



The background of the cover features a photograph of a modern transit station, likely a light rail or tram station, with a large, curved, metallic roof structure. A large, semi-transparent orange circle is overlaid on the right side of the image, containing a pattern of small yellow dots. A thin teal line curves around the top and right edges of the orange circle. The title text is positioned on the left side of the orange circle.

Norwest City Marktown Community Benefits Analysis

Mulpha

October 2023


**Report title: Norwest City Marketown
Community Benefits Analysis**

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A large teal-colored circle is positioned in the lower-left and center of the page. A trail of small yellow dots starts from the top-left edge of this circle and curves upwards and to the right, extending towards the top-right corner of the page. The dots are of varying sizes and are scattered along the curve.

Cred Consulting acknowledges the Gadigal people, whose land on which we operate.

We pay our respects to the Traditional Custodians,
Ancestors and Elders past and present.

We recognise the strength, resilience and contributions of First Nations Peoples, and the eternal and spiritual connection held in the lands, skies and waters, through cultural practices and beliefs. Our team is proud to live, learn and thrive in the place we now call Australia, and recognise sovereignty has never been ceded by First Nations Peoples of this continent.

As embedded in our values, we are committed to building connected, healthy and resilient communities and creating purposeful outcomes that reflect our deep appreciation for the peoples and cultures that make us who we are and shape where we are going — together as one.

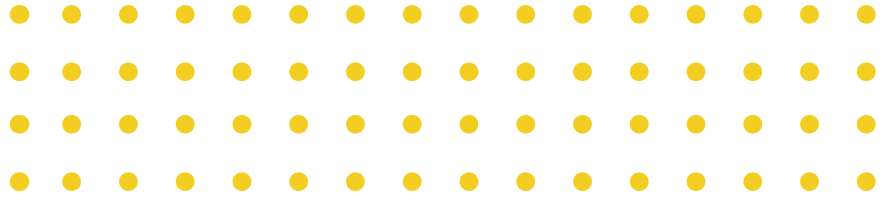


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Executive summary

This Community Benefits Analysis (CBA) relates to the Norwest Marketown site located in the Norwest Suburb, within The Hills Shire Council Local Government Area. It provides an assessment of the social infrastructure and social needs generated by the future community of the planning proposal site.

Background

The site, 'Norwest Marketown' 4 Century Circuit and 6 Century Circuit, Norwest, is located within the Hills Shire Council LGA, in the suburb of Norwest.

The Norwest Strategic Centre – Draft Precinct Plan and Engagement Strategy (2022) recognises Norwest as one of the eight Strategic Centres within the Central City District, identified for growing investment, business, and jobs. It also identifies the Norwest suburb as a large and growing residential catchment that is home to a highly skilled and educated workforce.

The Draft Precinct Plan and Engagement Strategy identifies a study area that is reflective of catchments surrounding the Hills Showground, Norwest and Bella Vista Metro Stations and includes three precincts, including 'Norwest Innovation', 'Norwest Central' and 'Norwest Service'. The site is located within the 'Norwest Central' precinct.

The Norwest suburb has a high need for improved social sustainability outcomes for its apartment living residents. In particular, this relates to access to public open space, recreation facilities, public spaces for day and nighttime use and other social infrastructure.

Population context (2021)

In 2021, there were 4,688 people living in Norwest suburb, a growth of +2,509 people since 2011. The Norwest population is characterised by:

- **A higher proportion of young workers and homebuilders**, making up 38.5% of the total population, compared to 33.7% across the Hills Shire Council LGA.
- **An ageing population**, with residents aged over 70 making up 16.7% of the total population, compared to 10.1% of the Hills Shire Council LGA.
- **A higher proportion of medium and high-income households** compared to Greater Sydney. The median weekly income in Norwest is \$2,310, which is lower compared to the average across the Hills Shire Council at \$2,838, however, higher than Greater Sydney at \$2,099.

- **Lower levels of overall disadvantage.** The SEIFA Index of Disadvantage for the Hills Shire Council LGA was 1,107 in 2016 and is amongst the top six LGAs in NSW with the least level of disadvantage.
- **High cultural diversity**, with 48% of residents born overseas, compared to the Hills Shire Council (40%) and Greater Sydney (39%). 39% of Norwest's residents speak another language than English at home, which is the same as the Hills Shire Council (39%) and higher than Greater Sydney (37%).
- **Increasing number of people living in apartments**, with the majority of residents (57%) living in apartments, which is significantly higher compared to the Hills Shire Council (9%). There are less separate houses in Norwest (35%), compared to the average across the LGA (80%).
- **More people rent in Norwest**, with 39% of households renting, compared to 20% in the Hills Shire Council.
- **High proportion of couples without children.** In Norwest, the most dominant household composition is couples without children (33%), which is significantly higher than the Hills Shire Council (23%).
- **A high percentage of lone person households in Norwest** (21%), compared to the average across the Hills Shire Council of 12%.

Future population context

There are no available population forecasts for the Norwest suburb, however, the Department of Planning and Environment provides population forecasts for the SA2 area of "Baulkham Hills (West) – Bella Vista", which incorporates Norwest Suburb. For the "Baulkham Hills (West) – Bella Vista" SA2, the population in 2021 was 22,029, a number which is expected to grow by 6,301 people (+1.27% annually) by 2041 to a total population of 28,330.

The planning proposal proposes 853.5 dwellings (HSC scenario) within the site, which based on a household size of 2 persons per dwelling will result in an additional 1,707 people living in this highly dense area.

This population will contribute to increased demand for new and upgraded social infrastructure to enable health and wellbeing outcomes for residents living in apartments, many likely to be people living alone, young couples and older residents.

Strategic context

The Norwest Marketown site should respond to a range of State, Regional and local strategies including North District Plan, GANSW Better Placed and Draft Greener Places Design Guide and The Hills Shire Council Local Strategic Planning Statement (LSPS). Priority directions from these strategies and plans include:

- Putting people at the heart of planning through increased access to open space, and improving walkability to local centres
- Providing services and social infrastructure to meet changing needs and to foster healthy, creative, culturally rich and socially connected communities including creating functional social spaces that people want to visit, feel comfortable within and provide opportunities to build social capital within the new community
- Delivering new open space within easy walking distance to dwellings to meet the Premier's Priority of increasing the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public spaces by 10 per cent by 2023. Open space should be diverse, high quality, flexible and usable for recreation and links to the existing green infrastructure network should be improved.
- Delivering new or improved public open space and recreation facilities that meet the needs of Norwest's growing community. This includes for people of all ages and abilities but particularly older people, children and young people
- Creating greener places to reduce urban heat island effect. This includes protecting and increasing street trees to create cooler and more liveable environment
- Delivering diverse housing that meets the needs of a diverse community
- Expanding and improving the transport network with a focus on walking and cycling.

Current social infrastructure facilities

Public community and cultural facilities

Within 1500m of the planning proposal boundary there are:

- 1 primary school
- 1 high school
- 1 TAFE
- 2 local community centres
- 2 private hospitals
- 5 Early Childhood Education and Care facilities (within 800m).

There are no libraries, cultural facilities, police station

and fire station located within 1500m from the planning proposal boundary.

Schools Infrastructure NSW advises that there are currently no announced primary or secondary school projects for this portion of the Hills Shire Council Local Government Area.

Public open space and recreation facilities

There are two parks within 400m of the planning proposal boundary which are linkage parks and do not have a playspace within them. There are six parks within 800m of the planning proposal boundary.

There are nine sport spaces within 1500m from the planning proposal boundary. These include:

- Five sports fields including the Balmoral Road Reserve Sports Complex. All of these fields are located between 800m and 1500m from the planning proposal boundary.
- Four sports spaces with a total of 10 sports courts. These include:
 - 2 basketball half-courts
 - 6 tennis courts
 - 2 multi-use ball courts.

Social infrastructure recommendations

The Norwest Marketown Site will result in an additional 1,707 residents living in the Hills Shire Council LGA from diverse age groups and cultures. Given its location centered around the Norwest Metro Station, the Norwest Marketown provides the opportunity to not only deliver social infrastructure outcomes for the residents of the proposed development but also for the broader future Norwest Precinct.

The following social local and district social infrastructure, detailed in Table 1 and 2, is recommended to be delivered.

Table 1 - Community facility needs

Community facility needs	Location	Benchmarked demand
<p>1 x multi-purpose community hub (community centre and library space) that would service the Baulkham Hills (West) – Bella Vista SA2</p> <p>Benchmarking indicates that combined, around 327m² of community and library space will be required to service the future community of the site. This could be delivered as a contribution toward a community facility to service the whole of the future Baulkham Hills (West) – Bella Vista SA2 which is likely to need a multipurpose community hub of around 3,792m² by 2041.</p> <p>This space could include free study/co-working areas and indoor/outdoor area for social gathering, programs and services, including for the high proportion of people who live alone, and culturally diverse residents.</p>	<ul style="list-style-type: none"> Any future community hub should be within 400m of the Norwest Metro Station, ideally co-located with outdoor open space. This could either be through a contribution to Council to deliver a community hub near the Norwest Metro Station or through delivery of a community hub within the Mulpha site 	<p><i>Norwest Marketown</i></p> <p>327m²</p> <ul style="list-style-type: none"> 137m² community centre 190m² library <p><i>Baulkham Hills (West) – Bella Vista SA2 (2041)</i></p> <p>3,792m²</p> <ul style="list-style-type: none"> 2,266m² community centre 1,526m² library
<p>1 x cultural facility that would service the Baulkham Hills (West) – Bella Vista SA2</p> <p>Benchmarking for the future Baulkham Hills (West) – Bella Vista SA2 indicates the area is likely to need a new cultural facility by 2041.</p>	<ul style="list-style-type: none"> Any future cultural facility should ideally be within 400m of the Norwest Metro Station, ideally co-located with outdoor open space and a community hub. 	<p><i>Norwest Marketown</i></p> <ul style="list-style-type: none"> 0.1 – 0.1 cultural facility <p><i>Baulkham Hills (West) – Bella Vista SA2 (2041)</i></p> <ul style="list-style-type: none"> 0.9 – 1.4 cultural facility
<p>Additional government primary and secondary school and support services infrastructure (including ECEC and OSHC places).</p>	<p>Schools Infrastructure NSW advises that there are currently no announced primary or secondary school projects for this portion of the Hills Shire Council Local Government Area.</p>	
<p>Provide at least 5% of all housing as affordable housing.</p> <p>There is a very high proportion of young workers living in the Norwest suburb, and given its location near to the Norwest Metro Station and Sydney's housing crisis, the site is well suited for the delivery of affordable housing and should aim to provide at least 5% of all housing as affordable housing.</p>	<ul style="list-style-type: none"> Within the proposed development site. 	N/A

Table 2 - Open space and recreation needs

Open space and recreation needs	Location	Benchmarked demand
<p>Provide a recreational link to the existing public transport interchange at Norwest Metro Station</p> <p>Given the proximity of the planning proposal site to the Norwest Metro Station, there is a significant opportunity to provide a recreational link to the existing public transport interchange. This link should be safe, well activated and be well lit at night time.</p>	<ul style="list-style-type: none"> Between proposed development site and Norwest Metro Station 	<p>N/A</p>
<p>Provide least one new public open space/park on-site or within 200m of future residents within the site, with a minimum size of 0.3ha (best practice is 0.5ha)</p> <p>The high-density context indicates that this is a priority for the area. This should be a minimum of 0.3ha. (however, best practice is to aim for 0.5ha. or larger, especially when the park is adjacent to towers) and include a range of recreational opportunities including:</p> <ul style="list-style-type: none"> Playspace for children aged 0 to 11 years Ping pong tables Seating Outdoor fitness equipment Hard surface area that is sheltered and lit for day and night use. This could be used for informal ball games, markets, play, Tai chi, dance and other uses. The very high population of students and culturally diverse residents indicates this is a high priority for the area. Designed for a mix of children, young couples, older people and dog walkers 	<ul style="list-style-type: none"> On-site or within 200m of the proposed development site If this is to be provided within the site, it must be on the edge, not in the centre, to ensure that the broader community can use this space. 	<p>Norwest Marketown</p> <ul style="list-style-type: none"> 2.1ha of active open space 2.8ha of passive open space <p>Baulkham Hills (West) – Bella Vista SA2 (2041)</p> <ul style="list-style-type: none"> Approx. 4 new playspaces 2.8 outdoor fitness stations
<p>Communal open space within residential development, including community gardens, green roofs and social space.</p> <p>It is recommended that communal spaces for the use of residents, their friends and families are provided within the residential development. This is best located at ground or podium level, particularly for access by families with young children and sole occupants, living in the residential areas.</p>	<ul style="list-style-type: none"> Within the proposed development site. 	<ul style="list-style-type: none"> N/A
<p>Provide walking and cycling connections to existing recreation loops and other local social infrastructure</p> <p>Norwest suburb has existing recreation loops, such as the one linking Bella Vista Farm to Hilltop Park to Balmoral Road Reserve and beyond. Walking and cycling connections to existing recreation loops and other local social infrastructure (e.g. sports fields) should be provided and recreation elements such as outdoor gyms could be included to promote healthy active living.</p>	<ul style="list-style-type: none"> Within 400m of proposed development site. 	<ul style="list-style-type: none"> N/A

Open space and recreation needs	Location	Benchmarked demand
<p>Provide a dog off leash area</p> <p>There is an opportunity to provide additional dog off leash areas where space permits. Ideally these areas should be co-located with other parks, recreation activities, play equipment and have a small amount of car parking available.</p>	<ul style="list-style-type: none"> Within 400m of proposed development site. 	<p><i>Norwest Marketown</i></p> <ul style="list-style-type: none"> 0.2 dog off leash <p><i>Baulkham Hills (West) – Bella Vista SA2 (2041)</i></p> <ul style="list-style-type: none"> 3.5 dog off leash

In addition to the above requirements, the future population of the Norwest Marketown site will impact on demand for:

- 0.4 of a sportsfield. However the Norwest Marketown site cannot accommodate playing fields due to size.
- 5 additional hospital beds, noting that there is a total of 213 private hospital beds within 1500m buffer distance from the site and that hospital servicing consists of a variety of both public (e.g. Blacktown and Westmead) and private hospitals (e.g. Norwest Private Hospital) and future planned hospitals (e.g. Rouse Hill).



1. Introduction

1.1. Introduction

This report has been prepared, on behalf of Norwest City Trust (Mulpha Norwest), to support the submission and assessment of the Norwest Marketown Planning Proposal. The proposal seeks to amend The Hills Local Environmental Plan 2019 (THLEP 2019) to insert revised planning controls for land situated at 4-6 Century Circuit, Norwest adjacent to the Norwest Metro Station and within the Norwest Strategic Centre.

The Norwest Marketown Planning Proposal aims to facilitate the long-planned transformation of 46,455m² of strategically important land presently containing the Norwest Marketown Shopping Centre and adjoining lands comprising the Carlile Swimming Centre. The site is situated along a major regional throughfare in Norwest Boulevard, connecting to Old Windsor Road to the west.

This Planning Proposal will facilitate the appropriate planning controls to facilitate the site's future redevelopment for a contemporary transit-oriented and truly mixed-use precinct. The site has a capacity to deliver a range of employment generating uses in support of the surrounding Norwest Business Park, through commercial, retail, office, entertainment, tourist/visitor accommodation and community floorspace. These uses are further enhanced through the proposal's introduction of residential uses and the potential for a diversity of future emerging housing typologies. Mulpha's vision for sustainable development practices are at the heart of the concept for the site.

Development planned for the site will be supported by a range of facilities that will benefit occupants of the site and the broader region, together with infrastructure improvements and upgrades and the delivery of generous plazas, public squares and open space, facilitating access to an enhanced Norwest Lakes foreshore.

1.2. Norwest City - Indicative Reference Scheme

Mulpha's vision for the site is a revitalised and vibrant mixed-use precinct that increases the productivity of employment generating land, provides essential services and increases the provision of housing close to transport. The precinct will provide essential services and a range of new community facilities and open space areas that will benefit the broader community. This will enable the creation of a vibrant and rejuvenated centre that fosters an attractive place to live, work and play.

The Norwest Marketown Indicative Reference Scheme, as prepared by FJC Studio, represents an optimised and refined reference scheme, to guide best practice design and the preparation of detailed planning controls to achieve an attractive transit-oriented development precinct with high amenity.

Key features of the Norwest Marketown Indicative Reference Scheme are:

- A masterplanned urban design of new building blocks, public streets, squares and open spaces.
- A total development density of up to 232,375m² Gross Floor Area (GFA) comprising a Floor Space Ratio of 5.0:1. This includes the following components:
 - 117,330m² of employment generating floorspace comprising commercial, entertainment, retail and hotel accommodation;
 - 102,523m² of residential floorspace comprising approximately 854 apartments; and
 - 12,523m² of community, indoor recreation, civic and education floorspace.
- Building heights above ground ranging from 5 storeys to 36 storeys.
- A Lower Ground level providing a direct connection to Norwest Metro through to Norwest Lakes at grade with retail and food and beverage opportunities.
- Basement parking, loading and servicing across 4 subterranean levels, with spaces for some 2,600 cars, which are intended to be allocated by way of a parking management system.
- Substantial open space provisions including:
 - Lake Avenue – pedestrian linkage connecting Norwest Boulevard to Norwest Lakes
 - Garden Terrace – cascading open space, providing

- an enhanced Norwest Lakes Foreshore
- Norwest Public Square – local passive open space and alfresco dining.
- Community and civic buildings such as the Glass House.
- Significant enhancements to the existing Century Circuit, including intersections with Norwest Boulevard, the provision of internalised local streets and pedestrian connections and staged contribution within the site boundary to a future northern connection to Fairway Drive.
- Complementary on and off-site infrastructure to be delivered by way of a future Planning Agreement.

Figure 1 - Indicative Reference Scheme - Landscape Masterplan (Source: Realm)



1.3. Proposed planning controls

The Planning Proposal Justification Report, as prepared by Ethos Urban, details the intention to insert new planning provisions covering Norwest Marketown, through the amendment of the THLEP 2019. Specifically, the Planning Proposal will:

- Seek an increase in overall height within the site from RL116 to RL216 through a revision to the Maximum Height of Building Map.
- Seek a rezoning of the site from E1 Local Centre to MU1 Mixed Use through a revision to the Land Zoning Map.
- Amend Schedule 1 – Additional Permitted Uses to allow for recreation area, retail premises, recreation facility (outdoor), water recreation structure, waterbody (artificial) and wharf/boating facilities within the land zoned SP2 Infrastructure.
- Implement a revision to the Floor Space Ratio Map demarking the site as “Area M” for implementation of site-specific land use and density provisions under Part 7 – Additional local provisions (below).
- Implement a revision to the Floor Space Ratio Incentive Map to show a FSR of 5.0:1.
- Request an amendment to Part 7 - Additional Local Provisions, being an insertion to “development on certain land within the Sydney Metro Northwest Urban Renewal Corridor” as a new “Area M” to facilitate:
 - A minimum employment generating FSR of 2.5:1 across the site (comprising commercial, entertainment, retail and hotel accommodation).
 - A maximum residential FSR of 2.21:1 across the site.
 - Dwelling sizes consistent with THLEP 2019 and Council’s strategic goals for housing.
 - Total parking quantum of some 2,600 car spaces, with generation rates, apportionment and management subject to refined Development Control Plan (DCP) provisions.
- Corresponding site-specific DCP which will address provisions such as:
 - Relationship to other Hills Shire DCP provisions
 - Urban Context
 - Desired Future Character and Principles
 - Development provisions
 - Local infrastructure and public domain
 - Layout, design and built form
 - Alignments, setback and site landscaping
 - Vehicle access, parking and basement provisions
 - Pedestrian connectivity and public amenity
 - Design Excellence
 - Housing typologies
 - Sustainability
 - Technical considerations
 - Staging and implementation

The proposal is in response to the Draft Norwest Precinct Plan which is on exhibition from 2 May 2023 until 31 July 2023. According to the Draft Plan, Norwest Marketown is identified within ‘Focus Area 2’ was earmarked as being subject to ‘market driven’ change and that changes to the planning framework would be driven by landowner-initiated planning proposals, along with associated amendments to the DCP, Public Domain Plan and appropriate infrastructure contribution mechanisms.

1.4. Site location, description and context

The site is located at 4-6 Century Circuit, Norwest within The Hills LGA. Norwest is approximately 12km north of the Parramatta CBD, and 35km northwest of the Sydney CBD. The site is strategically located within the north eastern portion of Norwest Business Park. The Park accommodates an extensive amount of employment land such as office and business premises and contains a range of facilities and amenities, including childcare centres, medical facilities, supermarkets, and a range of smaller retail tenants. It also incorporates recreational areas as well as pedestrian and bicycle linkages.

The site is also directly adjacent to the Norwest Metro railway station. Following its opening in 2019, surrounding each Metro station is an identified precinct that contributes to the Sydney Norwest Urban Renewal Corridor. In the context of this corridor, the site is situated within the Norwest Precinct.

The worker population within Norwest Business Park includes around 25,000 workers, being one of Greater Sydney’s major employment areas. The workforce includes a large portion of professionals and clerical/service workers. Health care and social assistance, retail trade, professional, scientific, and technical services are the largest employing industries in the locality.

The site is situated on the northern side of Norwest Boulevard, between Brookhollow Avenue and Century Circuit. It comprises two allotments which are legally described as Lot 2 in DP 1213272 (4 Century Circuit) and Lot 5080 in DP1008602 (6 Century Circuit). Both allotments are owned by Mulpha. The site has a frontage of approximately 185m to Norwest Boulevard and incorporates Century Circuit which extends eastward within the southern portion of the site. This site was formerly part of the North Sydney Brick and Tile Company’s Brick Works Holding and as noted previously now forms part of the Norwest Business Park. An aerial view of the site, the relevant allotments and the immediate locality is provided below.

Figure 2 - Location of the site in its surrounding context (Source: Google Maps, edits by Ethos Urban)

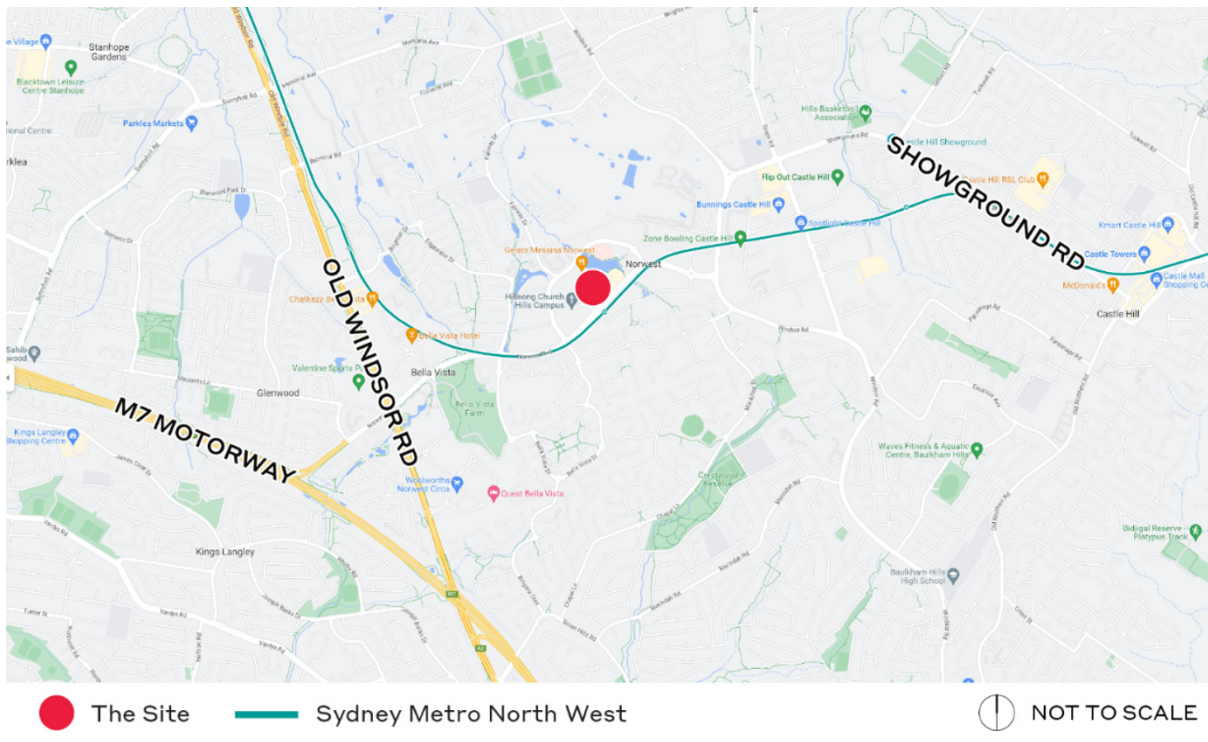
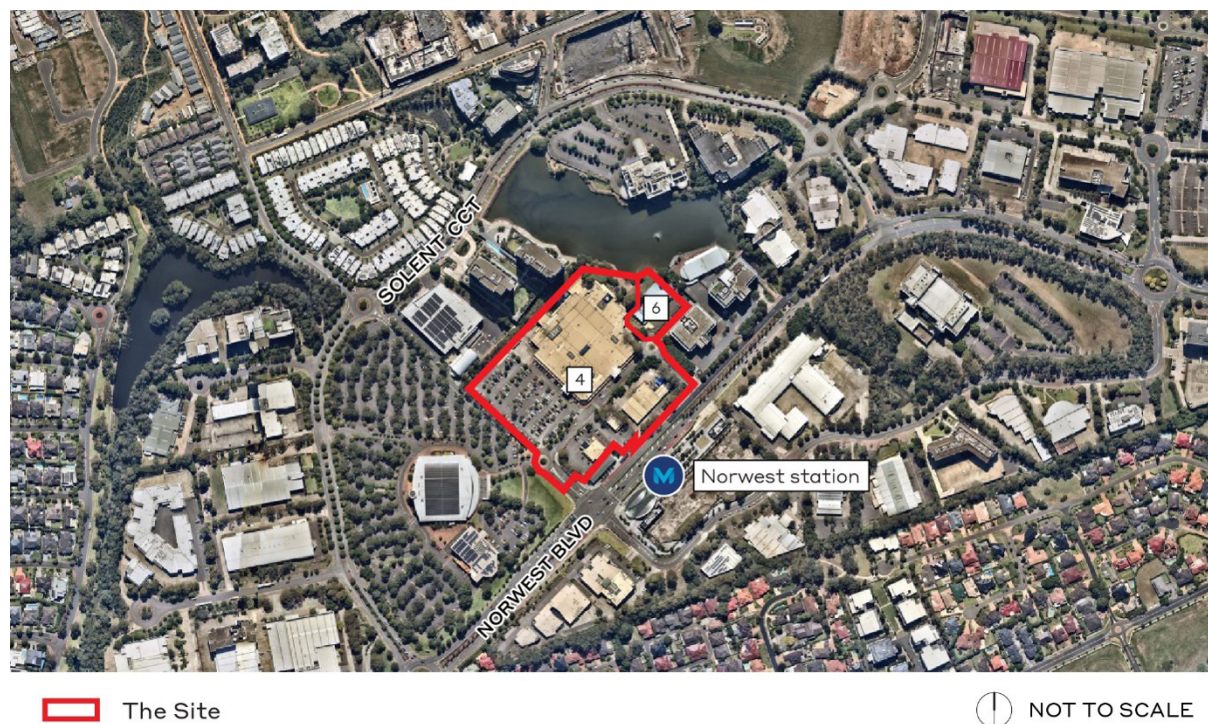


Figure 3 - Site aerial photograph, showing extent of the site (Source: Nearmap, edits by Ethos Urban)



1.5. Purpose of this Community Benefits Analysis

Mulpha engaged Cred Consulting to prepare a Community Benefits Analysis (CBA) to inform the preparation of a planning proposal for a new mixed used development known as Norwest Marketown within the The Hills Shire (LGA). This CBA assesses the community benefits that could be delivered through the proposal, either on or off site, to support a socially sustainable, resilient and connected community and place.

This report provides a detailed assessment of the social infrastructure, open space, and other community and place needs generated by the proposed development (both local and district) and takes into account the availability and capacity of surrounding infrastructure and services to accommodate the demand created by the forecast population increase and changes.

This report provides recommendations on how the proposal can support social connection, develop sense of place, and respect the existing character of the site and surrounding area, and deliver community and place benefits for the incoming and exiting community.

1.6. Methodology

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

- **Review and analysis of site and proposal**
 - Including place context analysis.
- **Strategic context review**
 - Existing Local, Regional and State strategic plans and policies and implications for social infrastructure and open space and other community and place benefit outcomes.
- **Population context and analysis**
 - Community profile (2016 and 2021) of existing resident population of the suburb (and site)
 - Population forecasts resulting from the proposal including forecast population of the site, and forecast population characteristics including population, age profile, income, and cultural diversity
 - Implications for community needs resulting from population growth and change.

- **Social infrastructure and open space needs analysis**

- Audit and mapping of existing social infrastructure and open space within 200m (high density proximity benchmark), 300m, 400m and 1.5km (for regional and district facilities) of the site and implications relating to the proposed development
- Population benchmarking of social infrastructure and open space needs resulting from the proposed development, and broader local social infrastructure and open space needs that could be delivered through the site.

- **Identification of community benefit needs and opportunities**

- Including recommendations that can be delivered through the proposal either within the site, or through a contribution toward embellishments or connections to existing places and spaces off-site/ nearby.

Figure 5 - The Hills Shire and Norwest strategic context map



Figure 4 - Indicative Reference Scheme – View across Norwest Lake (Source: Norwest Planning Proposal)



2. Strategic context

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



Federal, state, regional and local strategy and policy sets the direction for future planning for social infrastructure, open space and other community benefits in The Hills Shire Local Government Area.

There has been a range of strategies and policies that have been reviewed to inform this Community Benefits Analysis.

A snapshot of the federal, state, regional and local strategies and policies reviewed are shown on this page.

For a full list and detailed summary of these strategic documents, refer to the Appendix.

National and State

- Reforms to meet Australia's future infrastructure needs
- A Metropolis of Three Cities
- Central City District Plan
- Better Placed
- Greener Places.

The Hills Shire

- Hills Future 2036: Local Strategic Planning Statement
- The Hills Shire Plan: Hills Future 2022-2024
- Draft Norwest Precinct Plan: Norwest Strategic Centre 2022
- Recreation Strategy 2019
- Integrated Transport and Land Use Strategy 2019
- Environment Strategy 2019
- Disability Inclusion Action Plan 2022-2026
- Housing Strategy 2019.

2.1. What does the strategic context mean for the proposal?



Deliver new or improved public open space and recreation facilities that meet the needs of Norwest's growing community

- Enhance public open space and recreation facilities to accommodate population growth and more intense use.
- Provide opportunities for people of all ages to be physically active, especially older people, children and young people.
- Open space should be accessible, diverse, high quality, flexible and useable for recreation and links to the existing green infrastructure network should be improved.
- Additional criteria within Council's *Recreation Strategy* states the following:
 - Residents will live within 400m of a local park
 - Parks in high density locations will not be overshadowed from 11am to 2pm during mid-winter
 - Development that adjoins open space should have an attractive outlook to that open space
 - Plazas are encouraged around train stations, entrances and town centre cores.



Provide spaces for residents to socialise and celebrate culture

- A key theme in Council's *Community Strategic Plan* is to build a vibrant community and prosperous community. This includes provision of library resources, programs and facilities for leisure, cultural activity and education opportunities.



Create greener places to reduce the urban heat island effect

- This includes protecting and increasing street trees to create a cooler and more liveable environment.



Deliver diverse housing that meets the needs of a diverse community:

- Council's *Housing Strategy* identifies Norwest as an urban renewal area with capacity for additional dwellings of up to 2,100 by 2036 and 3,400 beyond 2036.

- Council's *Housing Strategy* plans for the mix of housing that will be located along the Sydney Metro Northwest corridor. Council will plan and advocate for a diversity of housing, including:
 - Housing for seniors and people with disability
 - Apartments for larger households
 - Affordable rental housing.
- Council also recognises the importance of ensuring that social infrastructure and retail services keeps pace with population growth and housing density.



Expand and improve the transport network with a focus on walking and cycling

- A key focus in Council's *LSPS* and *Integrated Transport and Land Use Strategy* is to deliver and maintain infrastructure, including connection to and accessibility of public transport and active open spaces.
- Seek opportunities to improve walking and cycling links within and around the Norwest Strategic Centre, including green links to public open space; and to address traffic congestion.



Ensure universal public spaces so that everyone can participate in community life

- Improve access, particularly for older people and people with disability.
- Council's overall vision for inclusion is: "*a connected and inclusive community with access to a range of services and facilities that contribute to health and wellbeing.*" This includes prioritising upgrades to footpaths and parking infrastructure, as well as events that increase community participation of people with disability, to ensure liveable communities.

3. Community profile & place context

This section provides an overview of the community profile of the existing population within the Norwest suburb area and The Hills Shire Council LGA. It also provides a forecast of the estimated future population resulting from the proposal and their likely characteristics utilising data from the 2016 and 2021 ABS Census obtained from profile.id, atlas.id and NSW Government Projections Explorer. Finally, this section considers the place characteristics which will influence social infrastructure needs.

3.1. The Hills Shire LGA (2021)

The Hills Shire is on the land of the Darug People, including the Tuga, Burramatta, Cattai and Bidji clans, representing the oldest continuous living cultures in the world.

The Hills Shire Council has an estimated resident population of **192,509** with a population density of 498.3 people per square km (profile.id). There are 28 suburbs in the LGA and four traverse the project boundary.

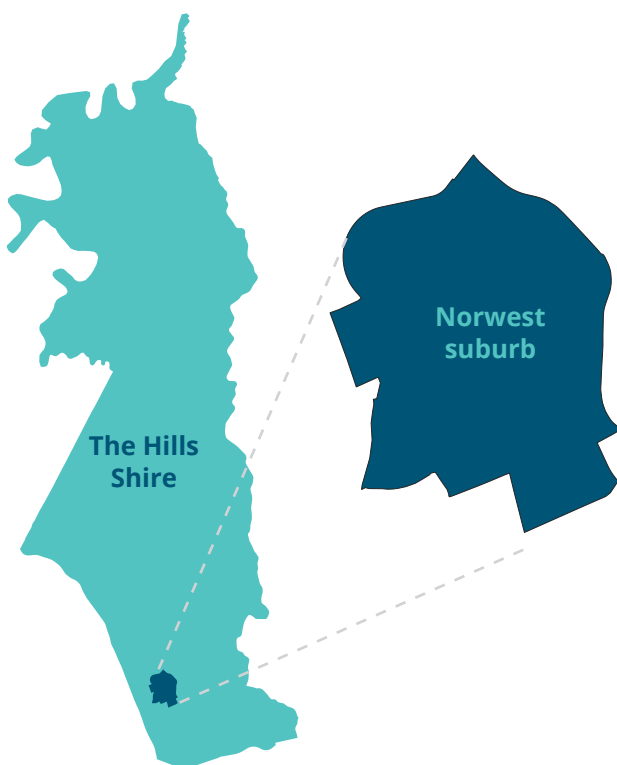
This demographic analysis focuses on The Hills Shire LGA and the suburb of Norwest.

The data reflects the Australian Bureau of Statistics (ABS) 2021 Census and has been sourced from ABS, profile.id and forecast.id, unless stated otherwise.

The Hills Shire Council population was 191,876 people in 2021. By 2036, the population of the LGA is set to reach 250,971 people, growth of +59,095 people.

- The largest service age group is 'Parents and homebuilders' (aged 35 to 49 years), at 23.6% of the population. This is slightly higher than Greater Sydney at 21.5%.
- There is a smaller proportion of people that speak a language other than English not well or not at all in The Hills Shire (4.6%) compared to Greater Sydney (6.4%).
- Couples with children are the predominant household type for the LGA, at 52.1%. This is significantly higher than Greater Sydney at 34.4%.
- The Hills Shire is a high income earning area, with 44.5% of households earning more than \$3,000 per week. This is higher compared to Greater Sydney, at 30%. Only 11% of households in The Hills Shire are low income, compared to 17.9% across Greater Sydney.

Figure 6 - The Hills Shire LGA (Source: Cred Consulting 2022)



3.2. Norwest Suburb (2021)

The suburb of Norwest is located within The Hills Shire Council LGA. In 2021, Norwest was home to 4,688 people (Usual Resident Population), a growth of +2,509 people since 2011.

Age profile

Norwest is home to a younger workforce alongside an ageing community

As shown in Table 3, Norwest has a higher proportion of young workers and homebuilders, making up 38.5% of the total population compared to 33.7% across the LGA. Similarly, Norwest is home to a higher proportion of older people aged 70+ years.

Compared to The Hills Shire, the suburb of Norwest has a higher proportion of the following age ranges:

- Young people aged 18 to 24 years (9.2% compared to 8.6%).
- Young workforce aged 25 to 34 years (17.7% compared to 10.1%).
- Seniors and elderly people aged 70+ (16.7% compared to 10.1%).

There is a lower proportion of the following age ranges in the Norwest suburb compared to The Hill Shire:

- Primary schoolers aged 5 to 11 years (7.3% compared to 10.8%)
- Young people aged 12 to 17 years (4.5% compared to 10.8%)
- Parents and homebuilders aged 35 to 49 years (20.8% compared to 23.6%)
- Pre-retirees aged 50 to 59 years (8.7% compared to 12.4%).

There is a similar proportion of the following age ranges in the Norwest suburb compared to The Hills Shire:

- Retirees aged 60 to 69 years (9.4% compared to 9.8%).
- Babies and preschoolers aged 0 to 4 years (5.6% compared to 5.8%)

The largest change in age structure between 2016 and 2021 were in the parents and homebuilders age group (+580 people), young workforce (+451 people) and seniors (+394 people).

Table 3 - Age distribution

Age group	Norwest Suburb	The Hills Shire	Greater Sydney
Total population (URP)	4,688	35,512	5,231,147
Babies and preschoolers (0 to 4 years)	5.6%	5.8%	6%
Primary schoolers (5 to 11 years)	7.3%	10.8%	8.8%
Secondary schoolers (12 to 17 years)	4.5%	8.8%	7.1%
Tertiary education and independence (18 to 24 years)	9.2%	8.6%	8.8%
Young workforce (25 to 34 years)	17.7%	10.1%	15.5%
Parents and homebuilders (35 to 49 years)	20.8%	23.6%	21.5%
Older workers and pre-retirees (50 to 59 years)	8.7%	12.4%	12%
Empty nesters and retirees (60 to 69 years)	9.4%	9.8%	9.8%
Seniors (70 to 84 years)	12.9%	8.6%	8.7%
Elderly (85 years and over)	3.8%	1.5%	2%

Income and wellbeing

Higher proportion of medium and high income households compared to Greater Sydney

As shown in Table 4, the median weekly household income in Norwest is \$2,310, which is lower compared the average across The Hills Shire at \$2,838, however higher than Greater Sydney at \$2,099.

At 33%, Norwest has a high proportion of high income household (earning more than \$3,000 per week). This is higher compared to Greater Sydney (30%) however lower than the average across The Hills Shire (45%).

Lower proportion of people needing assistance due to disability

In 2021, 3.3% of residents in Norwest reported a needing assistance due to disability, a slight increase from 2016 at 2.7%. While the proportion of people requiring assistance is similar to The Hills Shire (3.7%), it is a lower proportion compared to Greater Sydney (5.2%).

Most people reporting a need for assistance due to disability are aged 65 years and over.

Lower level of disadvantage

The SEIFA Index of Disadvantage for The Hills Shire LGA was 1,107 in 2016, and is amongst the top six LGAs in NSW with the least level of disadvantage.

A quarter of residents live with long term health conditions

As shown in Table 4, 26% of residents living in Norwest report having one or more long term health conditions. This is similar compared to The Hills Shire (26%) and Greater Sydney (28%).

The main health conditions in Norwest include arthritis (7%), asthma (6%), mental health condition (5%) and diabetes (4%).

Cultural diversity

A smaller First Nations community

There is a lower proportion of residents that identify as Aboriginal and/or Torres Strait Islander overall in The Hills Shire LGA (0.6%), including in Norwest (0.4%), compared to Greater Sydney (1.7%)

Higher proportion of people born overseas, including from India and China

As shown in Table 4, almost half of the population in Norwest (48%) were born overseas, a higher proportion compared to The Hills Shire (40%) and Greater Sydney (39%).

In 2021, the top five overseas countries of birth were

- India (8%)
- China (7%)
- United Kingdom (4%)
- USA (2%)
- Philippines (2%).

A high proportion of people born overseas arrived after 2016

Of the 2,247 people who were living in Norwest and born overseas, 622 people (28%) arrived in the last five years. This is higher compared to The Hills Shire LGA (14%) and Greater Sydney (19%).

Higher proportion of residents speak a language other than English compared to Greater Sydney

In Norwest, 39% of residents in spoke a language other than English at home in 2021, which is a slight increase from 2016 (+2%). This is the same as The Hills Shire (39%), and higher compared to Greater Sydney (37%).

In 2021, the top six languages other than English were:

- Mandarin (9%)
- Hindi (3%)
- Cantonese (3%)
- Tamil (2%)
- Korean (2%)
- Persian (2%).

Similar to across The Hills Shire, 4% of the Norwest population spoke English not well or not at all in 2021, which is lower compared to Greater Sydney (6%).

Catholicism is the largest single religion

Western (Roman) Catholic is the largest single religion across The Hills Shire (24%), and in Norwest (18%), however this decreased from 2016 (-6% in Norwest). Other religions that are prominent across Norwest and The Hills Shire include Anglican, Hinduism, Pentecostal, Islam and Christian.

Hillsong Church also has a significant Norwest campus, in close proximity to Norwest Marketown.

Housing and lifestyle

Increasing number of people living in apartments

Norwest has relatively high population density, at 1,728 people per square kilometre. This figure is much higher compared to The Hills Shire (497) and Greater Sydney (423).

High density growth is occurring in Norwest. The majority of dwellings are high density (57%), which is significantly higher compared to The Hills Shire (9%). Meanwhile, there are less separate houses in Norwest (35%) compared to the average across the LGA (80%). Dwellings with two bedrooms are the most common in Norwest, followed by three bedrooms and four bedrooms.

There are more young couples in Norwest compared to The Hills Shire LGA

In Norwest, the most dominant household composition is couples without children (33%), which is significantly higher compared to The Hills Shire (23%). This is a mix of older couples and younger couples without children. This is followed by couples with children (29%), which is significantly lower compared to The Hills Shire (52%).

There is also a relatively high percentage of lone person households in Norwest (21%), compared to the average across The Hills Shire (12%).

More people rent in Norwest

A large proportion of residents in Norwest own their homes, either fully owned (28%) or with a mortgage (28%), however this is lower compared to The Hills Shire (31% and 45% respectively).

Instead, more households are renting in Norwest (39%) compared to The Hills Shire (20%).

A high level of car ownership

In 2021, 45% of households in Norwest had access to two or more motor vehicles, similar compared to Greater Sydney (46%) however significantly lower compared to the average across The Hills Shire (67%).

Only 5% of households in Norwest did not have access to a motor vehicle.

Good access to internet connection

In 2016, 6% of households in Norwest did not have an internet connection at the dwelling. This is similar to the average across The Hills Shire (5%) and significantly lower compared to Greater Sydney (11%).

Table 4 - Population characteristics

	Norwest Suburb	The Hills Shire	Greater Sydney
Cultural and linguistic diversity			
Aboriginal and/or Torres Strait Islander	0.4%	0.6%	1.7%
Born overseas	48%	40%	39%
Speaks language other than English at home	39%	39%	37%
Income			
Median weekly household income	\$2,310	\$2,838	\$2,099
Low income households (less than \$800 per week)	13%	11%	18%
High income households (more than \$3,000 per week)	33%	45%	30%
Health and wellbeing			
Need for assistance due to disability	3.3%	3.7%	5.2%
Live with long term health condition	26%	26%	28%
Housing and lifestyle			
Household size	2.42	3.11	2.68
Internet access	6%	5%	11%
Household car ownership (one or more motor vehicles)	95%	98%	89%

3.3. Population forecast post development

Forecast population of Norwest Suburb (NSW Government Projections Explorer)

In 2021, there were 4,688 people living in Norwest suburb, a growth of +2,509 people since 2011.

The Norwest Strategic Centre – Draft Precinct Plan and Engagement Strategy (2022) population forecasts for the wider Strategic Centre, indicate that the population will increase by approximately 387% by 2041 (from 9,386 people in 2016 to 45,642 people in 2041).

There are no available population forecasts for the Norwest suburb, however, the Department of Planning and Environment provides population forecast for the SA2 area of “Baulkham Hills (West) – Bella Vista”, which incorporates Norwest Suburb. For the “Baulkham Hills (West) – Bella Vista” SA2, the population in 2021 was 22,029, a number which is expected to grow by 6,301 people (+1.27% annually) by 2041 to a total population of 28,330. This growth will place additional pressures on existing public open space and other social infrastructure and services.

Forecast population of Norwest Marketown / proposed site location

Table 5 highlights that the planning proposal proposes 853.5 dwellings within the site, which based on a household size of 2.0 persons per dwelling will result in an additional 1,707 people living in this highly dense area.

Table 5 - Forecast population resulting from the proposal based on average household size

Total dwellings	Average household size	Forecast population resulting from the proposal
853.5	2.0	1,707

The occupancy rate of 2.0 persons per dwelling aligns with the figure proposed by the Hills Shire Council in the Norwest Strategic Centre – Draft Precinct Plan and Engagement Strategy (Table 23, page 194). Cred also used comparative suburb of Sydney Olympic Park (SOP) to inform the proposed average household size for Norwest, SOP has an average household size of 2.07 persons per dwelling in 2021. In 2036, the average household size of SOP is expected to be 2.31.

This population will contribute to increased demand for new and upgraded social infrastructure to enable health and wellbeing outcomes for residents living in apartments, many of whom are likely to be people living alone, young couples and older residents.

Future population characteristics

As shown in Table 6, the future population of the Norwest suburb, and the residents living within the Norwest Marketown, is likely to follow 2021 population trends. These characteristics are described below along with potential community needs:

- **A very high proportion of people living in apartments** in a high-density urban environment. This includes couples without children, renters, people working from home, tertiary students, residents living alone, and ageing residents. This indicates a high need for:
 - Communal spaces within any future residential development (this could include communal green spaces at ground level, communal play spaces in void decks to accommodate any gaps in access to public open space and recreation nearby).
 - New or contribution to embellishment of public open space to act as ‘backyard’ for the future residents.
 - Spaces nearby to walk pets.
 - Access to public transport links within walking distance of home.
- **Increased population of Hindi and Chinese communities.** Research with culturally diverse community (including most recently for the NSW DPE Cultural Recreation Needs Discussion Paper) indicates a high demand for access to civic spaces for dance, markets, tai chi and other social recreation. This demand is high both day and night. Culturally diverse communities have a real desire for more places to socialise in public spaces at night, including walks/exercise after dinner, night markets and social exercise. There are opportunities to also provide social gathering spaces at the ground level of any residential development as is common in high density apartment complexes in places like Singapore. It will also be important to ensure that there is an adequate supply of multipurpose meeting space which can be used for a variety of purposes – such as language classes and social programs.
- **Young people in the workforce** indicating a need for places for informal recreation such as multipurpose courts, night-time gathering and entertainment spaces, and exercise equipment.
- **Young children and families** indicating a need for access to early education and care, primary schools, and places to play within short walking distance to home.
- **Renters**, either international students or young working households.

Table 6 - Forecast service age groups for 2036 (based on the Baulkham Hills (West) - Bella Vista SA2)

Age group (years)	% of population	Norwest Marketown (approximate number of people)
0-4	4.3	73
5-9	5.4	92
10-14	6.5	111
15-19	7.4	126
20-29	12.6	215
30-39	9.7	166
40-49	14.5	248
50-59	14.5	248
60-69	10.7	183
Seniors and elderly (70+)	14.6	249
Total	100	1,707

3.4. Current site uses

The Norwest Marketown site is located in the centre of Norwest, located in close proximity to Norwest Metro Station, Norwest Lake and the Hillsong Church Hills Campus. The current site provides access to over 50 primary retail stores and an outdoor carpark; and there are no residential dwellings located at the site.

Part of the site is currently occupied by Carlile Swimming Norwest, which includes 1 x 25m learn to swim pool. This Centre is privately owned and not available for general public access.

The site is bounded by Solent Circuit to the north and Norwest Boulevard to the south.

3.5. Neighbouring uses

The suburb of Norwest includes significant retail and employment areas, as well as residential areas. Norwest Marketown is located in close proximity to the Norwest Business Park and the Hillsong Church Hills Campus. There is also a swim school located east of Norwest Marketown. On the other side of Norwest Lake is the Castle Hill Country Club, a large semi-private golf club. There is also a private hospital.

3.6. Other development nearby

Several additional major developments are confirmed for the Norwest suburb (see Figure 8), including:

- Norwest Quarter by Mulpha (864 dwellings)
- Circa Retirement Living by Mulpha (446 independent living units + 144 bed aged care home)
- The Orchards by Sekisui (1,300 dwellings), including Lumia (330 dwellings), Lumia Lux (127 dwellings) and Aire (57 dwellings)
- Infinity Park by Haitchin & Turner (241 dwellings)
- Essentia by Mulpha (107 dwellings)
- Central Plaza by Merc Capital Group (unknown dwellings).

In total, approximately 2,958 dwellings and one aged care facility with 144 beds are confirmed for delivery in Norwest. In addition, several apartment buildings have recently been completed and others are in early planning stages with dwelling numbers to be confirmed.

3.7. Retail and services

Retail and services are located within the current site, including bank branches, full sized supermarket, grocery shops and a variety of retail shops. Additional retail and services are located close by the site, including Australia Post and Services Australia.

3.8. Crime

NSW Bureau of Crime Statistics and Research for the period July 2021 to June 2022 indicates a very low crime rate in the suburbs of Norwest, Bella Vista and Baulkham Hills.

The crime mapping tool shows below average rates per 100,000 people compared to NSW for domestic and non-domestic assault, theft and robbery.

3.9. Jobs and industry

Profile ID identifies the three top industry sector of employment for Norwest residents as:

- Professional, Scientific and Technical Services (14.1%)
- Health Care and Social Assistance (12.0%)
- Financial and Insurance Services (9.7%)

Profile ID identifies the three top occupations for Norwest residents as:

- Professionals (36.2%)
- Managers (18.4%)
- Clerical and Administration Workers (14.2%)

3.10. Transport and connectivity

The proposed project site is well connected to public transport. The Norwest Metro Station is located within 250m to the site. Norwest is located on the Sydney Metro Northwest train line, providing good connectivity to Chatswood and the Sydney CBD.

Bus stations located on Norwest Boulevard and Solent Circuit surround the site, with routes to Parramatta and Blacktown.

There are line marked cycleways/shared use paths in the Norwest suburb, however, there are no line marked cycleways directly adjoining the site. There are line marked cycleways/shared use paths that are adjacent to the site.

3.11. Climate and environment

As per the NSW Office of Environment and Heritage urban heat mapping data, we know that most areas within The Hills Shire are vulnerable to extreme heat. In the summer of 2015–16, most of the urban area, including Norwest, measured between three and nine degrees hotter than non-urban vegetated areas in The Hills Shire. In extreme heat conditions, land temperatures can exceed 43°C.

A substantial portion of the The Hills Shire is covered by vegetation, waterways and wetlands, some of which is used as open space. Overall, the community benefits from access to public open space, home to endangered flora and fauna in relative close proximity to urban areas.

3.12. Schools

Schools Infrastructure NSW provided the following information about schools in the Norwest area, dated 4th April 2023.

“...The Norwest area falls within the intake areas of Bella Vista Primary School, Crestwood High School and Model Farm High School. There are currently no announced primary or secondary school projects for this portion of the Hills Shire Council Local Government Area.

As a first preference and where appropriate, the Department of Education will optimise use of existing assets through:

- Realigning school intake areas to appropriately manage growth in existing facilities where possible
- Monitoring enrolments to provide priority to students living in the local school intake area
- Renewing and/or reclassifying existing assets to provide contemporary teaching spaces and learning environments for students
- Increasing the size, amenity and functionality of

existing schools to manage growth whilst providing greater curriculum choices where possible

- Using temporary classrooms to manage short term fluctuations in enrolment levels
- Working with schools and the wider department in identifying operational actions to increase enrolments in schools where there is capacity.

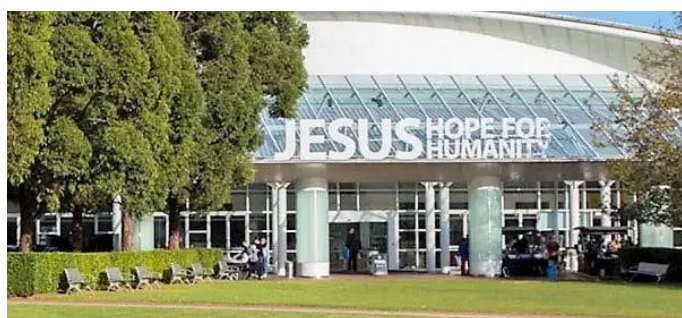
In cases of sustained and stable enrolment that are unable to be met through expanded facilities, The Department of Education provides new schools as necessary, having regard to the context and prioritisation of needs across the state.”



Castle Hill Country Club (Source: Golf NSW 2020)



Norwest Metro Station (Source: Intelligent Transport)



Hillsong Church Norwest Campus (Source: Hillsong Australia)



Lakeview Private Hospital Norwest (Source: Lakeview Private Hospital)

Figure 7 - Proposed developments in Norwest suburb (as of November 2022)



- | | | | |
|--------------------|-------------------------------------|-----------------------------------|------------------------------------|
| Norwest suburb | Planning Proposal boundary | Norwest Markettown (subject site) | Moda by Arden Group (completed) |
| Suburb boundaries | Norwest Quarter by Mulpha | Essentia by Mulpha | Infinity Park by Haitchin & Turner |
| Public open space | The Orchards by Sekisui | Haven by Mulpha (completed) | Esplanade by Turner (completed) |
| Private open space | Circa Retirement Living by Mulpha | Regalia by DASCO (completed) | |
| | Central Plaza by Merc Capital Group | | |



3.13. What does this mean for the proposal?

This community profile tells us that the new planning proposal will need to consider the following to support a resilient, vibrant and connected community:



Sufficient facilities for a growing population

An increasing population will increase demand for existing social infrastructure located within and nearby the Norwest suburb, including libraries, playing fields, playgrounds and community centres. New social infrastructure will be required within the development site to address local and broader demand.



Education needs for our future children

An increasing forecast population of children and young people means there will be demand for both primary and secondary school places including at public and independent schools.



More public spaces for people living in medium and high density

An increase in people living in medium and high density apartments means that demand for social and open spaces will increase as new residents will have less access to private open space as part of their homes. There is a need for public open spaces - such as parks and playspaces - for people to meet, relax and exercise, especially for families with children who depend on facilities outside of the apartment. Communal social spaces and open spaces could also be provided within development. The changing density should not impact on the provision of tree canopy, with the NSW Government Architect's Office setting a target of 15% in CBDs and in high density areas.



Infrastructure to support workers to stay social and physically active

An increased number (and proportion) of working age residents indicates demand for social infrastructure that is able to be activated and safely used day, night and weekends. Increased working age residents will also require fitness equipment along parks and walkways.



Cultural representation in the programming and design of our public spaces

Cultural diversity is growing in Norwest and across The Hills Shire. Residents from culturally and linguistically diverse backgrounds may have a range of cultural, social and recreational interests that need to be considered in planning and design. For example, Indian communities like to play social cricket, and some CALD communities prefer to exercise in the evening and would like access to social sports facilities at night.



Social opportunities for people living alone

Given the relatively high proportion of people living alone, opportunities for social connection will be important. These should support both older people living alone as well as young workers and students.



Infrastructure to support young couples, older workers and empty nesters (50 to 69 years)

- This means that social infrastructure and open space should:
- Be age friendly and offer intergenerational opportunities for both children and older

4. Social infrastructure audit and benchmarking

This section provides an audit and mapping of existing social infrastructure and provides a benchmarked demand analysis of needs, including both population based and benchmarked demand. The audit, mapping and benchmarking takes into consideration the demand generated by the proposal itself, and broader district or regional demand that may be leveraged as a result of the proposal.

4.1. Defining social infrastructure

Community facilities

For the purposes of this study, community facilities refer to public and communal/semi-private community and cultural facilities and services. Community and cultural facilities are those indoor (built form) spaces for individuals and organisations to conduct and engage in a range of community development, recreational, social and cultural activities that enhance the community's wellbeing.

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

Open space

Public open space includes outdoor open spaces and the recreation facilities within them including play spaces, outdoor courts, exercise equipment, walking paths, and sports fields. It is open space, which is publicly owned, accessible to all members of the public, and can be planned and managed by local, state or federal government. Public open space has been defined for this CBA to include:

- Sports space
- Park
- Natural space
- Linkage (green grid)
- Waterways
- Civic/urban public space.

Indoor recreation facilities include:

- Indoor recreation centres
- Aquatic facilities.

Communal spaces

Communal or semi-private community facilities and open spaces are those spaces located within medium and high-density buildings specifically created for the use of those residents of a development, or within a particular high density building.

Examples of communal (semi-private) open space include communal gardens and green spaces on rooftop parks, swimming pools, or gyms only accessible to residents of that development. Communal spaces are beneficial for proposals where delivery of new public open space is constrained, and to reduce impact of existing social infrastructure in high growth, highly dense areas.

4.2. Benefits

The provision of quality social infrastructure within neighbourhoods provides many benefits to a community. These include:

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

4.3. Recreation participation trends

Key trends and changes

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

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

– Australian Sports Commission

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

Greater Sydney Outdoors survey, 2019

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

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



Popularity of walking on the rise

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



Individualisation of sports and fitness

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



& increasing demand for indoor recreation

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



Increasingly time poor

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



Informal over formal

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



Sheltered outdoor recreation

Climate change and increased days of extreme weather conditions is also driving up demand for indoor recreation facilities. On hot days, the use of outdoor sport and recreation facilities is limited. Whereas indoor facilities are often air conditioned, and can still support participation in sports and recreation regardless of weather (heat and rain).

4.4. Community participation trends

The way that we participate in community and cultural activities has changed over time, and this influences how we use our communal spaces and subsequently our need for community assets.

While there is no data specifically on community participation, through volunteering participation and demand for community spaces, we have identified the following trends:



There is increasingly a demand for incidental volunteering opportunities as opposed to ongoing and regular volunteering



People are increasingly interested in activities and programs that occur after work and on weekends



People are looking for opportunities to participate in programs where they can connect socially, build new relationships and contribute to their community



There is increasing interest in programs and services that support capacity building, DIY and sustainability outcomes as demonstrated by the increasing number of maker spaces



People are increasingly interested in accessing and borrowing new technologies, particularly the ones that people can't afford to buy on their own



People want to participate in community activities outside of the home, particularly for those of who live in high density housing.

4.5. Cultural participation trends

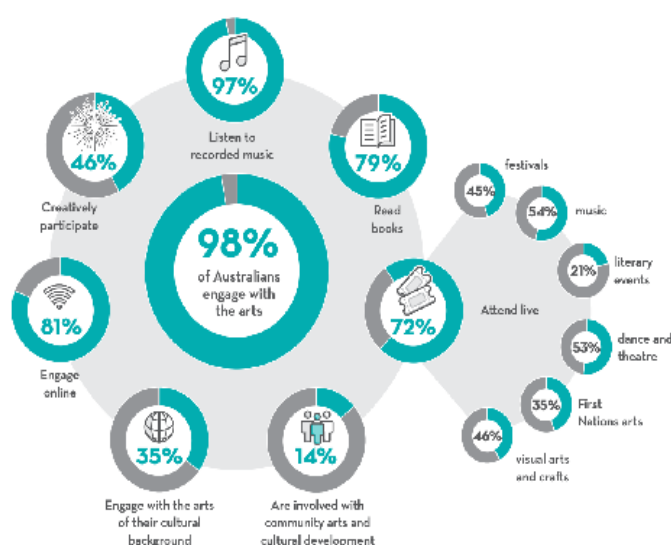
Due to technological advancements in how we record and measure cultural participation, there is now more data available about how we participate in cultural and creative activities. Research shows that cultural participation and attendance across Australia is increasing.

As shown below, results from the Australia Council for the Arts National Arts Participation Survey 2016 indicate that the majority of Australians engage with the arts in some way or another, with 46% actively participating in creative activity, and with the most popular live attendance categories including:

- Live music (54% attended)
- Dance and theatre (53%)
- Visual arts and craft (46%)
- Festivals (45%).

Arts and cultural participation and cultural infrastructure needs may differ between demographic groups such as women, children, older people, people from culturally and linguistically diverse backgrounds, and people with disability. While there is very limited data available about the specific arts and cultural participation preferences of specific groups, the overview on the next page gives insights into levels of participation based on research and makes assumptions about cultural infrastructure needs based on our professional experience.

Figure 8 - Australia Council for the Arts. 2017. The National Arts Participation Survey: State and Territory Results.



4.6. Audit of existing social infrastructure facilities

An audit of all social infrastructure within 200m, 300m, 400m, 800m and 1500m of the site is shown in the map in. This shows the aerial distance from the site, but not the walking distance which is often as it does not follow the road-network or account for barriers such as major roads and train stations. A full list of public facilities, open spaces and recreation facilities is shown in Table 7.

4.6.1. Public facilities

Community centre

There are no community centres located within 800m from the planning proposal boundary.

There are two local community centres located outside 800m and within 1500m at Bella Vista and Baulkham Hills.

Hospitals

There are two private hospitals located within 1500m from the planning proposal boundary.

Lake View Private Hospital (with 42-bed long stay ward) is located within 200m and Norwest Private Hospital (with 171 beds) is located at the boundary of 1500m distance buffer from the planning proposal boundary.

Schools

There are two schools (1 primary and 1 high school) located between 800m and 1500m distance from the planning proposal boundary. The latest year full-time enrollment of the two schools are:

- Bella Vista Public School - 639 students
- Crestwood High School - 1006 students

Tertiary education

TAFE NSW, Castle Hill is located between 800m and 1500m buffer distance from the planning proposal boundary and it is the only tertiary education facility in the study area.

ECEC facilities

There is a total of five ECEC facilities located within 800m from the planning proposal boundary. One of which is located within the site. The number of places in the facilities is provided in Table 7.

Emergency services facility

One ambulance station is located in Castle Hill between 800m and 1500m from the planning proposal boundary.

There are no libraries, cultural facilities, police station and fire station located within 1500m from the planning proposal boundary.

4.6.2. Public open space and recreation facilities

Parks and reserves

Overall there are 13 audited parks and reserves within an 1500m distance buffer from the planning proposal boundary. As Figure 10 shows:

- 1 park is within 200m
- 1 park between 200m and 300m
- 4 parks between 300m and 800m
- 7 parks between 800m and 1500m.

The two parks located within 300m are linkage parks and do not have a playspace in them.

One skatepark is located at the boundary of 1500m distance buffer from the planning proposal boundary at Crestwood.

Sports spaces

Sports spaces include sports fields, sports courts and amenities that is located with them. There are nine sport spaces within 1500m from the planning proposal boundary. These include:

- Five sports fields including the Balmoral Road Reserve Sports Complex. All of these fields are located between 800m and 1500m from the planning proposal boundary.
- Four sports spaces with a total of 10 sports courts. These include:
 - 2 basketball half-courts
 - 6 tennis courts and
 - 2 multi-use ball courts.
- From the above mentioned sports courts, one basketball half-court is located within 800m and other courts are located between 800m and 1500m from the planning proposal boundary.

Figure 9 - Social infrastructure map for Norwest Marketown Planning Proposal (Source: Cred Consulting, 2022)



Planning Proposal boundary
 Suburb boundary

Public open space
 Private open space

M Metro station
 Waterway
 Underground metro line

P Playground

Public facilities:

C# Community Centre
 H# Hospital
 S# School
 T# Tertiary Education
 E# ECEC facility
 A# Ambulance station

Public open space and recreation facilities:

P# Parks
 Y# Skatepark
 F# Sports fields
 K# Sports courts
 G# Golf Course

Table 7 - Social infrastructure audit within 1500m from planning proposal boundary

Map Ref	Name	Type	Hierarchy	Key features
Within 200m				
E1	Kinda-Mindi Early Learning Centre	ECEC facility	Local	60 LDC places, provisional
E2	Hillsong Childcare Centre	ECEC facility	Local	40 LDC places, meeting NQS
H1	Lakeview Private Hospital	Hospital	District	42-bed long stay ward
P1	Strangers Creek Park	Park	Local	Linkage park
Between 200m and 300m				
P2	Evesham Court Reserve	Park	Local	Linkage park - 0.43 ha
Between 400m and 800m				
E3	Nukids Early Learning	ECEC facility	Local	180 LDC places, meeting NQS
E4	Only Early Learning Centre	ECEC facility	Local	98 LDC places, meeting NQS
E5	Papilio Early Learning	ECEC facility	Local	89 LDC places, meeting NQS
P3	Fairmont Avenue Reserve	Park	Local	Linkage park - 0.27ha
P4	Coorumbene Court Reserve	Park	Local	1 playground
P5	Hilltop Park	Park	Local	1 playground
P6	Fairway Drive Reserve	Park	Local	1 playground - 0.84 ha
K1	Fairway Drive Reserve court	Sports court	Local	1 basketball half-court
G1	Castle Hill Country Club	Golf course	District/Regional	Private
Between 800m and 1500m				
C1	Village Green Community Centre	Community centre	Local	Seating capacity 80 with 96m2 floorspace
C2	Crestwood Community Centre	Community centre	Local	Seating capacity 120, with 300m2 floorspace
S1	Bella Vista Public School	Primary school	District	639 full-time enrolments
S2	Crestwood High School	High school	District	1006 full-time enrolments
T1	TAFE NSW - Castle Hill	Tertiary education	District	Carters 4,500 students
H2	Norwest Private Hospital	Hospital	District	171 beds
A1	Castle Hill Ambulance station	Emergency services facility	District	-
P7	Mackillop Reserve	Park	Local	1 playground
P8	Leone Avenue Reserve	Park	Local	Linkage park
P9	Unnamed Reserve	Park	Local	Natural reserve zoned as public recreation - 1.38 ha.
P10	Sunderland Avenue Reserve	Park	Local	1 playground
P11	Helmsley Grove Reserve	Park	Local	1 playground
P12	Bella Vista Farm Park	Park	District	8 hectare park with 1 playground
P13	Bella Vista Village Green Reserve	Park	Local	1 playground
Y1	Crestwood Skatepark	Park	Local	Skatepark next to a sports field
F1	Bella Vista Oval	Sports field	Local	Soccer in the winter and Cricket in Summer
F2	Charles McLaughlin Reserve	Sports field	Local	AFL, senior and junior level cricket
F3	TAFE NSW Polecats Rugby League	Sports field	District	Multi-use sports field
F4	Kellyville Baseball Club	Sports field	District	Baseball fields
F5	Balmoral Road Reserve	Park	District/Regional	4 multi-purpose fields
K2	Bella Vista Village Green Reserve	Sports court	Local	1 basketball half-court
K3	Bella Vista Tennis Courts	Sports court	Local	2 tennis courts
K4	Balmoral Road Reserve courts	Sports court	Local	4 tennis courts 2 multi-use ball courts

4.7. Benchmarking

There are a range of different benchmarks and planning standards that can be applied to determine open space needs for new developments. For the purposes of this study Quality, Proximity, and Site size benchmarks have been used, with reference specifically to the following strategies and plans.

Benchmarks (also commonly referred to as provision standards) are a commonly used tool in estimating the demand for various types of community assets (including social infrastructure and cultural infrastructure) based on populations and catchments. For developer contributions planning, these benchmarks also often form the 'nexus' between future population and future demand.

As shown in Table 9, benchmarking has been completed for the site and for the "Baulkham Hills (West) - Bella Vista" SA2 (2041).

4.7.1. Open space and recreation

Government Architect NSW and Greater Sydney Commission

The Government Architect NSW Draft Greener Places Design Guide provide benchmarks for the proximity of open space to dwellings and places a focus on the quality and function of spaces provided. The Guide recommends best practice performance indicators of:

- 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.

Relevant council

The Hills Shire Council Recreation Strategy, 2019 identifies a range of benchmarks for analysis, these benchmarks have been included in Table 9 and marked with an asterix.

Office of Sport

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

4.7.2. Community facilities benchmarking

Approach to benchmarking

Benchmarks are used to give an indication of the number and size of community facilities that would ideally be provided if opportunity exists, feasibility is demonstrated, funding is available and the local context and site opportunities and limitations, as well as the broader provision close by, are taken into account.

Provisions and benchmarks can have multiple sources including:

- Derived from a professional body or industry source (e.g. Growth Centres Commission)
- Derived from the experience and application of other similar council areas (e.g. City of Parramatta, Liverpool and Wollongong seeks to deliver 80m² of community facility floor space per 1,000people)
- Derived from sources internal to the organisation, either based on maintaining existing levels of provision or an internal assessment of what is an appropriate or adequate level of provision for the future.

Table 9 - Social infrastructure benchmarking

Facility type	Benchmark	MULPHA NORWEST	NORWEST SUBURB (2021)	FUTURE "BAULKHAM HILLS (WEST) – BELLA VISTA" SA2 (2041)	Provision/gaps
		1,707 people	4,688 people	28,330 people	
Community facilities					
Multipurpose community centre	80m2 per 1,000 (source: Wollongong, Liverpool, City of Parramatta)	137	375	2,266	No community centres within 800m of site boundary. There are two local community centres located outside 800m and within 1500m at Bella Vista and Baulkham Hills.
Library	State Library of NSW People Places calculator	190	323	1,526	No library within 1500m of site.
Cultural facilities	1 per 20,000 to 30,000 (source: City of Sydney)	0.1 – 0.1	0.2 – 0.2	0.9 – 1.4	No cultural facilities within 1500m of site.
Early education and care – Long Day Care	1 place for every 2.48 children aged 0 to 4 years (source: City of Parramatta)	39	106	640	There is a total of five ECEC facilities located within 800m from the planning proposal boundary. One of which is located within the site.
Out of School Hours Care	1 for every 2.7 children aged 5 to 11 (source: City of Parramatta)	36	97	587	Existing OSHC at schools but future schools will require OSHC facility on site.
Public hospital beds	2.3 beds per 1,000 people (low benchmark; source: Green Square Social Infrastructure Provision Report, 2014)	3.9	10.8	65.2	There is a total of 213 private hospital beds within 1500m buffer distance from the site.
	2.7 beds per 1,000 people (high benchmark; source: Australian Institute of Health and Welfare, 2014)	4.5	12.7	76.5	The demand for the Norwest precinct is 5 beds and for the suburb its 12.7 beds.
Primary school	No benchmark set by NSW Department of Education. Demand based on capacity and opportunity.				SINSW advises that there are currently no announced primary or secondary school projects for this portion of the Hills Shire Council Local Government Area.
High school	No benchmark set by NSW Department of Education. Demand based on capacity and opportunity.				

Table 9 - Social infrastructure benchmarking

Facility type	Benchmark	MULPHA NORWEST	NORWEST SUBURB (2021)	FUTURE “BAULKHAM HILLS (WEST) – BELLA VISTA” SA2 (2041)	Provision/gaps
		1,707 people	4,688 people	28,330 people	
Open space and recreation facilities					
Open space proximity	The Greater Sydney Commission in its District Plans recommends high density areas should access a local park within 200m of high-density dwellings. A local park is usually between 0.3ha and 2ha in size. Any smaller and it is a pocket park.				There are 2 audited parks and reserves within an 400m distance buffer from the planning proposal boundary.
Open space quantum - site size	15% of site size including 9% for local/district open space (Recreation and Open Space Guidelines for Local Government & Active Living Hornsby Strategy, 2015)		NA	NA	There are 6 audited parks and reserves within an 800m distance buffer from the planning proposal boundary.
Active open space (quantum)	1.21 ha per 1,000 people*	2.1	5.7	34.3	Demand for 2.1ha of active open space generated from the site.
Passive open space (quantum)	1.62 ha per 1,000 people*	2.8	7.6	45.9	Demand for 2.8ha of passive open space generated from the site.
Sports fields (High density benchmark)	1 per 4,000 people (2,000 dwellings)*	0.4	1.2	7.1	There are nine sport spaces within 1500m from the planning proposal boundary.
Indoor recreation centre	1 per 30,000 people*	0.1	0.2	0.9	None provided locally.
Skate facilities (neighbourhood)	1 per 5,000-10,000 people*	0.2 – 0.3	0.5 – 0.9	2.8 – 5.7	One skatepark is located at the boundary of 1500m distance buffer from the planning proposal boundary at Crestwood.
Multipurpose outdoor courts	1 for every 10,000 (source: Parks and Leisure Australia 2012)	0.2	0.5	2.8	Two multipurpose outdoor courts provided within 1500m of site.

Table 9 - Social infrastructure benchmarking

Facility type	Benchmark	MULPHA NORWEST	NORWEST SUBURB (2021)	FUTURE "BAULKHAM HILLS (WEST) - BELLA VISTA" SA2 (2041)	Provision/gaps
		1,707 people	4,688 people	28,330 people	
Outdoor fitness stations	1 for every 10,000 (source: Parks and Leisure Australia 2012)	0.2	0.5	2.8	One outdoor fitness station is located at the boundary of 1500m distance buffer from the planning proposal boundary at Crestwood.
Older playground – 5 to 11 years	1 for every 500 children aged 5 to 11 years (source: Growth Centres Commission 2020)	0.3	0.7	Approx. 4 (based on Projections Explorer - discounting children aged 11 - 15)	Eight play grounds are provided within 1500m of the site.
Indoor courts	1 for every 20,000 (source: Parks and Leisure Australia 2012)	0.1	0.2	1.4	None required.
Aquatic facility (local)	1 per 30,000 people*	0.1	0.2	0.9	None required.
Dog off Leash	1 per 8,000 people (source: Newcastle Dogs in Open Space Plan)	0.2	0.6	3.5	None required.

*(Source: The Hills Shire Council Recreation Strategy, 2019)



4.8. What does this mean for the proposal?



Multipurpose community hub

There are no community spaces available for hire within the study boundary. Benchmarking indicates that combined, around 327m² of community, library and cultural space will be required to service the future community of the site. This could be delivered as a contribution toward a community facility to service the whole of the Norwest suburb which is likely to need a multipurpose community hub of around 3,792m². Any future community hub should be within 400m of the Norwest Metro Station.



Linkages to the Norwest Metro Station

Given the proximity of the planning proposal site to the Norwest Metro Station, there is a significant opportunity to provide a recreational link to the existing public transport interchange.



Early Childhood Education and Care (ECEC) and Out of School Hours Care (OSHC)

The site will result in demand for approximately 40 ECEC places and 36 OSHC places, which will likely be met by existing facilities close to the site. However, future schools will require an OSHC on site.



Schools

The site does not have the capacity to deliver a new school and Schools Infrastructure NSW has advised that there are currently no announced primary or secondary school projects for this portion of the Hills Shire Council Local Government Area. Schools Infrastructure NSW also advised that demand for school places can be met by existing facilities in the Hills Shire Council Local Government Area, and that in cases of sustained and stable enrollment that are unable to be met through expanded facilities, The Department of Education provides new schools as necessary, having regard to the context and prioritisation of needs across the state.



Capacity and quality of public open spaces

There are two parks within 400m of the planning proposal site boundary, given that these parks are linkage parks without playspaces, they do not provide high quality recreation outcomes for nearby residents. Access to quality public open space close by to the site is critical to ensuring that residents live healthy active lives. An additional 1,707 people living in the suburb and additional developed planned for the suburb, will place additional pressure on local parks.



Affordable housing

There is a very high proportion of young workers living in the Norwest suburb, and given its location near to the Norwest Metro Station and Sydney's housing crisis, the site is well suited for the delivery of affordable housing.



Active and passive sports space

The site generates demand for 2.1ha of active open space and 2.8ha of passive open space. However, the site is not large enough for delivery of sports fields on site.



Recreational infrastructure

There will be children and young people, as well as lone person householders and older workers and retirees living within this site, as well as visitors to the area to access services, retail, facilities and the station. The open space and public domain should include fitness equipment, ping pong tables and other recreational infrastructure to support play. Communal open space within residential developments should also be considered including green roads, community gardens and passive recreation spaces.



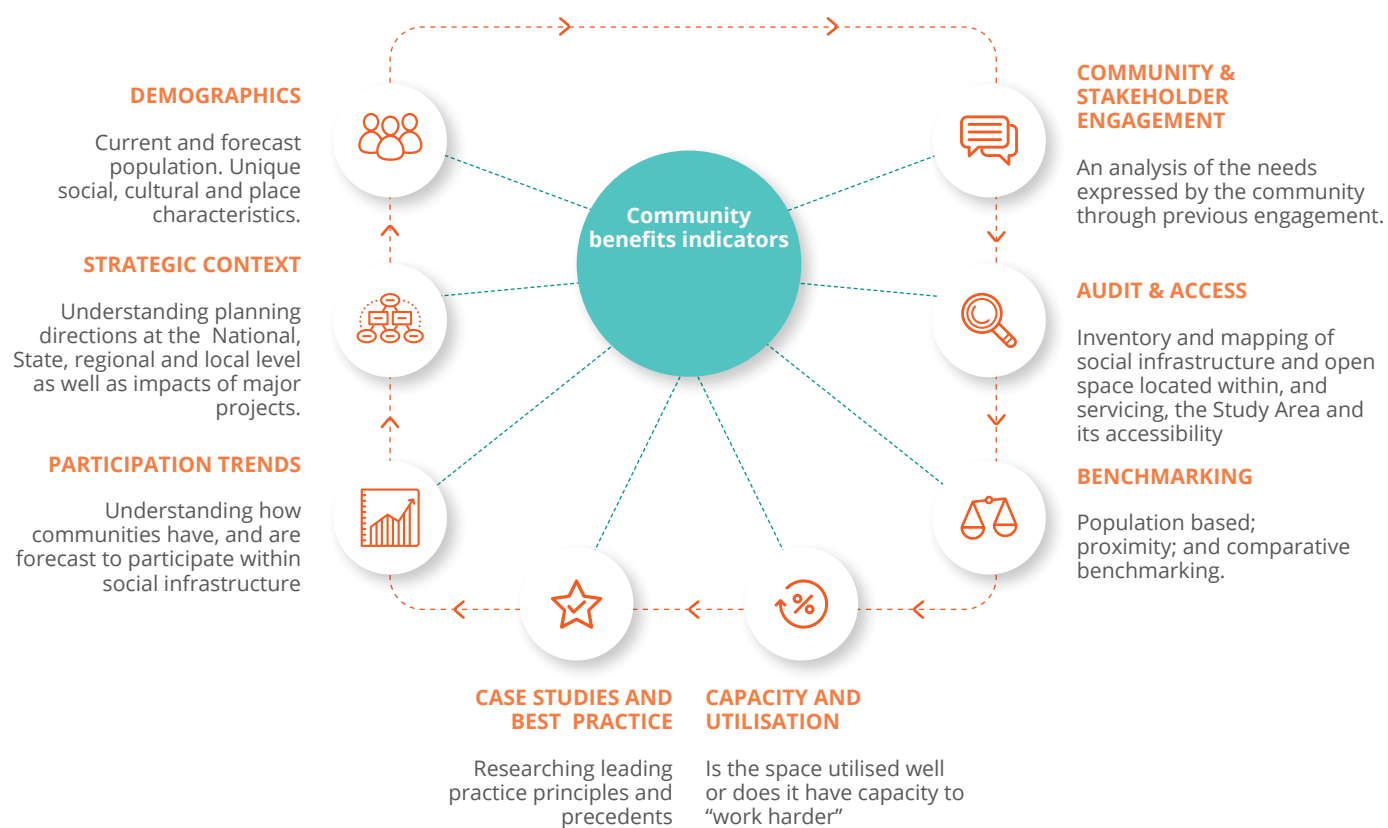
Walking and cycling links

Walking and cycling links to existing recreational loops and links should be considered and are a direction of the Hills LSPS.

5. Community benefit opportunities analysis

Based on the findings from sections 1-4, this section outlines opportunities for the proposed development to enhance the character of the area, address identified community needs, and support community cohesion, social sustainability and resilience through this proposal. It also provides a series of best practice case studies that illustrate how these opportunities have been delivered elsewhere.

These community benefits are based on indicators assessed in this report as shown below:



Section 5.1 provides a Community Benefit Opportunities Analysis and identifies the community benefits, needs and opportunities that could be delivered as a result of a planning proposal by Mulpha for Norwest Marketown.

Given the site's close proximity to the Norwest Station, the Norwest Lake and the extensive services and facilities available, the site is likely to experience increased visitation from residents in neighbouring suburbs. Where appropriate, the opportunities identified as part of this CBA extend to the broader Baulkham Hills (West) - Bella

Vista SA2 for 2041, to demonstrate how the proposed development site may help to service the broader population surrounding the development site.

5.1. Community facility needs

Community facility needs	Location	Benchmarked demand	Evidence
<p>1 x multi-purpose community hub (community centre and library space) that would service the Baulkham Hills (West) – Bella Vista SA2</p> <p>Benchmarking indicates that combined, around 327m² of community and library space will be required to service the future community of the site. This could be delivered as a contribution toward a community facility to service the whole of the future Baulkham Hills (West) – Bella Vista SA2 which is likely to need a multipurpose community hub of around 3,792m² by 2041.</p> <p>This space could include free study/co-working areas and indoor/outdoor area for social gathering, programs and services, including for the high proportion of people who live alone, and culturally diverse residents.</p> <p>Ideally, this multipurpose community space should be co-located with outdoor open space and provide features that services that meet local community need, e.g. a toy library for young children living in apartments.</p>	<ul style="list-style-type: none"> Any future community hub should be within 400m of the Norwest Metro Station, ideally co-located with outdoor open space. This could either be through a contribution to Council to deliver a community hub near the Norwest Metro Station or through delivery of a community hub within the Mulpha site 	<p>Norwest Marketown</p> <p>327m²</p> <ul style="list-style-type: none"> 137m² community centre 190m² library <p>Baulkham Hills (West) – Bella Vista SA2 (2041)</p> <p>3,792m²</p> <ul style="list-style-type: none"> 2,266m² community centre 1,526m² library 	<ul style="list-style-type: none"> Benchmarking indicates that combined, around 327m² of community, library and cultural space will be required to service the future community of the site. No community centres within 800m of site boundary. There are two local community centres located outside 800m and within 1500m at Bella Vista and Baulkham Hills.
<p>1 x cultural facility that would service the Baulkham Hills (West) – Bella Vista SA2</p> <p>Benchmarking for the future Baulkham Hills (West) – Bella Vista SA2 indicates the area is likely to need a new cultural facility by 2041.</p>	<ul style="list-style-type: none"> Any future cultural facility should ideally be within 400m of the Norwest Metro Station, ideally co-located with outdoor open space and a community hub. 	<p>Norwest Marketown</p> <ul style="list-style-type: none"> 0.1 – 0.1 cultural facility <p>Baulkham Hills (West) – Bella Vista SA2 (2041)</p> <ul style="list-style-type: none"> 0.9 – 1.4 cultural facility 	<ul style="list-style-type: none"> Benchmarking indicates that combined, around 1 new cultural facility will be required to service the future community of the Baulkham Hills (West) – Bella Vista SA2. There are no cultural facilities within 1500m of the site.

Community facility needs	Location	Benchmarked demand	Evidence
<p>Additional government primary and secondary school and support services infrastructure (including ECEC and OSHC places).</p>	<p>Schools Infrastructure NSW provided the following information about schools in the Norwest area, dated 4th April 2023.</p> <p>"...The Norwest area falls within the intake areas of Bella Vista Primary School, Crestwood High School and Model Farm High School. There are currently no announced primary or secondary school projects for this portion of the Hills Shire Council Local Government Area.</p> <p>As a first preference and where appropriate, the Department of Education will optimise use of existing assets through:</p> <ul style="list-style-type: none"> · Realigning school intake areas to appropriately manage growth in existing facilities where possible · Monitoring enrolments to provide priority to students living in the local school intake area · Renewing and/or reclassifying existing assets to provide contemporary teaching spaces and learning environments for students · Increasing the size, amenity and functionality of existing schools to manage growth whilst providing greater curriculum choices where possible · Using temporary classrooms to manage short term fluctuations in enrolment levels · Working with schools and the wider department in identifying operational actions to increase enrolments in schools where there is capacity. <p>In cases of sustained and stable enrolment that are unable to be met through expanded facilities, The Department of Education provides new schools as necessary, having regard to the context and prioritisation of needs across the state."</p>		
<p>Provide at least 5% of all housing as affordable housing.</p> <p>There is a very high proportion of young workers living in the Norwest suburb, and given its location near to the Norwest Metro Station and Sydney's housing crisis, the site is well suited for the delivery of affordable housing and should aim to provide at least 5% of all housing as affordable housing.</p>	<ul style="list-style-type: none"> · Within the proposed development site. 	N/A	<ul style="list-style-type: none"> · The Hills Future 2036: Local Strategic Planning Statement states that Council seeks to ensure a mix of housing types across the Shire, and a supply of housing that is affordable for very low, low and moderate income households. · As the precinct is in close proximity to public transport, is an ideal location for this type of housing. Affordable purchase options include for example innovative approaches such as shared ownership models as well as reducing the cost of housing for example through less strata area to reduce strata fees.

5.2. Open space and recreation needs

Open space and recreation needs	Location	Benchmarked demand	Evidence
<p>Provide a recreational link to the existing public transport interchange at Norwest Metro Station</p> <p>Given the proximity of the planning proposal site to the Norwest Metro Station, there is a significant opportunity to provide a recreational link to the existing public transport interchange. This link should be safe, well activated and be well lit at night time.</p> <p>A recreational link is an active link along streets and paths for walking, cycling or running that connects people to and between the pipeline and destination public spaces such as schools, sportsfields, public transports, and other public facilities and public open space areas. Users of recreational links will be residents, workers, and visitors who want to cycle or walk the pipeline, or who want to access public spaces via active transport links.</p>	<ul style="list-style-type: none"> Between proposed development site and Norwest Metro Station 	N/A	<ul style="list-style-type: none"> A key focus in Council's LSPS and Integrated Transport and Land Use Strategy is to deliver and maintain infrastructure, including connection to and accessibility of public transport and active open space; to seek opportunities to improve walking and cycling links within and around the Norwest Strategic Centre, including green links to public open space; and to address traffic congestion.
<p>Provide least one new public open space/park on-site or within 200m of future residents within the site, with a minimum size of 0.3ha (best practice is 0.5ha)</p> <p>The high-density context indicates that this is a priority for the area. Ideally, this public open space should be co-located with the Norwest Lake to take advantage of water views and promote access to the existing walking loop around the Norwest Lake. Spaces for residents to sit and gather around the Norwest Lake are also important.</p> <p>This should be a minimum of 0.3ha. (however best practice is to aim for 0.5ha. or larger, especially when the park is adjacent to towers) and include a range of recreational opportunities including:</p> <ul style="list-style-type: none"> Playspace for children aged 0 to 11 years Ping pong tables Seating Outdoor fitness equipment Hard surface area that is sheltered and lit for day and night use. This could be used for informal ball games, markets, play, Tai chi, dance and other uses. The very high population of students and culturally diverse residents indicates this is a high priority for the area. Designed for a mix of children, young couples, older people and dog walkers 	<ul style="list-style-type: none"> On-site or within 200m of the proposed development site If this is to be provided within the site, it must be on the edge, not in the centre, to ensure that the broader community can use this space. 	<p>Norwest Marketown</p> <ul style="list-style-type: none"> 2.1ha of active open space 2.8ha of passive open space <p>Baulkham Hills (West) – Bella Vista SA2 (2041)</p> <ul style="list-style-type: none"> Approx. 4 new playspaces 2.8 outdoor fitness stations 	<ul style="list-style-type: none"> Based on benchmarks, refer to table 5 on page 25. Given that the Norwest Lake is a destination setting, provision of additional recreation opportunities such as playspace and outdoor fitness equipment, will help to service the needs of the broader future "Baulkham Hills (West) – Bella Vista" SA2 catchment.

Open space and recreation needs	Location	Benchmarked demand	Evidence
<p>Communal open space within residential development, including community gardens, green roofs and social space.</p> <p>It is recommended that communal spaces for the use of residents, their friends and families are provided within the residential development. This is best located at ground or podium level, particularly for access by families with young children and sole occupants, living in the residential areas.</p> <p>Communal spaces should provide opportunities for intergenerational interaction, given the higher proportions of older people, young professionals and young children likely to be living on site.</p> <p>Providing activation in these spaces later in the evening and at nighttime can help to provide free and accessible things to do for future residents. Given the high number people working from home who will likely be living here, there may be an opportunity to provide a co-working/study communal space within the residential development</p>	<ul style="list-style-type: none"> Within the proposed development site. 	N/A	<ul style="list-style-type: none"> To accommodate residents living in higher density and alleviate demand for existing social infrastructure.
<p>Provide walking and cycling connections to existing recreation loops and other local social infrastructure</p> <p>A recreational loop is a local recreational path that provides fun stops for local residents to play, exercise, walk, run and cycle within their local neighbourhood. A recreational loop will have a start and finish point within a local area. Users of a recreational loop are likely to be local communities, particularly those living in areas with below-capacity provision of public open space and recreational facilities.</p> <p>Norwest suburb has existing recreation loops, such as the one linking Bella Vista Farm to Hilltop Park to Balmoral Road Reserve and beyond. Walking and cycling connections to existing recreation loops and other local social infrastructure (e.g. sports fields) should be provided and recreation elements such as outdoor gyms could be included to promote healthy active living.</p>	<ul style="list-style-type: none"> Within 400m of proposed development site. 	N/A	<ul style="list-style-type: none"> Council's Recreation Strategy identifies the need to deliver new or improved public open space and recreation facilities that meet the needs of Norwest's growing community. This includes for people of all ages and abilities but particularly older people, children and young people. This includes protecting and increasing street trees to create cooler and more liveable environment.

Open space and recreation needs	Location	Benchmarked demand	Evidence
<p>Provide a dog off leash area</p> <p>There is an opportunity to provide additional dog off leash areas where space permits. Ideally these areas should be co-located with other parks, recreation activities, play equipment and have a small amount of car parking available.</p>	<ul style="list-style-type: none"> Within 400m of proposed development site. 	<p><i>Norwest Marketown</i></p> <ul style="list-style-type: none"> 0.2 dog off leash <p><i>Baulkham Hills (West) – Bella Vista SA2 (2041)</i></p> <ul style="list-style-type: none"> 3.5 dog off leash 	<ul style="list-style-type: none"> Around 1 in 3 Australian households own a dog. Dog parks can be a social connector, facilitating connections between people walking their dogs and helping to build social capital and a sense of community.

In addition to the above requirements, the future population of the Norwest Marketown site will impact on demand for:

- 0.4 of a sportsfield. However the Norwest Marketown site cannot accommodate playing fields due to size.
- 5 additional hospital beds, noting that there is a total of 213 private hospital beds within 1500m buffer distance from the site and that hospital servicing consists of a variety of both public (e.g. Blacktown and Westmead) and private hospitals (e.g. Norwest Private Hospital) and future planned hospitals (e.g. Rouse Hill).

6. Appendix A - Strategic context

National

2021 Australian Infrastructure Plan

The *2021 Australian Infrastructure Plan* is a practical and actionable road map for infrastructure reform that prioritises community outcomes. The Plan aims to provide meaningful steps to grow Australia's economy, maintain and enhance our standard of living and ensure everywhere has world-class infrastructure. Key elements of the Australia 2036 vision include:

- A place's identity informs its infrastructure needs and priorities, enabling investment that builds on competitive strengths and reduces place-based disadvantages
- A productive, efficient, effective, prepared and confident infrastructure industry
- A fully connected Australia across telecommunications and transport
- Quality, accessible, future-focused, multi-purpose and economically valued social infrastructure, and
- Accelerating Australia's transition to a circular economy.

Social infrastructure connects people and communities to services and opportunities to enhance their quality of life. The Plan outlines five social infrastructure categories:

- Education facilities will be multi-use and highly accessible
- People want to be more proactive about their health, and will do so through digital health opportunities
- Arts and culture facilities are accessible, affordable and utilise digital experiences
- More well-maintained social housing dwellings suited to different household types in accessible areas that connect people to services, and
- Highly valued public spaces such as parks will be durable, multi-purpose and well-connected.

State and regional

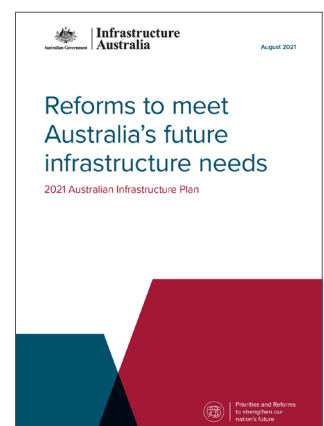
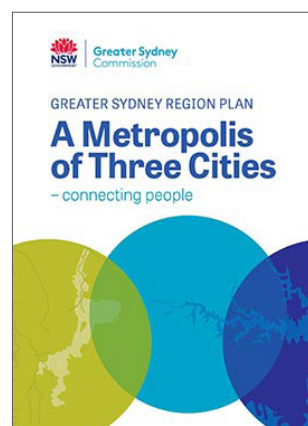
Greater Sydney Commission District Plan: A Metropolis of Three Cities

The Greater Sydney Region Plan: A Metropolis of Three Cities is built on a vision where people live within 30 minutes of their jobs, education and health facilities, services and great places.

The Plan seeks to transform Greater Sydney into a metropolis of three cities – the Western Parkland City, Central River City, and the Eastern Harbour City – and is guided by ten strategic directions.

Relevant directions include:

- Services and infrastructure meet communities' changing needs
- Communities are healthy, resilient and socially connected
- Greater Sydney's communities are culturally rich with diverse neighbourhoods
- Great places that bring people together
- Housing is more diverse and affordable
- Public open space is accessible and enhanced
- Urban tree canopy is increased
- Integrated land use and transport creates walkable and 30-minute cities.



Greater Sydney Commission District Plan: Central District Plan

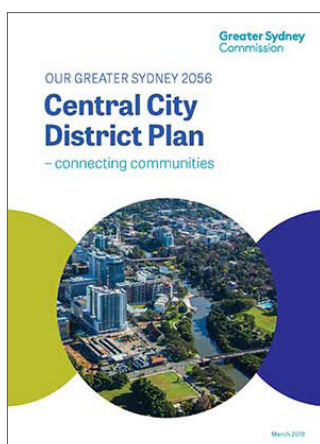
The Greater Sydney Commission *Central District Plan* is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision of Greater Sydney. It is a guide for implementing the *Greater Sydney Region Plan: A Metropolis of Three Cities* at a district level.

Relevant strategies include:

- Infrastructure supporting new developments (increased 30 minute access to a metropolitan cluster)
- Celebrating diversity and putting people at the heart of planning (increased walkability and access to local centres)
- Designing places for people (increasing access to open space).

Directions for liveability include:

- Providing services and social infrastructure to meet people's changing needs
- Fostering healthy, creative, culturally rich and socially connected communities.
- Providing housing supply, choice and affordability with access to jobs, services and public transport.
- Norwest is identified as a strategic centre and priority area for transit oriented development.



GANSW Greener Places

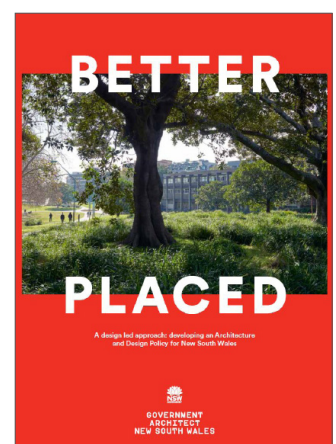
Greener Places is a NSW Government design framework for urban green infrastructure. The framework aims to facilitate healthier, more livable and sustainable urban environments. Four key principles include:

1. Integration of green infrastructure with urban development and gray infrastructure
2. Connectivity across an interconnected network of open spaces that connect with town centers, public transport hubs, rivers, employment, and residential areas
3. Multi-functionality to deliver multiple ecosystem services simultaneously to maximise local habitat, social, environmental, and economic benefits, and
4. Participation of stakeholders in development and implementation to incorporate the knowledge and needs of diverse people.

GANSW Better Placed

Better Placed is a NSW Government design-led policy with the aim to deliver world-class planning and design outcomes. It establishes seven principles for the built environment:

1. Better fit: contextual, local and of its place
2. Better performance: sustainable, efficient and durable
3. Better for community: equitable, inclusive and diverse
4. Better for people: enjoyable, safe and comfortable
5. Better working: functional, responsive and fit for purpose
6. Better value: value-creating and cost effective, and
7. Better look and feel: distinctive, visually interesting and appealing.



The Hills Shire Council

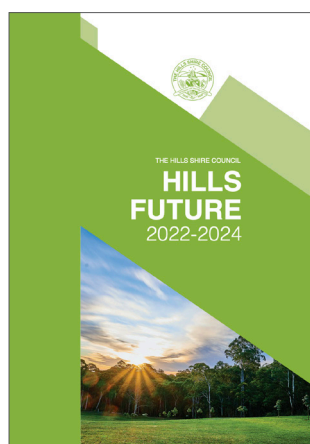
Hills Future 2036: Local Strategic Planning Statement

The Hills Shire Council's *Hills Future 2036 Local Strategic Planning Statement* (LSPS) aims to support future planning decisions and drive future land use planning, including how Council will manage population, housing and economic growth in The Hills. It sets planning priorities and corresponding actions.

The 2036 vision is *"to shape exceptional living, working and leisure places where expected growth brings vibrancy, diversity, liveability and prosperity."*

The LSPS establishes 23 planning priorities across five themes, including:

1. A vibrant community and prosperous community
2. Shaping growth
 - Plan for new housing to support Greater Sydney's growing population
 - Plan for new housing in the right locations
 - Plan for a diversity of housing
 - Renew and create great places
 - Provide social infrastructure and retail services to meet residents' needs
3. Delivering and maintaining infrastructure
 - Plan for convenient, connected and accessible public transport
 - Provide new and upgraded passive and active open spaces
4. Valuing our surroundings
5. Proactive leadership



The Hills Shire Plan: Hills Future 2022-2024

The Community Strategic Plan (CSP) has five strategic themes and relevant actions, many of which relate to this CBA and how community facilities should be delivered to meet community needs, including:

Theme 1: Building a vibrant community and prosperous economy

This strategic theme is concerned about creating connected and inclusive communities with access to a range of services and facilities that contribute to health and wellbeing. Strategies include:

- Provide quality Library resources, programs and facilities for leisure, cultural and education opportunities.
- Facilitate the provision of services across the community.
- Recognise and value our community's local heritage and culture.
- Supporting visitor economy in The Sydney Hills for planned growth.

Theme 3: Shaping growth

This strategic theme is concerned about well planned and liveable neighbourhoods that maintain amenity, have convenient transport options and provide a variety of recreational opportunities to support active lifestyles.

- The Shire's natural and built environment is well managed through strategic land use and urban planning that reflects our values and aspirations.
- Strategically plan for the North West Sector growth through the development and construction of transport infrastructure, integrated local roads, parks and other civil infrastructure.

Theme 4: Delivering and maintaining infrastructure

This strategic theme is concerned about ensuring community infrastructure is attract, safe and well maintained, while meeting the needs of the growing Shire.

- Provide and maintain sustainable infrastructure and assets that enhance the public domain, improve the amenity and achieve better outcomes for the community.
- Manage and maintain a diverse range of safe, accessible and sustainable open spaces and provide recreation, sporting and leisure activities and facilities.
- Provide new and refurbished infrastructure in a timely manner that meets the needs of our growing Shire.

Housing Strategy 2019

The *Housing Strategy 2019* plans for the mix of housing that will be located in the Shire's greenfield areas or station precincts along the Sydney Metro Northwest corridor.

Council developed this strategy around five planning priorities that reflect the planning priorities in the LSPS. These priorities will guide the planning, delivery and management of housing supply and supporting infrastructure, and include:

- **Plan for new housing to support Greater Sydney's growing population**
 - Advocate for the NSW Government to address the timely funding and delivery of necessary infrastructure to support residential growth.
- **Plan for new housing in the right locations**
 - Council will prepare precinct plans for Castle Hill, Norwest and Rouse Hill strategic centres.
- **Plan for a diversity of housing**
 - Support housing for seniors and people with disability.
 - Aim for a supply of apartments for larger households with sufficient space, quality and facilities.
 - Council will investigate demand for affordable rental housing and options for improving housing affordability.
- **Renew and create great places**
 - Council will prioritise place-making in new and emerging neighbourhoods.
- **Provide social infrastructure and retail services to meet residents' needs**
 - Ensure the provision of social infrastructure and retail services keeps pace with population growth.
 - Support a range of cultural and creative community events.

The *Housing Strategy* identifies Norwest as an urban renewal area with capacity for additional dwellings of up to 2,100 by 2036 and 3,400 beyond 2036.



Recreation Strategy 2019

The *Recreation Strategy 2019* focuses on establishing a framework for how open space and recreation facilities will be provided into the future.

Council aims to deliver: *"high quality and well maintained playing fields, parks and playground within easy reach of residents, to provide opportunities for socialising and connection to the natural environment."*

The following planning priorities and relevant criteria will guide actions over the next five year period and for the longer term:

- **Provide social infrastructure to meet residents' needs** using clear benchmarks and acknowledging the different types of open space and how this relates to the Shire's changing centres
- **Provide new and upgraded passive and active open spaces** by understanding current provision, supply and demand, gaps, opportunities for enhancement, and the kind of recreation facilities that the growing community is most likely to use
- **Expand and improve the active transport network** including recreational tracks and trails, local links, and cycling links.

Passive open space criteria relevant to the planning proposal includes:

- All residents will live within 400m of a local park.
- Parks will have an area of at least 5,000m² and development will reflect their level on Council's open space hierarchy.
- Where existing parks cannot be expanded, new parks will be identified.
- Open spaces will be embellished in accordance with the open space hierarchy and level of service benchmarks.
- Plazas are encouraged around railway station entrances and town centre cores.
- Where possible, vegetation shall provide shade during the warmer months.
- Parks in high density locations will not be overshadowed from 11am to 2pm during mid-winter.
- Development that adjoins open space should have an attractive outlook to that open space.

There were no projects mentioned in specific relation to Norwest.



Environment Strategy 2019

The *Environment Strategy 2019* focuses on The Hills Shire biodiversity and natural resources, and how we can protect, enhance and live safely within the natural environment.

The Strategy addresses concerns relating to waste and emissions generation, natural resource use, as well as bushfire, flooding and extreme heat.

It contains the following four planning priorities:

- Protect areas of high environmental value and significance
- Increase urban tree canopy cover
- Manage natural resources and waste responsibly
- Prepare residents for environmental and urban risks.

The Strategy acknowledges that because of the high level of private ownership of land within The Hills Shire, educating and involving residents and students about ways to reduce their impact on the environment is paramount.

Relevant actions in the Environment Strategy include:

- Identify areas vulnerable to the urban heat island effect and direct planting and education efforts to these areas.
- Commence trial of onsite organics waste separation for high density developments.
- Seek community feedback on the collection of food waste in existing green lid bins.
- Review development controls for residential flat buildings and rear laneways to ensure sufficient space for efficient and safe waste collection.
- Prepare a suite of information material to raise awareness of and prepare existing and future residents for environmental and urban risks and hazards.
- Identify opportunities to collaborate with adjoining councils to link Green Grid corridor initiatives



Integrated Transport and Land Use Strategy

The *Integrated Transport and Land Use Strategy 2019* aims to address issues in the current network, and plan for a sustainable future. Gains in liveability and productivity will require new housing to be well connected to where people need to go and jobs and freight networks need to be easily accessible to allow efficient movement of people and goods to their respective markets.

It contains the following five planning priorities:

- **Build strategic centres to realise their potential and renew and create great places** by coordinating the planning for transport, infrastructure and land use to shape and support population growth in The Hills, allowing residents to benefit from the 30 minute city and a network of great places.
- **Influence travel behaviour to promote sustainable choices** through measures such as managing demand for car parking and supporting car sharing.
- **Plan for convenient, connected and accessible public transport to shape and support growth**, as detailed in the local and regional transport infrastructure projects noted above.
- **Expand and improve the active transport network** with a focus on walking and cycling and integrated planning with our *Recreation Strategy 2019*.
- **Plan for a safe and efficient regional road network** by working collaboratively to implement key priorities relating to the movement of people and goods around and through the Shire.

The completion of Sydney Metro Northwest has created new, modern public transport connections, while also acting as a catalyst for population growth centred around station precincts and supported by walking and cycling links.

Traffic congestion is an issue on several key routes, parking demand is increasing in key centres, and the Shire's high car ownership rates mean that nearly 80 per cent of trips are made by private vehicle.

The integration of transport, infrastructure and land use planning is critical to achieving the vision of the 30 minute city, where people live within 30 minutes of their nearest metropolitan or strategic centre by public transport

Council will prepare and implement a precinct plan and development controls for the Norwest strategic centre.

Council will identify preliminary corridor and station box options and advocate for the earlier planning for a mass transit link between Norwest and Parramatta.

Future Transport 2056 nominates a city-shaping link between Norwest and Parramatta as a 20-year visionary project with no firm commitment to planning at this stage.

Disability Inclusion Action Plan (DIAP) 2022-2026

The DIAP compliments Council's overall vision for inclusion: *"a connected and inclusive community with access to a range of services and facilities that contribute to health and wellbeing."*

The DIAP contains four outcome areas, including:

1. Positive community attitudes and behaviours
2. Liveable communities
3. Supporting access to meaningful employment
4. Accessible systems and processes

Relevant actions under 'liveable communities' include:

- Support events and initiatives that increase community participation of people with disability.
- Identify and prioritise upgrades to footpaths and parking infrastructure to improve accessibility in established areas.
- Develop a resource that provides access and inclusion information for council owned facilities, open spaces and workplaces to facilitate dignified access and experience for staff and community members with disability.



Draft Precinct Plan Norwest Strategic Centre 2022

The Precinct Plan sets the framework for Norwest to emerge as a thriving mixed use strategic centre and highly competitive employment precinct within the Greater Sydney Region.

The vision for the Norwest Strategic Centre includes: "By 2041, Norwest Strategic Centre will be a prime location for knowledge intensive businesses focused on health, education, science, technology, finance and advanced manufacturing. Business will enjoy the proximity and ease of access to complementary services and facilities at nearby strategic centres of Castle Hill and Rouse Hill and the economic competitiveness offered by enhanced connections to Sydney CBD, Greater Parramatta and the Western Sydney Airport..."

The Precinct Plan divides the Norwest Strategic Centre into three precincts, including: Norwest Innovation, Norwest Central and Norwest Service.

The Precinct Plan identifies key outcomes for the Norwest Strategic Centre in the areas of employment, retail, residential, urban services, mixed use, connectivity and sustainability, open space and community and built form. Relevant key outcomes include:

- Around 50,000m² of additional retail floorspace
- At least three new supermarkets, including at Norwest Marketown
- Active shopfronts and outdoor dining around Norwest Lake... and in centrally located high density residential areas
- Diverse housing choice of varying sizes and typologies
- Transit oriented neighbourhoods
- A mixed-use core at Norwest Marketown, as the active heart of the Norwest Strategic Centre
- Upgrade key intersections to support new road connections and improve vehicular connectivity
- Enhanced network of footpaths, forecourts, and boardwalks to create an attractive environment for pedestrians and cyclists
- New local urban park adjacent Norwest Lake
- Active street level uses to provide attractive, vibrant and safe streets
- Height allowed as a mechanism to achieve better built form and public domain outcomes
- Landmark buildings at Norwest Marketown, featuring building heights of up to 35 storeys.

The Precinct Plan provides a growth forecast of:

- 22,820 dwellings by 2041 (+17,422 from 2021)
- 45,642 people by 2041 (+34,846 from 2021)
- 64,277 jobs by 2041 (+24,572 from 2021).

7. Appendix B - Case studies

Child friendly outdoor spaces

Urban Thinkscape, Philadelphia (US)

Kaboom has provided the community of West Philadelphia and its children with one of their first kid-friendly outdoor spaces to interact with on their commutes to work, school, or elsewhere.

A previously empty outdoor corridor was transformed into a collection of puzzles and spatial games. This site is has become a destination for playful learning targeting low-income families.

In addition to stimulating the minds of children who otherwise lack many resources, this sites signage and its webpage also connect caregivers with additional resources to support their children's executive functioning.



Photo source: Kaboom

Private off-leash dog parks

GardenHill, Doncaster, VIC

In 2015, Beulah International developed a private dog park in their new GardenHill apartment complex in Doncaster, Melbourne.

The 11-storey building, with 135 apartments, features an enclosed ground floor garden allowing dogs to be off-leash in a safe and user friendly environment.

The private dog park is equipped with secure fencing, seating, drinking facilities and dog-cleaning station.



Photo source: Herald Sun

Play street programs

Multiple locations, NSW & VIC

Councils across NSW and Victoria have been trialling play streets, including Sydney's Inner West Council and North Sydney Council.

Participating streets were temporarily closed to through traffic providing the opportunity for neighbours to together and play outside.

Port Phillip City Council has trialled a play streets program by temporarily closing streets in two suburbs. Activities were organised to encourage families to use the transformed public space, including a sausage sizzle, live music and games.

Play streets create opportunities for socialising and can be particularly beneficial for children living in apartments or with little space to play.



Encouraging outdoor recreation in public open spaces

Burwood, NSW

Burwood Park, located in the heart of the Burwood town centre, is designed as a multi-purpose park that provides a broad range of flexible spaces and activities to suit diverse community needs and lifestyles.

Design elements include:

- Shaded, multi-purpose hard surfaces that can be used for games, dancing and exercise
- BBQ facilities, public seating, tables and shaded areas for social gatherings and picnics
- The Burwood Park Community Centre and Pavilion, an indoor/outdoor space popular for local events, dance practice and performances
- Sports areas suitable for tennis and cricket, and table tennis and chess facilities
- Power outlets for markets and events.

Burwood Park is highly used by people of all ages and cultural backgrounds for a wide range of activities including table tennis, Tai Chi, dancing and social ball games.



Photo source: Cred Consulting



Photo source: The Sydney Library of Things

Supporting resource and skills-sharing with tool libraries

The Sydney Library of Things, NSW

Tool libraries help people to reduce their environmental footprint and encourage residents to share resources such as tools and skills.

The Sydney Library of Things, located at The Coal Loader Centre in Waverton, is a volunteer-run project supported by North Sydney Council.

The library features an extensive collection of items, including tools, games, sports and camping equipment, electrical goods and arts and craft supplies, that members can borrow once becoming a member.

Diverse recreational offerings, from gardening to skating, at Sydney Park

Alexandria, NSW

Sydney Park is a multi award-winning regional park with extensive off-leash dog areas, rolling hills, large playground, children's bicycle track, skate park, wetlands, sports oval, walking trails and outdoor fitness areas. The park is adjacent to high density apartments and major roads, including the Princes Highway. Popular facilities include:

Sydney Skate Park

Since opening in 2020, the Sydney Skate Park, has become a much-loved and popular skate destination. It includes zones to suit all abilities and skate styles, including for people using wheelchairs, bicycles and scooters. Sydney Skate Park has been well-received by both users and local residents, considered as an inclusive place for skaters and spectators.

Sydney Park Cycling Centre

The Sydney Park Cycling Centre is busy with adults and children learning to ride, and is also a hireable space for community. The Centre includes a children's bike track, a shaded learn-to-ride area where kids can take part in bike clinics and courses. The Cycling Centre is shared with community organisations after hours, such as Bicycle Garden, a volunteer-run DIY bicycle workshop.

Sydney City Farm

Sydney City Farm is an urban agriculture project, connecting the city with the country. Run by the City of Sydney, the farming project aims to get local residents involved in agriculture and sustainability projects.

The Farm organise workshops, talks and webinars about food production, composting and horticulture. Residents can also become involved by volunteering and participating in working bees.

Sydney Park Playground

The partially enclosed playground provide a diverse range of traditional and adventure play equipment for children of all ages and abilities. There are play elements that stimulate senses of touch, hearing and sight.



Photo source: City of Sydney



Photo source: City of Sydney



Photo source: Cred Consulting



Photo source: Bicycle Garden

Precincts that facilitate learning and being active

Rhodes, NSW

The Connection is an award-winning community precinct, located alongside the Rhodes foreshore and adjacent to the Bennelong Bridge.

The precinct provides opportunities for local residents to participate in a range of activities, programs and events. It includes:

- Meeting rooms and event spaces, accommodating up to 150 people
- Learning space with 3D printer, sound recording and rehearsal studio, and videography equipment
- Exhibition space for video, sound and digital art
- Restaurant and bar with outdoor seating.

The outdoor space includes hard surface area and amphitheater for performance, as well as reflective glass used for dancing, water play area, bicycle parking, public toilets, water bubbler, and large scale public artworks.



Photo source: Cred Consulting

Linking urban areas with active travel corridors

Inner West Sydney, NSW

The GreenWay is a 5.8-km active travel corridor through Sydney's inner west, shared by walkers, cyclists and wildlife.

The GreenWay links the Parramatta River at Iron Cove to the Cooks River at Earlwood through a network of footpaths, cycleways, parks, playgrounds, ovals, bushcare sites, and community facilities. It connects six urban neighbourhoods as well as light rail stops, bus stops, shopping centres, and major foreshore parks.

The GreenWay is actively supported by local residents and volunteers, including bushcare groups and community-based art programs, as well as local councils, schools, and government agencies responsible for transport, planning, and urban design.

The GreenWay vision, community consultation and planning are coordinated through the *GreenWay Master Plan and Coordination Strategy* (2009).



Photo source: Inner West Council

Co-locating apartments with public facilities

Marrickville, NSW

The Marrick & Co development is a collaboration between Mirvac and Inner West Council. Comprising of 225 apartments and terrace homes, the development also includes a community hub, children's playground, indoor and outdoor event space, public parks and nine affordable housing units. Local heritage buildings have also been preserved, restored and adaptively reused.

Other community-building design features to encourage community connection and sustainable lifestyles include a rooftop garden with vegetable beds, seating and an outdoor kitchen with BBQ and pizza oven; and a reading terrace and kitchen garden for composting.

Marrick & Co is located next to Marrickville Library, a multi award-winning and multi-purpose facility centred around a new urban park. The public facility includes a book collection, public computers and technology teaching area, meeting spaces, printing facilities, underground car parking, cafe and outdoor seating. Community programs and events are also held from the Marrickville Library.

Since its opening in 2019, Marrickville Library has been popular with the local community, seeing high utilisation from high school students, families, and young professionals.

Inner West Mayor, Darcy Byrne, states: "this beautiful public facility is more than a library. It's a new town square for Marrickville that brings the whole community together."



Photo source: Inner West Council

Supporting night-time leisure activities

Wentworth Point and Rhodes, NSW

The Bennelong Bridge stretches 300 metres across Homebush Bay, between Rhodes and Wentworth Point. Located in a newly redeveloped residential area with high density apartments, the car-free bridge includes two bus lanes, a shared walking and bicycle path.

Bennelong Bridge has become a popular spot for local residents at night, with families seen going for strolls after dark. Creative lighting helps people to feel safe at night, and comfortable to recreate after dark. There are also benches for people to rest and socialise.

Located in close proximity to ferry services and the Meadowbank train station, Bennelong Bridge also links residents to travel connections.



Photo source: NSW Roads and Maritime Services

Providing outdoor seating for work and connection

Multiple locations, NSW

Outdoor learning and working spaces

ChillOUT Hubs are open-air smart community spaces that offer seating and tables, shade, greenery, lighting, drinking fountains, public wi-fi and device charging. ChillOUT Hubs won the Small Project category of the 2020 PIA NSW Award of Excellence. These hubs have been installed for testing at three sites, including a neighbourhood town centre and residential park, in the Georges River Council area in NSW.



Photo source: Georges River

Temporary seating that promotes social connection

Pause pods are bespoke crafted concrete masonry blocks that arrive as blank canvases and are painted by local artists in collaboration with the community.

The City of Canterbury Bankstown introduced pause pods in five locations, and the Council-operated Bankstown Arts Centre worked closely with Sydney-based artists to facilitate community 'art jams' in which the pause pods were painted with community. Pause pods play an active role in encouraging community connection, sharing and engagement. Pause pods are cost effective, programmable and durable, and can be relocated as streets shift and change.



Photo source: Cred Consulting