



Community Facilities Strategy for Sydney Olympic Park Master Plan 2030 (2016 Review)

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Sydney Olympic Park Authority

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Executive Summary

This 2016 review of the Master Plan considers the potential for an additional approximately 10,700 residential units within the (Sydney Olympic Park) SOP Town Centre with an expected population of approximately 23,500 (including the approximately 3,000 existing residents). The master plan review has focussed on the period from 2015 to 2030 and during that timeframe development will be primarily centred on the Central, Parkview and Stadia precincts. The review also anticipates the presence of 34,000 workers on site creating additional demand for open space, recreation facilities and other forms of community infrastructure.

Previous master planning work undertaken by the Sydney Olympic Park Authority (SOPA), and the recently released Auburn City Community Facilities Strategy 2014-2024, provide important guidance for community infrastructure provision for the master plan review. The emphasis on flexible, multipurpose and high quality locally accessible facilities provided in prominent locations guides future community infrastructure provision.

While local provision is a critical issues, community infrastructure provision needs to also consider wider regional needs and demand created by surrounding development including Wentworth Point, Carter Street and development related to the West Connex project. Regional level solutions to community infrastructure issues, such as district and regional open space, may need to be considered. These would require the input of stakeholders beyond SOPA to develop and implement.

Existing situation

SOP is uniquely located and contains a range of existing amenities that need to be carefully considered when assessing future needs for community infrastructure. Although the town centre contains a number of high quality sport and recreation facilities, community access to many of these is limited as their focus is on elite sport and/or the provision of a regional level service. Some facilities are accessible to community members and have capacity, such as the Aquatic Centre; while others, such as the SOP Sports Centre, are not. While many facilities also include spaces for hire that may be suitable for functions and events they are not a replacement for community centre space.

Access by local residents to regional level open space including Bicentennial Park, Wentworth Common and Blaxland Riverside Park is a key issue. While these open spaces report high levels of existing usage, they should still be considered as part of the open space network required to support future SOP Town Centre residents. Key issues for future planning are access to these spaces from the town centre and enhancements that can improve capacity, for example, additional seating, shelter and amenities.

Key community infrastructure shortfalls in the area have been identified as multipurpose community centre space, space for community service delivery, library space, schools, child care, local parks and open space. In higher density areas with high relative land values, the trends in community infrastructure provision focus on quality over quantity of provision with an emphasis on flexible, multipurpose, high quality spaces. High quality spaces and facilities that foster community connections and engagement are critical in new development and can be particularly important in higher density settings like the SOP Town Centre.

Future population needs

An analysis of 2011 Census information for recently developed higher density urban renewal areas suggests that the likely profile of the future SOP population will contain (relatively) less family households, less older people and a higher proportion of rented dwellings than was anticipated for the original SOP Master Plan. However, it is also recognised that housing affordability, changing lifestyle preferences and the introduction of attractors such as schools may affect these trends in the future. Community infrastructure that is flexible to meet changing population needs is likely to be critical as the SOP Town Centre continues to grow and change.

Sports and recreation participation data suggests that 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. While a sufficient amount of space should be provided, the focus should be on quality space that is well designed

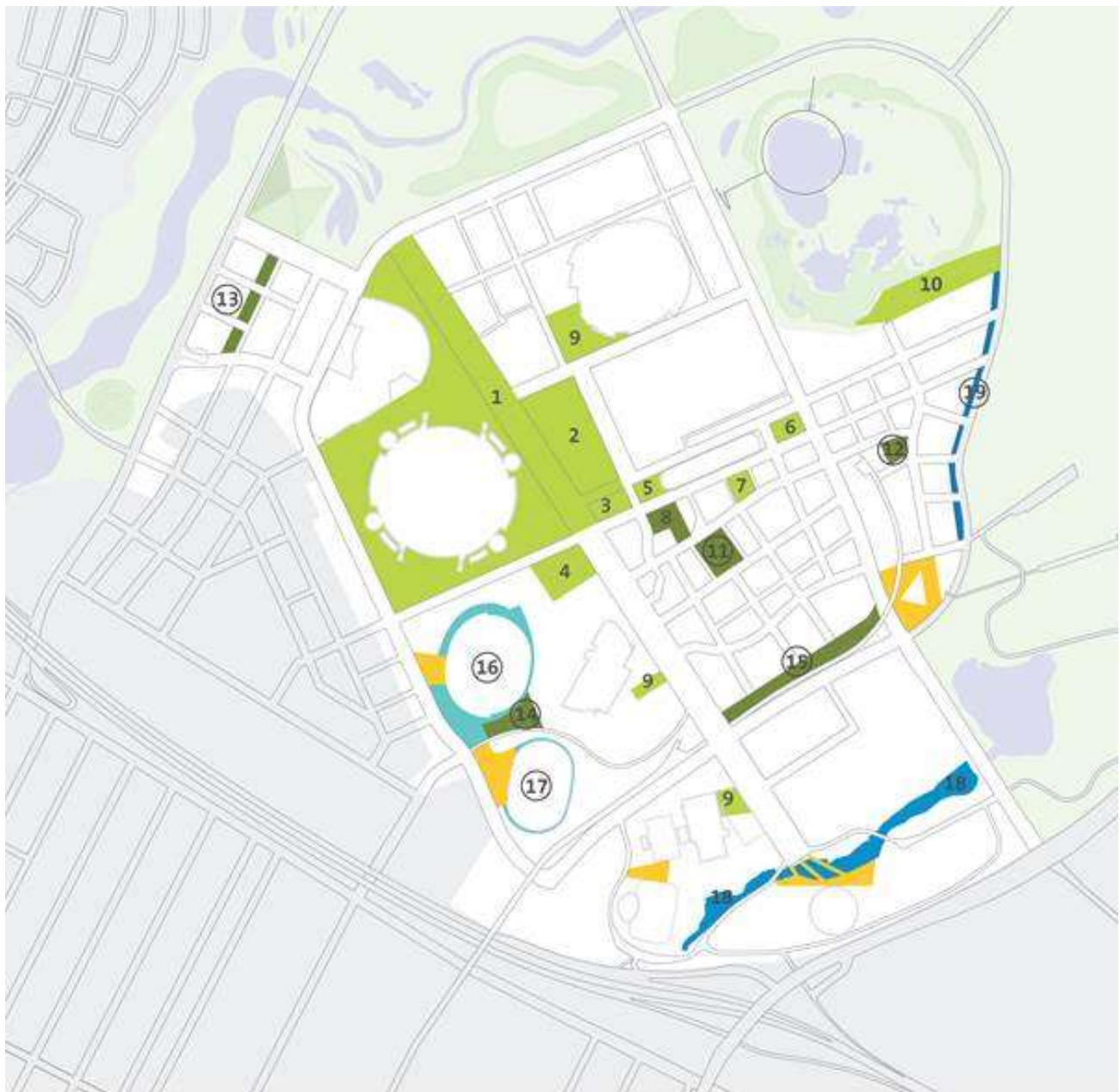
and utilises quality finishes and features. Spaces should be designed to reflect principles around meaningful and appealing space, multifunctional and adaptable places, space that encourages social interaction, promotes health and wellbeing, is well connected, adds to vibrancy and activity, provides 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.

The proposed model for the key SOP community facility is a community hub including library and multipurpose community centre. Also to be considered is the co-location of a childcare centre. Another important community facility requirement is for public schools. SOPA is currently working with the Department of Education and Communities (DEC) on the identification of potential school sites in the SOP Town Centre.

The recommended community infrastructure is shown on the following maps, with first covering open space and the second options for community facility locations. The community infrastructure recommendations are then summarised in the table following the graphics.

draft

Existing and proposed open space



Events Places	Local Parks	Public Space Shared with Venues	Landscape Corridor	Forecourt
1 Olympic Plaza	12 Parkview	16 Athletics Centre	18 Boundary Creek	19 Parkview
2 Cathy Freeman Park	13 Haslams	17 Warm Up Track		
3 Yulang Square	14 Central Sports			
4 Fig Grove	15 Central Linear Park			
Urban Parks				
5 Station Square				
6 Jacaranda Square				
7 Stockroute Park				
8 Abattoir Garden				
9 Venue Forecourt				
10 Brickpit Park				
11 Central				

○ New public spaces

Community facilities – possible locations



Key

-  Parks
-  Community Facilities (Possible Locations)
-  School (Possible Locations)
-  Childcare Centres (Possible Locations)

Note that one or more than one of the locations shown in the map may be utilised for community facility provision.

Item/space/facility	Proposed standard	Proposed provision	Enhancement/embellishment of existing	Comment
Local parks	1:3,000 and all households within 400 metres or 5 minute walk from open space (adapted from Parks and Leisure Australia and SOPA 2008 Community Facilities Strategy)	Central Precinct <ul style="list-style-type: none"> Urban Park – Central 5,780sqm located on site 40/41. Combination of hard and soft landscaped areas including planting, paving, furniture and lighting, etc Central Linear Park – 10,510 sqm. Major upgrade of existing landscaped park area including new activities, play court and new paving to Olympic Boulevard end Parkview <ul style="list-style-type: none"> Local Park – Parkview approximately 2,400 sqm located on 66a. Soft landscaped park including planting, paving, furniture and lighting, etc 	<ul style="list-style-type: none"> Fig Grove – amenity improvements, consideration of seating, shelter Brickpit Park – contemporary high quality outdoor fitness equipment (e.g. incorporation of crossfit type equipment – pull up, dip bars etc. as well as fitness trail linkages) Cathy Freeman Park – activation of edges, upgrade Woo-la-ra Park – upgrade, enhancement of surrounds to enable greater community use (Significant demand for Woo-la-ra is likely to emanate from both Wentworth Point and wider district demand) 	For informal recreation and social gathering – small village green, pocket park, urban plaza or square. Centrally located and accessible, integrated with surrounding uses Sized to allow a variety of activities to occur Diversity of size and function

Item/space/facility	Proposed standard	Proposed new provision	Enhancement/embellishment of existing	Comment
Playing fields	1:4,500 (City of Sydney urban areas standard)	Archery Centre – creation of a new sporting field on currently under-utilised land at Archery Centre. Involves surface upgrade, irrigation, lighting, parking arrangements and amenities	<ul style="list-style-type: none"> Tom Wills Community Field – access, lighting, amenities, irrigation Newington Armory – access, amenities, lighting, irrigation, multipurpose sportsfield space Wilson Park (3 ovals) – upgrade of park, community access to premier field (Some demand on Wilson Park will come from SOP but demand also generated from Wentworth Point and wider district) Also potential use of area in middle of Athletics Warm Up Arena as publicly accessible sports field 	Playing field access within 5 km of site Opportunity for additional synthetic court/field as rooftop – community facility building/ parking structure Consider playing field demand from Wentworth Pt (4 fields) and Carter St (3) according to standards
Indoor Sports Court	1:20,000 (adapted from City of Sydney standard)	No new provision	Enhancement of existing Sports Halls to increase community access/utilisation. Creation of multipurpose indoor sports courts	1 of 5 SOP Sports Centre courts also considered to be community accessible
Library	39sqm:1000 (NSW Public Libraries)	2030 residential population (23,500) and approximately 34,000 workers – 2,400 sqm library space	NA	Includes worker demand. Floor space could be decreased if developed as community hub with community centre. To be planned as part of network
Multipurpose community centre	50sqm:1000 people and minimum floor area of 1000 sqm (Auburn Council)	2030 residential population (23,500) and 10% usage by workers – 1,200 sqm community centre space	Use of existing SOPA facilities for function/space for hire functions	For services, activities, programs, groups, talks, formal and informal interaction/meeting Floor space could be decreased if developed as community hub with library

Community hub – combined library and community centre

Reflecting key trends and contemporary principles in community infrastructure provision, the last two items (library and multipurpose community centre) may be provided as an integrated community hub facility. With the efficiencies gained through co-location the floor area for this facility could be reduced to 2500-3000 square metres.

A community hub building could also be designed to incorporate roof top open space that could either be passive rooftop community space or a synthetic field or courts for more active community recreation. The exact use of a rooftop space should be determined through consultation with residents as the target user group of the space.

Key to a successful community hub facility is integration with high quality open space that can act as spill out space for community and cultural events as well as informal gathering and meeting space. Locations within the town centre that enable a strong relationship with public open space are well suited for community hub locations.

Item/space/facility	Proposed standard	Proposed new provision	Enhancement/embellishment of existing	Comment
Child care	1 place for every 2 children 0-4 years 1 place for every 75 workers	12-13 new centres (based on 80 places per centre)	▪ NA	Child care is likely to be provided by the private sector and/or non-government organisations Child care is generally a permitted use within commercial and residential areas
Public schools	Primary school – 1:2,000-2,500 dwellings Secondary school – 1:6,000-7,500 dwellings	Discussions are ongoing with DEC regarding school provision in SOP town centre. A 2,000 student high school is being investigated for SOP, as well as provision for a future primary school.	NA	Projections suggest approximately 2,000 school aged children will live within SOP town centre

1 Introduction

1.1 Study outline and purpose

This Community Infrastructure Strategy (CIS 2016) has been developed as part of 2016 Sydney Olympic Park (SOP) master plan review. The 2016 master plan review proposes increases to development capacity and adjustments to the mix of land uses to achieve a vibrant 18-24/7 economy in the SOP Town Centre. The 2016 master plan review also includes recommendations to increase the number of workers and students in the SOP Town Centre.

This CIS 2016 identifies the community infrastructure required to meet the needs of the future SOP residential and worker population, including recommendations for open space, sport and recreation facilities, community facilities and other community infrastructure including schools and child care.

1.2 Site context

The SOP site was redeveloped for the 2000 Olympics and includes a wide range of international standard sports facilities that continue to be used for major events and elite sports training and competition. The Park's facilities cater to the surrounding local communities as well as the wider Metropolitan area. As such, the site currently experiences a high number of visitors, along with the workers, students and residents who make use of the site on a daily basis.

The site and surrounding areas are located within what has been identified by the NSW Government as the Greater Parramatta to Olympic Peninsula (GPOP) Priority Growth Area. This area is set to experience significant housing and jobs growth over next 20 years.

Auburn LGA (now Cumberland LGA) which is located to the west of the site, is already one of the fastest growing areas in the Sydney Metropolitan Region, with the population projected to increase from 78,286 in 2011 to 107,729 by 2031 (Auburn City Council, 2014). The site is also located in close proximity to a number of key growth areas, including Wentworth Point and Carter Street Urban Activation Precincts and the Strathfield Triangle. Alongside this, proposed access improvements such as the New Parramatta Rd upgrade, WestConnex and the proposed Parramatta to Strathfield light rail corridor will enable more people access to the SOP site, having a considerable impact on the facilities and amenities the site provides.

This study considers the needs of the future SOP community as well as understanding the impact development and growth in the broader surrounding area may have on the site. This is discussed further in Chapter 2.1 – Development Context.

1.3 Proposed development

This 2016 review of the SOP Master Plan considers the potential for an additional approximately 4,700 residential units (to a total of 10,700 residential units) within the SOP Town Centre with an expected population of approximately 23,500 (including the approximately 3,000 existing residents). The 2016 master plan review has focussed on the period from 2016 to 2030 and during that timeframe development will be primarily centred on the Central, Parkview and Stadia precincts. The review also anticipates the presence of about 34,000 workers on site creating additional demand for open space, recreation facilities and other forms of community infrastructure.

1.4 Strategy outline

This CIFS 2015 document contains:

- » An outline of the development context of SOP, including the potential impacts from development and population growth likely to occur in the broader surrounding area and an overview of local community infrastructure policy the Auburn City Community Facilities Strategy 2014-2024 which provides some guidance on local needs and preferred future directions for community facilities (Chapter 2 – Context)
- » An analysis of the future SOP population, including population forecasts and likely demographic features of the future residential and workforce populations, as well as comments on the likely student and visitor populations (Chapter 3 – The future population)
- » A review of existing community infrastructure within SOP as well as infrastructure in surrounding areas (Chapter 4 – Existing social infrastructure)
- » A summary of the community infrastructure gaps and needs within SOP and surrounding areas (Chapter 5 – Needs and issues)
- » A discussion of standards, benchmarks and principles for community infrastructure planning (Chapter 6 – Standards, benchmarks and principles)
- » Details on the proposed approach to open space, sport and recreation facilities and community facilities (Chapter 7 – Planning approach)
- » An outline of the proposed community infrastructure required to meet the needs of the future SOP community (Chapter 8 – Community infrastructure requirements)

2 Context

This section of the document summarises both the development and local community infrastructure policy context for SOP. SOP is located in a key strategic location and there is significant development planned in this priority growth area. This section also reviews a relevant local community facilities strategic document (prepared by Auburn Council) which helps to provide some insights into the surrounding area and provides some guidance to consider in planning for community infrastructure at SOP.

2.1 Development context

Development within the SOP site and associated population growth needs to be considered in the context of development and growth likely to occur in the broader surrounding area. While this CIS 2016 focuses on the needs of the future SOP community, broader growth should be considered as it will may impacting on the capacity of existing facilities and services and generate additional demand for new community infrastructure. There may also be plans for new infrastructure in these development areas that may also serve the needs of the SOP community. Development in surrounding areas may also present opportunities for coordinated facility provision and possible consideration (as appropriate) of larger facilities to serve a wider catchment.

The neighbouring Auburn LGA is one of the fastest growing areas in the Sydney Metropolitan Region and will continue to experience significant growth, with the population projected to increase from 78,286 in 2011 to 107,729 by 2031 (Auburn City Council, 2014). The LGA contains a number of key growth areas including the Wentworth Point and Carter Street Urban Activation Precincts. The following provides an update of key development areas surrounding the SOP site and other projects of interest.

Wentworth Point Priority Precinct

The Wentworth Point Priority Precinct is located at the northern end of Wentworth Point on the Parramatta River, north of the SOP site. The 18 ha precinct will deliver approximately 2,300 dwellings. The precinct, together with additional development at Wentworth Point, is projected to generate a total population of over 19,000 people in the suburb of Wentworth Point (from 2,759 people in 2011).

The precinct development includes:

- » A 3.9 hectare peninsula park, local parks and pedestrian and cycle links to SOP
- » A new primary school
- » A new branch library and community centre.

This development and associated population growth is important to consider in this study as the increase in demand for community facilities in the area will not only be generated by the new SOP community but by significant development projects in the region.

Carter Street Priority Precinct

The Carter Street Priority Precinct is located immediately adjacent to the SOPA site. The Carter Street precinct is in the Auburn local government area. The 52 ha precinct is currently zoned for employment purposes. Redevelopment of the precinct will provide a mix of housing, employment (office-based) and retail land-uses. A rezoning proposal and draft development control plan have been exhibited and

are now under development. More than 5,500 new dwellings (a mix of townhouses and apartments) are proposed which would equate to a new residential population of more than 11,500 people.

A new 1.8 ha park, village square and community centre are also proposed for the precinct.

Other potential development areas

Potential development may also occur along Parramatta Road. Redevelopment of Sydney Markets, Flemington in the future is also a possibility. These developments would further contribute to population growth and the increase in needs for community facilities in the area.

Parramatta Light Rail Project

The NSW Government is currently investigating potential routes for a new light rail line for Parramatta and Western Sydney. One of the proposed routes would link Parramatta to Strathfield through SOP.

At the time of writing the route is yet to be determined. If the SOPA route is selected for progression this is likely to impact on the role and prominence of the SOP Town Centre in the future as it will significantly improve accessibility (resulting in it becoming a more desirable place to live and work in the future).

2.2 Local community infrastructure policy

Until May 2016, Sydney Olympic Park was located within the Auburn LGA. (Sydney Olympic Park is now within the City of Parramatta LGA). While Auburn City Council was not an approval authority for development within SOP, Council's plans for community infrastructure are relevant. As will be expanded on in section 6 of this report community infrastructure planning should consider all facilities and spaces as part of an integrated network. In this case, and especially for more district and regional level needs, a number of agencies including Council, SOP, and state government agencies, will need to work together to develop district and regional community infrastructure solutions that are beyond the individual responsibility of any single agency. Furthermore, Council's strategy for community facilities identifies key principles that can help to guide decisions about community infrastructure at SOP.

Auburn City Community Facilities Strategy 2014-2024

The Auburn City Community Facilities Strategy 2014-2024 (Auburn City Council 2014) documents Council's vision for community facility provision in the LGA over the next ten years. The strategy is identified as the basis of any Council decisions relating to the acquisition of or sale of properties and land, allocation of funds and resources for community facilities and planning for future service delivery in the LGA.

Key issues include:

- » In 2014, Auburn City was positioned as a major growth area with significant growth planned for Wentworth Point, Sydney Olympic Park and the Carter Street Precinct, Lidcombe
- » In 2014, Council owned and/or operated 25 community facilities, with 2 new facilities being developed (PCYC in Lidcombe and the Berala Community Centre)
- » The majority of existing facilities are small facilities with limited ability to cater to a broad range of uses and user groups. Council has identified that current facility provision is inadequate
- » Council will adopt State Library of NSW, *People Places* benchmarks to guide the provision of libraries across the Auburn LGA
- » When applying these benchmarks, the strategy identifies the need for an expansion of the district library in Auburn to meet the needs of the population in 2024 and the provision of a new district

library (identified for Wentworth Point). Branch library provision however, is determined to be adequate.

For community facilities, Council proposes the benchmarks included in the following table:

Table 1: Auburn Community Facilities Strategy benchmarks for community facilities

Facility Type	Benchmark
Multipurpose community centre (District facility)	1:20,000-30,000 people Min. floor area 1,000 square metres
Community hall (Local facility)	1:6,000-15,000 people Min. floor area 500 square metres
Arts and cultural facility	1:30,000 people
Youth facility	1:20,000 young people

The strategy directs the rationalisation of existing community halls and the replacement of these facilities with multipurpose community centres at a minimum floor area of 1,000sqm (as the preferred provision model). The strategy identifies the need for additional multipurpose community centres to increase the current total of two existing and one under construction, to a total of seven.

The strategy also identifies a number of key goals and strategies. Those of relevance to this study are outlined in the following table.

Table 2: Auburn Community Facilities Strategy relevant goals and strategies

Goal	Strategies
Community facilities will be distributed across the LGA based on comparative need to ensure all residents have good access to the services or spaces they need	Identify new sites that are well connected to public transport and community activity
	Facilities to be based on specific needs and characteristics of the surrounding community
Community facilities will be designed and developed applying best practice standards (including environmental sustainability, safety and accessibility considerations) and community involvement	Develop new/upgraded facilities in consultation with community and using best practice principles
Community facilities will be multipurpose and flexible in design to accommodate current and future needs	Rationalise single purpose halls and replace with multipurpose community centres
	Incorporate spaces that support arts and cultural programs within new/upgraded facilities
	Provide dedicated spaces for youth programs and services
	Investigate demand for indoor leisure facilities
Community facilities will be high quality, safe and well maintained	
Community facilities will activate our local neighbourhoods by providing a vibrant and active hub where the community can engage in a broad range of affordable and accessible services and activities	

Goal	Strategies
Community facilities will be high quality, safe and well maintained	
Community facilities will be provided and operated in partnership and consultation with the community and key stakeholders	Design new/upgraded facilities to enable co-location of non-Council community services
	Explore opportunities to expand provision of quality long day care and preschool services
	Identify suitable facilities to provide office and activity space to community organisations

Council directions

Key directions from Council's Community Facilities Strategy that help to guide community infrastructure planning for SOP include:

- » The preferred model of provision is for multipurpose community centre space with a minimum GFA of 1,000 square metres
- » Community space should include multipurpose activity and meeting space, adequate storage, kitchen facilities and access to outdoor space
- » Community facilities should be located in prominent locations that are accessible by public transport
- » Council proposes a rate of provision of 0.05 square metres per person or 50 square metres per 1,000 people (with the 1,000 square metre GFA minimum still standing).

Implications for master plan review

The Auburn City Community Facilities Strategy 2014-2024 provides important guidance for community infrastructure provision for this CIS 2016. The emphasis on flexible, multipurpose and high quality locally accessible facilities provided in prominent locations guides future community infrastructure provision. Community infrastructure provision needs to also consider wider regional needs and demand created by surrounding development including Wentworth Point, Carter Street and West Connex. Regional level solutions to community infrastructure issues, such as open space, may need to be considered. These would require the input of stakeholders beyond SOPA to develop and implement.

3 The future population

Community infrastructure planning requires an understanding of the likely size of the future population and their anticipated demands for community facilities and open space. As highlighted in this section of the report, demand for community infrastructure in SOP will come from projected increases in both residential and worker numbers. Both the numbers and characteristics of the population are important in anticipating future requirements for community infrastructure.

3.1 Residential population

3.1.1 Population numbers

The projected population numbers for the 2015 master plan review are based on a calculation of projected floor space, adoption of an average dwelling size (as outlined following), and an assumed average household size (also outlined following).

To determine population forecasts for the CIS 2016, the following key assumptions have been applied:

- » 80 square metres has been used as the average dwelling or unit size. This reflects recent (2015) guidelines introduced by the NSW Government for minimum sizes for apartments as follows:
 - > Studios: 35 sqm
 - > One bedroom apartments: 50 sqm
 - > Two bedroom apartments: 70 sqm
 - > Three bedroom apartments: 90 sqm.
- » At this stage, an average household size of 2.2 persons has been applied. It is suggested that this be reviewed in upcoming master plan reviews. An average household size of 2.2 persons may lead to an over-estimation of the population, unless there is a higher than average proportion of larger dwellings.

Table 3: Draft population forecast

	2015-2030
Approximate residential floor space (sqm)	855,000
Number of residential units	10,700
Number of residents	23,500

This table shows that the resident population is estimated to be approximately 23,500 at the completion of the 2015-2030 period.

3.1.3 Distribution of residential population

The estimated population of 23,500 projected for the 2015-2030 period is anticipated to be distributed as follows:

- » Central Precinct – 10,500 residents
- » Parkview – 6,300 residents
- » Other precincts – 6,700 residents.

3.1.4 Population characteristics

To identify characteristics that may impact on community infrastructure demand, previous assumptions used by SOPA as part of the original master planning for SOP have been updated with more recent information including:

- » A profile of people living in multi-unit residential development across Greater Sydney undertaken by the City Futures Research Centre (2015)
- » 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.

These profiles have been compared with that of all residents in Greater Sydney in 2011, as a benchmark for comparison. The results are outlined in the following table.

Table 4: Comparison of population characteristics

	Previous/original master plan	Multi-unit dwellings Greater Sydney %	Selected urban renewal areas %	Greater Sydney as a whole %
Unoccupied private dwellings		8.9	8.3 – 11.8	7.1
Tenure (occupied dwellings only)				
Owner occupied	31.5	34.5	36-50	65.2
Private rental	47	47	49-61	31.6
Age				
Under 15	17.0	12.9	8-11	19.2
25-34	29.1	31.3	34 - 38	15.4
35-54	27.1	27.3	21 - 29	28.4
65+	5.8	8.2	3 - 6	12.7
Household composition				
Lone person	36.5	34.4	22 -35	21.5
Couple only	31	27.3	33-36	22.6
Family with children	27	28	20-29	47.0
Group household	5.6	9.3	7.5 -15	4.1
Cultural diversity				
% born overseas		55	49 - 76	34.2
Country of birth – Asian continent	24.5	30.8	24 - 52	13.1
Employment				
Labour force participation rate		73.7	61-71	61.7
Professional / manager		45.5	48 - 59	38.8
Median weekly household income			\$1419 - \$2186	\$1447

The previous table shows that the profile of residents living in higher density dwellings in 2011 differs markedly from that of residents of Greater Sydney as a whole. Specific areas of difference include:

- » A higher proportion of private dwellings that are not occupied
- » Different tenure patterns, with a much higher proportion of dwellings in private rental and a lower proportion that is owner occupied
- » A high proportion of young adults (25-34), along with an under-representation of both children under 15 and older adults 65+
- » A different household structure, with a significantly higher proportion of households comprising couples without children and single persons, and a correspondingly much smaller proportion of households comprising families with children
- » A higher proportion of residents born overseas, with a particularly high proportion born on the Asian continent
- » High rates of labour force participation and high proportions of the workforce engaged in professional or managerial roles.

Based upon this analysis, the social profile prepared for the previous master plan remains broadly accurate. However, based on the analysis of selected urban renewal areas in Sydney, there is now likely to be:

- » A slightly higher proportion of dwellings (more than 50%) likely to be rented, given trends in housing affordability, which have seen the proportion of first home owners fall as the proportion of investor purchases has increased. This will strengthen the proportion of young adults and group households. It will also strengthen the proportion of dwellings which are unoccupied, or occupied only periodically by temporary visitors
- » A slightly higher proportion of young adults 25-34, commensurate with the proportion in other urban renewal areas
- » A slightly lower proportion of older people. People aged 65+ are not downsizing to apartments to the extent previously anticipated, in part due to economic factors. Proximity to the sporting facilities and employment opportunities of SOP is unlikely to be a drawcard for older people to the extent that it would for younger people. Analysis for the original SOP Master Plan suggested that people aged 65+ would comprise about 6% of the population, but recent trends in the urban transformation areas suggest that this may be hard to achieve, unless there are specific factors to attract older people (e.g. purpose built accommodation)
- » A slightly lower proportion of single person households. The lower proportions being experienced in the 2011 Census may be a factor of higher housing costs by 2011, making it less affordable for people to live alone. This trend will have strengthened considerably by 2015 and can be expected to continue into the future
- » Conversely, a slightly higher proportion of couple households without children than forecast in 2008, more commensurate with the other urban transformation areas
- » A small but growing proportion of young people sharing in group households, as a more affordable alternative to living alone
- » A significantly lower proportion of families with children, and residents aged under 15 years, than anticipated in 2008. Further analysis of the 2011 data for the higher density urban transformation areas shows that proportions of pre-school children (0-4 years) are broadly consistent with or only slightly below the metropolitan average. However proportions of school aged children and adolescents aged 5-19 years (7-12% of the transformation area populations) are significantly below the average for Greater Sydney (19%). This trend is reinforced in a recent survey of apartment dwellers undertaken by the Urban Taskforce Australia, which found that families with

young children make up around 10-15% of apartment households, but mature families with older children 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.

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

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..

Based upon these trends, the suggested age profile for the projected 2015-2030 population:

Table 5: Forecast age profile 2030

Age cohort	Proportion of population (%)	Number of people (2015-2030)
0-4 years	6	1410
5-14	4.5	1058
15-19	3.5	823
20-24	14	3290
25-34	35	8225
35-54	26	6110
55-64	6	1410
65+	5	1175
Total	100	23,500

A note about dwelling mix and social diversity

Social diversity, including a mix of ages, household types and socio-economics, is important to the creation of strong and resilient communities. Major urban renewal and development projects like SOP provide a unique opportunity to examine how mixed, diverse communities can be created to help balance against social polarisation across the Greater Sydney Metropolitan area. Restricted supply of variety in dwelling size (specifically numbers of bedrooms) means that higher density areas do not cater for families of children once those children grow beyond pre-school years. However, some form of intervention (both from a design and policy perspective) are required to ensure that families could afford larger dwellings in well located redevelopment areas. It is recommended that SOPA consider promoting social diversity through affordable housing and a mix of dwellings of different sizes/bedroom numbers, and the provision of housing suitable for older people (including high and low care options and independent/assisted living units).

3.2 Workforce population

While the future resident population is fundamental to understanding future community infrastructure requirements, the worker population in the SOP Town Centre will also impact on demand for community infrastructure.

3.2.1 Workforce size

For this CIS 2016, the following assumptions have been applied to estimate the future SOP working population:

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

Based upon these assumptions and preliminary revised floor space estimates for the 2015 master plan review, the revised estimates of the future workforce population are as follows:

Table 6: Preliminary workforce estimates 2015-2030

Employment category	Jobs to 2030
Office jobs	26,300
Retail and entertainment jobs	2,430
Education jobs	1,900
Hotel / temporary accommodation jobs	1,900
Community and venue jobs	1,470
Total workforce population	34,000

This table shows that the SOP 2030 Master Plan (2016 Review) would generate around 34,000 jobs at SOP, including around 17,500 existing jobs.

3.2.2 Workforce characteristics

Overall, the future workforce is expected to have a similar profile to those who currently work on the site. A survey was undertaken by SOPA in 2003 and, although dated, still provides some insight into likely worker characteristics. The survey highlighted the following socio-demographic characteristics of the worker community:

- » Workers primarily live in Western Sydney (28%) although significant proportions live in Eastern, Northern and Southern Sydney
- » Almost two in three workers (68%) have TAFE, University or Postgraduate qualifications
- » The majority (89%) travel to work by car with public transport not considered convenient
- » Existing businesses are primarily “white collar” industries with occupations focussing on managers, professionals, associate professionals and clerical sales/service workers.

The survey also sought to determine usage of existing services and facilities and new demands. Based on the survey outcomes it is evident that:

- » Although the provision of on-site childcare was not considered important (only 6%), when this is considered across a larger future workforce, the number of child care places required will be significant
- » Most considered there was a need for post office services, new restaurants and cafes, newsagent, pharmacy and bank/credit union
- » Almost three in four workers (73%) participated in sports/leisure activities in the SOP each week. This has important implications on the demand for active and passive recreation space and community facilities with the need to plan for extensive use of these facilities by workers.

Further community infrastructure needs for the workforce include access to childcare, medical facilities chemist, post office, newsagent, dry cleaners, cafes and takeaway food shops. Many of these services have been provided in the commercial space within the town centre.

One consideration in identifying future demand for community infrastructure, including worker generated demand, is understanding the potentially different patterns of usage between worker and residential populations. While the nature of services like child care will be subject to high (and simultaneous) demand, and from both worker and residential populations, demand for community assets like open space may be different. Worker populations will require access to open space and recreation facilities, for example, during weekday lunch times and possibly immediately prior to and after work. Residential demand, while also occurring pre and post-work on weekdays will also be significantly focussed on weekends when worker demand is lower.

It is suggested that as part of the next master plan review (2020) SOPA conduct an updated survey of worker needs including usage patterns of community infrastructure in the SOP Town Centre.

3.3 Other populations

Other populations that will need to be considered in future planning for the SOP Town Centre include:

- » Students attending the Sports / Education Precinct and any planned schools likely to be located in the SOP Town Centre
- » Temporary residents staying in short term accommodation located in the town centre
- » A large daily visitor population with many of the visitors attracted to specific sporting and cultural events, including the Sydney Royal Easter Show. Visitors are also attracted to the site's sports facilities, Sydney Olympic Parklands, touring the Olympic site and using the hotel, restaurant and other services available.

Implications for master plan review

The 2016 master plan review is based on a forecast population growth to 23,500 people for the 2015-2030 period. In addition to this a worker population of around 34,000 people is also projected. More recently available Census information suggests that the likely profile of the future SOP population will contain less family households, less older people and a higher proportion of rented dwellings than was anticipated for the original master plan. However, it is also recognised that housing affordability, changing lifestyle preferences and the introduction of attractors such as schools may affect these trends in the future. Community infrastructure that is flexible to meet changing population needs is likely to be critical as the SOP Town Centre continues to grow and change.

4 Existing community infrastructure

This chapter identifies existing community infrastructure within SOP as well as infrastructure in surrounding areas. Existing infrastructure is examined to determine capacity to address the needs of the future populations and to identify existing and future issues and gaps.

4.1 Community infrastructure within SOP

Sport and recreation facilities and open space in SOP

Due to the site's history SOP includes a wide range of international standard sports facilities that continue to serve as specialised facilities for the wider Metropolitan area and beyond. These facilities, listed below, are utilised for major events, elite sports training, development and/or competition:

- » ANZ Stadium
- » Allphones Arena
- » Spotless Stadium, Sydney Showground
- » Athletics Centre and Warm Up Arena
- » Aquatics Centre
- » Netball Central
- » Hockey Centre
- » Tennis Centre
- » Archery Centre
- » Tom Wills Oval (main field).

The SOP Sports Centre and Sports Halls are also utilised for regional, national and international indoor sport competitions (with the later specifically utilised for the Olympic 'legacy' sports of Handball, Badminton, Table Tennis and Judo – under an Olympic Games hosting agreement to support these sports into the future).

Some of the above facilities are also available for general community use (to varying degrees). There are also a select number of additional SOP facilities available for general community use. It is important to consider the offerings and capacity of these facilities when addressing the local level needs of the future SOP population for sporting facilities. The majority of facilities are however, limited in terms of their accessibility and suitability for community use. The majority 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 elite sporting use taking precedence or the venue access restricted during major events (e.g. the Royal Easter Show). These factors must be considered when determining their suitability and availability as local-level sporting and community activity facilities.

Facilities available for general community use are listed in Appendix 1, which also outlines details regarding their inclusions, use, capacity and restrictions.

Passive open space in SOP

Regional level passive open space

SOP has a significant component of passive open space that functions as regional open space serving a wide geographical area. Key regional-level passive open space areas within SOP 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.

SOPA reports the parkland's current recreational carrying capacity to be 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 parklands are reaching capacity. The future SOP population will place additional demand on the parklands.

Newington Armory is also a significant open space within SOP however, access is currently restricted to weekends and public holidays. There are currently some issues in relation to safety that restrict the use of some areas of the site and, therefore, currently limit the potential of this site to serve as a key regional open space (with a high-level of amenity).

Local level passive open space

There are a limited number of small passive open space areas within, or in close proximity to, the SOP Town Centre. These include Cathy Freeman Park (large landscaped grass area and playground) and Jacaranda Park (grassed meeting area). These spaces are already highly utilised by the high number of visitors and workers to the site. Other local open spaces include Fig Grove and Brickpit Park. These spaces generally have a low current level of embellishment, limiting their functioning as local open spaces.

Table 10 Existing local parks

Existing local parks	Area (sqm)
Jacaranda Square	2,961
Cathy Freeman Park	25,955
Stock Route Park	1,818
Fig Grove	10,411
Brickpit Park	15,328
Abattoir Gardens	629
Total existing local park space	57,102

The SOP Town Centre is also within close proximity to Bicentennial Park (approximately 500m walking distance) and Wentworth Common (approximately 1.2km walking distance). While these are highly-utilised, regional level open spaces, the new community will have easy access to these spaces and, therefore, they may also serve some of the local-level open space need.



Figure 1: Jacaranda Square in the town centre is a popular park well utilised by workers



Figure 2: Cathy Freeman Park, adjacent to the town centre, is an important open space that is well used by visitors and workers. It includes a large grassed area suitable for meeting, gathering and informal ball games. It also has a large playground.



Figure 3: Fig Grove (on the corner of Dawn Fraser Ave and Olympic Boulevard) has a low level of embellishment, limiting its functioning as a local open space

Community meeting spaces in SOP

A gap in the provision of local community facilities that facilitate people meeting, forming relationships and the development of social networks (e.g. libraries and community centres) has been previously identified. Although there are a number of spaces within SOP (see table in Appendix 2) the extent to which they address need for local community meeting space is questionable.

The existing meeting, activity and function space at SOP (and also at the Sydney Showground) currently cater to more formalised events and larger functions. These existing facilities are targeted towards corporate, rather than community use and are not focused on delivering the drop-in type activities and community group and activity space associated with a local community centre. Many are also not suitable as access is restricted to times when the facility is open or they are in less accessible locations. However, as demand for space increases with a growing SOP population, the management and community access arrangements of these facilities may need to be reconsidered to enable greater levels of 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.

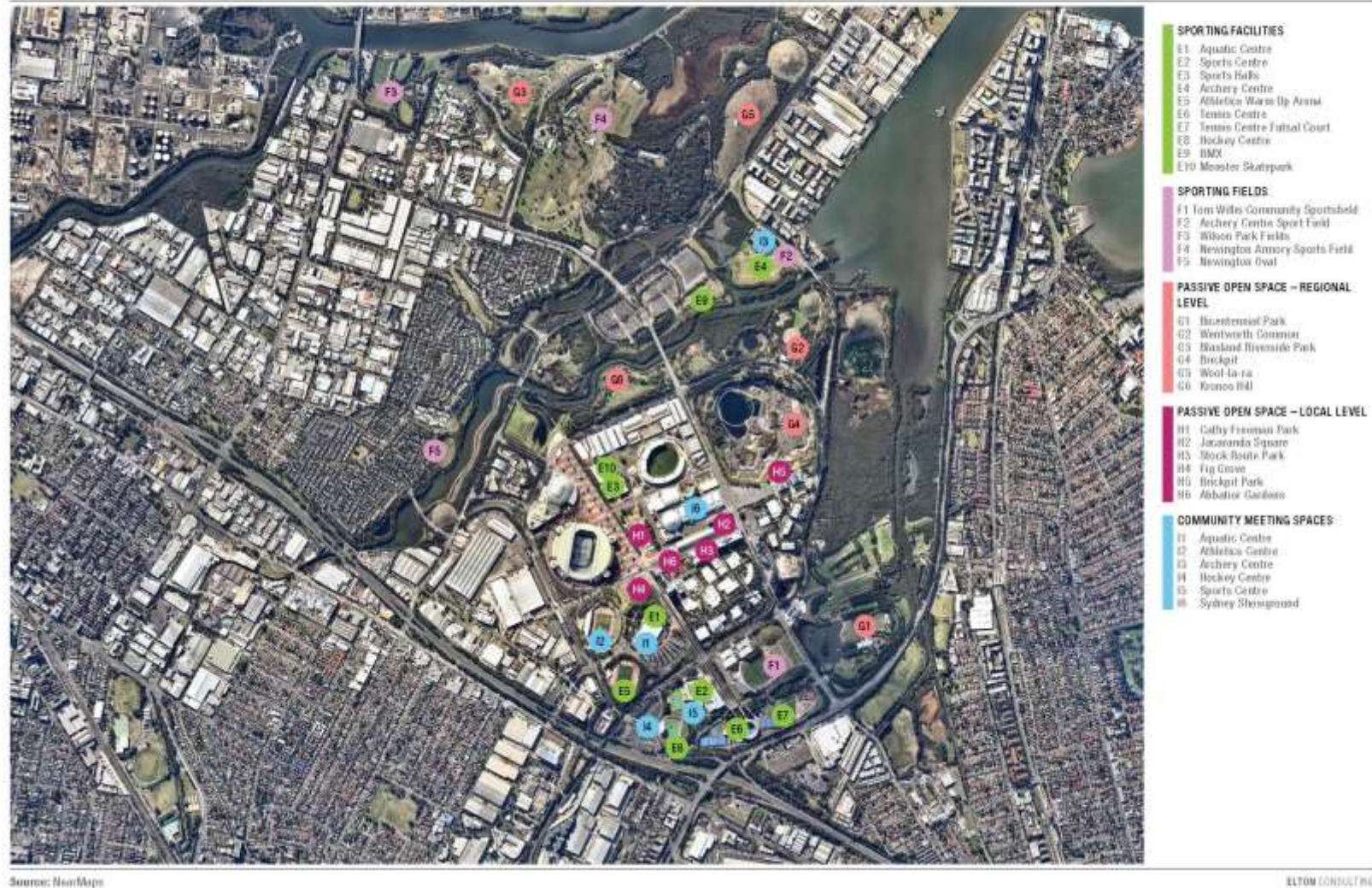
Existing community infrastructure within SOP is illustrated on the map on the following page.

Implications for master plan review

SOP is uniquely located and contains a range of existing amenities that need to be carefully considered when assessing future needs for community infrastructure. Although the town centre contains a number of high quality sport and recreation facilities, community access to many of these is limited as their focus is on elite sport and/or the provision of a regional level service. Some facilities are accessible to community members and have capacity, such as the Aquatic Centre; while others, such as the SOP Sports Centre, are not. While many facilities also include spaces for hire that may be suitable for functions and events they are not a replacement for community centre space. Access by local residents to regional level open space including Bicentennial Park, Wentworth Common and Blaxland Riverside Park is a key issue. While these open spaces report high levels of existing usage, they should still be considered as part of the open space network required to support future SOP Town Centre residents. Key issues for future planning are access to these spaces from the town centre and enhancements that can improve capacity, for example, additional seating, shelter and amenities.

draft

Existing Community infrastructure 2015



4.2 Existing and proposed community infrastructure in surrounding areas

This section considers the provision and availability of existing community infrastructure in the Auburn LGA and surrounding areas that could address some of the needs of the future new SOP community.

Key sport and recreation facilities in surrounding areas

Key sport and recreation facilities in close proximity to the SOP site include:

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

Auburn Council has advised the following in relation to sport and recreation facilities:

- » There is a high demand for, and shortage of formal sport and recreational space (active open space) in the LGA. With population growth, this demand will only increase
- » There is also a gap in the provision of indoor sports centres. The new PCYC in Lidcombe (under construction) will in part to address this gap but will only be able to address some of the existing need. Other facilities will be required to meet the needs of the growing population. Opportunities to incorporate indoor sports facilities at the Cater Street Priority Precinct are also being investigated
- » Demand for sporting facilities has not only increased, it has broadened with people seeking to participate in a broad range of sports. There is pressure being placed on open space and facilities to cater to a broad range of sports and activities.
- » The demographic make-up of the LGA has changed considerably. This has resulted in changes in sport and recreational preferences and demands and the emergence of new sports in the area. A key growth sport is soccer (which has a high demand for open space in the area). Other, lesser known sports are also seeking space and facilities to operate
- » The majority of schools in the area lack designated open space and are sharing use of public open space. This places additional demand and pressure on public open space
- » Council is considering the potential for the provision of some synthetic fields to cater to more intense use of sports fields

Community facilities

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

- » Auburn Library – Auburn City Council central/district library
- » Lidcombe Library – Auburn City Council branch library (Located above Lidcombe Community Centre)
- » Newington Library – Auburn City Council branch library (Located in the Newington Community Centre)
- » Auburn Centre for Community – multipurpose community centre with activity and meeting spaces, training rooms, outdoor play and activity areas, lounge area, commercial kitchen
- » Newington Community Centre – multipurpose community centre with library service, activity and meeting spaces and a multipurpose outdoor recreation area
- » Lidcombe Community Centre – provides multipurpose space for community meeting and activities
- » Auburn Town Hall – provides multipurpose space for community meetings and activities
- » Auburn Lidcombe Youth Centre – youth facility managed by a community organisation providing drop in and programed services for young people.

Auburn Council has advised:

- » There is a severe undersupply and high level of demand for multipurpose community centre space in the LGA. The Auburn Centre for Community (one of only two multipurpose centres in the LGA) is operating at capacity
- » There is a shortage of space for community service delivery. Shared consultation space for visiting outreach services should also be considered for inclusion at any new facility
- » There is also an undersupply of library space in the LGA (with current provision below State Library standards).

Planned Community Facilities in neighbouring LGAs

Future projects relating to community facilities (identified as planned or potential facilities in the Auburn City Community Facilities Strategy 2014-2024) include:

- » A new multipurpose community centre in Berala – Berala Community Centre (currently under construction)
- » Lidcombe Library and Community Facility – replace former Lidcombe RSL. Disposal of current community centre, library and early childhood centre to fund development of new facility
- » South Auburn Community and Recreation Centre – undertake feasibility study for the conversion of former Auburn RSL Bowling Club
- » Northumberland Road Community Precinct (former Community Health Centre) – in the short term, maintain facility under lease/license arrangement for community purposes. Explore alternative uses for the site
- » Arts and Cultural Precinct Function and Activity Space (at Peacock Gallery and Botanic Gardens) – expand to provide additional community and function space
- » Wentworth Point District Library and Community Centre – new 2,200 square metre library and 1,000 square metre community centre
- » Newington Community Centre – outdoor area upgrade
- » Carter Street Precinct Community Centre – new 1,000 square metres community centre

- » Regents Park Library and Community Centre – explore opportunities to upgrade community facilities to provide a multipurpose community centre, library and early childhood services
- » Auburn District Library – explore opportunities to expand.

Educational facilities

Government schools

There are two Government High Schools located in close proximity to the site – Auburn Girls High School and Homebush Boys High School. Strathfield Girls High School is located just south of the site.

There are also a number of Government Primary schools in the surrounding LGAs. Those in close proximity to the site include:

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

Ongoing consultation with DEC will be required to determine capacity, issues and gaps in relation to existing schools. There are also two Government primary schools planned for the Wentworth Point and Carter Street priority precincts. Future consultation with DEC should also investigate whether these schools will be able to cater to population growth in SOP.

Catholic and independent schools

Catholic and independent schools located in the surrounding areas include:

- » 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)
- » Amity College (K – 6)
- » St Joachim's Catholic Primary (Prep – year 6).

Technical and Further Education (TAFE) facilities are located at Strathfield, Granville, Lidcombe and Meadowbank.

Childcare services

There are a number of long day care services in and around the Sydney Olympic Park site. Those in closest proximity to the site are:

- » Strathfield One Stop Shop Child Care
- » Woodstock Childcare @ Olympic Park
- » Integricare Children's Centre Homebush
- » Auburn Preschool Kinder

- » Concord West Long Day Care
- » Only About Children Concord
- » Victoria Avenue Children's Centre
- » Lighthouse Child Care North Strathfield
- » Sweet Peas Early Learning Homebush
- » 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 site. Vacancy rates within centres are difficult to determine without contacting each centre, and vary continuously. Auburn Council has advised of a significant shortage of quality, affordable childcare places across the LGA, and in particular, a critical shortage and high demand for places for children 0-2 years.

Emergency and justice services

NSW Ambulance Service has a station at Auburn. NSW Fire Services are located in Silverwater and Lidcombe. 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 need (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).

Health services and facilities

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 'major' 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.

St Joseph's Private Hospital is also located near SOP, in Auburn.

The closest major hospital to SOP is Westmead Hospital (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.

Ongoing consultation is required with WSLHD to determine capacity of existing facilities and to identify community needs and specific health facility and service gaps in the area.

Aged care and disability services and facilities

Aged care facilities include 76 self-care units provided by Auburn Council at Auburn and Lidcombe. There are also a number of non-Council residential aged care facilities in the Auburn and neighbouring LGAs. Future consultation with Auburn City Council is required to understand capacity and gaps in residential aged care facilities.

Home and Community Care services and programs (aged and disability) are provided throughout the LGA for those living at home. Significant population growth and an aging population are placing significant pressure on these services. These services are typically provided by non-government organisations and dependant on State and Federal Government funding. Auburn Council indicates that demand for home care services is high and there is currently (2015) a waiting list.

Welfare and community support services

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. As previously identified, Auburn Council officers report a particular shortage of space for community service delivery in the Auburn LGA.

Implications for master plan review

Auburn City Council has recently identified some of the key community infrastructure shortfalls in the area as multipurpose community centre space, space for community service delivery and library space. Community infrastructure planning for the SOP Town Centre should consider how to address SOP residents needs while also contributing to addressing existing community infrastructure shortfalls where possible. Based on the analysis of existing and planned provision, government schools and child care are also existing gaps that will need to be addressed. SOPA is discussing school location options with DEC and is investigating the location of a public school site with the SOP Town Centre.

Existing Schools + Child Care 2015



5 Community needs and infrastructure gaps

This chapter provides a summary of the community infrastructure gaps and needs of the future SOP community. This summary is informed by the review of existing infrastructure provision outlined in Chapter 4 (including an assessment of the quantity, suitability and capacity) and SOP data and feedback.

Also included is an outline of specific needs common to communities in urban infill areas as well as specific needs of workers. These needs have informed recommendations for community infrastructure outlined in chapter 8 of this CIS 2016.

5.1 Specific community needs in urban infill areas

Communities living in urban infill areas need access to a full range of community infrastructure and services including childcare, schools and education facilities, health and medical facilities, support services, community centres, libraries, cultural facilities, sport and recreation facilities and open space. The often unique demographic composition of higher density environments however, indicates the following specific needs:

- » A high proportion of young adults indicates a need for access to a range of sport, recreation, leisure and entertainment activities
- » Smaller dwellings and an associated lack of private open space indicate a greater need for easy access to high quality parks for passive recreation, play, family get-togethers and private celebrations
- » Small dwellings and limited space within the home indicate the need for spaces for hire for private functions (children's birthday parties and other private celebrations) as well as spaces to study, read, relax and meet friends outside the home
- » Smaller household sizes suggest the need for public places that promote social interaction and community participation. Community infrastructure can make an important contribution to overcoming social isolation and engendering a sense of belonging in communities where increasing numbers of people live alone and are seeking social contact outside the home
- » The high proportion of people renting (and often associated transient nature of these communities), indicate the need for places and activities that enable people to meet others. Community facilities play an important role in these areas by providing a place to make new friendships and build support networks.
- » The demographically diverse communities typically associated with urban infill areas require a variety of community infrastructure and multipurpose facilities and spaces that cater to a broad range of interests and needs. They also require places that encourage interaction between groups of different ages and backgrounds to strengthen community cohesion.

5.2 SOP community infrastructure needs and gaps

Future SOP community needs for community infrastructure must be met within SOP or surrounding areas. The significant growth in surrounding areas, resulting in additional demand and pressure on existing infrastructure, means that there will be limited capacity in many types of existing infrastructure to meet future community needs.

The following is a summary of the key community infrastructure needs of the future SOP community, existing gaps and a brief outline of the community infrastructure required within SOP or surrounding areas to meet these needs. Detail on the infrastructure proposed is included in Chapters 8.

Sport and recreation facility needs and gaps

The specialist sporting facilities within SOP will partially contribute to addressing the needs of the future SOP community. These facilities include the Hockey Centre, Tennis Centre, Archery Centre, Athletics Warm-up Arena and Aquatic facility.

The Sports Centre has limited additional capacity to cater to local needs (particularly in peak periods). The Sports Halls will be able to accommodate some of the needs of the future community for various indoor sports however, there may be additional courts required for sports such as basketball and futsal (with courts for the later identified as a key gap in the area).

A number of sports fields within SOP and the surrounding area will be available to the future community (including Tom Wills Community Sports Field, Archery Centre Sports Field, Wilson Park Sports Fields and Newington Armory Sports Field). Improvements to these fields will be required to increase their functionality and to enable them to adequately address the needs of the SOP community. These fields will also be subject to additional district level demand from development in the area. It is recommended that SOPA encourage the Department of Planning and Environment to initiate a district level open space and recreation study to examine district level needs.

Passive open space needs and gaps

The future SOP community will have access to the extensive network of regional level open space and amenities within SOP and the surrounding parkland areas. However, as identified in the previous chapter, parklands in the area are nearing capacity. The future SOP population will place additional demand on the parklands, therefore, opportunities to increase its capacity through new usable spaces and amenities (e.g. playgrounds, picnic areas, new grassed open spaces) should be examined. Opportunities to increase the functionality of Newington Armory as a regional level open space should also be explored.

As identified in Section 5.1, access to local open space is particularly important in higher density environments. Population growth will see increasing demand on local open space in the SOP Town Centre and more will be required. Embellishments should also be made to existing open space (e.g. Fig Grove and Brickpit Park) to improve their functionality and capacity. These embellishments could include additional amenities such as seating, lighting, fitness, recreation or play facilities.

Consideration should also be given to the provision of a dog park within or near the town centre. This is an important form of community infrastructure as it supports pet ownership for people living in higher density environments. There are an increasing number of studies that provide a link between pet ownership and improved mental health.

Community facility needs and gaps

As identified in the previous chapter, while there are a number of existing meeting and function spaces in SOP, their suitability as community meeting and activity spaces are limited. They are also distributed across the SOP site and, therefore, would not provide a key local community focal point and gathering place that a true community centre has the potential to become. While the existing

spaces would meet the future community's need for function and event facilities, a multipurpose community centre with a range of program and activity spaces (as the preferred model – refer Chapter 9) will be required.

The future community would also need access to library services with the preferred model (see chapter 8) being a community hub that includes library and multipurpose community centre space.

Childcare service needs and gaps

Although the projected demographics suggest the likelihood of less family households residing in the SOP Town Centre, there is still likely to be a significant demand created by residents and workers in the town centre. Additional childcare facilities will be required to meet these needs. Emphasis should be placed on the provision of quality, affordable long day care services (as these, as opposed to pre-school, will best meet the needs of SOP workers, residents and students). Adequate spaces for 0-2 year olds (an existing key gap in the surrounding area) should also be provided. Many centres do not cater for this age group as these places are not profitable due to the high costs associated with child-to-carer ratios.

Educational facility needs and gaps

There are projected to be approximately 2,000 school-aged children in SOP in the future (refer Chapter 3). It is possible these numbers will be higher if a greater proportion of three bedroom units are included. These future students will need access to primary and high schools. As stated SOPA is working with DEC to explore opportunities for the identification of public school sites in the SOPA Town Centre.

Emergency and justice service needs and gaps

It is assumed the future needs of the SOP community will be met through existing facilities and services however, this is to be confirmed through continuing consultation with relevant agencies. At this stage, the projected demographic characteristics of the future SOP community (e.g. higher levels of advantage and a lower proportion of older people) do not suggest higher than average needs for any particular services or higher than average rates of provision.

Health service and facility needs and gaps

It is assumed future SOP community needs for hospital services will be met at Auburn and Westmead Hospitals. Further consultation is required with Western Sydney Local Health District to confirm capacity of existing facilities to accommodate the needs of the future SOP community.

The future community will also need access locally (i.e. within the town centre) to community health, GP and a range of allied health services which can be accommodated as outreach services within the proposed multipurpose community centre or within retail/commercial space within the Town Centre.

Aged care and disability service needs and gaps

Projected demographic characteristics do not suggest there will be significant need for services for older people in SOP however, there will be still be some level of need for these services, as well as needs for services for people with disabilities. The future SOP community will have access to existing services located in surrounding areas. These services are however, experiencing significant growing demand and pressure. There would, therefore, be benefits to the provision of these types of services in SOP for the local and surrounding communities.

As previously identified (refer Chapter 3), to promote social diversity, the inclusion of housing options for older people in SOP should be considered.

Community service and program needs and gaps

The future SOP community will need access to community support services. As it is projected to be a reasonably advantaged community (with high rates of labour participation and a high proportion of the workforce engaged in professional and managerial jobs), the need for services addressing high level needs (e.g. welfare services) is unlikely to be high. Potentially, there may be a high proportion of people born on the Asian continent (as is the case in many higher density areas – refer Chapter 3). This may indicate a future need for language classes and services.

Auburn Council has reported that the needs of the Auburn LGA community (to the south of the M4) for welfare and community support services are particularly high (associated with the high levels of social disadvantage). It is important that the increasing population of SOP do not place additional demand and strain on these services. It is, therefore, recommended that some services are provided within SOP that will cater to its community and may also assist in addressing the needs of the surrounding community.

Being a new development area, with a significant number of new residents regularly moving into the area, the future community would benefit from a range of community programs that provide opportunities for residents to meet and form friendships and networks. Community programs, events and activities place an important role in encouraging social engagement and cohesion. The proposed community centre at SOP can be a physical base for these community building programs.

Other community infrastructure

The future SOP community will also require access to a range of medical, retail and entertainment offerings. It is assumed these will be provided as part of the mixed-use development proposed for the town centre.

Implications for the master plan review

Higher density urban renewal areas are unique. The projected population profile and, therefore, community needs, are likely to be different than traditional suburban development. Due to smaller dwelling sizes the need for spaces and facilities can be greater in denser areas yet land prices can make it difficult for large spaces to be provided. High quality spaces that foster community connections and engagement are critical in any new development and can be particularly important in higher density settings like SOP. Specific recommendations to address these community infrastructure gaps are contained in chapter 8 of this CIS 2016.

6 Standards, benchmarks and principles

6.1 Approach to needs assessment

There are four dimensions of need that are commonly considered in determining need for community infrastructure:

- » Normative need – what expert opinion based on research or data analysis would identify as community needs. This is expressed through assessment of statistical and demographic data and social trends and profiles. It also uses numerical standards and best practice benchmarking. In this study, standards have been reviewed and updated, based upon experience from other similar areas. The adopted standards are discussed in the following section
- » Comparative need – a comparison of levels of service or facility provision in one area compared to other similar communities. Existing and proposed provision of community infrastructure at SOP and its neighbouring communities has been used for this indicator
- » Expressed need – what can be inferred based on observable patterns of service or facility usage (includes utilisation data, waiting lists, service capacity data). Patterns of utilisation of facilities within SOP, in the surrounding Auburn LGA and in other similar higher density areas have been used to inform an understanding of 'expressed need'
- » Felt need – an understanding of need based on what members of the community say or feel that they need. This is based typically on the outcomes of consultation processes with community representatives or other stakeholders. In absence of a sizable existing community with whom to consult, it is not possible at this stage to gauge expressions of 'felt need'.

Apportioning demand

In assessing the need for community infrastructure, it is important to recognise that the rate of use of different elements of community infrastructure depends on the type of user. This is particularly important for a mixed-use development where residents, temporary residents, workers, students and visitors are all potential users of community infrastructure. For the SOP site, the following usage patterns for different community infrastructure are estimated:

- » Permanent residents are likely to be 100% users of all community infrastructure
- » Workers are likely to be high users of passive and active open space. Previous surveys conducted by SOPA showed that 73% of existing workers on the SOP site use its recreational facilities at least once a week
- » Workers and students usage will vary dependent on facility and availability of alternatives like work based child care or school/university library facilities. Generally workers and students are likely to be high users of some community facilities like child care, moderate to high users of facilities like libraries and relatively low users of facilities like community centres.
- » Open space planning should consider potentially different patterns of usage between workers and residents. Worker use would be expected to occur primarily on weekdays (weekday lunch and possibly immediately after work) while resident usage will be primarily weekday afternoon/evening and weekend. This suggests that significant increases in the amount of required open space may

not be necessary as generally workers may be using space at different times than residents. However, patterns of usage do suggest that quality of space and consideration of capacity increasing initiatives such as durable materials and synthetic surfaces for playing fields, for example, should be considered.

Note that rates of usage by visitors have not been estimated, given that on the SOP site this will vary enormously depending on the events being held on site. Nevertheless, visitor usage of particular community infrastructure has been considered as part of the assessment for certain infrastructure and amenity such as passive open space.

6.2 Standards, benchmarks and thresholds

In community infrastructure planning, numerical standards are commonly used to provide an initial indication of requirements for a given population. They are usually expressed as the number of facilities, places, floor space or land area required for a population of a given size.

There are no widely accepted standards for community infrastructure for higher density renewal areas. Planning and service provider agencies and bodies wishing to use standards in these circumstances generally adapt their own to reflect the local context in which they are to be used, based upon their own experiences and comparisons with other areas.

Based upon contemporary trends in social infrastructure provision and research on higher density developments, the standards outlined in the table below are proposed as guidance in determining future community infrastructure requirements for the SOP Town Centre.

Table 7: Proposed community infrastructure planning standards

Item	Proposed standard – CIS 2016 master plan review
Childcare centre	1 place per 2 children 0-4 years (City of Sydney and Leichhardt Councils) 1 place per 75 workers (City of Sydney)
Branch library	State Library of NSW benchmarks, assuming 10% usage by non-resident workers and students 39 sqm per 1,000 people (plus 20% circulation space) for populations of 20,000-35,000 people or 35 sqm per 1,000 people (plus 20% circulation space) for populations of 35,001-65,000 people
Community arts / cultural centre	Included within multi-purpose community space
Community meeting facilities / multi-purpose community centre	Floorspace based on 50 sqm/1000 based on latest 2014 Auburn Community Facilities Strategy
Youth centre	Suitable flexible space included within multi-purpose community space
Older residents' centre	Suitable flexible space included within multi-purpose community space
Active open space	1 playing field: 4,500 people (City of Sydney)
Outdoor courts	1 court:1,800 people (City of Sydney)
Indoor sport	1 court:20,000 people (adapted from City of Sydney)
Parks	1 park space: 3,000 people All residents to be within 400 metres or 5 minutes walking distance from open space

Contemporary practice in community infrastructure planning suggests that a purely mathematical application of standards is undesirable as a primary means of identifying need. Standards focus just on the quantity or size of facilities required and fail to account for the quality of facilities, the programs, activities and services they provide, or more innovative models of delivery. They rely just on numbers of people and do not account for more complex indicators of need such as age, socio-economic status, household structure, health and levels of disadvantage. In this sense they provide a very simplistic and rough estimate of need, which may be useful as an initial indication of the likely scale of future requirements, but which should not be relied upon in isolation.

For these reasons, standards should always be applied with flexibility and some caution, and should not be used as the sole or major determinant of requirements. Standards should be supplemented by other indicators of need, including patterns of demand for existing infrastructure in the surrounding area, the characteristics of the population to be served, and the practical realities of the development

site. Importantly, standards should be interpreted in conjunction with objectives and guiding principles for community facilities that are based on leading practice research and experience, including co-located, multi-purpose, flexible and shared use facilities.

6.3 Guiding principles

While specific principles for open space and community facilities are identified in the following chapter, this section of the report identifies broader principles that can be used to guide planning for community infrastructure generally.

It is recommended that community infrastructure provision within SOP should:

- » Contribute to the health, well-being and quality of life of residents, support their learning and lifestyle needs and choices and encourage the development of social capital
- » Make best use of existing facilities within the development and in the surrounding area first, through considering options for upgrading, expansion and access improvements that would enable their more intensive use before new facilities are provided
- » Make the most efficient use of limited land and other resources, where appropriate designing facilities to be multi-purpose, co-located with other facilities and able to accommodate shared and multiple use arrangements
- » Encourage clever and innovative use of resources, with a focus on quality, rather than quantity of space
- » Contribute to the identity, activation and vibrancy of the Precinct, through clustering related facilities to provide focal points that enhance a sense of community and create a lively mix of activities
- » Ensure flexibility in the design and use of facilities, so they can respond and adapt as needs change. Where appropriate, buildings should be capable of delivering a range of services, rather than designated for single uses or specific target groups that may become outdated as the population changes over time
- » Provide facilities that are sustainable, not only in terms of built form, but also in terms of sustainable ownership, governance, management and maintenance arrangements. This means ensuring viable levels of on-going resourcing, particularly recurrent funding for staff and programs, not just initial capital development
- » Consider how to benefit the existing local community as well as the new, through sizing, siting and accessibility of facilities. This also means considering opportunities to address existing shortfalls in facilities and services, where appropriate
- » Balance the needs of local residents with those of the workforce, wider community and visitors to the Precinct, recognising that SOP has metropolitan significance, but that it also needs to create liveable neighbourhoods for the local community
- » Seek opportunities for partnerships and private sector funding, to extend the scope of social infrastructure that can be provided.

These principles provide sound general guidance. The CIS 2016 also includes more specific design and location guidelines that will provide more specific principles to guide future planning regarding the design and location of community infrastructure. Open space and community facilities principles are included in the following chapter.

7 Planning approach

This chapter follows from the broader overview of general principles for community infrastructure to detail more specific planning principles for open space and community facilities. To enable greater detail and direction, this chapter deals with open space and community facilities separately. This chapter should be read in conjunction with the open space and community facilities planning sections of the Appendices for more detail on the research and analysis that the directions identified in this chapter are based on.

7.1 Open space

7.1.1 Trends in recreation and sport participation

Sport and physical recreation have long been important features of the Australian lifestyle and identity and are prominent features and core to the genesis and ongoing role of SOP. However, with the Master Plan's focus on residential uses and everyday sport, recreation and leisure within a multi-use precinct, the changes in the ways in which people participate in sport and physical activity are important considerations. In order for the SOP Town Centre to support healthy, active lifestyles and meet the needs of the future community, it is important to understand the drivers of these changes and their impacts on the demand for different types of open space and recreation facilities. This section outlines key sport and recreation participation trends that help to inform the approach to community infrastructure provision for the SOP Town Centre.

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 fitness
- » Substantial growth in indoor sport and recreation
- » Flexibility in the times that people enjoy their recreation, as demands on time increase and work practices change
- » Greater demand for indoor facilities that are available all day, every day of the year.

These trends are reflected in sports and physical activity participation data. The most recent sports participation data is contained in the results of the Australian Bureau of Statistics 2013–14 Multipurpose Household Survey (ABS 2015). The data shows that individual, non-organised physical activities are significantly more popular than organised, team sporting activities. The sports participation data shows that the most participated in activities are the more informal and unstructured activities (walking, fitness/gym, swimming, cycling). These activities not only have higher participation rates in the most recent data, but the general trend from 2005–2006 shows them all increasing in participation levels. Conversely some of the more organised activities such as soccer and football sports, as well as tennis, experience much lower levels of participation and are generally experiencing decreasing participation trends over time.

7.1.2 Participation by age

A key factor in planning for community infrastructure is understanding who the future population is likely to be and then determining their requirements for spaces and facilities. This report previously

identified the likely demographic profile of the future SOP population with key characteristics including a lower proportion of families with children and people aged 15 years and under. ABS sports participation data also highlights that involvement in organised sport generally decreases with age. Critically, those aged 15-17 years were the only group which participated in organised physical activity more than non-organised physical activity. This information, considered with the likely age profile of the SOP population, reinforces the importance of non-organised physical activity and the need to ensure that adequate space is provided for those more informal, unstructured activities.

The participation data suggests that emphasis should be placed on the provision of spaces and places for unorganised, unstructured recreation and leisure including both active forms such as walking, running and gym activities. Also important are places for relaxation, contemplation, pet exercise and general social interaction. Health and wellbeing in a broad sense, including both physical and social/mental health, is an important theme that can help to guide the nature and type of spaces to support a future SOP population.



Tanner Springs, Pearl District, Portland, Oregon

In an urban setting, the role of the streets as public space is an important consideration and, as shown on the previous image, streetscape enhancements to Olympic Boulevard, Herb Elliott Avenue, and others can be important contributions to the quality and availability of publically accessible space in the town centre. Streets in the town centre should be considered, and designed, as more than just roads but more as multifunctional public spaces – as places not only for movement but for socialising, entertaining, commerce and civic activity. Most streets will continue to provide connections for vehicles but will also be designed to cater specifically for cyclists and pedestrians. The street will include the carriageway, footpath, landscaping including trees and seating, small urban spaces, building forecourts and street-based retail that will contribute to significantly enhance urban life in the town centre.

7.1.3 Open space planning principles

It is recommended that all open spaces in SOP:

1. Are **meaningful** and **appealing** to the community. They should integrate the geographic and heritage features of the precinct, reflect and complement the natural and visual character of the local topography, vegetation and riparian corridors, and capitalise on features unique to the area, such as views from and to key features
2. Are **multi-functional** and **adaptable** to changing needs to allow a range of users to enjoy them. Open spaces should maximise joint use and co-location and enable a range of activities and different users to occupy and enjoy the space. Open spaces should cater for all age groups, genders, different cultural backgrounds, physical abilities and levels of socio-economic status. This means incorporating universal access principles and incorporating features such as shade and shelter, BBQs, seating, lighting and pathways. In a good open space you can enjoy a range of experiences both individually and with others
3. Encourage **social interaction**, recognising that the public domain provides a focal point for meeting and gathering and design features should encourage both incidental and planned social interaction and cultural activity. A good open space is a place where you can meet your neighbours and where even when by yourself you feel like you a part of the community
4. Promote **health** and **wellbeing**, through encouraging physical activity, providing spaces for rest and relaxation and enhancing a sense of safety and personal security through the application of Crime Prevention through Environmental Design (CPTED) principles. Chief among these is the principle of promoting natural surveillance of open space areas, with parks having an active frontage with good surveillance from surrounding uses and nearby movement corridors
5. Are **well connected** with its surrounding area and uses. Open space should have a strong relationship with the surrounding streetscape. Open space should be highly visible, accessible to all and recognisable as a public and community space. In a well connected open space you can see where you are and where you are going. To make access to public open space convenient, easy and safe, open space areas should be linked and connected physically to each other and to the surrounding movement network. Links should include off-road paths, shared paths and cycle ways that connect key destinations and open spaces
6. Add to the **activity** and **vibrancy** of the street. Edge activation is critical to the creation of active and vibrant spaces. Strong relationships with compatible adjoining uses adds to the activity, surveillance and vitality of public open space. In a good open space you can see that there are other people around, people are enjoying themselves and the company of others, there are places to meet and interact, to play, explore, recreate and unwind
7. Provide **equity** and **accessibility**. Open space should be provided to ensure public access, and it should provide recreation opportunities that are inclusive of all members of the community. It is important to ensure that all public spaces are visibly and evidently public in nature to encourage use by all members of the community. A good open space includes a variety of user groups and is well used throughout most hours of the day
8. Provides a **comfortable** and **safe** place that is not too exposed to unpleasant noise, wind, heat, rain, traffic or pollution. It can be used without having to pay and is a space where people can be themselves and feel included as part of the community. In good open space people feel comfortable to walk through, sit in, stand, play, talk, read or just relax and contemplate
9. Embody **sustainability** (environmental, social, cultural and financial). This includes to protect and conserve watercourses, water bodies and wetlands and incorporate natural areas and riparian corridors into the open space corridors where possible. It also includes to integrate the network of open space with stormwater management and water-sensitive urban design.

Green and Open Space Planning for urban Consolidation¹

The lessons learned from these various projects tell us that what works best in planning for green and open spaces in higher density urban environments. Providing interconnected public spaces with high levels of amenity such as good seating, shade from summer sunshine and access to winter sun; trees, public art and high accessibility is crucial if green and open spaces are to meet the various needs of residents. Giving people the opportunity to mingle with others but also to find seclusion is also very important ... Open spaces must be inclusionary rather than excluding people or activities seen as inappropriate. They must celebrate the interplay of sight, sound, fragrances, textures and other sensory experiences that make public spaces memorable if they are to work. They must also be able to accommodate daily and seasonal variations in use and importantly, must be flexible in allowing people to use them in a wide variety of ways – thus promoting liveliness and sense of place.

7.1.4 General approach to open space provision

This CIS 2016's general approach to open space provision is based on:

- » 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.

With the 2015 Master Plan review's focus on the Central, Parkland and Stadia precincts, plans for new local parks and open space are focussed on those areas. Centrally located, highly accessible local open space is seen as important for these precincts. Spaces with different functions that provide a variety of experiences for different user groups are critical. Based on the research undertaken into successful open spaces, particularly in an urban context, an emphasis on quality rather than quantity is appropriate in higher density settings with an important dimension of quality being the relationships between the public space and the surrounding built form and movement network of paths, trails and roads. Edge activation, particularly with fine grained uses add to the potential vibrancy of spaces. As part of that building and space relationship careful consideration to overshadowing will be required given the likely floor space ratio and height allowances for both precincts.

¹ Byrne, J. and Sipe, N. (2010), *Green and Open Space Planning for Urban Consolidation: A review of the literature and best practice*, Griffith University



Central Park, Broadway, Sydney

Implications for master plan review

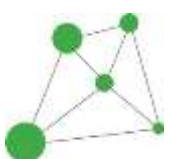


The participation data suggests that open space planning for SOP should recognise the importance of passive park space as well as a network of paths and trails to support a range of unstructured recreational and leisure activities such as walking, jogging and cycling. Outdoor spaces should consider amenities 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. While a sufficient amount of space should be provided, the focus should be on quality space that is well designed and utilises quality finishes and features. 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. These implications are transformed into recommendations in the final chapter of this document.






7.2 Community facilities






7.2.1 Community Facility Planning Principles


Principles for community infrastructure (outlined in Chapter 6) should be considered in the planning and design of any future community facility in SOP. There are also a number of specific principles relating to the planning, design and programming of community facilities that should also be considered. These are outlined in the following table. These principles are derived from a number of factors that have been found to influence the success of community facilities, considered in terms of achieving high levels of utilisation, being well recognised as a source of social support in their community and contributing to the identity and sense of place of the area.

Table 8: Principles for community facility provision

 <p>A co-ordinated network of facilities</p>	<p>Community facilities should not be planned in isolation but be considered as a broader network of facilities that work together to meet a broad range of community needs, across a district or sub-region. Planning and delivering facilities as a network represents an integrated, strategic approach to community facility provision. It allows facilities to provide a different range of offerings, with the option for each facility to include unique, specialist services or amenities.</p> <p>By considering facilities as part of a network, duplication of services, programs, spaces and amenities can be avoided, therefore, representing a more economically sustainable approach to community facility planning. This is particularly relevant with community facilities planned for the neighbouring Wentworth Point and Carter Street Priority Precincts. How these and the SOP community facility can work together as part of a network will be an important consideration in the future.</p>
 <p>Central to catchment and equitable access</p>	<p>Community facilities should be central and accessible to the population they are intending to serve. Leading practice favours the location of community buildings in urban centres to enhance accessibility and connectivity with related uses. Well-used community facilities tend to be located in places that are readily accessible by public transport and where people already congregate, such as town centres, shopping centres and schools. These locations also enhance visibility, safety and convenient access. Adequate parking nearby also promotes good access to facilities.</p> <p>The facility should be accessible to all individuals and groups (regardless of age, ability, cultural background or level of social or economic advantage/disadvantage). Accessibility relates to providing a high level of physical access, connection and way-finding (complying with the principles of universal design). It is also relates to providing services, programs and activities that are broadly advertised and promoted and are affordable.</p>
 <p>Location to promote visibility and accessibility</p>	<p>To be well used and serve identified social needs, community facilities should be highly visible. Ideally, they should be on a main street with ground floor street frontage for optimum visibility and accessibility. Enabling an awareness of what happens inside also promotes usage.</p> <p>Community facilities are an important part of the civic fabric of our centres and suburbs. Accessibility and visibility through main street locations with a ground floor presence can be important to maximising utilisation and enhancing accessibility. Facilities with transparent facades allow passers-by to see in, further enhancing visibility and promoting facility offerings.</p>

 <p>Clustered/co-located</p>	<p>Co-locating or clustering community facilities, including libraries, community centres and community service centres, is presented as a key principle. The community hub model (which involves co-locating facilities on neighbouring sites or in a single building) is proposed as the preferred approach for the proposed community facility at SOP.</p> <p>Community hubs provide a range of offerings and can, therefore, become key focal gathering points within a community; attracting a range of users and promoting social connection and cohesion. The community hub model can extend beyond co-locating facilities, to clustering facilities with other activity generating uses such as transport nodes, shops, schools, childcare, parks and playgrounds.</p>
 <p>Flexibility and multiple use</p>	<p>Community facilities should be designed and built to maximise flexibility in use, so they can respond and adapt as needs change. Where possible, buildings should be capable of delivering a range of programs and services, rather than designated for single uses or specific target groups that may quickly become out-dated. Flexibility is enhanced by providing multi-purpose spaces capable of accommodating a diversity of uses, thereby enabling a range of activities and target groups to use the facility and in doing so, ensure maximum use and optimisation of space. Multi-use facilities are also more dynamic and capable of responding and adapting to the changing needs and preferences of the community. Facilities that are responsive and flexible will be used more intensively over their lifetime.</p> <p>In line with this principle, a multipurpose facility is the preferred model for a community facility in SOP.</p>
 <p>Serving identified social needs</p>	<p>Community facilities should address the social needs of the particular community in which it is located in order to contribute to residents' and workers' health, wellbeing and quality of life. Programs, activities and services offered should respond to the needs and interests of the people that live and work around it and foster long term social benefits for the community. The planning and design of a community facility should reflect the potential programs, activities and services envisaged.</p>
 <p>Inclusive and welcoming</p>	<p>Facilities should be welcoming and accessible to people of all ages, cultural backgrounds, abilities, income levels and interests. This can be achieved not only through the provision of spaces catering to different groups and a design that provides universal access, but also through effective programming – ensuring activities and services are provided for a broad range of people. In doing so, facilities can also play a role in helping to bring together different groups in the community.</p>
 <p>Contribute to public domain and sense of place</p>	<p>Community facilities should contribute to urban vitality, local identity and sense of place, and become important focal points and gathering places for the community. A strong connection between the facility and the broader community can be fostered through development of facilities on landmark sites and with distinctive architecture and quality design. Community facilities should be distinctive civic buildings and welcoming places, and should present as a reflection of local culture. This helps ensure they develop a strong profile and are well known in the community, thereby promoting high levels of usage. Incorporating public art into the building design is another potential initiative to achieve this principle.</p>

 <p>Near open space for activities and events</p>	<p>Locations adjacent to open space including town squares and parks increase the range of activities that can occur on community facilities land. As an example, community centres adjacent to parks and playgrounds are ideal locations for playgroups. Facilities located next to civic squares provide opportunities for markets, festivals and similar events. Locating community facilities near open space areas is another approach to enhancing utilisation, flexibility of use and providing opportunities for a wider range of community building activities. It is also another way to ensure that community facilities are integrated into their surrounding physical environment and seen as 'part of the community'.</p>
 <p>Connected to public transport, pedestrian and cycling networks</p>	<p>Planning for community facilities requires a focus on enhancing efficiency and utilisation. Public transport enhances accessibility for all population groups. As a principle, community facilities should ideally be located within 400 metres walking distance of a regular public transport stop. Linking to pedestrian and cycling networks provides another avenue to promote the accessibility of facilities to all groups in the population and is a further means to encourage sustainable behaviour and a healthy and active lifestyle.</p> <p>As it is proposed the SOP community facility will be located in the Town Centre, the facility will comply with this principle.</p>
 <p>Of sufficient size and design to enable expansion and adaptation</p>	<p>It is difficult to precisely predict the absolute requirements for community facilities for a future population. Assumptions about demand are based on current projections regarding future populations. These projections may change and therefore affect requirements for community facilities land. Past experience has shown that it is important to provide some flexibility in the provision of community facility space.</p>
 <p>Financial and environmental sustainability</p>	<p>Community facilities should be financially sustainable and provide value for money for their users, owners and operators. While capital costs are a major issue, ongoing operational costs are also important. Key considerations include building design that reduces ongoing costs as well as design that considers cost recovery including the incorporation of space for lease for either community or compatible commercial uses.</p> <p>Delivering environmentally sustainable buildings is a mandate for many local governments. Community facility buildings offer opportunities for local governments to lead by example, demonstrate new sustainable materials and technologies and become leading practice projects with an educational role. Environmentally sustainable facility buildings typically have lower operating costs and are, therefore, are also a more financially sustainable option.</p>
 <p>Safety and security</p>	<p>Community facilities should be designed in accordance with Crime Prevention through Environmental Design (CPTED) principles. They should provide a high degree of personal safety for people entering and leaving the building, especially at night. While locating facilities in activated areas such as urban centres ensures higher levels of passive surveillance and increased security, the design of the facility (including placement of entries, the street interface and lighting) plays a significant role increasing user safety.</p>

 <p>Avoidance of conflict with neighbouring uses</p>	<p>Master planning processes can provide an opportunity to locate community facilities in areas where impacts on residential and other uses can be minimised. As the SOP community facility will be located within a town centre with mixed uses (including residential) it will be important to identify potential conflicts and consider mitigation measures (including through a considered approach to the siting and design of the facility building).</p>
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7.2.2 Purpose and function

Successful community facilities are key community focal points, destinations and a 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.

With regard to the identified need for a community centre, a key trend (also supported by Auburn City Council's Community Facilities Strategy – see Chapter 2) 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 (refer Chapter 4).

7.2.3 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, in essence, 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 – ‘Location to promote visibility and accessibility’ outlined in the following section)
- » Good internal connections between facility components and a layout that encourages interaction and coordination between the library and community centre.

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.

The following and final chapter identifies the specific community infrastructure required to support the projected SOP population. The following recommendations are based on the identified needs, standards of provision, principles and approaches identified in this and preceding chapters.

8 Community infrastructure requirements

The following table identifies community infrastructure requirements to support a future residential population 24,200 for the SOP Town Cere. The assessment of infrastructure requirements also incorporates demand from an estimated workforce of approximately 34,000. As indicated previously standards are used to provide an initial baseline estimate. That initial estimate is then adapted in response to information about availability and capacity of existing spaces, the likely demographics and demands of the future population and contemporary understandings of both open space requirements in higher density urban areas and leading practice approaches to community infrastructure provision.

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Item/space/facility	Proposed standard	Proposed provision	Enhancement/embellishment of existing	Comment
Local parks	1:3,000 and all households within 400 metres or 5 minute walk from open space (adapted from Parks and Leisure Australia and SOPA 2008 Community Facilities Strategy)	Central Precinct <ul style="list-style-type: none"> Urban Park – Central 5,780sqm located on site 40/41. Combination of hard and soft landscaped areas including planting, paving, furniture and lighting, etc Central Linear Park – 10,510 sqm. Major upgrade of existing landscaped park area including new activities, play court and new paving to Olympic Boulevard end Parkview <ul style="list-style-type: none"> Local Park – Parkview approximately 2,400 sqm located on 66a. Soft landscaped park including planting, paving, furniture and lighting, etc 	<ul style="list-style-type: none"> Fig Grove – amenity improvements, consideration of seating, shelter Brickpit Park – contemporary high quality outdoor fitness equipment (e.g. incorporation of crossfit type equipment – pull up, dip bars etc. as well as fitness trail linkages) Cathy Freeman Park – activation of edges, upgrade Woo-la-ra Park – upgrade, enhancement of surrounds to enable greater community use (Significant demand for Woo-la-ra is likely to emanate from both Wentworth Point and wider district demand) 	For informal recreation and social gathering – small village green, pocket park, urban plaza or square. Centrally located and accessible, integrated with surrounding uses Sized to allow a variety of activities to occur Diversity of size and function

Item/space/facility	Proposed standard	Proposed new provision	Enhancement/embellishment of existing	Comment
Playing fields	1:4,500 (City of Sydney urban areas standard)	Archery Centre – creation of a new sporting field on currently under-utilised land at Archery Centre. Involves surface upgrade, irrigation, lighting, parking arrangements and amenities	<ul style="list-style-type: none"> Tom Wills Community Field – access, lighting, amenities, irrigation Newington Armory – access, amenities, lighting, irrigation, multipurpose sportsfield space Wilson Park (3 ovals) – upgrade of park, community access to premier field (Some demand on Wilson Park will come from SOP but demand also generated from Wentworth Point and wider district) Also potential use of area in middle of Athletics Warm Up Arena as publicly accessible sports field 	Playing field access within 5 km of site Opportunity for additional synthetic court/field as rooftop – community facility building/ parking structure Consider playing field demand from Wentworth Pt (4 fields) and Carter St (3) according to standards
Indoor Sports Court	1:20,000 (adapted from City of Sydney standard)	No new provision	Enhancement of existing Sports Halls to increase community access/utilisation. Creation of multipurpose indoor sports courts	1 of 5 SOP Sports Centre courts also considered to be community accessible
Library	39sqm:1000 (NSW Public Libraries)	2030 residential population (23,500) and approximately 34,000 workers – 2,400 sqm library space	NA	Includes worker demand. Floor space could be decreased if developed as community hub with community centre. To be planned as part of network
Multipurpose community centre	50sqm:1000 people and minimum floor area of 1000 sqm (Auburn Council)	2030 residential population (23,500) and 10% usage by workers – 1,350 sqm community centre space	Use of existing SOPA facilities for function/space for hire functions	For services, activities, programs, groups, talks, formal and informal interaction/meeting Floor space could be decreased if developed as community hub with library

Community hub – combined library and community centre

Reflecting key trends and contemporary principles in community infrastructure provision, the last two items (library and multipurpose community centre) may be provided as an integrated community hub facility. With the efficiencies gained through co-location the floor area for this facility could be reduced to 2500-3000 square metres.

A community hub building could also be designed to incorporate roof top open space that could either be passive rooftop community space or a synthetic field or courts for more active community recreation. The exact use of a rooftop space should be determined through consultation with residents as the target user group of the space.

Key to a successful community hub facility is integration with high quality open space that can act as spill out space for community and cultural events as well as informal gathering and meeting space. Locations within the town centre that enable a strong relationship with public open space are well suited for community hub locations.

Item/space/facility	Proposed standard	Proposed new provision	Enhancement/embellishment of existing	Comment
Child care	1 place for every 2 children 0-4 years 1 place for every 75 workers	14 new centres (based on 80 places per centre)	▪ NA	Child care is likely to be provided by the private sector and/or non-government organisations Child care is generally a permitted use within commercial and residential areas
Public schools	Primary school – 1:2,000-2,500 dwellings Secondary school – 1:6,000-7,500 dwellings	Discussions are ongoing with DEC regarding school provision in SOP town centre. Provision for a 2,000 student primary and high school is proposed for SOP.	NA	Projections suggest approximately 2,000 school aged children will live within SOP town centre

Existing and proposed open space



Events Places	Local Parks	Public Space Shared with Venues	Landscape Corridor	Forecourt
1 Olympic Plaza	12 Parkview	16 Athletics Centre	18 Boundary Creek	
2 Cathy Freeman Park	13 Haslams	17 Warm Up Track	19 Parkview	
3 Yulang Square	14 Central Sports			
4 Fig Grove	15 Central Linear Park			
Urban Parks				
5 Station Square				
6 Jacaranda Square				
7 Stockroute Park				
8 Abattoir Garden				
9 Venue Forecourt				
10 Brickpit Park				
11 Central				

○ New public spaces

Community facilities – possible locations



Key

-  Parks
-  Community Facilities (Possible Locations)
-  School (Possible Locations)
-  Childcare Centres (Possible Locations)

Note that one or more than one of the locations shown in the map may be utilised for community facility provision.

Child care

The following table illustrates the need for childcare for the future SOP community in accordance with the benchmarks proposed in Chapter 5.

Table 9 Childcare needs of the future

	Standard	Population	Childcare places required	Total no. of childcare centres required (based on 80 places/centre)	No. of existing centres	No. of new centres required
Residents	1 place for 2 children 0-4 years	1,410 (0-4 years)	705	9		
Workers	1 place for every 75 workers	34,000	453	5-6		
Total			1,158	14-15	2	12-13

Benchmarks indicate the need for 12-13 new childcare centres. This need should be reassessed as the town centre is developed and demand patterns established. Additional places may also be required to cater to the future SOP students.

The provision of childcare has changed substantially in recent years, associated with shifts in government regulation and funding policy, such that the private sector is now the provider of the majority of childcare centres in Australia.

Childcare is likely to be provided by private sector or community based non-government providers in SOP, to meet demand as it arises. Childcare centres are generally a permitted use within commercial and residential areas and do not necessarily require sites to be designated at the master planning stage. However, there can be benefits in identifying sites for childcare centres to ensure a suitable location and arrangement and highlight potential opportunities for agreements with developers.

The following should guide the planning and provision of any future childcare services:

- » Emphasis should be placed on the provision of quality, affordable long day care services and on the provision of adequate places for 0-2 year olds (an existing key gap in the surrounding area).
- » Childcare is a heavily regulated industry. Any future centre will be governed by NSW State Government legislation (which will guide all aspects of the design including access and parking, indoor and outdoor spaces).
- » Opportunities for co-location of one of the centres with the community facility should be explored.
- » Childcare facilities will need access to quality outdoor space. There are examples of childcare facilities operating from multistorey community facilities, with outdoor areas still achieved – provided on roof-top terraces (e.g. Surry Hills Library and Community Centre within the City of Sydney)
- » Planning controls should ensure that child care is a permissible use on appropriate commercial or residential sites.

Educational facilities

Consultation with the Department of Education and Communities is required to determine an approach to meeting the needs of the additional 2,000 or more school-aged children living in SOP in the future. This could include either:

- » Confirming the capacity of existing schools in surrounding areas and planned schools at Wentworth Point and Carter Street to accommodate additional students.
- » The need for an additional primary and/or high school in SOP.

The key public education need identified through consultation to date with the Department of Education and Communities (DEC) is a public secondary school. Provision for a 2,000 student primary and secondary school is proposed for SOP. SOPA has been working with the DEC to identify an appropriate site for a school within the town centre. Site 109 is currently under consideration.

Other options for a public school in the town centre may include the reuse or occupation of some of the office and commercial space closer to the town centre. From an activation perspective the location of a secondary school within the main core of the town centre would have numerous direct and indirect benefits for place activation and economic activity, that a more distant site like 109 may not.

Other

- » Emergency and justice services – needs for these services will likely be met through facilities in surrounding areas. Consultation with relevant agencies will be required however, to determine the capacity of existing services or whether any new services are planned or will be required (including in the SOP Town Centre)
- » Health service and facilities – needs for major health facilities will be met through Western Sydney Local Health District facilities (including Auburn and Westmead Hospitals). The future community's needs for GP and a range of allied health services should be met in SOP. These services can be accommodated in commercial buildings in the town centre
- » Aged care and disability services – needs for these services and facilities will be primarily met in surrounding areas. There is also the opportunity for the provision of outreach services (including respite and day programs for older people and people with a disability at the proposed community hub. The inclusion of housing and accommodation options for older people in SOP should be considered
- » Community services and programs – the proposed community hub could accommodate a range of outreach support services (provided by community organisations utilising the various spaces proposed). A variety of community programs, activities and events could also be accommodated at the community hub (as outlined in Chapter 9) including activities that provide opportunities for residents to meet and form friendships and networks.

8.1 Indicative timing and thresholds of community infrastructure provision

Community infrastructure in the SOP Town Centre will be timed to coincide with population growth and therefore demand. Prior to the establishment of new permanent community spaces a range of interim measures may be employed to address evolving need. Options include enhancements and embellishments of existing spaces to increase capacity and use of existing commercial buildings including retail space as interim community facilities. The following table provides an indicative approach to timing and staging.

Residential population	Community Centre	Library	Open space	Schools	Childcare
5,000	500 sqm Could be leased (preferred ground floor space) in mixed use / commercial building		Embellish to existing	DEC policy seeks to ensure that existing and planned schools are at capacity prior to establishment of a new school.	Determined by market demand
10,000	1,000 sqm (First stage of community hub building)		Local parks established as precincts developed	For primary schools already identified, Carter Street and Wentworth Point may be required to be at capacity prior to a new school at SOP.	
15,000	2,000 sqm (Second stage of community hub building)		At least one new park established in each key precinct	Secondary school established at SOP could occur earlier due to district demand.	
20,000	2,500 – 3,000 sqm hub facility		Full recommended park provision		

A Appendices

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A-1 Existing SOP Facilities

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% completion, 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 completion 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	Specialised athletics	Open to the community	Specialised sporting venue

Sports facility/field	Inclusions	Use, utilisation and/or capacity for additional local use	Key considerations
Arena	(track and field) training venue. Centre field also accommodates a soccer field.	for athletics training. Limited use and of centre field for higher level soccer competitions. High level utilisation as an athletics training venue.	primarily catering to single sport. 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 facility/field	Inclusions	Use, utilisation and/or capacity for additional local use	Key considerations
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.	Does not include amenities facility or 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 owned by Auburn Council. 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.

Sports facility/field	Inclusions	Use, utilisation and/or capacity for additional local use	Key considerations
Newington Oval	1 x oval playing field with cricket pitch		Newington Oval is the only active open space within the suburb of Newington

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A-2 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 in cocktail setting)	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. Paid Parking available at P3/P4 only

Facility/meeting or function space	Utilisation	Capacity for additional use (Y/N)	Existing hire fees (\$/hr)	Suitable* as community meeting space (Y/N)	Notes
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.

Facility/meeting or function space	Utilisation	Capacity for additional use (Y/N)	Existing hire fees (\$/hr)	Suitable* as community meeting space (Y/N)	Notes
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.

A-3 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.

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Why is open space important?

The provision of high quality open space in urban renewal areas is key to creating liveable higher density environments. Higher density living means that residents rely on public open space in a different way than in less dense settings – activities which might be undertaken in backyards in suburban settings are often carried out in public space in higher density environments. While a certain quantity of open space is necessary to meet community needs, the quality of open space is equally important. Open space is used for different purposes by different people. In the urban renewal context it is particularly important to gain an understanding of the future community and what their key needs for open space are likely to be.

Social connectedness



Social contact



Community events and festivals



Meeting places, particularly associated with high density living

Mental health + wellbeing



Space to relax and unwind



Restorative places



Social development in children

Physical health + wellbeing



Participating in organised sport



Exercising informally



Contact with nature



Being outside in the fresh air and sunlight

Mitigation of urban heat



Where the heat can radiate out at night and cool the city following hot weather



Spaces for large canopy trees to grow and provide shade



Creating cool spaces by irrigating them with sustainable water supply



Permeable surfaces that hold moisture and cool the environment

Why is open space important?

Biodiversity



Habitat for native fauna including birds



Protection of remnant areas of indigenous flora



Selective reintroduction and preservation of habitat diversity

Cultural heritage + character



Aboriginal and Torres Strait Islander cultural heritage values



World, National and State heritage significance of existing parks and garden

Economics + tourism



Visitor destination points



Commemorative events

Events + Arts



Permanent and temporary installations



Performances

A-3-1 Trends in recreation and sport participation

Sport and physical recreation have long been important features of the Australian lifestyle and identity and are prominent features and core to the genesis and ongoing role of SOP. However, with the Master Plan's focus on residential uses and everyday sport, recreation and leisure within a multi-use precinct, the changes in the ways in which people participate in sport and physical activity are important considerations. In order for the SOP Town Centre to support healthy, active lifestyles and meet the needs of the future community, it is important to understand the drivers of these changes and their impacts on the demand for different types of open space and recreation facilities. This section outlines key sport and recreation participation trends that help to inform the approach to community infrastructure provision for the SOP Town Centre.

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 fitness
- » Substantial growth in indoor sport and recreation
- » Flexibility in the times that people enjoy their recreation, as demands on time increase and work practices change
- » Greater demand for indoor facilities that are available all day, every day of the year.

These trends are reflected in sports and physical activity participation data. The most recent sports participation data is contained in the results of the Australian Bureau of Statistics 2013–14 Multipurpose Household Survey (ABS 2015).

For people 15 years and over in NSW, the sport and recreation activities with the highest participation rates in NSW are shown in the following table.

Table 10 Most popular physical recreation activities in NSW by participation rate, over time

Activity/sport	Participation rate 2005-06 (%)	Participation rate 2009-10 (%)	Participation rate 2011-12 (%)
Walking	22.5	21.2	23.6
Fitness/gym	12.3	13.2	16.6
Swimming/diving	5.8	4.1	8.6
Jogging/running	4.6	6.8	8.1
Cycling/BMXing	5.6	5.3	6.1
Golf	5.2	4.2	5.3
Tennis	5.8	4.1	4.7
Soccer (outdoor)	4.1	3.4	3.5
Bushwalking	3.6	2.7	2.8
Football sports	N/A	N/A	2.7
Yoga	2.1	2.1	2.2
Surf sports	2.4	1.5	2.1

Source: ABS Multipurpose Household Survey

This table shows that individual, non-organised physical activities are significantly more popular than organised, team sporting activities. Increased participation in non-organised activities was responsible for the overall increases in regular physical activity between 2001 and 2010.

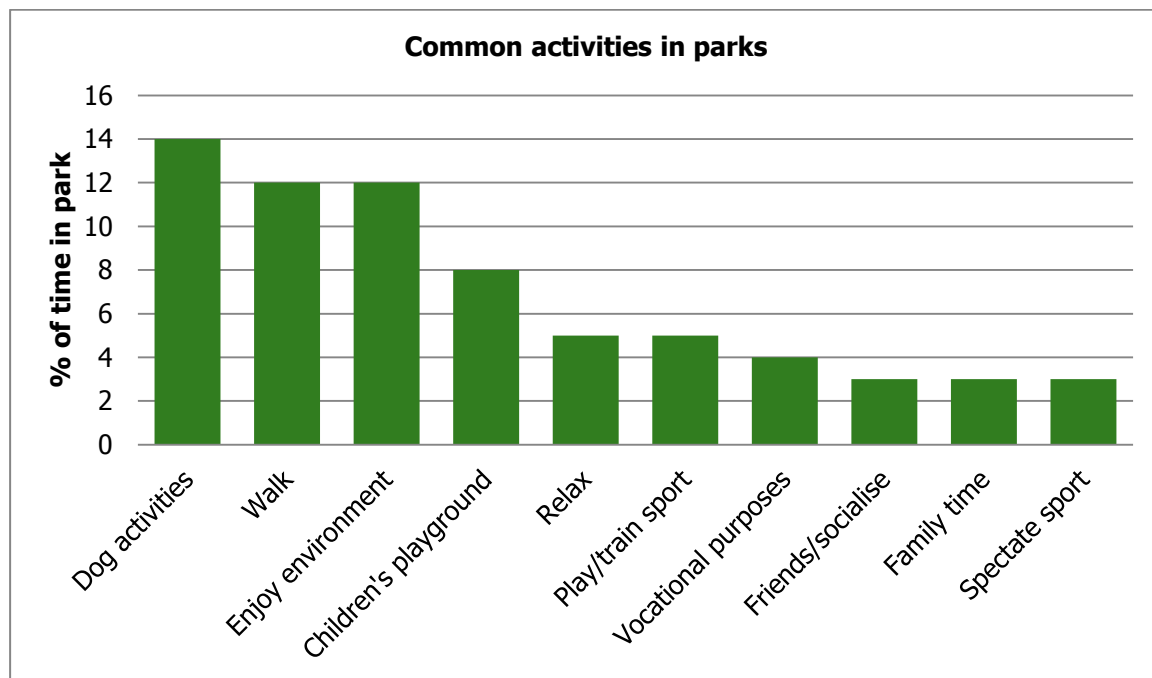
The table shows that the most participated in activities are the more informal and unstructured activities (walking, fitness/gym, swimming, cycling). These activities not only have higher participation rates in the most recent data, but the general trend from 2005-2006 shows them all increasing in participation levels. Conversely some of the more organised activities such as soccer and football sports, as well as tennis, experience much lower levels of participation and are generally experiencing decreasing participation trends over time.

The Australian Sports Commission's report *The Future of Australian Sport*² also notes:

People are fitting sport into their increasingly busy and time-fragmented lifestyles to achieve personal health objectives. Participation rates in aerobics – running and walking as well as gym memberships – have all risen sharply over the past decade while participation rates for many organised and team sports, with the exception of soccer, have held constant or declined (Standing Committee on Recreation and Sport, 2010, quoted by Australian Sports Commission).

² Australian Sports Commission (2013), *The Future of Australian Sport: Megatrends shaping the sports sector over community decades*, CSIRO

Parks Base (2014)³ also report results of a comprehensive survey of park use across Australia conducted between 2008 and 2014 and including 11,818 park user respondents. The following graph shows the most common activities conducted in parks.



The results above provide further confirmation of the dominance of non-organised activities within park space. As shown above non-sport activities make up the majority of park use. Playing or training for sport makes up 5% of hours spent in parks.

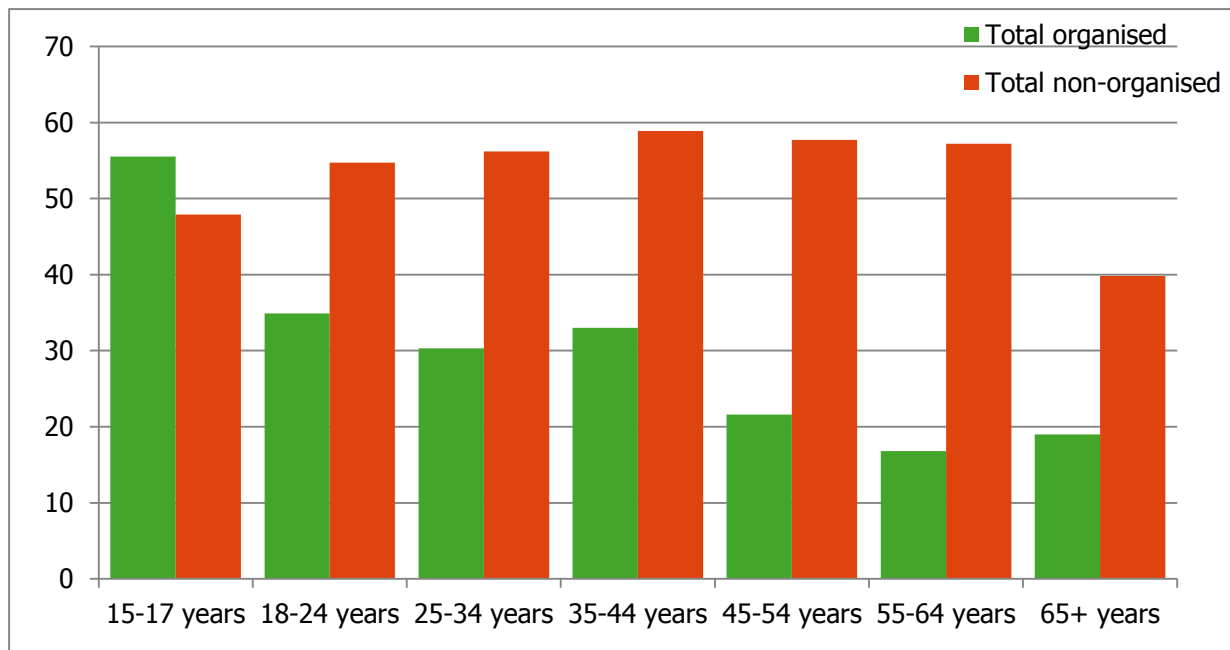
A-3-2 Participation by age

A key factor in planning for community infrastructure is understanding who the future population is likely to be and then determining their requirements for spaces and facilities. This report previously identified the likely demographic profile of the future SOP population with key characteristics including a lower proportion of families with children and people aged 15 years and under. For example, urban transformation areas studied (Rhodes, Meadowbank, Pyrmont, Zetland and apartment precincts of Newington) included school aged children and adolescents (5-19 year olds) in the range of 7-12%, compared to 19% for Greater Sydney. Other research by Urban Taskforce Australia showed that families with older (school aged) children comprised a very small proportion of apartment households (4-7%).

Given this likely age profile, the participation in organised and non-organised sports or physical activity shown below, provides further guidance for the likely requirements for open space and recreation space in SOP.

³ Parks Base (2014), *State of the Sector: Report on sports fields, Exploring how authorities plan and manage urban sports fields*, www.parksbase.com

Figure 4 Type of participation in physical activity in NSW 2011-12, by age



Source: ABS 2013b.

The above table highlights that involvement in organised sport generally decreases with age. Critically, those aged 15-17 years were the only group which participated in organised physical activity more than non-organised physical activity. This information, considered with the likely age profile of the Sydney Olympic Park population, reinforces the importance of non-organised physical activity and the need to ensure that adequate space is provided for those more informal, unstructured activities.

A-3-3 Open space planning principles

It is recommended that all open spaces:

10. Are **meaningful** and **appealing** to the community. They should integrate the geographic and heritage features of the precinct, reflect and complement the natural and visual character of the local topography, vegetation and riparian corridors, and capitalise on features unique to the area, such as views from and to key features
11. Are **multi-functional** and **adaptable** to changing needs to allow a range of users to enjoy them. Open spaces should maximise joint use and co-location and enable a range of activities and different users to occupy and enjoy the space. Open spaces should cater for all age groups, genders, different cultural backgrounds, physical abilities and levels of socio-economic status. This means incorporating universal access principles and incorporating features such as shade and shelter, BBQs, seating, lighting and pathways. In a good open space you can enjoy a range of experiences both individually and with others
12. Encourage **social interaction**, recognising that the public domain provides a focal point for meeting and gathering and design features should encourage both incidental and planned social interaction and cultural activity. A good open space is a place where you can meet your neighbours and where even when by yourself you feel like you a part of the community
13. Promote **health** and **wellbeing**, through encouraging physical activity, providing spaces for rest and relaxation and enhancing a sense of safety and personal security through the application of Crime Prevention through Environmental Design (CPTED) principles. Chief among these is the principle of promoting natural surveillance of open space areas, with parks having an active frontage with good surveillance from surrounding uses and nearby movement corridors
14. Are **well connected** with its surrounding area and uses. Open space should have a strong relationship with the surrounding streetscape. Open space should be highly visible, accessible to all and recognisable as a public and community space. In a well connected open space you can see where you are and where you are going. To make access to public open space convenient, easy and safe, open space areas should be linked and connected physically to each other and to the surrounding movement network. Links should include off-road paths, shared paths and cycle ways that connect key destinations and open spaces
15. Add to the **activity** and **vibrancy** of the street. Edge activation is critical to the creation of active and vibrant spaces. Strong relationships with compatible adjoining uses adds to the activity, surveillance and vitality of public open space. In a good open space you can see that there are other people around, people are enjoying themselves and the company of others, there are places to meet and interact, to play, explore, recreate and unwind
16. Provide **equity** and **accessibility**. Open space should be provided to ensure public access, and it should provide recreation opportunities that are inclusive of all members of the community. It is important to ensure that all public spaces are visibly and evidently public in nature to encourage use by all members of the community. A good open space includes a variety of user groups and is well used throughout most hours of the day
17. Provides a **comfortable** and **safe** place that is not too exposed to unpleasant noise, wind, heat, rain, traffic or pollution. It can be used without having to pay and is a space where people can be themselves and feel included as part of the community. In good open space people feel comfortable to walk through, sit in, stand, play, talk, read or just relax and contemplate
18. Embody **sustainability** (environmental, social, cultural and financial). This includes to protect and conserve watercourses, water bodies and wetlands and incorporate natural areas and riparian corridors into the open space corridors where possible. It also includes to integrate the network of open space with stormwater management and water-sensitive urban design.

Green and Open Space Planning for urban Consolidation⁴

The lessons learned from these various projects tell us that what works best in planning for green and open spaces in higher density urban environments. Providing interconnected public spaces with high levels of amenity such as good seating, shade from summer sunshine and access to winter sun; trees, public art and high accessibility is crucial if green and open spaces are to meet the various needs of residents. Giving people the opportunity to mingle with others but also to find seclusion is also very important ... Open spaces must be inclusionary rather than excluding people or activities seen as inappropriate. They must celebrate the interplay of sight, sound, fragrances, textures and other sensory experiences that make public spaces memorable if they are to work. They must also be able to accommodate daily and seasonal variations in use and importantly, must be flexible in allowing people to use them in a wide variety of ways – thus promoting liveliness and sense of place.



Tanner Springs, Pearl District, Portland, Oregon

⁴ Byrne, J. and Sipe, N. (2010), *Green and Open Space Planning for Urban Consolidation: A review of the literature and best practice*, Griffith University

The participation data suggests that emphasis should be placed on the provision of spaces and places for unorganised, unstructured recreation and leisure including both active forms such as walking, running and gym activities. Also important are places for relaxation, contemplation, pet exercise and general social interaction. Health and wellbeing in a broad sense, including both physical and social/mental health, is an important theme that can help to guide the nature and type of spaces to support a future SOP population.

In an urban setting, the role of the streets as public space is an important consideration and, as shown on the previous image, streetscape enhancements to Olympic Boulevard, Herb Elliott Avenue, and others can be important contributions to the quality and availability of publically accessible space in the town centre. Streets in the town centre should be considered, and designed, as more than just roads but more as multifunctional public spaces – as places not only for movement but for socialising, entertaining, commerce and civic activity. Most streets will continue to provide connections for vehicles but will also be designed to cater specifically for cyclists and pedestrians. The street will include the carriageway, footpath, landscaping including trees and seating, small urban spaces, building forecourts and street-based retail that will contribute to significantly enhance urban life in the town centre.

General approach to open space provision

This strategy's general approach to open space provision is based on:

- » 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.

This approach is summarised graphically in the following graphics.

SOP Town Centre Existing local parks and spaces – proposed embellishments / improvements



-  Fig Grove
-  Olympic Boulevard
-  Cathy Freeman Park
-  Herb Elliott Avenue
-  Brickpit Park

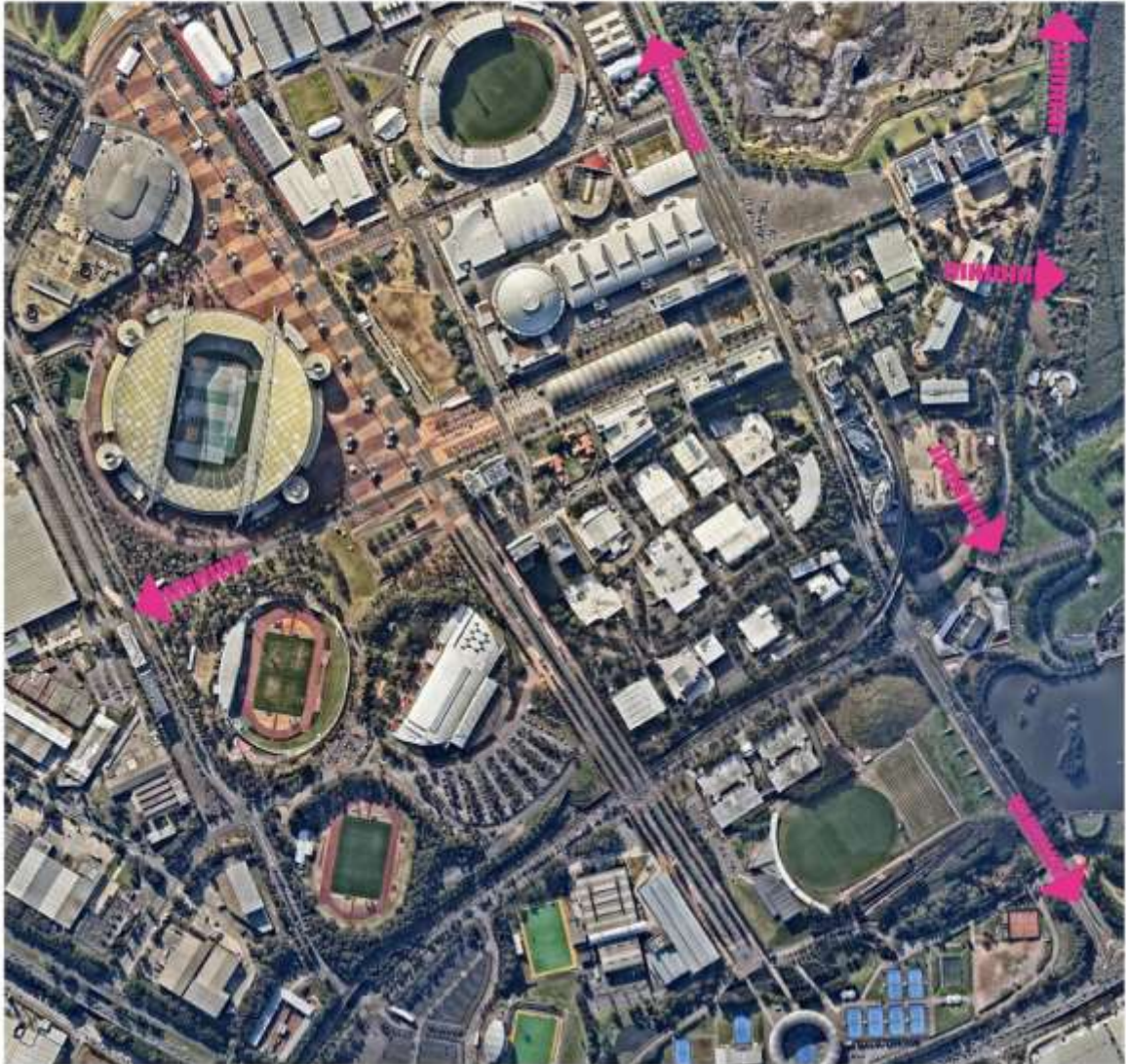
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Ryde Park

Enhancements and embellishments to existing spaces can be guided by the data, coupled with an understanding of the likely demographics and interests of the future town centre population. A placemaking approach suggests provision of a range of attractors that attract diverse user groups to use a space in compatible but varied ways that lead to levels of activity throughout the day in an inclusive space utilised by various population groups. Placemaking theory refers to this as the 'power of 10' where good public spaces are seen to have at least 10 different things that attract users to a space (Project for Public Spaces, www.pps.org). The example shown above is Ryde Park, and although a big space, this smaller precinct within it is well populated by a diverse range of groups. The amenities building provides toilet and wash room facilities as well as a small café/kiosk. The outdoor seating of the café is adjacent to a children's playground – parents can enjoy a coffee while their children play within easy sight. The half-court basketball court is popular with young people, the variety of seating around it enables others to sit and watch the game or just sit and relax. Off to the side is a small bocce court where older people gather to play and talk. This part of the park is vibrant and active and occupies an area of approximately 1500 square metres.

SOP Town Centre Connections



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Given the participation data's focus on walking, running and cycling as high participation activities, access to a network of paths and trails is a critical component of open space provision. SOP is well served by a surrounding network of paths, trails and spaces. A key focus for future planning is provision of good access to this network. Also critical is access to the surrounding open space network including Bicentennial Park as well as playing fields located at Wilson Oval and Newington Armory.



Bicentennial Park

SOP Town Centre Proposed local parks and spaces



-  Urban park / square (community hub)
-  Parkview Precinct local park
-  Central Precinct local park
-  Central Precinct urban park / square
-  Linear park

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With the Master Plan's focus on the Central, Parkland and Haslam precincts, plans for new local parks and open space is focussed on those areas. Centrally located, highly accessible local open space is seen as important for these precincts. Spaces with different functions that provide a variety of experiences for different user groups are critical. Based on the research undertaken into successful open spaces, particularly in an urban context, an emphasis on quality rather than quantity is appropriate in higher density settings with an important dimension of quality being the relationships between the public space and the surrounding built form and movement network of paths, trails and roads. Edge activation, particularly with fine grained uses add to the potential vibrancy of spaces. As part of that building and space relationship careful consideration to overshadowing will be required given the likely floor space ratio and height allowances for both precincts.



Central Park, Broadway, Sydney

SOPA Playing fields



-  New sports field (Archery Centre)
-  Embellishment of existing sports fields
-  Potential public access sports field (Athletics Warm Up Arena)

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Although participation data suggests a greater emphasis on unstructured, non-organised activities rather than organised sports, some access to playing fields will need to be provided. The existing community playing field at Tom Willis provides an active playing field within the town centre. Access and connectivity to this site is currently poor and future master plan should consider improvements. The field will also require enhancements including amenities and lighting. There is a further opportunity for the provision of a playing field at the Archery Centre. Research into open space in urban renewal areas suggests that land costs and efficiencies make playing field provision on-site very difficult to achieve but that access within a five kilometre radius is desirable. Fields at the Armory and Wilson Oval help to meet demand. However, as no playing fields have been provided at Wentworth Point or Carter Street those precincts will also add to demand. It is likely that a regional solution will be required which SOPA can contribute to as one of the contributors to regional demand, rather than the sole provider of space for regional needs.

Synthetic fields

With the ever increasing demand on sporting fields, many sporting organisations and local communities are promoting the construction of synthetic turf playing surfaces. Natural grass and its susceptibility to wear means it cannot maintain the same intensity of use of a synthetic surface. To maintain quality and longevity, playing time on natural grass surfaces is often limited to around 30 hours per week to enable the grass to recover and grow. Synthetic surfaces do not suffer the same issues as natural turf so they can sustain substantially higher intensity of use, allowing around 60 hours of playing time per week. This effectively doubles the availability and utilisation of the playing field – a key issue in denser urban areas where land availability for large areas of sports fields is rarely viable. Sporting organisations including the AFL, NRL and Football NSW (soccer) all endorse the move towards synthetic seeing this as a critical element of addressing increasing demand for sporting space.



Synthetic fields at Centennial Parklands – www.centennialparklands.com.au

Implications for master plan review

The participation data suggests that 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. While a sufficient amount of space should be provided, the focus should be on quality space that is well designed and utilises quality finishes and features. 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.

draft

A-4 Community facilities

This Chapter outlines the community facilities (library and multipurpose community centre) proposed for SOP to cater to the needs of the future community.

A-4-1 Facility model and role

The proposed model for the SOP community facility is a community hub including library and community centre. Also to be considered is the co-location of a childcare centre. There are many examples of successful facilities incorporating all three components.

Being located in a higher density town centre environment, it is likely that the facility will need to be provided within a multistorey building. 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 – ‘Location to promote visibility and accessibility’ outlined in the following section)
- » Good internal connections between facility components and a layout that encourages interaction and coordination between the library and community centre.

The ideal arrangement for multistorey community hub involves a library at ground level with community centre above.

Successful community facilities are key community focal points, destinations and a 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.

With regard to the community centre, a key trend (also supported by Auburn City Council’s Community Facilities Strategy – see Chapter 2) 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.

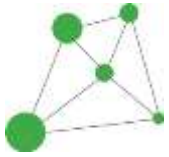


Responding to the importance of the third place, the ‘community living room’ component to a community centre is becoming increasingly prevalent. This model involves a focus on levels of comfort, space and amenity that encourage people to linger and spend time. Such third places are also particularly 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 (refer Chapter 4).






A-4-2 Key directions


Principles for community infrastructure (outlined in Chapter 6) should be considered in the planning and design of any future community facility in SOP. There are also a number of specific principles relating to the planning, design and programming of community facilities that should also be considered. These are outlined in the following table. These principles are derived from a number of factors that have been found to influence the success of community facilities, considered in terms of achieving high levels of utilisation, being well recognised as a source of social support in their community and contributing to the identity and sense of place of the area.

Table 11: Principles for community facility provision

 <p>A co-ordinated network of facilities</p>	<p>Community facilities should not be planned in isolation but be considered as a broader network of facilities that work together to meet a broad range of community needs, across a district or sub-region. Planning and delivering facilities as a network represents an integrated, strategic approach to community facility provision. It allows facilities to provide a different range of offerings, with the option for each facility to include unique, specialist services or amenities.</p> <p>By considering facilities as part of a network, duplication of services, programs, spaces and amenities can be avoided, therefore, representing a more economically sustainable approach to community facility planning. This is particularly relevant with community facilities planned for the neighbouring Wentworth Point and Carter Street Priority Precincts. How these and the SOP community facility can work together as part of a network will be an important consideration in the future.</p>
 <p>Central to catchment and equitable access</p>	<p>Community facilities should be central and accessible to the population they are intending to serve. Leading practice favours the location of community buildings in urban centres to enhance accessibility and connectivity with related uses. Well-used community facilities tend to be located in places that are readily accessible by public transport and where people already congregate, such as town centres, shopping centres and schools. These locations also enhance visibility, safety and convenient access. Adequate parking nearby also promotes good access to facilities.</p> <p>The facility should be accessible to all individuals and groups (regardless of age, ability, cultural background or level of social or economic advantage/disadvantage). Accessibility relates to providing a high level of physical access, connection and way-finding (complying with the principles of universal design). It is also relates to providing services, programs and activities that are broadly advertised and promoted and are affordable.</p>
 <p>Location to promote visibility and accessibility</p>	<p>To be well used and serve identified social needs, community facilities should be highly visible. Ideally, they should be on a main street with ground floor street frontage for optimum visibility and accessibility. Enabling an awareness of what happens inside also promotes usage.</p> <p>Community facilities are an important part of the civic fabric of our centres and suburbs. Accessibility and visibility through main street locations with a ground floor presence can be important to maximising utilisation and enhancing accessibility. Facilities with transparent facades allow passers-by to see in, further enhancing visibility and promoting facility offerings.</p>

 <p>Clustered/co-located</p>	<p>Co-locating or clustering community facilities, including libraries, community centres and community service centres, is presented as a key principle. The community hub model (which involves co-locating facilities on neighbouring sites or in a single building) is proposed as the preferred approach for the proposed community facility at SOP.</p> <p>Community hubs provide a range of offerings and can, therefore, become key focal gathering points within a community; attracting a range of users and promoting social connection and cohesion. The community hub model can extend beyond co-locating facilities, to clustering facilities with other activity generating uses such as transport nodes, shops, schools, childcare, parks and playgrounds.</p>
 <p>Flexibility and multiple use</p>	<p>Community facilities should be designed and built to maximise flexibility in use, so they can respond and adapt as needs change. Where possible, buildings should be capable of delivering a range of programs and services, rather than designated for single uses or specific target groups that may quickly become out-dated. Flexibility is enhanced by providing multi-purpose spaces capable of accommodating a diversity of uses, thereby enabling a range of activities and target groups to use the facility and in doing so, ensure maximum use and optimisation of space. Multi-use facilities are also more dynamic and capable of responding and adapting to the changing needs and preferences of the community. Facilities that are responsive and flexible will be used more intensively over their lifetime.</p> <p>In line with this principle, a multipurpose facility is the preferred model for a community facility in SOP.</p>
 <p>Serving identified social needs</p>	<p>Community facilities should address the social needs of the particular community in which it is located in order to contribute to residents' and workers' health, wellbeing and quality of life. Programs, activities and services offered should respond to the needs and interests of the people that live and work around it and foster long term social benefits for the community. The planning and design of a community facility should reflect the potential programs, activities and services envisaged.</p>
 <p>Inclusive and welcoming</p>	<p>Facilities should be welcoming and accessible to people of all ages, cultural backgrounds, abilities, income levels and interests. This can be achieved not only through the provision of spaces catering to different groups and a design that provides universal access, but also through effective programming – ensuring activities and services are provided for a broad range of people. In doing so, facilities can also play a role in helping to bring together different groups in the community.</p>
 <p>Contribute to public domain and sense of place</p>	<p>Community facilities should contribute to urban vitality, local identity and sense of place, and become important focal points and gathering places for the community. A strong connection between the facility and the broader community can be fostered through development of facilities on landmark sites and with distinctive architecture and quality design. Community facilities should be distinctive civic buildings and welcoming places, and should present as a reflection of local culture. This helps ensure they develop a strong profile and are well known in the community, thereby promoting high levels of usage. Incorporating public art into the building design is another potential initiative to achieve this principle.</p>

 <p>Near open space for activities and events</p>	<p>Locations adjacent to open space including town squares and parks increase the range of activities that can occur on community facilities land. As an example, community centres adjacent to parks and playgrounds are ideal locations for playgroups. Facilities located next to civic squares provide opportunities for markets, festivals and similar events. Locating community facilities near open space areas is another approach to enhancing utilisation, flexibility of use and providing opportunities for a wider range of community building activities. It is also another way to ensure that community facilities are integrated into their surrounding physical environment and seen as 'part of the community'.</p>
 <p>Connected to public transport, pedestrian and cycling networks</p>	<p>Planning for community facilities requires a focus on enhancing efficiency and utilisation. Public transport enhances accessibility for all population groups. As a principle, community facilities should ideally be located within 400 metres walking distance of a regular public transport stop. Linking to pedestrian and cycling networks provides another avenue to promote the accessibility of facilities to all groups in the population and is a further means to encourage sustainable behaviour and a healthy and active lifestyle.</p> <p>As it is proposed the SOP community facility will be located in the Town Centre, the facility will comply with this principle.</p>
 <p>Of sufficient size and design to enable expansion and adaptation</p>	<p>It is difficult to precisely predict the absolute requirements for community facilities for a future population. Assumptions about demand are based on current projections regarding future populations. These projections may change and therefore affect requirements for community facilities land. Past experience has shown that it is important to provide some flexibility in the provision of community facility space.</p>
 <p>Financial and environmental sustainability</p>	<p>Community facilities should be financially sustainable and provide value for money for their users, owners and operators. While capital costs are a major issue, ongoing operational costs are also important. Key considerations include building design that reduces ongoing costs as well as design that considers cost recovery including the incorporation of space for lease for either community or compatible commercial uses.</p> <p>Delivering environmentally sustainable buildings is a mandate for many local governments. Community facility buildings offer opportunities for local governments to lead by example, demonstrate new sustainable materials and technologies and become leading practice projects with an educational role. Environmentally sustainable facility buildings typically have lower operating costs and are, therefore, are also a more financially sustainable option.</p>
 <p>Safety and security</p>	<p>Community facilities should be designed in accordance with Crime Prevention through Environmental Design (CPTED) principles. They should provide a high degree of personal safety for people entering and leaving the building, especially at night. While locating facilities in activated areas such as urban centres ensures higher levels of passive surveillance and increased security, the design of the facility (including placement of entries, the street interface and lighting) plays a significant role increasing user safety.</p>

 <p>Avoidance of conflict with neighbouring uses</p>	<p>Master planning processes can provide an opportunity to locate community facilities in areas where impacts on residential and other uses can be minimised. As the SOP community facility will be located within a town centre with mixed uses (including residential) it will be important to identify potential conflicts and consider mitigation measures (including through a considered approach to the siting and design of the facility building).</p>
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A-4-3 Potential uses

The role of the multipurpose community facility is significant and broad and, therefore, a wide range of flexible spaces and supporting amenities are required. The following table provides a list of typical community centre uses and assigns them to potential spaces and inclusions.

Use (activity, program or service)	Spaces
<ul style="list-style-type: none"> » Informal activities – meeting, gathering, socialising, reading, relaxing and play » Access information on facility events and programs, services and other events in the area » Art and cultural exhibitions and displays » Meeting space for before and after programs and functions 	Foyer/reception area
<ul style="list-style-type: none"> » Access library resources and services » Computer, internet access » Printing and photocopying » Reading » Study (including group study) » Library events (e.g. author talks) » Children’s activities (story time, craft and art activities) 	Library
<ul style="list-style-type: none"> » Community events » Performance (poetry, live music, talks, cinema, concerts) » Conferences, large meetings and functions » Medium to large group activities (e.g. yoga, dance, martial arts, fitness classes) 	Multipurpose hall
<ul style="list-style-type: none"> » Small to medium group activities (e.g. art and craft groups, interest groups) » Children’s programs » Training and classes e.g. adult education, English and foreign language classes, tutoring, computer training, art classes, (drawing, painting, photography etc.), workshops, craft groups » Youth meeting space, activities and programs » Private functions » Playgroup 	Meeting/activity rooms

- » Support group meetings
- » Interest and social group meetings
- » Outreach programs delivered by community service providers (e.g. family support, youth programs and classes, employment and training services)

» Delivery of community support and community health services

Social service provision spaces

» Spaces for small group meetings

» Places to meet friends, socialise, relax

Outdoor spaces

» Eat/picnic

» Markets

» Community events

» Private functions

» Playgroup and informal play

» Youth activities

A-4-4 Key spaces, inclusions and design considerations

The following provides a more detailed outline of key spaces. The number and size of spaces would be determined through further consultation and during concept and design development.

Facility façade and entry

- » The facility should have a ground floor presence, ideally located on, and accessed from a key urban open space. As previously identified, the facility could work as a multistorey building however, it is important that the entry and some of the functions are located on the ground floor.
- » The facility entry should be prominent and clearly defined. The entry should be generous to enable good flow and connections between indoor and outdoor space.
- » Include a transparent building façade to strengthen the visual connection between inside and out, enabling passers-by to see in and encouraging them to enter.



Figure 5: The transparent facade of the Surry Hills Library and Community Centre enables passers-by to see into the facility – promoting facility offerings and encouraging people to visit

draft

Foyer

The facility foyer could serve as a 'community lounge' – an indoor informal meeting and gathering space. The foyer should be a large, light, bright and spacious area located on the ground floor of the facility. It would include comfortable seating, a reception desk and access to internal public toilets. The foyer would ideally have a strong connection to an urban open space.



Figure 6: Foyer area of the West Vancouver Community Centre, Canada is a spacious area that includes generous seating and café access. It encourages users to sit, relax, gather and linger. Image: Elton Consulting

Library

Libraries are one of the most well utilised and highly valued community facilities. They attract a wide spectrum of users, with people of all ages and backgrounds using them for a variety of purposes. However, with changes in technology, different approaches to engagement and learning, and changing user needs and expectations, libraries have to evolve to stay relevant and competitive.

In recent times the role of libraries has been undergoing significant change. Libraries are moving from a focus on books and borrowing to a much stronger emphasis on lifelong learning, community building and on being places for social interaction and community engagement. While technology will continue to influence the delivery of library services, it is evident that space for human interaction, social gathering and self-paced and collaborative learning are critical elements in future public libraries.

Key emerging trends in the provision of libraries are outlined below.

Libraries as destinations

No longer conceived of as a place to visit only if you need to borrow a book, good public libraries are increasingly becoming destinations of choice for a wide range of learning, leisure and social activities. Contemporary libraries provide a wide range of formal classes, programs and activities. They are also emerging as community focal points for people to gather and meet in both planned and incidental ways.

The lines between a community centre and a library are becoming increasingly blurred. Libraries are now venues for both structured, formal programs and unstructured and informal activities (e.g. art and craft exhibitions and workshops, author talks, training and seminars, computer classes, band nights, homework sessions, mentoring programs, literacy programs, knitting groups and support and interest group meetings). Successful libraries provide a wide range of programs that satisfy a broad range of community needs and interests. More space in libraries is being devoted to leisure, training, cultural activities and collaborative learning, including meeting and exhibition space, multi-purpose spaces, training rooms, storytelling spaces and some specialised spaces for specific target groups, such as young people and seniors.

Libraries as a (third) place

Many new libraries are effectively 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.

Libraries 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' model of library is becoming increasingly prevalent. This model involves a focus on levels of comfort, space and amenity that encourage people to 'linger' and spend some time. This includes comfortable seating, WIFI, reading material, games, art installations, displays, lounge areas with newspapers and magazines, as well as cafes.

Collective learning

The 'community living room' model is also a response to the contemporary approach to education and the greater focus on group and collaborative learning. The State Library of New South Wales describes the contemporary search for information as more of a 'side by side approach' at a group table or collaborating through technology, rather than the traditional, more individual, 'book and desk' approach. There is a shift from 'silent reading' and individual study to more active, interactive, collaborative learning environments.

The key elements of collaborative learning spaces include group study areas, IT enabled lounge and study spaces, flexible furniture arrangements that allow users to customise their own space, convenient access to wifi and power points, technologies that facilitate interactive group activity (e.g. large display screens, wireless screens, digital whiteboards, gaming consoles and tablets) and skilled, trained library staff.

Community engagement and development

There has been a trend towards libraries becoming more involved in community development and in developing strategies to increase community participation and social inclusion. Examples of initiatives through which libraries are engaging and supporting their communities include:

- » Accommodating exhibitions of work from local groups and artists
- » Running groups such as mothers' groups to inform parents of the support and activities available through the library
- » Promoting the library service to traditional non-users through programs that celebrate the cultural and linguistic diversity of a community
- » Providing a venue for indigenous groups to hold learning circles, workshops and regular meetings
- » Running homework programs and tutoring workshops for students

- » Distributing book kits to new parents to encourage them to read to their children and foster early literacy
- » Attracting people to come into the library for a wider range of reasons (e.g. to pay Council rates, receive local tourist information, etc.)
- » Using entertainment, leisure and technology programs to demonstrate that libraries are more than just a place to read and borrow books.

Lifelong learning

Libraries have a key role to play in the development of lifelong learning and the creation of learning communities. Lifelong learning includes development of the full range of learning abilities, interests, knowledge, qualifications, ranging from pre-school to post-retirement. Lifelong learning emphasises the importance of independent study based on personal interests and needs. It can include vocationally focussed education but also embraces the notion of learning for personal development and learning as part of a fulfilling and satisfying life.

In addition to the provision of books and other forms of information, modern libraries are supporting lifelong learning through the offering of a range of learning and training programs and seminars for all age groups, internet access and support and the provision of spaces and rooms for individual and group study.

Information technology

Information technology is becoming an increasingly entrenched part of contemporary lifestyles and libraries are key to the new digital culture. Information technology will continue to have a significant impact on the design of libraries and how library users use space and access library services. The State Library of New South Wales identify the following space related implications for libraries of changes in technology:

- » The increased introduction of wireless technology means that potentially all library spaces become work areas. People using wifi through laptops and tablets can use lounge areas, cafes and other spaces as effective 'work stations'
- » The rate of technological change means that more people will require access to up to date technology. It should not be assumed that everyone will have access to the latest technology at home
- » Libraries will continue to play an important role in technology training and using digital media. Libraries will be required to provide training rooms but also IT enabled cooperative spaces and digital media suites
- » Digital media is unlikely to replace hard copy completely, at least in the foreseeable future, so there may be some requirements to house dual collections, requiring more not less space
- » With technological advances also increasing the capacity of people to work more flexibly, including from home and in smaller, more mobile businesses, libraries can provide space for personal interaction, meetings, and seminars.

The library design and inclusions would need to be workshopped with future library management. Typically, a contemporary library would comprise reception desk, lounge area, display area, general collection area, children's area, youth area, computer area, sitting, reading and studying areas, administration and staff areas. Ideally, meeting and activity spaces, staff amenities and public toilets would be shared spaces (between the community centre and the library).

Multipurpose hall

A large, multipurpose hall is a core component of the majority of multipurpose community centres. A hall provides a flexible space that can accommodate large meetings, seminars and events, group activities. Key potential hall inclusions and design considerations include a sprung wooden floor (to enable a broad range of uses), high quality systems (acoustics, lighting and audio/visual equipment), a commercial kitchen, adequate storage and, ideally, access to a contained outdoor area. The hall should also include room dividers to enable it to be separated into multiple smaller spaces (for increased flexibility).

Meeting/activity rooms

In addition to a large hall, multipurpose community centres typically contain a range of other smaller meeting and activity spaces. These should also be flexible spaces that accommodate meetings of various sizes, workshops, classes and group activities. Typical amenities include IT equipment, storage and kitchenettes.



Figure 7: Flexible, divisible activity room at Castle Grand Community Centre. Image: Elton Consulting

Service provision space

It is also recommended that space be provided for community service provision. Other proposed facility spaces should be available for the booking and use by community organisations providing outreach services. In addition to these spaces, interview/counselling rooms should also be provided (available for booking by visiting service providers). The number and design of these spaces should be resolved during future consultations with potential service providers (to identify specific design requirements).

The option to include space for health related services should also be explored. There are many examples of early childhood health centres co-located or operating from shared-use spaces in community centres.

There may be a need for a separate facility entry for service provision spaces (particularly counselling rooms) to enable some users to access services confidentially and discretely.

Other spaces and inclusions

Other potential spaces and amenities that may be required include the following:

- » Amenities for the library, community centre and service provider staff (preferably shared – if appropriate).
- » A café –could be connected to the facility's main foyer and be accessed two ways – externally as well as from the facility foyer.
- » Maintenance and operations amenities.
- » Storage – an essential component of any community facility. Providing adequate storage enables spaces to be shared by numerous groups and is key to maximising utilisation. A storage room in addition to cupboards in all spaces should be included.
- » Enclosed outdoor space – dependant on site opportunities and constraints. May be accessed from the library, hall or meeting/activity rooms. May be provided at grade or as a balcony or a rooftop terrace. Outdoor spaces should have good aspects to ensure they can be enjoyed by users.

Relationship to adjacent urban open space

The community centre should have a strong connection to a key urban open space (e.g. a town square, park or plaza). Ideally, the facility foyer should connect to this open space forming a large, indoor/outdoor community focal and gathering place.

The urban open space should enable and encourage a wide range of formal and informal activities and should include:

- » A flexible open area suitable as a venue for markets, events and festivals.
- » Seating, shade and plantings to make it an appealing and comfortable place sit, relax or socialise.
- » Opportunities for play. This could include formal play equipment or just interesting elements such as water features, public art, terracing/level changes, plantings etc.



Figure 8: Vinegar Hill Library and Community Centre, fronts the town square at Rouse Hill Regional Centre. Image: Elton Consulting



Figure 9: The town plaza could provide a venue for community events and activities (which can be coordinated or managed from the community centre). Images: Elton Consulting

A-4-5 Design vision

As previously discussed, community facilities should contribute to urban vitality, local identity and sense of place, and become important focal points and gathering places for the community. A strong connection between the facility and the broader community can be fostered through development of facilities with distinctive architecture and quality design.

Community facilities should be distinctive civic buildings and welcoming places, and should present as a reflection of local culture. This helps ensure they develop a strong local profile and are well known in the community, thereby promoting high levels of usage. This can be achieved by consulting with the community and stakeholders during the design process, including gaining input and feedback on desired facility characteristics and translating this into a vision for the facility. This is a process that Elton Consulting has used on a number of community facility concept planning projects.



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