports Centre and local Riverwood shops.

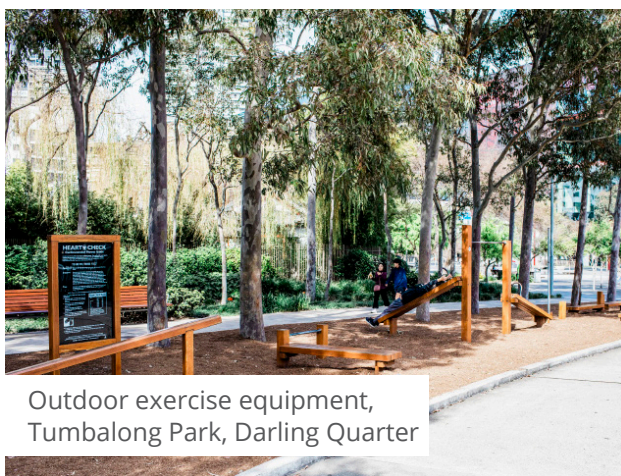
6.7. Best practice precedents



A shared backyard and culturally inclusive



Outdoor table tennis,
Burwood Park, Burwood



Outdoor exercise equipment,
Tumbalong Park, Darling Quarter

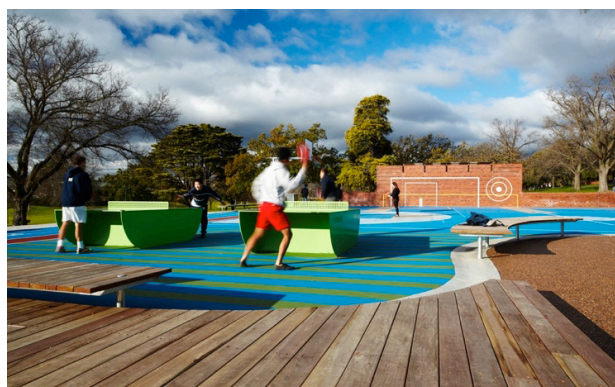
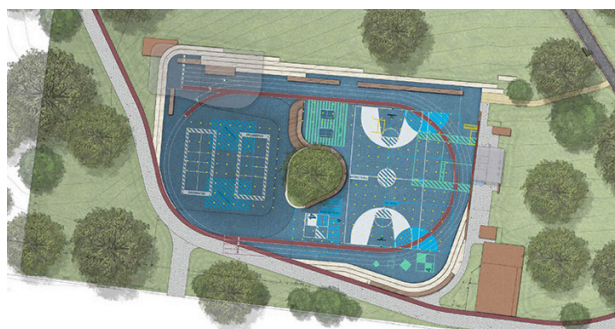


Hard surface for tai chi,
Bishan Park, Singapore



Outdoor multipurpose courts and shared informal recreation spaces

Box Hill Gardens, Victoria (multipurpose, intergenerational, unstructured open space and courts)





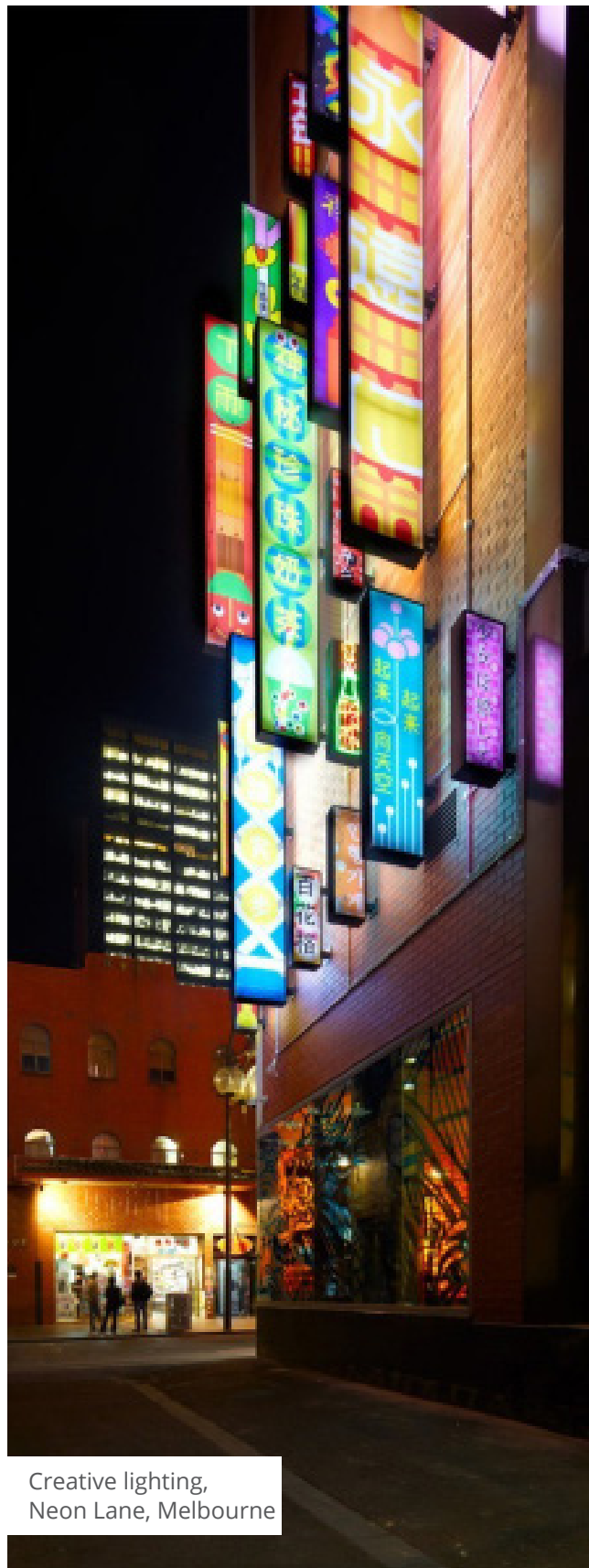
Creative, colourful and inclusive public domain



Creating an identity and creative wayfinding, City Thread, Chattanooga, USA



Creative storytelling for Cultural Trail, Crescent Plaza, Fairfield



Creative lighting, Neon Lane, Melbourne



7. Social infrastructure recommendations

This section outlines the recommendations for the provision of social infrastructure and open space through the development including staging.

7.1. Social infrastructure recommendations

Based on the analysis provided in sections 2 to 6 of this Study, social infrastructure needs resulting from the planning proposal for the Riverwood Estate State Significant Precinct are outlined below.

Given the future socially, economically and culturally diverse community, social infrastructure should be affordable, adaptable and universally designed to support the needs and inclusion of low-income communities, culturally diverse communities, and people with disability living in the Study Area. There may be opportunities to provide 'wraparound' services through co-located services such as for local social enterprises, health services, and tenancy management.

There is an existing high proportion of people with disability in the Riverwood community. There will be a need for universal design of social infrastructure to support the inclusion of people with disability.

Recommendation	Rationale
Public facilities	
<p>1,268m² of public facility floor space including:</p> <ul style="list-style-type: none"> • 600m² of community centre floor space • 518m² of library floor space • 150m² of cultural floor space, and • Replacement of the Men's Shed facility which will be lost through development. <p>There are already two community centres within or connected to the Study Area, so this floor space could be delivered in one of two ways:</p> <p>1. Through a contribution to refurbish and expand the existing Riverwood Community Centre to include:</p> <ul style="list-style-type: none"> • Men's Shed/Makers' space • Purpose-built creative arts space for participation and production • Space for social enterprise/community capacity building programs, and • Increased and improved community program delivery space for a range of social services and programs for children, young people, seniors and culturally diverse residents. <p>2. A new creative arts centre could be built within the Study Area for up to 1,276m² providing:</p> <ul style="list-style-type: none"> • Men's Shed/Makers' space • Purpose-built creative arts space for participation and production, and • Space for social enterprise and capacity building programs. 	<ul style="list-style-type: none"> • The Study Area is well serviced with existing community centres and libraries including the Riverwood Community Centre and the Riverwood Library and Knowledge Centre, which are located onsite. While the Library and Knowledge Centre is new, the Riverwood Community Centre facility is aging and needs refurbishing and upgrades to be fit for purpose and to be able to provide expanded services to the diverse Riverwood community, including private and public housing tenants, young and old. • Spaces for social enterprise development, places for community building and capacity building programs were identified as a need for the socially diverse community. • The proposal will result in the loss of the space where the Riverwood Men's Shed is currently operated from, which will need to be replaced. It services older people from Riverwood and Mortdale, and is an important community space. • The proposal will also result in the loss of community rooms located within social housing buildings used for tenant programs and meetings. • There are no arts or cultural facilities for cultural participation or production within 5km of the Study Area, but it is an identified need by both City of Canterbury-Bankstown and Georges River Councils.
<p>Encourage developers to provide communal spaces within residential buildings to support diverse community needs including for music practice rooms, children's parties, or study spaces.</p>	<ul style="list-style-type: none"> • People living in small apartments may need low-cost/free spaces away from the home to meet, socialise or study/work. • Children living in apartments may need places to practice noisy instruments. • CHPs may include programs rooms for tenant meetings, training and other events.
<p>Deliver new early education and care centres (long day care) to service benchmarked demand for up to 145 places (inclusive of the 60 places already provided within the Study Area). It is recommended that the existing not-for-profit SDN service is replaced to service future low-income families living in community housing.</p>	<ul style="list-style-type: none"> • Benchmarks indicate demand for up to 145 places. • Local services are not at capacity and can support increased growth. • The SDN centre currently located within the Study Area will be displaced through renewal and provides an important service for lower-income families and disadvantaged children. Access to quality early education and care has significant health and educational benefits for children.

7.2. Open space recommendations

There is sufficient regional and district open space in Riverwood and within walking distance of the Study Area to accommodate the needs of the projected population.

However, there is a requirement for delivery of local and neighbourhood open space within the Study Area for passive and active recreational activities. Given the high-density nature of the Study Area, open space should also as 'living rooms' or 'public backyards'. The onsite local and neighbourhood parks will provide social connectors for the new and existing community including:

- A space for meeting/chance encounters with more immediate neighbours
- Opportunities for informal sports and recreation, exercise and play, and
- A venue for local small-scale events and gatherings.

In line with metropolitan and local plans and strategies, and as identified in community engagement and the crime and safety analysis, it is particularly important that open space and public domain should be designed to provide safety with lighting and casual surveillance.

Public open space	
<p>3.3ha to 4.5ha of public open space within the Study Area. This could be delivered as:</p> <ul style="list-style-type: none"> • New local parks within the Study Area of between 0.3ha and 2ha in size that are accessible within 200m of high-density dwellings. • They should be embellished with facilities to support social connection, active lifestyles and provide a 'backyard' away from apartment living such as table tennis and games tables, exercise equipment, playful elements. • They need to be cool, welcoming and connected via comfortable links to homes and other services and facilities. 	<ul style="list-style-type: none"> • Best practice supports 15% to 20% of a high-density site being delivered as quality public open space. • Government Architect NSW Draft Greener Places Design Guide recommends local parks should be between 0.3ha and 2ha in size. • The future community will be high density and will need quality open space outside of home for health and wellbeing outcomes.
<p>Embellishment of nearby sports fields may be required to improve capacity to respond to increased population growth. Priority sports fields include those in proximity to the Study Area including:</p> <ul style="list-style-type: none"> • Riverwood Park and Wetlands (Georges River Council) • McLaughlin Oval (City of Canterbury-Bankstown), and • Kentucky Reserve (City of Canterbury-Bankstown). 	<ul style="list-style-type: none"> • The area is well serviced with playing fields including existing and proposed sports fields within 400m of the Study Area, in both the City of Canterbury-Bankstown and Georges River LGAs. • Based on benchmarks there is no demand result from the forecast growth to deliver new sports fields within the Study Area. City of Canterbury-Bankstown has also proposed new sports fields at Salt Pan Creek Reserve and upgrades to the sports field at McLaughlin Oval. Both these sports spaces are within 400m of the Study Area and will likely be those used by the future population. • Georges River Open Space, Recreation and Community Facilities Strategy indicated that sports fields are over-utilised and there are opportunities to improve them to increase capacity and to respond to increased demand resulting from population growth, including at Riverwood Park and Wetlands.

1 inclusive play space connected to the town centre or new local park within the Study Area.	<ul style="list-style-type: none"> · Benchmarking (City of Canterbury-Bankstown Playgrounds and Play Spaces Strategic Plan) indicates up to 4.51 new play spaces will be required. However, the Study Area is well serviced, and one centrally located play space would benefit local children living in high density. · Play space should respond to the Everyone Can Play guidelines for inclusive play.
1 outdoor fitness station connected to the town centre or local park within the Study Area.	<ul style="list-style-type: none"> · Benchmarking indicates demand for 1 outdoor exercise facility. · Outdoor exercise facilities are in high demand in high-density areas with increasing demand during COVID-19.

7.3. Staging

Public facilities and public open space should be provided at the early stages of the development to provide spaces for community building as the community profile changes, to maintain existing programs and services, and to replace any lost infrastructure.

Staging should ensure the continuity of groups, activities and services through providing replacement or temporary public facilities before existing spaces are lost, in particular:

- Replacing the 60-place early education and care centre
- Replacing and upgrading the Men's Shed, and
- Ensuring there are spaces for social housing tenants to continue to meet for free.