

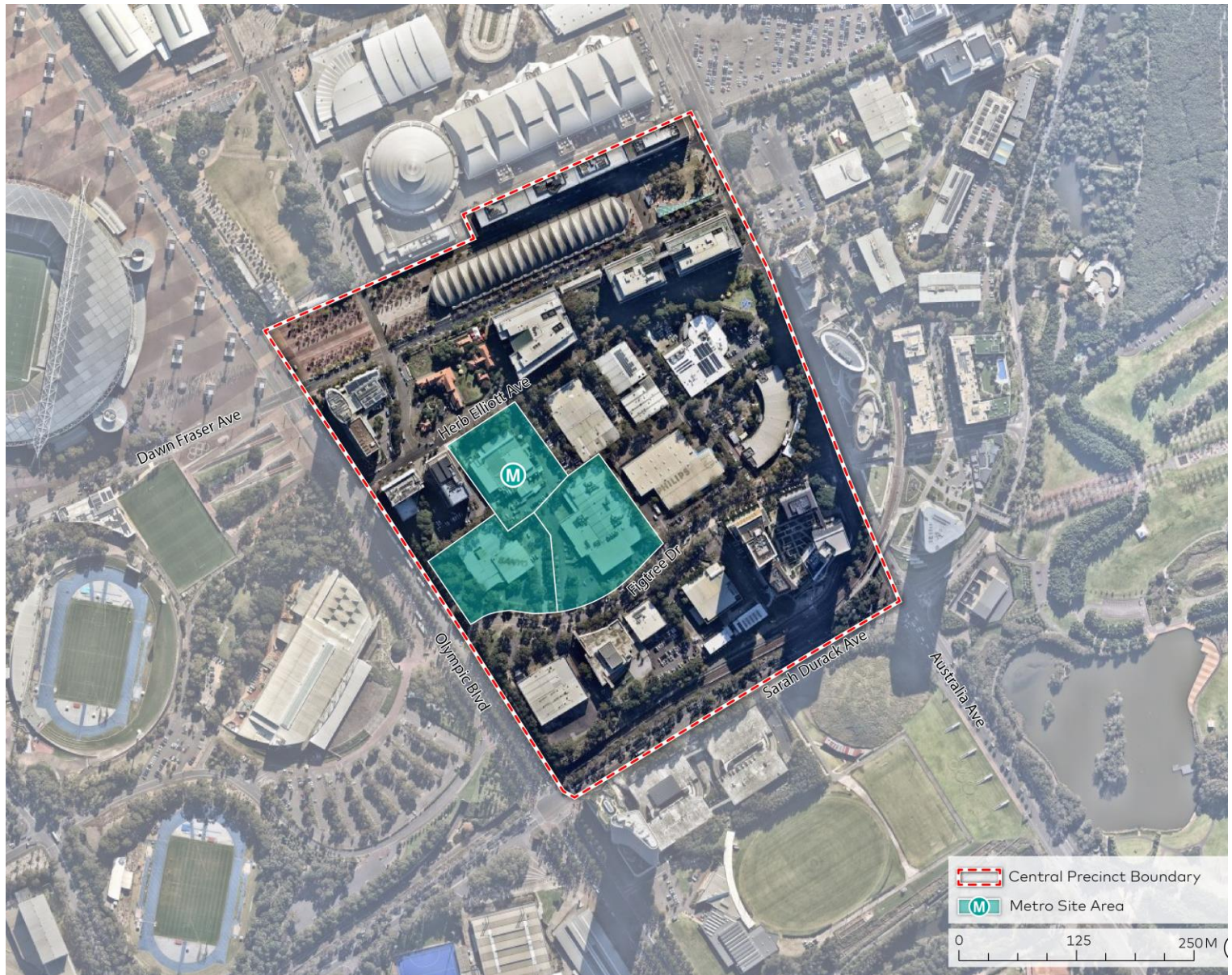
Sydney Olympic Park

Master Plan

2030

(Interim Metro Review)





Update to Community Facilities Strategy for Sydney Olympic Park - Interim Metro Review

Response to Sydney Metro West in Sydney Olympic Park's Central Precinct

Client: Sydney Olympic Park Authority

Date: 03 November 2021

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Elton Consulting is now part of the WSP Group.

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Date	3 November 2021
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Key study acronyms and references

Central Precinct:	Refers to Central Precinct as defined in Section 5.2 of the Master Plan 2030 (2018 Review)
Central Linear Park:	The linear park to the south of Central Precinct and parallel with the T7 Train Line/SOP train station
Central Urban Park:	The park adjacent to the future Sydney West Metro Sydney Olympic Park Station on Herb Elliot Avenue
CoP:	City of Parramatta
DEC:	NSW Department of Education and Communities
DPIE	NSW Department of Planning, Industry and Environment
GFA:	Gross Floor Area
GPOP:	Greater Parramatta to Olympic Peninsula
GSC:	Greater Sydney Commission
Master Plan 2030 (2018 Review):	Existing Master Plan gazette in 2018
Master Plan 2030 (Interim Metro Review):	This interim review of the existing Master Plan gazetted in 2018.
Metro Study Area:	Refers to the sites compulsorily acquired by TfNSW comprising: Lot 132 of DP1189734, Lot 58 of DP786296 and Lot 50 of DP747909
Plaza:	40m wide new street linking the metro to Olympic Boulevard, also known as the Throat and the West End during design development
PLR:	Parramatta Light Rail
PLR2:	Parramatta Light Rail Stage 2
SMW:	Sydney Metro West
SOP:	Sydney Olympic Park
SOPA:	Sydney Olympic Park Authority
Station plaza:	The area around the metro station entrances (2)
Sqm:	Square meters
TfNSW:	Transport for New South Wales

Executive summary

This report is a review and update to Elton Consulting's Community Facilities Strategy for Sydney Olympic Park Master Plan 2030 (2018 Review).

It is intended to inform Sydney Olympic Park Authority's (SOPA) request to the NSW Department of Planning, Industry and Environment (DPIE) to amend the Central Precinct in the Sydney Olympic Park Master Plan 2030 (the existing Master Plan gazetted 2018), in response to Sydney Metro's delivery of a Sydney Metro West (SMW) Sydney Olympic Park (SOP) station in Central Precinct. The submission will result in the Sydney Olympic Park Master Plan 2030 (Interim Metro Review), focussed only on an amendment to the station precinct which is located within the Central Precinct.

Whilst the delivery of a Metro station at SOP provides an opportunity for growth across the precinct, this report only reviews the study area (see Section 2) and assumes no significant daily population changes (residents, workers and students). The full opportunity will be reviewed in the Sydney Olympic Park Vision, Strategy and Sydney Olympic Park Master Plan 2050 (Master Plan 2050).

The SMW SOP future station is envisioned to reinforce Sydney Olympic Park's status as Australia's premier events, sporting and entertainment precinct - supporting the transit of more than 10 million people who visit or stay each year. To facilitate and accommodate the delivery of the SMW SOP future station and associated development, SOPA is seeking to amend the Master Plan 2030 (2018 Review), specifically Section 5.2 for the Central Precinct.

Key features for the SMW SOP future station relevant to this community facilities review are:

- » A reduction in the size of the Central Urban Park (local green park space in Central Precinct), to accommodate a reconfiguration of public spaces in the Central Precinct
- » The delivery of additional public plaza space for people (i.e. residents, workers, students, visitors) to spend time and gather, as well as support safe movement of crowds in event mode
- » The indication of community centre floorspace on the in the future Site 47 adjacent station development
- » Residential buildings up to 45-storeys in height surrounding the future SMW SOP station.

SOPA and the Sydney Metro team will need to continue working together closely to ensure the delivery of the SMW SOP station in Central Precinct provides open spaces and community facilities which best meet the needs of residents, workers, students and visitors

Key reference documents

There are several key reference documents applicable to this review, including:

Elton Consulting's Community Facilities Strategy for Sydney Olympic Park Master Plan 2030 (2016 Review): Referred to as: Elton Consulting's Strategy.

- » Context: Elton Consulting's Community Facilities Strategy for the Sydney Olympic Park Master Plan was prepared in 2016 to inform the review of the Sydney Olympic Park Master Plan, which is known as the Sydney Olympic Park Master Plan 2030 (2018 Review)

Sydney Olympic Park Master Plan 2030 (2018 Review): Referred to as: the existing Master Plan gazetted 2018

- » The existing Master Plan gazetted 2018 for Sydney Olympic Park, which contains a plan for each precincts and is available on SOPA's website: <https://www.planning.nsw.gov.au/Plans-for-your-area/State-significant-precincts/Sydney-Olympic-Park>

Sydney Olympic Park Master Plan 2030 (Interim Metro Review): Referred to as: Interim Metro Review

- » A review and update to Central Precinct in the existing Master Plan gazetted 2018, in response to proposed plans for the delivery of a future Sydney Metro West station in this precinct.

Sydney Olympic Park Master Plan 2050: Referred to as: Master Plan 2050

- » The next comprehensive review of the existing Master Plan gazetted 2018 and preparation of the next 20 to 30-year master plan for SOP, expected to commence in late 2021 or early 2022.

Response to DPIE's Study Requirements (April 2021) for the Interim Metro Review

Section 2.2.: Social sustainability and infrastructure – Prepare an updated Community Facilities Strategy:

Inclusion of any additional community infrastructure identified in individual precinct plans	<ul style="list-style-type: none"> » This report identifies the proposed plans for local green park space, plaza space and community centre space in the Metro Study Area (based on the <i>Sydney Olympic Park Master Plan 2030 Interim Review Urban Design report</i> (Cox, August 2021)) and the <i>Place Design and Public Domain Framework</i> (Hatch RobertsDay, August 2021) (see Section 1). » It highlights contrasts or alignment to Elton Consulting's Strategy and the existing Master Plan gazetted 2018 (see Section 2) and tests provision against contemporary quantitative standards and benchmarks as well as qualitative guidelines (see Section 6).
Account for an increase in density (if required) while investigating opportunities for social infrastructure near the station	<ul style="list-style-type: none"> » This report acknowledges the potential for up to 45-storeys in residential building height (based on the <i>Sydney Olympic Park Master Plan 2030 Interim Review Urban Design report</i> (Cox, August 2021)), and whilst there is an increase in resident population numbers in the study area, the overall change across the precinct is not considered to be impacted and will remain in the order of 23,500 by 2030. » Contemporary guidelines regarding access to local open spaces in high density communities are investigated and recommended. The importance of providing community facilities and spaces for young children living in apartments and the role of community spaces in building cohesion is also identified (see Section 3 and Section 6).
Inform and support the preparation of the proposed planning framework including any recommended amendments to planning controls or master plan provision that may deliver an appropriate outcome	<ul style="list-style-type: none"> » In each section this report identifies potential changes for community facility planning for both the Interim Metro Review and for broader SOP (for further consideration for the Master Plan 2050). » Section 7 consolidates potential changes to local open space, active and sporting spaces and community and cultural centres in the Metro Study Area and list considerations for community facility planning in the upcoming Master Plan 2050 (also provided in the following pages)

Section 1.2: Prepare a Public Domain Framework:

The preparation of a hierarchy of open spaces and public domain typologies	<ul style="list-style-type: none"> » This report reviews the open space hierarchies provide in Elton Consulting's Strategy against contemporary open space planning practice and types of public domain spaces, informed predominately by the CoP's <i>Community Infrastructure Strategy</i> (2020) and the NSW GA's <i>Better Placed</i> (2017) and <i>Draft Greener Places Guide</i> (2020) (see Sections 5.1 and 6.1)
Consideration of movement corridors	<ul style="list-style-type: none"> » This report highlights that open spaces in SOP serve dual function as spaces to spend time and space for movement (see Section 6.1).
Updates to open and recreation spaces are guided by the NSW GA <i>Draft Greener Places</i> (2020)	<ul style="list-style-type: none"> » This report integrates and supports the public and open space planning guidelines recommended by the NSW GA's in <i>Better Placed</i> (2017) and the <i>Draft Greener Places Guide</i> (2020) (see Section 6.1 and Appendices D and E)

DPIE's Study Requirements (April 2021) also requested that the broader Social Sustainability and Infrastructure Study be informed by consultation with the Greater Sydney Commission, School Infrastructure NSW, Department of Planning, Industry and Environment's Place, Design and Public Spaces Team and City of Parramatta Council.

For reasons explained in the report, Greater Sydney Commission and Department of Planning, Industry and Environment's Place Design and Public Spaces Team were not engaged (see **Section 1**). Findings from recent consultation with Schools Infrastructure NSW and City of Parramatta Council are integrated where relevant.

Summary of key findings

Key contrasts between Elton Consulting's Strategy and the existing Master Plan gazetted 2018 and the provision of a new Metro station in Central Precinct are:

- » A reduction of the Central Urban Park to 3,500sqm, to accommodate a reconfiguration of public spaces in the Central Precinct
- » The provision of approximately 5,400sqm of public plaza space, which could be used by residents, workers, students and visitors to spend time and gather in passive and low impact (e.g. non-sport based) activities in non-event mode
- » The indication of approximately 3,500sqm of community centre space in the future Site 47 adjacent station development, co-located with the green park space and public plaza space.

Key findings from this review are:

Local open spaces:

- » A total increased delivery of open space by 900sqm.

Green park spaces:

By providing the new SMW SOP future station there is:

- » A potential reduction of green park space recommended in the existing Master Plan gazetted 2018 (by 40%) to accommodate a reconfiguration of public spaces in the Central Precinct, will have implications for the provision rate of local green space for residents and reduce the capability of the space to accommodate multiple simultaneous uses (due to its reduced size). This could be mitigated through further re-investigation as part of the broader master planning process as outlined below.
- » The potential for building heights to reach up to 45 storeys will create a high density residential community, which will influence their needs regarding access to and utilisation of community facilities.
- » The park space is likely to be within 200m (ground level) of all future high density residents in the Central Precinct, but without mitigation, does not meet the minimum 0.5ha size recommendation for a local park as per the NSW GA *Greener Places* 2020 (3,500sqm equating to 0.35ha).
- » It is recommended that SOPA investigate opportunities for additional green space throughout the Central Precinct in the Master Plan 2050.
- » *Possible mitigations for improvements to existing local parks, to address historical demand for local park spaces:*
 - > The embellishment of existing nearby green park spaces, including possibly:
 - The Abattoir Gardens (0.06ha) could increase the green park space within 200m of residents in the Central Precinct by creating an 'extension' of the Central Urban Park (0.35ha). If these future park spaces have a strong linkage or connection, they could deliver a larger green park of 0.41ha, which is close to NSW GA recommendations
 - Cathy Freeman Park (2.59ha) could deliver more diverse and multipurpose passive and turn-up-and-play recreation spaces for local residents in non-event mode (just outside of 400m), potentially through a combination of temporary/non-permanent supporting infrastructure (e.g. seating and tables) and unobtrusive design elements (e.g. field markings, sheltered areas, other semi/permanent infrastructure which can remain during event mode).

- Embellish Stock Route Park (0.18ha): any embellishment and future potential uses will need to consider both the orientation (south facing), its position between building and slope of this space
- > If a publicly accessible open space was delivered on top of the SMW SOP station northern building, this could contribute 'elevated' open space to the Central Precinct and Metro Study area. It would require strong connections to the ground level public domain.
- > Active (e.g. walking and cycling) and safe connections from the Central Precinct to larger or more embellished local open spaces should be supported, as one mitigation response to community access to more diverse local open space (within 200m and 400m), such as links could be made to the local playground and dog off leash park planned for Bicentennial Parklands.

Plaza spaces:

- » The secondary plaza space could be classified as 'local place, significant movement' in accordance with the NSW GA *Better Placed* 2017, and consideration of the relationship between open spaces within transport corridors is required.
- » The secondary public plaza space could contribute to the local open space network by providing an area for low-impact community use (i.e. places to spend time, gather for community events and/or relax) during non-event periods. This could include the integration of temporary supporting infrastructure (e.g. seating and tables, ping pong, table tennis, etc) which could be packed away for event mode. However, due to the different type of experience of plaza space, it should not be considered as a substitute to local green space. Therefore, there is need to investigate new opportunities for the delivery of additional green space in other areas of the Central Precinct.

Active and sporting spaces:

- » Due to the requirement of the SMW SOP station and the Central Precinct to be able to accommodate large crowd numbers in event mode, this is not a suitable location for the delivery of any active or sporting spaces.

Community and cultural centres:

- » The proposed 3,500sqm of community centre floorspace in the future Site 47 adjacent station development should be accessible to residents at all times (i.e. in event and non-event mode), and should incorporate spaces and amenity which support the needs of diverse users, as well as multiple uses at the one time (i.e. multifunctional).
- » The co-location with the Central Urban Park (green park space) and plaza spaces should foster an activated local centre and can be supported by strong visible and physical connections.
- » The nomination of a 3,500sqm community centre:
 - > Aligns with recommendations for floorspace in SOPA's *Local Infrastructure Contributions Framework* (October 2017) (4,000sqm) and Elton Consulting's Strategy (2,500-3,000sqm delivered as community hub: co-located library and community centre space),
 - > Reflects current recommendations in the CoP's *Community Infrastructure Strategy* (2020) for the delivery of a regional level community hub in SOP of 3,000-3,500sqm (based on benchmarks for community floorspace and library floor space provision, as well as guiding principles for community hubs and no change to NSW State Library standards).

1 Introduction

In 2016, Elton Consulting prepared the Community Facilities Strategy for Sydney Olympic Park Master Plan 2030 (2018 review) (Elton Consulting's Strategy). Elton Consulting's Strategy investigated the community facilities required to accommodate the needs of the future Sydney Olympic Park (SOP) resident and worker populations and informed the Sydney Olympic Park Master Plan 2030 (2018 review) (the existing Master Plan gazetted 2018).

Elton Consulting's Strategy was focussed on the period of 2015 to 2030. Elton Consulting's Strategy assumed development would be focussed in the Central, Parkview and Stadia precincts, to accommodate 23,500 residents (inclusive of approximately 3,000 current residents), 34,000 workers and 5,000 students (by 2030).

The planning control changes to support the Sydney Metro West (SMW) Sydney Olympic Park (SOP) station in Central Precinct, for the Sydney Olympic Park Master Plan 2030 (Interim Metro Review) (refer: Interim Metro Review) mean that there will be slightly more residents in the Central Precinct. However, the commercial office space and jobs remain the same. Overall the impact of the amendments to the overall existing Master Plan gazetted 2018 numbers is minimal to insignificant.

1.1 Report purpose

This report is a review and update to Elton Consulting's Strategy, in response to progression of plans to deliver the SMW SOP station in Central Precinct. It will inform Sydney Olympic Park Authority's (SOPA) submission to the NSW Department of Planning, Industry and Environment (DPIE) for a proposed amendment of the existing Master Plan gazetted 2018 (specifically Section 5.2: Central Precinct), for the Interim Metro Review.

DPIE have prepared a Study Requirements (April 2021) document to guide the Interim Metro Review. The following requirements are relevant to this report:

Section 2.2.: Social sustainability and infrastructure – Prepare an updated Community Facilities Strategy:

- » Inclusion of any additional community infrastructure identified in individual precinct plans
- » Account for an increase in density (if required) while investigating opportunities for social infrastructure near the station
- » Inform and support the preparation of the proposed planning framework including any recommended amendments to planning controls or master plan provision that may deliver an appropriate outcome.

DPIE's Study Requirements (April 2021) also requested that the updated Community Facilities Strategy define the objectives, strategies, timeframes, implementation, performance indicators and responsibilities for social and health services as well as identify and assess mechanisms available to maximise provision of Affordable Rental Housing, noting Greater Sydney Commission (GSC) targets. SOPA has informed that the Interim Metro Review is not intending to request changes to the existing directions regarding these elements in the existing Master Plan gazetted 2018, and that these would be addressed as part of the upcoming comprehensive 5-year review (resulting in Master Plan 2050). These elements of the Study Requirements (April 2021) are not considered in this report.

DPIE's Study Requirements (2021) also requested that the broader Social Sustainability and Infrastructure Study be informed by consultation with the GSC, School Infrastructure NSW (SI NSW), DPIE's Place, Design and Public Spaces Team and City of Parramatta Council (PoC).

As affordable housing targets were not required for this study, GSC were not engaged. DPIE's Place Design and Public Spaces Team were also not consulted, but there was regular collaboration with the SOPA team and HATCHRobertsDay regarding guiding principles in the Central Precinct concept (see **Section 2**). Recently (2020), SI NSW and CoP were engaged for a separate study investigating social infrastructure demand in SOP, on behalf of SOPA. These findings are recent and no increase to residential, workforce or student projections (up to 2030) is indicated in the Interim Metro Review (see following pages). These agencies were not re-consulted and findings from previous recent consultation have been integrated where relevant.

There is also some overlap with **Section 1.2: Prepare a Public Domain Framework** in DPIE's Study Requirements (2021), which are addresses throughout this review. Overlapping requirements include:

- » The preparation of a hierarchy of open spaces and public domain typologies
- » Consideration of movement corridors
- » Updates to open and recreation spaces, guided by the NSW Government Architect's (NSW GA) *Draft Greener Places* (2020).

At the time of preparing this review, there are two informing studies:

- » Metro Study Area: Indicative plans for the future SMW SOP station site (based on the *Sydney Olympic Park Master Plan 2030 Interim Review Urban Design report* (Cox, August 2021)), focused on a core location in the Central Precinct (i.e. where the future SMW SOP station is positioned) and on land owned by Sydney Metro
- » The Central Precinct: Indicative plans prepared by HATCH RobertsDay/Turf in the *Sydney Olympic Park Central Precinct Place Design and Public Domain Masterplan Overview* (June 2021) and the *Place Design and Public Domain Framework* (August 2021) which consider the entirety of the Central Precinct in SOP.

This report is focussed on the Metro Study Area, as plans prepared by Sydney Metro indicate potential changes to community facility provision for SOP, in particular local open park spaces and community facility floor space. There is strong correlation between the Sydney Metro West and Central Park indicative plans. Where relevant, this review considers the broader Central Precinct at a high level.

Other community facilities considered in Elton Consulting's Strategy for the broader Central Precinct and SOP are:

- | | |
|--|---|
| » Sport and recreation spaces | » Emergency and justice |
| » Community facilities (community centres, libraries) | » Health services and facilities |
| » Educational facilities (primary, secondary, childcare) | » Aged care and disability services |
| | » Welfare and community support services. |

This study has been undertaken to support the Interim Metro Review. It should be noted that Sydney Metro will undertake further detailed analysis as part of a Critical State Significant Infrastructure Application and future planning approvals.

1.2 Report structure

The structure of this report is outlined in **Table 1** on the following page.

Table 1 Structure of report

Report sections	Overview of content
Section 1: Introduction	» Report purpose and structure » Overview and update of current context and local government policy
Section 2: Central Precinct	» Review of informing plans
Section 3: Demographic Analysis	» Updated demographic characteristics of SOP residential population » Review of workforce and student populations
Section 4: Context Analysis	» Updated review of adjacent growth areas » Review of current policy context
Section 5: Community Infrastructure	» Updated audit of social infrastructure in SOP and surrounding areas
Section 6: Planning Approach	» Updated review of relevant standards and benchmarks, SOP contributions framework and relevant trends
Section 7: Key findings and conclusion	» Implications for the Interim Amendment (2021) » Considerations for future SOP Master Plan Review

1.3 Overview of current context and policy

Since Elton Consulting's Strategy was prepared, there have been changes to the external context surrounding SOP as a place, as well as its relationships with surrounding agencies. Changes are summarised below:

Amalgamation of Auburn City Council and City of Parramatta Council in 2016

- » SOP remains a State Significant Precinct but is now also located within the CoP local government area (LGA) boundary. While SOPA have developed a collaborative relationship with CoP in the planning and delivery of community facilities in the LGA, planning functions are the responsibility of SOPA (and DPIE – see below)
- » CoP have updated their open space, community and cultural facility strategic plans since LGA amalgamation, which have alternative standards and benchmarks to those used in the Strategy.
- » SOPA continue to be the managing and operational authority over SOP (town centre and parklands) in accordance with the Sydney Olympic Park Authority Act 2001.

Sydney Olympic Park Authority combined with Place Management NSW and Hunter and Central Coast Development Corporation

- » The SOPA Board was dissolved in February 2020, and a new Board and the NSW Place Making Advisory formed in July 2020.
- » SOPA has been merged with Place Management NSW and the Hunter and Central Coast Development Corporation into Placemaking NSW within the Department of Planning, Industry and Environment (DPIE).

Ongoing growth and transport planning

- » SOP is located within the Greater Sydney Commission's (GSC) Central City District, expected to accommodate an additional 207,500 dwellings by 2036, and is positioned along the Greater Parramatta and Olympic Peninsula (GPOP), which will focus residential and industry along future transport routes.
- » SOP is identified for increased connectivity to Greater Sydney, including plans for the construction of the Sydney Olympic Park Metro station in Central Precinct (to which this report relates) and a government strategy for light rail stops (Stage 2 of the Parramatta CBD to Sydney Olympic Park Light Rail).

Upgrades to existing / delivery of new community facilities in SOP and its Parklands:

Update to Community Facilities Strategy for Sydney Olympic Park - Interim Metro Review

Throughout 2020/21, SOPA invested \$18 million in improvement works has been invested in SOP and its sporting venues and Parklands to increase and enhance their enjoyment and utilisation capacity.

Improvements in SOP town centre include:

- » Refurbishment of the Sydney Olympic Park Aquatic Centre
- » Upgrade of the Quaycentre, including replacement of retractable seating and flooring
- » Hockey Centre pitch replacement
- » Installation of solar panels on the Aquatic Centre, Athletic Centre and Water Reclamation and Management Scheme and the replacement of public lighting with LED lights

In the Parklands:

- » All BBQs and the soft fall surface and umbrella shade structures were replaced (with additional umbrella shade) in Blaxland Riverside Park
- » Pedestrian bridge in Bicentennial Park was repaired
- » Wentworth Common playground was improved, (soft fall surface and restoration of equipment)
- » A new local children's playground and dog park, adjacent to the pedestrian bridge from Opal Tower.

In addition, SOPA have refurbished public amenities across SOP town centre and Parklands and have plans to deliver a new off leash dog park behind the P5 car park. A new public pedestrian connection into Bicentennial Park has also been delivered (part of a contribution from the Opal Tower residential development).

Upgrades to existing / delivery of new community facilities, surrounding SOP:

There have been upgrades to:

- » Bressington Park, directly north east of SOP in Strathfield LGA, now offering three playing fields (one to be constructed), four cricket wickets and two practice wickets, as well as a district playground and dog-off leash area
- » Mason Park in Strathfield LGA, next to Bressington Park, with the addition of a new synthetic sports field
- » Hudson Golf Course in Strathfield LGA, with one AFL-sized sports field for public use and work started on a new maze/public pathway and sensory garden
- » Strathfield Park, the delivery of a district playground with an area for all-abilities and inclusive play, in conjunction with improvements to 17 other of Strathfield Council's playgrounds

New facilities and spaces have recently been delivered at:

- » Powells Creek Park in Strathfield LGA, as part of the M4 East project, delivering a children's playground, BBQ facilities, ping pong tables, exercise stations and futsal court
- » Berala Community Centre in Cumberland LGA, large hall (able to split into two halls), 2 meeting rooms, activity room and multipurpose room
- » Victoria Avenue Public School in Canada Bay LGA, one of the first NSW public schools to integrate community facilities including a 47-place day care centre (operated by City of Canada Bay Council), an early childhood health centre (operated by NSW Health), shared community sports facilities and an enlarged hall that accommodates out of school hours community use.
- » Wentworth Point Public School in Parramatta LGA, opened in 2018
- » Wentworth Point Community Centre and Library in Parramatta LGA, including community space, with co-working spaces, a quiet study room; bookable spaces such as a dance studio, learning lab, music rooms, and meeting and function rooms, and CoP branch library (located in the Wentworth Point Community Centre).
- » The Connection at Rhodes in Canada Bay LGA, a digital library space and meeting function space.

New plans have been/are being prepared for:

- » a 3.9ha peninsula park at Wentworth Point in Parramatta LGA, with new playground, barbeque facilities, toilets, exercise hubs, public art, boardwalks, cycleway (to be delivered by Landcom)
- » a new Sydney Olympic Park High School (site not indicated at the time of preparing this report, but early indications of positioning in Wentworth Point provided by SOPA).

A detailed comparison of surrounding social infrastructure between the Elton Consulting Strategy and this report is provided in **Appendix B**.

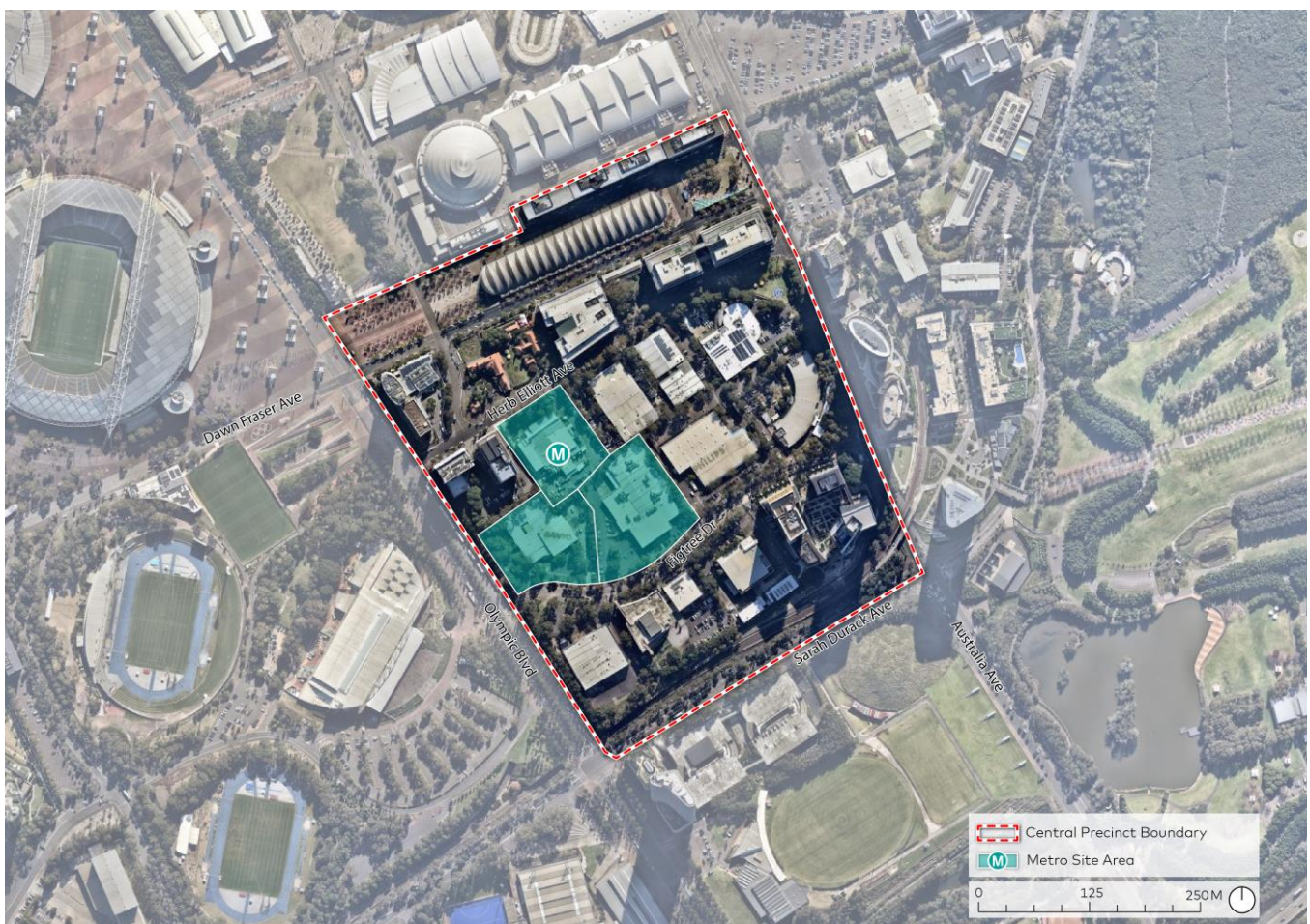
2 The Central Precinct

The Central Precinct is one of 12 precincts in SOP. It is, as the name suggests, centrally located in the SOP town centre and incorporates the existing Sydney Olympic Park train station and historic Abattoir Precinct.

The future SMW SOP station is proposed to be located just south of the Abattoir Precinct, within 400m of the existing SOP station (see **Figure 1** below). The preliminary place and design principles for the SMW SOP future station are:

- » Support the creation of a new town centre and reinforce Sydney Olympic Park as a premier destination for major events in line with the principles outlined in the Sydney Olympic Park 2030 masterplan
- » Deliver a station and public domain designed to support day to day activities and flexibility to accommodate major events and periodic large crowds
- » Facilitate east-west access from Olympic Boulevard to the station and town centre to accommodate event crowds
- » Enhance permeability with new pedestrian links and connections to places within the wider station precinct supported by active street frontages, and new open spaces
- » Ensure the station provides easy, safe and intuitive interchange with other modes of transport, during day to day operation and events.

Figure 1 Location of future Sydney Metro West station



Source: COX Architecture, June 2021

2.1 Comparison of community facility provision for Central Precinct

Elton Consulting's Strategy and the existing Master Plan gazetted 2018

Based on projections of 23,500 residents, 34,000 workers and 5,000 students in SOP by 2030, Elton Consulting's Strategy recommended a local park space of 5,780sqm (local green park) directly south of the Abattoir Precinct, with a combination of hard and soft surfaces with embellishments (including planting, paving, furniture and lighting, etc.). This is referred to as Central Urban Park in the existing Master Plan gazetted 2018. The land indicated for Central Urban Park is within the future SMW site, partially covered by future SMW SOP station.

Elton Consulting's Strategy also indicated the need for a future community facility, directly adjoining the Central Urban Park to the east. Across all of SOP, Elton Consulting's Strategy calculated demand for approximately 2,400sqm of public library floorspace and 1,350sqm of community centre floorspace, recommending that these facilities are delivered in a community hub model (combined to deliver a 2,500-3,000sqm community hub facility, assuming floorspace efficiencies through co-location).

For all of SOP, Elton Consulting's Strategy also suggested that strong active connections (e.g. walking, cycling, etc) would be critical to support access to SOP's community facilities and open spaces.

Place Design and Public Domain Framework

The *Place Design and Public Domain Framework* (prepared by Roberts Day/Turf, August 2021) proposes 10,500sqm of public open space, delivered as a green park and plaza spaces.

Whilst the delivery of the SMW SOP future station provides an opportunity for growth across the precinct, this report only reviews the Metro study area and assumes no significant daily population changes (residents, workers and students). The full opportunity will be reviewed in the Sydney Olympic Park Vision, Strategy and Master Plan 2050.

Key features include:

- » **Green space:** Approximately 3,500sqm of green park space (in the location of Central Urban Park in the existing Master Plan gazetted 2018).
- » **Public plaza space:** An increase in the public plaza space, with two types indicated:
 - > 1,500sqm of 'primary plaza', which is public open space at the north and south entries to the future metro station
 - > 5,400sqm of 'secondary plaza', which is hard surface public space and corridors, with the capacity to hold event crowds and act as a marshalling area during event-mode but also offer local public open space in non-event mode. This includes the 'Miluni Plaza', a wide street (approx. 40m width) to accommodate event-mode crowds accessing the SMW SOP station and provide a strong connection to the Aquatic Centre. The 'Miluni Plaza' will be activated by ground floor retail and, at the time of preparing this report, there are suggestions of non-permanent recreation and community infrastructure (e.g. ping pong tables, seating, etc). This infrastructure could be available for local use in non-event mode and packed away during events.
- » **Community spaces:** Approximately 3,500sqm of community centre floor space potentially in the future Site 47 adjacent station development.
- » **Building height:** Residential towers of varying heights (from 20 to 45 storeys) in-set from 4-storey podiums intended to create a sense of human scale.

Key contrasts

Key contrasts between current recommendations (Elton Consulting's Strategy and the existing Master Plan gazetted 2018) and the *Sydney Olympic Park Master Plan 2030 Interim Review Urban Design report* (Cox, August

2021)) and the *Place Design and Public Domain Framework* (Hatch RobertsDay, August 2021) for the Metro station precinct relevant to this report are:

- » A reduction of approximately 2,280sqm of the local green park space in the Central Urban Park, to accommodate a reconfiguration of public spaces in the Central Precinct (see below plaza public space)
- » The contribution of approximately 5,400sqm of public plaza space provided as an east-west corridor (referred to as the 'Miluni Plaza'), which could be used by residents, workers, students and visitors to spend time, socialise and participate in passive and low impact (e.g. non-sport based) activities in non-event mode
- » The potential contribution of 3,500sqm of community centre floorspace in the future Site 47 adjacent station development adjoining the local park and plaza space, which has implications for previous recommendation for community floorspace potentially being delivered elsewhere in Central Precinct.

A comparison of current (Elton Consulting's Strategy and the existing Master Plan gazetted 2018) against proposed open spaces and community facility floorspace are provided in **Figures 2 and 3** in the following pages.

Figure 2 Comparison of key features

Green local park spaces in the Central Precinct overall



Source: Current Master Plan – Section 5.1 (2018)
Planned green local park spaces: circled blue



Source: HATCH RobertsDay/Turf (July 2021)
No change to green local park spaces from Master Plan gazetted 2018: circled blue
Changes to green local park spaces in the Master Plan gazetted 2018: circled black

Central Urban Park and plaza space



Source: Current Master Plan – Section 5.1 (2018)



Source: HATCH RobertsDay/Turf (July 2021)
Changes to Central Urban Park in the Master Plan gazetted 2018: circled black
New plaza space: circled orange

Community centre floorspace



Source: Elton Consulting's Strategy



Source: HATCH RobertsDay/Turf (July 2021)

Indicative location of future community facility: red circle

Figure 3 New features: not indicated in Elton Consulting's Strategy or the existing Master Plan gazetted 2018

Public plaza space and shared streets



Source: HATCH RobertsDay/turf (July 2021)

3 Demographic analysis

This section investigates the currency of demographic investigations and findings which informed Elton Consulting's Strategy and the existing Master Plan gazetted 2018. Key data inputs for include 2016 ABS Census data, a completed residential development in Central Precinct and recent workforce planning study for SOP.

Potential implications for community facility planning in SOP:

Residents:

- » Approximately 45% of the future residential population (by 2030) will be located in the Central Precinct, in high density developments, which will create demand for the delivery of local community facilities within or in proximity to the Central Precinct for these residents to access, spend time, exercise and socialise
- » The average household size in SOP (currently 2.2 people/household) is sufficient for this review, but may need to be reviewed for the upcoming Master Plan 2050
- » Proportions of school aged children and adolescents are significantly lower (compared to Greater Sydney average and nearby areas) and a much smaller proportion of older people (65+ years) impacts needs for age-specific facilities/services (e.g. youth recreation spaces)
- » A large community of people born overseas with implications in terms of community support and services, as well as potential needs for spaces that allow social interaction/cohesion and integration
- » In addition, it was previously noted that a number of residential developments include communal spaces of relatively high quality, including library or music rooms, recreational facilities, open spaces.

Workforce:

- » Population projections for SOP (by 2030) indicate a significantly higher number of workers than residents in SOP town centre (13,000 more), which will require considerations towards providing spaces and facilities which meet worker needs, but also balance use between workers, residents and students in non-event times, as well as ongoing worker access in peak (e.g. event) times.
- » The location, function and amenity of community facilities in SOP needs to consider the distribution and concentrations of workers across SOP, as well as regular working patterns and balanced use of spaces with local residents and during peak (e.g. event times).

Students and visitors:

- » A range of other users (students and visitors) visit SOP, creating additional demands for community facilities and open spaces at potentially different times of the week/day/night
- » Community facilities and open spaces should be accessible to students and other local users.

Potential implications Interim Metro Review

- » A potential reduction in local green space to accommodate a reconfiguration of public spaces in the Central Precinct will impact on resident access and reduce the capability of this space to offer multiple simultaneous uses (due to its reduced size). Although new plaza space is being provided, this offers a different experience (low impact social gatherings) and is not a substitute for green park space. As such it is recommended that along with embellishment of existing parks, SOPA review the opportunity for additional green space in other sites across the Central Precinct.
- » Any community centre floorspace provided in Central Precinct should be accessible to all residents at all times (i.e. in event and non-event mode), incorporate spaces and amenity which support the needs of diverse users, as well as multiple uses at the one time (i.e. multifunctional)
- » The potential for building heights to reach up to 45-storeys will create a high density residential community, who have different needs for access to and utilisation of community facilities (e.g. larger spaces for gatherings, near by open space for recreation and spending time).

3.1 Residential population

3.1.1 Average household size

Elton Consulting's Strategy and current Master Plan

The projected population numbers which informed Elton Consulting's Strategy and the existing Master Plan gazetted 2018 are based on:

- » a calculation of projected floor space
- » adoption of an average dwelling size (outlined in following pages)
- » an assumed average household size.

To determine population forecasts for this report, an average dwelling size of 71sqm has been applied (determined from the existing Master Plan gazetted 2018) with the following minimum sizes for apartments:

- » Studios: 40sqm
- » One-bedroom apartments: 50sqm
- » Two-bedroom apartments: 70sqm
- » Three-bedroom apartments: 95sqm.

Elton Consulting's Strategy applies an average household size of 2.2 persons. This originated from a profile of people living in multi-unit residential development across Greater Sydney undertaken by the City Futures Research Centre (2015) and a profile of apartment dwellers living in higher density urban renewal areas (as opposed to apartments across the metropolitan area as a whole), using the examples of Rhodes, Meadowbank Pyrmont, Zetland and the apartment precincts of Newington.

Review and key findings

The proposal overall may result in a slight increase to the resident projections indicated in the existing Master Plan gazetted 2018 (up to 2030). However, given the possibility of an overestimation of 2.2 people/households (see below), this increase is not considered significant and will be considered as a whole precinct review for the Master Plan 2050.

Elton Consulting's Strategy applied an average household size of 2.2 people/household, which is slightly higher than CoP's assumption for SOP (increase from 2.07 to 2.11 persons per household by 2031). This could lead to an over-estimation of the population, unless there is a higher than average proportion of larger dwellings.

It is recommended that an average household size of 2.2 people/ household is sufficient for this review. However, this may require a deeper investigation and review for the upcoming Master Plan 2050.

3.1.2 Projected demographic characteristics

Elton Consulting's Strategy

Elton Consulting's Strategy found that the profile of residents living in higher density dwellings differed to that of residents of Greater Sydney as a whole (based on 2011 ABS Census data), as:

- » Greater representation of renters, assumed to be due to housing affordability and likely to strengthen the proportion of young adults and group households
- » In conjunction with the above point but also a combination of other lifestyle factors (e.g. close to sporting and recreation venues, not yet homebuilder and family cohorts), a slightly higher proportion of young adults 25-34

- » A slightly lower proportion of older people (assumed to be due to people aged 65+ not downsizing to apartments to the extent previously anticipated, in part due to economic factors) and lone person households (linked to affordability)

Based on these assumptions, the resident population is estimated to be approximately 23,500 residents by 2030 (at the completion of the development and excluding student population residing in SOP). Elton Consulting's Strategy projected that the Central Precinct would account for 10,500 of SOP's 23,500 residents by 2030 (approx. 45%).

Residential dwelling delivery in Central Precinct

Since the existing Master Plan gazetted 2018 was adopted, a residential development has been delivered in Central Precinct (site 53 in current Master Plan). The development includes 696 residential units (including a proportion of build-to-rent dwellings), comprised of:

- » 285 x 1-bedroom units (approx. 41%)
- » 317 x 2-bedroom units (approx. 46%)
- » 94 x 3-bedroom units and larger (approx. 14%).

This bedroom-combination indicates that housing affordability continues to be a key consideration for housing stock options providing in SOP. It aligns to assumptions in Elton Consulting's Strategy that affordability is influencing the socio-demographic characteristics of SOP resident population (see below).

Review and key findings

To identify characteristics that may impact on community facilities demand, the following methods were used for this review:

- » Reviewing the profile of existing residents in SOP using ABS Census data 2016 for the SOP suburb, where 100% of residents live in apartments
- » Comparing this profile to the characteristics of residents living in high density areas including Wentworth Point and Rhodes where respectively 99.2% and 92.6% live in high density
- » Comparing all profiles to residents in Greater Sydney in 2016, as a benchmark for comparison.

Detailed demographic data utilised for this review is provided in **Appendix A**.

The profile of residents living in the higher density areas of SOP, Rhodes and Wentworth Point (based on 2016 Census data) differs greatly from that of residents in Greater Sydney. Specific areas of difference are illustrated in **Figure 4** in the following pages.

If the SOP community continues to reflect these characteristics as the population grows, it is likely:

- » Most residents will be renters
- » Most households will be couples without children, lone person or groups (i.e. a smaller proportion of families with children), including a large representation of single and group households likely to grow with a growing student population.
- » Most residents will be working aged (nearly 30% of the population aged between 20 and 34), and some older residents (aged 65 years and older).

The CoP's *Community Infrastructure Strategy* (2020) is consistent and anticipates SOP will be:

- » Home to an increasing number of families with younger children (i.e. not the dominant household type, but increasing in representation)
- » Increasingly culturally diverse, including people who have recently arrived in Australia
- » Include a high proportion of working aged residents.

The proportion of households with children, particularly school aged children, will reflect the size of the apartments to be provided.

The trend in age groups is reinforced by research undertaken by Urban Taskforce Australia (Urban Ideas May 2015, which found that families with young children (mostly under 12 years of age) make up around 11-13% of apartment households, but mature families with older children (generally at high school) comprise a very small proportion of apartment households (4-7%). This suggests that people tend stay in apartments while their children are young, or until the second child is born, and then move to larger dwelling types.

Research undertaken by the Department of Education and Communities (DEC) has shown that it is not dwelling type (apartment or detached house) that is linked to families with children so much as the number of bedrooms in the dwelling, with three bedroom apartments just as likely to accommodate families with children as three bedroom houses. If the new development consists predominantly of smaller units (two bedrooms or less), then the proportion of families with children, particularly families that remain with the birth of a second child, will be smaller.

It is recommended that bedroom-mix composition is considered further in planning recommendations during the preparation of the Master Plan 2050.

At the same time, it needs to be recognised that apartment living is becoming an increasingly accepted option for families with children in Sydney, particularly for those born overseas. Proximity to the facilities of SOP will also be an attractor for families with children. Further data will be sought from the DEC regarding enrolment trends in nearby areas of high density development to assist in forecasting the proportion of children likely to live in SOP.

The suggested age profile for the projected population of SOP in 2030 (based on 23,500 people) is provided in **Figure 5** on the following page.



In late 2019, DPIE released its latest set of population projections for NSW LGAs. The projections estimate that CoP LGA will increase by 203,900 people between 2016 and 2041 (234,450 to 438,350 residents). DPIE projections by suburb are not available.

With DPIE, the GSC prepared population forecasts by district. The Central City District, which incorporates CoP LGA and SOP, is projected to increase by 768,650 people between 2016 to 2041. As such, the increase in the CoP resident population could contribute to more than 25% of the growth in the Central City District (26.5%).

Figure 4 Summary of socio-demographic characteristic of SOP residents (2016-2030)**Tenure****Mostly renters**

- » A significantly higher proportion of dwellings in private rental, particularly in SOP.
- » Lower proportions of owner-occupied dwellings

**Households****Groups, singles and couples**

- » A significantly larger proportion of households comprised of couples without children, single person and groups.
- » Correspondingly, a significantly smaller proportion of households comprising families with children.

**Age groups****Young professionals and babies**

- » A significantly larger proportion of young adults (25-34),
- » An under-representation of both children (under 15) and older adults (65+ years)
- » Broadly consistent proportions of pre-school children (0-4 years), if not slightly larger than the metropolitan average.
- » Significantly lower proportions of school aged children and adolescents (5-19 years), compared to the average for Greater Sydney.

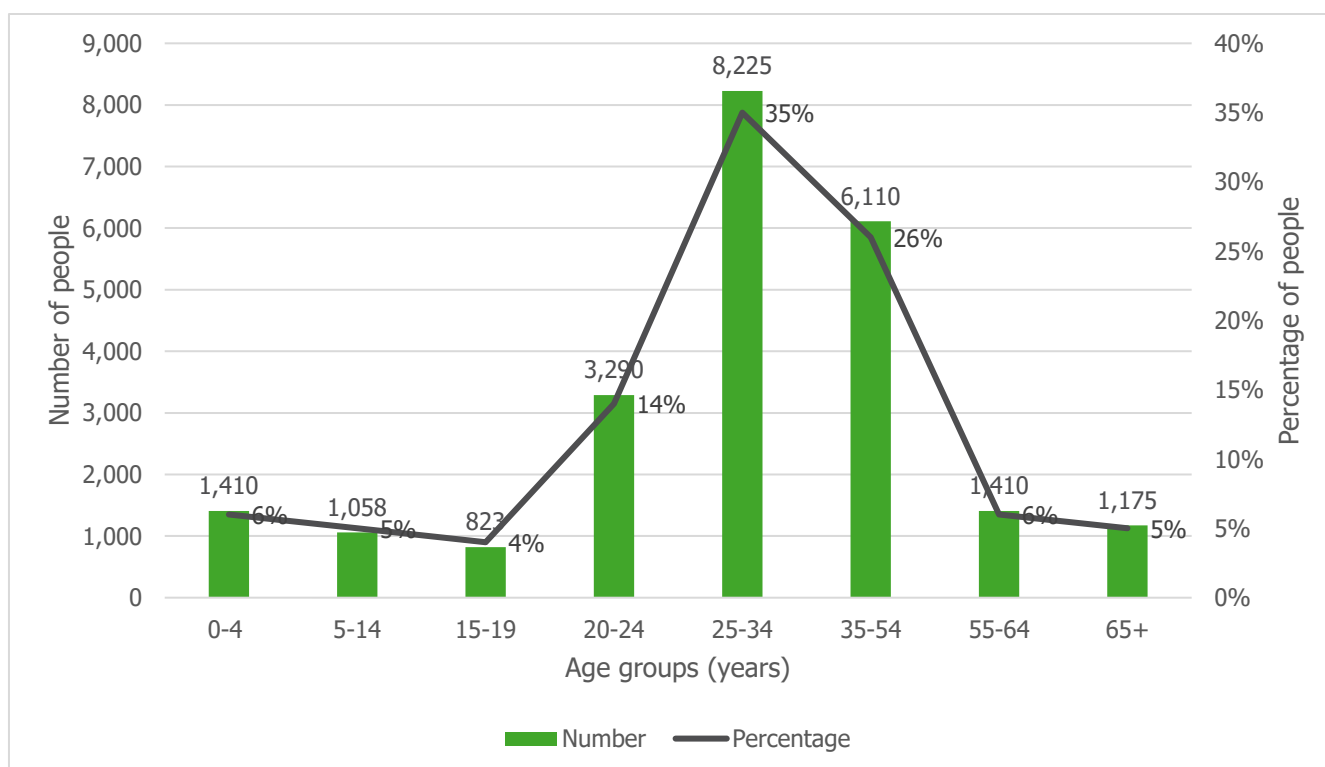
**Cultural diversity****Asiatic origins**

- » Significantly larger proportion of residents born overseas, with a substantial representation of Chinese and South Korean cultures.

**Employment****Professionals and students**

- » Higher rates of labour force participation and larger proportions of the workforce engaged in professional or managerial roles.
- » Higher rates of unemployment

Source: SOP suburb, ABS Census 2016

Figure 5 Forecast age profile in SOP in 2030

Source: SOP suburb, ABS Census 2016

3.2 Workforce population in SOP town centre

3.2.1 Workforce size and types of jobs

Current Master Plan

The existing Master Plan gazetted 2018 applies the following assumptions to estimations of the future SOP working population in 2030:

- » Office jobs: 1 worker per 22sqm
- » Retail jobs: 1 worker per 50sqm
- » Education jobs: 1 worker per 100sqm
- » Community and venue jobs: 1 worker per 100sqm
- » Hotel jobs: 1 worker per 100sqm.

It is important to note that these figures were prepared prior to the impacts of COVID-19.

The existing Master Plan gazetted 2018 estimated that these provisions (in conjunction with retail and commercial floorspace allocations) could generate approximately 26,400 jobs in SOP. Combined with the existing commercial floor space (2016 estimation of 7,600 workers, based on employment figures of previous significant tenant Commonwealth Bank of Australia), this would generate approximately 34,000 workers by 2030.

Review and key findings

The existing Master Plan gazetted 2018 has a baseline GFA capacity of 1,960,000sqm of which 627,200sqm of gross floor area (32%) is completed or committed for development. Sydney Olympic Park has potential to attract an additional 130,000 to 150,000sqm of net office floorspace over the next 15 years.

SGS Economics *Sydney Olympic Park Green Star Communities Economic Study* April 2019 investigated employment opportunities within SOP as an input into SOPA's Green Star – Communities application. It envisions SOP as a strategic employment centre with a sports and recreation focus, suggesting that, as a strategic centre, SOP could serve more than one purpose:

- » Metropolitan level: a destination
- » Local uses: shopping centres, cafes, doctors' surgeries and community infrastructure.

SGS Economics' study identified 100,000sqm of retail and 412,000sqm of commercial floorspace currently in SOP. It also recognised the existing Master Plan gazetted 2018 plans to provide 34,000 jobs and 100,000 sqm of commercial floor space. The study also identified that the delivery of the proposed SMW SOP station would significantly increase accessibility and drive investment in district and metropolitan commercial and service roles. It estimated that improved accessibility through the delivery of the proposed SMW SOP station could generate an additional 12,400 jobs (on top of the existing Master Plan gazetted 2018).

Hill PDA's *Draft Central Precinct Commercial Demand and Feasibility Assessment* (June 2021) identified that the delivery of the SMW SOP station and outcomes of the Interim Metro Review generated demand for an additional 100,00sqm of retail floorspace (102,864sqm by 2031) and potentially an additional 130,000-150,000sqm of commercial office floorspace over the next 15 years. It also identified a lower estimation of office jobs per worker (17sqm/worker).

Both studies indicate a significant increase in the projections of workforce numbers proposed in the existing Master Plan gazetted 2018. Whilst there is a reduction in commercial office space in the study area in this Interim Metro Review, it is expected that the provision of the SMW SOP station will provide the potential for increased jobs across the precinct. This will be reviewed in detail as part of Master Plan 2050.

SGS Economics' study predicted that professional services and arts and recreation occupations could be the dominant in SOP, working in professional services, finance and insurance services and arts and recreation services. The existing Master Plan gazetted 2018 seeks to deliver a precinct where residents live, work and play, reinforcing the idea of self-containment. According to SGS Economics' study, 34% of jobs within SOP are serviced locally (ABS 2016). It is expected that an additional 3,000 will be serviced locally.

The various levels of purpose and SOP's role towards commercial floorspace from SGS Economics' study are summarised in **Table 2** below.

Table 2 Economic land uses and the role of SOP

Land uses	Local	Metropolitan	Role of SOP
Employment	Local population serving	Strategic employment	<ul style="list-style-type: none"> » The population in the wider corridor will generate sufficient demand for significant local offices and smaller suites. Some live-work opportunities could be considered. » SOP is a major office market. Additional large office developments of subregional or metropolitan significance should be targeted.
Retail	Local retail	Regional shopping centre	<ul style="list-style-type: none"> » As a local retail centre, SOP should provide small scale convenience retail. These uses require smaller development footprints. » In addition regional shopping centre retail will likely attract a broad spectrum of users.
Entertainment	Local attractions	Major events	<ul style="list-style-type: none"> » Local attractions attract regular day, night and weekend activity. » Major events role attracts metropolitan wide population.
Education	Childcare Primary schools Secondary schools	Tertiary institutions	<ul style="list-style-type: none"> » A number of childcare facilities and tertiary institutions are in the park. SOP will need to provide additional local education facilities including childcare, primary and secondary schools. » There may be opportunities for tertiary education facilities particularly related to economic specialisations (sports services and finance).
Health	Local health services	Hospital	<ul style="list-style-type: none"> » All types of local health facilities will be required as the population expands and ages. The precinct currently includes a medical centre and sports medicine. » SOP has access to two large hospitals at Westmead and Concord.

Source: SGS Economics *Sydney Olympic Park Green Star Communities Economic Study* April 2019



Regular surveys are undertaken with workers by SOPA, with the latest findings from 2018 research (Sydney Olympic Park Authority Workforce Survey 2018 – Report Micromex Research, July 2018). In general, the following 'best' things about working/studying/training at/living in Sydney Olympic Park are identified:

- » Natural surroundings (49%)
- » Fewer people/less crowded (34%)
- » Location (27%)
- » Relaxed atmosphere (24%)
- » Access to sporting events (24%)
- » Lifestyle Program (operated by SOPA) (22%)
- » Ease of commute/easy to get to/close to home (20%)

More negative aspects are dominated by transport and accessibility issues, including 'Difficult to get in and around the Park, during certain events' (35%).

3.3 Other populations

Current Master Plan

The existing Master Plan gazetted 2018 anticipates 5,000 students by 2030. Populations that will need to be considered in future planning for the SOP Town Centre include:

- » Students attending the sporting education providers, and other tertiary institutions such as the Western Sydney University campus, SP Jain School of Global Management, Kirana Colleges Australia, and any planned schools likely to be located in the SOP (early indicative plans for a new high school in Wentworth Point – see **Section 5.2.3: Education facilities**).
- » Temporary residents staying in short term accommodation located in SOP town centre
- » A significant visitor population with:
 - > many visitors attracted to specific sporting and cultural events, including the Sydney Royal Easter Show
 - > visitors attracted to SOP's publicly available or accessible recreation facilities, such as the Aquatic Centre
 - > visitors to the Sydney Olympic Parklands, touring the Olympic site and using the hotel, restaurant and other services available.

Review and key findings

The proposal overall does not indicate any change to student projections.

The SP Jain School of Global Management is located in Central Precinct and SMW have granted the institution up to July 2021 to relocate. The future location of the institution is not known at the time of this review; therefore, it cannot be determined if there could be a potential change (e.g. decrease if relocated outside of SOP) in student population as a result of the SMW SOP metro station development. The potential for increased education facilities will be reviewed as part of the Master Plan 2050.

4 Context analysis

This section provides an update to key development and growth areas surrounding SOP since the finalisation of Elton Consulting's Strategy and adoption of the existing Master Plan gazetted 2018. It also provides an update on relevant State government plans for transport infrastructure delivery relevant to SOP and introduces relevant community facilities plans prepared by City of Parramatta Council (post-amalgamation of Auburn Council).

Potential implications for community facility planning in SOP:

Development

- » There are existing community facilities and open space shortfalls within the SOP and broader area (Catchment 6 in CoP's *Community Infrastructure Strategy* 2020 – see next page).
- » CoP is not planning to deliver new community spaces and facilities in SOP.
- » It is recognised that existing spaces and facilities in SOP only provide limited opportunities for residents (in Sop and in adjacent precincts such as Carter Street), and that SOP facilities are already heavily used. Additional demand from the Carter Street and Wentworth Point precincts should be acknowledged.
- » Major transport infrastructure, such as the delivery of a future metro station, will improve connectivity to SOP and further promote its attraction as a destination, which could lead to increased visitors and potential more users of community facilities (beyond locally based residents, workers, students, etc).

Connections with agencies:

- » CoP has higher benchmarks for community facilities (80sqm/1,000 people) and open spaces (3ha/1,000 people) than Elton Consulting's Strategy which, if applied, creates a significant undersupply in both facilities and spaces.
- » CoP considers hard surfaced open spaces which accommodate events and high volume (foot traffic) thoroughfares as civic spaces and/or urban plazas.
- » CoP recognises that the private provision of community spaces can contribute to the provision of community spaces in the larger network, but Council is committed to the public access into perpetuity.
- » According to those who participated in DPIE's *Great Outdoors Study*, access to quality outdoor spaces for passive recreation, social events as well as individual fitness is in high demand in Greater Sydney
- » The importance of streets as an important contributing element to the larger public space network has become a key focus for DPIE, for providing access to social interactions, active mobility as well as passive and active recreation.
- » According to the NSW Office of Sport, local community use of some of the recreational and sporting infrastructure in SOP may be hindered due to the sporting or recreation facilities being premier level as well as the cost of hire

Potential implications for the Interim Metro Review:

- » The future SMW SOP station which will create a north-south thoroughfare across Central Precinct for those arriving or departing on different transport routes, which will influence the suitability of public open spaces in this thoroughfare as spaces to spend time.
- » SOPA and the Sydney Metro team will need to continue working together closely to ensure the delivery of the SMW SOP station in Central Precinct provides open spaces and community facilities which best meet the needs of residents, workers, students and visitors.

4.1 Surrounding growth and development

According to the CoP's *Community Infrastructure Strategy* (2020), the majority of future growth in the CoP LGA will be driven by 12 high growth areas distributed across six catchments. Each catchment has its own specific community facility needs.

SOP is located within Catchment 6, which also incorporates Wentworth Point, the Carter Street Precinct, Newington and Silverwater. The CoP's *Community Infrastructure Strategy* (2020) identifies a shortfall in community facility floorspace and open spaces in Catchment 6 (based on a forecast population of 64,790 people in 2041).

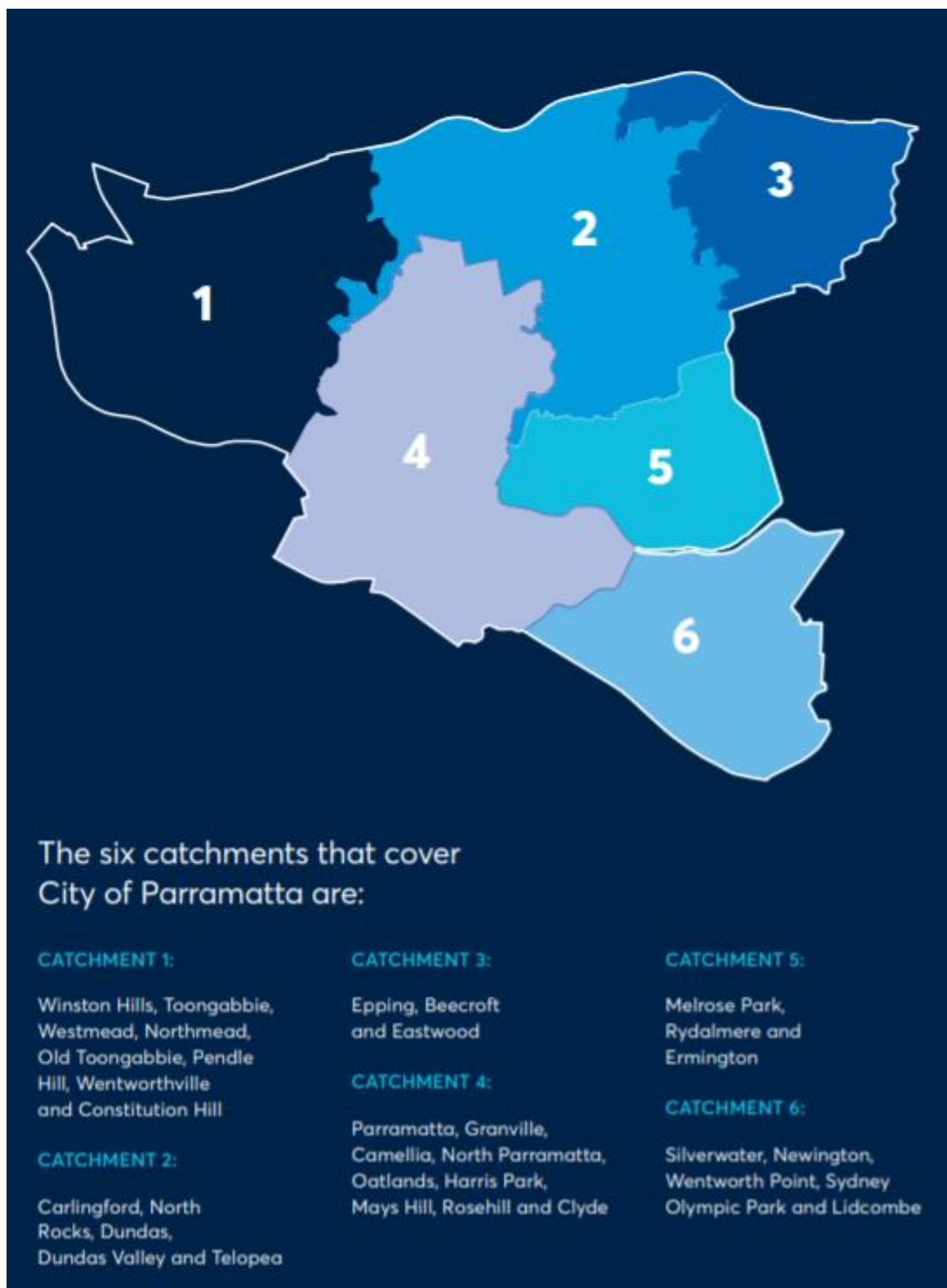
Relevant information is summarised in **Table 3** below, and catchments are shown in **Figure 6** on the following page.

Table 3 City of Parramatta's community facility and open space provision findings

	Community facilities	Open space
Current quantity	1,485sqm	15ha (Council owned or managed parks and sportsgrounds only)
Spaces	Existing facilities: <ul style="list-style-type: none"> » Newington Community Centre (485sqm) » Wentworth Point Community Centre and Library (1,000sqm) 	Existing hierarchies: <ul style="list-style-type: none"> » 5 pocket parks » 7 local parks » 1 district park » 1 natural park » 1 regional park
Benchmarks	80sqm/1,000 people	Provision rate of hectares per 1,000 people with 3ha/1,000 people. This includes: <ul style="list-style-type: none"> » 1ha/1,000 people for parks » 1ha/1,000 people for sporting open space » 1ha/1,000 people or more for natural areas and other open space A percentage of land approach 15% of the land area for open space, of which: <ul style="list-style-type: none"> » 6% is formal sport » 5% is informal and passive recreation » 4% is natural area
Current provision (2019)	Undersupplied - 56sqm/1,000 people	Undersupplied – 0.56ha/1,000 people
Recommendations (2041)	New facilities: <ul style="list-style-type: none"> » Carter Street: 1,000sqm community space (part of a community hub) » SOP: 1,200sqm community space (part of 3,500sqm community hub, co-located with library space) 	Local Parks: <ul style="list-style-type: none"> » All residents can access a local park within 400m of their homes. » 50% of all parks within each catchment classified as local.

Source: City of Parramatta's *Community Infrastructure Strategy* (2020)

Figure 6 City of Paramatta catchments (2020)



Source: City of Parramatta's *Community Infrastructure Strategy* (2020)

4.1.1 Wentworth Point

Since the completion of Elton Consulting's Strategy, Wentworth Point is now occupied by a new and growing high-density residential community.

It is forecast that Wentworth Point will be home to 28,000 residents in 12,700 dwellings by 2036, compared to 9,000 residents in 3,700 dwellings in 2016¹. Currently, there is limited open space and recreation, and no play spaces in the suburb.

New spaces, since Elton Consulting's Strategy, include the construction of the Wentworth Point Community Centre and Library which opened in December 2019, as a 24-hour public library foyer and community space.

In response to ongoing demand for community spaces, CoP is seeking to:

- » Upgrade existing sports fields near Wentworth Point to increase capacity, advocate for the provision of open and recreation spaces for residents in future residential developments
- » Increase access to school facilities within Wentworth Point for shared use
- » Provide local community infrastructure close to homes in Wentworth Point, including a new indoor recreation facility with at least four multi-use courts, one new play space and recreation opportunities for teenagers
- » Investigate opportunities for a long day care and out of school hours Council facilities (including advocating for at least 544 new long day child care centres by 2036 with additional spaces for workers in a combination of private or not-for-profit centres)

In addition, a 3.9ha peninsula park is planned in Wentworth Point.

Review and key findings

The Wentworth Point population is likely to use social infrastructure in Rhodes, due to the traffic and transport limitations out of the area. The potential future light rail stage 2 may increase connectivity with other areas such as SOP.

4.1.2 Carter Street Precinct

Carter Street is located directly south-west of SOP. In December 2020, the Carter Street Master Plan was finalised by DPIE². By 2036, the proposed multi-use precinct (retail, commercial, education and residential) has been approved to accommodate 6,200 dwellings and could be home to approximately 13,600 residents (based on assumption that previous master plan would deliver 5,500 dwellings for up to 12,100 residents, equating to average household size of 2.2 people/household³). Approximately 700 of these homes are proposed to be within walking distance of the SMW SOP station.

It is likely that the future residential community of the Carter Street Precinct will incorporate a high representation of culturally diverse residents, as well as a significant component of families with young children, young couples without children, working aged adults and older people aged 60+.

The Carter Street Precinct is proposed to include a new primary school for up to 1,000 students, on a 1.9ha site, and includes land for a new child care centre (market delivery) and new community centre (1,000sqm as per Carter Street Precinct Development Contributions Plan 2016). Approximately 3.03ha of open space is also proposed next to the school, described as sufficient in size to support the delivery of sports fields.

Given the proximity of Carter Street Precinct to SOP, planning for community facilities should be considered with a networked approach. Elton Consulting's Strategy noted that connections between Carter Street and SOP will seek

¹ City of Parramatta's Draft Community Infrastructure Strategy 2020

² NSW Department of Planning and Environment, Carter Street Precinct Finalisation Report, December 2020

³ NSW Department of Planning and Environment, Carter Street Planning Report, September 2018

to connect the Carter Street Precinct residents to community infrastructure and open spaces within SOP, which could result in up to 13,600 new local residents accessing community facilities in SOP.

CoP's *Community Infrastructure Strategy* (2020) also recommends that the following community infrastructure should be provided within the Carter Street Precinct:

- » A multipurpose community space as part of the community facilities network
- » Play spaces including for the teenage age groups
- » Open space and recreation facilities.

It also advocates for the delivery of at least 160 new long day care places, with additional places for workers, and the delivery of out of school hours care on the proposed school site. Council is also investigating:

- » Joint or shared uses with the proposed new primary school, including the use of new indoor recreation facilities (ideally providing 2 multi-use courts)
- » A community space of 1,000sqm, as part of a larger community hub.

Review and key findings

It is possible that existing facilities and open and recreation spaces in SOP may have limited availability to accommodate the cumulative local use, resulting from the Carter Street Precinct development. There is also the potential for high costs of maintenance and management, resulting from higher use.

The *Carter Street Precinct Finalisation Report December 2020* identifies local facilities including a 1,000sqm community centre, open spaces (up to 3.03ha) in the form of a large park capable of supporting playing fields, 3 smaller local parks, a linear foreshore reserve along Haslam's Creek, and a cycle/pedestrian bridge over Haslam's Creek. It also identifies district facilities to be accessible for future Carter Street residents including a new multi-purpose indoor recreation facility within the Newington/Silverwater area, and upgraded sporting facilities for team sports at Wilson Park and Newington Reserve.

The Carter Street Precinct *Development Contributions Plan* (2016) notes that the Sydney Olympic Parklands provide limited open space opportunities for the local population due to walking distance from the Carter Street Precinct and recognised that this space and its facilities are already heavily used by a wider metropolitan population. This is unlikely to change as a result with the finalised Carter Street master plan.

4.1.3 Greater Parramatta and the Olympic Peninsula (GPOP)

SOP is located within the broader GPOP, currently home to over 190,000 people and spanning from Westmead in the west to Strathfield in the east. Growth in the GPOP has been significant and steady.

From 2008 to 2018, close to 24,000 new dwellings were built to accommodate over 50,000 new residents. The Greater Sydney Commission's (GSC) *Place-based Infrastructure Compact Pilot, November 2019* (PIC) includes Greater Sydney's target for 207,500 new dwellings by 2036. Much of this growth will be accommodated in the GPOP.

Growth scenarios for the GPOP range from an additional 41,000 to 95,000 dwellings between 2016 to 2036. In close proximity to SOP, this includes:

- » Up to 5,500 dwellings in the Carter Street Precinct (see previous)
- » Up to 28,000 residents (e.g. 12,700 dwellings) in Wentworth Point by 2036.

Review and key findings

The GSC is in the process of piloting the new PIC model in GPOP. The PIC seeks to sequence growth in housing and jobs with the delivery of infrastructure and identify the type of infrastructure that should be delivered. A draft PIC was under public exhibition in December 2019 and, at the time of writing this report, feedback is being reviewed. The draft PIC proposes the following infrastructure priorities that have relevance to the study. These priorities will require further investigation, before a funding decision can be made:

Short term priorities (5 years):

- » Environment: New and upgraded Green Grid links and urban tree cover at SOP
- » Education: A new high school for SOP town centre, in conjunction with primary and secondary school proposals in surrounding locations (e.g. Carter Street and Wentworth Point) servicing the SOP school-aged population
- » Cultural: Joint-use cultural facilities at selected GPOP schools

Medium to long term (6 to 10 years):

- » Education: delivery of Carter Street Precinct primary school.

4.1.4 Transport investments

Transport planning for Greater Sydney recognises the importance of greater connectivity to SOP as a destination.

Sydney Metro West

As the focus of this report, construction on the Sydney Metro West commenced in 2020. When complete the line will extend from Westmead to Sydney CBD. Future station locations (from west to east) include Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock, The Bays, Pyrmont and Hunter Street (in the Sydney CBD).

Light Rail

Stage 2 of the Parramatta Light Rail will connect to Sydney Metro West, heavy rail in Parramatta and Sydney Olympic Park, as well as ferry services at Sydney Olympic Park. This is still at business case stage which is being considered by the NSW Government.

Review and key findings

While the SMW line does not primarily function to provide immediate connectivity with adjacent areas, it will improve connectivity within Parramatta and the broader region, thereby potentially attracting additional visitors.

The future SMW SOP station will be positioned between existing Sydney Olympic Park train station and a future bus interchange at Figtree Avenue, which will create a north south thoroughfare across the Central Precinct, for those arriving or departing on different transport routes.

Should the Stage 2 light rail be built with a potential light rail stop within SOP, this may increase connectivity with large and growing residential areas such as Wentworth Point, where residents may be looking to travel to SOP to access social infrastructure.



Transport for NSW's *Future Transport Strategy 2056* identifies the strategic opportunity to enhance the connection from SOP to Sydney CBD (the Harbour City) and Parramatta CBD. As part of future planning, the City Shaping Network will support high-capacity turn up and go services to Greater Sydney, making destinations like SOP easier and quicker to access.

SOP has also hosted the first precinct-based autonomous (driverless) shuttle bus trial in NSW. The trial has the potential to change intermodal connections between transport hubs, and to increase mobility across large precinct areas.

4.2 Connections and correlations with other agencies

4.2.1 Sydney Metro

SOPA and the Sydney Metro team are working together closely for the delivery of the future Sydney Metro West station in the Central Precinct.

4.2.2 City of Parramatta Council

Elton Consulting's Strategy

Elton Consulting's Strategy was prepared prior to local Council amalgamations in 2016. Prior to amalgamations, SOP fell under the boundary of the former Auburn Council. It incorporated principles and benchmarks for open spaces, recreation and community facilities informed by the former Auburn Council, as well as the City of Sydney. It supported:

- » A benchmark of 50 sqm per 1,000 people for community facility floor space
- » Benchmarks for open spaces and recreation informed by a combination of former Auburn Council and previous City of Sydney plans
- » Increasing the availability of school facilities for community use, including through shared and joint use arrangements with schools
- » Planning for parks, outdoor recreation, indoor recreation, district level play spaces and sportsgrounds with a focus on high growth area
- » Ensuring that everyone lives within 250-400m from a park space
- » Delivering more subsidised space as part of the City's network of community hubs.

Review and key findings

This report recognises that SOP is now part of the CoP LGA. The following goals and implications for community facility planning in SOP continue to be applicable from Elton Consulting's Strategy:

- » Council does not own land within SOP nor is it responsible for the management of facilities and its role will be to advocate and partner with SOP to coordinate planning and delivery of social infrastructure
- » There are transport and traffic constraints due to the peninsular location of SOP and visitation peaks
- » There are significant regional facilities in SOP however these may reach or exceed capacity during events and peak periods (e.g. public holidays and weekends) and the costs of hire may represent a barrier for local and users (i.e. hourly and/or timed hire rates)
- » There is a need to provide local community infrastructure including open space and recreation close to homes, and in the early stages of development so that it is available as first residents move in
- » Residents of SOP live and will continue to live in a high density environment with limited private open space
- » There will be a growing residential population, as well as more workers and visitors, with different needs in relation to community infrastructure.

CoP's *Community Infrastructure Strategy* (2020) is guided by the following principles for community facilities planning:

- » Co-located, multifunctional facilities and collaborative approaches
- » An accessible and connected network
- » Safe, secure and welcoming spaces and places where we can celebrate our diversity
- » Equitably resourced neighbourhoods.

CoP's strategy has also adopted the following benchmarks, which differ from Elton Consulting's Strategy:

- » A community facility floor space benchmark of 80sqm per 1,000 people
- » An open space benchmark of 3ha of open space per 1,000 people, incorporating a park space benchmark of 1ha of park space per 1,000 people and a sportsground benchmark of 1ha of sportsground per 1,000 people.

CoP is currently advocating for the following provision-based recommendations within SOP town centre:

- » A community hub of 3,500sqm, potentially including library space
- » The inclusion of subsidised spaces (affordable spaces for community and not for profit groups) within proposed community facilities
- » Additional early childhood and care with at least 703 long day care places by 2036, with additional places for workers as well as out of school hours care services
- » Private developments to provide community infrastructure that meets the needs of residents.

Currently, the CoP does not have any adopted benchmarks for floorspace provision for workers and/or students. However, it recognises that in destination places with higher visitation, community facilities need to accommodate both local and visiting users, and the importance of these facilities should be elevated.



Regarding provision of community infrastructure in private residential and commercial developments, the CoP recognises the opportunity and the challenge.

As an opportunity, these spaces can contribute to the provision of community spaces in the larger network and have the potential to accommodate community demand for some types of spaces. Conversely, the challenge of this provision is the absence of guarantee that these spaces will always be available, unlike public spaces into perpetuity, and are only available to select members of the community.

The CoP is committed to the principle of 'public ownership' and the holistic, ongoing inclusion of the whole community.

Community hubs

In Parramatta LGA, CoP is strategically locating a series of district level community hubs in each of the catchments. In Catchment 6, the Wentworth Point Community Centre and Library is identified as a delivered district level hub. The CoP's *Community Infrastructure Strategy* (2020) also recommends the delivery of:

- » A new community space of 1,000sqm, ideally part of a larger community hub in the Carter Street Precinct – aligning with the final Master Plan for Carter Street (see previous **Section 4.1.2**)
- » Advocacy and engagement with SOPA to deliver a new community space (suggestion of 1,200sqm) as part of a new community hub with a library (suggested total of 3,500sqm).

It is possible (based on the suggested size and potential location next to the future SMW SOP station), that the community hub in SOP could be one of the three recommended regional-level hubs across the CoP LGA. CoP's *Community Infrastructure Strategy* (2020) lists the following Key considerations for the position and provision of community hubs are:

- » Providing equitable distribution: as the hubs are distributed across the LGA in the centre, north and south, to facilitate equitable community access
- » The size of the sites: enabling expansion of facilities if visitor numbers increase
- » Being located along existing and planned public transport corridor: supporting a variety of modes of transport access

- » Being part of discussions with influential stakeholders: as early as possible (i.e. TfNSW) to foster potential collaborative partnerships
- » When facilities should be delivered: to ensure that they are provided in conjunction with growing community and visitor demand.

SOP is also identified as a priority precinct in the CoP's *Destination Management Plan 2019-2024*, where the following measures are being investigated:

- » Establishment of Indigenous programs in SOP
- » Potential to increase international visitation by leveraging the history and Olympic legacy of SOP.

Open space

The focus for open space in the CoP's *Community Infrastructure Strategy* (2020) is green, open space. Hard surfaced open spaces which can accommodate events and high volume (foot traffic) thoroughfares are considered are considered civic spaces or urban plazas. If the strategy's benchmarks were applied to the existing Master Plan gazetted 2018 projections, 23,500 residents would require:

- » up to 1,840sqm of community facility floorspace
- » up to 69ha of open space, or 23ha of park space or 23ha of sportsground space

Compared to Elton Consulting' Strategy, this is approximately:

- » 600sqm more of community facility floorspace (previously, 1,200sqm community centre space and use of existing SOP facilities/space for functions).
- » 62ha more open green space, delivered as combination of park and active recreation space (previously 6.9ha of local park space).

4.2.3 Department of Planning, Industry and Environment

Review and key findings

DPIE's *Greater Sydney Outdoor Study June 2019* investigated how people of Sydney use and value open spaces for recreation, and the current and future demand for types of activities to identify gaps.

Common open space aspirations were:

- » More high quality, open spaces supported by good facilities
- » More opportunities for swimming and water-based activities in the local area
- » Larger open spaces, to provide greater opportunity for diverse, outdoor recreation activities
- » Open spaces that assist in building a greater sense of community
- » Improvements to walking and cycling networks, to help get to outdoor recreation areas without a car
- » Improvements to existing parks, to ensure they're being well utilised
- » Protection of existing open spaces and recreational areas for future communities
- » Open spaces that feel safe and provide for multiple uses

The most popular activities currently undertaken in open spaces for were passive and included:

- » Walking, hiking, jogging, running (85%)
- » Relaxing in open spaces (77%)
- » Gathering in open spaces for BBQs and picnics (64%)
- » Visiting play spaces (49%)
- » Walking the dog (34%).

DPIE's recent Streets as Shared Spaces program highlights the importance of corridors (pathways, streets, lanes, etc) as essential components of the larger public space network, contributing to:

- » Creating better quality public space
- » Supporting physical distancing requirements and encourage safe social connection
- » Supporting community well-being and ability to exercise
- » Attracting people back into public spaces in a safe way (when deemed appropriate).

Active corridors require supporting infrastructure and amenity to foster equitable, accessible and suitable use by the community. Dimensions (i.e. width and length) and the incorporated spaces are key elements when considering the suitable functions and types of uses for corridors spaces, such as:

- » Sufficient width and indicators/signage for safe shared use by pedestrians and cyclists
- » Lighting to enable use or travel at all times
- » Break out spaces for rest (with seating) or exercise (e.g. fitness stations)
- » The aesthetic, providing a visually appealing place which encourages people to spend time
- » Visibility, enabling passive surveillance and safety for users.

4.2.4 NSW Office of Sport

The *Place Design and Public Domain Framework* (HATCH RobertsDay/Turf, August 2021) does not indicate any active or sporting spaces within the Metro Study Area.

The NSW Office of Sport has an established partnership with SOPA and have a strong understanding of existing and planned sport and recreation facilities in SOP.

It was recognised that SOP is situated in a complex context, having undergone several variations in its identity and purpose (i.e. Olympic site, to residential and major events, to major events and a space to live, work and play), which have influenced its current local and higher level sport and recreation offerings.

Based on previous consultation with NSW Office of Sport (2020) regarding active and recreation space provision in SOP, the following issues were identified:

- » There are no sporting or recreation facilities below international and/or regional level (it was remarking that the only sporting facility was Wilson Park which is now being developed as the NSW Centre for Cricket Excellence.
- » The cost of hiring sporting facilities and spaces in SOP may be a barrier for casual or local level community use (perception held by NSW Office of Sport).

Review and key findings

The site is required to accommodate large crowd numbers, as well as provide a mixture of ground floor retail and low-impact public uses (i.e. places to spend time, gather and/or relax, gather). Therefore, active and sporting activities would be unsuitable in the SMW SOP site.

5 Community infrastructure

This section considers the latest information regarding the provision of existing and planned community facilities within SOP and in the areas surrounding SOP, which could address some of the community facility and open space needs of the future new SOP community.

Implications for community facility planning in SOP:

Within SOP:

- » Elton Consulting's Strategy identified a gap in local community facility provision, (e.g. libraries and community centres). It recommended a community hub (co-located library and community centre floorspace 2,500-3,000sqm) in the Central Precinct to address future demand. Although there are several spaces in SOP (see **Appendix C**), their capability to address local need for community meeting space is questionable.
- » It is important to consider the offerings and capacity of facilities available for general community use (to varying degrees) when addressing the local level needs of the future SOP population for sporting facilities.
- » Existing meeting, activity and function spaces at SOP (and at the Sydney Showground) cater to more formalised and larger events and functions. These facilities are targeted towards corporate use and are not focused on delivering drop-in type activities, community group or activity space (i.e. local community space).
- » Many also have restricted access (to times when the facility is open/non-event) or are in less accessible locations. As demand for these space increases with a growing SOP population, the management and community access arrangements may need to be reconsidered for greater, more affordable community use.
- » It is recommended that prior to, or as part of the next master plan review, SOPA reconsiders its leasing policies with the view to examining the potential for greater community access to SOPA facilities as the SOP town centre population grows

Surrounding SOP:

- » The broader area surrounding SOP is serviced by a range of community facilities and open space
- » Additional spaces and facilities are planned by CoP in Wentworth Point, Carter Street and Newington to address local demands triggered by growth in these areas, and a new park is planned for Wentworth Point.
- » There is limited access to child care for communities living in the CoP's Catchment 6 (SOP, Carter Street Precinct and Wentworth Point).
- » A range of facilities are being incorporated in residential and commercial developments across SOP and Wentworth Point, likely to address the needs of workers and residents (e.g. child care, recreation etc)
- » There are no spaces or facilities being planned by CoP in SOP, as CoP does not own land within or have responsibility for management of this precinct. Partnerships and collaboration between the two parties, as well as other government agencies, should be explored.

Potential implications for the Interim Metro Review:

- » Due to the requirement of the SMW SOP station and Central Precinct to be able to accommodate large crowd numbers in event mode, this is not a suitable location for the delivery of any active or sporting spaces.
- » The secondary public plaza space could contribute to the local open space network by providing an area for low-impact community use (i.e. places to spend time, gather and/or relax, gather) during non-event periods. However, due to the different type of experience provided by plaza space, they should not be considered as a substitute to local green space.
- » Community centre space is indicated in the future Site 47 adjacent station development. If the community centre is provided at this location, there should be strong connections (visible and physical) between the community centre space and the Central Urban Park (green park space) and plaza spaces, to support an activated local centre.

5.1 Within Sydney Olympic Park

5.1.1 Green park spaces

The *Place Design and Public Domain Framework* (HATCH RobertsDay/Turf, August 2021) indicates a local green park space of 3,500sqm. This is a reduction of 2,280sqm of the 5,780sqm recommended in Elton Consulting's Strategy (approx. 40%), responding to a reconfiguration of public space in the Central Precinct.

Elton Consulting's Strategy and current Master Plan

Elton Consulting's Strategy included the following population capacities for open space in SOP:

- » The embellishment to existing open spaces: as the residential population reached 5,000 people (currently approximately 3,000 people)
- » The establishment of local parks: as SOP precincts are developed, which will coincide with the residential population growing to 10,000 people
- » The delivery of at least one new park in each precinct: as the residential population reaches 15,000 people
- » Reaching full recommended park provision: as the residential population increases to 20,000 people.

Regional level

SOP has a significant component of passive open space that functions at a regional level (i.e. serving a wide geographical area), located in the Sydney Olympic Parklands component of the larger SOP (combined SOP town centre and sporting venues and Sydney Olympic Parklands).

Key regional-level passive open space areas within Sydney Olympic Parklands include Bicentennial Park, Wentworth Common and Blaxland Riverside Park. These are embellished areas with a high level of amenity including picnic facilities, play spaces, toilets, cafes/coffee carts, path networks and open grassed areas. There is also an extensive and well utilised walking and cycling network around SOP, along Haslam's Creek and though a range of other passive open spaces including the Brickpit, Woo-la-ra and Kronos Hill.

SOP town centre is in close proximity to Bicentennial Park (approx. 500m walking distance from Central Precinct) and Wentworth Common (approx. 1km walking distance). However, these regional open spaces are highly utilised and already experiencing capacity issues over peak periods (e.g. weekends, holidays). It is likely that these spaces may only be able to serve some of the local open space needs of future local communities.

SOPA reports the Sydney Olympic Parkland's current recreational carrying capacity to be approximately 3 million visits per annum (passive and active) and that the current annual visitation has now reached 2.8-2.9 million. This suggests the Sydney Olympic Parklands are reaching capacity. Projected growth in SOP and in surrounding areas (including GPOP) will generate additional demand for use of Sydney Olympic Parklands.

Newington Armory, within in the Sydney Olympic Parklands, is also a significant open space and is now open to the public seven days a week from 9am to 5pm. There are currently some accessibility limitations (no vehicle access) and issues in relation to safety that restrict the use of some areas of the Metro Study Area and, therefore, currently limit the potential of the Metro Study Area to serve as a key regional open space (with a high-level of amenity).

Local level

The provision of local green park space is challenging in SOP town centre as its infrastructure is designed to accommodate event-mode crowds. There are limited existing local park spaces within the SOP town centre, including:

- » Cathy Freeman Park: a larger landscaped grass area and playgrounds in its northern corner. In event mode this space operates as overspill space for large crowds

- » Jacaranda Square: a partly grassed/partly urban meeting area located between three roads and predominately acting as lunch spot for workers
- » Stock Route Park: a small sloped grassed area with minimal embellishment, positioned between commercial towers and south facing
- » A reserve (unnamed reserve) with fitness equipment at the corner of Herb Elliott and Australia avenues

There is also Brickpit Park, suitable for walking/jogging, and Abattoir Gardens (629sqm / 0.06ha), adjoining the Metro Study Area but small and suitable only for small groups or individuals to quietly spend short amounts of time (e.g. to have lunch). These spaces have limited recreation capacity. Fig Grove is another local space, but this functions as a formal / ceremonial plaza during events and has minimal embellishment. These spaces are not considered as contributions to local open space.

Elton Consulting's Strategy identified that population growth would lead to increasing demand on local open spaces in the SOP Town Centre and more park spaces would be required. However, Elton Consulting's Strategy did not apply a provision benchmark related to park size, instead applying a standard of 1 park: 3,000 people (see **Section 6.1: Open Space Planning**). This is most likely due to the complex physical configuration and supporting infrastructure of SOP town centre, which strongly influences the size, location and function of park spaces. As such, the difficulty in providing new local green park spaces is a historical challenge in SOP town centre.

Elton Consulting's Strategy also suggested that embellishments should also be made to existing open space (e.g. Fig Grove and Brickpit Park) to improve their functionality and capacity, suggesting options such as seating, lighting, fitness, recreation or play facilities. In this option, the parks spaces can be improved, in place of their provision (i.e. actual sqm of open space) being increased.

Review and key findings

The *Place Design and Public Domain Framework* (HATCH RobertsDay/Turf, August 2021) indicates an approximate 40% reduction in the size of the Central Urban Park, based on the existing Master Plan gazetted 2018's Central Precinct (5,780sqm, recommended in Elton Consulting's Strategy). The reduction in Central Urban Park is due to the reconfiguration of public space in the Central Precinct, as the local green open space (3,500sqm) will be linked to new public plaza and the proposed community facility in the SMW SOP station building Site 47.

Existing and planned passive local parks in SOP and their respective sizes is outlined in **Table 4** on the following page.

The Central Linear Park stage 1 is currently under construction and will provide approximately 4,800sqm of passive open space, just south of Central Precinct. The design intends to provide walking/cycling trails, playground nodes suited to a variety of age groups, outdoor fitness stations, a kiosk and amenities (see previous **Section 1.3** for further description of upgrades and/or embellishments to open spaces in SOP and in the Parklands). The GSC's *GPOP – Our true centre: the connected unifying heart Place-based Infrastructure Compact Pilot Summary Paper* (November 2019) also supports new and upgraded Green Grid links and urban tree cover at SOP.

There are plans to deliver a local playground and off leash dog park, in the south western corner of Bicentennial Park, adjacent to the pedestrian bridge into SOP Parklands from a residential tower. This space is just outside of the 400m walking distance from Central Precinct (see **Figure 7** in the following pages). This new space is intended to be delivered for and used by local resident and is unlikely to be promoted as part of the broader Bicentennial Parklands attractions and/or amenity. As this is a local park space within a larger regional park, it has not contributed to the provision calculations in **Table 4** on the following page, as this could lead to duplicative quantification.

Elton Consulting's Strategy supported embellishment and delivery of local parks with increased population. The following options could supplement local green park space in Central Precinct:

- » Embellish the Abattoir Gardens (629sqm): the position of this park space provides an opportunity to extend the activation of the Central Urban Park beyond the Metro Study area

- » Embellish Cathy Freeman Park (25,955sqm): the size of Cathy Freeman Park could support diverse recreation options (passive and turn-up-and-play) with the introduction of supporting infrastructure which could be accessible in non-event mode and either removed or unobtrusive during events.
- » Embellish Stock Route Park (1,818sqm): any embellishment and future potential uses will need to consider both the orientation (south facing), its position between building and its slope
- » New publicly accessible open space on top of the SMW SOP station northern building could provide an elevated public space to diversify the types of landscaped public domain spaces in SOP town centre.

Table 4 Existing and planned local park space

Local parks	Size (sqm/ha)
Existing	
Jacaranda Square	2,961sqm / 0.29ha
Cathy Freeman Park	25,955sqm / 2.60ha
Stock Route Park	1,818sqm / 0.18ha
Central Linear Park	4,800sqm / 0.48ha
<i>Sub-total: Existing local park space</i>	<i>35,534sqm / 3.55ha</i>
Planned	
Central Urban Park green space	3,500sqm / 0.35ha
Bicentennial Park: Local playground and dog off leash area (part of regional park space)	<i>Not included in the calculation, as this could be duplicative to regional open space calculations</i>
<i>Sub-total: Planned local park space</i>	<i>3,500sqm / 0.35ha</i>
Total projected local park space	39,034sqm / 3.90ha

5.1.2 Plaza spaces

The *Place Design and Public Domain Framework* (HATCH RobertsDay/Turf, August 2021) indicates approximately 6,900sqm of new public plaza space, delivered as 1,500sqm primary plaza at metro station entrances and exits and 5,400sqm of secondary plaza acting as local open space for low impact passive uses.

Elton Consulting's Strategy

Elton Consulting's Strategy did not consider plaza space as an open space contribution. However, it is common that a town or village centre setting is predominately hard surfaced public space, such as an urban plaza or a civic centre, which are a focus for community gatherings and activities.

Review and key findings

SOP is a unique setting as it is a major events destination in conjunction with a place where people live, work, study and play. As a result, its hard-surface open spaces serve dual functions, as spaces to spend time in non-event periods and as spaces for movement in event mode (see **Section 6.1**)

For this report, only the secondary plaza space (5,400sqm) is considered as a potential contribution to open space, as these spaces could accommodate community uses (i.e. a combination of community events and a place to spend time) without interruptions to the operation of the future SMW SOP station.

Importantly, the experience of public plaza spaces is very different to the recreational and social experiences provided by green park spaces. While it can be considered as contribution to the larger public open space

network, it should not be identified as a substitute for the removal of green space recommended in Elton Consulting's Strategy (2,280sqm reduced). The sites for the additional green space will be need to be reviewed as part of Master Plan 2050.

5.1.3 Active and sporting spaces

The *Place Design and Public Domain Framework* (HATCH RobertsDay/Turf, August 2021) does not indicate the need for any active or sporting spaces within the Metro Study Area.

Elton Consulting's Strategy

Elton Consulting's Strategy previously found that the majority of sport and recreation facilities give access to the community for use, such as the SOP Aquatic Centre for public use and swimming programs, and other venues with bookable sports such as tennis, athletics training and sports halls for various indoors sports (e.g. badminton).

However, most of these facilities can be limited in terms of their accessibility and suitability for community use, as most are premier sporting venues used for top tier sports training and competitions (e.g. state and national sporting teams). Most are available on a user pays basis, some are specialised facilities that are only available for select sporting use and others are in more remote locations or in buildings with restricted access. In some cases, community access is limited with more premier sporting use taking precedence or the venue access restricted during major events (e.g. the Royal Easter Show).

Review and key findings

In a space with shared streets, required to accommodate large crowd numbers, as well as provide a mixture of ground floor retail and low-impact public uses (i.e. places to spend time, gather and/or relax, gather), active and sporting activities would be unsuitable.

5.1.4 Community and cultural facilities

The *Central Precinct Commercial Demand and Feasibility Assessment* (Hill PDA, 2021) indicates 3,500sqm of community centre space in the future Site 47 adjacent station development, adjoining the proposed Central Urban Park and plaza spaces.

Elton Consulting's Strategy

As recorded in Elton Consulting's Strategy, there are no Council-owned community facilities within SOP. It included the following population capacities for the delivery of recommended community facilities:

- » A combined community centre and library: up to 500sqm when the residential population reached 5,000 people (currently approximately 3,000 people) that could be leased as a ground floor space in a mixed use/commercial building
- » The first stage of a community hub building: up to 1,000sqm, as the residential population reaches 10,000 people
- » The second stage of the community hub building: up to 2,000sqm, as the residential population reaches 15,000 people
- » Completed expansion of the community hub facility: 2,500-3,000sqm, as the residential population reaches 20,000 people.

Elton Consulting's Strategy indicates that a community facility is located directly east of the Central Urban Park (see previous **Figure 2**). Assuming this was on the ground floor, this could create a strong connection between the facility and the outdoor space, supporting increased activation and a focus for community activities with the potential for community facility activities and/or spaces could 'spill over' into the open green space. **Section 6.3**

provides an overview of community and cultural facilities trends and guiding principles for their planning and delivery.

Review and key findings

SOPA's *Local Infrastructure Contributions Framework* (October 2017) nominates that a new community Hub including library and community centre, is delivered in SOP by 2024 (based on indicative timing from the existing Master Plan gazetted 2018).

The size of the community centre space nominated in SOPA's *Local Infrastructure Contributions Framework* (October 2017) aligns to Elton Consulting's Strategy. It also accommodates the demand generated by the more recent CoP's *Community Infrastructure Strategy* (2020) benchmark of 80sqm/1,000 people for community facility floorspace (approx. 1,900sqm) and State Library NSW benchmark of 39sqm per 1,000 residents (plus 20% circulation space) for populations of 20,000-35,000 people for public library floorspace (approx. 1,100sqm based on 23,500 people) as part of a larger community hub.

If the community centre space remains above the ground floor, there should be strong connections (visible and physical) between the community centre space and the Central Urban Park (green park space) and plaza spaces, to support an activated local centre.

5.2 Surrounding areas

5.2.1 Open spaces (passive and active)

Review and key findings

Existing open and recreation spaces

Existing district and/or regional scale open spaces used for passive and active activities in proximity to SOP include:

- » Airey Park: 1 sports field and 5 Cricket practice wickets
- » Auburn Park: 1 sports field, 2 cricket practice nets
- » Bressington Park: 3 playing fields (1 to be constructed) 4 cricket wickets, 2 practice wickets
- » Hudson Park Golf Course: 1 sporting field
- » Mason Park: 3 sports fields and 1 synthetic sports field
- » Phillips Park: 3 sports fields, 2 cricket practice nets
- » Powells Creek Reserve: 2 sporting fields
- » Powells Creek Tennis Centre: 4 outdoor courts
- » Ron Routley Oval: 1 sports field
- » Ruth Everuss Aquatic Centre: 9 lane 50m outdoor pool, children's wade pool and heated 6 lane 25m indoor pool.
- » Wyatt Street Sporting Complex: Wyatt Park (2 sports fields), Lidcombe oval and velodrome, athletics track, basketball and netball facilities.

Planned upgrades to open and recreation spaces

Additional upgrades to open spaces include:

- » Upgrades to Bressington Park: district playground and dog-off leash area
- » Embellishment and upgrades to Powells Creek Park: children's playground, barbeque facilities, ping pong tables, exercise stations and futsal court

- » Upgrades to Hudson Golf Course in Strathfield LGA: with one AFL-sized sports field for public use and work started on a new maze/public pathway and sensory garden
- » Upgrades to Strathfield Park: the delivery of a district playground with an area for all-abilities and inclusive play, in conjunction with improvements to 17 other of Strathfield Council's playgrounds.

5.2.2 Community and cultural facilities

Review and key findings

Existing facilities

Community facilities in the surrounding LGAs in closest proximity to SOP include:

- » Auburn Library: Cumberland Council central/district library
- » Auburn Town Hall: provides multipurpose space/auditorium for community meetings and activities
- » Auburn Youth Centre (in Lidcombe in the Wyatt Street Sporting Complex): youth facility managed by a community organisation providing drop in and programmed services for young people aged 12-24
- » Auburn Centre for Community: multipurpose community centre with activity and meeting spaces, training rooms, outdoor play and activity areas, lounge area, commercial kitchen
- » Berala Community Centre: large hall (able to split into two halls), 2 meeting rooms, activity room and multipurpose room
- » Lidcombe Library: Cumberland Council branch library (located above Lidcombe Community Centre)
- » Lidcombe Community Centre: provides multipurpose space for community meeting and activities
- » Newington Community Centre: multipurpose community centre with library service, activity and meeting spaces and a multipurpose outdoor recreation area
- » Newington Library: CoP branch library (located in the Newington Community Centre)
- » Wentworth Point Library: CoP branch library (located in the Wentworth Point Community Centre)
- » Wentworth Point Community Centre: also CoP, it includes 1,200sqm of community space, with co-working spaces, a quiet study room, bookable spaces (a dance studio, learning lab, music rooms) and meeting and function rooms.

A community hall is also available for community use after school hours at the Victoria Avenue Public School in Concord West (City of Canada Bay), as part of the Victoria Avenue Community Precinct which also includes childcare health spaces.

It is also noted that a number of residential developments within Wentworth Point provide open spaces and facilities for their residents, in the form of gardens, play spaces, swimming pools. For example, The Pulse Club is a residential gym only available for residents of the Waterfront Estate, with tennis courts, indoor and outdoor swimming pools, as well as a library.

Planned community facilities

Future projects relating to community facilities with relevance to this study (identified as planned or potential facilities in CoP's *Community Infrastructure Strategy* (2020) include:

- » Wentworth Point:
 - > Upgrade to existing sports fields near Wentworth Point to increase capacity
 - > A new indoor recreation facility in Wentworth Point with at least 4 multicourts
 - > One new play space and opportunities for teenagers

- > Investigate opportunities for a long day care and out of school hours Council facilities ideally as part of a Child and Families' Hub
- » Carter Street:
 - > A new community space of 1,000sqm, ideally as part of a larger community hub.
- » Newington:
 - > Improve quality of Newington Community Centre
 - > New district park (Newington Reserve)

In addition:

- » Council will investigate joint or shared uses with existing and planned schools to enable community use
- » A new 3.9ha Peninsula Park is being planned at Wentworth Point (delivered by Landcom).

Council will also review the need for the Newington Library Service now that the new district level facility at Wentworth Point is operational.

A review of Cumberland Council's *Draft Cumberland Community Facilities Strategy 2019-2029* also identifies the following relevant planned facilities:

- » Expansion of the Auburn and Lidcombe libraries
- » Auburn Town Hall: investigate the potential expansion and reconfiguration of the existing Auburn Town Hall, to develop a community hub (incorporating library, multipurpose community centre and other functions)
- » Lidcombe Library and Community Facility: investigate the potential redevelopment of the existing Lidcombe Library and Community Centre, to develop a community hub (incorporating library, multipurpose community centre and other functions)
- » Auburn South Community and Recreation Centre: conversion of former Auburn RSL Bowling Club, including meeting and activity spaces as well as five outdoor synthetic multi-purpose sport courts.

5.2.3 Educational facilities

Review and key findings

Government schools

There are several Government Primary schools near the Metro Study Area, including:

- » Wentworth Point Public School
- » Newington Public School
- » Concord West Public School
- » Victoria Avenue Public School
- » Strathfield North Public School
- » Homebush West Public School
- » Lidcombe Public School.

There are two Government high schools located near the Metro Study Area, namely the Auburn Girls High School and Homebush Boys High School. Strathfield Girls High School is located just south of the Metro Study Area.

Ongoing consultation with DEC will be required to determine capacity, issues and gaps in relation to existing schools. There is also one government primary school planned for the Carter Street Precinct, supported by the GSC's *GPOP – Our true centre: the connected unifying heart Place-based Infrastructure Compact Pilot Summary Paper* (Nov. 2019). While plans for a future high school have been identified in the existing Master Plan gazetted

2018, the DEC has commenced planning for a new high school in Wentworth Point. Future consultation with DEC should also investigate how this school will contribute to addressing demand from SOP.

Denominational and independent schools

Denominational and independent schools located in the surrounding areas include:

- » Amity College (K – 6)
- » St Ambrose School (K – 6)
- » The McDonald College (Year 3 – 12)
- » Meriden Girls School (K – 12)
- » Seventh Day Adventist School (Prep – year 6)
- » St Patricks College Strathfield (Year 5 – 12 boys school)
- » St Dominic’s School (K – 6)
- » St Joachim’s Catholic Primary (Prep – year 6).

Tertiary education

In SOP, the University of Western Sydney have the University of Western Sydney – The College campus. It contains one of Sydney’s largest International English Language Testing System (IELTS), which would draw in large international student cohort.

Technical and Further Education (TAFE) facilities are also located outside of SOP in Strathfield, Granville, Lidcombe and Meadowbank.

5.2.4 Childcare services

Review and key findings

There are several long day care services in SOP, including:

- » Guardian Childcare and Education Homebush/Integricare Children’s Centre Homebush
- » Little Zak’s Academy Sydney Olympic Park
- » Mini Masterminds Sydney Olympic Park
- » Sweet Peas Early Learning Homebush
- » Woodstock Childcare @ Olympic Park
- » Young Academics Early Learning Centre

Surrounding SOP, in closest proximity, childcare services are also provided through:

- » Strathfield One Stop Shop Child Care
- » Auburn Preschool Kinder
- » Concord West Long Day Care
- » Only About Children Concord
- » Victoria Avenue Children’s Centre, within Victoria Avenue Public School and operated by City of Canada Bay)
- » Lighthouse Child Care North Strathfield
- » Families at North Strathfield
- » Integricare North Strathfield
- » Fiona Child Care Strathfield
- » Betty Elaine Kindergarten Lidcombe
- » Active Kids Homebush
- » Auburn Preschool Kinder.

There are also a significant number of family day care, after school and vacation care services in and around the Metro Study Area. Vacancy rates within centres are difficult to determine and vary continuously.

In the *Community Infrastructure Strategy* (2020), CoP identify that the current provision of early childhood education and care services available to the general public does not meet demand. There is very limited access to long day care in Catchment 6, where SOP is located.

CoP’s *Community Infrastructure Strategy* (2020) also recognises that early childhood education and care facilities are being developed in high density commercial and residential buildings, which addresses the needs of workers and residents in these areas. It further supports the co-location of these services with other types of facilities such as out of school care, libraries and community centres.

5.2.5 Emergency and justice services

Review and key findings

The NSW Ambulance Service and NSW Fire Services have recently located to SOP. Flemington Local Area command is located in Auburn with the nearest police stations located in Auburn and Strathfield.

Emergency services are typically planned on the basis of response times and distance to travel. They also consider the demographic profile of areas to understand needs (e.g. high proportion of elderly people in an area may indicate higher levels of need for ambulance services).

Ongoing consultations with emergency services will be required to confirm ability of existing or planned services to address the needs of future SOPA community (including residents, workers, students and visitors).

5.2.6 Health services and facilities

Review and key findings

SOP is within the Western Sydney Local Health District (WSLHD). Key WSLHD services near SOP include:

- » Auburn Community Health Centre, Auburn: a community health hub
- » Early childhood health centres: at Auburn and Lidcombe
- » Auburn Hospital: a new facility that was opened in 2010 (planning for the new facility included an 'expansion zone' to cater for significant projected growth in older age groups in the future).

The Victoria Avenue Public School in Concord West (City of Canada Bay LGA) also incorporates an early childhood health centre (operated by NSW Health) as part of the Victoria Avenue Community Precinct.

Other private health facilities exist near SOP, including the Lidcombe Family Medical Centre, Lidcombe Medical & Health Centre, United Care Medical Centre. St Joseph's Private Hospital is also located near SOP, in Auburn, and the Concord Repatriation General Hospital, in Concord.

Westmead Hospital is a principal referral hospital for the Western Sydney metropolitan area. WSLHD Asset Plan 2013-2023 describes the hospital as below the standard expected for a Principal Referral Hospital, highlights an urgent need for repairs and upgrades and specifies significant capital investment for these works and new facilities to meet the needs of the rapidly growing population of Western Sydney.

5.2.7 Aged care and disability services and facilities

Review and key findings

Aged care facilities include 76 self-care units provided by Cumberland Council in Auburn and Lidcombe. There are also several non-Council residential aged care facilities in the Parramatta and neighbouring LGAs.

CoP provides a range of services to support older people including home care packages, food and lawn mowing services and other support services. Significant population growth and an ageing population are likely to place significant pressure on these services. These services can also be provided by non-government organisations and dependant on State and Federal Government funding.

5.2.8 Welfare and community support services

Review and key findings

The majority of welfare and community support services in the LGA are provided by non-government organisations. A number of support services (including counselling services for children, families and adults) are provided at the Auburn Community Health Centre. Support services are also provided from the Auburn Centre for Community.

6 Planning approach

The following section outlines contemporary planning practice and guidelines for open spaces and community facilities.

Implications for community facility planning in SOP:

Currency check of previous directions from Elton Consulting's Strategy:

- » Open space planning for SOP should recognise the importance of passive park space as well as a network of paths and trails to support a range of unstructured recreational and leisure activities such as walking, jogging and cycling.
- » Outdoor spaces should consider amenities such as quality and contemporary outdoor gym equipment as well as indoor gym and recreation space.
- » Future sports field provision should consider the greater efficiencies that can be gained through the introduction of publicly accessible synthetic playing fields.
- » Although playing fields still have an important role to play, the participation data reinforces the importance of local park space, trails and path networks.
- » Open space provision should consider the amount or quantum, as well as the quality for well-designed space that and incorporates quality finishes and features for increased capacity
- » Spaces should be designed to reflect principles around meaningful and appealing space, multifunctional and adaptable places, space that encourages social interaction, promotes health and wellbeing, is well connected, adds to vibrancy and activity, provides equity and accessibility and is comfortable and safe for a range of users.
- » A general but important principle is ensuring that existing space is utilised and provides as much community benefit as possible with embellishments and improvements to connectivity being important future planning considerations.
- » During event-mode, local open spaces which are designed to accommodate crowds are unlikely to be accessible to local residents for recreational uses. This may require further investigation into how often and how long local spaces are unable to be accessed or access is impacted in some way.

Potential implications for the Interim Metro Review:

- » The park space is likely to be within 200m (ground level) of all future high density residents in Central Precinct, but does not meet the size suggestion of 0.5-2ha for a local park as per the NSW GA *Greener Places* 2020 (3,500sqm equating to 0.35ha)
- » The secondary plaza space could be classified as 'local place, significant movement' (during event-mode) in accordance with the NSW GA *Better Placed* 2017, and streets/corridors as public spaces can be considered further.
- » Due to the requirement of the SMW SOP station and the Central Precinct to be able to accommodate large crowd numbers expected in event mode, this is not a suitable location for the delivery of active or sporting spaces but could be activated and used by temporary supporting infrastructure for low impact and/or passive turn up and play uses during non-event mode (e.g. ping pong tables for community use which can be packed away in event mode)
- » SOPA's *Local Infrastructure Contributions Framework* (October 2017) nominates a 4,000sqm community hub (2,200sqm library / 1,800sqm community centre), in alignment with recommendations in Elton Consulting's Strategy and contemporary benchmarks and community hub provision recommended by the CoP in their *Community Infrastructure Strategy* (2020), as well as State Library NSW benchmarks.
- » Demand for local park space could be addressed through embellishment, delivery of new park spaces or improved active and safe connections to larger and high amenity green park spaces.

6.1 Open space planning

Elton Consulting's Strategy

Elton Consulting's Strategy nominated a standard of 1 park space per 3,000 residents, and all residents are within 400m or 5 minutes walking distance. It also recommended that all open spaces in SOP:

- » Are meaningful and appealing
- » Are multi-functional and adaptable
- » Encourage social interaction
- » Promote health and wellbeing
- » Are well connected
- » Add to the activity and vibrancy
- » Provide equity and accessibility
- » Provide a comfortable and safe place
- » Embody sustainability (environmental, social, cultural and financial).

Generally open space provision was allocated to:

- » Maximising existing facilities and spaces: this includes both enhancing and embellishing existing spaces to better meet future community needs and improving connections to existing facilities and spaces including regional open space and existing sports fields in the town centre such as Tom Wills Community Sports Field
- » Provision of new space: the provision of new parkland and sporting field space with an emphasis on high quality local spaces to address the needs of the growing SOP Town Centre population.

Review and key findings

In SOP town centre, open space serves the dual function of providing a space to spend time (e.g. to attend events, gather, relax, exercise, play, etc) and a space for movement (i.e. facilitating connections at both event and non-event times).

During events, the foot traffic of large numbers of people needs to be safely accommodated, as crowds make their way to the hosting venue. Open spaces, including green spaces and plazas (and even road surfaces in the largest events), facilitate connection to and around destination venues. Open spaces also support increased service and amenity delivery at event times, such as food vendors and information points, which accommodate people as they wait to enter or are exiting venues or events.

During event-mode, local open spaces which are designed to accommodate crowds are unlikely to be accessible to local residents for recreational uses. This may require further investigation into how often and how long local spaces are unable to be accessed or access is impacted in some way.

In non-event times, with the number of people and scale of movement is reduced, open spaces provide spaces for residents, workers, students, and visitors for more personalised (e.g. family and friend gatherings, visits for recreation or interest, etc) and/or individualised experiences (e.g. individual recreation, relaxation, etc), as well as accommodating pedestrian and cyclists desire paths or preferential links between destinations.

An overview of relevant standards and benchmarks for open space as places for spending time and movement is provided in **Table 5** in the following pages.

Spending time

Open spaces in SOP town centre need to enable the diverse types of activities, which both encourage and accommodate people spending time in a space. Open spaces have to meet the demand of high volumes of use in peak times (i.e. events, during work hours) and also be able to be activated during quieter times (e.g. non-events, outside work hours).

The NSW Government Architects (GA) has developed a series of guidelines for place and open space planning and delivery (a snapshot of the *Better Placed* 2017 objectives and the *Draft Greener Places* 2020 criteria and their implications for public spaces SOP town centre are provided in **Appendix D** and **Appendix E**)

Better Placed 2017 incorporates a series of seven distinct design objectives for public spaces, which contribute to the functionality of spaces, and community connection and utilisation to these spaces. Key implications for spending time in public spaces in SOP town centre, based on *Better Placed* objectives are:

- » SOP town centre is foremost a major events destination: the venues are the focus of activity and public spaces have to support and respond to the attraction and utilisation of venues
- » Residents in SOP town centre and in surrounding new developments are culturally diverse and predominately newly arrived from overseas: public spaces support community building and resilience, by facilitating interaction and connection for local residents
- » SOP town centre is a destination for local, district and regionally located visitors: its utilisation needs to simultaneously accommodate all visitors at peak (e.g. event) times, as well as feeling activated in quieter times (e.g. non-event, outside work hours on weekdays)
- » SOP town centre is a location for business and education: public spaces needs to offer amenity and recreation for workers and students, balanced with residents and visitors in peak and non-peak times
- » The different users and uses of SOP town centre: public spaces should feel safe at all times (e.g. event and non-event, work hours and outside work hours) and also be accessible and inclusive to all people (e.g. those living with a disability, young children, older persons, people from culturally diverse backgrounds).
- » SOP town centre is a national landmark and has the visibility to demonstrate great public space design: good design enables accessibility and inclusivity, can improve community cohesion and liveability, can foster pride and culture, as well as improved health and well-being, leading to more productive, enjoyable and comfortable users. This is reinforced in SOPA's Design Excellence Policy.



Active Living NSW's *NSW Healthy Planning Experts Working Group: Creating Walkable Neighbourhoods* identifies that walkability is impacted by built environment features including density, design, diversity of land uses, distances between uses, destination accessibility and demand management (parking policy). Research has found that people who live in suburbs where 95% of homes are within 400m of a public open space are over three times more likely to do moderate-to-vigorous physical activity compared to those who are further from open spaces.

Source: Hooper, P., Boruff, B., Beesley, B., Badland, H. & Giles-Corti, B. (2018). "Testing spatial measures of public open space planning standards with walking and physical activity health outcomes: Findings from the Australian national liveability study". *Landscape and Urban Planning*. 171 March, p.57-67 .(cited 2 April 2018)

The *Draft Greener Places Guide* 2020 (the guide) nominates a series of performance criteria for open space, which guides open and recreation spaces accessibility and distribution, shape and size, quality, quantity and diversity. **Figure 7** in the following pages indicates the location of existing and planned open spaces within 200m, 400m and 800m from the Central Precinct and the SMW SOP site, while previous **Section 5.1.1: Green Park Spaces** gave an overview of park features and sizes. If the existing and planned local park spaces are assessed against the criteria in the guide, key implications for open and recreation spaces in SOP town centre and in the Central Precinct are:

Accessibility and distribution:

- » High density residential in SOP and in adjoining release areas (e.g. Camilla and Wentworth Point): the guide recommend that public open spaces and recreation facilities are within 2-3 mins/200m walking distance for high density residents
- » SOP is a large land area to incorporate state and national venue capacity: this means greater distances (unsheltered and across road networks) between spaces than typical state or local infrastructure, creating challenges for the 200m walking distance of local open space for residents (up to 0.5 ha), while workplaces and schools are within 400m walking distance to an open space.
- » SOP is a regional destination for events, and accessible by car and existing public transport hubs (e.g. SOP train station and bus links) with greater connections planned (e.g. future SMW SOP station): the guide recommends that regional open spaces are located within 30 minutes travel by public transport or private vehicle

Focussed on the Central Precinct:

- > Within/just outside of 200m, there are two existing park spaces (Stock Route Park and unnamed reserve), as well as the planned Urban Central Park. Abattoir Gardens is also located within 200m, classified based on its current function as garden setting. Within 400m, there is Jacaranda Square, which is positioned between roads and predominately used by workers.
- > Just outside 400m, there is Cathy Freeman Park, which operates as a local park space in non-event mode, and local community spaces (a children's playground and dog park) in the south western portion of the regional Bicentennial Parklands, adjacent to the recently delivered pedestrian bridge from Opal Tower. As this review is focussed on Central Precinct in SOP, the demand and capacity of these spaces is not known (i.e. if they were delivered to meet the needs generated by residents of residential buildings on the eastern edge of SOP).
- > Active connections (e.g. walkability) between the Central Precinct and larger and/or more embellished local open spaces should be supported, as one mitigation to community access to local open space (within 200m and 400m). Topography, street layouts and lack of safe crossing points can be significant barriers to pedestrian / cycle movement

Size and shape:

- » The open spaces in SOP play a multifunctional role as local, district and regional spaces, often simultaneously and most are large to accommodate high volumes of visitors during peak (e.g. event) times: the guide incorporates land size recommendations for hierarchies of open spaces, including local (0.5–2 ha), district (2–5 ha) and regional (>5ha), and recognise that sporting facilities have specific size and shape requirements.

Focussed on the Central Precinct:

- > Within 400m, only one existing local park space equates to the minimum recommendation of 0.5ha - Central Linear Park (0.48ha), intended to deliver walking/cycling trails, playground nodes suited to a variety of age groups, outdoor fitness stations, a kiosk and amenities. The planned Central Urban Park is proposed to be 0.35ha, which is below the recommended minimum size. If the Abattoir Gardens (0.06ha) were embellished for greater recreational capacity, this could potentially combine with the Central Urban Precinct to generate up to 0.41ha of open space, which moves closer to the size recommendations. Further opportunities for additional green space should be explored in the Master Plan 2050.
- > Just outside 400m, Cathy Freeman Park (2.59ha) reaches the upper limit recommendation for local open space (and the lower bracket for district open space). In non-event mode, this park space has the opportunity to accommodate greater passive and turn-up-and-play informal recreation uses by local residents, potentially through a combination of temporary supporting infrastructure (e.g. seating and tables) as well as unobtrusive design elements (e.g. field markings, sheltered areas, other semi/permanent infrastructure which can remain during event mode).

Quantity, quality and diversity:

- » Most open spaces in SOP town centre are urbanised, such as plazas and boulevards, which supports high volumes of people and movement and functionality of venues (green open spaces are provided in the adjacent SOP Parklands): the guide recognises that larger public open space areas can mean more recreation and social opportunities can be provided in one location, and that minimum areas are needed for different sporting outcomes
- » The sporting facilities in SOP are premier level, and generally not accessible for general public use (with exception of facilities in **Appendix C**): the guide recognise that the range of open space types will determine the diversity of recreation opportunity for a community (e.g. local play for the children, youth recreation spaces, local passive and active recreation spaces, larger outdoor recreation spaces, fitness and exercise spaces, organised sport and recreation spaces, off-leash dog exercise areas).
- » The utilisation of open spaces needs to accommodate local residents, workers and students, as well as visitors during peak times: the guide recognise that the quality of embellishments and ongoing maintenance and management are critical to activation and sustainable uses of the open and recreation spaces.

Focussed on the Central Precinct:

- > The four existing spaces within 400m all currently pose challenges for local community use for recreation as they either align major roadways, are small and have minimal embellishment and/or need to accommodate crowds during event mode (which would impact on local community access and uses at these times)
- > Embellishments to existing local park spaces which have the capacity to accommodate more diverse uses (e.g. Cathy Freeman Park), or where they could contribute to broader activation of park spaces (e.g. Abattoir Gardens) could increase the diversity and quality of local open spaces
- > If a publicly accessible open space was delivered on top of the SMW SOP station northern building, this could contribute 'elevated' open space to the Central Precinct and Metro Study area. It would require strong connections to the ground level public domain.
- > Active connections (e.g. walkability) between the Central Precinct and larger or more embellished local open spaces should be supported, as one mitigation to community access to more diverse local open space (within 200m and 400m).
- > Review the opportunity for new green spaces in the Central Precinct during the preparation of Master Plan 2050 to make up this shortfall.

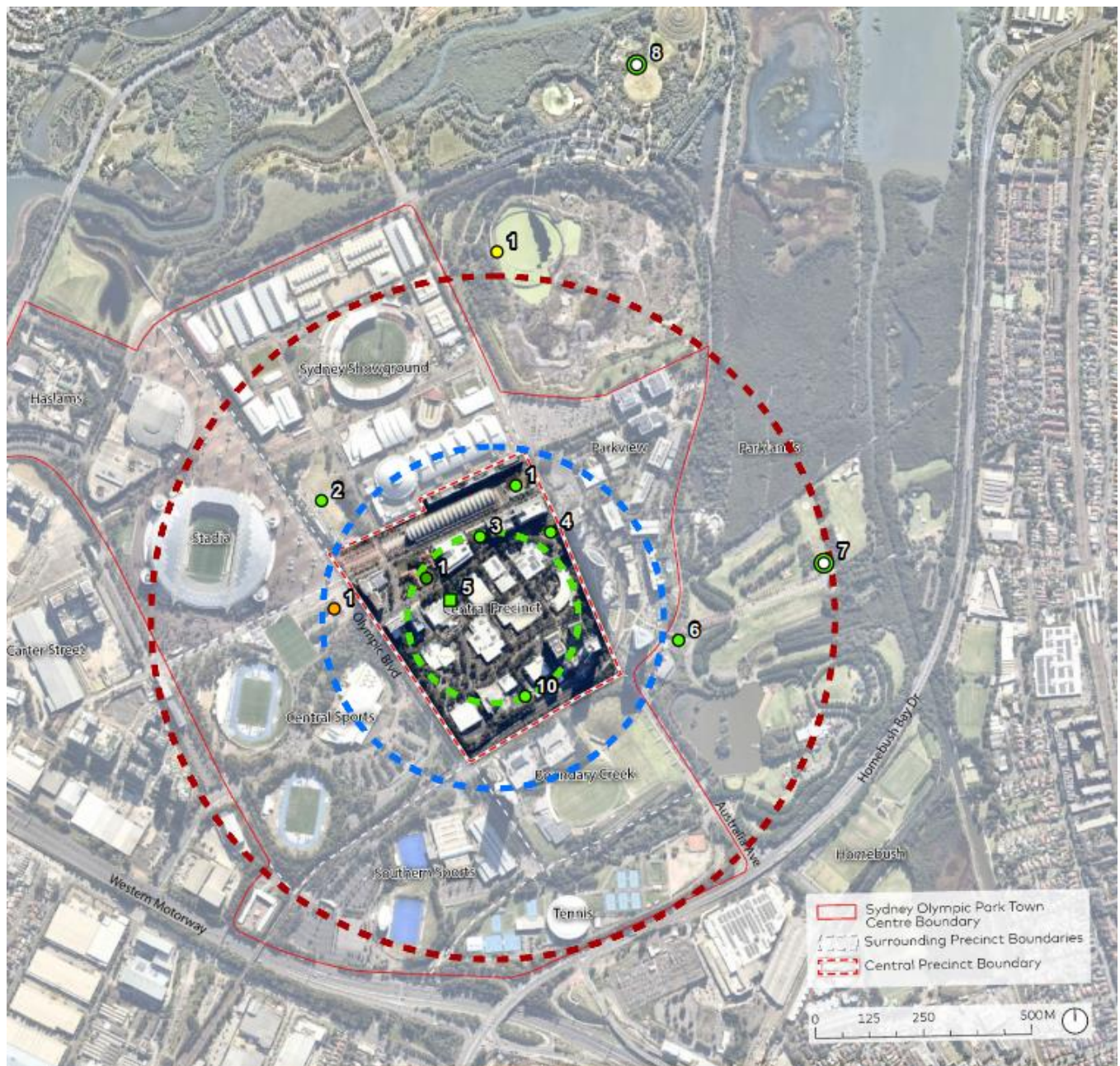
Movement

Open spaces in SOP town centre need to enable high volumes of foot traffic during peak events, such as major regional and national events in the SOP town centre venues.

Transport for NSW's (TfNSW) *Future Transport Strategy 2056* 2018 and the GAO NSW's *Better Placed: Aligning Movement* 2019 have begun to classify the capacity of spaces to accommodate scales or volumes of movement. This could have implications for the identity and functionality of open spaces in SOP town centre in peak (e.g. event) and non-peak times through the allocation of an identity of spaces in SOP town centre based on hierarchy:

- » Local place, local access: spaces not suitable for high volumes of visitors, smaller in size and dispersed across SOP, which can be used by local residents, workers and students during peak times
- » Local place, significant movement: corridors or open spaces located between transport hubs and venues
- » Significant place, local access: larger, well embellished spaces in centrally locations (up to 400m walking distance), that support diverse activities facilities by size and embellishment
- » Significant place, significant movement: large open spaces that accommodate high volumes of foot traffic but are adaptable to provide 'empty' capacity to absorb high use at peak times and can be activated for sustained use in non-peak times.

Figure 7 Distribution of park spaces from the SMW site and Central Precinct



Status	Central Precinct - Distance (m)	Garden Setting	Urban Park
Existing	200	1 Abbatoir Gardens	1 Fig Grove
Proposed	400		
Hierarchy	800		
Local			
Regional			
		Green Park Space	Walking Circuit
		1 Jacaranda Square	1 Brickpit Park
		2 Cathy Freeman Park	
		3 Stock Route Park	
		4 Unamed Reserve/Pop Up Park	
		5 Central Urban Park Space	
		6 Bicentennial Park - childrens playground and dog park	
		7 Bicentennial Park	
		8 Wentworth Common	
		9 Blaxland Riverside Park	
		10 Central Linear Park	

Table 5 Spending time and movement - standards and benchmarks for open space

Features	Standards and benchmarks
Spending time	
Access and distribution	<p>All residents in high density are within 200m/2-3 mins walking distance of local park space</p> <p>Source: NSW GA Office <i>Draft Greener Places Guide</i> (2020)</p>
Size and demand	<p>1:1 ratio: anticipated residents converted into equivalent workers.</p> <p>Residents: Min. size of local park: 3,000sqm, or as small as 1,500sqm in high density areas (where more efficient provision doesn't exist or in opportunities for re-use of small spaces)</p> <p>Workers: Demand from non-resident populations can be estimated as 10% of the anticipated resident population</p> <p>Source: NSW GA Office <i>Draft Greener Places Guide</i> (2020)</p> <hr/> <p>Access to green and natural spaces most valued by current workers</p> <p>Source: SOPA Worker Satisfaction surveys</p> <hr/> <p>Residents:</p> <ul style="list-style-type: none"> » A percentage of land approach – 15% of total land is open space » An industry benchmark – 3ha of open space per 1,000 people, or 1ha per 1,000 people for parks. <p>CoP recognises:</p> <ul style="list-style-type: none"> » Workers create additional demand for public and open spaces as well as indoor recreation » They may have different expectations and needs that planning needs to consider <p>Source: City of Parramatta <i>Community Infrastructure Strategy</i> (2020)</p> <hr/> <p>The City's Contributions Plan has assumed one worker generates demand equivalent to 0.2 residents and converted workers into equivalent residents.</p> <p>Source: City of Sydney's <i>Open Space, Sport and Recreation Needs Analysis</i> (2016)</p>
Hierarchies and typologies	<ul style="list-style-type: none"> » Neighbourhood parks: services the immediate neighbourhood, <0.3ha in size, with pedestrian links and simple amenities (no facilities) » Local parks: services a neighbourhood, 0.3ha-2.0ha in size, with minimal embellishment (e.g. a circuit, play space or picnic area). Can include youth recreation, active recreation, fitness and exercise, trails and paths and/or off-leash animal areas <p>Civic spaces: Formal public spaces in highly urban settings (e.g. squares or plazas), popular event venues, high levels of visitation by residents, workers and visitors – no benchmarks provided</p> <p>Source: City of Parramatta <i>Community Infrastructure Strategy</i> (2020)</p>
Movement	
Accessibility	<p>Analysis was undertaken to assess distribution of open space and identify areas not within reasonable walking distance of residents and workers. Although a park may be geographically close, topography, street layouts and lack of safe crossing points can be significant barriers to pedestrian / cycle movement that often define peoples' sense of boundaries of their neighbourhoods.</p> <p>Source: City of Sydney's <i>Open Space, Sport and Recreation Needs Analysis</i> (2016)</p>
Shared streets	<p>DPIE has supported grant funding to support testing and piloting of new and innovative ideas for streets as safe, shared public spaces, that support walkability and access to quality open, green and public space.</p> <p>Source: DPIE's Streets as shared spaces funding program</p>

6.2 Sport and recreation planning

Elton Consulting Strategy

Elton Consulting's Strategy nominated the following standards for active sport and recreation spaces in SOP town centre:

- » Playing field: 1 playing field per 4,500 people (City of Sydney)
- » Outdoor court: 1 outdoor court per 1,800 people (City of Sydney)
- » Indoor court: 1 indoor court per 20,000 people (adapted from City of Sydney).

Review and key findings

An overview of contemporary findings and guidelines for sports field planning and provision is provided in **Table 6** below.

Table 6 Findings and guidance for sports field planning

Features	Standards and benchmarks
Size and codes	<p>Sporting facilities have specific size and shape requirements for functionality Source: NSW GA Office <i>Draft Greener Places Design Guide</i> (2020)</p> <hr/> <p>A percentage of land approach – 15% of total land is open space An industry benchmark of 3ha of open space per 1,000 people:</p> <ul style="list-style-type: none"> » 1ha per 1,000 people for parks » 1ha per 1,000 people for sportsgrounds » 1ha per 1,000 people for natural areas and other open space <p>Source: City of Parramatta <i>Community Infrastructure Strategy</i> (2020)</p>
Distribution	<p>Local sportsgrounds: catchment area of a single local government area or multiple suburbs, focus on club competition and provide a mix of recreational, competitive and programmed formats Source: City of Parramatta <i>Community Infrastructure Strategy</i> (2020)</p>
Plans for new or enhanced	<ul style="list-style-type: none"> » 1 new full sized field in Newington Reserve, Newington » 1 new full sized fields in Carter Street » Continue to consider sportsground delivery in SOP <p>Source: City of Parramatta <i>Community Infrastructure Strategy</i> (2020)</p>
Supply and demand	<ul style="list-style-type: none"> » No/minimal provision of publicly accessible local or district playfields in SOP » Multi-use/Multi-code playing fields » Turn-up-and-play/bring your own equipment » Affordability » No/minimal provision of publicly accessible local or district courts in SOP » Covered outdoor hard surfaces are increasing popular playing surfaces <p>Source: Office of Sport research findings</p>

6.2.1 Trends in sport and recreation planning

The ABS have two classifications of sporting and recreation activities: organised and unorganised. For the purpose this report:

- » Organised activities: arranged through sporting, non-sporting and recreation clubs and organisations. These activities can take place in outdoor and indoor recreation and sporting facilities, including indoor courts, gymnasiums, outdoor courts and playing fields, as well as park spaces.
- » Unorganised activities: individualised or group activities not affiliated with clubs or organisations, and not aligned to sporting seasons. These activities can take place along linear corridors, and a variety of open and outdoor spaces, as well as indoor spaces, which accommodate broader public use.

According to the ABS' *Participation in Sport and Physical Recreation, Australia 2013-14* data, approximately 60% (based on 11.1 million people) reported that they had participated in sport and physical recreation (organised and unorganised) at least once in the 12 months, indicating a slight decrease from 65% over 2011-2012 (based on 11.7 million people).

Of the 11.1 million people, less than half had participated in organised sport and recreation (an estimated 5.2 million). This continues to reflect established trends which indicate that participation in organised sports and recreation are generally stagnating.

Key trends in physical recreation participation and facility use summarised in the Australian Sports Commission's report *The Future of Australian Sport* (Hajkowicz et al 2013) include:

- » A movement from organised, team sports to a focus on individual, unorganised fitness
- » Substantial growth in indoor sport and recreation, and greater demand for indoor facilities
- » Flexibility in the times that people enjoy their recreation, as demands on time increase and work practices change, such as being able to access recreation facilities at any time, any day.

The NSW Office of Sport also recognises:

- » Increasing competition to attract sporting team and club members as new and diverse sporting and recreation options become available
- » Preferences for sport and recreation are changing as our population becomes more culturally diverse.

The ABS's *Participation in Sport and Physical Recreation, Australia 2011-12* data found that a wide range of spaces and facilities are used to participate in sport and recreation (based on 11.7 million people). In line with key trends, the spaces and facilities used most often were parks or reserves (40%) followed closely by indoor sports and fitness centres (37%). In addition,

- » Public playing fields and ovals (approx. 30%)
- » Outdoor sports facilities (approx. 25%)
- » Off-road cycleways and bike paths (approx. 25%)
- » School and education facilities (approx. 10%).

Adult recreation

The ABS's *Participation in Sport and Physical Recreation, Australia 2013-14* data found that participating in sport and recreation generally decreased with age, as people aged 65 years and over had the lowest participation rates (47% of 11.1 million people).

The NSW Office of Sport's *Participation in Sport and Active Recreation AusPlay* April 2017 results for NSW reflect similar figures to previous ABS statistics (59% of NSW adults participating sport or physical activity at least three times/week in 2016). National findings indicate that seven of the top 10 sport and recreation activities are unorganised. The remaining sports, soccer/football, athletics and tennis, could include a combination of organised and unorganised activities:

- | | |
|-------------------------------------|------------------------------|
| 1. Walking – 43% | 6. Football/ball soccer – 7% |
| 2. Fitness/Gym – 33% | 7. Bushwalking – 7% |
| 3. Swimming – 16% | 8. Golf – 6% |
| 4. Athletics, track and field – 16% | 9. Tennis – 5% |
| 5. Cycling – 10% | 10. Yoga – 5% |

Children's recreation

The ABS's *Participation in Sport and Physical Recreation, Australia 2013-14* data found that young people aged 15-17 years of age participate most in sport and recreation (74% of 11.1 million people).

The NSW Office of Sport's *Participation in Sport and Active Recreation AusPlay* April 2017 results for children's (aged 5-13 years) participation in organised sports and physical activities show that the two top activities require designated spaces, while the remaining activities could take place in multifunctional outdoor and indoor spaces:

1. Swimming – 30%
2. Football – 22%
3. Dancing (recreational) – 9%
4. Gymnastics – 8%
5. Cricket – 6%
6. Netball – 5%
7. Tennis – 4%
8. Athletics. Track and field – 4%
9. Basketball – 4%
10. Rugby league – 4%.

6.3 Community and cultural facilities planning

Elton Consulting's Strategy

Elton Consulting's Strategy, the following standards were proposed for community facilities in SOP:

- » Childcare: 1 place per 2 children 0-4 years (taken from City of Sydney and former Leichhardt Council), and 1 place per 75 workers (taken from City of Sydney)
- » Branch library: 39sqm per 1,000 residents (plus 20% circulation space) for populations of 20,000-35,000 people or 35sqm per 1,000 people (plus 20% circulation space) for populations of 35,001 to 65,000 people with the assumption that 10% of space will be used by non-resident workers and students (State Library of NSW standards)
- » Community arts / cultural centre: included within the multipurpose community space (see below)
- » Community meeting facilities / multipurpose community centre: 50sqm per 1,000 people (former Auburn Community Facilities Strategy 2014)
- » Youth centre: Suitable, flexible spaces included in multi-purpose community space
- » Older residents' centre: Suitable, flexible spaces included in multi-purpose community space.

It also recommended that community facilities in SOP are planned and delivered as:

- » A co-ordinated network of facilities
- » Central to catchment and facilitate equitable access
- » Located to promote visibility and accessibility
- » Clustered/co-located, and/or enable flexibility and multiple use and avoid conflict with neighbouring uses.
- » Servicing identified social needs
- » Inclusive and welcoming, safe and secure
- » Contribute to public domain and sense of place
- » Near open space for activities and events, connected to public transport, pedestrian and cycling networks
- » Of sufficient size and design to enable expansion and adaptation
- » Financial and environmental sustainability.

Review and key findings

Based on the CoP *Community Infrastructure Strategy* (2020) benchmarks (residents: 80sqm/1,000 people), the future residential population of 23,500 by 2030 generates demand for approximately 1,900sqm of community centre space. This does not incorporate consideration of workers or students.

There is no change to demand when the State Library NSW benchmark is reapplied (no change in resident or workforce projections). This equates to a potential 3,000-3,500sqm community facility and aligns to the nomination of a 4,000sqm community hub in SOPA's *Local Infrastructure Contributions Framework* (October 2017).

An overview of recent standards and benchmarks for community facility provision is provided in **Table 7** below.

Table 7 Standards, benchmark and current plans for community and cultural facilities

Feature	Standards and benchmarks
Demand	Residents provision of 80sqm of community floorspace/1,000 people

Feature	Standards and benchmarks
	<p>SOP located in catchment with lowest rate of provision of community facility floor space (18sqm/1,000 people in 2016)</p> <p>Source: City of Parramatta <i>Community Infrastructure Strategy 2020</i></p>
	<p>Workers create additional demand, as well as students, with different needs, expectations and times of use.</p> <p>Source: City of Sydney</p>
New facilities and plans for delivery	<p>New Wentworth Point Library and Community Centre has been delivered (1,200sqm)</p> <p>Recommendations include:</p> <ul style="list-style-type: none"> » A new community space of 1,000sqm, as part of larger community hub at Carter Street » Improve quality and availability of Newington Community Centre (485sqm) » Advocate and engage with SOPA, in planning and delivery of the proposed community hub (total 3,500sqm – combined library and multipurpose community centre) <p>Source: City of Parramatta <i>Community Infrastructure Strategy 2020</i></p>
	<p>Private developments (residential as well as commercial) tend to provide some level of community facilities, in various forms (e.g. library, childcare).</p> <p>Source: N/A</p>

6.3.1 Trends in community and cultural facility planning

The GSC's *Central City District Plan 2018* recognises that community facilities can be the spatial centre of communities, supported by an accessible location and co-location with other public spaces and services, such as education, services and assistance delivery, libraries, cultural facilities, parks and recreation. The sustainability and connection of these spaces to their communities can be supported by providing opportunities for shared and/or flexible uses of spaces and structures, which can adapt to changes in population size, composition and diversity over time.

Successful community facilities are key community focal points, destinations and vital places within their communities, contributing to residents' and workers' health, wellbeing and quality of life. They are places that attract and cater to a broad range of users and meet a broad range of community needs.

Multipurpose

A key trend in community facility provision and utilisation involves a move towards multipurpose facilities that are designed and built to maximise flexibility in use, so they can accommodate this wide range of programmed uses and a diverse range of user groups.

Many community facilities are also functioning as what has been termed 'third places' – informal public gathering spaces that enable people to sit, relax, meet, gather and interact. They are places that encourage social connections and are essential to the creation of a sense of community. Community centres are addressing the communal yearning for 'places to spend time, where you don't have to spend money'. They are busy, safe, and interesting places where you can feel like you are part of a community, but not have to pay for the privilege.

Responding to the importance of the third place, the 'community living room' component to a community centre is becoming increasingly prevalent. This model involves a focus on levels of comfort, space and amenity that encourage people to linger and spend time. Such third places are also particularly important in higher density communities (such as the future SOP Town Centre) where space within the home to entertain friends, study or just relax is limited.

Community facilities can also play an important role in higher density environments by providing space for hire for private functions that may not easily be accommodated in smaller dwellings (such as for children's parties, birthdays and other celebrations). This may be less of a focus for the SOP facility as there are a significant number of spaces for functions and events in other SOP facilities.

Facility model

Some of the key considerations in planning for community facilities in city centre and higher density environments include:

- » The importance of community facilities as focal points for community activity and gathering
- » Recognition of trends towards co-location and clustering of facilities with other activity generating uses
- » The value of flexible and multipurpose space that can be programmed to cater for diverse activities to meet evolving community needs
- » The importance of the relationship between community buildings and public open space
- » The trend away from smaller, single purpose facilities to larger multipurpose spaces in central, accessible locations
- » Acknowledgement of some of the unique needs for community space in higher density environments including for birthday parties, celebrations and strata/body corporate meetings that cannot be accommodated in smaller apartment dwellings
- » The important role of community facilities in helping to integrate and connect new and existing communities.

Higher density settings also require consideration of different and context relevant models of community facility provision. The community hub model which, is a multipurpose public gathering and activity place where a variety of activities occur and where a wide range of community needs can be met in both formal and informal ways.

The key to the community hubs concept is integration. This can mean both integration of services, programs and activities within a multipurpose community space and/or the integration of a range of activity generating uses including community and cultural facilities, shops, transport, parks and plazas. In city centre locations, the community hub model can help to create the space efficiencies required to pass feasibility thresholds while still providing high quality community benefits.

In urban locations, community facilities can be located within mixed use buildings to create an efficient use of space. Multistorey facilities represent an efficient design solution particularly in urban centres. There are many successful examples of this facility model. There are, however, a number of key factors critical to their success. These include:

- » A prominent ground floor/street presence (in line with the proposed principle of previous Strategy— 'Location to promote visibility and accessibility')
- » Good internal connections between facility components and a layout that encourages interaction and coordination between facilities and different spaces.

It is important that any key community facility, regardless of its focus, remains flexible and multipurpose in terms of its design and caters to a broad range of community needs in terms of its offerings. A focused approach relates to facility programming and partnerships as well as considering these uses in the design of the range of multipurpose spaces provided.

7 Key findings and conclusion

DPIE's Study Requirements (April 2021) for the Interim Metro Review requested the following actions (relevant to this review). An overview of the response of this report is provided below:

Section 2.2.: Social sustainability and infrastructure – Prepare an updated Community Facilities Strategy:

Inclusion of any additional community infrastructure identified in individual precinct plans	<ul style="list-style-type: none"> » This report identifies the indicative plans for local green park space, plaza space and community centre space in the Metro Study Area (see Section 1). » It highlights contrasts or alignment to Elton Consulting's Strategy and the existing Master Plan gazetted 2018 (see Section 2) and tests provision against contemporary quantitative standards and benchmarks as well as qualitative guidelines (see Section 6).
Account for an increase in density (if required) while investigating opportunities for social infrastructure near the station:	<ul style="list-style-type: none"> » This report acknowledges the potential for up to 45-storeys in residential building height, but no change in the projected resident population number (23,500 people by 2030). The broader potential population changes that Metro station precinct will deliver will be reviewed in Master Plan 2050. » Contemporary guidelines regarding access to local open spaces in high density communities are investigated and recommended. The importance of providing community facilities and spaces for young children living in apartments and the role of community spaces in building cohesion is also identified (see Section 3 and Section 6).
Inform and support the preparation of the proposed planning framework including any recommended amendments to planning controls or master plan provision that may deliver an appropriate outcome:	<ul style="list-style-type: none"> » In each section this report identifies potential implications for community facility planning for both the Interim Metro Review and for broader SOP (for further consideration for the Master Plan 2050). » The following pages consolidate potential implications for local open space, active and sporting spaces and community and cultural centres in the Metro Study Area and list considerations for community facility planning in the upcoming Master Plan 2050.

Section 1.2: Prepare a Public Domain Framework:

The preparation of a hierarchy of open spaces and public domain typologies:	» This report reviews the open space hierarchies provide in Elton Consulting's Strategy against contemporary open space planning practice and types of public domain spaces, informed predominately by the CoP's <i>Community Infrastructure Strategy</i> (2020) and the NSW GA's <i>Better Placed</i> (2017) and <i>Draft Greener Places Guide</i> (2020) (see Sections 5.1 and 6.1)
Consideration of movement corridors	» This report highlights that open spaces in SOP serve dual function as spaces to spend time and space for movement (see Section 6.1).
Updates to open and recreation spaces are guided by the NSW GA <i>Draft Greener Places</i> (2020)	» This report integrates and supports the public and open space planning guidelines recommended by the NSW in <i>Better Placed</i> (2017) and <i>Draft Greener Places Guide</i> (2020) (see Section 6.1 and Appendices D and E)

7.1 Implications for the Interim Metro Review

The following pages summarise key findings of this report in relation to potential implications for the Interim Metro Review as well as the considerations for Master Plan 2050.

Key contrasts between Elton Consulting's Strategy and the existing Master Plan gazetted 2018 and indicative plans for the Metro Study Area in Central Precinct (based on no significant change to resident projections, and no indication of change to worker or student projections in SOP by 2030), are:

- » A reduction of the Central Urban Park to 3,500sqm, to accommodate a reconfiguration of public spaces in the Central Precinct
- » The provision of approximately 5,400sqm of public plaza space, which could be used by residents, workers, students and visitors to spend time and gather in passive and low impact (e.g. non-sport based) activities in non-event mode
- » The indication of approximately 3,500sqm of community centre space in the future Site 47 adjacent station development, co-located with the green park space and public plaza space.

Key findings from this report are:

Daily population:

- » Overall, there is expected to be little change in overall daily population (residents, workers and students). Daily population figures will need to be reviewed in more detail for Master Plan 2050.

Local open spaces:

- » A total increased delivery of open space by 900sqm.

Green park spaces:

- » A potential reduction of green park space in the existing Master Plan gazetted 2018 (by 40%) to accommodate a reconfiguration of public space, will have implications for the provision rate of local open space for residents and reduce the capability of the space to accommodate multiple simultaneous uses (due to its reduced size)
- » The potential for building heights to reach up to 45 storeys will create a high density residential community, which will influence their needs regarding access to and utilisation of community facilities.
- » The park space is likely to be within 200m (ground level) of all future high density residents in the Central Precinct, but does not meet the minimum 0.5ha size recommendation for a local park as per the NSW GA *Greener Places* 2020 (3,500sqm equating to 0.35ha)
- » It is recommended that SOPA investigate opportunities for additional green space throughout the Central Precinct in the Master Plan 2050.

Possible mitigations for improvements to existing local parks, to address historical demand for local park spaces:

- > The embellishment of existing nearby green park spaces, including possibly:
 - The Abattoir Gardens (0.06ha) could increase the green park space within 200m of residents in the Central Precinct by creating an 'extension' of the Central Urban Park (0.35ha). If these future park spaces have a strong linkage or connection, they could deliver a larger green park of 0.41ha, which is close to NSW GA recommendations
 - Cathy Freeman Park (2.59ha) could deliver more diverse and multipurpose passive and turn-up-and-play recreation spaces for local residents in non-event mode (just outside of 400m), potentially through a combination of temporary/non-permanent supporting infrastructure (e.g.

- seating and tables) and unobtrusive design elements (e.g. field markings, sheltered areas, other semi/permanent infrastructure which can remain during event mode).
- Embellish Stock Route Park (0.18ha): any embellishment and future potential uses will need to consider both the orientation (south facing), its position between building and slope of this space
- > If a publicly accessible open space was delivered on top of the SMW SOP station northern building, this could contribute 'elevated' open space to the Central Precinct and Metro Study area. It would require strong connections to the ground level public domain.
- > Active (e.g. walking and cycling) and safe connections from the Central Precinct to larger or more embellished local open spaces should be supported, as one mitigation response to community access to more diverse local open space (within 200m and 400m), such as links could be made to the local playground and dog off leash park planned for Bicentennial Parklands.

Plaza spaces:

- » The secondary plaza space could be classified as 'local place, significant movement' in accordance with the NSW GA *Better Placed* 2017, and consideration of the relationship between open spaces within transport corridors is required.
- » The secondary public plaza space could contribute to the local open space network by providing an area for low-impact community use (i.e. places to spend time, gather for community events and/or relax) during non-event periods. This could include the integration of temporary supporting infrastructure (e.g. seating and tables, ping pong, table tennis, etc) which could be packed away for event mode. However, due to the different type of experience of plaza space, it should not be considered as a substitute to local green space. However, due to the different type of experience of plaza space, it should not be considered as a substitute to local green space. Therefore, there is need to investigate new opportunities for the delivery of additional green space in other areas of the Central Precinct.

Active and sporting spaces:

- » Due to the requirement of the SMW SOP station and the Central Precinct to be able to accommodate large crowd numbers in event mode, this is not a suitable location for the delivery of any active or sporting spaces.

Community and cultural centres:

- » The proposed 3,500sqm of community centre floorspace in the future Site 47 adjacent station development should be accessible to residents at all times (i.e. in event and non-event mode), and should incorporate spaces and amenity which support the needs of diverse users, as well as multiple uses at the one time (i.e. multifunctional)
- » The co-location with the Central Urban Park (green park space) and plaza spaces should foster an activated local centre and can be supported by strong visible and physical connections
- » The nomination of a 3,500sqm community centre:
 - > Aligns with recommendations for floorspace in SOPA's *Local Infrastructure Contributions Framework* (October 2017) (4,000sqm) and Elton Consulting's Strategy (2,500-3,000sqm delivered as community hub: co-located library and community centre space),
 - > Reflects current recommendations in the CoP's *Community Infrastructure Strategy* (2020) for the delivery of a regional level community hub in SOP of 3,000-3,500sqm (based on benchmarks for community floorspace and library floor space provision, as well as guiding principles for community hubs and no change to NSW State Library standards).

- > A summary of the potential implications for all community facilities in SOP is provided in **Table 8** in the following pages. Publicly accessible open space on top of the SMW SOP station northern building can provide an 'elevated public domain', an additional type of public domain space in the precinct.

Table 8 Summary of implications for Interim Metro Review

	Current Masterplan	Central Precinct (July 2021)	Resulting SOP figures (estimates)	Implications for Interim Metro Review
Local park space	61,902 sqm	Central Urban Park: 3,500sqm	65,502sqm	<p>Contributes 3,500sqm of local park space to SOP town centre</p> <p>Continued undersupply in local open space in SOP, which is an historical issue – consider the potential mitigations below:</p>
<i>Potential mitigations to improve existing open spaces, addressing demand for local park spaces:</i>	<ul style="list-style-type: none"> » <i>Embellish existing nearby green park spaces, including possibly</i> <ul style="list-style-type: none"> > <i>Abattoir Gardens, 'extending' the Central Urban Park and increasing local green park space</i> > <i>Cathy Freeman Park to support more diverse and multiple passive and turn-up-and-play recreation in non-event mode</i> > <i>Stock Route Park, with embellishment and potential future uses suited to the location, orientation and slope of this space</i> » <i>If a publicly accessible open space was delivered on top of the SMW SOP station northern building, this could contribute 'elevated' open space to the Central Precinct and Metro Study area. It would require strong connections to the ground level public domain.</i> » <i>Active connections (e.g. walkability) between the Central Precinct and larger or more embellished local open spaces, within 200m and 400m from Central Precinct including to local park spaces planned for Bicentennial Park</i> » <i>Review the opportunity for new green spaces in the Central Precinct during the preparation of Master Plan 2050.</i> 			
Urban plaza space	Not considered	5,400sqm	Not available	<p>Contributes 5,400sqm community space in non-event mode</p> <p><i>Note: not a substitute for green park space</i></p>
Regional/district open space		N/A	Not applicable	<p>Not applicable</p> <p>No change to district or regional passive open space provided in SOP</p>
Playing fields		N/A	Wilson Park identified for Cricket NSW, possible community access to Oval 2 (when not in use)	<p>Not applicable</p> <p>Removal of Wilson Park – reduction of supply leading to undersupply of community fields</p>
Outdoor courts		N/A	No change	<p>Not applicable</p> <p>No change in undersupply of outdoor courts</p>
Community hub (community centre and library)	2,500-3,000sqm	Approx. 3,500sqm	SOPA's Local Infrastructure Contributions Framework (Oct.	<p>Meets recommended community centre floor space</p>

		2017) recommends 4,000sqm (2,200sqm library /1,800sqm community centre)	
Education and childcare /	None	No change	Assumes demands for childcare met by future commercial tenants
Emergency and justice services	None	No change	Continued - engage with emergency services
Health services and facilities	None	No change	Continued - engage with WSLHD
Aged care and disability services	None	No change	Continued - engage with relevant stakeholders
Welfare and community services	None	No change	Continued - engage with relevant stakeholders

7.2 Considerations for the Master Plan 2050

Principles and future proofing

A Sydney Metro West station at Sydney Olympic Park will transform the accessibility status of SOP, catalyse development and generate a number of land use and wider benefits including urban renewal and wider community benefits. This report has not assessed these wider benefits or population increase, and there is a need for SOPA to investigate this further in the Master Plan 2050.

Other principles and future proofing could include:

- » In SOP town centre, open space serves the dual function of providing a space to spend time (e.g. to attend events, gather, relax, exercise, play, etc) and a space for movement (i.e. facilitating connections at both event and non-event times).
- » Spaces should be designed to reflect principles around meaningful and appealing space, multifunctional and adaptable places, space that encourages social interaction, promotes health and wellbeing, is well connected, adds to vibrancy and activity, provides equity and accessibility and is comfortable and safe for a range of users.
- » Ensure that existing space is utilised and provides as much community benefit as possible with embellishments and improvements to connectivity being important future planning considerations.
- » Investigate opportunities for additional green space throughout the Central Precinct.
- » Community facilities and open spaces are places that attract and cater to a broad range of users and meet a broad range of community needs. The demands, sometimes competing, of residents versus those of workers, students and visitors, should be addressed while continuing to acknowledge the destination and event nature of the SOP town centre.
- » While a sufficient amount of community facilities and open space should be provided, the focus should be on quality space that is well designed, multipurpose and utilises quality finishes and features.
- » Social distancing will be best regulated through space management strategies, rather than a supply standard
- » Continue to engage with CoP as well as other relevant stakeholders as identified in this document.

Community facilities

- » Adopt the CoP benchmarks for community facilities (80sqm/1,000 people)
- » Adopt the State Library of NSW standard of 39sqm per 1,00 people (plus 20% circulation space) with the assumption that 10% of space will be used by non-resident workers and students (based on these standards)
- » SOPA own three childcare facilities in SOP, the rest are provided by the private market. Future childcare facilities should be delivered by the private sector. The Master Plan 2050 should facilitate the delivery of flexible ground floor spaces (i.e. design and position which enable childcare service provision as a permissible use) that appeal to tenants for childcare provision delivery, or to market / commercial childcare providers to allow the market to respond to changes in demand.
- » There are no spaces or facilities being planned by CoP in SOP, as Council does not own land within or have responsibility for management of this precinct. Partnerships and collaboration between the two parties, as well as other government agencies, should be explored.
- » Additional spaces and facilities are planned by Council in Wentworth Point, Carter Street and Newington but are likely to address local demands triggered by growth in these areas (e.g. not in SOP).
- » Consider the benchmarks identified in CoP's *draft Social Infrastructure Strategy 2019*

Open space and recreation

- » The CoP considers hard surfaced open spaces which accommodate events and high volume (foot traffic) thoroughfares as civic spaces and/or urban plazas. Streets are an important contributing element to the larger public space network and are a key focus for DPIE, as they support social interactions, active mobility as well as passive and active recreation.
- » Plaza spaces should be recognised for their contribution to public open space and as places for the community to spend time and/or gather in community events but should not be considered as a substitute for green park spaces, due to the different experience of these spaces.
- » There is a minimal provision of publicly accessible local or district playing fields in SOP, as well as local or district courts and the delivery of these types of facilities should remain an important consideration. SOPA should identify an alternate location for new playing fields with the loss of the community access to Wilson Park.
- » Consider relevant open space planning standards, including CoP and NSW GA.
- » The CoP does not have a standard of open space provision for workers. However, the NSW GA *Draft Greener Places 2020* anticipates worker demand as 10% in addition to resident demand and should be within 400m of workers
- » Confirm opportunities for bookings through Cricket NSW for community to use sporting spaces at Wilson Park
- » Consider Government Architect standards and benchmarks:
 - > All residents in high density are within 200m/2-3 mins walking distance of local park space
 - > Min. size of local park: 3,000sqm, or as small as 1,500sqm in high density areas (where more efficient provision doesn't exist or in opportunities for re-use of small spaces)
- » Covered outdoor hard surfaces are increasing popular playing surfaces. There may be value in considering the use of vertical surfaces for sporting activities, leading to greater diversity and activation in uses of a place (e.g. car park roofs for basketball and/or futsal courts)
- » Future sports field provision should consider the greater efficiencies that can be gained through the introduction of publicly accessible synthetic playing fields.

Connections and movements

- » Consider connections within SOP as well as connections with key open spaces such as Bicentennial Park, and adjacent growth areas (in particular Carter Street)
- » Consider the passing and active nature of 'through movements' through Stadia precinct, from areas like Carter Street, to access public transport infrastructure and/or open spaces.

Community access and use

- » Review the offerings and capacity of facilities available for general community use, also in the context of the Wilson Park development (with Cricket NSW).
- » Consider the provision of local community facilities to support informal activities such as community groups, with small scale community space in underutilised areas, such as the Abattoir Heritage Precinct.
- » Review of leasing policies to examine the potential for greater community access to SOPA facilities as the SOP town centre population grows.

Public v private

- » Further analyse the role of private developments in the delivery of community infrastructure and audit existing facilities and capacity provided in private developments (residential, commercial or mixed use). These are likely to address the needs, at least to a degree, of workers and residents, including childcare, indoor/outdoor recreation.
- » While the private provision of community spaces as a possible contribution to the provision of community space in the larger network should continue to be considered, SOPA should be committed to public access to public spaces into perpetuity.

Appendices

- A Demographics
- B Review of current context
- C SOP Facilities
- D Better Placed objectives - SOP
- E Draft open space and recreation performance criteria – SOP

A Demographics

Comparison of population characteristics

Source: ABS Census data, 2016

2016 ABS census	Sydney Olympic Park	Wentworth Point	Rhodes	Greater Sydney
Unoccupied private dwellings	8.0%	7.6%	6.4%	7.3%
Tenure (occupied dwellings only)				
Owned	31.7%	33.2%	36.3%	59.2%
Rented	65.7%	54.2%	56.5%	32.6%
Age				
Babies and toddlers (0-4)	7.0%	7.5%	7.3	6.4%
Primary schoolers (5-11)	2.7%	3.7%	2.7%	8.8%
Secondary schoolers (12-19)	1.6%	2.1%	1.6%	6.9%
Tertiary and early career (20-24)	11.4%	7.3%	15.9%	7.1%
Homebuilders (25-34)	46.3%	39.3%	41.1%	16.1%
Families and workers (35-54)	23.8%	27.8%	19.9%	27.4%
Older and retirees (65+)	1.6%	3.7%	3.6%	13.9%
Household composition				
Lone person	24.6%	25.4%	18.7%	20.4%
Couple only	31.1%	31.6%	33.6%	22.4%
Family with children	19.9%	23.5%	25.4%	45.7%
Group household	6.2%	5.5%	13.7%	4.5%
Cultural diversity				
Born overseas	58%	51.8%	75.5%	36.7%
Country of birth –	» China: 21.8% » South Korea: 8.6%	» China: 14.3% » South Korea: 7.6%	» China: 38.1% » South Korea: 10.8%	» China: 4.7% » UK: 3.7%

Employment				
Labour force participation rate	65.9%	69.8%	61.6%	61.6%
Unemployment	7.3%	5.1%	9.3%	6.0%
Professional / manager	50.8%	51.8%	55.3%	40.0%
Median weekly household income	\$1,755	\$1,897	\$1,695	\$1,745

B Review of current context

Key comparisons – 2016 Strategy and this report

2016 Strategy		This report (with Sydney Metro's Metro West)
Population		
Population characteristics	Profile of apartment dwellers living in higher density urban renewal areas: <ul style="list-style-type: none"> » Rhodes » Meadowbank Pyrmont » Zetland » apartment precincts of Newington. 	Profile of apartment dwellers living in higher density urban renewal areas with existing residents: <ul style="list-style-type: none"> » Rhodes » Wentworth Point.
Residents	Estimated resident population from 2015-2030 - 23,500 people, distributed: <ul style="list-style-type: none"> » Central Precinct – 10,500 residents » Parkview – 6,300 residents » Other precincts – 6,700 residents. 	The potential resident population increase across the Precinct will be reviewed in the Master Plan 2050.
Workers	34,000 workers by 2030	The potential worker population increase across the Precinct will be reviewed in the Master Plan 2050.
Students	5,000 students by 2030	The potential student population increase across the Precinct will be reviewed in the Master Plan 2050.
Dwellings and household size		
Number of dwellings	Approximate residential floor space: 870,000sqm Number of residential units: 10,700	Same as opposite
Dwelling sizes	An average dwelling size of 80sqm, reflecting the NSW <i>Apartment Design Guidelines 2015</i> for minimum sizes for apartments as follows: <ul style="list-style-type: none"> » Studios: 35 sqm » One-bedroom apartments: 50 sqm » Two-bedroom apartments: 70 sqm » Three-bedroom apartments: 90 sqm. 	Same as opposite
Household size	An average household size of 2.2 persons/household	Same as opposite
Existing and planned infrastructure		
In SOP	Existing sporting facilities: <ul style="list-style-type: none"> » Aquatic centre » Sports Centre 	Existing sporting facilities: Same as opposite

2016 Strategy	This report (with Sydney Metro's Metro West)
<ul style="list-style-type: none"> » Sports Halls » Archery Centre » Athletics Warm Up Arena » Tennis Centre » Tennis Centre Futsal Court » Hockey Centre » BMX » Monster Skatepark 	
Existing sporting fields: <ul style="list-style-type: none"> » Tom Willis Community Sports Field » Archery Centre Sport Field » Wilson Park Fields » Newington Armory Sports Field » Newington Oval 	Existing sporting fields: Same as opposite
Existing passive open space – Regional: In Sydney Olympic Park Parklands: <ul style="list-style-type: none"> » Bicentennial Park » Wentworth Common » Blaxland Riverside Park » Brickpit » Woo-la-ra » Kronos Hill 	Existing passive open space – Regional: Same as opposite
Existing passive open space – Local: <ul style="list-style-type: none"> » Cathy Freeman Park » Jacaranda Square » Stock Route Park » Fig Grove » Brickpit Park » Abattoir Gardens 	Existing passive open space – Local: Same as opposite
Existing community meeting spaces: <ul style="list-style-type: none"> » Aquatic centre » Athletics Centre » Archery Centre » Hockey Centre » Sports Centre » Sydney Showground 	Existing community meeting spaces: Same as opposite
Existing sport and recreation, in open spaces:	Existing sport and recreation in open spaces:

2016 Strategy	This report (with Sydney Metro's Metro West)
<ul style="list-style-type: none"> » Mason park 3 sports fields » Powells Creek Reserve – 2 sporting fields » Powells Creek Tennis Centre – 4 outdoor courts » Bressington Park – 1 sports field » Ron Rutely Oval – 1 sports field » Airey park – 1 sports field, 2 Cricket practice nets » Philips Park – 3 sports fields, 2 cricket practice nets » Wyatt Park sporting complex Wyatt park (2 sports field) Lidcome oval and velodrome, athletics track, basketball and netball facilities » Ruth Everuss aquatic centre (9 lane 50m pool and 9 lane 25m indoor heated) » Auburn Park – 1 sports field, 2 cricket practice nets » Hudson Park golf course 	<p>Same as opposite, with:</p> <ul style="list-style-type: none"> » Cricket NSW in Wilson Park » Upgrades to Bressington Park – 3 playing fields (1 to be constructed) 4 cricket wickets, 2 practice wickets » Upgrades to Mason Park – new synthetic sports field » Upgrades to Hudson Golf Course – 1 sports field <p>Additional upgrades to open space:</p> <ul style="list-style-type: none"> » Upgrades to Bressington Park – district playground and dog-off leash area » Embellishment and upgrades to Powells Creek Park - children's playground, barbeque facilities, ping pong tables, exercise stations and futsal court <p>Planned open space:</p> <ul style="list-style-type: none"> » Wentworth Point - a 3.9ha peninsula park with new playground, barbeque facilities, toilets, exercise hubs, public art, boardwalks, cycleway (delivered by Landcom)
<p>Existing community facilities:</p> <ul style="list-style-type: none"> » Auburn Library – central/district » Lidcombe Library (above Lidcombe Community Centre) and Lidcombe Community Centre (multipurpose) » Newington Library (in Newington Community Centre) and Newington Community Centre – multipurpose » Auburn Centre for Community – multipurpose centre » Auburn Town Hall – multipurpose » Auburn Lidcombe Youth Centre – youth facility <p>Planned community facilities:</p> <ul style="list-style-type: none"> » Berala Community Centre – new, multipurpose » Lidcombe Library and Community Centre – new » South Auburn Community and Recreation Centre – new » Northumberland Road Community Precinct – alternative uses 	<p>Existing community facilities:</p> <p>Same as opposite, and additional new faculties:</p> <ul style="list-style-type: none"> » Berala Community Centre – large hall (able to split into two halls), 2 meeting rooms, activity room and multipurpose room » Wentworth Point Library– CoP branch library (located in the Wentworth Point Community Centre) » Wentworth Point Community Centre – community space, with co-working spaces, a quiet study room; bookable spaces such as a dance studio, learning lab, music rooms, and meeting and function rooms. » Rhodes Connection – digital library and meeting space » Newington Community Centre - outdoor area <p>Planned community facilities:</p> <ul style="list-style-type: none"> » Lidcombe Library and Community Centre – new

2016 Strategy		This report (with Sydney Metro's Metro West)
	<ul style="list-style-type: none"> » Arts and Cultural Precinct Function and Activity Space (Peacock Gallery and Botanic Gardens) » Wentworth Point District Library and Community Centre - new » Newington Community Centre – outdoor area upgrade » Carter Street Community Centre - new » Regents Park Library and Community Centre – new, multipurpose and early childhood » Auburn District Library - expansion 	<ul style="list-style-type: none"> » South Auburn Community and Recreation Centre – new » Northumberland Road Community Precinct – alternative uses » Arts and Cultural Precinct Function and Activity Space (Peacock Gallery and Botanic Gardens) » Newington Community Centre (outdoor area) » Carter Street Community Centre » Regents Park Library and Community Centre – new, multipurpose and early childhood » Auburn District Library - expansion
Education	<p>Existing Government:</p> <ul style="list-style-type: none"> » Auburn Girls High School » Homebush Boys High School » Strathfield Girls High School » Newington Public School » Concord West Public School » Victoria Ave Public School » Strathfield North Public School » Homebush West Public School » Lidcombe Public School <p>Planned Government:</p> <ul style="list-style-type: none"> » Carter Street Public School » Wentworth Point Public School <p>Existing Non-Government:</p> <ul style="list-style-type: none"> » St Ambrose School (K – 6) » The McDonald College (3 – 12) » Meriden Girls School (K – 12) » Seventh Day Adventist School (Prep – year 6) » St Patricks College Strathfield (5 – 12) – Boys school » St Dominic's School (K – 6) » Amity College (K – 6) » St Joachim's Catholic Primary (Prep – year 6). » TAFE in Strathfield, Granville, Lidcombe and Meadowbank 	<p>Existing Government:</p> <p>Same as opposite, and additional new:</p> <ul style="list-style-type: none"> » Wentworth Point Public School <p>Planned Government:</p> <ul style="list-style-type: none"> » Sydney Olympic Park High School » Carter Street Public School <p>Existing Non-Government:</p> <p>Same as opposite, as well as Trinity Catholic College (7-12)</p>
Social infrastructure standards		

2016 Strategy		This report (with Sydney Metro's Metro West)
Local Government area	Former Auburn Council	City of Parramatta Council
Informing principles, benchmarks and standards	Former Auburn Council City of Sydney Council	CoP standards NSW Government Architect Office City of Sydney Council
Local parks	1 park per 3,000 people, all households within 400 metres, or 5 minutes walk	<p>Industry benchmark of 3ha of open space per 1,000 people including</p> <ul style="list-style-type: none"> » 1ha per 1,000 people for parks » 1ha per 1,000 people for sportsgrounds » 1ha per 1,000 people for natural areas and other open space <p>Also consider land approach where 15% of the land area is for open space</p> <ul style="list-style-type: none"> » Plays paces: 1:2,000 people (including district and regional provision) <p>NSW Government Architect Office (GAO) <i>Draft Open Space and Recreation Guide</i> 2017 criteria:</p> <ul style="list-style-type: none"> » All residents in high density are within 200m/2-3 mins walking distance of local park space » Min. size of local park: 3,000sqm, or as small as 1,500sqm in high density areas (where more efficient provision doesn't exist or in opportunities for re-use of small spaces)
Sporting fields	1 sporting field per 4,500 people	<p>1ha per 1,000 people for sportsgrounds</p> <p>NSW GAO <i>Draft Open Space and Recreation Guide</i> 2017 criteria:</p> <ul style="list-style-type: none"> » Sporting facilities have specific size and shape requirements for functionality
Indoor sports courts	1 indoor sports court per 20,000 people	Indoor Courts: 1:20,000 people
Library	39sqm per 1,000 people (plus 20% circulation space) for populations of 20,000-35,000 people	39sqm per 1,000 people (plus 20% circulation space) for populations of 20,000-35,000 people
Multipurpose community centre	50sqm per 1,000 people and minimum 1,000sqm floor area	80sqm of community floorspace/ 1,000 people

	2016 Strategy	This report (with Sydney Metro's Metro West)
Childcare	1 place for every 2 children 0-4 years of age and 1 place for every 75 workers	One Long-Day Care Place for every 2.48 children aged 0-4 years One Out-Of-Hours-School Care (OOSH) place for every 2.70 children aged 5-11 years

C SOP Facilities

Community use of SOP facilities

Facility/meeting or function space	Utilisation	Capacity for additional use (Y/N)	Existing hire fees (\$/hr)	Suitable* as community meeting space (Y/N)	Notes
Aquatic Centre					
Four meeting rooms ranging from 32 to 80 square metres in size	High during peak summer carnival season	Yes but not suited to general public	\$80/hr – \$120/hr	No	Incorporated in hire for carnivals and events and limited uses. Access due to location within venue and entry control measures prevent public access. Proximity to water access raising public safety issue
Athletics Centre					
Grand Prix Room (100 people theatre style. Can also be configured as classroom or boardroom)	High during peak athletic carnival season (March – Aug)	Yes but not suited to general public	\$122.50/hr to \$142.50/hr	No	Incorporated in hire for carnivals and events and limited uses. Access due to location within venue and entry control measures prevent public access.
Archery Centre					
Boardroom (12-15 person capacity)	High on weekends and events	No	\$85/hr	No	Currently used as an office. Small and limited.
Hockey Centre					
Eva Redfern Lounge (80 people theatre style and up to 150)	High as part of events at SC and HC.	Yes but not suited to general public	\$64/hr	No	Incorporated in hire for carnivals and events and limited uses. Limited access due to location within 2 venues.

in cocktail setting)					Paid Parking available at P3/P4 only
Waratah Room (80 people theatre style and up to 150 in cocktail setting)	High as part of evening and weekend use during Hockey season between April and Sept.	Yes during day periods	\$73/hr	Limited	Incorporated in hire for carnivals and events and limited uses. Limited access due to location within 2 venues. Paid Parking available at P3/P4 only
Sports Centre					
Hall of Legends (for large events up to 1,000 people theatre style)	High due to multi-use capacity and support relationship with main arena	Yes but not suited to general public	\$1500/day	No But can be hired at said rate.	Incorporated in hire for major events and limited uses. Limited access due to location within venue. Paid Parking available at P4 only. Acoustic / access issues when Main Arena in utilisation.
Acacia Room (up to 90 people theatre style)	Medium	Yes	\$61/hr	Limited	Incorporated in hire for major events and spillover space for special events. Limited access due to location within venue. Paid Parking available at P3 only.
Banksia Room (up to 70 people theatre style)	Medium	Yes	\$48/hr	Limited	Incorporated in hire for major events and spillover space for special events. Limited access due to location within venue. Paid Parking available at P3 only.
Liz Ellis Room (120 people theatre style)	Medium	Yes but in line with events	\$49/hr	No	Incorporated in hire for major events and spillover space for special events. Limited access due to location within venue. Paid Parking available at P3 only.

Lauren Burns Room (120 people theatre style)	Medium	Yes but in line with events	\$38/hr	No	Incorporated in hire for major events and spillover space for special events. Limited access due to location within venue. Paid Parking available at P3 only.
Other existing facilities and spaces					
Armory Building	Low	Yes	N/a	Yes pending review	Variety of buildings located within sensitive/secure area. Some buildings may display capacity to be used for community meeting spaces should the issues of use, access and security and cost be determined.
Sports Hall Mezzanine Room	Low	Yes	\$36/hr	Yes	Unavailable for access / use when SH closed due to RAS or major events(6 or so weeks). Lift and stair access above amenities spine of building Limited traffic / parking access. No venue parking available and road closure may often make this destination difficult to access.

Existing sport and recreation, and open spaces

Sports facility/field	Inclusions	Use, utilisation and/or capacity for additional local use	Key considerations
Facilities			
Aquatic Centre	Competition pool, leisure pools, utility (diving) pool and gym.	Open to general community recreation use. Also offers aquatic programs and learn to swim. Capacity to cater to additional local-level use.	Learn to swim program would need to be expanded to cater to additional demand from population increase. SOPA suggest the facility is capable of accommodating this expansion.
Sports Centre	Includes indoor courts (up to 5 basketball sized courts), specialised gymnastics centre.	Used for a range of indoor sports (including basketball, netball and soccer). 20% general community use (80% competition, elite training and events). Very limited capacity for additional general community use during peak times (after 3:30pm).	Community use restricted to times when facility is not used for competition and events.
Sports Halls	Includes 2 large halls (equivalent to 5 courts) suitable for a range of indoor sports.	Used as a competition venue for Olympic legacy sports. Also used for netball and futsal. 80-90% general community use. Capacity for additional community use.	The following factors affect influence access to the facility for general community use: » Olympic 'legacy' sports competitions to take precedence over other uses of the facility » The facility is not open during major events (approximately 6 weeks per year).
Archery Centre	Specialised archery competition and training venue.	Open for casual archery use Tuesday – Sunday (booking and payment required). Archery programs and coaching also available. Capacity to cater to additional local use.	Specialised sporting venue catering to single sport.
Athletics Warm Up Arena	Specialised athletics (track and field) training venue. Centre field also	Open to the community for athletics training.	Specialised sporting venue primarily catering to single sport.

	accommodates a soccer field.	Limited use and of centre field for higher level soccer competitions. High level utilisation as an athletics training venue.	Additional use of centre field for other sports is limited as it would conflict with the facility's role as a specialised athletics facility serving the Metropolitan region. Possibly potential for the use of the facility by an athletics or little athletics club.
Tennis Centre	15 tennis courts available for general community use.	Available for community use (booking and payment required). Capacity for additional community use.	Specialised sporting venue primarily catering to single sport. Courts not available for community use during competitions (e.g. NSW Open).
Tennis Centre Futsal Court	Outdoor multipurpose (futsal-sized) court	Primary used as a wet weather venue by surrounding soccer clubs (booking and payment required). Capacity to cater to additional local-level use (although there is a high and growing demand for futsal venues in the area).	Single, isolated facility with limited capacity to cater to competitions (involving multiple games).
Hockey Centre	2 water-based synthetic pitches suitable for hockey, soccer, touch football and gridiron.	Available for local school and club use and casual community use (booking and payment required).	Courts not available for community use during major competitions.
Monster Skatepark and BMX	Privately operated indoor skate and bike ramp (occupying section of the Sports Halls).	Drop-in casual use (payment required). Program, lessons and camps also provided.	
Sports fields			
Tom Wills Community Sportsfield	1 x playing field (accommodates soccer or rugby league). High quality surfacing.	Available for community use (booking and payment required – through the Sports Centre). 50-60% use for soccer (currently this is primarily for higher level training, clinics and some competitions). Capacity for additional community use.	New amenities but does not include lighting. Access to the field (visual and physical) is poor. The field is located behind the main Tom Willis Oval. The accessway to the facility lacks prominence and signage.
Archery Centre Sport Field	1 x playing field (accommodates soccer or rugby league)		Does not include designated amenities facility or lighting.

			Access is an issue – the field is located at the rear of the Archery Centre. It lacks a clear delineated path and signage.
Wilson Park Fields	1 x playing field (accommodates 2 x small soccer fields) Also includes 1 x competition soccer field (Wilson Park Stadium) with high grade surfacing, undercover stand and amenities building. This field is not currently available for general community use.	The fields are managed by CoP. The competition/stadium field is managed by Sydney Olympic Park. The playing field is used for local soccer competitions and training. The competition/stadium field is used exclusively for elite sporting competition and training. It is not available for local community use.	The park is some distance from the SOP Town Centre (but within reasonable proximity as an active open space).
Newington Armory Sports Field	1 x playing field (accommodates soccer or rugby league)	Utilisation is low. Currently used for informal sports only. Significant capacity for additional use.	Access is an issue – the field is only available when the Armory site is open. Access to the field is poor. The field also lacks amenities and lighting. Safety issues associated with the Armory's history would need to be addressed to enable this facility to be available as a key active/sporting open space. Significant potential for expansion and upgrade of this field.
Newington Oval	1 x oval playing field with cricket pitch		Newington Oval is the only active open space within the suburb of Newington

Open space, sport and recreation facilities

This appendix follows from the broad overview of benchmarks and standards to provide more specific detail on open space, sport and recreation requirements to support the future SOP population. The appendix outlines:

The importance of open space and the different reasons people use it

An analysis of the key trends in sport and recreation participation and the implications this has on the types of spaces and amenities that are likely to be in demand at SOP

Consideration of the projected age profile of SOP in light of participation in recreation information by age and identification of the implications of this for SOP

Identification of open space planning principles that can be used to guide decisions about the location, nature and quality of open space in SOP.

D Better Placed objectives - SOP

Better Placed Design Guidelines 2017

NSW Govet's Office

Objectives	Implications for public spaces in SOP town centre
1 Better fit: contextual, local and of-its-place Place-based and relevant to and resonant with local character, heritage and communal aspirations. Also contributes to evolving and future character and setting.	» SOP town centre is foremost a major events destination, with an Olympic legacy – the venues are the focus » Residents in SOP town centre and in surrounding new developments are culturally diverse and predominately newly arrived » Needs to simultaneously integrate local, district and regional character » Place of business and education during non-events. » Close to local transport (current and planned) – needs to permit connections and access
2 Better performance: sustainable, adaptable and durable Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole of life design	» Spaces need to be sustained in periods of high/intense use and periods of low use » Lessens long-term costs such as maintenance » Fit for purpose design increases use and long term value
3 Better for community: inclusive, connected and diverse Address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments.	» Creating places and balancing the needs of regular local, district and regional users » Balancing workforce and student needs with residents, as well as event and non-event visitors
4 Better for people: safe, comfortable and liveable Designed for people with a focus on safety, comfort and the basic requirement of using public space.	» Spaces feels safe at all times – event and non-event, work hours and outside work hours » Access accommodates all people » Comfortable spaces where you can spend time » Spaces encourage use and interest
5 Better working: functional, efficient, fit for purpose Place allows for efficiency and usability with the potential to adapt to change. Buildings and spaces which work well for their proposed use will remain valuable and well-utilised	» The venues are the focus, and public spaces have to respond to the attraction and utilisation of venues » Future transport hubs will impact on utilisation of public spaces in the SOP TOWN CENTRE
6 Better value: creating and adding value Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry.	» Residents in SOP TOWN CENTRE and in surrounding new developments are culturally diverse and predominately newly arrived » Creating connections to spaces for workforce and students

Objectives	Implications for public spaces in SOP town centre
	» Needs to simultaneously integrate local, district and regional character
7 Better look and feel: engaging, inviting and attractive Welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places.	» Good design outcomes: <ul style="list-style-type: none"> > are accessible and inclusive, improving community cohesion and liveability, can foster pride and culture > improves health and well-being, leading to more productive, enjoyable and comfortable users.

E Draft open space and recreation performance criteria – SOP

Draft Greener Places 2020

NSW Government Architect's Office

Performance Criteria	Implications for open and recreation spaces in SOP Town Centre
<p>1 Accessibility and connectivity</p> <p>Ease of access is critical for the community to enjoy and use public open space and recreation facilities:</p> <ul style="list-style-type: none"> » High density: 2-3 minutes/200m walking to a park space » 25 minutes/2 km walking distance to any district park » Up to 30 minutes travel on public transport or vehicle to regional open space 	<ul style="list-style-type: none"> » High density residential in SOP Town Centre and in adjoining release areas (e.g. Camilla and Wentworth Point) » SOP Town Centre is a district and regional destination for events, and accessible by existing public transport hubs (e.g. SOP train station and bus links) with greater connections planned (e.g. North West Metro)
<p>2 Distribution</p> <p>Access to public open space within an easy walk from home, workplaces, and schools is an important factor for quality of life:</p> <ul style="list-style-type: none"> » Regional open spaces (> 5 ha): 5–10 km » District open spaces (2–5 ha): 2 km » Local open space: (0.5–2 ha): 400 m » For high-density areas, local open space: (0.1–0.5 ha) 200 m » Open space from workplaces: 400 m » Open space from schools: 400 m 	<ul style="list-style-type: none"> » SOP Town Centre is a large land area to incorporate state and national venue capacity, which means greater distances between spaces than typical state or local infrastructure.
<p>3 Size and shape</p> <p>Size and shape influence the capacity of open space to meet and accommodate a range of recreation activities and needs:</p> <ul style="list-style-type: none"> » Min. size of local park: 3,000sqm » High-density: parks as small as 1,500 sqm (where more efficient provision doesn't exist or in opportunities for re-use of small spaces) » Road frontage and visibility key considerations. » Sporting facilities have specific size and shape requirements for functionality. 	<ul style="list-style-type: none"> » The open spaces in SOP Town Centre play a multifunctional role as local, district and regional spaces, often simultaneously » Most open spaces in SOP are large, meeting requirements for building circulation buffers as well as having the capacity to accommodate high volume of visitors » All facilities are accessible by road network and have dedicated parking, as well as cycle and pedestrian access
<p>4 Quantity</p> <p>In high-density areas, good provision of public open space is essential to compensate for the lack of private open space to support active living and contribute to a more liveable neighbourhood:</p>	<ul style="list-style-type: none"> » Most open spaces in SOP are urbanised, such as plazas and boulevards, which supports higher numbers of people and movement (green open spaces are provided in the adjacent SOP Parklands)

Performance Criteria	Implications for open and recreation spaces in SOP Town Centre
<ul style="list-style-type: none"> » Larger public open space areas mean more opportunities can be provided in one location. » There are minimum areas needed for different sporting outcomes 	<ul style="list-style-type: none"> » The sporting facilities in SOP town centre are elite-level, and generally not accessible for general public use » The utilisation of open spaces needs to accommodate local residents, workers and students, as well as visitors during peak times.
<p>5 Quality:</p> <p>Quality of park embellishments and ongoing maintenance and management are critical to attracting use and activation of the open space. Key characteristics:</p> <ul style="list-style-type: none"> » visual and physical access » landscape setting » condition of facilities and equipment » maintenance » number of activations within the space » size, shape, and topography » adjacent land uses » amount of vegetation » biodiversity outcomes. 	
<p>6 Diversity</p> <p>The range of open space types will determine the diversity of recreation opportunity for a community:</p> <ul style="list-style-type: none"> » local play for the very young (LPY) » local children's play (LPC) » older children's activity space (OCA) » youth recreation space (YRS) » local recreation space (LRS) » active recreation space (ARS) » large community outdoor recreation area (LCOR) » fitness and exercise space (FES) » trail and path-based recreation (TPR) » organised sport and recreation (OSR) » off-leash dog exercise area (DEA). 	

