



CORONATION PROPERTY AND LEAMAC

Moore Point Precinct Community Benefits Analysis

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Contents

EXECUTIVE SUMMARY	4
1. INTRODUCTION	8
2. SOCIAL SUSTAINABILITY AND RESILIENCE	10
3. STRATEGIC CONTEXT	11
3.1. State Government	11
3.2. Liverpool City LGA	11
4. POPULATION CONTEXT & ANALYSIS	16
4.1. Moorebank suburb characteristics	16
4.2. Population forecast post development	18
5. PLACE CONTEXT AND ANALYSIS	21
5.1. Current site context & character	21
5.2. Neighbouring areas	23
6. SOCIAL INFRASTRUCTURE NEEDS ANALYSIS	24
6.1. Defining social infrastructure	24
6.2. Why is social infrastructure important?	24
6.3. Audit of Social infrastructure	25
6.4. Social infrastructure needs analysis	27
SOCIAL INFRASTRUCTURE NEEDS SUMMARY	30
social infrastructure needs analysis	30
7. OPEN SPACE AND RECREATION FACILITIES NEEDS ANALYSIS	31
7.1. Defining Open space	31
7.2. Why is open space important?	31
7.3. PARTICIPATION TRENDS	32
7.4. Audit of open space & RECREATION FACILITIES	33
7.5. Best practice approaches to Planning for open space	35
7.6. Benchmarking standards	35
7.7. Open space and recreation needs analysis	38
8. COMMUNITY BENEFITS OPPORTUNITIES ANALYSIS	39
8.1. Community benefits and opportunities analysis	39
8.2. How these recommendations can be delivered and funded	42
8.3. Best practice case studies	43

Executive summary

BACKGROUND

This Community Benefits Analysis report has been prepared by Cred Consulting on behalf of Leamac and Coronation in relation to a Planning Proposal at Moore Point, Liverpool (the site). It aims to understand the potential community benefits that could be delivered within the site itself to support the incoming and neighbouring communities, but also recommends enhancement or embellishments to existing social infrastructure and open space nearby the site to ensure that there is an integrated and strategic approach to delivering community outcomes for the entire area. It aims to deliver social sustainability and resilience outcomes for the existing and future community of Moore Point Precinct and Moorebank suburb.

The site is located east of Liverpool CBD on the opposite side of the Georges River and north of Newbridge Road. It provides a site area of 38.5 hectares (approx.) and is currently developed with industrial uses.

The site is situated within Liverpool Collaboration Area's Georges River North precinct and is subject to the priorities and actions of the Liverpool Place Strategy (Strategy), which was released by the Greater Sydney Commission (GSC) in December 2018 (see Figure 2).

The Strategy states that by 2036 Liverpool will be a rejuvenated river city, offering diverse and growing

residential and employment opportunities. Major health, education and retail precincts, and a mixture of open spaces and parklands alongside the Georges River, will create a rich mix of jobs and workplaces, public spaces, shops and entertainment.

Under the Strategy the site is identified as 'mixed use', which comprises:

'a mixture of commercial, retail, residential and community uses that provide sustainable employment, that is complementary to, and not in competition with, the commercial core'

The 2019 Annual report summary for Liverpool Collaboration Area highlighted key steps commenced and completed to address the imperatives acknowledged in the Strategy to accelerate the delivery of the Collaboration Area. These included:

- Engagement with TfNSW to prepare the Liverpool Place-based Integrated Transport Strategy and accelerated investment; and
- Flood studies and floodplain risk management plan completed by Liverpool City Council (Council).

The land uses reflected in the Strategy are reinforced in Liverpool City Council's Local Strategic Planning Statement (LSPS), which identifies the site for investigation as residential/mixed use to support the CBD and Innovation

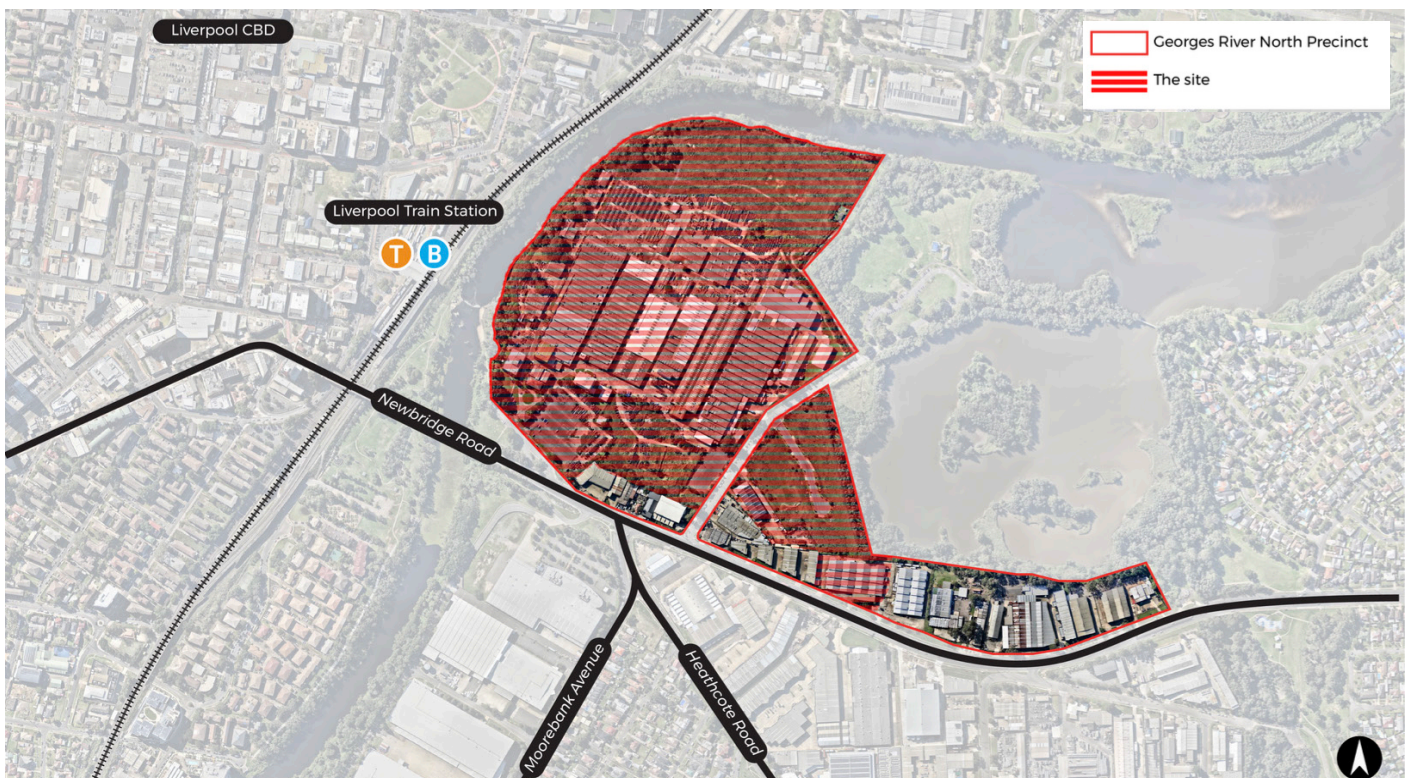
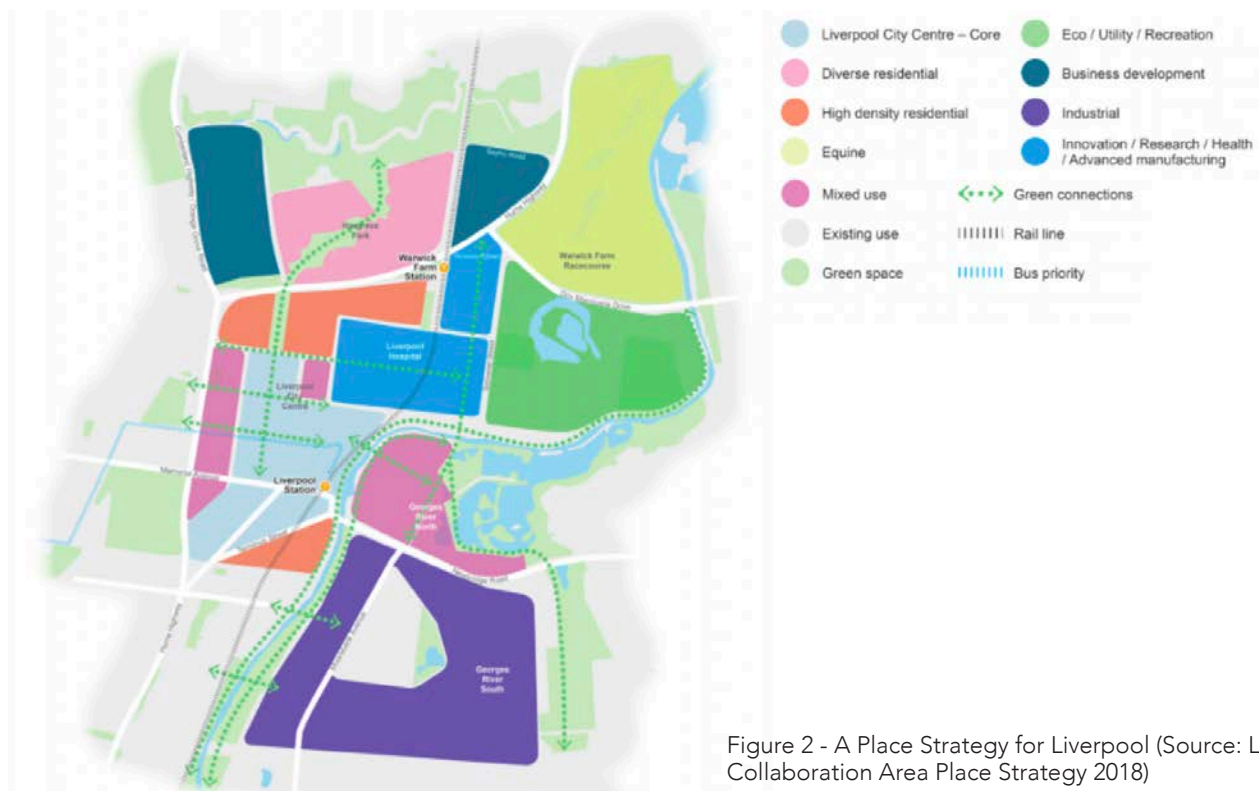


Figure 1 - Site aerial (Source: Nearmap modified by Mecone)



Precinct in tandem with linking open space and green corridors.

The LSPS provides the following short to medium term action (12-24 months) specific to the Georges River North precinct:

Action 11.2 – Investigate amendments to LEP to rezone River precinct north of Newbridge Road (Moore Point) as a mixed-use zone to support the Liverpool CBD and Innovation Precinct, with an extensive open space system and cross-river linkages (short to medium term)

The Planning Proposal involves the creation of a mixed use precinct, providing new homes, jobs and open space adjoining the Georges River and connecting to Liverpool CBD. Key features of the proposal include:

- Adaptive re-use of existing heritage;
- Foreshore embellishments and new open spaces;
- Educational and cultural facilities;
- Connections to Liverpool CBD and Train Station; and
- Transport, intersection and collector road improvements.

The Planning Proposal aligns with the priorities of Government and the implementation phase of the Place Strategy by facilitating the transformation of the Collaboration Area with new jobs, infrastructure, green spaces and housing. The Planning Proposal responds to The Pulse of Greater Sydney's performance indicators, which sit under the following key themes:

Productivity

The Planning Proposal supports the growth of the thirty-minute city, ensuring Liverpool emerges as a premier CBD in the Western City. The proposal provides capacity for new

transport infrastructure on the site, road and intersection upgrades and locating density near major transport infrastructure (Liverpool Train Station and Badgery's Creek Aerotropolis). The proposal encourages additional business activity and investment in Liverpool by providing new commercial uses that will complement Liverpool CBD.

Liveability

The Planning Proposal significantly improves upon the existing use of the site by creating walkable places for people to live work and play. This includes foreshore embellishments to the Georges River, improved connections across the Georges River and adaptive re-use of existing heritage items. These measures will contribute to Sydney's Green Grid, improve access to services in Liverpool CBD and establish a community that celebrates identity and place.

Sustainability

The Planning Proposal addresses the urban heat island effect by significantly increasing the quantum of green space on the site for active and passive recreational use. The proposal will provide new parks and green connections to surrounding open spaces including Haigh Park, which will contribute to the urban tree canopy of the area.

Overall, the Planning Proposal represents a clear and consistent strategic line of site with the priorities of government. It meets the performance indicators, priorities and objectives expressed in the District Plan, Place Strategy, LSPS and The Pulse of Greater Sydney.

Nothing contained in the body of this report/assessment would preclude the Planning Proposal from rezoning and gazettal for residential/mixed use purposes.

STRATEGIC CONTEXT

The site is strategically located next to the Liverpool CBD. Future community benefits including social infrastructure and open space will be driven by strategic plans such as Liverpool's Local Strategic Planning Statement, Liverpool Place Plan, GSC's Western District Plan, Liverpool Council's Community Strategic Plan, Community Facilities Strategy, and Recreation, Open Space and Sports Strategy. Strategic directions include:

- Increase visual and physical connections between the Georges River and the Liverpool City Centre.
- Reinstall the Lighthouse Bridge and connect the rail concourse to the river.
- Create improved public places and open space network for people to engage and connect including increased local parks, green grids, and multipurpose spaces.
- Support access to accessible and affordable housing
- Include place making and community activities to support the activation of public spaces.

POPULATION CONTEXT

By 2051 there will be an additional 46,000 people living in the suburb of Moorebank, with 32,489 of these living in the high density Moore Point precinct. The forecast population for the site will be a young population, home to young professionals aged 25 to 34, and new home builders aged 35 to 49.

Given these age characteristics and high density living it's important that the site offers unique social, retail and dining options, health and wellbeing features such as indoor/outdoor gym equipment, open space as a backyard, community and cultural centres for programs, services and family gatherings, as well as places for children and young people to play and be cared for as these groups start families and continue to work.

COMMUNITY BENEFIT ANALYSIS

The following community and place benefits are recommended to support the delivery of a sustainable and resilient place and community post proposal. They are based on an analysis of current and forecast strategic, people and place context, open space and social infrastructure needs analysis, and consideration of social sustainability and resilience outcomes. They recognise the benefits that this proposal can deliver for the incoming community but also to the existing community (whether it be onsite, neighbouring etc.) and include community benefits that can be delivered onsite and through embellishment or contribution offsite. Further detail including case studies and rationale is provided at Chapter 8.

COMMUNITY BENEFIT OPPORTUNITIES INCLUDE:

New multipurpose community hub

- The precinct could deliver 1 new district level multipurpose community centre of around 2,000m² (ideally located within a town centre). This centre could include cultural/performance space to meet demand for cultural space for participation, exhibition and performance (at a local and district level) across Western Sydney.
- Deliver by 2041 to support population growth and increasing demand for spaces for community and cultural activities.

New local community facility

- The precinct could deliver 1 new local facility with indoor and outdoor space (of around 400m²) connected to a park and used for birthday parties, gatherings etc.
- Deliver in the early stages of the development to support community development programs and services.

Contribution to improved library facility

- Applying Liverpool Council benchmarks of 42m² of library floor space per 1,000 people, 598m² (2036) and 1,365m² (2051) of new library floor space would be required to service the Moore Point precinct alone. This could be realised through a contribution toward repurposing Moorebank Library and Community Centre to a district level multipurpose library facility. Alternatively contribute to a larger new Liverpool CBD library.
- A mobile library service onsite.

New and improved schools

- 1 new primary school would be required within the precinct.
- The new primary school should include 1 Out of School Hours Care purpose built facility at any new school
- Opportunities to share sportsfield, pools, library and community space should be explored
- Investigate potential for a redeveloped Liverpool High (replacing Boys High and Girls High) school onsite or contribute to improvements to Moorebank High to increase capacity.

New Early Childhood Education and Care

- Encourage the provision of quality early education

and care centres that meet best practice provisions including not over 90 places, and access to natural outdoor areas which will be priority for all the children living in high density communities.

- Dependent on the benchmark up to 10 new long day care centres could be required by 2051.
- Encourage the inclusion of a quality Out of School Hours Care service with capacity for up to 150 children as part of the future primary school.

New open space for informal recreation

- Deliver a total of at least 7.7ha new quality open space. This should be delivered as 6.2ha of new local parks of a minimum size of 0.3ha-0.5ha. The parks should be located so that all residents in high density can access a usable open space within 200m of their homes. 1 district level open space (1.5ha) should also be provided and could include informal sports space.
- To support the areas cultural diversity, and high working population, the parks should be designed to support daytime and night time walks, large family gatherings and culturally appropriate recreation activities such as tai chi, dance, badminton and group gatherings.
- Recreational green links could be provided as part of the 7.7ha including links to existing large open space areas such as Haigh Park, Bill Morrison Park, Lighthorse Park and Bigge Park.

New sports space

- Deliver up to 3 new (or embellished) district sports-fields including: 1 new sports-field space within the precinct delivered by 2051.
- Embellishments to Haigh Park to deliver additional sports-fields for informal team sports delivered by 2036. These sports spaces should respond to the increasing demand for informal and unstructured team sports rather than being controlled by one team or sports type.
- Protection and enhancement of the Satyam Ghat.

Recreation and play

- Up to 4.5/5 playgrounds for young children (0 to 4) by 2051 and up to 4 playgrounds for older children (5 to 11) by 2051. These should be located throughout the precinct within new open spaces and through embellishments to neighbouring open spaces.
- Up to 1 regional/district level outdoor youth recreation precinct (see case study in section 8.1). This could be provided through embellishment of the existing Kelso Skate Park or through a new youth focused outdoor recreation space along the lake

and could include provision of required outdoor multipurpose courts, parkour, skate elements, outdoor study space, and seating.

- 2 outdoor fitness stations throughout the precincts (more could be provided as these provide free fitness equipment for a range of age groups).

New indoor leisure

- 1 indoor recreation centre providing up to 4 indoor courts that support a range of culturally appropriate sports such as futsal, indoor volleyball, badminton and table tennis. This could be privately operated, communal or dedicated to Council.

Water recreation facilities at Lake Moore

- There is opportunity to leverage the Lake Moore foreshore through the provision of a water launch point for passive boating (e.g. Kayaks, canoes) and viewing decks for passive recreation and fishing.

Communal pools

- There is an opportunity to provide communal pools to support the significant density of residents on site, and lessen the pressure on public pools
- Consider contribution to improving facilities at the Whitlam Centre.

Communal facilities

- Provision of communal facilities within residential towers including green roofs with community gardens, dog runs, bbq facilities; and connected to internal rooms with study space for student, or music practice rooms, or maker spaces/community share shed.
- Deliver at least 5% affordable housing for key workers.

DELIVERY AND FUNDING

A site specific s7.11 contributions plan will be prepared following gateway determination of the planning proposal. It is anticipated that a number of items in this report will be considered in the preparation of the contributions plan in collaboration with Council.

The proponents are working with Council to establish a Placemaking Working Group to ensure that over the next 40 years Moore Point delivers on the vision for Liverpool as Sydney's third City Centre. The aim of the Working Group is to collaboratively explore and assess place-led opportunities to ensure the precinct is delivered based on world's best practice for placemaking, river interface, and sustainability. Through this Group, Council and the proponents will collaboratively refine the community benefit opportunities for Moore Point.

1. Introduction

Cred Consulting was engaged by Coronation Property and Leamac to prepare a Community Benefits Analysis (CBA) to support a planning proposal for a new mixed used development known as the “the Moore Point Precinct” within the Liverpool Local Government Area (LGA). This CBA assesses the community benefits that could be delivered through the proposal to support a socially sustainable, resilient and connected community and place.

1.1. BACKGROUND

Coronation and Leamac are together seeking to rezone a 38.5ha site in the Bridges Road Precinct, Moorebank, from industrial to allow a mix of uses including commercial and residential uses.

The subject site located in a currently industrial area, in proximity to, but disconnected from Liverpool City Centre, Liverpool Station Concourse and existing open space and community facilities in the suburb of Moorebank.

Cred Consulting was engaged by Coronation Property and Leamac to prepare a CBA to support this planning proposal. This CBA aims to understand the potential community benefits that could be delivered within the site itself to support the incoming and neighbouring communities, but also recommends enhancement or embellishments to existing social infrastructure and open space nearby the site to ensure that there is an integrated and strategic approach to delivering community outcomes for the entire area.

This report provides a detailed social infrastructure and open space needs assessment which identifies the additional social infrastructure and open space generated by the proposed development (both local and district) and takes into account the availability and capacity of surrounding infrastructure and services to accommodate the demand created by the significant forecast population increase and change of the proposed development. This report provides makes recommendations on how the development can achieve social sustainability, create its own sense of place, and respect the existing character of the site and surrounding Moorebank community, and deliver public benefits for the broader Liverpool LGA. Social sustainability can be broadly defined as the maintenance and improvement of well-being for both current and future generations.

1.2. METHODOLOGY

This CBA is informed by recognised approaches for social infrastructure and open space needs analysis using the following methodology:

- Review and analysis of site and proposal.
- Strategic context review of existing Council and Greater Sydney Commission strategic plans and policies and implications for social infrastructure and open space and other community and place benefit outcomes.
- Population context and analysis including:
 - Community profile (2016) of existing resident population of Moorebank and implications for social sustainability outcomes.
 - Population forecasts of the proposal and the local area and forecast population characteristics including population, age profile, income, cultural diversity and implications relating to social sustainability outcomes.
- Place context and analysis including what is there now and what is nearby
- Social infrastructure and open space needs analysis including:
 - Audit and mapping of existing social infrastructure and open space within 200m (high density proximity benchmark) 400metres and 2km (for regional and district facilities) of the site and implications relating to the proposed development.
 - Population benchmarking of social infrastructure and open space needs resulting from the proposed development, and broader local social infrastructure and open space needs that could be delivered through the site.
- Identification of community benefit needs and opportunities that could be delivered through the proposal either within the site, or through a contribution toward embellishments or connections to existing places and spaces offsite/nearby. Assessment against our Community and place benefits matrix.

1.3. ABOUT THE PLANNING PROPOSAL

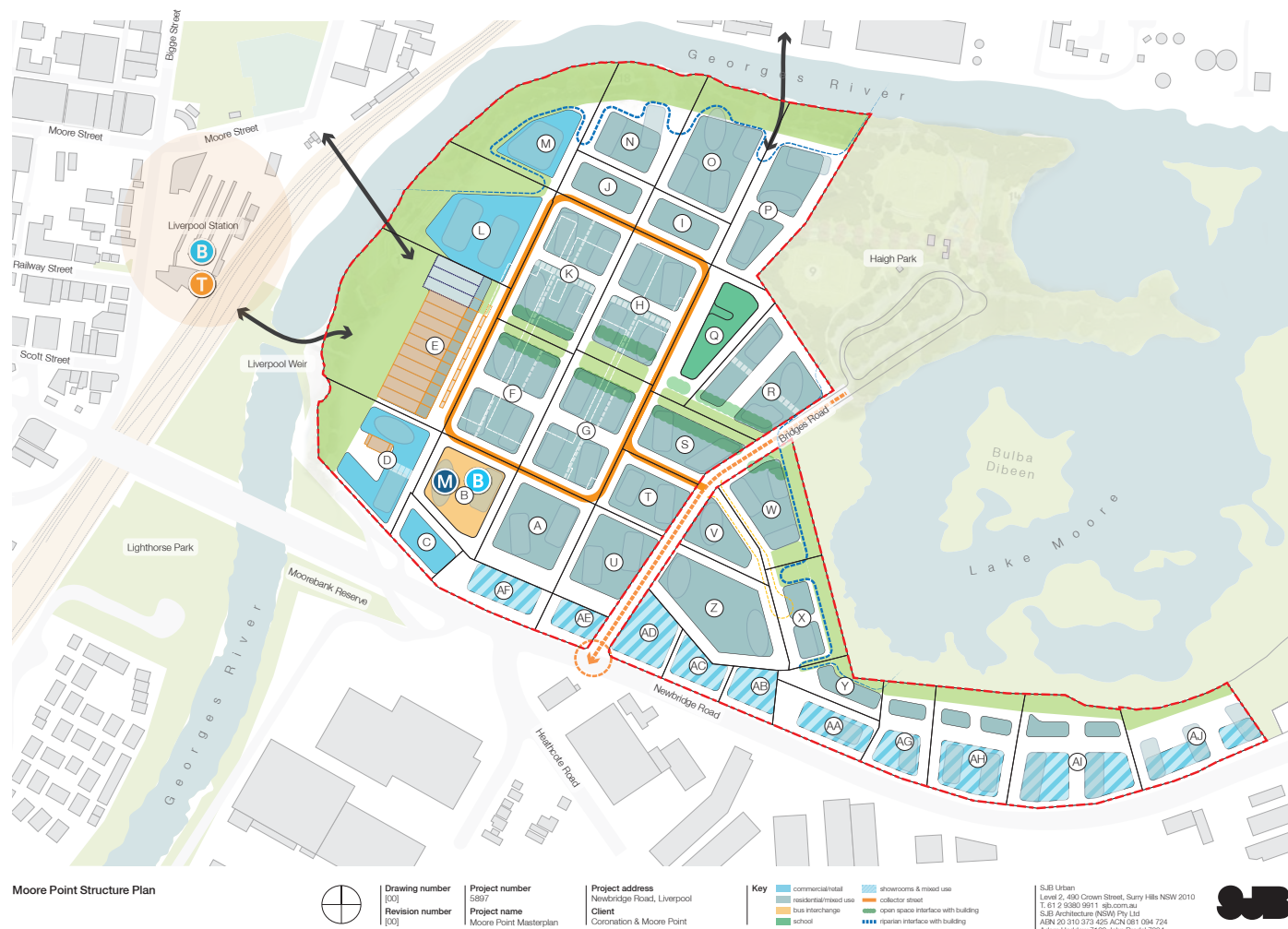
The subject site, known as 'the Moore Point Precinct' (the precinct) is located in the suburb of Moorebank, located in the Liverpool LGA and has a total area of 38.5ha (see Figure 3).

The precinct will be the subject of a Planning Proposal enabling the redevelopment of approximately 40 hectares of land into a high-density mixed-use extension of the Liverpool CBD.

Land within the precinct is currently entirely used for employment and industrial purposes. Portions of the Liverpool area outside the precinct, particularly in and near the CBD, are rapidly renewing to become high-density mixed-use and residential areas. These areas provide a preview of what the Moore Point precinct may become.

At the time of writing this CBA, the assumptions for the newly rezoned precinct, is that approximately 530 dwellings will be completed each year beginning in mid-2023. This yields approximately 6,900 dwellings completed by mid-2036. The precinct is being designed for an ultimate capacity of 14,800 dwellings, which would be reached by 2051 if the rate of 530 dwellings/year continues. All new dwellings are assumed to be apartments or flats, from one to multi-storey buildings.

Figure 3 - SJB Structure plan



2. Social sustainability and resilience

This CBA aims to deliver social sustainability and resilience outcomes for the existing and future community of Moore Point precinct and Moorebank suburb.

2.1. WHAT IS SOCIAL SUSTAINABILITY?

Social sustainability refers to the ability of a social system to support the capacity of current and future generations to maintain a high level of wellbeing. Social sustainability also recognises that individual and community wellbeing are linked, and that by addressing the needs of the most disadvantaged, the whole community benefits.

A community is socially sustainable when “the formal and informal processes; systems; structures and relationships actively support the capacity of current and future generations to create healthy and liveable communities. Socially sustainable communities are equitable, diverse, connected and provide a good quality of life.” (Social Sustainability Parramatta Framework, 2017)

A socially sustainable community is one that has good access to amenities, social infrastructure and open space that supports their needs, has a vibrant social and cultural life and provides opportunities to have a voice and influence the place they care for. Integrating these principles into the master plan will ensure a more resilient community, and create a great place to live.

WHAT IS RESILIENCE?

Urban resilience is referred to by the 100 Resilient Cities initiative as:

“The capacity of individuals, communities, institutions,

businesses, and systems within a city to survive, adapt, and grow no matter what kinds of chronic stresses and acute shocks they experience.”

Chronic stresses are long-term systemic disruptions that weaken the fabric of a city. Examples include ongoing issues such as inequality, loss of housing affordability and lack of social cohesion. Acute shocks are short-term disruptions that threaten a city. Examples include sudden incidents such as heatwaves, bushfires, floods, disease outbreaks and terror attacks.

Resilient cities are reflective, resourceful, robust, have built in redundancy, are flexible, inclusive, and integrated. The facets of resilience that are particularly related to social capital are:

- Robust (well-conceived, constructed and managed systems) Inclusive (prioritise broad consultation to create a sense of shared ownership in decision making), and
- Integrated (bring together a range of distinct systems and institutions) 19.
- Increase visual and physical connections between the Georges River and the Liverpool City Centre
- Reinstate the Lighthorse Bridge
- Connect the rail concourse to the river
- Create improved public places for people to engage and connect
- Foster social inclusion and improve outcomes for disadvantaged residents
- Create a more integrated open space network, and
- Create social sustainability within Liverpool communities.

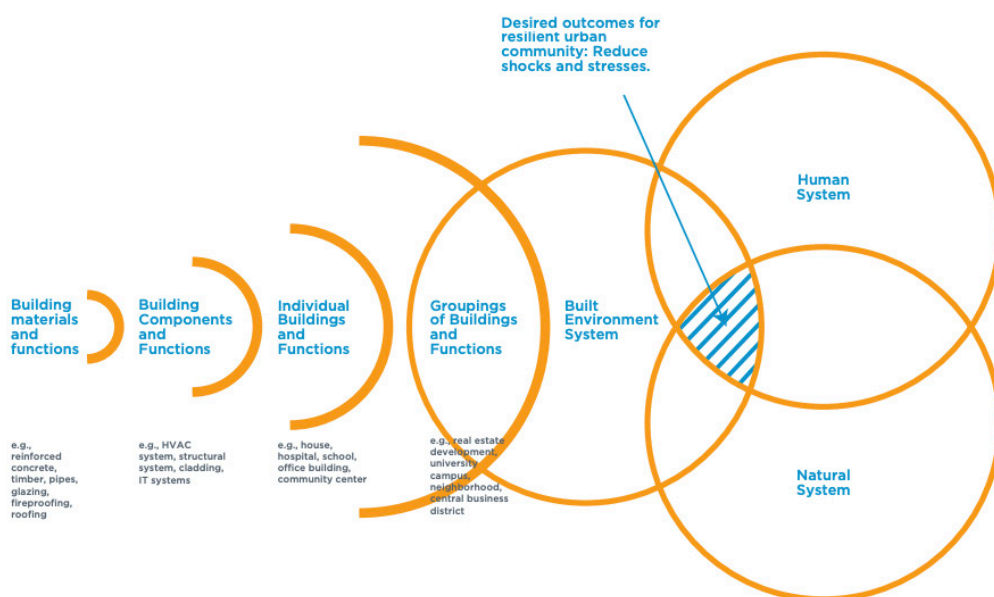


Figure 4 - Systems and subsystems of the built environment contributing to urban resilience. Source: 100 Resilient cities

3. Strategic context

This section provides a summary of the strategic plans and policies that relate to supply and demand of social infrastructure, open space other community benefits that could be delivered as part of the proposal.

3.1. STATE GOVERNMENT

Greater Sydney Commission District Plan - A Metropolis of Three Cities

The Metropolitan Plan sets an inclusionary zoning target for affordable housing on rezoned land of 5-10% “in defined precincts prior to rezoning” to capture some of the windfall gains, and directing it towards affordable rental housing for very low and low-income households.

Greater Sydney Commission District Plan - Western District

The study area is located within the Western City District as defined by the Greater Sydney Commission. The Western City District covers the Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly local government areas.

Over the next 20 years the Western Parkland City will transform, drawing on the strength of the new Western Sydney Airport and Badgerys Creek Aerotropolis, and the first stage of a North South Rail Link that will create the opportunity for a Western Economic Corridor. The Western Parkland City will capitalise on the established centres of Liverpool, Greater Penrith and Campbelltown-Macarthur, which form a metropolitan cluster.

Greater Sydney Commission - Liverpool Collaboration Area Place Strategy

The site is situated within Liverpool Collaboration Area's Georges River North precinct and is subject to the priorities and actions of the Liverpool Place Strategy (Strategy), which was released by the Greater Sydney Commission (GSC) in December 2018.

The Strategy states that by 2036 Liverpool will be a rejuvenated river city, offering diverse and growing residential and employment opportunities. Major health, education and retail precincts, and a mixture of open spaces and parklands alongside the Georges River, will create a rich mix of jobs and workplaces, public spaces, shops and entertainment.

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'a mixture of commercial, retail, residential and community

uses that provide sustainable employment, that is complementary to, and not in competition with, the commercial core'

The 2019 Annual report summary for Liverpool Collaboration Area highlighted key steps commenced and completed to address the imperatives acknowledged in the Strategy to accelerate the delivery of the Collaboration Area. These included:

- Engagement with TfNSW to prepare the Liverpool Place-based Integrated Transport Strategy and accelerated investment; and
- Flood studies and floodplain risk management plan completed by Liverpool City Council.

3.2. LIVERPOOL CITY LGA

Connected Liverpool 2050 Local Strategic Planning Statement A Land Use Vision to 2050

The land uses reflected in the Strategy are reinforced in Liverpool City Council's Local Strategic Planning Statement (LSPS), which identifies the site for investigation as residential/mixed use to support the CBD and Innovation Precinct in tandem with linking open space and green corridors.

The LSPS provides the following short to medium term action (12-24 months) specific to the Georges River North precinct:

Action 11.2 – Investigate amendments to LEP to rezone River precinct north of Newbridge Road (Moore Point) as a mixed-use zone to support the Liverpool CBD and Innovation Precinct, with an extensive open space system and cross-river linkages (short to medium term)

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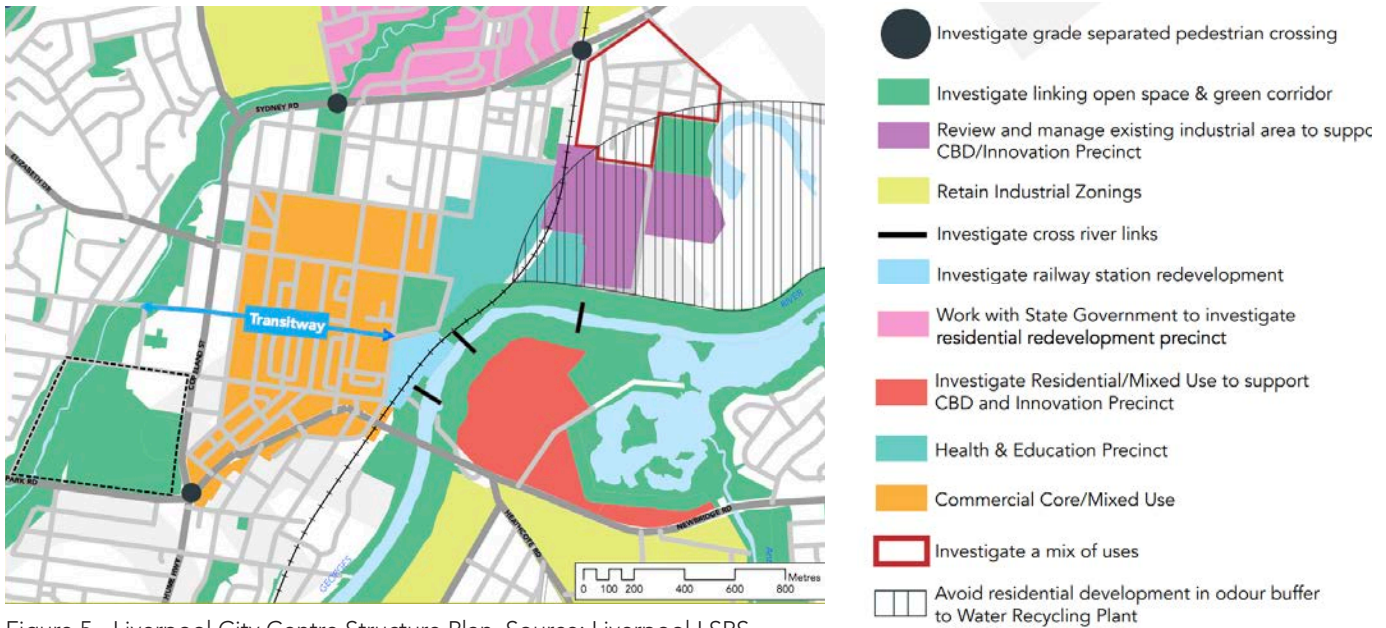


Figure 5 - Liverpool City Centre Structure Plan. Source: Liverpool LSPS

Productivity

The Planning Proposal supports the growth of the thirty-minute city, ensuring Liverpool emerges as a premier CBD in the Western City. The proposal provides capacity for new transport infrastructure on the site, road and intersection upgrades and locating density near major transport infrastructure (Liverpool Train Station and Badgery's Creek Aerotropolis). The proposal encourages additional business activity and investment in Liverpool by providing new commercial uses that will complement Liverpool CBD.

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Overall, the Planning Proposal represents a clear and consistent strategic line of site with the priorities of government. It meets the performance indicators, priorities and objectives expressed in the District Plan, Place Strategy, LSPS and The Pulse of Greater Sydney.

Nothing contained in the body of this report/assessment would preclude the Planning Proposal from rezoning and gazettal for residential/mixed use purposes.

Liverpool City Council Community Strategic Plan - Our Home, Liverpool 2027

Liverpool City Council's 10-year Community Strategic Plan sets out the following vision: "Liverpool - An inclusive place to live, learn and grow." The Plan is structured around four directions:

- Creating connection
- Strengthening and protecting our environment
- Generating opportunity, and
- Leading through collaboration.

Recreation, Open Space and Sports Strategy, 2017

The Strategy identifies the following principles intended to be used as a guiding tool for Council and developers building facilities on Council's behalf:

- Planning for the future
- Creating a 'sense of place'
- Equity and access
- Multi-purpose
- Connections
- Promoting social capital
- Going green
- Safety and security
- Commercial development, and
- Building partnerships.

The Strategy identifies there is an existing shortage of open space in areas such as the city centre that will only be exacerbated by increasing density and strong population growth. The Strategy notes that strong growth in medium and high-density living, including in Warwick Farm, will further require meeting spaces for people to connect, and greater consideration of multi-purpose facilities.

The Strategy identified trends impacting open space,

including:

- The shrinking backyard
- The rise of unstructured recreation, and
- Shared space.

Women may face many personal, social and environmental barriers to participating. Opportunities exist to inspire women to re-engage with physical activity and sports if issues are considered holistically and within the context of their everyday lives.

With one of the largest concentrations of people from a refugee background in Australia living in Liverpool, considerations of a wider range of recreational and social interests reflecting these cultural groups, as well as facilitation of targeted programs to meet their needs. The design and feel of our open space and recreational facilities should also reflect this strong cultural identity.

Liverpool Community facilities strategy, a blueprint for a modern network of community facilities 2018

The Liverpool community facilities strategy offers a blueprint for how Council will deliver a modern network of facilities that meet community needs. The principles include:

1. Planning for the future

As Liverpool's population continues to grow, more pressure will be placed on Council's existing community facilities. This increased demand necessitates that Council deliver an efficient and flexible network of facilities that meet current and future community need and can be delivered in a financially sustainable manner.

2. A coordinated network of facilities

Community facilities will be considered as a broader network of facilities that function together to meet a broad range of community needs. A hierarchy of facilities including larger and specialist, higher order facilities is required to serve an LGA-wide catchment whilst local facilities will meet the day to day needs of their immediate surrounding communities.

3. Equity and access

Community facilities should be central and accessible to the communities they are intending to serve. Facilities will be located in urban centres, easily accessible by public transport and active transport modes, and co-located with other activity-generating land uses such as shops, services or schools.

The design of premises will promote the principles of universal design by facilitating physical access for all abilities. Design treatments will be both aesthetically

pleasing and functional.

4. Inclusive

Facilities will be welcoming and accessible to all people regardless of cultural background, gender, sexual orientation, age, ability, or socioeconomic status. This will be achieved through effective programming and services that provide for the needs of a broad range of people.

5. Multi-purpose and adaptable

Multi-use spaces are more dynamic, responsive and adaptable to evolving community needs and preferences. Multi-purpose spaces enable a wide range of activities, programs and services that ensure maximum use and optimisation of space. Buildings will be designed to allow for future modification and extension.

6. Promoting social capital

Community facilities will become key focal points and will act as key meeting spaces for the community that they service. Programming of activities and services that respond to identified community need and interests will facilitate both organised and chance meetings, promoting social cohesion and connection amongst the Liverpool community.

7. Building a 'sense of place'

Community facilities will contribute to the vitality of Liverpool's urban centres and local identity. Facilities will be ideally situated on landmark sites and have distinctive architecture and quality design. Local stories and culture will be ingrained in the building fabric to assist in fostering community identity and ownership.

8. Going Green

Community facilities will lead by example in reducing ongoing operational costs. Current facilities will employ environmental savings technology to minimise water and energy use. New facilities will make use of natural light and ventilation, as well as aspire to operate as carbon neutral, and produce zero waste. Future community facilities may also provide opportunities for sustainable learning and environmental education.

9. Safety and security

Facilities will provide a high degree of personal safety. Locating facilities in well activated areas (preferably on a main street with ground floor frontage) ensures higher levels of passive surveillance whilst incorporating crime prevention through environmental design principles (CPTED) during the design process to minimise vandalism and opportunities for anti-social behaviour.

Some key directions from the Strategy includes:

- Investigate recycling of stand-alone facilities and consolidating uses into district level community hubs;
- Implement a place making approach to ensure facilities promote community ownership and usage, and reflect the unique local characters; and
- Ensure new facilities incorporate best practice design elements to reflect the Guiding Principles outlined in this Strategy.

Draft Georges River Precinct Plan, 2016

The Draft Georges River Precinct Plan proposes a long-term vision for the potential urban renewal of the Georges River Precinct and was exhibited between October and December 2016. Key strategies of the Draft Precinct Plan relating to this SIA include:

- Strategy 3, Public Waterfront: Making the river synonymous with Liverpool.
 - The riverfront is rehabilitated and transformed into an inclusive public space that brings the regenerated Moorebank Precinct and the Liverpool CBD together into one city.
 - Opening up the Georges River to the city brings new amenity to its citizens and redefines Liverpool's identity and sense of place as a River City.
- Strategy 7, Open Space: A network of diverse and multi-functional open space
 - A connected open space network that opens up the Georges River and provides future populations with easy access to plentiful and diverse leisure opportunities is essential to the liveability of the Precinct.

- Strategy 8, Community Infrastructure: Community amenity that sustains future populations
 - Regeneration that delivers density accompanied by social infrastructure; integrated with open space assets and precinct planning to maximise the utility of land and establish a liveable Precinct.

Social infrastructure

The Draft Precinct Plan acknowledges that there is a need for additional social infrastructure in the Georges River Precinct, but does not provide recommendations on the type or location of this infrastructure.

The Draft Precinct Plan recommends further detailed assessment of the levels of community infrastructure required to support the future precinct population, taking on board the community facilities provision in the wider context, as well as the determination of the preferred overall density for the precinct.

Open space

The Draft Precinct Plan provides some guidance to open space planning in the precinct, in particular suggesting the provision of two waterfront park typologies in the Bridges Rd Precinct: Town Park and Residential Interface areas.

- The Town Park, in the western edge of the Bridges Rd precinct, will provide a "transition to the CBD, encouraging CBD workers to 'escape to the river'. The park will be a meeting place with a mix of hard and soft finishes, and be able to hold community events."
- The Residential Interface, to the north of the Bridges Rd precinct, will have an "active public park adjacent to northern residential zone, incorporating Haigh Park. Capable of holding large numbers or diverse visitors, the



Figure 6 - Draft Georges River Master Plan open space

park will include a large playground, a choice of picnic/ BBQ areas & open space for informal recreation. The park shall be tiered to allow for flood storage in lower sections while protecting assets such as playgrounds.”

The Draft Precinct Plan also suggests, for the Bridges Precinct (Figure 2):

- A district park at waterfront (the Residential Interface)
- A Town Park, and
- Local neighbourhood parks throughout the site.

The Draft Precinct Plan principles for future open space provision include:

- Access to open space in close proximity for all residents
- Local neighbourhood parks provided/funded by developers (large sites to provide publicly accessible communal open space in addition to funding)
- Georges River frontage provides majority of large area open space and functions as a key connector in the open space system
- Open space throughout Precinct must be varied and provide different scales and offerings/experiences
- Parks should be shared use (cater to more than one user group), and
- Supporting functions within open space may include:
- Waterfront enhancements

- Remediation and ecological restoration (including possible education facilities / learning opportunities), and
- Stormwater and flooding management.

The Draft Precinct Plan identifies that there is a need for further detailed assessment of the provision of sportsgrounds in the area to understand whether a new sportsground is required.

With regards to the design of open space, the Draft Precinct Plan principles include:

- Consider activation through commercial activities on edges such as cafes, restaurants and kiosks
- Encourage a sense of community ownership by enabling social gatherings and establishment of land care groups, park committees and/or specialist social networks
- Provide spaces for community gardens throughout high density areas. Ensure size is adequate to achieve ‘critical mass’
- A hierarchy of open space including district, neighbourhood and local spaces linked to private and communal open space, and
- Parks designed in relation to overall context to cater to a variety of recreation, social and nature-based needs.

STRATEGIC CONTEXT ANALYSIS

The GSC Liverpool Place Plan and Liverpool LSPS indicate the suitability of residential and employment uses on the subject site. Other directions include:

- Increase visual and physical connections between the Georges River and the Liverpool City Centre,
- Reinstate the Lighthorse Bridge and connect the rail concourse to the river.
- Create improved public places for people to engage and connect including increased local parks, green grids, and multipurpose spaces.
- Foster social inclusion and improve outcomes for disadvantaged residents including through networked and multipurpose community facilities, programs and services; accessible design for people with disability and older people; spaces that are welcoming to young people; spaces that are welcoming to people from culturally and linguistically diverse communities.
- Create a more integrated open space network. Opportunities to enhance existing open space should be considered, particularly waterfront space and including with accessible play spaces, accessible pathways and separate cycleways, and spaces for young people.
- There are opportunities for the proposed development to support access to accessible and affordable housing in Liverpool, including increasing the diversity of dwelling types, and housing for older people and people with disability.
- The proposed development should include place making and community activities to support the activation of public spaces, and the design of public spaces and dwellings should follow Crime Prevention Through Environmental Design guidelines including lighting and natural surveillance.

4. Population context & analysis

This section summarises the current community profile of the Moorebank suburb area and Liverpool City, and provides a forecast of the estimated future population of the precinct and their characteristics, utilising data from the 2016 ABS Census obtained from profile.id and atlas.id. Population forecasts for the precinct have been sourced from Mecone & Astrolabe for Coronation Property.

LIVERPOOL LGA CHARACTERISTICS

Total population in 2016: 217,736

Compared to Greater Sydney, Liverpool City has:

- A younger median age (33 compared to 36)
- A higher percentage of couples with children (46% compared to 35%)
- A lower median weekly household income of \$1,548 compared to \$1,745
- A higher percentage of people who speak a language other than English at home (52% compared to 36%). The most common languages other than English spoken at home were: Arabic (11.4%), Vietnamese (4.9%) and Hindi (4%).
- A similar proportion of Aboriginal and Torres Strait Islander residents (both 1.5%)
- A lower percentage of households renting (30% compared to 33%)
- A much lower percentage of medium and high density housing (25% compared to 44%)
- 41% of residents were born overseas in a non-English speaking country (compared to 37% in Greater Sydney), and
- Higher levels of disadvantaged (SEIFA index of 952 compared to 1,020 in Greater Sydney).

Emerging groups

From 2011 to 2016, Liverpool City's population increased by 24,144 people (13%).

The largest changes in the age structure in this area between 2011 and 2016 were in the age groups:

- Older workers and pre-retirees (50 to 59) (+4,022 people)
- Young workforce (25 to 34) (+3,370 people)
- Parents and homebuilders (35 to 49) (+3,310 people), and
- Empty nesters and retirees (60 to 69) (+3,213 people).

Diversity

Liverpool LGA has one of the largest concentrations of people from a refugee background in Australia. Over 11,500 migrants settled in Liverpool LGA between 2008 and 2014; a third of whom arrived through the Humanitarian Stream making Liverpool LGA the 5th highest local government area in Australia for settling humanitarian migrants (Recreation, Open Space and Sports Strategy, 2017).

Dwelling types

"Separate house" is the most common dwelling structure in the Liverpool City (73.7% in 2016, compared to 20.3% for Greater Sydney). 25.5% of dwellings were medium to high density in 2016, a similar proportion to 2011 (low compared to Greater Sydney at 43.8%).

4.1. MOOREBANK SUBURB CHARACTERISTICS

Age Profile

As shown in Table 1, compared to Liverpool LGA in 2016, Moorebank had:

- A higher proportion of residents aged 35 to 49 years (23.0% compared to 21.3%)
- A higher proportion of seniors aged 70 to 84 years (7.1% compared to 5.7%)
- A higher proportion of young workforce 25 to 34 years (15.9% compared to 14.6%)
- A significantly higher proportion of children aged 0 to 4 (9.5% compared to 7.6%), and a lower proportion of children aged 12 to 17 years (7.6% compared to 8.8%)

Between 2011 and 2016 in Moorebank, the age groups with the greatest percentage increase were:

- Parents and homebuilders (35 to 49) (+812 people or 50.7%)
- Young workforce (25 to 34) (+382 people or 31.7%)
- Babies and pre-schoolers (0 to 4) (+352 people or 54.8%), and
- Primary schoolers (5 to 11) (+343 people or 45.1%).

Population Density

At 8.28 persons per hectare, the 2016 residential population density of Moorebank is low but slightly higher compared to Liverpool City (at 6.69 persons per hectare), given its small residential population and large areas of industrial land and open space. This compares to the Liverpool suburb (with 53.2% high density dwellings) which has a population density of around 43.13 persons per hectare.

Cultural Diversity

Aboriginal and Torres Strait Islander population

In 2016, 1.1% or 119 people living in Moorebank identified as Aboriginal or Torres Strait Islander, a slightly lower proportion compared to Liverpool City (1.5%).

Recent arrivals

In 2016, Moorebank had a lower proportion of recent arrivals in Liverpool City, with 3.1% of the total population, or 319 people arrived within the last five years compared to Liverpool City's 5.6%.

Residents born overseas

In 2016, almost one third of the population of Moorebank (32.0%) was born overseas, however this is a significantly lower proportion compared to Liverpool City (40.7%).

Languages other than English spoken at home

There is a lower proportion of people who speak a language other than English in Moorebank (39.1%) compared to Liverpool City (51.9%). The most common languages other than English are Arabic (6.5%), Greek (4.6%) and Vietnamese (4.1%).

Income and wellbeing

Need for assistance and unpaid carers

4.1% of the Moorebank population reported a need for assistance with daily activities, which is a slightly lower proportion compared to Liverpool City (6.3%). 12.0% of the Moorebank population provided unpaid assistance to people with disability, long term illness or old age, which is similar to Liverpool City (11.9%).

Median household income

In 2016, Moorebank had a higher median household income than Liverpool City (\$1,926 compared to \$1,548). This is also significantly higher than the Greater Sydney median household income of \$1,745 per week.

Low income households

Moorebank (10.2%) has a significantly lower proportion of low income households compared to Liverpool City (15.9%) and Greater Sydney (15.1%).

SEIFA Score

Moorebank has a higher SEIFA index than Liverpool City (1,039.8 compared to 952.0), indicating relatively lower levels of disadvantage. This is also higher compared to Greater Sydney (1,018.0).

Table 1 - Moorebank Age Profile (Source: Profile.id)

		2016		2011		Change	
Age group	#	%	Liverpool City %	#	%	Liverpool City %	2011 to 2016
0 to 4	994	9.5	7.6	642	8.5	7.8	+352
5 to 11	1,103	10.5	10.6	760	10.0	11.0	+343
12 to 17	796	7.6	8.8	553	7.3	9.3	+243
18 to 24	764	7.3	10.0	632	8.3	9.9	+132
25 to 34	1,588	15.1	14.6	1,206	15.9	14.6	+382
35 to 49	2,415	23.0	21.3	1,603	21.1	22.3	+812
50 to 59	1,059	10.1	12.2	798	10.5	11.6	+261
60 to 69	909	8.7	8.1	882	11.6	7.4	+27
70 - 84	749	7.1	5.7	423	5.6	5.2	+326
85+	115	1.1	1.1	89	1.2	0.9	+26
Total:	10,492	100.0	100.0	7,588	100.0	100.0	+2,904

Education and Employment

Educational attainment

Moorebank has a significantly higher proportion of residents with a university qualification than Liverpool City (20.1% compared to 15.7%). However, this is a significantly lower proportion compared to Greater Sydney (28.2%).

Students

5.2% of the Moorebank population attend university or TAFE, which is a slightly lower proportion compared to Liverpool City (6.6%).

Employment

In Moorebank, 4.8% of the population is unemployed, which is a lower proportion compared to Liverpool City (7.5%) and Greater Sydney (6.0%).

The largest industries that residents work in were the similar to Liverpool City:

- Health Care and Social Assistance (10.2%)
- Retail Trade (9.3%), and
- Construction (8.8%).

Method of travel to work

In Moorebank, more than half of residents (70.9%) travel to work by car, either as a driver or passenger, as the main mode of travel to work. This is followed by residents who travel by train (13.6%), bus (1.5%) or by walking only (1.0%).

2.7% of the Moorebank population worked from home, a slightly lower proportion compared to Liverpool City (3.0%).

Young people not in employment or education

In 2016, 8.9% of young people were disengaged, meaning they were not engaged in study or employment. This was a lower proportion compared to Liverpool City (10.5%), however a slightly higher proportion compared to Greater Sydney (7.6%).

4.2. POPULATION FORECAST POST DEVELOPMENT

Forecast population Moore Point precinct

Mecone and Astrolabe Group jointly undertook a high level demographics analysis to inform planning for the proposed redevelopment of the Moore Point Precinct. This included a study of comparable precincts within Liverpool and elsewhere across Sydney to determine the appropriate parameters for population growth. The baseline assumption informing results was a dwelling completion rate of 530 dwellings per year in the precinct, resulting in approximately 6,900 dwellings by 2036 and an ultimate capacity of 14,840 by 2051.

In the Moore Point precinct, average household size is expected to begin at 1.9 persons/household for the initial residents, then slowly increase to 2.2 persons/household by 2051. Based on the dwelling completion rate, this yields a 2036 population of 14,236 persons living in 6,890 dwellings. At ultimate capacity, the precinct would be home to 32,489 persons.

Annual population growth is forecast to range from 1,000 persons/year at the inception of the precinct to 1,200-1,250 persons/year after 2040.

Table 2 - Forecast population of proposed development. Source: Mecone and Astrolabe Group, 2019

YEAR ENDING 30 JUNE	AVERAGE HOUSEHOLD SIZE (EXCL NEW DWELLINGS)	CULMULATIVE DWELLING COUNT	CULMULATIVE POPULATION GROWTH
2024	1.9 persons	530	1,007 people
2036	2.08 persons	4,240	14,236 people
2051	2.2 persons	14,840	32,489 people

Change to Moorebank suburb population

As shown in Table 3, the forecast population of Moorebank would increase from an estimated population of 10,814 in 2016 to 33,129 in 2036 and 56,906 in 2051. (Moore Point population forecast + Morebank suburb forecasts - forecast. id- by 2051).

Table 3 - Change to the population of the suburb of Moorebank post development (Forecast.id)

FORECAST YEAR	MOOREBANK SUBURB (FORECAST.ID FOR LIVERPOOL COUNCIL)	MOORE POINT PRECINCT ONLY	MOORE POINT + MOOREBANK SUBURB
2016	10,814	0	10,814
2036	18,993	14,236	33,129
2041	24,417	20,198	44,615
2051	24,417	32,489	56,906

Estimated forecast age profile

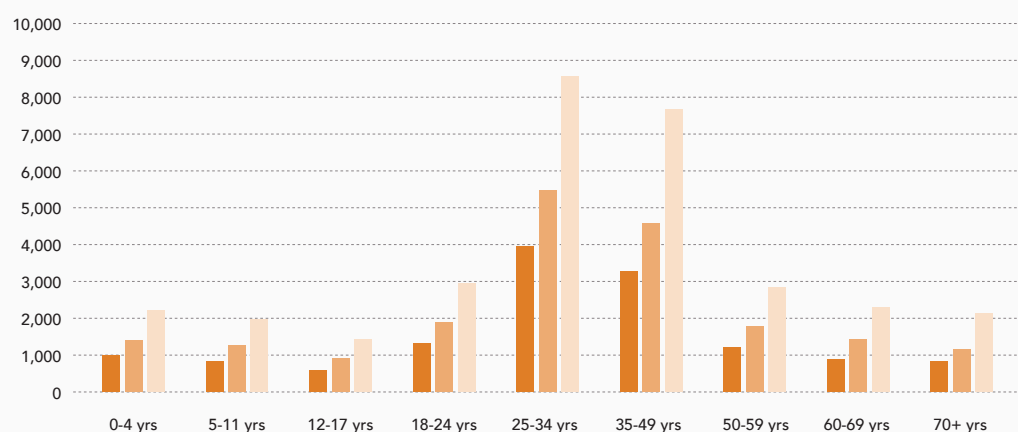
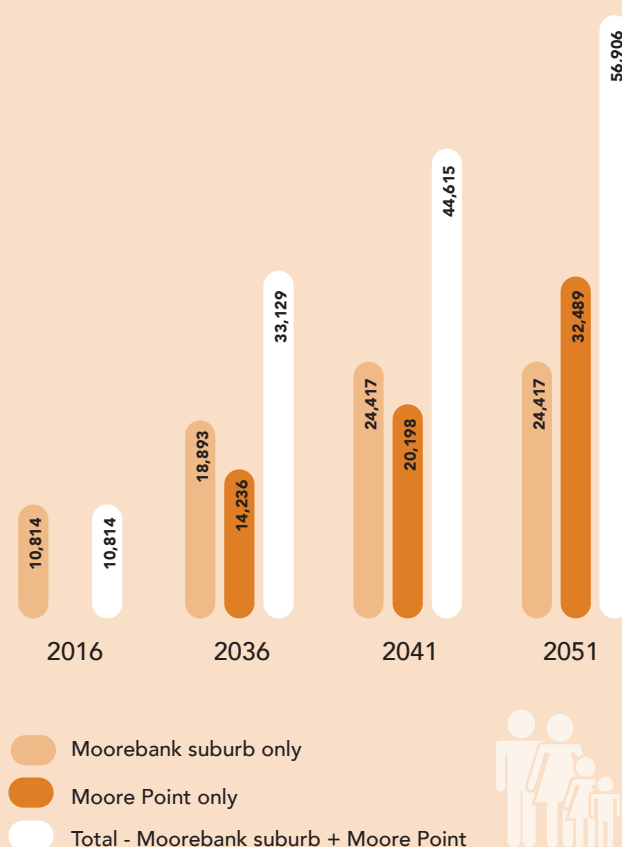
The forecast age profile of the development is based on the demographic analysis provided by Mecon/Astrolabe Group and demonstrates a young forecast population with a high proportion of working aged residents.

Table 5 - Forecast population of proposed development. Source: Meccone and Astrolabe Group, 2019

Service age group (years)	MOOREBANK 2036		MOOREBANK 2051	
0 to 4	1,007	7.1%	2,244	6.9%
5 to 11	879	6.2%	1,990	6.1%
12 to 17	638	4.5%	1,447	4.5%
18 to 24	1,361	9.6%	2,963	9.1%
25 to 34	3,936	27.6%	8,650	26.6%
35 to 49	3,291	23.1%	7,788	24.0%
50 to 59	1,301	9.1%	2,874	8.8%
60 to 69	977	6.9%	2,349	7.2%
70 - 84	650	4.6%	1,646	5.1%
85+	197	1.4%	538	1.7%
Total	14,237	100%	32,489	100%

Moore Point and Moorebank suburb population forecasts 2016 to 2051

Total population increase by 136%



Moore Point age profile forecast from 2036 to 2051

People aged between 25-49 yrs will increase by 78%

2036 2041 2051

Changes to population density

Density can be determined as a net density (the site only), or gross density (the Statistical Area or suburb where the site is located). At completion, the gross density of the suburb would be around around 35.7 persons per hectare. The net density of the site itself will be around 369 persons per hectare in 2036, 524 persons by 2041 and 843 persons by 2051.

As a comparison, the population density of Green Square in the City of Sydney, is forecast to be 211 persons per hectare at completion.

Table 4 - Forecast gross population density

	MOOREBANK 2036	MOOREBANK 2051
	Suburb	Suburb
Area (ha)	1,250	1,250
Population	33,129	59,609
Population Density Gross	26.5	35.7

POPULATION CONTEXT ANALYSIS

- By 2051 there will an additional 46,000 people living in the suburb of Moorebank, with 32,489 of these living in the high density Moore Point precinct.
- The forecast population for the site indicates a high density community, and young population, home to young professionals aged 25 to 34, and new home builders aged 35 to 49.
- Given these age charactersitics, it's important that the site offers unique social, retail and dining options, health and wellbeing features such as indoor/outdoor gym equipment as well as places for children and young people to play and be cared for as these groups start families and continue to work.
- Given the density of the site, there will be a need for access to social and recreational spaces outside of the home, providing "a backyard" for those without one including quality local parks close to dwellings, social space to study, learn and gather, larger spaces for parties and gatherings, and communal spaces within developments for music practice, study and recreation.
- There is a high need for affordable key worker housing in the Liverpool CBD to support people working in the area on lower incomes, or in key industries such as Health. The subject site, with close proximity to public transport, is an ideal location for this type of housing.
- Almost one third of Moorebank residents were born overseas. As the site redevelops to accomodate housing, it is expected that the cultural diversity of the area will increase as has occured in the Liverpool CBD. Opportunities for social connection as well as celebration of cultural diversity will support these groups.
- With more than 4,000 children aged 0 to 11 and 4,500 young people aged 12 to 24 living within the precinct, free, informal and engaging places for children and young people to play, recreate, and learn in the outdoors will be a high priority to support a safe, and healthy living environment.

5. Place context and analysis

This sections summarises the current place context.

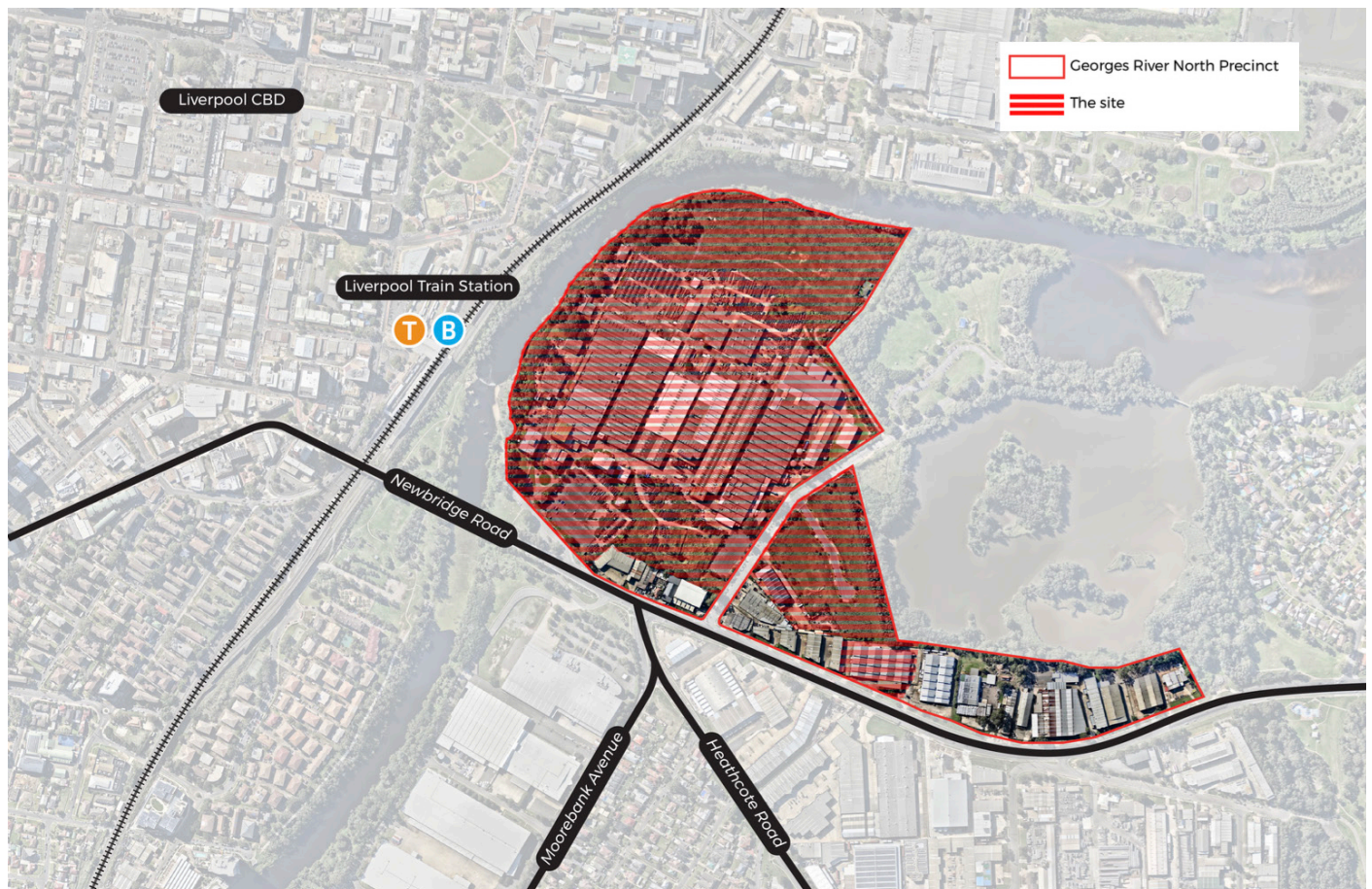
5.1. CURRENT SITE CONTEXT & CHARACTER

- The site is currently unoccupied by residents and is primarily surrounded by light industrial uses.
- The site is disconnected from the Liverpool City Centre and Liverpool Station, both visually with the dense riparian vegetation and the Newbridge Rd bridge access, and physically with poor pedestrian amenity particularly when crossing the bridge
- The site is disconnected from other residential areas in Moorebank by busy Newbridge Rd and the industrial uses to the East
- Where there are no street trees it the urban environment is harsh and can feel very hot and uncomfortable
- Haigh Park is disconnected from the street with a narrow, car-focused entrance leading to a carpark
- Lake Moore however offers future potential amenity.



Lake Moore

Figure 7 - Site aerial (Source: Nearmap modified by Mecone)





Haigh Park



Lake Moore walk



Haigh Park entrance



Locals fishing at Lake Moore

Haigh Park includes the Satyam Ghat. This is a place, located in Haigh Park, to conduct the sacred death rituals among the people with religious backgrounds of Sikhs, Hindus and Buddhists, mostly in relation to the disposal of ashes after burning. This is the only place in Sydney and was dedicated as such by the Liverpool Council.

5.2. NEIGHBOURING AREAS

Moore Point is located across the river from the Liverpool CBD, a fast growing CBD that is a major regional centre and Sydney's third CBD due to its location at the gateway of the Western Sydney Aerotropolis. The urban fabric of Liverpool is rapidly changing with greater investment in public domain and open spaces, night time economy and growing retail and hospitality options.

Neighbouring developments including 'the Paper Mill' provide a good indication of the unique social and cultural offerings development at Moore Point can offer to build a socially sustainable and resilient community.

5.2.1. HOUSING

There is no housing on the current site. Surrounding housing type in Liverpool CBD is primarily high density, with the increasing construction of 20+ storey towers.

5.2.2. JOBS AND EMPLOYMENT

While Moore Point is currently entirely light industrial, it is expected that with future redevelopment, residents will be accessing the jobs in neighbouring Liverpool City Centre. Liverpool CBD has a significant cluster of jobs including in the retail, community services, education and health sectors.

The growing focus on education, medical and allied health services to significant and ongoing investments, including the redevelopment of Liverpool Hospital, Wollongong University Campus, Western Sydney University, Campus and TAFE. As a regional centre Liverpool is also a major community services centre, with many NFP organisations based in the CBD. Westfields is also a major retail anchor.

Due to Liverpool's cluster of health and community services there will also be demand for housing for key workers, students as well as housing for vulnerable people who need regular access to these services.

5.2.3. ENVIRONMENT AND CLIMATE

New South Wales Department of Planning and Environment aimed for a target of 5 Million Trees across Greater Sydney by 2030. The 5MT program was created to expand the tree canopy "across all 33 Local Government Areas (LGAs) within Greater Sydney" (NSWDPE 2018). Currently, Moorebank has been identified to have a 16-25% tree canopy cover range, which is still progressing towards the NSWDPE 2030 goal of 40% coverage for suburbs that form the Western City District.

Located beside the river, Moore Point benefits from the cooling effect of the water, and riparian natural corridors that the environment provides.



Public art in Liverpool CBD



Westfields, a major retail anchor and new Western Sydney University Campus



New major dining precinct at the Paper Mill Development, Photo source: Paper Mill Food

6. Social infrastructure needs analysis

This section provides an audit and mapping of existing social infrastructure. It is driven by Council's Community Facilities vision:

"To build a world-class 21st century network of multi-purpose community facilities that inspire and connect residents, and act as focal points for community life"

6.1. DEFINING SOCIAL INFRASTRUCTURE

For the purposes of this study social infrastructure refers to public and communal/semi-private community facilities and services.

Community facilities are those indoor (built form) spaces for individuals and organisations to conduct and engage in a range of community development, recreational, social and cultural activities that enhance the community's wellbeing.

Public community facilities are those facilities that are accessible by the general public including community centres and childcare centres.

Communal or semi-private community facilities are those facilities located within medium and high-density buildings and are specifically created for the private use of those tenants.

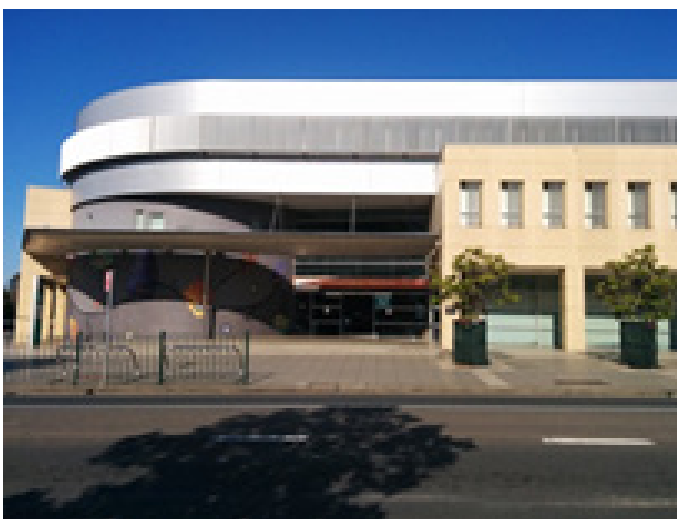
6.2. WHY IS SOCIAL INFRASTRUCTURE IMPORTANT?

For a healthy, liveable and sustainable community, housing should be within walking, cycling, or close public transport distance to employment, education, good parks, shops, and community services and facilities. Quality social infrastructure and services play an important role in supporting and facilitating community harmony and connectedness, and open space provides opportunities for play, exercise, connection to nature and a space to build social connections. In high density areas, a hierarchy and diversity of connected, quality open spaces is needed, including private, semi-private, and public open space, and local parks as well as access to regional and district spaces. There is a need for social infrastructure that provides space to build community within the development, as well as connection to the broader community, and that is adaptable to diverse uses.

"Evidence from around the world indicates that social infrastructure (including community facilities) needs to be in place before new residents move in". Liverpool Council Community Facilities Strategy



Dr James Pirie Community Centre (hall)



TAFE NSW South Western Sydney Campus

6.3. AUDIT OF SOCIAL INFRASTRUCTURE

The complete social infrastructure and open space audit is shown by Figure 8 and shows all social infrastructure available within 400m walking distance, 800m and 2km of the site.

Due to the location and size of the site, an approximate 'centre' was chosen to easily quantify the proximity of certain social infrastructure sites around the subject site.

The Coronation and Leamac Moore Point site is bounded by the Georges River along the northern riverbank, a factor which affects accessibility of sites on the opposite side of the river. However, some services were still deemed by Cred to be accessible within 800m to potential residents on the western and north-western sectors of the subject site, which will be explored below.

Community centres and libraries

There are three Council owned and operated community facilities within approximately 800 metres (or walking distance) of the site:

- 2 community centres– Dr James Pirie Community Centre, Hilda M Davis Citizens Centre
- 1 community hall - Seton Recreation Hall
- 1 library - Liverpool Library,.

The Council owned Moorebank Community Centre and Library located around 1.7km from the site. Council's Community Facilities Strategy indicates that the Moorebank Community Centre/Library is ageing but in a good location with the potential to contribute to embellishment of this facility. Council's community facility strategy identified that this facility should be upgraded to a district facility. Council identified that Seton Hall could be retained or re-purposed.

Other community facilities (non-Council) within 2km of the site include:

- Chipping Norton Community Program a community program formed by Afford

Early education and care

There are five long day care centres within 2km of the proposed development, however none are within 800m of the site and are all situated north-east and south-east of the development. Of these centres, the majority have been rated as "Exceeding the NQS", that is, they provide high quality care.

Two YMCA services are within 2km of the development, one at Newbridge Heights Public School Out of School Hours Care (OSHC), and the other at Nuwarra Public School OSHC.

Schools

There is one public primary school within 800m of the site, Liverpool Public School

The site is currently in no distinct catchment area for secondary schools in the area, however residents living in the future development would have eligibility to apply for Liverpool Girls High School (2.5km away), Liverpool Boys High School (2.8km away), and Moorebank High School (3.5km away).

Health

There is one public hospital within 800m of the site, Liverpool Hospital.

There are two bulk billing medical centres within 2km of the site, both to the south-east.

Youth

Street University is located within the Liverpool CBD and will be relocating to Newbridge Road in the future. The Street University is a youth development project created by the Ted Noffs Foundation which provides various community based services and interactive spaces for people aged 12 – 25.

Faith and culture

Satyam Ghat is a place to conduct the sacred death rituals for people with religious backgrounds of Sikhs, Hindus and Buddhists, mostly in relation to the disposal of ashes after burning. This place was allocated by Liverpool City Council in Haigh Park.



Figure 8 - Social Infrastructure audit

C1	Dr James Pirie Community Centre	S1	Liverpool Public School
C2	Chipping Norton Community Program	S2	Nuwarra Public School
C3	Hilda M Davis Citizens Centre	S3	Newbridge Heights Public School
C4	Seton Recreation Hall	S4	Liverpool Girls High School
L1	Liverpool Library	S5	All Saints Catholic College
L2	Moorebank Library / Community Centre / Community Health	S6	St Josephs Catholic Public School
O1	YMCA Newbridge Heights OSHC	S7	Moorebank High School
O2	YMCA Moorebank @ Nuwarra OSHC	S8	University of Wollongong, South Western Sydney Campus
B1	Your Kids Our Kids Childcare Centre, Moorebank	S9	Australian Careers Business College (ACBC), Liverpool Campus
B2	Your Kids Our Kids Childcare Centre, Chipping Norton	A1	Scalabrini Village
B3	The Heights Preschool	F1	Skyview Reception Function Centre
B4	Poppy's Learning Daycare Centre	F2	Macquarie Paradiso Function Centre
B5	Poppy's Early Learning Daycare	X1	Moorebank Shopping Centre
M1	Moorebank Family Practice Centre	X2	Westfield Liverpool
M2	Prime Medical Centre	T1	Liverpool Station
M3	Liverpool Hospital	T2	Warwick Farm Station
X1	Satyam Ghat	Y1	Street University

6.4. SOCIAL INFRASTRUCTURE NEEDS ANALYSIS

By 2050, the Moore Point Precinct, and the Moorebank suburb will have a population of the size that will require access to a range of local, district and regional community facilities. While the site is located in proximity to the Liverpool CBD, facilities located here cannot be depended on to service the future Moore Point community given the demand that will be placed on them by the increasing residential populations living in the CBD and nearby. The Moore Point precinct will be a high-density place and social infrastructure is a vital part of supporting residents living in apartments to have a good quality of life. In these neighbourhoods, libraries are places to study and met and community meeting rooms are living rooms to places to host social functions that apartments can not accommodate.

The provision of social infrastructure that responds to the needs of the existing and future communities can play a positive and enabling role via welcoming places to gather and meet, spaces and support providing necessary services and helping to redefine a new identity of an area undergoing change without losing the past and present.

The following analysis is based on demand for the forecast population of the Moore Point Precinct, and the population of Moorebank (post development) for the years 2036, 2041 and 2051. Population forecasts are shown in Section 4.2.

Multipurpose community centre

Two benchmarks can be applied to determine future multipurpose community centre needs. Given that multipurpose community centres can services a local and district need (wider than the precinct or site only), benchmarking has been applied to forecast population of the precinct only and the future Moorebank suburb post development.

M2 per person

Many councils set a benchmark of 80m² per 1,000 people for community floor space. Based on this benchmark the following floor space would be required to be delivered:

Table 6 - Community facility floorspace benchmarking needs

YEAR	MOORE POINT PRECINCT	MOOREBANK + MOORE POINT PRECINCT
2036	1,139m ²	2,650m ²
2041	1,615m ²	3,569m ²
2051	2,599m ²	4,552m ²

Number of facilities

There are currently no community centres on the site, and no multipurpose purpose built community facilities within 2km. Best practice would indicate delivery of a new multipurpose community centre as part of a future town centre within the precinct.

However, if this was not feasible, Council owns the ageing, but well located Moorebank Community Centre and Library (around 2km from the site) and the Seton Recreation Hall - both of which present opportunities to be embellished (although a new purpose built facility on-site would be preferable). Liverpool Council sets a benchmark of 1 multipurpose community facility for between 10,000 and 20,000 people. Based on this the following community centres would be required.

Table 7 - Number of community facility benchmarking needs

YEAR	MOORE POINT PRECINCT	MOOREBANK + MOORE POINT PRECINCT
2036	0.7	2.2
2041	1.6	3
2051	2.2	4

Cultural facilities

Liverpool Council does not have benchmarks for determining provision of future cultural facilities. However, there is high demand in Liverpool and other areas of Western Sydney for spaces for performance, participation and exhibition of arts and culture at a local and district level. There are opportunities to co-locate a cultural facility for cultural practice, exhibition and performance within the multipurpose community centres.

Libraries

The site is located in proximity to two libraries. The Liverpool CBD (central) (800m) and the Moorebank Library (branch) around 2km from the site. Council has an approach toward future central or district libraries not branch libraries, and the development presents the opportunity to contribute to an improved district library on the site of the existing Moorebank Library or increased floor space at the future Liverpool CBD library. Applying Liverpool Council benchmarks of 42m² of library floor space per 1,000 people, the following library floor space would be required:

Table 8 - Library floorspace benchmarking needs

YEAR	MOORE POINT PRECINCT	MOOREBANK + MOORE POINT PRECINCT
2036	598m ²	1,391m ²
2041	848m ²	1,873m ²
2051	1,365m ²	2,390m ²

Council also has a benchmark for mobile library services of 2,500 people. So a mobile library service would be required for the precinct.

Youth facilities

Youth facilities are generally provided as part of multipurpose community centres. The nearest youth centre is located in the Liverpool CBD (Street University) but will be locating within the precinct in Newbridge Road, servicing the local youth community.

Early childhood education and care (children aged 0 to 4)

Liverpool Council sets a benchmark for Long Day Care of 1 place for every 8 children aged 0 to years. Applying this benchmark results in the following early childhood education and care needs resulting from the forecast population of the site only. This benchmark may be low, as (by comparison) City of Parramatta sets a benchmark of 1 place for every 2.48 children, as applied below.

Table 9 - Early Childhood education and care (children aged 0 to 4) benchmarking needs

YEAR	MOORE POINT PRECINCT LIVERPOOL COUNCIL BENCHMARK	MOORE POINT PRECINCT PARRAMATTA COUNCIL BENCHMARK
2036	126	406
2041	179	578
2051	281	905

Co-located centres or community hubs are increasingly being developed to meet the needs of the diverse community with a range of services for all ages provided at a single location. Co-locating ECEC services with infrastructure such as libraries and community centres provides suitable spaces to deliver services, programs and activities to meet the social needs of the community and build community capacity. It can also increase the convenience and attractiveness of accessing other complementary community and social programs and activities. Further, for operators such as Council, it builds efficiencies.

Early childhood education and care (children aged 5 to 11 years)

Council's benchmark for out of school hours care is 1 Out of School Hours Care (OSHC) facility for every 5,000 people. By comparison, City of Parramatta sets a benchmark of 1 OSHC place for every 2.7 children aged 5 to 11 years.

Table 10 - OSHC benchmarking needs

YEAR	MOORE POINT PRECINCT LIVERPOOL COUNCIL BENCHMARK	MOORE POINT PRECINCT PARRAMATTA COUNCIL BENCHMARK
2036	3	325 places
2041	4	437 places
2051	6	831 places

As OSHC centres are generally located within primary schools, the provision of future OHSC places will be largely dependent on provision of a new primary school, or a standalone OSHC facility will need to be provided.

Council should seek to advocate with the NSW Department of Education (DOE) for provision of adequate floor space for OSHC services to operate onsite in schools, especially for any new school or significant school site re- development in the LGA and Moore Point precinct.

Schools

NSW Department of Education bases demand for new schools on capacity and proximity of existing schools and forecast growth. There is already one public primary school within 800m of the site, but it will not have the capacity to support a potential additional 1,991 children aged 5 to 11 years by 2051. Liverpool Girls High is within 2km of the site, and Moorebank High School is more than 2km from the site.

Liverpool Council sets a benchmark of:

- 1 primary school for every 2,000 to 2,500 dwellings
- 1 secondary school for every 6,000 to 7,500 dwellings

Applying these benchmarks, results in the following for the new population of the precinct:

Table 11 - School benchmarking needs

YEAR	MOORE POINT PRECINCT PRIMARY SCHOOL	MOORE POINT PRECINCT SECONDARY SCHOOL
2036	3	1
2041	4	1.5
2051	6.6	2

At least one new primary school will be required for the precinct.

1 new high school may also be required - or upgrades may be required to existing public high schools to accommodate 1,447 high school aged children by 2051.

Consultation completed with school in 2018 indicated the following:

Consultation with Reg Corney, Principal Nuwarra Public School (2018):

- Nuwarra Public School currently has 355 students enrolled.
- There are currently two empty classrooms, with a third empty classroom used as a computer lab. There is available space for additional classrooms.
- The proposed development is at the border of the catchment area.
- Nuwarra Road, which leads to the M5, is a busy street located close to the school and as such additional traffic in the area may impact on the school, particular with regards to parking on the narrow streets nearby.

Consultation with Liverpool Public School:

- Liverpool Public School has “not a lot of space for growth”
- According to the Liverpool Public School annual report, enrolments have been increasing each year and 726 students were enrolled in 2014.
- Consultation with David Hargrave, Principal Liverpool Girls’ High School
- Liverpool Girls High School has expected enrollment of 1,040 in 2016, and capacity for 1100 students.
- The school is in high demand and already has a large number of demountable classrooms, and so cannot expand more.
- Other schools in the area such as Ashcroft High School have falling enrollments and some empty classrooms.
- The Principal expects that the Georges River Precinct will be of a different socio-economic and cultural group to the area around Liverpool Girls’ High School.
- The Principal expects that a large number of refugees from Syria will be resettled in the area, which will create additional demand for the school.

Health

South Western Sydney Local Health District and Liverpool Hospital planning show that there is insufficient infrastructure in SWSLHD to meet current and future demand. Liverpool Hospital is in the midst of planning for a \$740 million upgrade.

The Liverpool area faces challenging healthcare issues, with lower health status than the NSW average. 25% of Liverpool

Hospital staff live within 5 km and 47% within 10 kilometres of the hospital.

An additional 44 hospital beds will be required by 2036 and 97 by 2051 to support the forecast population of the Moore Point precinct.

Affordable housing

There is an identified high need for affordable housing in the Liverpool LGA and in Moorebank subub. While the proportion of private market rental housing that is affordable for low to moderate income households is higher than in Greater Sydney, increasing rental prices, high numbers of low-income residents, very tight vacancy rates, a lack of diversity of dwelling types and loss of affordable rental properties indicate a high need for affordable housing.

Moorebank, and particularly the Moore Point precinct, is ideally located near to public transport and employment opportunities for key workers, including Liverpool Hospital, and has been identified as an appropriate location for affordable housing . In particular, the subject site is located within 2km of Liverpool Hospital, and 25% of Liverpool Hospital staff live within 5 km and 47% within 10 kilometres of the hospital .

There is a severe under-supply of private rental properties in the South West Sydney region, with vacancy rates below 2%.

There is a need to provide a diversity of housing types in Moorebank and the Liverpool LGA to provide for local needs, including one and two bedroom dwellings.

Liverpool City Council does not currently have any targets for the provision of affordable housing. The Greater Sydney Commission District Plan for the Western City District suggests a target of 5% to 10% of new floorspace in urban renewal areas.

Social infrastructure needs summary

SOCIAL INFRASTRUCTURE NEEDS ANALYSIS

The following social infrastructure community benefits could be delivered to support a socially sustainable and resilient Moore Point precinct. The provision of social infrastructure that responds to the needs of the existing and future communities can play a positive and enabling role via welcoming places to gather and meet, spaces and support providing necessary services and helping to redefine a new identity of an area undergoing change without losing the past and present.

Multipurpose Community Centre

There are currently no quality multipurpose community centres in Moorebank. Council's existing Moorebank Community Centre and Library (2km from the site) and Seton Recreation Hal (500m from site) are both ageing and single purpose.

The precinct could deliver 1 new district level multipurpose community centre of around 2,000m². This centre could include cultural/performance space to meet demand for cultural space for participation, exhibition and performance (at a local and district level) across Western Sydney.

Local community centre

The precinct could deliver 1 new local facility with indoor and outdoor space (of around 400m²) connected to a park and used for birthday parties, gatherings etc.

Benchmarking indicates that the site population alone would require 1,138m² by 2036 and 2,599m² by 2051.

Library

The site is located in proximity to two libraries. The Liverpool CBD (central) (800m) and the Moorebank Library (branch) around 2km from the site. Council has an approach toward future central or district libraries not branch libraries, and the development presents the opportunity to contribute to an improved district library on the site of the existing Moorebank Library or increased floor space at the future Liverpool CBD library. Applying Liverpool Council benchmarks of 42m² of library floor space per 1,000 people, 598m² (2036) and 1,365m² (2051) of new library floor space would be required to service the Moore Point precinct alone.

A mobile library service will be required if not library services - which you could fund.

Primary school

There is already one public primary school within 800m of the site, but it will not have the capacity to support a potential additional 1,991 children aged 5 to 11 years by 2051. Liverpool Girls High is within 2km of the site, and Moorebank High School is more than 2km from the site.

At least 1 new primary school would be required within the precinct. There should be 1 Out of School Hours Care purpose built facility at any new school - up to 800 places may be required by 2051 for the site population alone. Opportunities to share sportsfield, pools, library and community space should be explored.

1 new high school may also be required - or upgrades may be required to existing public high schools to accommodate 1,447 high school aged children by 2051.

Early Childhood Education and Care

Based on Council's benchmarks between 126 (2036) and 281 (2051) new long day care places will be required for the Moore Point precinct. Applying the higher City of Parramatta benchmark between 406 (2036) and 905 (2051) long day care places would be required. Long day care will most likely be delivered by the market, but requires enough space to meet legislated requirements.

For Out of School Hours Care, any new primary school should deliver a high quality Out of School Hours Care service within the school grounds and could require a license for up to 150 children each day.

Health

An additional 44 hospital beds will be required by 2036 and 97 by 2051.

Affordable housing

Moore Point precinct is an ideal location for future affordable housing for key workers particularly for workers at nearby Liverpool hospital.

7. Open space and recreation facilities needs analysis

This section provides an audit and mapping of existing open space.

7.1. DEFINING OPEN SPACE

Public open space includes parks, outdoor courts, and play spaces. It is open space, which is publicly owned, accessible to all members of the public, and can be planned and managed by local, state or federal government.

Communal open space (semi-private) is open to all residents of a development, or within a particular high density building. Examples of communal (semi-private) open space include communal gardens and green spaces on rooftop parks, swimming pools, or gyms only accessible to residents of that development.

7.2. WHY IS OPEN SPACE IMPORTANT?

The provision of public open space within neighbourhoods provides many benefits to a community. These include:

- Personal - improved physical and psychological health
- Social and community – strengthened family and community ties, and reduction of crime and anti-social behavior
- Environmental – contrast to urban development, access to natural settings, improved visual landscape, and improved air quality from presence of trees, and
- Economic – attracts new residents to an area, property prices are higher adjacent to parks, and savings in health costs from increased physical exercise.



Lighthorse Park, Liverpool

7.3. PARTICIPATION TRENDS

Key trends and changes

Participation in recreation (both sport and non-sport physical activities) is changing as our lifestyles, communities and urban environments change. The most significant trend in recreation participation in Australia in recent years is a move to informal, unstructured recreation activities rather than traditional organised sport (i.e. mid-week training session and weekend match games with a formal club).

"Today more than ever Australians are time poor, have limited budgets, are being inundated by new forms of entertainment and face increasing barriers to participation. As society changes new preferences are emerging; Australians desire greater flexibility, more tailored products and sports that work for them." – Australian Sports Commission

The future Moore Point precinct will be a highly culturally diverse, young area, with residents who may be traveling out of the area to work or study. It will be important to have open space and recreation facilities that support a range of informal and formal recreational opportunities, both day and night and that respond to this cultural diversity including sheltered hard surfaces, indoor courts and night time lighting.

Greater Sydney Outdoors survey, 2019

The Greater Sydney Outdoors survey 2019 asked the people of Greater Sydney about their personal outdoor recreation needs and interests outside of sport. It found that Sydney-siders:

- Prefer to enjoy experiences on foot, visiting destinations, exercising and exploring
- Prefer spaces that require no membership or schedule for use. This provides flexibility for people to organise activities as they please
- They look for spaces that provide opportunity for diverse recreation activities
- Need places where everyone can collectively enjoy the outdoors, regardless of age, cultural background or physical ability, and
- Need to know when opportunity for recreation arises.

POPULARITY OF WALKING ON THE RISE

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

INDIVIDUALISATION OF SPORTS AND FITNESS



Increasing individualised sport and fitness activities, with increasing participation in aerobics, running, walking and gym membership. People are fitting fitness activities into their busy lives rather than committing to regular organised sport.

& INCREASING DEMAND FOR INDOOR RECREATION

Demand for indoor recreation is increasing for a number of reasons. One of those is increasing multi cultural communities and their sporting preferences that often can be catered for in indoor recreation facilities (e.g. basketball, badminton, table tennis, futsal). Other reasons include climate comfort, safety at night and co-location with other facilities.



INCREASINGLY TIME POOR

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

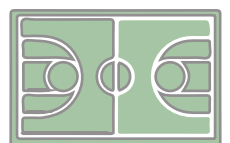
CASUALISATION OF SPORTS AND RECREATION

Personal choice: Popular recreation activities include walking, going to a play space, relaxing in parks and casual ball sports – all activities performed solo or in small social groups.

IMPACT OF CLIMATE ON OUTDOOR RECREATION

Climate change and increased days of extreme weather conditions is also driving up demand for indoor recreation facilities. On hot days, the use of outdoor sport and recreation facilities is limited.

Whereas indoor facilities are often air conditioned, and can still support participation in sports and recreation regardless of weather (heat and rain).



7.4. AUDIT OF OPEN SPACE & RECREATION FACILITIES

Open spaces

Most open spaces around the Moorebank development site are found south of the site. As shown in Figure 6, there are ten Council parks within 800m of the proposed development including:

- 2 district/regional park:
 - Haigh Park
 - Ernie Smith Reserve
- 7 local parks,
- 1 coastline beach
- Lake Moore providing opportunities for a range of future water sports and currently where fishing and cultural activities take place

There is continuous green open space along the lake and river foreshore and Lake Moore is also located in the precinct, offering opportunities for water based recreation activities.

Sports/recreation spaces

Other recreation facilities close to the site (within 800m) include:

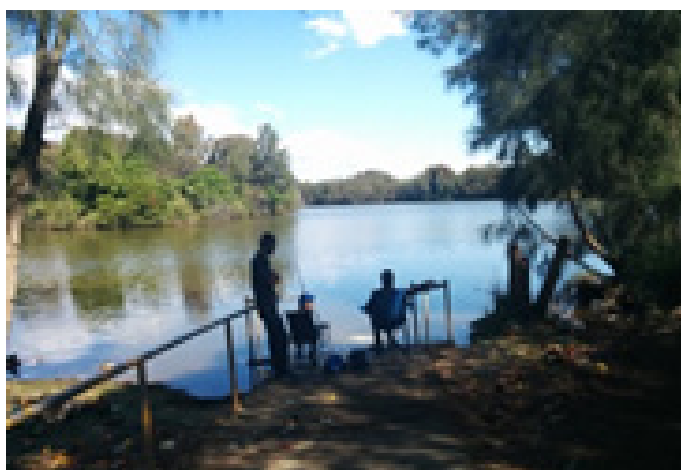
- 1 regional level skate park (Kelso Skate Park).
- 1 district hockey club, and
- 1 district level sports space (within Ernie Smith Recreation Reserve). Ernie Smith Reserve has 1 synthetic cricket wicket, 2 senior soccer fields, 3 synthetic and 2 grass hockey fields.

Indoor recreation

The site is located within 2km of the Whitlam Leisure Centre. The Whitlam Leisure Centre has 5 pools - both indoor and outdoor heated and sauna, a 3 court stadium as well as a multipurpose gymnastics hall.



Haigh Park



Fishing on Lake Moore



Biggie Park Playground

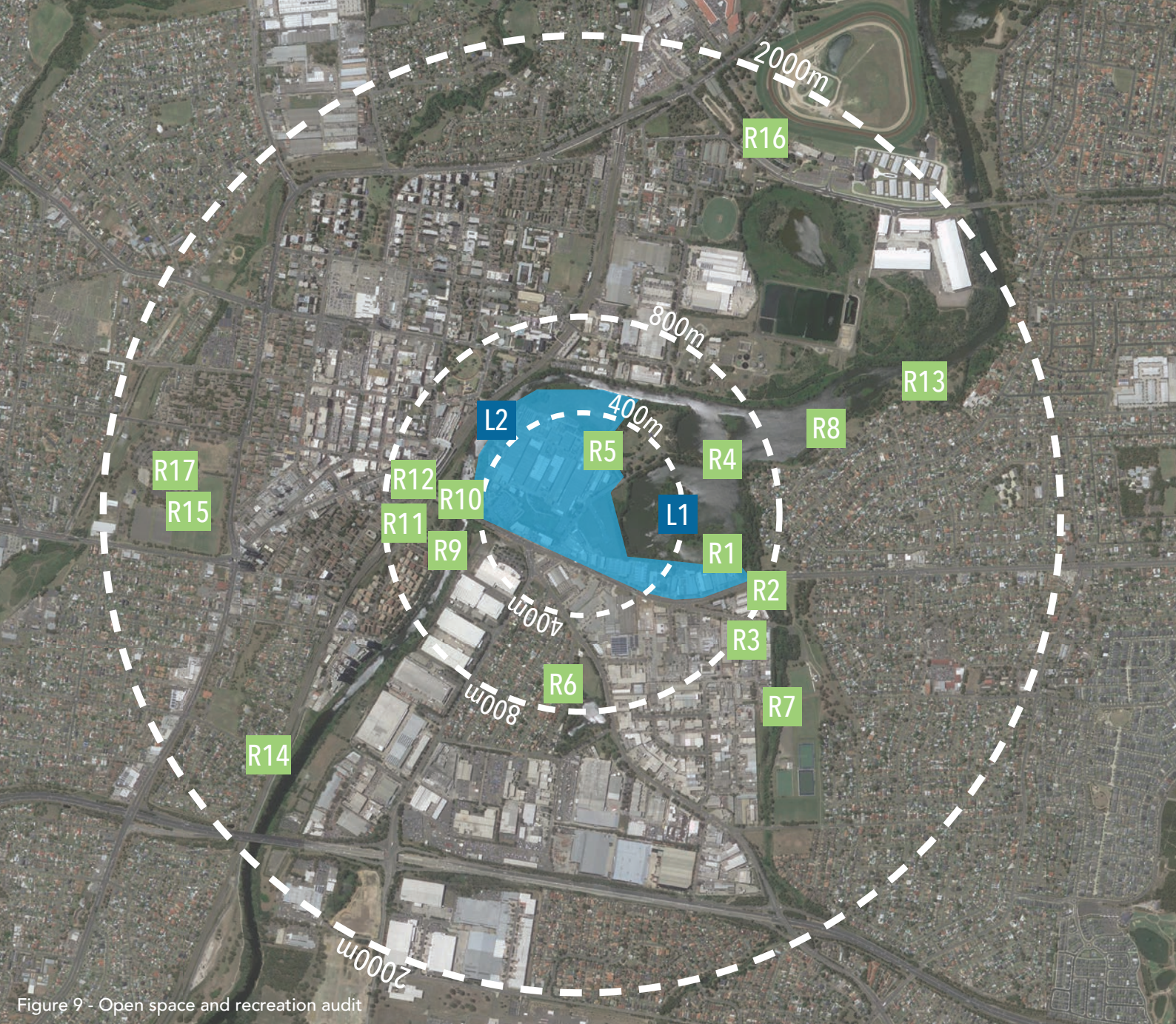


Figure 9 - Open space and recreation audit

Map Code	Park Name	Map Code	Park Name
R1	Mcmillan Park	R10	Bill Morrison Park
R2	Moorebank Skate Park	R11	Lighthorse Park
R3	Kelso Park	R12	Bigge Park
R4	Lake Moore Walk	R13	Chauvel Park
R5	Haigh Park	R14	Helles Park
R6	Clinches Pond Reserve	R15	Hillier Oval
R7	Ernie Smith Recreation Reserve	R16	Warwick Farm Racecourse
R8	Thomas Moore Park	R17	Whitlam Leisure Centre
R9	Moorebank Reserve	L1	Lake Moore
		L2	Georges River

7.5. BEST PRACTICE APPROACHES TO PLANNING FOR OPEN SPACE

Whilst in the past the amount of public open space per person has been used as a guide for the provision of open space, recent trends focus on the provision of quality public open space rather than quantity. An over-provision of open space can mean that it is underutilised and empty, contributing to a sense of insecurity in the space.

The quality of open space is determined by its design, management/maintenance, sustainability, safety, amenity and comfort. A variety of quality open spaces offers the new residents opportunities to build local networks and friendships and provides places for people to plant a tree, create an artwork, grow some vegetables and contributes to building strong ownership of a new place.

In high density areas, residents should have access to both semi-private, communal and local level open space that can function as a “backyard”, as well as access to activity and play opportunities and district and regional level open space. Open space should be connected with walking and cycling paths, to encourage use and provide opportunities for physical activity.

7.6. BENCHMARKING STANDARDS

There are a number of different benchmarks and planning standards that are currently being used to determine open space needs for new developments. Demand for open space required to support a new community at the subject site has been determined by looking at these different standards.

Liverpool Council

Liverpool Council sets a target to deliver 2.8 ha of open space per 1,000 people split between 2ha of open space and 0.8ha of sport-fields. However in urban renewal areas, this historical target is unrealistic and would result in open space targets larger than the precinct itself. This target can be hard to meet given that this provision could result in open space larger than the site itself. A more commonly applied best practice benchmark applied for site based planning is to deliver at least 20% of the site as open space. The NSW Government sets targets that open space area provision should consider a range of quantity, quality and proximity indicators including population/ density and demographic

profile, open space distribution, barriers, size, connectivity, and quality of visitor experience also need to be considered to ensure local open space provision and recreation needs are identified.

Liverpool Council also sets a benchmark of delivery of new open space as 80% local and 20% district.

Government Architect NSW and Greater Sydney Commission

The Government Architect NSW Draft Open Space for Recreation Guidelines provide benchmarks for the proximity of open space to dwellings and focus on the quality and function of spaces provided. The Greater Sydney Commissions’ planning documents include a benchmark that all dwellings should be within 500m of quality local open space of at least 0.5ha, and that high density dwellings should also be within 200m of high quality open space of at least 0.1ha. The subject site meets these benchmarks given the proximity of Trumper Park to the subject site (140m).

Sports spaces

Office of Sport sets a benchmark of a district sports space of 2 double playing fields (so 4 fields in total) for every 10,000 people.

7.7. BENCHMARKING AGAINST STANDARDS

Open space quantity

The precinct is 38.5ha in total. Applying a benchmark of 20% of the site being public open space the precinct should deliver at least 7.7ha of new and quality open space delivered through a number of district and local level parks.

Given the cultural diversity of the area the open space should be designed to be used day and night, could include walking circuits, hard surfaces for dance/tai chi and sheltered spaces for family gatherings.

This open space should be delivered through the following breakdown including:

- 80% local open space or 6.2ha. Including local parks of a minimum 0.3ha to 0.5ha accessible within 200m of all high density dwellings.
- 20% of district space or 1.5ha which could be made up of sports or recreational space potentially through provision of informal playing fields.
- The Lake Moore foreshore also presents significant opportunity to create a significant regional park, and build opportunities for water-based recreation. A large portion of the open space demand generated from the site can be met through the activation of this space.

Proximity and Linkage

Given the large amount of green space along the waterways connected to the precinct, most areas of the precinct have access within 200m of public open space. However, there are opportunities to provide local parks connected to high density dwellings and Existing public open space in the area is mostly unembellished local and district parks and

native bushland, with poor access including for pedestrians particularly older people, people with prams, and people with disability. Some opportunities to provide additional public benefits and support social sustainability in the proposed development include:

- Green linkage parks connected through the site to large open space areas such as Haigh Park, Bill Morrison Park, Lighthorse Park and Bigge Park.
- Universally design pedestrian and cycle access to local parks including McMillan Park, Kelso Park, and Ernie Smith Recreation Reserve, and link the proposed new open space onsite into the existing network of open space
- Embellishment of the Lake Moore Walk including extending the path to the subject site to provide public access to the lake front, play opportunities including nature play, exercise stations, and shaded seating along the walk, and
- Embellishment of local parks including opportunities for play that caters to a range of age groups including older children, opportunities for physical activity including in the evenings for the working age population, and opportunities for local small-scale events and gathering.

This aligns with Council's direction to increase local parks and improve connectivity to district and regional spaces. Benchmarking standards

Sport and recreational facilities

The following sport and recreation facilities are required to support the future population of the Moore Point Precinct.

Table 12 shows that for the Moore Point precinct alone, the following may be required based on benchmarks:

- Up to 3 new (or embellished) district sports-fields which could be delivered within Haigh Park or contribution to

Table 12 - Recreation benchmarking needs

YEAR	BENCHMARK	2036	2041	2051
Youth recreation precinct (see Case Study of Geelong Youth Precinct section 8.1)	Regional/district 1:50,000 people	-	-	1
Multipurpose outdoor courts	Local 1:10,000 people	1.4	2	3
Young playground	1 for every 500 children aged 0 to 4 years	2	3	4.5
Older playground	1 for every 500 aged 5 to 11 years	2	2	4
District sportsfield (2 double playing fields - 4 fields)	1:10,000 people	1.4	2	3
Outdoor fitness	1 station for every 15,000 people	1	1.3	2
Indoor leisure centre	Regional/district 1:50,000 to 100,000	-	-	Up to 1
Indoor courts	District 1:20,000 people	1	1	2
Indoor leisure centre wet/dry	Regional/district 1:30,000 to 60,000 people	-	-	1

offsite playing fields.

- Up to 3 outdoor multipurpose courts by 2051. Provision of multipurpose courts is a priority for Council within its Open Space Strategy
- Up to 4.5/5 playgrounds for young children (0 to 4) by 2051 and up to 4 playgrounds for older children (5 to 11) by 2051. These should be located throughout the precinct within new open spaces and through embellishments to neighboring open spaces
- Up to 1 regional/district level outdoor youth recreation precinct (see case study in section 8.1). There are no youth focused outdoor recreation facilities in the LGA and the proximity to the waterway offers an opportunity to fill this gap and could include provision of required outdoor multipurpose courts, parkour, skate elements, outdoor study space, and seating.
- 2 outdoor fitness stations throughout the precincts (more could be provided as these provide free fitness equipment for a range of age groups).
- 1 indoor recreation centre providing indoor courts. Indoor courts are in high demand in increasingly hot and culturally diverse places across Sydney.
- A new regional or district indoor leisure centre is not required given the proximity to the Whitlam Leisure Centre (which has 5 pools) however given the forecast population a pool could be shared with a new school or learn to swim pools provided within residential towers.

Open space & recreation needs summary

OPEN SPACE & RECREATION NEEDS ANALYSIS

The Moore Point precinct could deliver the following open space and recreation community benefits. These benefits would ideally be provided on site where possible, or by contributing to delivery nearby:

Public Open space

A total of at least 7.7ha of new quality open space across the precinct (which can include a range of types including district, local, linkage and civic). This should be delivered as mostly 6.2ha of new local parks of a minimum size of 0.3ha-0.5ha. The parks should be located so that all residents in high density can access a usable open space within 200m of their homes. 1 district level open space (1.5ha) should also be provided and could include informal sports space.

To support the areas cultural diversity, and high working population, the parks should be designed to support daytime and night time walks, large family gatherings and culturally appropriate recreation activities such as tai chi, dance, badminton and group gatherings.

Recreational green links could be provided as part of the 7.7ha including links to existing large open space areas such as Haigh Park, Bill Morrison Park, Lighthouse Park and Bigge Park.

Sports spaces

Up to 3 new (or embellished) district sports-fields. 1 new sports-field space could be provided within the precinct and embellishments to Haigh Park could deliver additional sports-fields. These sports spaces should respond to the increasing demand for informal and unstructured team sports rather than being controlled by one team or sports type.

Indoor leisure

1 indoor recreation centre providing indoor courts. Indoor courts are in high demand in increasingly hot and culturally diverse places across Sydney.

A new regional or district indoor leisure centre is not required given the proximity to the Whitlam Leisure Centre (which has 5 pools) however given the forecast population a pool could be shared with a new school or learn to swim pools provided within residential towers.

Outdoor courts

Up to 3 outdoor multipurpose courts by 2051. Provision of multipurpose courts is a priority for Council within its Open Space Strategy

Recreational & play facilities

Up to 4.5/5 playgrounds for young children (0 to 4) by 2051 and up to 4 playgrounds for older children (5 to 11) by 2051. These should be located throughout the precinct within new open spaces and through embellishments to neighbouring open spaces

Up to 1 regional/district level outdoor youth recreation precinct (see case study in section 8.1). This could be provided through embellishment of the existing Kelso Skate Park or through a new youth focused outdoor recreation space along the lake and could include provision of required outdoor multipurpose courts, parkour, skate elements, outdoor study space, and seating.

2 outdoor fitness stations throughout the precincts (more could be provided as these provide free fitness equipment for a range of age groups.

Leveraging the foreshore

The sites location on Lake Moore offers the unique opportunity to provide water-based recreation through the provision of a water launch point for passive boating activities, as well as a canoe/kayak shed for storage.

Communal open space

Communal open space, such as the proposed rooftop open space, can provide local parks, community gardens and places for passive and active recreation for tenants of buildings, including play and dog walking. This is becoming a common trend in many cities around the world including in Sydney and Melbourne and includes passive green spaces, kick-about spaces, and community fruit, vegetable and herb gardens. Learn to swim and communal pools will also take pressure of the Whitlam Leisure Centre.

Case studies are provided in Section 8 of what can be provided to support socially sustainable communities through access to open space on roof tops, including for families with children to dig in the dirt (in community garden plots), friends and family to gather for a BBQ or function, quiet places for residents to relax outside of

8. Community benefits opportunities analysis

Based on the findings from sections 1-7, this section outlines opportunities for the proposed development to enhance the character of the area, address identified community needs, and support community cohesion, social sustainability and resilience through this proposal. It also provides a series of best practice case studies that illustrate how these opportunities have been delivered elsewhere.

8.1. COMMUNITY BENEFITS OPPORTUNITIES ANALYSIS

Table 3 - Opportunities to provide community benefits

OPPORTUNITY	RATIONALE
QUALITY SOCIAL AND CULTURAL INFRASTRUCTURE	
<p>New multipurpose community hub</p> <p>The precinct could deliver:</p> <ul style="list-style-type: none"> 1 new district level multipurpose community centre of around 2,000m². This centre could include cultural/performance space to meet demand for cultural space for participation, exhibition and performance (at a local and district level) across Western Sydney. Deliver by 2041 to support population growth and increasing demand for spaces for community and cultural activities. 	<ul style="list-style-type: none"> There are currently no quality multipurpose community centres in Moorebank. Council's existing Moorebank Community Centre and Library (2km from the site) and Seton Recreation Hal (500m from site) are both ageing and single purpose and Council has identified opportunities to refurbish/rationalise these. High proportion of people living in apartments will require space away from home to socialise, learn, participate in arts and culture and access services and programs.
<p>New local community facility</p> <p>The precinct could deliver:</p> <ul style="list-style-type: none"> 1 new local facility with indoor and outdoor space (of around 400m²) connected to a park and used for birthday parties, gatherings etc. Deliver in the early stages of the development to support community development programs and services. 	<ul style="list-style-type: none"> Benchmarking indicates that the site population alone would require 1,138m² by 2036 and 2,599m² by 2051 and between and 2 community centres. High demand from families in apartments to access indoor/outdoor space for birthday parties, meetings, gatherings. Location in parks supports children, young people to play also. Council's policy is that community infrastructure should be provided when people move into new areas - this is also best practice.
<p>Contribution to improved library facility</p> <ul style="list-style-type: none"> Contribute toward re-purposing Moorebank Library and Community Centre to a district level multipurpose library facility. Applying Liverpool Council benchmarks of 42m² of library floor space per 1,000 people, 598m² (2036) and 1,365m² (2051) of new library floor space would be required to service the Moore Point precinct alone. (preference) Alternatively contribute to a larger new Liverpool CBD library. A mobile library service onsite will be required based on Council benchmarks 	<ul style="list-style-type: none"> The site is located in proximity to two libraries. The Liverpool CBD (central) (800m) and the Moorebank Library (branch) around 2km from the site. Council has an approach toward future central or district libraries not branch libraries, and the development presents the opportunity to contribute to an improved district library on the site of the existing Moorebank Library or increased floor space at the future Liverpool CBD library. Existing Moorebank library is well located and has potential to become a district level library servicing the future Moorebank suburb and surrounding areas - of more than 50,000 people.

OPPORTUNITY	RATIONALE
New and improved schools <ul style="list-style-type: none"> 1 new primary school would be required as a result of the precinct. The new primary school should include 1 Out of School Hours Care purpose built facility at any new school Opportunities to share sports-field, pools, library and community space should be explored Investigate potential for a combined primary/high school on-site or contribute to improvements to Moorebank High to increase capacity. 	<ul style="list-style-type: none"> There is already one public primary school within 800m of the site, but it does not have the capacity to support a potential additional 1,991 children aged 5 to 11 years by 2051. Liverpool Girls High is within 2km of the site, and Moorebank High School is more than 2km from the site and both have limited growth capacity to service an additional 900 young people aged 12 to 17 years by 2051.
New Early Childhood Education and Care <ul style="list-style-type: none"> Encourage the provision of quality early education and care centres that meet best practice provisions including not over 90 places, and access to natural outdoor areas which will be priority for all the children living in high density communities. Dependent on the benchmark up to 10 new long day care centres could be required by 2051. Encourage the inclusion of a quality Out of School Hours Care service with capacity for up to 150 children as part of the future primary school. 	<ul style="list-style-type: none"> Based on Council's benchmarks between 126 (2036) and 281 (2051) new long day care places will be required for the Moore Point precinct. Applying the higher City of Parramatta benchmark between 406 (2036) and 905 (2051) long day care places would be required. Long day care will most likely be delivered by the market, but requires enough space to meet legislated requirements. For Out of School Hours Care, any new primary school should deliver a high quality Out of School Hours Care service within the school grounds and could require a license for up to 150 children each day.
QUALITY AND CONNECTED OPEN SPACE	
New open space for informal recreation <ul style="list-style-type: none"> Deliver a total of at least 7.7ha of new quality open space. This should be delivered as 6.2ha of new local parks of a minimum size of 0.3ha-0.5ha. The parks should be located so that all residents in high density can access a usable open space within 200m of their homes. 1 district level open space (1.5ha) should also be provided and could include informal sports space. To support the areas cultural diversity, and high working population, the parks should be designed to support daytime and night time walks, large family gatherings and culturally appropriate recreation activities such as tai chi, dance, badminton and group gatherings. Recreational green links could be provided as part of the 7.7ha including links to existing large open space areas such as Haigh Park, Bill Morrison Park, Lighthouse Park and Bigge Park. 	<ul style="list-style-type: none"> Open space should be delivered at a minimum of 20% of the site area While there is existing open space (Haigh Park, Bigge Park) it's not high quality Informal recreation is the preferred recreational participation for residents across Sydney. Day and night activation is important for culturally diverse groups. Families and children living in high density apartments need open space that acts as a "backyard".

OPPORTUNITY	RATIONALE
<p>New sports space</p> <ul style="list-style-type: none"> Deliver up to 3 new (or embellished) district sports-fields including: <ul style="list-style-type: none"> 1 new sports-field space within the precinct delivered by 2051. Embellishments to Haigh Park to deliver additional sports-fields for informal team sports delivered by 2036. These sports spaces should respond to the increasing demand for informal and unstructured team sports rather than being controlled by one team or sports type. Protection and enhancement of the Satyam Ghat. 	<ul style="list-style-type: none"> Culturally diverse groups are more likely to participate in informal team sports, and need spaces to hold large gatherings. Office of Sport sets a benchmark of 1 district level sportspace for every 10,000 people. The Satyam Ghat in Haigh Park is the only one in Sydney and highly culturally significant.
RECREATION AND PLAY	
<ul style="list-style-type: none"> Up to 4.5/5 playgrounds for young children (0 to 4) by 2051 and up to 4 playgrounds for older children (5 to 11) by 2051. These should be located throughout the precinct within new open spaces and through embellishments to neighbouring open spaces Up to 1 regional/district level outdoor youth recreation precinct (see case study in section 8.1). This could be provided through embellishment of the existing Kelso Skate Park or through a new youth focused outdoor recreation space along the lake and could include provision of required outdoor multipurpose courts, parkour, skate elements, outdoor study space, and seating. 2 outdoor fitness stations throughout the precincts (more could be provided as these provide free fitness equipment for a range of age groups. 	<ul style="list-style-type: none"> Existing play facilities in Moorebank are generic and for younger children There will be a high number of children and young people living within the precinct and the access to the waterway opens opportunities for innovative recreational facilities Responds to benchmarks set local and State Government Fitness stations are a priority recreation facility for Liverpool Council.
<p>New indoor leisure</p> <ul style="list-style-type: none"> 1 indoor recreation centre providing up to 4 indoor courts that support a range of culturally appropriate sports such as futsal, indoor volleyball, badminton and table tennis. This could be privately operated, communal or dedicated to Council 	<ul style="list-style-type: none"> An increasingly culturally diverse community means that there will be high demand for indoor recreation on site. Indoor courts are in high demand in increasingly hot and culturally diverse places across Sydney.
<p>Water recreation facilities at Lake Moore</p> <ul style="list-style-type: none"> There is opportunity to leverage the Lake Moore foreshore through the provision of a water launch point for passive boating (e.g. Kayaks, canoes) and viewing decks for passive recreation and fishing. 	<ul style="list-style-type: none"> There is high demand for water based recreation in Western Sydney and increasingly hot Sydney suburbs.

OPPORTUNITY	RATIONALE
Communal pools <ul style="list-style-type: none"> There is an opportunity to provide communal pools to support the significant density of residents on site, and lessen the pressure on public pools Consider contribution to improving facilities at the Whitlam Centre. 	<ul style="list-style-type: none"> Western Sydney is getting hotter resulting in greater need for places to cool such as pools Significant population with demand for pools including new residents from overseas who need “learn to swim” classes With such significant population growth, communal pools will be needed to take pressure off Council’s facilities such as Whitlam Leisure centre
Communal facilities <ul style="list-style-type: none"> Provision of communal facilities within residential towers including green roofs with community gardens, dog runs, bbq facilities; and connected to internal rooms with study space for student, or music practice rooms, or maker spaces/community share shed. 	<ul style="list-style-type: none"> Given that 100% of people will be living in high-density apartments, there will be demand for communal space (e.g. music practice rooms, meeting rooms, places for parties) within some residential buildings for residents to meet, participate in local programs, create local events, hold playgroups or store equipment. Best practice is to locate these facilities close to open space and close to high activity areas. As the proposed development is likely to be one of the first in an area of significant planned development, community space that provides a place for the existing and incoming community to connect at the early stages of development, and to deliver community programs, will be important.
HOUSING DIVERSITY AND MIX	
<ul style="list-style-type: none"> Deliver affordable housing for key workers. 	<ul style="list-style-type: none"> There will be significant demand for key workers due to proximity to Liverpool Hospital and cluster of community services

COOL AND COMFORTABLE CONNECTED PLACE

New bridges across the Georges river

Connecting Moore Point to Liverpool CBD will be critical for access to jobs, regional facilities, services and activities. Given the heat of the area, it should be sheltered for cool access.

8.2. HOW THESE RECOMMENDATIONS CAN BE DELIVERED AND FUNDED

A site specific s7.11 contributions plan will be prepared following gateway determination of the planning proposal. It is anticipated that a number of items in this report will be considered in the preparation of the contributions plan in collaboration with Council.

The proponents are working with Council to establish a Placemaking Working Group to ensure that over the next 40 years Moore Point delivers on the vision for Liverpool as Sydney’s third City Centre. The aim of the Working Group is to collaboratively explore and assess place-led opportunities

to ensure the precinct is delivered based on world’s best practice for placemaking, river interface, and sustainability. Through this Group, Council and the proponents will collaboratively refine the community benefit opportunities for Moore Point.

8.3. BEST PRACTICE CASE STUDIES

Community infrastructure

There is an identified need for a public district level multi-purpose community hub, inclusive of indoor recreation and cultural space, connected to event ready outdoor space. Some ideas of how this can be delivered are provided in the following case studies:

Multi-purpose community and recreation space (with rooftop recreation)

Case study: Ultimo Community Centre

Ultimo Community Centre is a multi-purpose venue for sports, recreation, learning and arts and craft. The centre includes:

- 2 independent child care centres
- Sydney's Ultimo Library branch and the Jessie Street National Women's Library
- 15x10m community hall with 100 people capacity (frequently used for cultural uses such as performance and dancing)
- Indoor court (3/4 basketball court, suitable also for volleyball, futsal, and badminton)
- Multipurpose rooftop outdoor courts (2 basketball courts/2 futsal spaces/2 tennis courts/1 netball court)
- Two community rooms 8x6m, capacity of 20 people. These can be hired with the courtyard
- Art and craft room for up to 20 people
- Shopfront space in the building is leased through the accommodation grants program to Vibewire, a "skills gym" for young people focused on building young people's entrepreneurship skills.



Source: City of Sydney

Indoor courts are also used for community programs



Source: City of Sydney

Rooftop courts with programs such as 'lunchtime sport'

Multi-purpose community services and cultural space, connected to outdoor event-ready space

Case study: Boyd Community Hub

Opened in 2012, Boyd is the City of Melbourne's first integrated community service space, on the heritage listed site of the former JH Boyd Girl's High School. It includes:

- Southbank Library, with collection, reading spaces, and lounge
- Artist's studios
- Café
- Family support, parenting, and maternal and child health services with office space, consulting and counselling rooms
- Playgroup with internal and external area, and
- Two bookable spaces. These spaces are used for: Celebrations and cultural events; Education and training programs; Exhibitions; Meetings, seminars and conferences; Passive recreational activities, and; Performances.

The draft concept plan for the co-located park includes lawns, a forest garden, picnic and toddler play areas. Council is investigating nearby areas to provide multipurpose courts and an off leash dog park.



Source: City of Sydney

Community hub connected to outdoor open space



Source: City of Melbourne

Ground floor programming

Multi-purpose community and learning space (connected to outdoor, event ready space)

Case study: *The Connection, Rhodes*

The Connection in Rhodes, provides a range of indoor and outdoor spaces for the whole community to participate in a range of activities, programs and events. The facility operates 7 days per week with the Meeting and Event Spaces available to hire on a demand basis from 6am to Midnight daily.

The Meeting Space

- Four small to medium sized meeting rooms ideal for privately-run activities. These can be combined to create larger spaces able to cater for 150 people.

The Event Space

- Multi purpose function hall
- 2 x smaller rooms can be combined to make a 440 m² room suitable for events both large and small.

The Learning Space

- Open daily from 8am to 10pm with scheduled programming taking place at various times throughout the day.
- 3D printer, A0 plotter, die cutter, sound recording and rehearsal studios, photography and video equipment
- Open Space – facilitating informal meetings, collaboration with neighbours and our digital technology experts
- Studio 1 – facilitating classroom-style programs and learning
- Studio 2 – facilitating photography, video and music creation
- Digital Classroom – private Study groups needing dedicated AV facilities.

The Digital Space

Sydney's newest exhibition space for video, sound, and digital art.

Bare Witness restaurant and bar

- 500m² internal + outdoor dining

Outdoor space

- Flexible outdoor spaces and amphitheater for performance
- Hard stand areas next to reflective glass (used for dancing)
- Water play
- Large scale Public Artwork by Brook Andrew, connecting internal and external spaces
- Bicycle parking, seating, trees, bubbler, and public toilets.

Image: City of Canada Bay Council

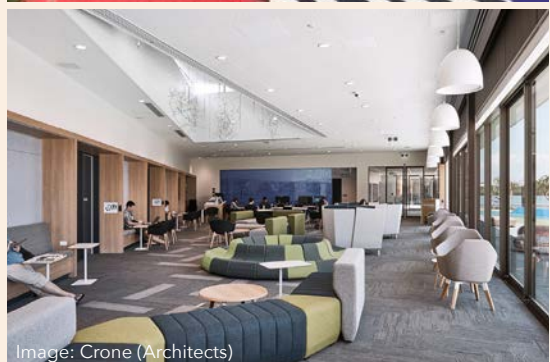


Image: Crone (Architects)



Image: Community event (Urban)

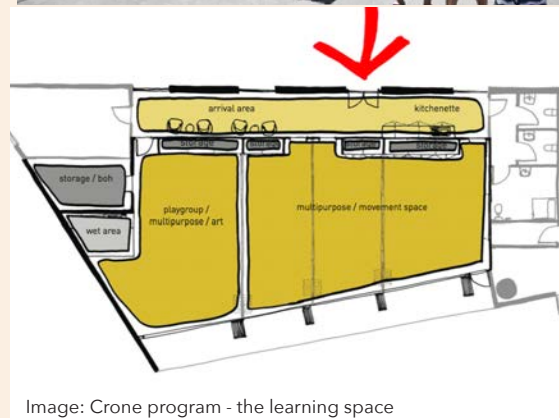


Image: Crone program - the learning space

Co-located cultural and community space

Case study: Bankstown Learning and Knowledge Centre

Bankstown Learning and Knowledge Centre consists of a theatre, community space and library located within the same building. While a library isn't within scope for Moorebank, a similar performance space would be appropriate to meet local cultural needs.

- Library**
 - 5000m² new library over 3 stories
 - interactive community information wall and public domain improvements.
 - meeting rooms
 - exhibition space
- Theatre**
 - 300 seat theatre
 - Bryan Brown Theatre
- Conference**
 - COMMUNITY ROOM 1
 - CAPACITY: 145 theatre style, 35 u-shape style, 45 cabaret style (5-7 per table)
 - Function space with a SmartBoard, tables and chairs provided by the venue.
 - COMMUNITY ROOM 2
 - CAPACITY: 90 theatre style, 25 u-shape style, 30 cabaret style (5-7 per table)
 - Function space with a SmartBoard, tables and chairs provided by the venue.
 - LANSDOWNE ROOM 1
 - CAPACITY: 55 theatre style, 20 u-shape style, 30 cabaret style (5-7 per table)
 - Function space with a projector and screen, tables and chairs provided by the venue.
 - LANSDOWNE ROOM 2
 - CAPACITY: 55 theatre style, 20 u-shape style, 30 cabaret style (5-7 per table)
 - Function space with a projector and screen, tables and chairs provided by the venue.
- Cafe**
 - BLaKC
- Outdoor / public domain improvements**
 - Paul Keating Park, a new aquatic sculpture garden, new street trees and landscape, upgraded and new accessible amenities, all-weather accessible bus drop-off zone, bicycle parking and upgraded off-street car parking facilities.



Creative library spaces

Case study: Magdenburg Outdoor Library

KARO Architekten in collaboration with the Magdenburg community built a 1:1 outdoor library using beer crates to suit their limited budget. The library itself is in fact a wall which defines the corner of a section of concrete now occupied by readers and passers-by. The wall itself houses nooks for sitting and shelves for books, bridging the divide between indoor and outdoor public space. The library's bookshelves are cared for by the community and open to all, 24/7



High rise primary school with shared community facilities

Case study: South Melbourne Primary School

South Melbourne Primary school is Victoria's first vertical public school. Six storeys in height, it is one of the first times shared school and community facilities have been integrated on site.

In addition to its use as a primary school for 525 students, it includes an early childhood and learning centre, maternal and child health centre, multi-purpose community rooms and indoor and outdoor multi-purpose courts. It also includes a forecourt with outdoor amphitheater, secure bicycle storage, concourse, and art courtyard.



Source: City of Sydney

High-rise childcare/co-located with primary school



Source: Hayball

Rooftop courts



School meeting space



Early childhood learning and care

Communal community spaces

Communal space for residents

Case study: Signature Apartments

Signature Apartments in Redfern is a great example of communal spaces helping to build community. A group of residents converted the rooftop garden beds into a community garden, which has since expanded into common areas on the lower levels. The Strata runs events like Christmas parties and Each Hour boardgames by candlelight on the roof, and a community swap room has been set up in the bin room.



Community program space

Case study: Bathurst Street Creative Hub

Located in what is set to be Sydney's tallest residential tower on Bathurst St in Sydney's CBD, the City of Sydney is building a new creative hub. Spanning over 2,000m2 over 5 storeys, the facilities will include:

- Sound proofed rooms for music rehearsals
- Studios with sprung timber floors for dancers and actors
- Media and editing suites for filmmakers and new media artists, and
- Wet dry studios for artists.

The City has a 99 year lease on the creative hub through a voluntary planning agreement.



Makerspaces

Case study: Makerspace & Company

MakerSpace & Company is a large, not for profit maker space located in Marrickville with wood working, pottery, metalworking and other equipment. There is space for classes, coworking space for creatives, and “machinery that is too expensive, specialised, or just too big for people to have in their homes”.



Case study: Foley Street Creative Spaces

The City of Sydney upgraded 5 shopfronts on Foley Street, Darlinghurst to foster creative production in Sydney. Artists, creatives and community organisations were invited to submit expressions of interest to occupy the spaces over 3-year leases. The spaces provide tenants room to create as well as showcase their wares and interact with the public. Tenants can also host community workshops, talks and events in their space, for example Enti Studio hosts ceramics classes.



Communal and community space and housing for older people

Case study: Kampung Admiralty

Located in the north of Singapore, Kampung Admiralty is a public housing development targeted at senior residents that integrates, healthcare, public facilities, community space and commercial amenities in a vertical format. There are four distinct components of the project: the lower levels contain the People's Plaza, a “community living room” with shops, eateries, and access to a tropical garden. The medical centre is located in the middle floors, while the topmost layer contains studio apartments, as well as the green spaces.

“The close proximity to healthcare, social, commercial and other amenities support inter-generational bonding and promote active ageing in place.”

The amount of green space on the building greater than the building's overall footprint. This includes small farm plots for residents to tend to, organised as part of a “village green” at the centre of the 11 housing blocks, containing 104 homes for elderly singles and couples.

“Buddy benches”, designed to encourage residents to sit together and socialise, are strategically placed at entrance points.



Open space

The development of this scale offers opportunity to support local high need groups, through the development of social enterprise. Ideas and case studies are provided below:

Rooftop recreation

Case study: Park 'n' Play, Nordhavn, Denmark

A new playground called 'Park 'n' Play' has been built above Copenhagen's harbour scenery in bright red. It is located 24m above sea level on the roof of a car park and it has set new standards in the way people think about designing public spaces. This project's challenge was to create centrally located parking facilities that would optimally integrate into the surroundings of the modern Nordhavn city district. Nordhavn is a rapidly growing urban city which will have thousands of new residents. Such an ambitious urban renewal required ambitious approaches to recreation spaces addressed by this playground.



Figure 10 - Playspace on a carpark rooftop in Copenhagen
(Image source: JAJA Architects)

Small park with regional pull and catering for high density and diverse communities

Case study: Burwood Park

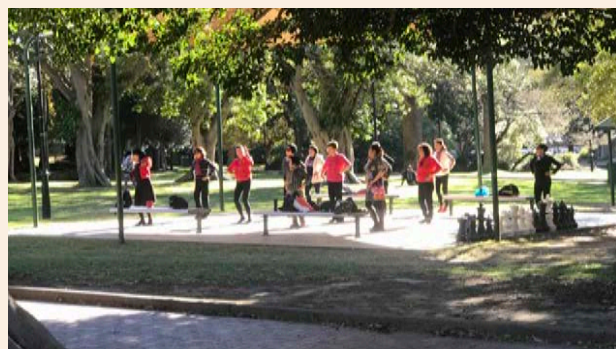
Located in the Burwood town centre, Burwood Park is one of Sydney's most busy and successful parks in terms of its diverse facilities and functions that support culturally and socially diverse communities.

Daily the park is used by children and families, working aged residents, older residents, and young people for sport, social gathering, dance, tai chi, board games, learning and other activities.

The park's facilities include:

- The Burwood Park Community Centre and Pavilion, which is an indoor/outdoor space popular for local events, but also for local Chinese groups for dance and performance.
- Shaded, multi-purpose hard surfaces, that can be used for games, but also group dancing and exercise
- Tables and chairs for gatherings and games
- Walking paths for exercises
- Sporting facilities including tennis and a sportsfield
- Trees and shaded areas for get togethers and relaxation
- Power outlets for events.

The parks is a great model for "working harder" in high dense, culturally diverse areas.



Youth precinct

Case study: Geelong youth activities area

The Geelong Youth Activities Area is a dedicated outdoor plaza-style park, located at the high value Waterfront in Geelong. Containing an array of cutting edge design features, young people can participate in a range of physical activities or relax at this award-winning arena. One of the main objectives of the project was to help young people feel more connected and involved in the community and an important part of achieving this is to provide them with quality activity areas and facilities throughout the region, not just in the outer suburbs where land is cheap and plentiful.

Facilities include:

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

Size:

- The YAA covers an area of around 4,000m² on the waters edge



Water play

Case study: Darling Quarter Playground, Darling Harbour

Interactive water play is a central feature of the Darling Quarter playground by Aspect Studios, with 1,000m² of the 4,000m² playground dedicated to a man-made river environment, featuring sand a pumping station, sluice gates, water switches, a water wheel and a large water jet area. The technically complex system makes the playground engaging for both younger and older children as they either control the flow and route of the water, or simply splash away. Another key feature of the playground is the lighting scheme that creates ambiance in the evening, attracting teenagers and young adults and allowing for intergenerational play. In the context of Fairfield Place, water play will be an important feature to ensure children can still play for longer periods in the heat, and are encouraged to go outside to cool off and play throughout summer, rather than stay indoors.



Pedestrian friendly public domain, public plazas

Case study: Lonsdale Street, Dandenong

Lonsdale St, Dandenong was redesigned as a grand boulevard with a pedestrian focus. Key elements are street trees and lush planting, a strong paving design for pedestrian areas, custom lighting and seating throughout. Through traffic was concentrated into a central band defined by four rows of trees. The project won the 2014 National Landscape Architecture Award for Urban Design.



Communal open space ideas

Off Leash dog parks

Case study: Gardenhill Apartments, Doncaster

Developer Beulah International has created an exclusive dog park in its new Gardenhill apartment complex in Doncaster Victoria. Home to 136 one and two bedroom apartments, Gardenhill will feature an enclosed ground floor garden that will permit dogs to be off lead in a secure and user friendly environment. The private off lead area will be equipped with secure fencing, seating, a clean-up station and a drinking station.



Case study: Nic of Fifth, Minneapolis

Nic of Fifth in Minneapolis is a residential apartment building with extensive community spaces, including an outdoor dog run.



Jobs and employment

The development of this scale offers opportunity to support local high need groups, through the development of social enterprise. Ideas and case studies are provided below:

Social enterprise

Case study: Nana Community Cafe, London

The Nana Cafe, winner of the NESTA Ageing Well Challenge, is a comfort food cafe in Clapton, London. The cafe recruits women aged mainly over 60 and who are at risk of being socially isolated. Each Nana works a set shift each week and after three months each will take a small share in the profits. Among the teapots and cake stands, soups and stews, plans are also afoot to host craft classes in knitting, crocheting, embroidery and sewing. To make the social enterprise financially sustainable, Nana transforms at night into a bar called the Convenience serving craft beers and wines. For 62-year-old Lyn Cornwall volunteering at the cafe is about reconnecting with people of all ages. "A mother's work is never done, and when my children flew the nest I missed my caring role. The cafe is challenging as well as being socially rewarding. It's not about money, it's about benefiting everyone."



Generating local employment

Case study: Kickstart Cafe, PAYCE

- Kickstart café is a joint social enterprise initiative of the PAYCE Foundation and the Riverwood Community Centre, aimed at addressing youth unemployment in the Riverwood area.
- In 2009 PAYCE won the tender to redevelop a portion of the Riverwood social housing estate. As part of PAYCE's strong commitment to community engagement and in response to the high rate of youth unemployment in the local area, PAYCE took on management of an existing canteen, rebranding it as Kickstart café. It was positioned next to the construction site to service construction workers as well as the local community, while training and employing disengaged young people from the area.
- An implementation of similar ideas to the Kickstart café concept in Moore Point would provide a positive impact of the development, especially for local disengaged youth.

Place and identity

As a large site that will undergo redevelopment in multiple stages, there are opportunities to provide both long, and short term place activation projects that reflect local identity.

Reflecting diverse communities

Case study: Afghan Bazaar cultural precinct, Dandenong

Through extensive consultation with a range of precinct stakeholders, the City of Dandenong with Hassell Studios designed one of Melbourne's prominent cultural precincts, highlighting the cultural, social and economic contribution of Afghan communities in Australia.

The project involved street improvements, including the installation of public art, unique landscape reflective of cultural themes and motifs, as well as a business signage improvement program. The project has led to positive relationships between the community and Council, elevated the precinct's visitor appeal and contributed to attracting additional business for the town centre through high profile food editors and events.

In addition, the project recognises the importance of positively facilitating integration among the community, and the importance socio-cultural symbols can play in the complex and gradual process of people integrating locally and finding a place in their new home. This is the key lesson that can be drawn from the Afghan Bazaar Cultural Precinct when approaching public domain design in a place as culturally rich and unique as Liverpool.



Figure 11 - Public domain treatment reflecting the diverse character of Dandenong. Source: Hassell

Activating place during construction

Case study: City of Sydney Art on Hoardings

- The City of Sydney council's hoarding and scaffolding policy and guidelines require the use of creative graphics on temporary structure in high traffic areas.
- These artworks are displayed on hoardings and scaffolding of construction work sites, which create a more appealing environment for pedestrians and passerbys
- An opportunity for this concept to be implemented during the Moore Point development progress to better activate the precinct during construction of the project. However, costs of the art work may be shared with Liverpool City Council and outsourced to the broader community to involve more artistic collaboration between the community, council, and developers.



Community building and partnership

As a large site that will undergo redevelopment in multiple stages, there are opportunities to provide both long, and short term place activation projects that reflect local identity.

Activating place with the community

Case study: Pause Pods

- As a development with a long development horizon, it's important that the community can be part of the development process. Pause Pods are an example of a project that enables community participation in place activation.
- Pause Pods are crafted concrete masonry blocks that invite us to stop a while and be part of our community. By providing places to meet, socialise, gather and watch the world go by, they help to build local social and cultural capital.
- Pause Pods are created together with the community and continue to evolve from a concrete block to a bright and colourful canvas with the help of local artists. Anyone can use a Pause Pod in any way they like: talk, dance, perform, watch.
- Pause Pods can play an active role in encouraging community connection, sharing and engagement. For example, the pilot project on the streets of Bankstown included street library and umbrella post pods, which are still in active use today.
- Pause Pods are also programmable and can provide a space for local community programs or events.

