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Executive Summary

Overview

This report provides a community needs analysis and social strategy to inform the planning for the Strathfield Triangle Precinct. It analyses needs for social infrastructure through a gap analysis of current and planned supply, and current and future demand arising from population growth and change – both within the precinct and surrounding locality.

The report makes recommendations in relation to social infrastructure that could potentially be delivered as part of the ongoing development of the precinct, in the context of its geographic location and characteristics; identified community needs for social infrastructure from future residents of the precinct and surrounding locality, and in relation to key government policy drivers.

The report also sets out a suite of social strategy directions, which describes the broader social value that may be delivered through the development, arising from this analysis.

Background – Strathfield Triangle precinct

Strathfield Triangle has been subject to ongoing development over the past 15 years, with a number of residential apartment buildings constructed towards the northern portion of the precinct. Despite this, development activity in the precinct has stagnated, with a large portion of the precinct remaining undeveloped, remaining as low density housing or vacant land (primarily the southern portion).

Accordingly, a review of the planning controls and infrastructure delivery arrangements has been undertaken to establish a mechanism for the viable delivery of essential infrastructure for existing and future residents of the precinct, with a Planning Proposal seeking to amend the Canada Bay LEP 2013 to support the outcome.

The revised planning framework for the Strathfield Triangle Precinct aims to establish a viable framework that will support the precinct's transition into high-density residential precinct, which capitalises on its access to services, jobs and public transport.

The further renewal and development of the precinct to accommodate additional population growth will place greater demand on infrastructure and services in this area. This will require a mix of appropriate public domain elements that will contribute toward creating a resilient and high-amenity urban environment that integrates with the finer grain, lower scale residential character to the east of the precinct.

Site and geographic context

Strathfield Triangle is a land 'island', bounded by major roads on two sides and a railway line on the third. This includes major roads Parramatta Road to the north, Leicester Avenue to the east, which have low pedestrian amenity and high traffic volumes, and the T9 railway tracks to the south and east.

The Precinct is characterised by residential land uses of varying scale and building typologies. Relatively recent high density residential and mixed-use developments at the north end of the Precinct comprise a built form of up to 10 storeys. The remaining areas consist of low density dwellings and large portions of vacant land that are fenced off areas that do not contribute to the recreational value of the local area.

There is currently very limited social infrastructure within walking distance of the site. There is no open space, community facilities or recreation facilities within the Strathfield Triangle site, noting that the Planning Proposal envisages 2470sqm of public space to be delivered in this area.

The geographic and spatial context of the precinct highlights the need for social infrastructure to be delivered within the precinct to support the needs of its future residents, given its relative lack of easy walkability to the surrounding locality.

Strategic policy context

The strategic policy context for the site identifies the following key local and state government strategy drivers for the scheme:

- There is demand for new and expanded social infrastructure that meets a diverse range of community needs, and is responsive to changing patterns of use and user preferences. Social infrastructure is needed to support community wellbeing and ensure residents can access a mix of services, programs and facilities to meet their needs.
- It is a state and local priority to deliver a “30-minute city” where daily living needs, social infrastructure, employment and education opportunities, and housing are accessible to each other via public transport. High density development in areas close to public transport plays an important role in achieving this vision.
- It is a key Council and community aspiration to deliver community facilities that are adaptable and multipurpose to meet a broad range of community needs, that they are accessible and affordable for all community members and are located close to public transport, town centres and other community facilities. Provision of social infrastructure is important to support socially sustainable high density development.
- It is a key Council and community priority to increase access to green and open spaces and recreation facilities across the LGA, including new and embellished open space in urban renewal areas (including Strathfield Triangle), increased public foreshore access, improved capacity of sports fields, increased diversity of recreation opportunities and improved connections to open space.

Current and forecast community profile

The current population of Strathfield Triangle is 2,052 residents (2019). local social context of Strathfield is characterised by rapid population growth, a young adult and working age population, with a high number of residents aged 25 to 34 years old, and a high proportion of renters and residents undertaking study. The precinct is also highly culturally and linguistically diverse, with a large and diverse Asian community.

Taking into account the planning proposal, along with the planned growth for an additional 10 dwellings within Strathfield Triangle already under construction, the population is projected to increase from 2,052 in 2019 to 4,760 by 2036, with the planning proposal accounting for almost all of the residential growth during this time. Growth outside of the development period has been based on a historic growth rate of 2.2%.

Community and stakeholder perspectives

Consultation undertaken by Council has highlighted a number of community and stakeholder priorities for social infrastructure delivery, including:

- Increased social infrastructure to meets the needs of our growing and changing population.
- Social infrastructure is needed to support community diversity, social inclusion and wellbeing, in particular for the ageing population, people with disability, children’s services, youth, people from diverse cultural backgrounds and sporting and leisure activities.
- The community thinks that green spaces, local parks and opportunities to be near the water are our area’s most valuable assets and would like to see more green and open space. Open spaces that meet the diverse needs and preferences of the community is a priority, including activities at night time, accessibility for people with disability and including people from culturally diverse backgrounds.
- Increased focus on use of parks and open spaces for informal recreation, such as outdoor basketball courts, walking trails, and Tai Chi, and increasingly diverse opportunities for recreation.
- Increased activation of parks and open spaces including through provision of a variety of spaces and uses; cafes in parks; programming of spaces.

Community needs analysis

Approach

To identify social infrastructure needs for Strathfield Triangle, this report draws on the following analysis:

- State and local government policies and strategies relevant to Strathfield Triangle;
- Analysis of site context and local character;
- Analysis of the local social context of the site, including the demographic profile and character of the area, and
- Analysis of existing social infrastructure in the vicinity of the site.

The community needs analysis has also been informed by the following parameters and assumptions:

- Social infrastructure delivered in the primary study area is unlikely to be readily accessible to the broader community of the broader Canada Bay LGA;
- Demand for social infrastructure provided in the study area will primarily be generated by future residents of Strathfield Triangle;
- Social infrastructure delivered on this site will not be readily accessible to the broader North Strathfield/Strathfield Triangle catchment, identified in Council's detailed social infrastructure analysis, and
- The community profile of the PSA in 2036 will be broadly aligned to the existing community profile of the area.

Gap analysis

The population of the PSA (Strathfield Triangle) is forecast to more than double, from 2,050 residents in 2019 to 4,760 residents by 2036, with the subject planning proposal accounting for almost all of the residential growth during this time. There are currently no open space, recreation facilities or community facilities on the site, and very limited Council-owned community facilities within walking distance of the site.

This report has applied a series of benchmarks (see **Table 4**) to the forecast population for the site to identify gaps in social infrastructure provision now and in 2036 (see **Table 3** over page). The following key gaps to 2036 have been identified:

- floorspace equivalent to 0.25 integrated multipurpose facilities; equivalent to one smaller-scale local community facility;
- floorspace equivalent to 0.25 library facilities;
- 1 park of at least 0.3ha within 200m walking distance of all housing within Strathfield Triangle (it is noted that this gap is likely to be met through provision of a planned park within the precinct);
- sports courts equivalent to 0.5 multipurpose outdoor courts;
- equivalent of 0.3 outdoor fitness stations, and
- sports courts equivalent to 0.2 indoor courts.

A population of this size is also likely to generate demand for childcare services, cultural and creative facilities and sports grounds, however Council has not adopted specific benchmarks to guide delivery of these.

Findings

The community needs analysis has highlighted that there is demand for community facilities, open space and recreation facilities to be provided in the Strathfield Triangle Precinct to support its current and forecast future population.

There is currently no social infrastructure within Strathfield Triangle, and very limited social infrastructure in the locality surrounding the site, which is also not readily accessible to the site due to its geographic characteristics.

The geographic and spatial context of the precinct highlights that social infrastructure delivered within the Strathfield Triangle Precinct is unlikely to be heavily accessed by the broader community. Therefore, the precinct is not an appropriate location for social infrastructure delivery to meet the needs of the community within the broader

catchment and LGA, such as libraries, integrated multipurpose facilities, sports fields and recreation facilities (as described in the breakout box below).

Taking into account the spatial context of the precinct, community drivers and the findings of the gap analysis, the community needs analysis indicates following social infrastructure priorities for the precinct:

- **Open space of at least 0.3ha**, in line with GANSW guidelines, accessible to residents of the precinct, visually prominent, well-designed and flexible enough to provide for a diversity of recreation opportunities, and
- **One small scale local community facility** to support a broad range of community activities and meet demand for spaces outside the home for community and cultural gathering. This could potentially delivered as a pavilion within the planned local park, and/ or a small community space at the ground level of a residential building, co-located with and fronting onto the planned local park.

The functional requirements of these social infrastructure priorities are outlined at **Section 5.7**.

Examples of similar facilities are described at **Appendix C**.

Social strategy directions

Social strategy directions have been prepared to assist in enhancing the broader social value of the Strathfield Triangle Planning Proposal, and to identify and embed positive social outcomes that can be delivered through the project.

The purpose of the social strategy is to align the development process and outcomes with the social vision and directions for the project – as established through relevant strategic policies and plans, stakeholder and community engagement outcomes and the outcomes of the community needs analysis.

The directions draw on the perspectives and aspirations expressed through government policy and community and stakeholder engagement to guide the project's delivery of ensure the proposed scheme delivers social outcomes for the existing, emerging and future community of the Strathfield Triangle.

The following social strategy directions are suggested to guide the development:

- **Improve neighbourhood amenity across the Strathfield Triangle Precinct to sustain a connected, cohesive neighbourhood.**
- **Deliver high quality local open space to form the heart of the Strathfield Triangle community.**
- **Maximise accessibility of social infrastructure for all residents.**
- **Flexibly accommodate new ways of living and working to meet a broad range of community needs.**
- **Enhance social connections between neighbours in high density through delivery of shared spaces.**

1.0 Introduction

1.1 Purpose and scope of this report

This report provides a community needs analysis and social strategy to inform the planning for the Strathfield Triangle Precinct.

It analyses needs for social infrastructure through a gap analysis of current and planned supply, and current and future demand arising from population growth and change – both within the precinct and surrounding locality.

It sets out a range of social infrastructure that could potentially be delivered as part of the ongoing development of the precinct, in the context of its geographic location and characteristics; identified community needs for social infrastructure from future residents of the precinct and surrounding locality, and in relation to key government policy applicable to the precinct (**Section 5.0**).

The report also sets out a suite of social strategy directions, which describes the broader social value that may be delivered through the development, arising from this analysis (**Section 6.0**).

1.2 Background context

Strathfield Triangle has been subject to ongoing development over the past 15 years, with a number of residential apartment buildings having to date been constructed towards the northern portion of the precinct. Despite this, development activity in the precinct has stagnated, with a large portion of the precinct remaining undeveloped, remaining as low density housing or vacant land (primarily the southern portion).

Furthermore, since the inception of existing planning and contributions framework (adopted in 2013), land valuations and infrastructure costs have increased, leading to the framework becoming unfeasible to complete the renewal of the area, and limiting its effectiveness in delivering on key infrastructure priorities within the precinct.

Accordingly, a review of the planning controls and infrastructure delivery arrangements has been undertaken to establish a mechanism for the viable delivery of essential infrastructure for existing and future residents of the precinct, with a Planning Proposal seeking to amend the Canada Bay LEP 2013 to support the outcome.

The further renewal and development of the precinct to accommodate additional population growth will place greater demand on infrastructure and services in this area. This will require a mix of appropriate public domain elements that will contribute toward creating a resilient and high-amenity urban environment that integrates with the finer grain, lower scale residential character to the east of the precinct.

It is also noted that the geographic and spatial context of the precinct (effectively a land island bounded by major roads to the north and east, and a railway line to the west) highlights the need for social infrastructure to be delivered within the precinct to support the needs of its future residents, given its relative lack of easy walkability to the surrounding locality.

The revised planning framework for the Strathfield Triangle Precinct aims to establish a viable framework that will support the precinct's transition into high-density residential precinct, which capitalises on its access to services, jobs and public transport.

1.3 Methodology

To understand community needs for social infrastructure on the precinct, and to inform the proposed community benefits offer and broader social value proposition for the Planning Proposal, Ethos Urban has undertaken the following:

- Review of previous plans and studies undertaken for the precinct;
- Review of the local social context, including demographic profile of the study area based on 2016 ABS Census data, analysis of character of the area, social issues and trends and existing social infrastructure provision (**Sections 2.0, 4.0 and Appendix B**);

- Strategic policy review, including relevant state and local government policies that identify social, cultural and economic drivers for the site and reflect the outcomes of stakeholder and community engagement to date (**Section 3.0** and **Appendix A**);
- Analysis of community needs based on the strategic policy review and local social context review of current and planned social infrastructure supply, and community-driven demand (“gap analysis” – **Section 5.0**);
- Development of recommendations for the delivery of social infrastructure to support the current and forecast population of the site (**Section 5.7**), and
- Development of social strategy directions for delivering broader social outcomes through the development process (**Section 6.0**).

This report has been developed through a desktop review, including outcomes of community and stakeholder engagement to date to identify community needs, values, priorities and aspirations.

2.0 Site and geographic context

2.1 Site location and context

The Strathfield Triangle precinct is in the suburb of Strathfield, within walking distance of Strathfield Railway Station, approximately 300m to the northwest of the station at its nearest point, in the Local Government Area (LGA) of Canada Bay. The station is located at the junction of the T1 Western, T2 Inner West/Leppington and T9 Northern Line services and is one of Sydney's major public transportation hubs. Strathfield Station recorded an average of 49,910 passengers daily in 2018, with this number expected to continue to grow.

Strathfield is strategically located midway between the Sydney CBD and Parramatta, approximately 10km to both Central and Parramatta stations. Strathfield is also to be located close to the future alignment of the Sydney Metro West corridor between the Sydney CBD and Parramatta, with the exact alignment yet to be confirmed. Station locations have been announced at North Strathfield, Burwood North and Five Dock within the City of Canada Bay LGA.

The site location and context are shown in **Figure 1** below.



Figure 1 Strathfield Triangle Precinct

Source: Group GSA

2.2 Local character

Strathfield Triangle is a land 'island', bounded by major roads on two sides and a railway line on the third. This includes major roads Parramatta Road to the north, Leicester Avenue to the east, which have low pedestrian amenity and high traffic volumes, and the T9 railway tracks to the south and east. It is primarily triangular in shape and consists of a large number of legal land allotments. The conditions of the Precinct are generally reflective of the gentle topography found throughout the area, sloping down from RL22m (approx.) at the Parramatta Road/Leicester Avenue intersection to 11m (approx.) along the railway line.

The Precinct is characterised by residential land uses of varying scale and building typologies. Relatively recent high density residential and mixed use developments at the north end of the Precinct comprise a built form of up to 10 storeys. The remaining areas to the south and along Leicester Avenue consist of low density dwellings (see **Figure 2**) and large portions of vacant land that are fenced off areas that do not contribute to the recreational value of the local area.



Figure 2 Parramatta Road streetscape and low density housing along Leicester Avenue

Source: Ethos Urban, 2020

2.3 Local social infrastructure context

The following section provides an overview of social infrastructure in the within walking distance of Strathfield Triangle. Walking distance has been set at 400m-800m from the site.

An overview of the local social infrastructure context is provided in order to assess the accessibility and availability of social infrastructure in proximity to future housing in Strathfield Triangle. The following social infrastructure types have been reviewed:

- Community facilities
- Libraries
- Education facilities
- Public open space
- Emergency services
- Sport and recreation facilities
- Aquatic and leisure facilities
- Childcare centres
- Aged care facilities
- Cultural and creative facilities
- Health facilities.

The following section provides a brief overview of the local social infrastructure context for the site.

There is currently very limited social infrastructure within walking distance of the site, as shown in **Figure 6** over page.

There is no open space, community facilities or recreation facilities within the Strathfield Triangle site, noting that the Planning Proposal envisages 2470sqm of public space to be delivered in this area. As shown in **Figure 4**, although the site is zoned for high density development, there are no local open spaces of at least 0.3ha within 200m walking distance of the site. There are bus stops along Leicester Avenue adjacent to the site, connecting the site to surrounding centres.

Within 400m walking distance of the site, there are three places of worship and one open space (Laker Reserve). However, it is noted that this open space is divided from the site by a railway line, and residents of Strathfield Triangle would need to walk through the pedestrian link under Strathfield Station to access this open space.

Within 800m walking distance of the site, there are three places of worship, one school (Meriden School, an independent girls' school) and two stations (Homebush Station and Strathfield Station).

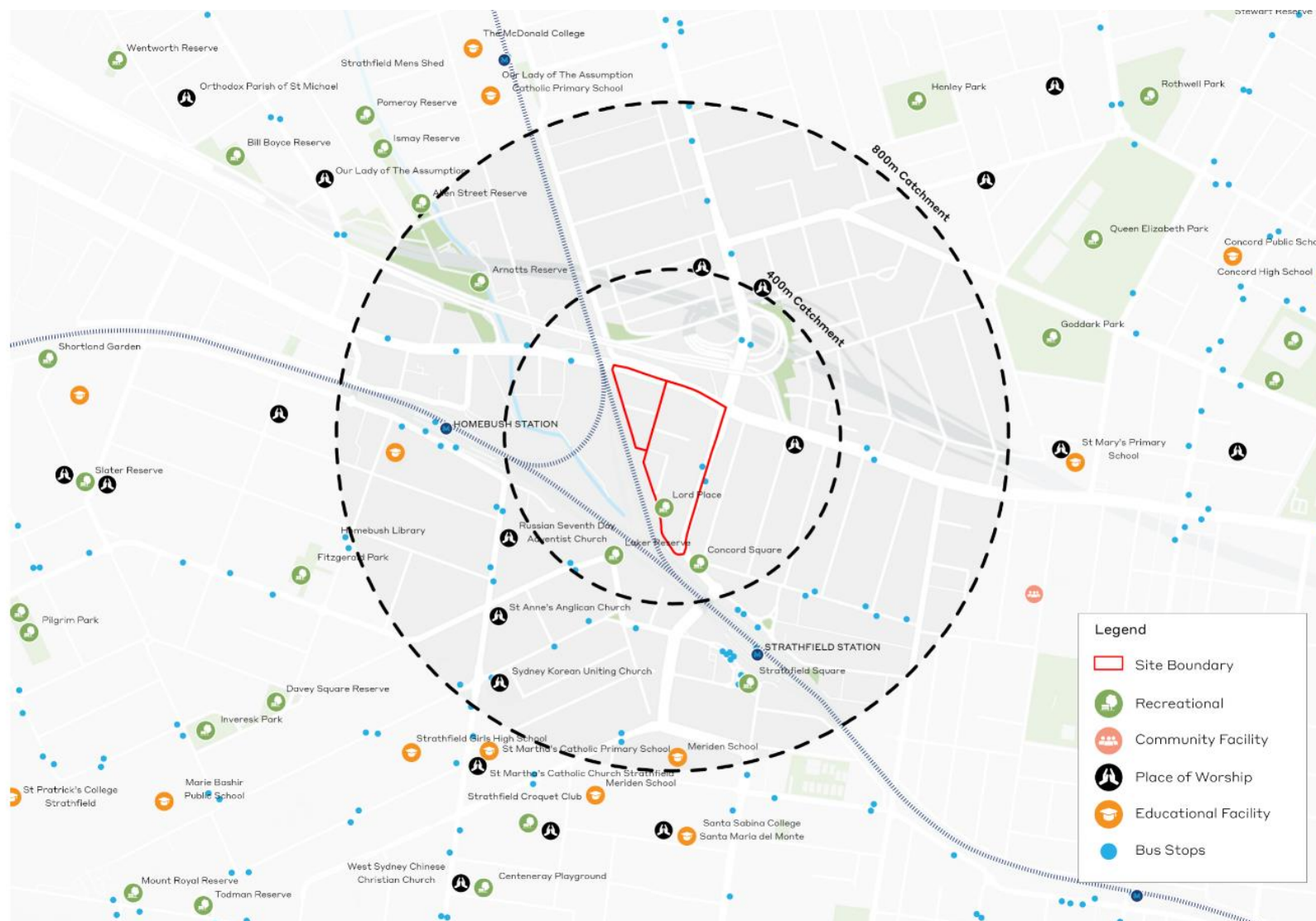


Figure 3 Social infrastructure context

Source: Ethos Urban, 2020

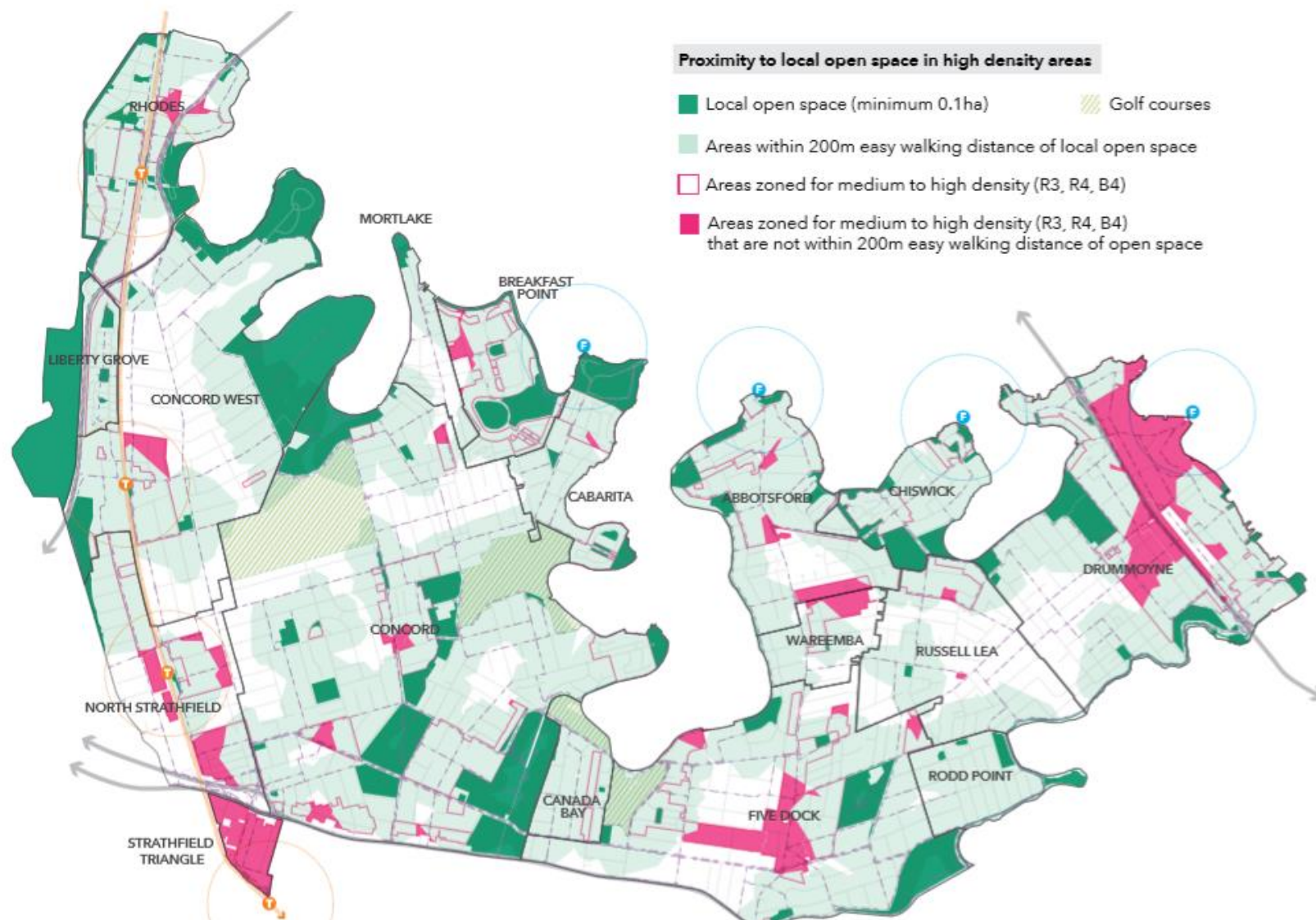


Figure 4 Proximity to open space in high density areas

Source: City of Canada Bay Council, Open Space and Recreation Strategy, 2019, p.70. Report prepared by Cred Consulting

2.4 Strathfield Triangle Concept Proposal

The Concept Proposal for the Precinct (see **Figure 5**) is driven by the following design outcomes:¹

- Consolidation of open space into a 2470sqm Central Park that is easily accessible from the rest of the Precinct, addressing both existing properties and future development through a shared and inclusive space.
- Moving the park away from privately-owned land (as proposed under the current DCP) onto land that is partially Council-owned creates an opportunity to deliver the park without needing to acquire land.
- Inheriting the Cooper Street re-alignment from the current Strathfield Triangle DCP to secure the connectivity and safety benefits of having a signalised intersection at Leicester Avenue.
- The establishment of a connected network of streets, shared zones and through-site links that create clear paths of travel throughout the Precinct, drawing pedestrians to the heart of the Precinct and integrating with existing developments;
- An arrangement of the urban form to maximise passive surveillance of streets, with building forms distributed to minimise overshadowing and amenity impacts onto existing and future development; and
- The provision of clear sightlines that are open to the sky, linking together existing areas to new development to improve legibility, reducing perception of density and avoiding the sense of an enclosed enclave.



Figure 5 Strathfield Triangle Precinct – Concept Proposal

Source: Group GSA

¹ Group GSA, Strathfield Triangle Urban Design and Planning Review 2020

2.5 Study area definition

Defining appropriate study areas in relation to geographic and demographic characteristics is an important stage of the community needs analysis process. In determining the relevant study areas, a number of factors are taken into account, including geographic area size and characteristics, population size, urban form, place character, and accessibility.

Two study areas have been defined to inform the community needs analysis, shown in **Figure 6** below:

- Primary Study Area (PSA), also known as “Strathfield Triangle”, has been defined using ABS Statistical Area One (SA1) boundaries that best reflect the Strathfield Triangle precinct boundary.
- Secondary Study Area, has been established to assess the broader characteristics of the local area: this area is represented by those captured within an 800m radius of Strathfield Triangle.

Relevant characteristics of the study area have been benchmarked against the Greater Sydney Capital City Statistical Area (GCCSA) for the purposes of demographic analysis, to illustrate unique population characteristics within the study area and provide a point of comparison.

Demographic data has been drawn from the Australian Bureau of Statistics (ABS) 2016 Census of Population and Housing. Population forecasts take into account the development planned for Strathfield Triangle specifically.

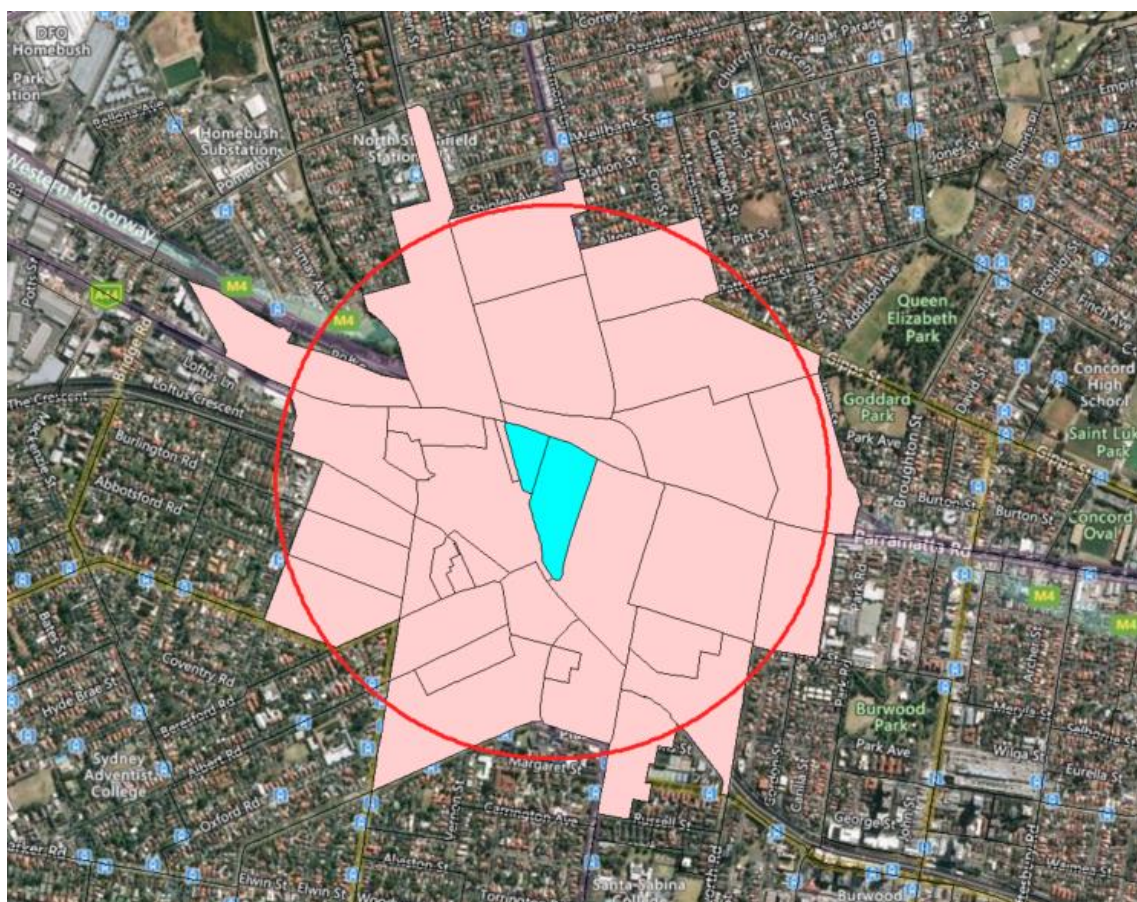


Figure 6 Study areas

Source: Ethos Urban

3.0 Strategic policy context

3.1 Key themes and drivers

The following section identifies the key social drivers for this site, based on a review of the key state and local policies and strategies, including:

- *Better Placed* (NSW Government Architect, 2016)
- *Draft Greener Places Design Guide* (NSW Government Architect, 2020)
- *Greater Sydney Regional Plan* (Greater Sydney Commission 2018)
- *Eastern City District Plan* (Greater Sydney Commission 2018)
- *Your Future: 2030 Community Strategic Plan* (City of Canada Bay Council, 2018)
- *Local Strategic Planning Statement* (City of Canada Bay Council, 2020)
- *Employment and Productivity Study* (City of Canada Bay Council, 2019)
- *Social Infrastructure (Community) Strategy and Action Plan* (City of Canada Bay Council, 2019)
- *Social Infrastructure (Open Space and Recreation) Strategy and Action Plan* (City of Canada Bay Council, 2019)
- *Let's All Play Strategy* (City of Canada Bay Council, 2019)

The comprehensive analysis is provided at **Appendix A**.

Table 1 Policy drivers and implications for the development

Policy driver	Key implications for social impact assessment
Role of social infrastructure in supporting the wellbeing of a diverse community	<ul style="list-style-type: none"> • Across Canada Bay LGA, there is a diversity of age groups, household types, cultural and linguistic backgrounds and income levels. Investment in new and expanded social infrastructure that meets a broad range of community needs, and is responsive to changing patterns of use and user preferences, is needed to support community wellbeing and ensure residents can access a mix of services, programs and facilities to meet their needs. • City of Canada Bay Council, in partnership with other private and government stakeholders, is a key provider of social infrastructure that helps to build inclusive, connected and resilient communities and activated centres. • It is a community priority to deliver social infrastructure that supports community cohesion and connections, social inclusion and wellbeing, particularly for older people, people living with a disability, children's services, young people and people from diverse cultural and linguistic backgrounds.
Rapid population growth and the "30-minute city"	<ul style="list-style-type: none"> • Located in the Eastern City District of Greater Sydney, Canada Bay LGA's population is expected to increase by more than 32,000 by 2036. It is a state and local priority to deliver a "30-minute city" where daily living needs, social infrastructure, employment and education opportunities, and housing are accessible to each other via public transport. High density development in areas close to public transport plays an important role in achieving this vision. The 30-minute city concept will guide decision making on locations for new jobs and housing, prioritisation of transport, and investment in health, schools and social infrastructure. • Forecast population growth across Canada Bay LGA, and in areas of high density urban renewal, such as Strathfield Triangle, will place increased demand on existing services and social infrastructure, including open space and community facilities that are at or nearing capacity.

Policy driver	Key implications for social impact assessment
Demand for new and enhanced community facilities	<ul style="list-style-type: none"> • It is a key Council and community aspiration to deliver community facilities that are adaptable and multipurpose to meet a broad range of community needs, that they are accessible and affordable for all community members and are located close to public transport, town centres and other community facilities. • Council has recently undertaken detailed community facility planning for the LGA to support forecast population growth and change. Key recommendations arising from that analysis include: <ul style="list-style-type: none"> – Enhance and share our existing community facilities to improve their capacity to host community and cultural activities for all in our community. – Facilitate delivery of new community facilities that are inclusive and adaptable for our current and future community's diverse needs. – Support the delivery of programs and services that are responsive to a range of local interests and create more cohesive and resilient communities.
Demand for increased green and open spaces	<ul style="list-style-type: none"> • It is a key Council and community priority to increase access to green and open spaces and recreation facilities across the LGA, including new and embellished open space in urban renewal areas (including Strathfield Triangle), increased public foreshore access, improved capacity of sports fields, increased diversity of recreation opportunities and improved connections to open space. • Council has recently undertaken detailed open space and recreation facilities planning for the LGA to support forecast population growth and change. Key recommendations arising from that analysis include: <ul style="list-style-type: none"> – Improve existing open space quality and capacity to support a diversity of recreational opportunities. – New and connected open spaces, recreation facilities and programs to meet the needs of a growing and changing population. – Activate open space and recreation facilities and programs to help connect and build an inclusive community.
Great streets, places and facilities for people	<ul style="list-style-type: none"> • It is a state and local priority to deliver neighbourhoods and places that are vibrant, activated and respect local heritage and character. • Council implements a "place based planning" approach that prioritises a liveable public realm and enables issues to be addressed in an integrated, coordinated way to achieve the economic, social and environmental potential of a place, while reinforcing the characteristics of a place that make it unique.
Provision of social infrastructure to support sustainable high-density development	<ul style="list-style-type: none"> • Residents in areas with high density development, such as Strathfield Triangle, have a need to access private spaces to hold celebrations and events, family parties, and to participate in community life in "third places" away from the home. • Open space is of critical importance to the health and wellbeing of high density communities, as it functions as a "backyard" for residents living in apartments. Open space planning in high density needs to give consideration to accommodating a range of uses in a limited space, and minimising conflict between users and with neighbours.
Priorities for social infrastructure delivery in Strathfield Triangle	<ul style="list-style-type: none"> • The key recommendations for the North Strathfield/Strathfield Triangle catchment arising from Council's detailed social infrastructure planning include: • Communal facilities within high density • Programs and services for youth, students and culturally diverse students (from China and Korea) • Improved connections along Powells Creek Corridor and Parramatta Road • Review planning for Strathfield Triangle. • 400sqm multipurpose community centre, near future North Strathfield Metro Station • New open space close to future North Strathfield Metro Station (minimum 0.3ha) to support increased population.

4.0 Local social context

This chapter provides an overview of the local social context of Strathfield Triangle, which has informed the community needs analysis and development of recommendations.

It includes a definition of the relevant study area for the analysis, the existing and forecast community profile of Strathfield Triangle, provision of social infrastructure within walking distance of the site and community views and considerations.

4.1 Community profile

Demographic trends and patterns provide an indication of the existing demographic profile and will inform future trends and needs for social infrastructure in Strathfield Triangle. The following section identifies the key demographic characteristics and trends impacting Strathfield Triangle and surrounding areas, to inform the community needs analysis.

4.1.1 Current community profile

An overview of the demographic and social economic profile of Strathfield Triangle (PSA) and the walking catchment surrounding the site (SSA) compared to the Greater Sydney benchmark is provided in **Appendix B** and is based on 2016 ABS Census of Population and Housing data.

The following key findings are highlighted.

- **Rapid population growth:** The Estimated Resident Population (ERP) of the PSA has almost doubled between 2011 and 2019, from 1,120 residents in 2011 to 2,050 in 2019. The population of the SSA surrounding the site was 15,460 in 2019.
- **Young adult and working age population:** More than half of residents (51.4%) in the PSA are aged 25-34 years, substantially higher than Greater Sydney average (16.2%). Similarly, across the SSA, persons aged 25-34 also represent the largest age group, accounting for 33.8% of the population. Both the study areas have a low representation of elderly persons aged 70 and over, and children aged below 18 years.
- **Household incomes slightly lower than the Greater Sydney median:** Households in the PSA had median annual household income levels of \$83,840 in 2016. The median household income in the SSA was higher at \$94,190, compared to the Greater Sydney median household income of \$92,200.
- **High proportion of renters:** Of occupied dwellings in PSA, the majority (71.7%) are rented, 21.0% are owned on a mortgage, and only 6.2% are owned outright. This is a similar trend for SSA, where there is a significant proportion of renters (59.6%), however a higher proportion of home buyers owning their home outright (18.5%).
- **High density precinct:** The PSA is a high density precinct, where 96.9% of dwellings are either flats, units or apartments, while separate houses only account for 3.4% of all dwelling types. Similarly, the SSA also has a high proportion of flats, units and apartments at 71.2%, and 20.0% of dwellings are separate houses.
- **High proportion of group households:** In the PSA and SSA, 57.8% and 65.5% of households are family households respectively. Notably, there is a high representation of group households in both areas, at 27.8% and 15.7% respectively (compared to the Greater Sydney of 4.6%).
- **Highly educated community, with a high proportion of residents undertaking study:** Residents in the PSA and SSA are highly educated. Respectively, 52.1% and 48.2% of residents have attained a bachelor's degree and 27.2% and 22.6% of residents in both study areas have post graduate degrees. In the PSA, 31.0% of the total population are currently attending an educational facility, and of those attending education, 57.4% are studying at a tertiary institution/university, while only 9.5% attend primary or secondary school. This data indicates that there is likely to be a large student population and young professionals living in both precincts.
- **Highly culturally and linguistically diverse, with a large and diverse Asian community:** Residents of the PSA are culturally and linguistically diverse, with a high proportion of residents born overseas in China (31.0%), South Korea (18.1%) and India (15.6%).

4.1.2 Relative socio-economic advantage and disadvantage

The Australian Bureau of Statistics Socio-Economic Indexes for Areas (SEIFA) provide an indication of the socio-economic conditions of people living in an area, relative to other areas. The Index of Socio Economic Advantage and Disadvantage is a general socio-economic index created through a summary of information about the economic and social conditions of people and households within an area. Generally, a higher score indicates a relative lack of disadvantage and a greater advantage in general. A higher score can be a result of many households with high incomes or many people in skilled occupations as well as few households living in the area with low incomes, or few people working in unskilled occupations.

Strathfield Triangle has greater levels of advantage and less disadvantage compared to the surrounding regions.

Figure 7 below shows the Strathfield Triangle IRSAD quintile in a local context.

This image demonstrates that Strathfield Triangle has greater levels of advantage in contrast to adjacent regions in the suburb of Strathfield, but still has a relatively minor degree of disadvantage when compared to other areas, particularly to the sites immediate north and west (located in Canada Bay LGA). The broader walking catchment surrounding the site includes some regions with greater disadvantage and less advantage, particularly close to Strathfield town centre.

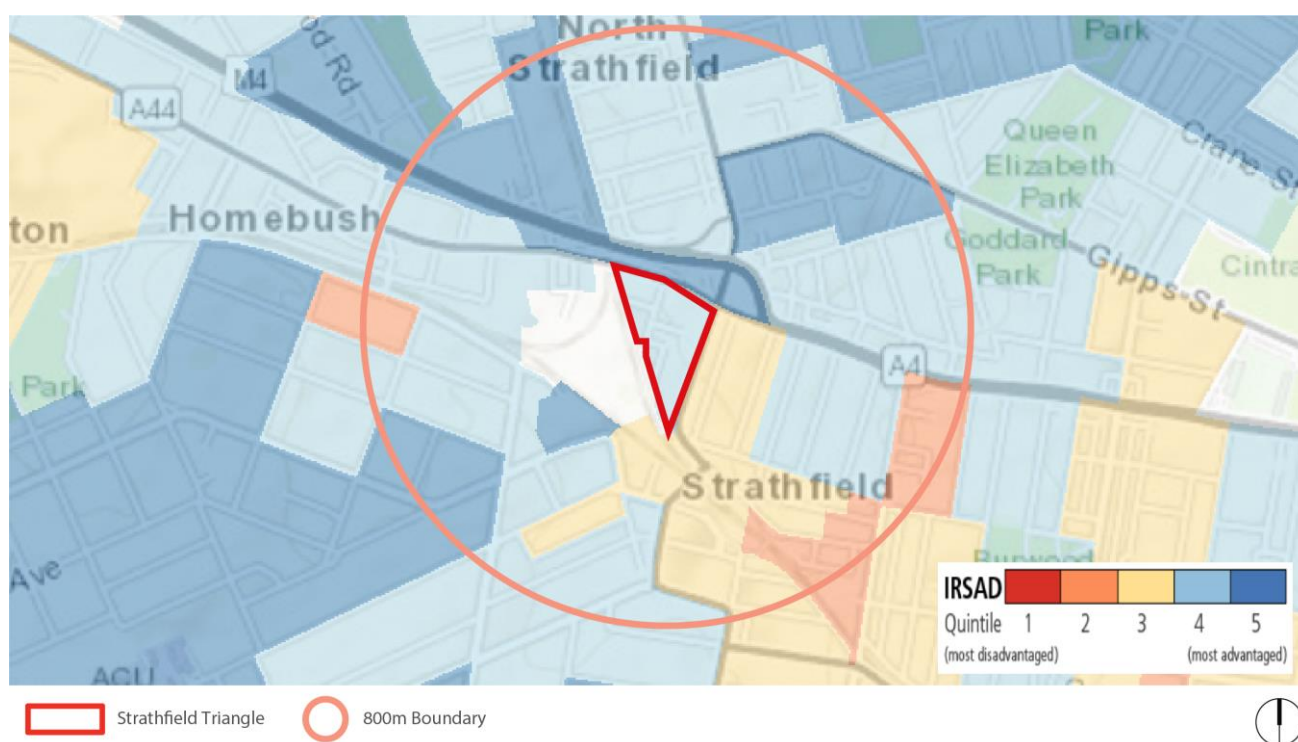


Figure 7 IRSAD quintiles

Source: ABS Census, 2016

4.1.3 Workforce status of residents

Residents in the Strathfield Triangle are predominately employed as professionals (33.2%), with similar proportions of labourers (11.2%), technicians and trades workers (11.0%), clerical and administrative workers (10.7%), and community and personal service workers (9.6%). These figures are relative to the SSA, as shown in **Figure 8** below.

The largest industry of employment in the Strathfield Triangle was professional, scientific, and technical services at 16.0%. Accommodation and food services also has significant representation at 15.9%, followed by retail trade at 10.4% of employed persons in Strathfield Triangle.

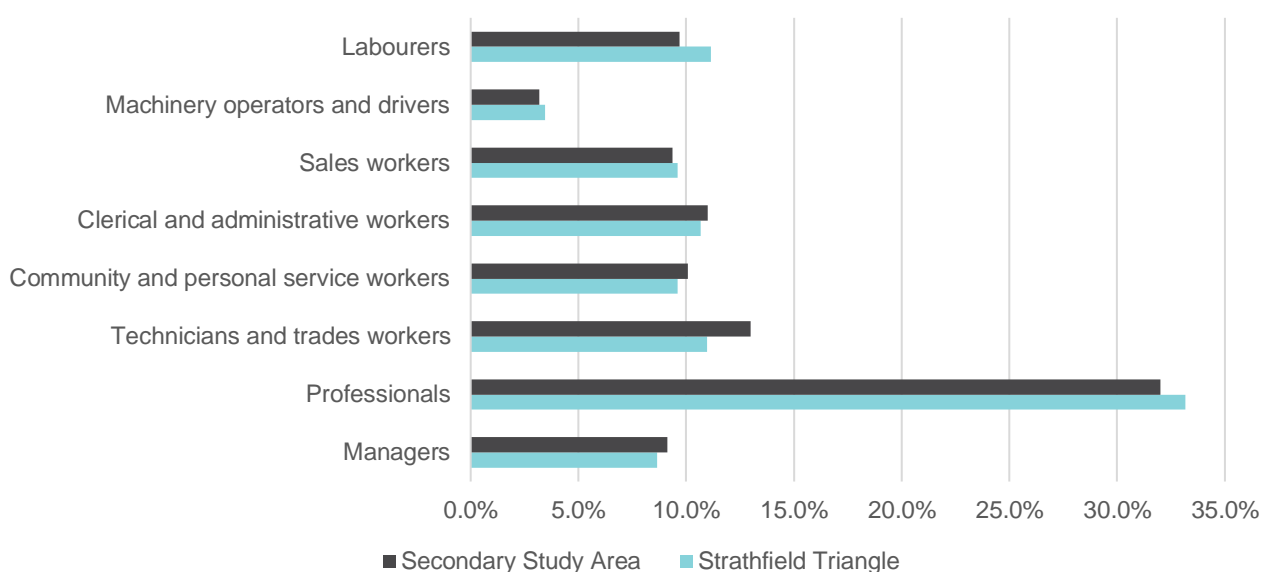


Figure 8 Occupation profile

Source: ABS Census, 2016

4.2 Forecast community profile

The following section describes the forecast community profile for the area to 2036. For the purposes of this analysis, data has been drawn using the existing base population (ABS ERP), Canada Bay Forecast.id and the estimated forecast dwelling numbers that will be accommodated by the planning proposal.

Forecast population to 2036

The 2019 ERP for the PSA was 2,052 (source: ABS Cat: 32180.0). In recent historic years (2016-2019), the PSA has experienced modest population growth, increasing at an average annual rate of 2.2%.

The planning proposal for Strathfield Triangle is proposed to deliver 1,123 dwellings upon completion. In addition to this, there is currently 10 new dwellings under construction within Strathfield Triangle, but not included within this planning proposal.

Using the Canada Bay LGA occupancy rates for 1,2 and 3-bedroom units, the total number of new dwellings (1,123) in Strathfield Triangle is expected to accommodate approximately 2,136 new residents by 2036.

While development staging and timing is yet to be determined, for the purposes of this assessment it is assumed that Strathfield Triangle would be developed over a 10 year time period, with the first completed dwellings to be released in 2023. It is estimated that the proposed development will add some +214 residents to the Primary Study Area each year over the ten-year development period commencing in 2023.

Taking into account the planning proposal, along with the planned growth for an additional 10 dwellings within Strathfield Triangle already under construction, the **population is projected to increase from 2,052 in 2019 to 4,760 by 2036, with the planning proposal accounting for almost all of the residential growth during this time.** Growth outside of the development period has been based on a historic growth rate of 2.2%.

It is also noted that the population forecasts factor in the existing base population that will be lost as a result of development and demolition of existing dwellings. For the purposes of this analysis, an estimated 58 existing residents will be displaced, based on the existing number of dwellings (23) and Canada Bay average household size of 2.52. The displacement of these residents is accounted for in the year 2022, when it is anticipated that construction works will commence for the development.

Forecasts for the SSA have been determined using the forecast population growth rates for the North Strathfield-Strathfield locality (sourced from Forecast.id).

A breakdown of the forecast population for Strathfield Triangle and the SSA is provided for below in **Table 2**.

Table 2 Forecast population for PSA and SSA, 2016-2036.

Population Forecast #						
	2016	2019	2021	2026	2031	2036
PSA (Strathfield Triangle)	1,920	2,052	2,140	2,950	4,030	4,760
SSA	14,750	15,897	16,250	17,200	18,410	19,760
Average Annual Growth #						
	2016-19	2019-21	2021-26	2026-31	2031-36	
PSA (Strathfield Triangle)	+44	+44	+162	+216	+146	
SSA	+382	+177	+190	+242	+270	
Average Annual Growth %						
	2016-19	2019-21	2021-26	2026-31	2031-36	
PSA (Strathfield Triangle)	2.2%	2.1%	6.6%	6.4%	3.4%	
SSA	2.5%	1.1%	1.1%	1.4%	1.4%	

Source Ethos Urban

4.3 Community and stakeholder perspectives

To develop detailed social infrastructure strategies (see **Section 5.6**), Council undertook community and stakeholder consultation in 2019. This engagement process highlighted key community and stakeholder priorities for social infrastructure delivery in the LGA, including:

4.3.1 Community facilities priorities

Council's *Social Infrastructure (Community) Strategy* (2019) identifies the following priorities emerging from stakeholder and community engagement:

- Increased social infrastructure to meets the needs of our growing and changing population.
- Social infrastructure to support community diversity, social inclusion and wellbeing, in particular for the ageing population, people with disability, children's services, youth, people from diverse cultural backgrounds and sporting and leisure activities.
- Social infrastructure that supports community connections, including to reduce social isolation for older people.
- Services and programs that provide opportunities for people to participate in community life.
- Social infrastructure that helps build community capacity, including through provision of resources, technology and programs.
- Community facilities that are adaptable and multipurpose to meet diverse community needs
- Community facilities and services that are accessible and affordable to ensure parity of participation.
- Community facilities located in proximity to public transport, town centres and other community facilities to improve accessibility
- Cultural and creative facilities and spaces to address regional gap.
- Ease of booking to support community access.

4.3.2 Open space and recreation priorities

Council's *Open Space and Recreation Strategy* (2019) identifies the following priorities emerging from stakeholder and community engagement:

- The community thinks that green spaces, local parks and opportunities to be near the water are our area's most valuable assets and would like to see more green and open space.
- Continued focus on sustainability and protecting our natural environment and waterways.
- Open spaces that meet the diverse needs and preferences of our community, including activities at night time, accessibility for people with disability and including people from culturally diverse backgrounds.
- Increased focus on use of parks and open spaces for informal recreation, such as outdoor basketball courts, walking trails, and Tai Chi.
- More diverse opportunities for recreation including: Outdoor fitness; Outdoor basketball; BBQs and covered picnic tables; Spaces for yoga, group fitness and pilates; Spa, sauna and steam rooms; Swimming pools, and Indoor courts.
- Recreation opportunities for children and families including a diverse range of play equipment to suit various stages of life; nature-based activities.
- Increased activation of parks and open spaces including through provision of a variety of spaces and uses; cafes in parks; programming of spaces.
- Maintenance of open space and recreation facilities and provision of infrastructure and amenities including parking, seating, toilets, picnic shelters, bins, lighting.
- Council to provide and prioritise community sport over regional and elite sport to support local community's health and wellbeing.
- Opportunities for synthetic fields and lighting, with consideration of local residents • Increased collaboration with neighbouring Councils to address regional needs.
- Opportunity for open space to address impacts of increasing heat through provision of cool, shaded spaces.
- Support for sport and recreation organisations to collaborate around long-term planning.

5.0 Community needs analysis

5.1 Introduction and approach

5.1.1 Approach to community needs analysis

This chapter sets out the key findings of the community needs analysis and identifies a range of social infrastructure that could be delivered on the site. The needs analysis synthesises the findings of the following sections to identify social infrastructure needs in the study area:

- State and local government policies and strategies relevant to Strathfield Triangle;
- Analysis of site context and local character;
- Analysis of the local social context of the site, including the demographic profile and character of the area;
- Analysis of existing social infrastructure in the vicinity of the site.

5.1.2 Parameters and assumptions

The community needs analysis has been informed by the following parameters and assumptions:

- **Social infrastructure delivered in the primary study area is unlikely to be easily accessible to the broader community of the broader Canada Bay LGA:** As the PSA is effectively a land island, isolated by major roads and a train line, it is likely that social infrastructure delivered in Strathfield Triangle will primarily serve the community within the study area boundaries. However, in general, social infrastructure should be centrally located in areas that are accessible to the broader community via public and active transport.
- **Demand for social infrastructure provided in the study area will primarily be generated by future residents of Strathfield Triangle:** As per the above point, this needs analysis draws on the demographic profile and population forecasts relevant to the primary study area (PSA), not the SSA or broader LGA.
- **Social infrastructure delivered on this site will not be readily accessible to the broader North Strathfield/ Strathfield Triangle catchment, identified in Council's detailed social infrastructure analysis:** Council's social infrastructure strategies to date have been undertaken on a catchment basis, considering provision of social infrastructure at a catchment level. While Council's recommendations for the North Strathfield/ Strathfield Triangle have been taken into account, this community needs analysis provides recommendations for provision of social infrastructure to primarily serve residents of Strathfield Triangle – given its geographic characteristics.
- **The community profile of the PSA in 2036 will be broadly aligned to the existing community profile of the area:** As detailed demographic forecasts (beyond population forecasts) are not available for the PSA, an assumption has been made in this community needs analysis that the future community will be similar to the existing community, and that future social infrastructure can be planned to be flexible to meet these existing community needs and future community preferences.

5.2 Community drivers (demand)

The following section provides a brief overview of demand generated by the future community of the Strathfield Triangle site (PSA), based on the current and forecast community profile of the area.

As the PSA is geographically isolated from the surrounding area by major roads and a train line, it is likely that social infrastructure delivered in Strathfield Triangle will primarily serve the community within the study area boundaries, not the broader community of the SSA or City of Canada Bay LGA. Therefore, only the community profile of the PSA has been considered.

5.2.1 Demand generated by the future community of Strathfield Triangle (PSA)

The current and forecast profile of the Strathfield Triangle highlights the following community drivers of demand for social infrastructure in the study area:

- **Rapid recent population growth placing pressure on existing facilities and spaces:** The Estimated Resident Population (ERP) of the PSA has almost doubled between 2011 and 2019, from 1,120 residents in 2011 to 2,050 in 2019, which has driven demand for increased provision of social infrastructure in the area. However, as noted in **Section 2.3 – Local social infrastructure context**, there is very limited social infrastructure within walking distance of the site.
- **Population of Strathfield Triangle is forecast to more than double to 2036:** The population of the PSA (Strathfield Triangle) is forecast to more than double, from 2,050 residents in 2019 to 4,750 residents by 2036. This population growth indicates strong demand for increased provision of social infrastructure to support community wellbeing and resilience.
- **High proportion of 25-34 year-olds, indicating demand for flexible facilities and spaces that support new ways of living and working:** More than half of residents (51.4%) in the PSA are aged 25-34 years, substantially higher than Greater Sydney average (16.2%). A high proportion of young and working age adults in the PSA will likely drive demand for social infrastructure that is able to be activated and safely used day, night and weekends, as many residents will not be able to access social infrastructure during working hours. Increased working age residents may also require fitness equipment along parks and walkways, flexible facilities for sport and fitness, co-working and economic development spaces, and opportunities to connect socially and meet with friends. There may also be demand in the PSA for social infrastructure that acts as a “third place” for hanging out with others, or to undertake flexible working.
- **Very low proportion of older residents, indicating limited demand for seniors activities:** Only 2.4% of residents of the PSA are aged over 60 years, compared with the Greater Sydney average of 18.4%. This community profile indicates very limited demand for seniors spaces and activities, such as seniors citizens centres or seniors programs in open spaces.
- **High density community, indicating demand for open and social spaces outside the home:** The overwhelming majority of dwellings in the area are high density (96.1%, compared with the Greater Sydney average of 28.2%). The population density of the PSA is also likely to increase as the area continues to develop, which will drive demand for open space and social spaces outside the home for parties and gathering, as residents will have limited access to private open space. Communal social spaces and private open spaces could also be provided within high density residential buildings.
- **Highly culturally diverse, indicating demand for services and space that support cultural expression:** The PSA is highly culturally and linguistically diverse - only 11.6% of residents in the PSA speak English at home and 87.4% of residents were born overseas, compared with 62.5% and 30.5% respectively in Greater Sydney. The diverse community profile of the area may drive demand for free or low-cost meeting places for programs such as English conversation classes or cross-cultural sharing and experiences, venues for cultural gatherings and spaces for informal sports and passive recreation, including Tai-chi, soccer and cricket.
- **Significantly higher proportion of group households and students, indicating demand for space outside the home for socialising and studying:** More than a quarter of all households are group households in the PSA (27.8% compared with 4.6% across Greater Sydney), and 57.4% of residents attending an educational institution are at university or another tertiary education (compared with 24.2% across Greater Sydney). This likely indicates demand for spaces for studying and social interaction outside the home, as well as opportunities to connect with programs to support students.
- **High proportion of renters, potentially indicating a transient community:** 71.7% of dwellings in the PSA are rented, compared with 35.1% of dwellings in Greater Sydney. A high proportion of renters can indicate a more transient and mobile community, and can drive demand for community spaces and places where renters can form connections with each other and services to enhance their sense of place.
- **Slightly disadvantaged in comparison to the broader City of Canada Bay LGA:** Strathfield Triangle has greater levels of advantage in contrast to adjacent regions in the suburb of Strathfield, but still has a relatively minor degree of disadvantage when compared to other areas, particularly to the sites immediate north and west (located in Canada Bay LGA). This may indicate demand for free and affordable community spaces, and opportunities to connect residents to support services.

5.3 Social infrastructure availability (supply)

There is very limited social infrastructure supply within 400m and 800m of the site (as shown at **Figure 3**). There is no open space, community facilities or recreation facilities within the Strathfield Triangle site, noting that the Planning Proposal will deliver 2470sqm of public space in this area. There are bus stops along Leicester Avenue adjacent to the site, connecting the site to surrounding centres.

Within 400m of the site, there are three places of worship and one open space (Laker Reserve). However, it is noted that this open space is divided from the site by a railway line, and residents of Strathfield Triangle would need to walk through the pedestrian link under Strathfield Station to access this open space.

Within 800m of the site, there are three places of worship, one school (Meriden School, an independent girls' school) and two stations (Homebush Station and Strathfield Station).

5.4 Strategic policy drivers

The social drivers for this site, based on a review of the key state and local policies and strategies, include:

- **Social infrastructure is needed to support the wellbeing of a growing and diverse community:** Investment in new and expanded social infrastructure that meets a broad range of community needs, and is responsive to changing patterns of use and user preferences, is needed to support community wellbeing and ensure residents can access a mix of services, programs and facilities to meet their needs.
- **Increasing demand for new and enhanced community facilities:** It is a key Council and community aspiration to deliver community facilities that are adaptable and multipurpose to meet a broad range of community needs, that they are accessible and affordable for all community members and are located close to public transport, town centres and other community facilities.
- **Increasing demand for green and open spaces:** It is a key Council and community priority to increase access to green and open spaces and recreation facilities across the LGA, including new and embellished open space in urban renewal areas (including Strathfield Triangle), increased public foreshore access, improved capacity of sportsfields, increased diversity of recreation opportunities and improved connections to open space.
- **Social infrastructure, including open space, is required to support socially sustainable higher density development:** Open space is of critical importance to the health and wellbeing of high density communities, as it functions as a “backyard” for residents living in apartments. Open space planning in high density needs to give consideration to accommodating a range of uses in a limited space, and minimising conflict between users and with neighbours.
- **Liveable, vibrant and activated local neighbourhoods:** It is a state and local priority to deliver neighbourhoods and places that are vibrant, activated and respect local heritage and character.

5.5 Community needs analysis (gap analysis)

The following section provides an analysis of demand from the current and forecast community, and the existing supply of social infrastructure within the study area and within walking distance of the site.

The population of the PSA (Strathfield Triangle) is forecast to more than double, from 2,050 residents in 2019 to 4,750 residents by 2036, with the planning proposal accounting for almost all of the residential growth during this time. There is currently no open space, recreation facilities or community facilities on the site, and very limited Council-owned community facilities within walking distance of the site.

5.5.1 Benchmarking standards

Benchmarks are a tool to provide guidance on the quantum, size and location of community facilities in a given area, in relation to population size and geographic catchment. They provide guidance on best practice facilities provision, which are used to inform the broader context and understanding of facilities provision.

To understand likely demand for open space, community facilities and recreation facilities on the site, a range of benchmarks have been applied.

This study groups social infrastructure into five categories as follows:

- Integrated multipurpose facilities
- Local community facilities
- Libraries
- Child care centres/pre-schools
- Cultural and creative facilities
- Open space
- Recreation facilities.

The table at Appendix B provides a description of each typology, the relevant target provision and floorspace guide. This report has applied community facility benchmarks that reflect industry standards, and open space and recreation benchmarks that have been applied in Council's *Open space and recreation strategy* (2019).

5.5.2 Applying the benchmarks

Benchmarks provide a numeric analysis of community need based on a prescribed set of best practice principles. They are a tool to provide guidance on the quantum, size and location of community facilities in a given area, in relation to population size and geographic catchment. Benchmarks provide guidance on a good level of facilities provision, which we use in the context of our broader understanding of an area, which takes into account a rich range of qualitative information, as well as quantitative information.

Benchmarks are not a one-size-fits all tool and they need to be used with care. It is important to note that benchmarks represent only one aspect of Council's broader decision-making process and always should be evaluated against other qualitative measures such as usage, condition and strategic priorities.

When undertaking the community needs analysis and applying the benchmarking standards, relevant considerations for this Study are:

- There are lower levels of population growth forecast to 2026 and beyond in parts of the LGA than typically envisaged by the benchmark standards.
- Standards do not consider other community facilities that are not owned or managed by Council (e.g privately operated).
- Standards do not take into account population density and distribution of people across a geographical area nor do they consider geographical barriers to access (e.g major roads, distances between facilities).
- Standards do not take into account the quality or utilisation of a facility.

5.5.3 Accessibility of social infrastructure in Strathfield Triangle

It is noted that social infrastructure planning is usually undertaken at a catchment or LGA level, rather than planning for a single site, such as Strathfield Triangle. City of Canada Bay Council has recently undertaken detailed social infrastructure planning for the LGA via a catchment approach, and the outcomes of this analysis are summarised below.

It has been determined that the geographic and spatial characteristics of the Strathfield Triangle Precinct preclude its ready accessibility by the surrounding local community. The precinct is therefore not an appropriate location to accommodate social infrastructure provision to meet the needs of this broader community.

The needs analysis has therefore been undertaken on a precinct-specific basis.

5.5.4 Community needs analysis – findings

The population of the PSA (Strathfield Triangle) is forecast to more than double, from 2,050 residents in 2019 to 4,760 residents by 2036, with the planning proposal accounting for almost all of the residential growth during this time. There is currently no open space, recreation facilities or community facilities on the site, and very limited Council-owned community facilities within walking distance of the site.

The benchmarks identified above in **Table 4** have been applied to the forecast population for the site to identify gaps in social infrastructure provision now and in 2036 (see Table 3 over page). The following key gaps to 2036 have been identified:

- 0.25 integrated multipurpose facilities; i.e. one smaller scale local community facilities
- 0.25 library facilities
- 1 park of at least 0.3ha within 200m walking distance of all housing within Strathfield Triangle (it is noted that this gap is likely to be met through provision of a planned park within the precinct)
- 0.5 multipurpose outdoor courts
- 0.3 outdoor fitness stations
- 0.2 indoor courts

A population of this size is also likely to generate demand for childcare services, cultural and creative facilities and sports grounds, however Council has not adopted specific benchmarks to guide delivery of these.

Table 3 Social infrastructure benchmarked gap analysis

Facility type	Benchmark	Current supply in Strathfield Triangle	Current population demand (2019) <i>2,050 residents</i>	Future population demand (2036) <i>4,760 residents</i>	Gap to 2036
Community facilities					
Integrated multipurpose facilities	Minimum 1 Integrated Multipurpose Facility of 2000-2500sqm per approx. 20,000 to 30,000 residents	0	0.1	0.25	0.25 integrated multipurpose facilities; i.e. one smaller scale local community facility
Libraries	Minimum 1 branch library of at least 1500sqm per approx. 20,000 to 30,000 residents, based on NSW State Library standards applied to this population size	0	0.1	0.25	0.25 library facilities
Childcare centres/ preschools	City of Canada Bay Council does not have an adopted benchmark for provision of childcare facilities	0	N/A	N/A	Population of this size likely to have to be some demand for childcare centres and preschools, which may be met by Council or another provider.
Cultural and creative facilities	There is no standard benchmark for provision of cultural and creative facilities	0	N/A	N/A	Population of this size likely to have some demand for cultural and creative facilities.
Open space and recreation facilities					
Open space	In high density areas, 200m access from most houses to open space of between 0.15ha and 0.5ha (including 400m distance of open space from schools)	0	There are no parks of at least 0.3ha within 200m walking distance of Strathfield Triangle	There are no parks of at least 0.3ha within 200m walking distance of Strathfield Triangle	1 park of at least 0.3ha within 200m walking distance of all housing within Strathfield Triangle. It is noted that a park is planned to be delivered in this precinct through the Planning Proposal.
Multipurpose outdoor courts	1:10,000 people	0	0.2	0.5	0.5 Multipurpose outdoor courts
Outdoor fitness stations	1:15,000 people	0	0.1	0.3	0.3 outdoor fitness stations
Indoor courts	1: 20,000 people	0	0.05	0.2	0.2 indoor courts
Sports fields/ playing fields	The existing provision of open space and recreation facilities within an LGA should be used as the minimum benchmark to determine future supply as the population grows	0	N/A	N/A	Population is likely to generate demand for sports fields, however this demand will be met in areas outside the site.

5.6 Key findings: social infrastructure priorities for the precinct

The community needs analysis has highlighted that there is demand for community facilities, open space and recreation facilities to be provided in the Strathfield Triangle Precinct to support its current and forecast future population.

There is currently no social infrastructure within Strathfield Triangle, and very limited social infrastructure in the locality surrounding the site, which is also not readily accessible to the site due to its geographic characteristics.

The geographic and spatial context of the precinct highlights that social infrastructure delivered within the Strathfield Triangle Precinct is unlikely to be heavily accessed by the broader community. Therefore, the precinct is not an appropriate location for social infrastructure delivery to meet the needs of the community within the broader catchment and LGA, such as libraries, integrated multipurpose facilities, sports fields and recreation facilities (as described in the breakout box below).

Taking into account the spatial context of the precinct, community drivers and the findings of the gap analysis, the community needs analysis indicates following social infrastructure priorities for the precinct:

- Open space of at least 0.3ha, in line with GANSW guidelines, and
- One small scale localised community facility to support a broad range of community activities and meet demand for spaces outside the home for community and cultural gathering.

Catchment-based findings from Council's recent social infrastructure analysis

Council has undertaken detailed social infrastructure analysis to identify social infrastructure priorities across the LGA. This detailed analysis is included in:

- *Social Infrastructure (Community) Strategy and Action Plan* (City of Canada Bay Council, 2019)
- *Social Infrastructure (Open Space and Recreation) Strategy and Action Plan* (City of Canada Bay Council, 2019).

Social infrastructure analysis in these documents has been undertaken on a catchment basis and Strathfield Triangle is located in the North Strathfield/ Strathfield Triangle catchment. The catchment analysis identified:

Community facilities needs analysis

- There are no Council-owned community facilities, libraries or venues in the North Strathfield/ Strathfield Triangle catchment. The Strategy applies the benchmark of 80m² per 1,000 people to determine the floor space required per 1,000 people by LGA and by planning catchment. The strategy indicates that there is a current shortfall of 518sqm of community facility floorspace in this catchment, which will deepen to -639 sqm in 2026 and -781 sqm in 2036.
- There is also a lack of non-Council community facilities in the catchment, such as religious facilities, medical facilities, schools and medical facilities.
- The site is located within the library planning catchment of Concord Library, which currently has an above benchmark provision of library floor space in 2019 but due to forecast population growth, there will be an under supply of library floor space of 121sqm by 2036.
- There are three early education and care services (for 0-5 year-olds) in the catchment, providing a total of 273 long day care places. The report applies a benchmark of 1 place for every 3.8 children aged 0 to 5 years in the catchment, indicating a current shortfall of -140 places in 2019, -115 places in 2026 and -80 places in 2036.
- There are two out of school hours care services (for 5 to 12 year-olds) in the catchment, providing a total of 139 places. The report applies a benchmark of 1 place for every 14 children aged 5 to 12, indicating an existing oversupply of places in the catchment.
- There are no Council-owned cultural and creative facilities in the catchment, and only one privately operated gallery (D45 Gallery in North Strathfield).

- The Draft Parramatta Road Urban Transformation Strategy designates new social infrastructure for Homebush as part of the project which would be located in close proximity to residents of the North Strathfield/ Strathfield Triangle. This includes five new long day care centres, three community meeting spaces of a min 300 sqm, provision of primary and secondary school facilities and a Community Health Centre. Council's Strategy notes these facilities could be used by residents in the catchment.

Open space and recreation facilities needs analysis

- There are no major Council-owned parks or recreation spaces within the North Strathfield/Strathfield Triangle catchment. A large proportion of the catchment is not within 400m walking distance of local open space of at least 0.3ha, and Strathfield Triangle residents are not within 200m walking distance of local open space despite the area being zoned for medium to high density.
- According to the community needs analysis, there is current and forecast demand for the following in the North Strathfield/ Strathfield Triangle catchment:
 - 1 outdoor fitness station
 - 1 multipurpose outdoor court
 - 0.3 aquatic facilities.

The key recommendations for the North Strathfield/Strathfield Triangle catchment arising from these studies include:

- Priorities to 2026:
 - Communal facilities within high density;
 - Programs and services for youth, students and culturally diverse students (from China and Korea);
 - Improved connections along Powells Creek Corridor and Parramatta Road, and
 - Review planning for Strathfield Triangle.
- Priorities to 2036:
 - 400sqm multipurpose community centre, near future North Strathfield Metro Station, and
 - New open space close to future North Strathfield Metro Station (minimum 0.3ha) to support increased population.

These priorities have informed the recommendations for provision of social infrastructure in the PSA.

5.7 Recommendations for provision – functional requirements

The community needs analysis indicates the following social infrastructure priorities to be delivered on the site:

- Local community facility, and
- Open space.

5.7.1 Local community facility

Local community facilities are typically around 400-500sqm, intended to serve a localised catchment, and operated flexibly, including being available for hire by local community members or service providers for a diverse range of activities. They become a focal point of localised community activity within a precinct or neighbourhood context.

Due to the challenges in delivering a facility of this size at this location, Council could consider options for a smaller scale, flexible community space within Strathfield Triangle.

The following functional requirements are suggested as considerations for the design and siting of a small local community facility delivered within the Strathfield Triangle Precinct:

- Size of 100-150sqm to enable a diversity of uses;
- Available to the broader community (i.e., publicly accessible), not just for residents of a particular development;
- Located on the ground floor, with a high degree of openness and visibility to passers-by;
- Co-located with open space, to enable indoor-outdoor activities;
- Designed for flexible use, including potential creation of different spaces through moveable internal acoustic walls to enable multiple activities to take place concurrently;
- Acoustic treatments to minimise noise impacts on surrounding residents;
- Facilitation of flexible access for hirers (e.g., online booking system and key card/ security code access) to enable extended hours access and mitigate the need for an on-site manager or personnel to provide access to hirers;
- Sufficient storage, to ensure the space can be used for a range of activities (e.g., to store tables, chairs and other occasional equipment);
- Kitchenette, with basic fit-out including sink, microwave – to enable basic catering for community events;
- Universal design and accessibility, i.e. access for people with a disability or mobility issues;
- Adequate provision of toilets: minimum one disabled access unisex;
- Design features to maximise natural light and ventilation.

Examples of smaller scale, flexible community spaces that would meet needs for community facilities in Strathfield Triangle are provided at **Appendix C**. Options could include:

- Delivery of a pavilion within the planned local park, which would constitute a landscaping embellishment that enhances the use of the park, by providing covered shelter and storage for chairs, tables, equipment etc., which could be hired by the community for small, localised gatherings, and
- Provision of a small community space on the ground floor of a residential building and facing onto the park, co-located with food and beverage or other retail activation at ground level. The space would be delivered by a developer as part of the ground floor stratum, and either managed by the body corporate of that development, or dedicated to Council on a leasehold basis and managed directly by Council.

These flexible community spaces would provide opportunities for the community to gather together outside their homes and to host community meetings and events.

5.7.2 Open space

Open space delivered within Strathfield Triangle could consider the following functional requirements and considerations to meet community needs and Council's policy drivers for open space provision:

- **Size:** the size of the park is important to ensure it can meet community demand. GANSW recommends that local parks are at least 0.3 ha in size, to flexibly accommodate a range of uses;
- **Location:** ensure that open space in the site is accessible within walking distance from all high density housing in Strathfield Triangle Precinct;
- **Visual prominence:** at least 50% road frontage;
- **Universal design:** ensure open space can be enjoyed by people of all ages and abilities;
- **Connectivity:** explore opportunities to connect open space in Strathfield Triangle to surrounding walking paths and bike lanes to enhance active transport connections to the park;
- **Provide for diversity of recreation opportunities:** enable a range of activities, including walking, informal sport, play and fitness;
- **Design quality:** ensure high quality design in relation to the landscape setting, amount of vegetation and shade, condition of facilities, and equipment;
- **Safety:** as the park is likely to be accessed outside of daylight hours, ensuring adequate lighting, clear sightlines and other CPTED measures will support safety outcomes.

6.0 Social strategy directions

6.1 Introduction

This social strategy has been prepared to assist in enhancing the broader social value of the Strathfield Triangle Planning Proposal, and to identify and embed positive social outcomes that can be delivered through the project.

The purpose of the social strategy is to align the development process and outcomes with the social vision and directions for the project – as established through relevant strategic policies and plans, stakeholder and community engagement outcomes and the outcomes of the community needs analysis.

This strategy draws on the perspectives and aspirations expressed through government policy and community and stakeholder engagement to guide the project's delivery of ensure the proposed scheme delivers social outcomes for the existing, emerging and future community of the Strathfield Triangle.

6.2 Key directions for optimising social outcomes through the scheme

The following social strategy directions are suggested to guide the development:

- Improve neighbourhood amenity across the Strathfield Triangle Precinct to sustain a connected, cohesive neighbourhood.
- Deliver high quality local open space to form the heart of the Strathfield Triangle community.
- Maximise accessibility of social infrastructure for all residents.
- Flexibly accommodate new ways of living and working to meet a broad range of community needs.
- Enhancing social connections between neighbours in high density through delivery of shared spaces.

These key themes and directions for the social strategy are explored in further detail below, and will inform subsequent refinement of the proposed planning and contributions framework for the precinct.

Improve neighbourhood amenity across the Strathfield Triangle Precinct to sustain a connected, cohesive neighbourhood

The proposal is an opportunity to deliver a vibrant and activated community within Strathfield Triangle Precinct that establishes a connected, cohesive local neighbourhood. There are a number of strategies that can be explored to ensure that the site encourages social interaction and community connection between residents:

- Providing high quality social infrastructure and urban design to enable social interactions between residents (e.g. delivering a high quality open space in the heart of Strathfield Triangle);
- Ongoing engagement and involvement of the existing Strathfield Triangle in the planning process to ensure that urban design, housing and community facilities reflect community values and aspirations;
- Exploring opportunities to include heritage and storytelling elements that celebrate local community identity;
- Designing streets, public and open spaces to align with CPTED principles – including high quality design and ongoing maintenance – to ensure that all residents feel safe to access public spaces and streets in Strathfield Triangle throughout the day and night;
- Ensuring communal spaces delivered within high density residential developments are welcoming and accessible to residents, and can be easily used for a variety of community gatherings;
- Providing informal seating and gathering spaces that encourage residents to meet and interact, such communal lounges within high density residential development, and seating in public spaces.

Deliver high quality local open space to form the heart of the Strathfield Triangle community

In Strathfield Triangle, the majority of residents live in high density housing with limited access to private open space. As noted in the social infrastructure analysis above, there is a critical lack of open space within Strathfield Triangle to support existing and future communities.

The proposed development will deliver a new local open space of 2470sqm in the centre of Strathfield Triangle. By delivering a substantial new open space in the centre of Strathfield Triangle, the proposal can improve access for local residents to opportunities for physical activity, meeting friends and relaxing. Design considerations include:

- Implementing universal design approaches to ensure open space can be enjoyed by people of all abilities, ages and income levels;
- Ensuring the size of the park is large enough to meet community demand and accommodate a range of uses (GANSW recommends that local parks are at least 0.3 ha in size);
- Maximising the design quality of the park, including consideration of the landscape setting, amount of vegetation and shade, condition of facilities and equipment;
- Providing a diverse range of recreation opportunities, to enable many activities, including walking, informal sport, play and fitness, relaxation and socialising;
- Ensuring community safety through adequate lighting, clear sightlines and other Safer by Design measures that will support community safety outcomes, given the park is likely to be accessed outside of daylight hours.

Maximise accessibility of social infrastructure for all residents of Strathfield Triangle

The benefits of delivering social infrastructure, including an open space and potential local community facility, at this site can be maximised by ensuring that residents, visitors and neighbours of all ages are able to interact and meet within indoor and outdoor communal spaces. To enhance opportunities to deliver a connected and cohesive community in the area, the following opportunities could be considered:

- Enhancing walking and cycling connections between open space and local community facilities in Strathfield Triangle ensure that open space in the site is accessible within walking distance from all high density housing in Strathfield Triangle;
- Locating open space and local community facilities to ensure it is accessible to all residents of Strathfield Triangle, within 200m walking distance;
- Ensuring the open space is visually prominent and has least 50% road frontage, and
- Enhancing connections to areas outside of Strathfield Triangle (e.g. Strathfield, North Strathfield) to improve access to social infrastructure.

As noted above, the geographic and spatial context for this site highlights that Strathfield Triangle is an “island”, and that social infrastructure delivered on this site is unlikely to be accessible to the broader community. Therefore this site is not an appropriate location for social infrastructure that will need to be accessed by the broader catchment and LGA, such as libraries, integrated multipurpose facilities and recreation facilities.

Flexibly accommodate new ways of living and working to meet a broad range of community needs

The way that people and communities live, work and recreate is changing, and these new patterns need to inform the design and management of open spaces and community facilities. Higher density living associated with changing working trends (e.g. working from home and the start-up economy) requires new ways of thinking.

For example, many organised community groups are choosing to meet in café's, restaurants and other public places due to food and beverage offerings or other public amenities. Challenges arise when change takes place rapidly or is not foreseen. Spaces need to be flexibly designed to enable them to be efficiently adapted over time.

The importance of public space to local economies and healthy neighbourhoods should be considered in all planning. Opportunities to blend public space, parks, local community facilities and small commercial nodes such as cafes can increase support for local employment and improve place making outcomes. Additionally, the flexible use of public space to support activities such as group fitness (e.g. 'bootcamp' fitness sessions) and temporary uses such as markets or pop-up activations, adds to overall liveability and enhances multiple outcomes from public investment.

Enhance social connections between neighbours in high density through delivery of shared spaces

Supporting social connectedness among apartment residents is important for sustaining social wellbeing and cohesion in Strathfield Triangle. Many current and future residents of the precinct will be renting, and/or from culturally and linguistically diverse, and will require spaces where they can gather and build social ties.

Apartment buildings can play an important role in enhancing social connections by providing spaces for residents to meet each other and interact.

Indoor and outdoor communal spaces in new developments offer space for community gathering and events such as community meetings; strata committee meetings; yoga classes; community-run classes; seminars; adult education; mothers' groups; social gatherings, and functions.

To maximise the benefits of these spaces, the following functional requirements are recommended:

- Well-located within the development to maximise visibility, prominence and utilisation, e.g., near communal lifts;
- Fit-out and size that maximises the flexibility of the space;
- Spaces separated by moveable walls, which can provide for smaller or larger spaces as required;
- Large space able to accommodate up to 100-150 people standing, when at maximum capacity;
- Smaller spaces ranging from 40-200sqm (note DCP provisions state a minimum of 40sqm);
- Kitchenette available to service community functions, including sink, microwave etc, food preparation space, scaled according to the size of the space;
- Dedicated toilet provision for this part of the facility – one accessible unisex toilet as a minimum, provision to meet regulatory requirements, according to the size of the space;
- Furniture storage – to provide for furniture (tables/ chairs) for flexible uses;
- Appealing view/ aspect – to make it commercially desirable for hire for functions, and
- Some outdoor access would be desirable (i.e., to open up the room for an indoor/ outdoor function).

Appendix A. Community profile

Category	Strathfield Triangle	Secondary Study Area	Greater Sydney
<u>Income</u>	-	-	-
Median individual income (annual)	\$31,630	\$34,760	\$37,460
Variation from Greater Melbourne median	-15.6%	-7.2%	na
% of persons (15 years or older) earning \$1,000pw or more	31.7%	34.6%	37.3%
Median household income (annual)	\$83,840	\$94,190	\$92,200
Variation from Greater Melbourne median	-9.1%	73.7%	na
% of Households earning \$2,500pw or more	25.9%	31.8%	31.8%
<u>Age Structure</u>	-	-	-
0 years	0.9%	1.1%	1.2%
1-2 years	2.1%	2.1%	2.6%
3-4 years	1.2%	1.7%	2.6%
5-6 years	0.8%	1.3%	2.6%
7-11 years	0.8%	3.0%	6.2%
12-17 years	1.2%	4.1%	6.9%
18-24 years	22.2%	16.0%	9.6%
25-34 years	51.4%	33.8%	16.2%
35-49 years	13.2%	17.8%	21.3%
50-59 years	3.7%	7.9%	12.3%
60-69 years	1.7%	5.2%	9.4%
70-84 years	0.7%	4.2%	7.1%
85 years and over	0.0%	1.8%	1.9%
Males	53.1%	52.2%	49.3%
Females	46.7%	47.8%	50.7%
Total persons	1,830	14,610	4,823,900
Median Age (years)	28.5	30.8	36.4
<u>Country of Birth</u>			
Australia	11.5%	28.6%	61.9%
<i>Aboriginal and Torres Strait Islanders</i>	0.2%	0.2%	1.4%
Other Major English Speaking Countries	1.0%	2.1%	7.6%
Other Overseas Born	87.4%	69.3%	30.5%
% speak English only at home	11.6%	12.2%	62.5%
<u>Household Composition</u>	-	-	-
<i>Couple family with no children</i>	31.6%	24.3%	23.8%
<i>Couple family with children</i>	16.4%	29.0%	37.5%
Couple family - Total	48.0%	53.2%	61.3%
One parent family	7.0%	8.9%	11.1%
Other families	2.8%	3.4%	1.3%
Family Households - Total	57.8%	65.5%	73.7%
Lone person household	14.4%	18.7%	21.7%
Group Household	27.8%	15.7%	4.6%
<u>Dwelling Structure (Occupied Private Dwellings)</u>	-	-	-
Separate house	3.4%	20.0%	57.2%

Semi-detached, row or terrace house, townhouse etc.	0.5%	5.9%	14.0%
Flat, unit or apartment	96.1%	71.2%	28.2%
Other dwelling	0.0%	2.9%	0.5%
<i>Occupancy rate</i>	<i>96.9%</i>	<i>92.6%</i>	<i>92.3%</i>
Average household size	2.8	2.9	2.8
<u>Tenure Type (Occupied Private Dwellings)</u>	-	-	-
Owned outright	6.2%	18.5%	30.0%
Owned with a mortgage	21.0%	21.7%	34.2%
Rented	71.7%	59.6%	35.1%
<i>State or territory housing authority</i>	0.0%	1.5%	4.2%
Other tenure type	1.0%	0.2%	0.7%
<u>Attending Education (% of those attending)</u>	-	-	-
Pre-school	3.2%	2.9%	6.9%
Infants/Primary Total	4.9%	15.8%	32.2%
<i>Government</i>	100.0%	66.7%	68.4%
<i>Catholic</i>	0.0%	20.6%	19.7%
<i>Other</i>	0.0%	12.7%	11.9%
Secondary Total	4.6%	15.5%	25.0%
<i>Government</i>	81.8%	59.0%	54.8%
<i>Catholic</i>	0.0%	25.0%	26.4%
<i>Other</i>	18.2%	16.0%	18.9%
Technical or Further Educational Institution	15.0%	10.3%	7.6%
University or other Tertiary Institution	57.4%	45.3%	24.2%
Other type of educational institution	15.0%	10.3%	4.0%
<i>% of total population attending education</i>	<i>31.0%</i>	<i>26.4%</i>	<i>25.2%</i>
<u>Highest Level of Education Completed (% of population aged 15 years and over)</u>	-	-	-
Year 12 or equivalent	92.0%	85.2%	67.5%
Year 9-11 or equivalent	4.9%	9.7%	26.7%
Year 8 or below	1.1%	3.3%	4.4%
Did not go to school	2.0%	1.8%	1.5%
<u>Highest Level of Non-School Qualification</u>	-	-	-
Postgraduate degree	27.2%	22.6%	13.9%
Graduate diploma or certificate	2.1%	2.7%	3.4%
Bachelor degree	52.1%	48.2%	36.4%
Advanced diploma or diploma	11.9%	14.3%	17.7%
Certificate	6.7%	12.3%	28.6%
<i>% of persons with non-school qualifications (persons 15 years and above) - excludes not-stated and inadequately described</i>	<i>60.9%</i>	<i>56.1%</i>	<i>52.7%</i>
<u>Employment Status</u>	-	-	-
Unemployed/ looking for work	8.6%	7.4%	6.0%
Labour force participation rate	71.0%	70.1%	65.6%

Country of Birth

Primary Study Area		Secondary Study Area
1	China (31.0%)	Australia (28.6%)
2	Korea South (18.1%)	India (17.0%)
3	India (15.6%)	Korea South (15.4%)
4	Australia (11.5%)	China (11.2%)
5	Nepal (6.9%)	Nepal (7.8%)

Language spoken at home

Primary Study Area		Secondary Study Area
1	Mandarin (32.1%)	Korean (16.8%)
2	Korean (19.0%)	English (12.2%)
3	English (11.6%)	Mandarin (11.3%)
4	Indo Aryan - other (8.2%)	Indo Aryan - other (9.5%)
5	Cantonese (6.7%)	Cantonese (5.7%)

Appendix B. Social infrastructure benchmarks

Table 4 Social infrastructure definitions, target provision and floorspace guides

Category	Definition	Target provision	Guide for floorspace	Source
Community facilities				
Integrated multipurpose facilities	<p>A large multipurpose community facility that is a focal point for the local community. It is delivered through a single building/site or a cluster of proximate buildings/sites and is typically integrated or co-located with other facility types within the network (e.g. library, indoor recreation facility).</p> <p>This type of facility provides a series of adaptable programming spaces for use by diverse sectors of the community, and may include a range of other spaces and uses as appropriate to meet community needs, e.g. access to support services, information and referral, and spaces for lifelong learning, active living, arts and creative programs. Integrated multipurpose facilities should be accessible on a walk-in basis and provide opportunities for spontaneous interaction among diverse members or sectors of the community. These facilities generally include an "anchor" such as a library or recreation centre.</p>	Minimum 1 Integrated Multipurpose Facility per approx. 20,000 to 30,000 residents	Minimum floorspace of 2000m ² , aiming for at least 2500m ² where possible, increasing with the size of population	Ethos Urban
Local community facilities	This category includes a range of facilities that do not meet best practice standards in terms of multipurpose facilities that are large (+2000m ²) and adaptable. It includes facilities that are small, localised and/or predominantly single use or specialised but provide no space for casual social interaction. For example: seniors centres, town halls, scout halls	Between 3 to 4 local community facilities per approx. 20,000 to 30,000 residents	Minimum floorspace per facility of 400m ² , increasing with the size of the catchment's population.	Ethos Urban
Libraries	Libraries may be standalone facilities, although they may be integrated as part of larger integrated multipurpose facilities, where they typically form the anchor facility.	Minimum 1 branch library per approx. 20,000 to 30,000 residents, based on NSW State Library standards applied to this population size	Minimum floorspace for branch library of 1500m ²	State Library of NSW
Childcare centres/ preschools (Council owned/ operated)	These facilities are purpose-built or fitted out for the provision of early childhood education and care. The majority of provision is via private and not-for-profit sector. Any further quantitative analysis of childcare provision across Canada Bay LGA will depend on Council's position on facility provision. Benchmarks have therefore not been provided in this section of the report as they will require further study.	City of Canada Bay Council does not have an adopted benchmark for provision of childcare facilities.	As per State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.	N/A
Cultural and creative facilities	This category includes a range of creative and cultural facilities including maker spaces accessible to the public, space for	There is no best practice benchmark for assessing cultural and creative facilities. This Study recommends some		N/A

Category	Definition	Target provision	Guide for floorspace	Source
	professional artistic development (e.g. rehearsal rooms, artist studios) and spaces for performance/audiences (e.g. theatres, cinemas, exhibition space).	provision of these facilities in accordance with community need and demand. These facilities would be typically located within an integrated multi-purpose hub.		
Open space and recreation facilities				
Open space	Public open space is publicly owned and managed by local, State or Federal government and is accessible to the public. Public open space includes: informal sports space; parks and reserves, bushland and natural spaces, waterways, linkages and urban plazas or forecourts.	<p>The Guide recommends best practice performance indicators of:</p> <ul style="list-style-type: none"> • High density areas: 200m access from most houses to open space of between 0.15ha and 0.5ha (including 400m distance of open space from schools) • Local distribution: 400m access from most houses to open space of between 0.3ha and 2ha • District distribution: 2km access from most houses to public open space of between 2ha and 5ha, and • Regional distribution: 5-10km access from most houses to public open space of more than 5ha. <p>The Greater Sydney Commissions' planning documents include a benchmark that all dwellings should be within 400m of quality local open space of at least 0.5ha, and that high density dwellings should also be within 200m of high quality open space of at least 0.1ha.</p>		GANSW, Greener Places Design Guide
Multipurpose outdoor courts	Outdoor courts that are flexible to accommodate a range of uses, e.g. basketball, netball and tennis.	1:10,000 people		Parks and Leisure Australia; City of Canada Bay Open Space and Recreation Strategy 2019.
Outdoor fitness stations	Outdoor fitness stations usually included within parks to enable fitness undertaken alone or in a small group.	1:15,000 people		Parks and Leisure Australia; City of Canada Bay Open Space and Recreation Strategy 2019.
Indoor courts	Indoor courts that can flexibly accommodate a range of sports, e.g. indoor soccer, basketball, netball, squash, badminton.	1: 20,000 people		Parks and Leisure Australia; City of Canada Bay Open Space and Recreation Strategy 2019.
Sports fields/ playing fields	Sports fields are outdoor facilities that support a range of summer and winter sports, and can include club houses, spectator areas and play spaces.	Council's Open Space and Recreation Strategy (2019) indicates that "the existing provision of open space and recreation facilities within an LGA should be used as the minimum benchmark to determine future supply as the population grows".		City of Canada Bay Open Space and Recreation Strategy 2019.

A note on sources: These benchmarks have been developed by social planning professionals at Ethos Urban, based on a range of sources, including established benchmarks applied in contemporary social planning practice.

Appendix C. Case studies: small scale community spaces

The outcomes of the analysis suggest Council could consider options for a smaller scale, flexible community space within Strathfield Triangle. These could include:

- Delivery of a pavilion within the planned local park, which would constitute a landscaping embellishment that enhances the use of the park, by providing covered shelter and storage for chairs, tables, equipment etc which could be hired by the community for small, localised gatherings (see **Figure 9** for example of concept);
- Provision of a small community space co-located with food and beverage or retail activation at ground level, located within the ground floor of a residential building that faces the park, which would be delivered and managed by a developer (see **Figure 13** for example of concept).

These flexible community spaces would provide opportunities for the community to gather together outside their homes and to host parties and celebrations.

Community spaces are important within new residential communities, to provide opportunities for social interaction, community gatherings and events, which are strongly evidenced to strengthen social cohesion and social capital building over the long term. These are particularly important in high density areas where residents may have limited private space for hosting gatherings.

Pavilion within parks

The delivery of an outdoor pavilion within the planned local park would provide a sheltered outdoor space for local community gathering, co-located with open space in the heart of the Strathfield Triangle community.

This could be conceived, funded and delivered as a landscaping embellishment to the park.

The following functional requirements are suggested as considerations for the design and siting of a pavilion within this park:

- Size dependent on design and uses incorporated (e.g., larger versions would incorporate toilets, a small kiosk) – see images below;
- Sufficient outdoor storage (e.g., to store tables, chairs and other occasional equipment) to ensure the space can be used for a range of activities;
- Design features to maximise shade and shelter from the weather.

This pavilion could be incorporated as part of the detailed landscape master planning for the open space to be delivered in the Strathfield Triangle precinct, and funded through development contributions allocated to landscaping improvements.

Examples of similar facilities are shown over page, including:

- Sydney Park amenities, kiosk and pavilion, St Peters (**Figure 9**);
- Interchange Pavilion, South Eveleigh (**Figure 10**);
- Outdoor picnic areas and pavilions, Sydney Olympic Park (**Figure 11**);
- O'Dea Park shelter, Camperdown (**Figure 12**).



Figure 9 Kiosk and pavilion, Sydney Park

Source: Stanic Harding Architecture, 2010



Figure 10 Interchange Pavilion South Eveleigh

Artist: Chris Fox; Source: Carriageworks, 2020



Figure 11 Outdoor picnic areas (Pavilions Apartments) and Hill Pavilion, Sydney Olympic Park

Source: Mirvac, 2020; Sydney Olympic Park Authority, 2020



Figure 12 O'Dea Reserve shelter, Camperdown

Source: Ethos Urban

Small community spaces at ground level co-located with parks

The delivery of a small community space at the ground level within an adjacent high density residential development would provide an indoor space for local community gathering, co-located with open space. This would support resident needs for spaces to gather and socialise, and potentially host community events or meetings (e.g. strata committee meetings, mothers' groups, children's birthday parties, book clubs), as many residents are likely to have limited access to indoor private space for these purposes.

The following functional requirements are suggested as considerations for the design and siting of a small community space of this kind:

- Size of 100-150sqm to enable a diversity of uses;
- Co-located with open space (i.e. local park), to enable indoor-outdoor activities. This could be supported through provision of awnings or folding doors;
- Sufficient storage (e.g., to store tables, chairs and other occasional equipment) to ensure the space can be used for a range of activities;
- Toilet
- Kitchenette for the preparation of basic food and drinks;
- Co-location with food and beverage outlets to support viability of small community space and to enhance its visibility to residents of the precinct.

This community space could be delivered and managed by a private developer, as part of a community benefit offer within a VPA, for example, or reflected in the DCP.

It would be important for this space to be co-located with another activated space, eg ground floor food and beverage, to ensure its effective activation and oversight.

Costings could be obtained through consultation with City of Sydney Council, which has delivered these facilities in recent years.

Examples of similar facilities are shown over page, including:

- Franklyn Park Community Space, Glebe: This space has a retractable awning and folding doors providing access to the outside park area and is suitable for functions hosted in the surrounding park (**Figure 13**);
- Gather on the Green café: This café is co-located with Camperdown Park, and enables customers to spill out into the adjacent park for picnic-style dining (**Figure 14**).

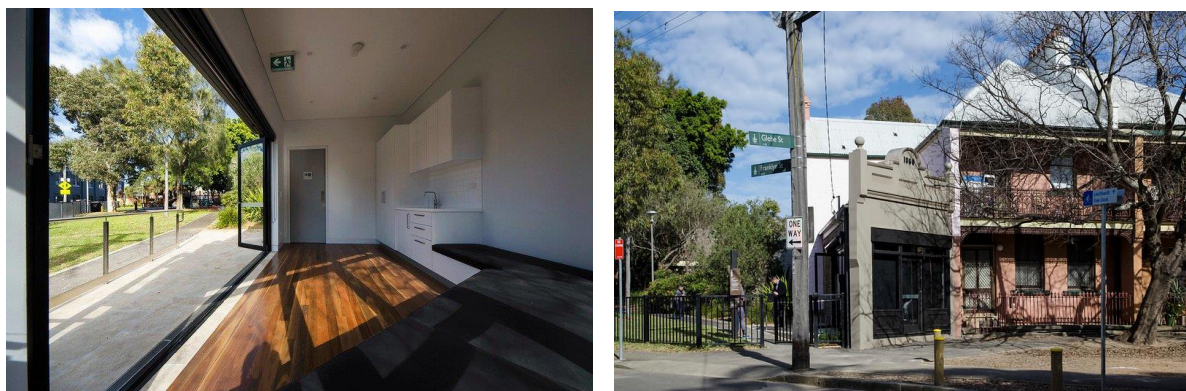


Figure 13 Franklyn Park Community Space, Glebe

Source: City of Sydney

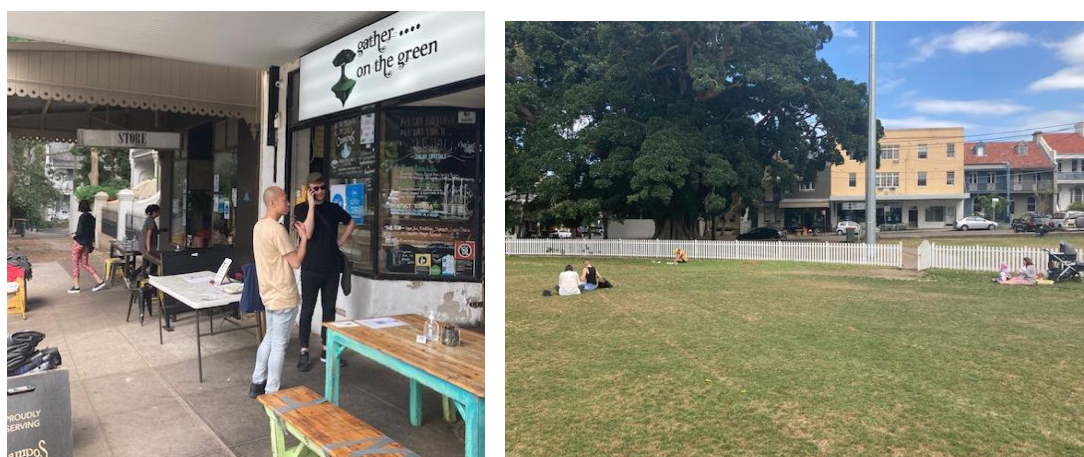


Figure 14 Gather on the Green café, Camperdown

Source: Ethos Urban