

SOCIAL INFRASTRUCTURE  
AND OPEN NEEDS ANALYSIS  
Little Bay Precinct



Little Bay





# Little Bay Development Social infrastructure and Open Space Needs Analysis

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## 1. Background and context

This study provides an analysis of the social infrastructure open space required to service the needs of any future population resulting from a proposed residential development at Little Bay within the following project sites:

- 1408 Anzac Parade Little Bay (Meriton site) - 13.5ha
- Long Bay Correctional Facility site - 41.59ha
- Land and Housing Corporation site - 11.5ha, and
- Combined precinct (all sites above).

The Little Bay area offers opportunities to respond to an identified need for increased publicly accessible open space and improved local, district and regional linkages to existing significant open space and natural areas in proximity to the site – as identified in the Eastern City District Plan and Randwick City Council strategic planning.

The project sites are located in an area, that the Greater Sydney Commission identified in the Eastern City District Plan, as having some of the largest areas of open space in the district, surrounding La Perouse and Malabar, with the highly valued long corridor of open space and cycle paths along the foreshore of Botany Bay. The sites offer opportunities to respond to:

*“As the District grows, providing open space areas for recreation, sport and social activity, as well as establishing physical links that support social networks and create a sense of community, will become increasingly important. Delivering connected walking and cycling trails will maximize their use. There will be relatively few opportunities to increase the quantity of public open space, and therefore greater emphasis will be needed on improving the quality and distribution of open space, including sporting facilities”.*

Randwick City Council’s City Plan describes the need to better connect existing open space with active transport links, and it refers to the concept of a continuous coastal pathway link. Council has identified in its Open Space and Environment Discussion Paper that in relation to the Bunnerong Road Sites Chifley/Little Bay (around 650m from the site) the need to *“protect the significant bushland and formalise a 1.8 km cycle/walkway extension & a ‘green link’ to surrounding open spaces.*

Improved linkages can all support improved pedestrian and cycle access to existing social infrastructure and any new social infrastructure that may be required onsite.

### 1.1. Forecast population

A household size of 2.1 persons per household has been used to estimate the future potential residential population of the project sites. This is equivalent to the household size of the similarly high density area of Green Square (ABS, 2016).

As shown in Table 1, the proposal will result in significant population growth in an area with a current population of 4,475 people (Little Bay URP, ABS 2016) ranging from a potential 4,008 people (100%

population growth) within the Meriton site and 22,830 people across the combined precinct (400% increase).

Table 1 Forecast population project sites

	<b>Meriton site</b>	<b>Long Bay Correctional site</b>	<b>Land and Housing site</b>	<b>Combined precinct</b>
<b>Household size</b>	2.1	2.1	2.1	2.1
<b>Dwellings</b>	1,909	3,313	5,650	10,667
<b>Population</b>	4,008	6,957	11,865	22,830

## 1.2. Recreation participation

Across all Districts of Greater Sydney, the most popular recreation activities in parks as identified in the Recreation Needs of Greater Sydney study general community are:

- Walking, hiking jogging or running (85%)
- Relaxing in public spaces (77%)
- Gatherings in public spaces (64%)
- Swimming (53%)
- Visiting play spaces (49%)
- Walking the dog (34%)
- Informal group sports (27%), and
- Cycling (26%).

Future open space within the combined precinct should respond to these trends.

## 2. Open space needs

### 2.1. Supply and proximity

Best practice benchmarks for open space provision include:

- 200m walking distance to a local park of between 0.1 and 0.5ha in high density areas (more than 60 dwellings per ha), and
- 400m walking distance to a local park of between 0.5 and 2ha.
- District park of 2 to 5ha within 2km of all dwellings

Map 1 (attached) shows all local, district and regional open space within 200m, 400m and 2km of the centre of the Meriton site.

Map 2 (attached) shows all local, district and regional open space within 200m, 400m and 2km of the centre of the entire combined precinct.

Figures 1 and 2 (attached) show images of open space in the area including their proximity to the site, quality, and opportunities for improved connectivity.

These maps show that while there is a large amount of open space within close proximity to the project sites, much of this is not publicly accessible (eg. golf courses) or low quality (Land and Housing reserves).

Maps 1 and 2 show:

- There are no local parks, or any public open space areas within 200m of the Meriton site. New local parks will need to be provided onsite to address this, given the high density nature of the development. (edge of site, borrow views of golf course – not in centre)
- There are two local parks within 400m of the Meriton site of between 0.5ha and 1ha - Kooloora Reserve (0.48ha) (passive recreation), and McArtney Oval (0.78ha) (passive and kickabout space).
- The project sites are within 2km of Chifley Sports Reserve which is 7.7ha reserve (650m from site) and offers district level sporting facilities including sportsfields, playground, multipurpose courts, and a skate park. It is also within 2km of 6ha Cromwell Park which is a park for passive recreation and includes 1 nautical themed playground.
- There is no playground within 400 to 500m of the site.
- While the site is in proximity (300m<sup>2</sup>) to the Coast Golf Course, and a number of other golf courses, these golf courses are not publicly accessible for local informal recreational uses (walking, walking the dog, picnics, running, exercise - the most popular informal recreational activities in Sydney, NSW and Australia).
- The site is in proximity to a number of lower quality pocket parks within the Land and Housing Estate site which could be significantly improved through renewal.
- The site can access Little Bay beach in approximately 650m.
- There is an opportunity to provide active transport and recreational links to exiting open space areas and to embellish existing open space where benchmark provision of open space cannot be provided onsite. Map 3 shows coastal access points and Randwick City Council's bicycle network.

## 2.2. Benchmarking quantum of open space

There are a number of approaches to assessing demand for open space:

- Percentage of site size, usually between 10%, 15% (City of Sydney) or 20% of the site. Randwick City Council does not have a site size benchmark for open space provision as part of urban renewal.
- Per person. Randwick City Council identifies a recognised benchmark standard of 2.83ha/1,000 people. Currently there is a very high provision of 9.15ha of open space per 1,000 people within Randwick LGA. However, it should be noted this high provision is partly attributable to headlands, national parks and private golf courses.

### Open space % site size

As shown in Table 2:

- 2ha of open space would need to be delivered within the Meriton site (based on City of Sydney benchmark of 15% of site size), and
- For the combined precinct around 10ha would need to be delivered across the site (for comparative purposes, a district park including 2 playing fields, recreational open space, sports amenities and parking needs around 10ha).

**Table 2** Open space required based on site size

	Meriton site	Land and Housing site	Long Bay site	Combined precinct
Site size	13.5ha	11.5	41.59 ha	66.59
10% of site	1.4ha	1.2ha	4.2ha	6.7ha
15% of site	2ha	1.7ha	6.2ha	10ha
20% of site	2.7ha	2.3	8.2ha	13.3ha

### Open space required based on population size

Randwick Council acknowledges a benchmark of 28.3m<sup>2</sup> per person for open space provision. However, in urban areas, it is unrealistic to expect delivery of 28.3m<sup>2</sup> of open space within a constrained site. A commonly used benchmark, attributed to the World Health Organisation is 9m<sup>2</sup> per person. As shown in Table 3:

- Based on 9m<sup>2</sup> per person, around 3.6ha of open space should be delivered to respond to population growth within the Meriton site. Where this is not possible onsite, it should be delivered through embellishment of existing open space areas and linkages to these.
- For the combined precinct (all sites) around 20.2ha would be required based on a benchmark of 9m<sup>2</sup> per person.

**Table 3** Population benchmarking

	Meriton site	Land and Housing	Long Bay	Combined precinct
Household size	2.1	2.1	2.1	2.1
Dwellings	1,909	3,313	5,650	10,667
Population	4,008	6,957	11,865	22,401
Required 9m <sup>2</sup> pp	3.6ha	6.3ha	10.7ha	20.6ha
Required 28.3m <sup>2</sup> pp	11.3ha	19.7ha	33.8ha	64.8ha

## Sportsfields and courts

There are sportsfields and a playground provided nearby at Chifley Reserve (650m from Meriton site), however, these are already servicing an existing population. Benchmarking demand for sportsfields and outdoor courts indicates:

- 1 sportsfield and 1 playground would be required to service the population of the Meriton site
- 2 outdoor courts, playgrounds, and up to 6 playing fields would be required for the Combined precinct

	<b>Meriton site</b>	<b>Land and Housing</b>	<b>Long Bay</b>	<b>Combined precinct</b>
Dwellings	2,460	3,313	5,650	11,423
Population	4,008	6,958	11,865	22,830
Outdoor courts: 1 for every 10,000	0.5	0.7	1.2	2.4
Sportsfield: 1 for every 3,823 people - Eastern City current provision	1	1.8	3	5.8

## 2.3. Open space recommendations

Meriton site:

- Overall, between a minimum of 2ha (15% of site) and 3.2ha (9m<sup>2</sup> per person) of open space including on the site:
  - Local parks of between 0.3 and 2ha onsite within 200m proximity to all residents
  - Local park onsite between 0.5ha and 2ha within 400m proximity to all residents
  - Green recreational link through site providing space for informal recreational activities.
  - Improved recreational and active transport links to existing reserves in proximity to site (eg. Chifley Sports Reserve, Little Bay Beach access)
- Financial contribution toward provision new district park/sportsfield within the combined precinct site.

Combined precinct:

- Overall between a minimum of 10ha (15% of site) and 20ha (9m<sup>2</sup> per person) including:
  - 1 district park of a minimum 10ha including 2 to 4 sports fields, playgrounds, multipurpose courts, sports amenities block, and informal recreational space.
  - 5 to 10ha of local open space providing access to parks of between 0.3ha and 0.5ha within 200metres of high density and 0.5ha to 2ha within 400m of all dwellings.
  - Recreational green link through and around the site.
- A recurring theme is having coastal pathway access around the coastline. This project may start a dialogue of shared access, with discussions with stakeholders, particularly the golf-courses that occupy large tracts of coastal open space. The site at Little Bay is perfectly located to create better active transport links, including along Anzac Parade, and it may be a catalyst to seek a better connected coastal pathway. A key project for open space adjacent to the site is The Great Coastal Walk. This project seeks to extend pathway links around Malabar Headland, from Malabar to La Perouse.

- Design for bicycles - look to opportunities to connect existing open space.
- Preserve and protect existing environmental assets - this will require preemptive infrastructure in locations that will allow people access, while protecting the fragile ecologies - this solution may be step access to coastal areas, boardwalks through wetlands and educational signage.
- Design 'multi-functional, high quality open space' within the high density site, but consider the opportunities for linking residents to open space, with designs that will benefit existing local residents. Consider the opportunities for local economic benefit from a stronger tourism sector for Botany Bay National Park and surrounding beach-side areas.

## 3. Social infrastructure needs

### 3.1. Supply and proximity

Best practice proximity benchmarks for access to social infrastructure have been applied to this study including:

- 400m walking distance to a local facility
- 800m to 2km to a district facility, and
- 2km to 5km to a regional facility.

Map 3 (attached) shows all local, district and regional social infrastructure within 200m, 400m and 2km of the centre of the Meriton site. An audit of all social infrastructure mapped is provided in Table 4 and shows:

- There are 17 early education and care (long day care, preschool, family day care) services within 2km of the site. 3 of these are around 400m from the site.
- Within 400m of the site there is one community facility – The Prince Henry Centre, which is a new venue for hire/function centre owned and managed by Council.
- Between 400 and 800m of the site, there are two facilities:
  - The Little Bay Coast Centre for Seniors is located in the old hospital and appears well programmed and hires spaces for events. The website mentions it is due for relocation/re-housing, as the old hospital will be re-developed for residential.
  - The Kooloora Community Centre provides a social hub and access to social services.
- There is 1 library, the Malabar Community Library in Matraville which has an adjacent community hall.
- There are four primary schools within 2km of the site – 3 public and 1 private.
- There is one public secondary school, this has an elite talented sports program.
- There is no indoor aquatic centre and no indoor recreation centre within 2km of the site, the nearest are the Matraville Sports Centre (indoor recreation) 3km from the site and The Des Renford Leisure Centre, Maroubra (3km from the site).
- There's an invisible line, about 1.5km north of the site, where the social infrastructure densifies. It is not easy for residents of the Meriton site to access existing social infrastructure including primary schools or libraries.



Table 4     Audit of social infrastructure within 2km of site (excluding childcare)

<b>Name</b>	<b>Suburb</b>	<b>Type</b>	<b>Distance from site (within)</b>
Prince Henry Centre	Little Bay	Community venue for hire	800m
Kooloorra Community Centre	Malabar	Community centre (staffed)	400m
The Little Bay Coast Centre for Seniors	Little Bay	Community venue for hire	800m
Malabar Community Hall	Malabar	Community venue for hire	2km
La Perouse Museum	La Perouse	Arts and culture (museum)	2km
Malabar Community Library	Malabar	Library	2km
Chifley Public School	Malabar	Primary School & OSHC	2km
Malabar Public School	Malabar	Primary School & OSHC	2km
La Perouse Public School	La Perouse	Primary School	2km
St Andrew's Catholic Primary School	Malabar	Primary School & OSHC	2km
Matraville Sports High School	Chifley	High School	2km
Matraville Sports Centre (indoor courts/squash)	Matraville	Indoor recreation centre	3km
The Des Renford Leisure Centre (DRLC)	Maroubra	Aquatic Centre	3km

### 3.2. Population based benchmarking

Table 5 shows the number and size of social infrastructure required based on industry benchmarks. There are no benchmarks for primary schools or secondary schools currently available from NSW Department of Education who based demand for new schools on population growth, current and forecast enrolments, and capacity of schools to increase school teaching places/classrooms within a school site.

Table 5 Population based benchmarking

	Meriton site	Land and Housing	Long Bay	Combined precinct
Household size	2.1	2.1	2.1	2.1
Dwellings	2,460	3,313	5,650	11,423
Population	4,008	6,957	11,865	22,830
Primary school places (based on 2.4% of population - Green Square benchmark)	96 new students	167 new students	285 new students	548 new students
Secondary school age children (based on 1.4% - Green Square benchmark)	56 new students	98 new students	166 new students	320 new students
Local community centres (or local arts and cultural spaces)	0	0	1	2
Libraries (as per People Places Benchmark)	277m2	480m2	819m2	1,334m2
Community floor space (80m2 per 1,000)	320m2	552m2	955m2	1,827m2
Indoor recreation	0	0	0	0
Aquatic centre (1 for every 50,000 to 100,000 people)	0	0	0	0
Indoor courts (1 for every 10,000)	0	0	1	2
Childcare places (1 place for every 3.8 children aged 0 to 5 years, NSW average utilisation rates)	60	105	178	343
OSHC places (1 place for every 14 children, aged 5 to 11 years, NSW average utilisation rates)	6	12	21	39

### 3.3. School enrolments and capacity

There are 4 primary schools (3 public), and 1 secondary school within 2km. However, there are no primary schools within 400 to 800m walking distance of the site.

Access to a local primary school within walking distance of the site would be beneficial to the incoming community, but the redevelopment of the Meriton site and Land and Housing would be required to support this (291 new students).

School	Enrolments 2018
Chifley Public School	169
Malabar Public School	300

La Perouse Public School	34 (75% Indigenous enrolments)
Matraville Sports High School	289

### 3.4. Recommendations social infrastructure

#### Primary schools

The Meriton site alone will not trigger demand for a new primary school. However, there are no schools within 800m walking distance of the site, and La Perouse public school had only 34 children enrolled in 2018. There may be opportunities to provide a new public primary school within the combined precinct to support the needs of the incoming community and provide an improved school facility attending La Perouse school, and a school in closer proximity for children living in social housing (this would be dependent on negotiations with school and community and support for children to travel to and from school). This could be triggered post redevelopment of the combined precinct (when there would be a minimum of around 548 primary school aged children living here).

Any future new school should include space for an Out of School Hours Care service.

#### Secondary schools

The Matraville Sports High School had 289 students in 2018. According to Parliamentary records, there are four comprehensive high schools currently servicing Sydney's Eastern Suburbs, which have capacity for an additional 1,560 students. These are Randwick Boys High School, Randwick Girls High School, JJ Cahill Memorial High School and Rose Bay Secondary College.

There are two projects underway that will provide additional places for eastern suburbs high school students:

- The new inner Sydney high school with capacity for up to 1,200 students
- The redevelopment of Alexandria Park Community School to provide capacity for up to 2,200 primary and secondary students.

Enrolment projections indicate there is sufficient capacity in eastern suburbs schools to accommodate projected demand to 2031.

There is not considered current or future demand to deliver a secondary school on the site.

#### Library

The nearest library is Malabar Library. Which is a 3 minute drive from the site. A new library would not be considered feasible in this location until there is a large enough population (more than 20,000 people). It is recommended that a library only be considered if the combined precinct is redeveloped.

Any future library should be located in close proximity to a future metro station and would need to be around 1,300m<sup>2</sup> to support the future population of the combined precinct. Libraries are a high operational cost for Councils so the need for a new library in this location (given there is one 2km from the Meriton site) would need to be negotiated with Council. Alternatively, a contribution to improvements to the existing library in Malabar could be considered.

#### Community centre and arts and cultural floor space

The future populations of the sites within the precinct would create demand for the following new floor space:

- Meriton - 320m<sup>2</sup>
- Land and Housing - 552m<sup>2</sup>

- Long Bay - 955m<sup>2</sup>
- Combined precinct - 1,827m<sup>2</sup>.

The need for 1 new community venue would be triggered by the combined population growth of the Meriton and Land and Housing sites and 2 new venues for the combined precinct.

There are 2 community venues within 800m of the site and the Kooloora Community Centre is located within 400m.

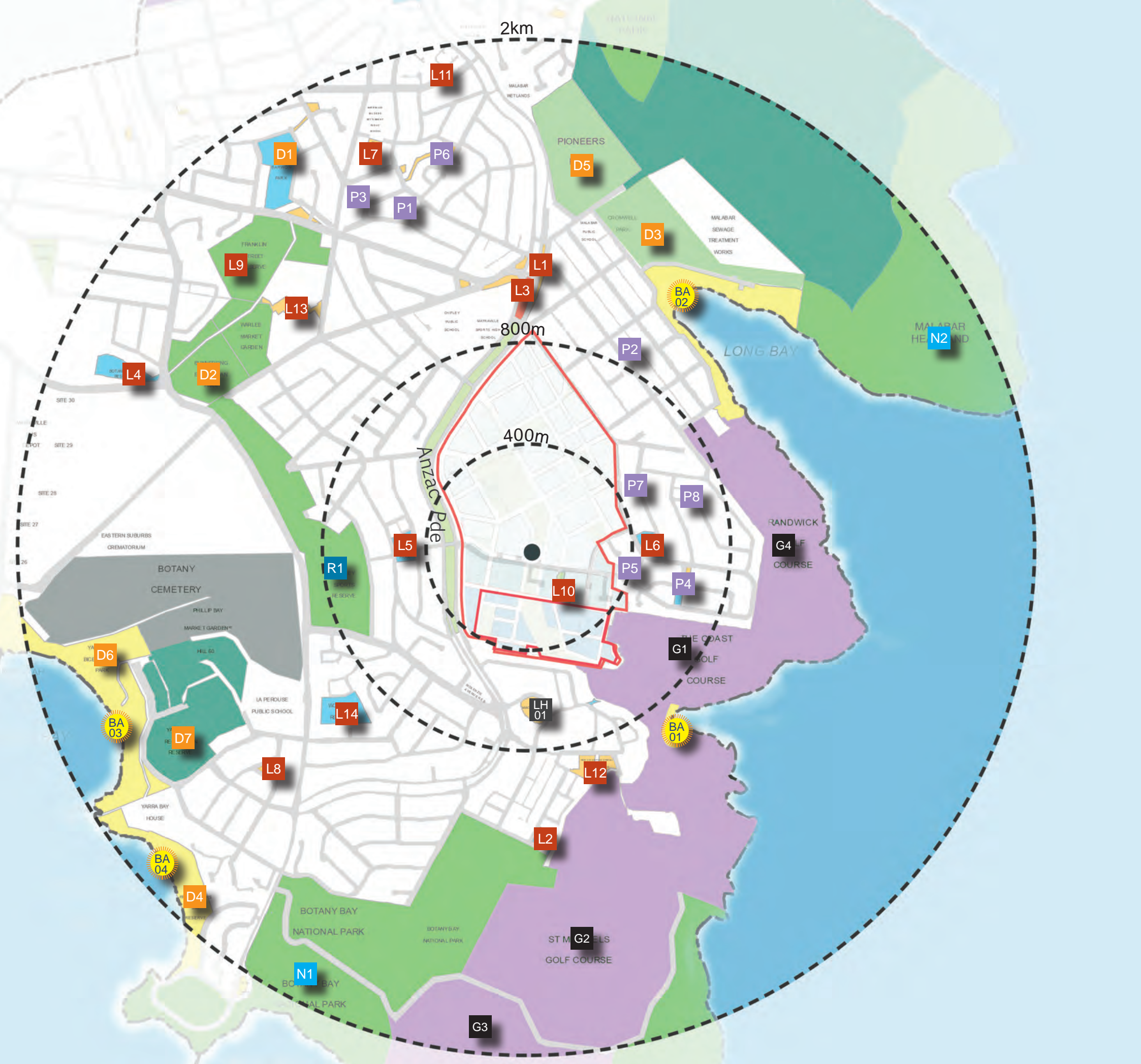
The delivery of any future floor space or community venue needs could be delivered through contributions toward a new and larger multipurpose community centre at the site of the existing Kooloora Community Centre (which is staffed), and a new venue to the north of the site.

There is no arts, cultural and creative space nearby and the inclusion of space for arts and cultural activities would be beneficial to the broader area. Any new large multipurpose community centre could also include a multipurpose hall that could be used for dance and indoor team sports.

### **Early education and care**

While not a community facility (will most likely be delivered as a for profit service) there will be demand for 1 new early education and care centre within the Meriton site and around 343 places for the combined precinct.





## PARKS

### REGIONAL

**R1** Chifley Sports Reserve

### DISTRICT

- D1** Barwon Park
- D2** Bunnerong Equestrian Park
- D3** Cromwell Park
- D4** Frenchmans Bay Reserve
- D5** Pioneers Park
- D6** Yarra Bay Bicentennial Park
- D7** Yarra Bay - Recreation Reserve

### LOCAL

- L1** Anzac Parade Road Reserve (near Franklin St)
- L2** Bob a Day Park
- L3** Bob Clarke RSL Memorial Reserve
- L4** Botany Road Reserve
- L5** Dr Walters Park
- L6** Ella Reserve
- L7** Finucane Reserve

- L8** Fred Williams Reserve
- L9** Franklin Street Reserve
- L10** Kooloora Reserve
- L11** Rabaul Reserve
- L12** The Coast Hospital Memorial Park
- L13** Wassell Street Reserve
- L14** Woomera Reserve

### LOCAL HIGH DENSITY

**LH 01** MacArtney Oval

### POCKET

- P1** Blaxland Reserve
- P2** Boulevard Reserve
- P3** Cunningham Reserve
- P4** Duri Reserve (& adjacent easement)
- P5** Gabe Reserve
- P6** Hurley Reserve
- P7** Lucas Reserve
- P8** Rubie Reserve

### BEACH ACCESS AREAS

- BA 01** Little Bay Beach
- BA 02** Malabar Beach and Ocean Pool
- BA 03** Yarra Bay Beach)
- BA 04** Frenchmans Bay Beach

## OTHER

### NATIONAL PARKS

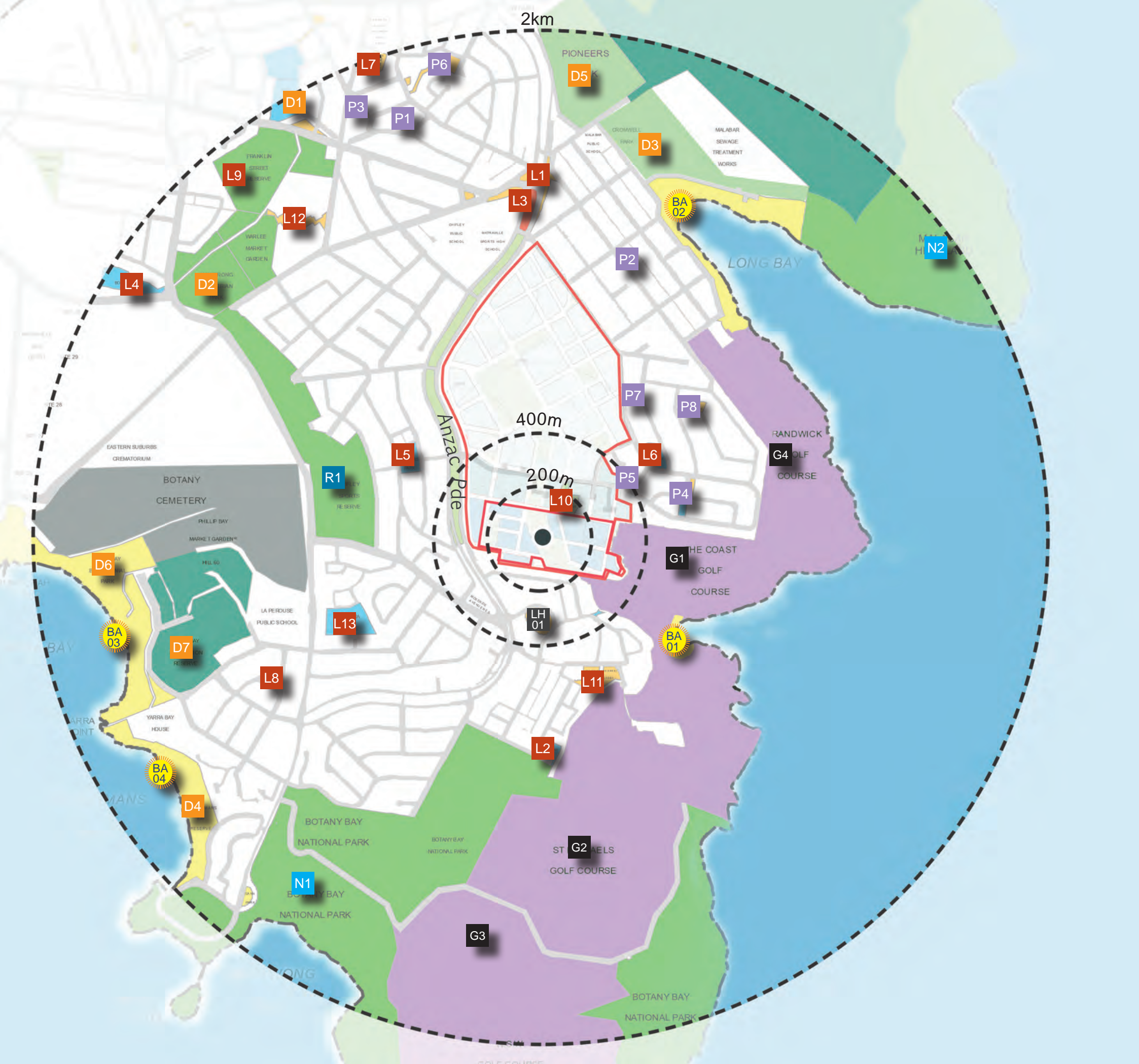
- N1** Botany Bay National Park
- N2** Malabar Headland National Park

### GOLF COURSES

- G1** The Coast Golf Course
- G2** St Michael's Golf Course
- G3** NSW Golf Course
- G4** Randwick Golf Course

MAP 1: OPEN SPACE AUDIT/ PROXIMITY  
Little Bay Precinct





## PARKS

### REGIONAL

**R1** Chifley Sports Reserve

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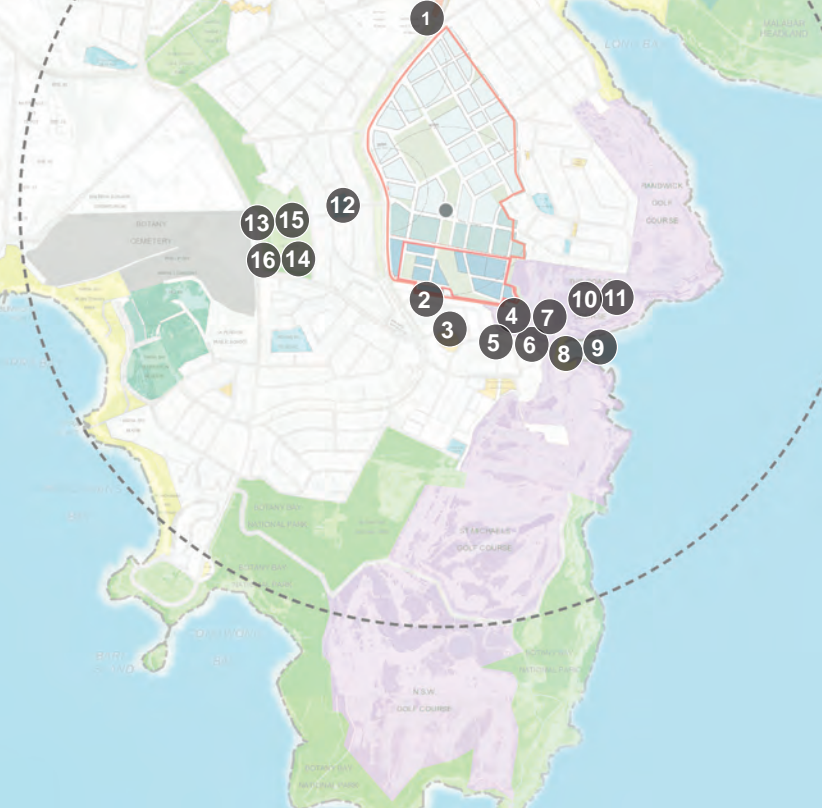
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### GOLF COURSES

- G1** The Coast Golf Course
- G2** St Michael's Golf Course
- G3** NSW Golf Course
- G4** Randwick Golf Course

MAP 2: OPEN SPACE AUDIT/PROXIMITY  
Combined precinct





Existing open space - opportunities for connections

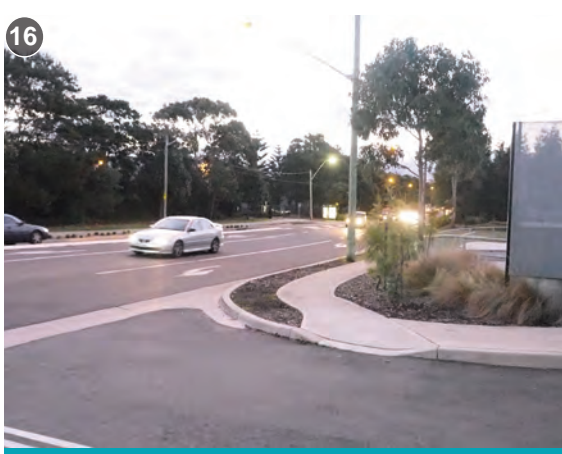
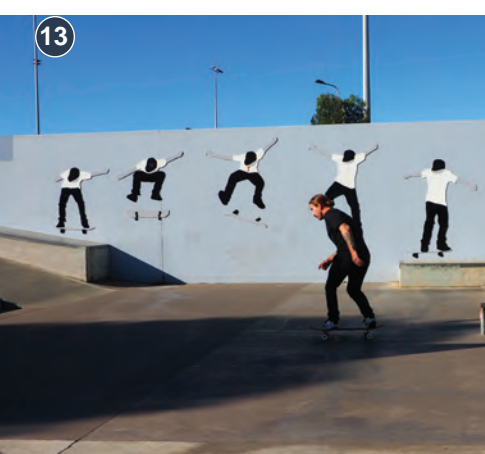
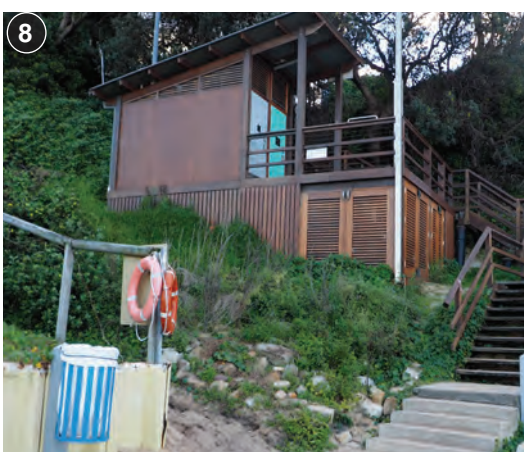
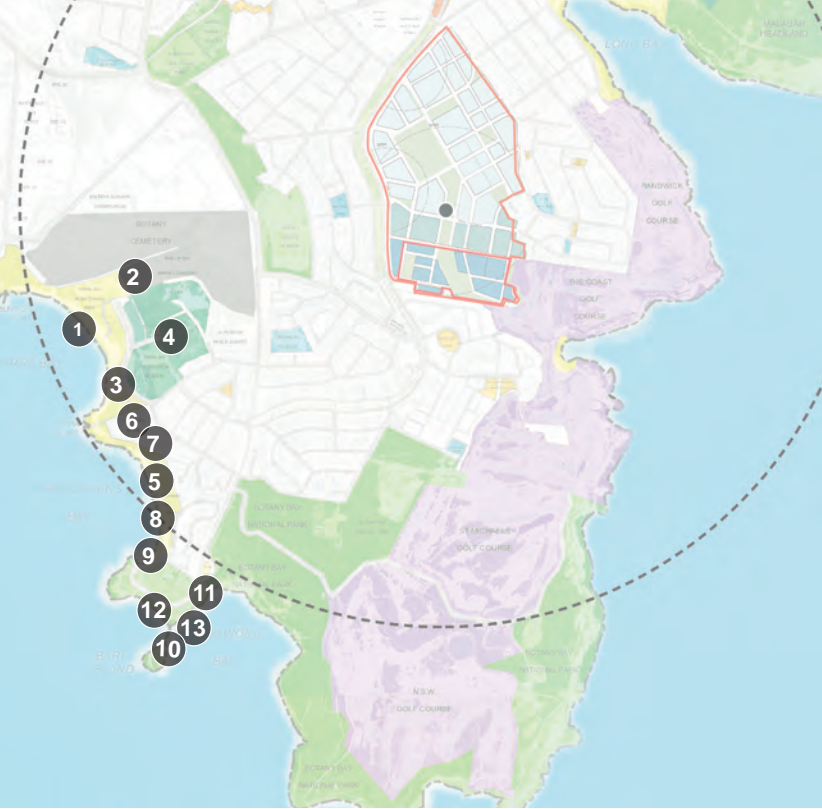


FIGURE 1: SITE IMAGES



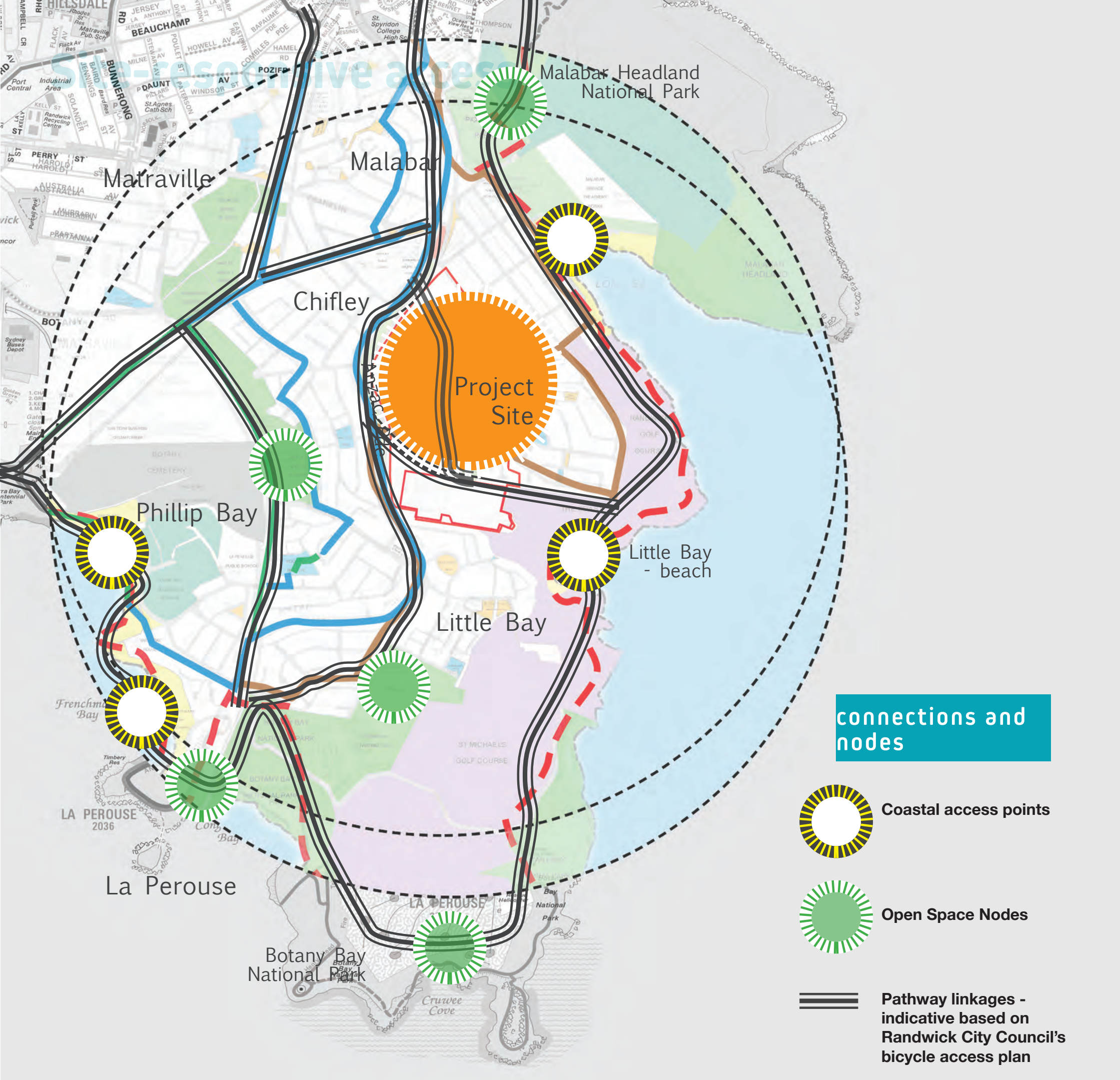


Existing open space - opportunities for connections



FIGURE 2: SITE IMAGES





### bicycle routes existing and planned Randwick City Council



#### LEGEND

- On-Road Cycle Routes
- Off-Road Cycle Routes or Shared path
- Coastal Cycleway - Tamarama Beach to LaPerouse
- Denotes Hill (Arrows Go Uphill)
- Coastal Sydney Walk, (Incomplete sections)
- Walking Tracks

### Connecting open space is a key strategy within the Randwick City Council - (20 Year) City Plan

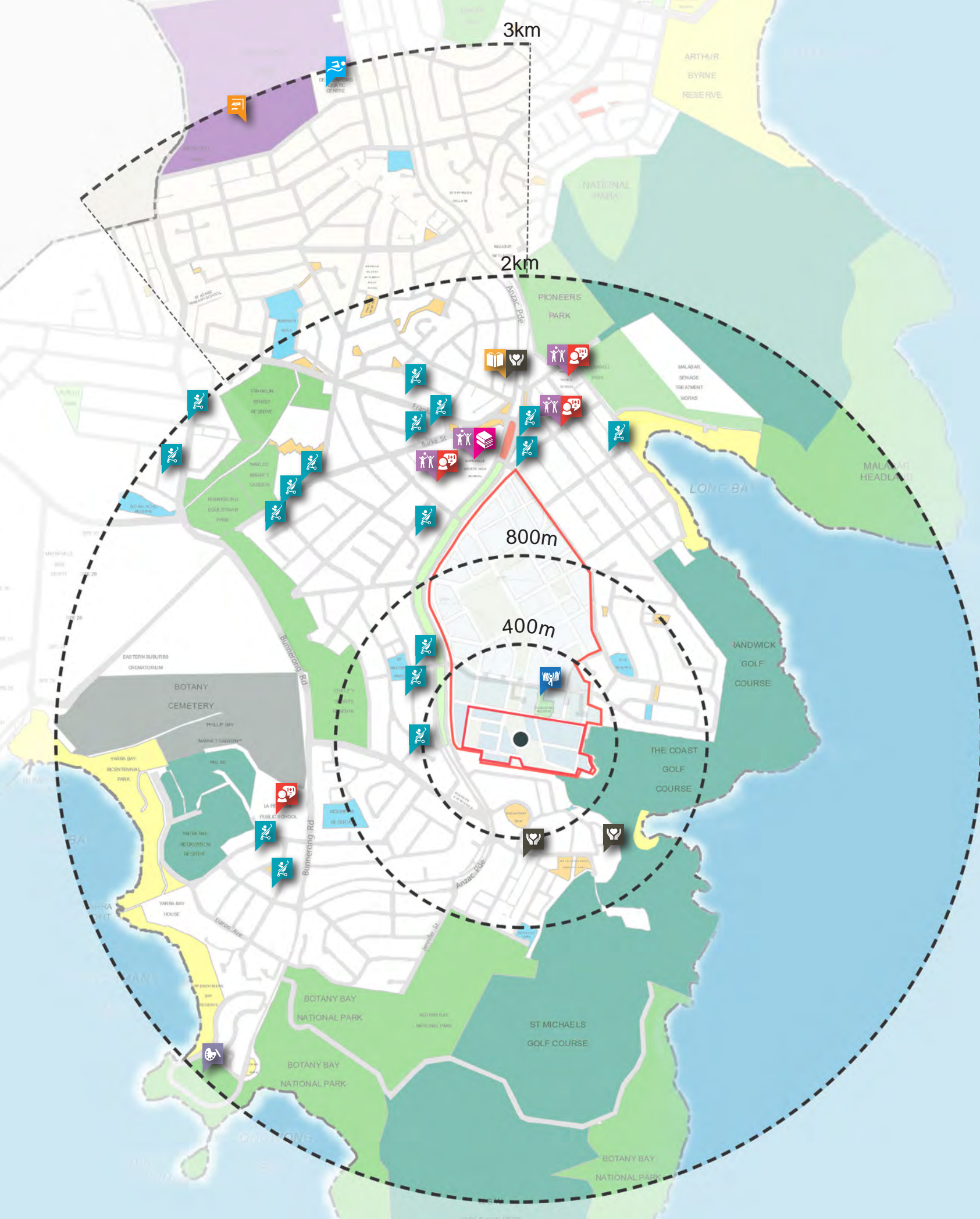
"The vision in the City Plan gives context for planning the open space within the site.

Key aspirations include:

- We will encourage and support residents to be less reliant on cars, to shop locally, and to walk or cycle for a range of recreational and commuter purposes.
- Council will work towards providing a network of safe and convenient walking paths and cycleways linking major land uses and recreation opportunities.
- Enhance and extend the Coastal Walkway"

## MAP 3: RCC BICYCLE NETWORK





# SOCIAL INFRASTRUCTURE

- Community venue
- Library
- Community centre
- Early education and care
- OSHC
- Primary School
- High School
- Arts and cultural
- Indoor recreation centre
- Aquatic centre

Map 3: Social infrastructure and open space Strategy