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Social infrastructure and open space assessment

Five Dock Masterplan

City of Canada Bay Council August 2025

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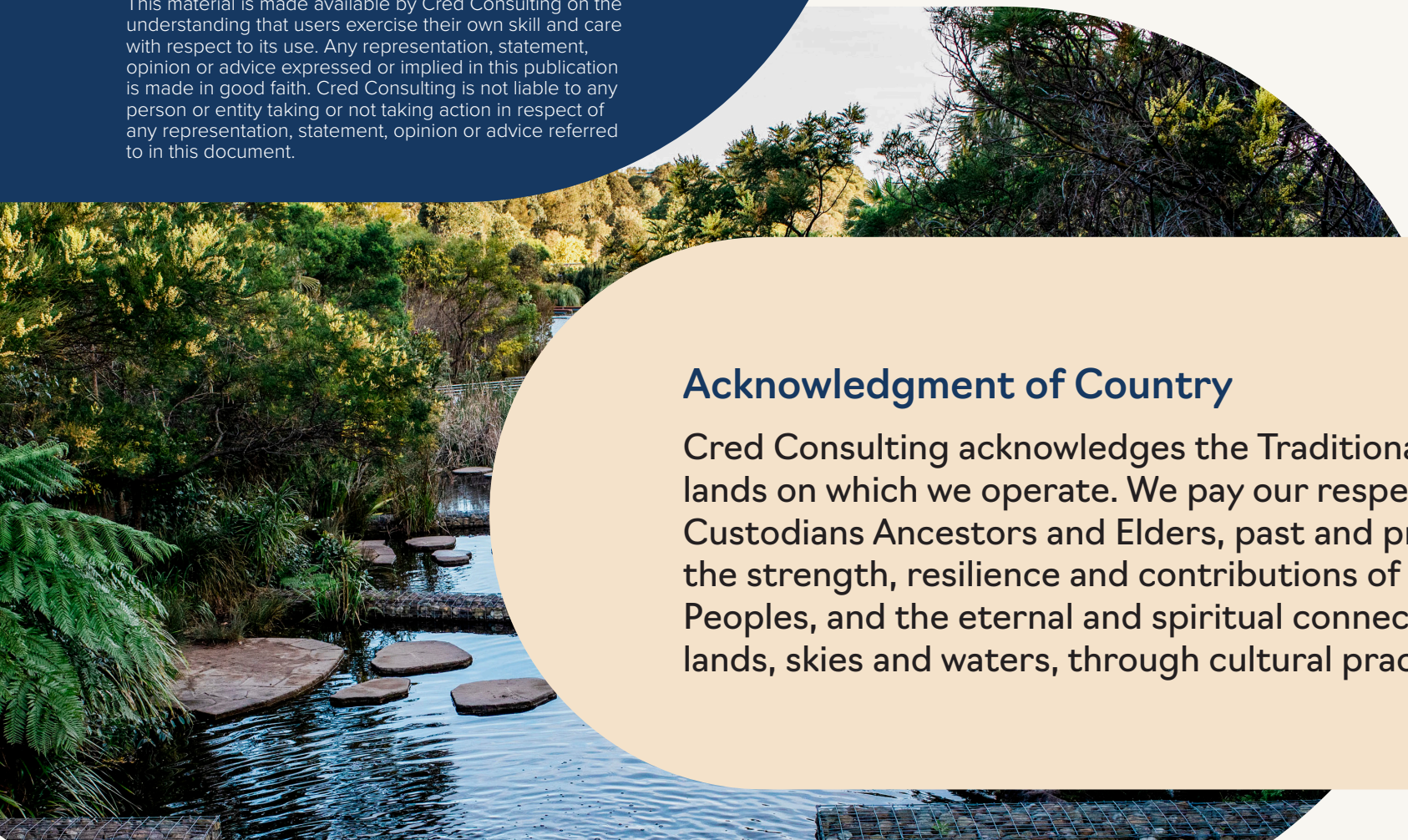

Acknowledgment of Country

Cred Consulting acknowledges the Traditional Custodians of the lands 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.

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1. Introduction

1.1 Background

The NSW State Government is addressing the current housing shortage by prioritising the building of more diverse homes in well-located areas near transport, open spaces, schools, hospitals and community facilities. Five Dock has been identified as one of the three confirmed Metro West stations located in the City of Canada Bay.

As we've seen in other areas of Sydney, a new metro station is a draw card for population growth and is a catalyst to unlock further opportunities. With that in mind, City of Canada Bay Council (Council) is currently undertaking planning to identify how to deliver the expected additional housing and increased dwelling diversity.

In light of this, there is a need to understand the magnitude of the change and consider recommendations that ensure that social infrastructure provision remains sufficient to meet the needs of current and future residents.

1.2 Purpose of this assessment

The purpose of this Needs Study is to consider social infrastructure:

- Compare existing provision to anticipated population growth and industry benchmarks.
- Provide input on how much additional infrastructure is required to service population growth.
- Provide recommendations on the prioritisation of social infrastructure projects.
- Highlight new opportunities that may arise as a result of the increased housing targets. An area like Five Dock, with high land values and limited available land, will require an innovative and pragmatic approach to delivering what is needed for the future community.

2021 Australian Infrastructure Plan defines social infrastructure as essential infrastructure.

It notes that social infrastructure connects people and communities to services and opportunities that enhance their quality of life, enable them to live together and help each other, keep them safe and healthy, and boost national productivity.

1.3 Methodology

A range of indicators have been applied to determine the social infrastructure needs and opportunities, as shown in Figure 1 including:

- Population growth and demographic drivers
- Strategic context
- Participation trends
- Community drivers (expressed need)
- Social infrastructure inventory and mapping
- Benchmarking, and
- Case studies and best practice.

Figure 1 - Cred's needs assessment methodology (Sorce: Cred Consulting)

1.4 The masterplan

Council prepared a Five Dock Precinct Masterplan which builds upon the Urban Design Framework Structure Plan (2023) and also responds to recent planning policy changes by the NSW State Government (2024-25) to deliver additional housing in well located areas.

The detailed masterplan seeks to increase housing supply whilst also strengthening the existing centre and delivering additional public benefit such as improved connections, new through-site links, improved streetscapes and well located public open spaces.

Key elements of the detailed masterplan include:

- A northern expansion of Fred Kelly Place and a new Town Square on the eastern side of Great North Road, to create a generous entralised gathering space.
- A new public open space adjacent to the Five Dock Primary School.
- New and improved streets, laneways and links to provide improved access and connectivity across the Precinct. This includes new accessible pedestrian links and dedicated cycle paths along Henry Street and Queens Road.
- Green spine streets along Garfield Street and Second Avenue with increased front setbacks to accommodate increased tree canopy and deep soil landscaping.
- Taller built form concentrated around the Metro Station and Town Centre.
- A mix of building types including mixed-use buildings of twelve (12) to twenty (20) storeys in the Town Centre, typically surrounded by eight (8) storey apartment buildings.
- Lower apartment building heights of four (4) to six (6) storeys at the edges of the Precinct and close to lower scale heritage and residential buildings.
- Increased building heights on sites which provide public benefits such as open space, road widening, laneways and links.
- Deep soil zones within the front and rear setbacks of lots to provide tree canopy and continuous landscaped areas that flow across adjoining lot.

The findings of this Needs Study will inform the Five Dock Masterplan (which is currently underway) along with input from several other technical studies.

The Masterplan site is referred to as the Precinct throughout this report.

Figure 2 - Five Dock Precinct Masterplan (Source: StudioGL)

2. Defining social infrastructure

2.1 What's in scope

Social infrastructure functions as part of a network connected by centres and public transport. For the purposes of this Study, social infrastructure includes the following:

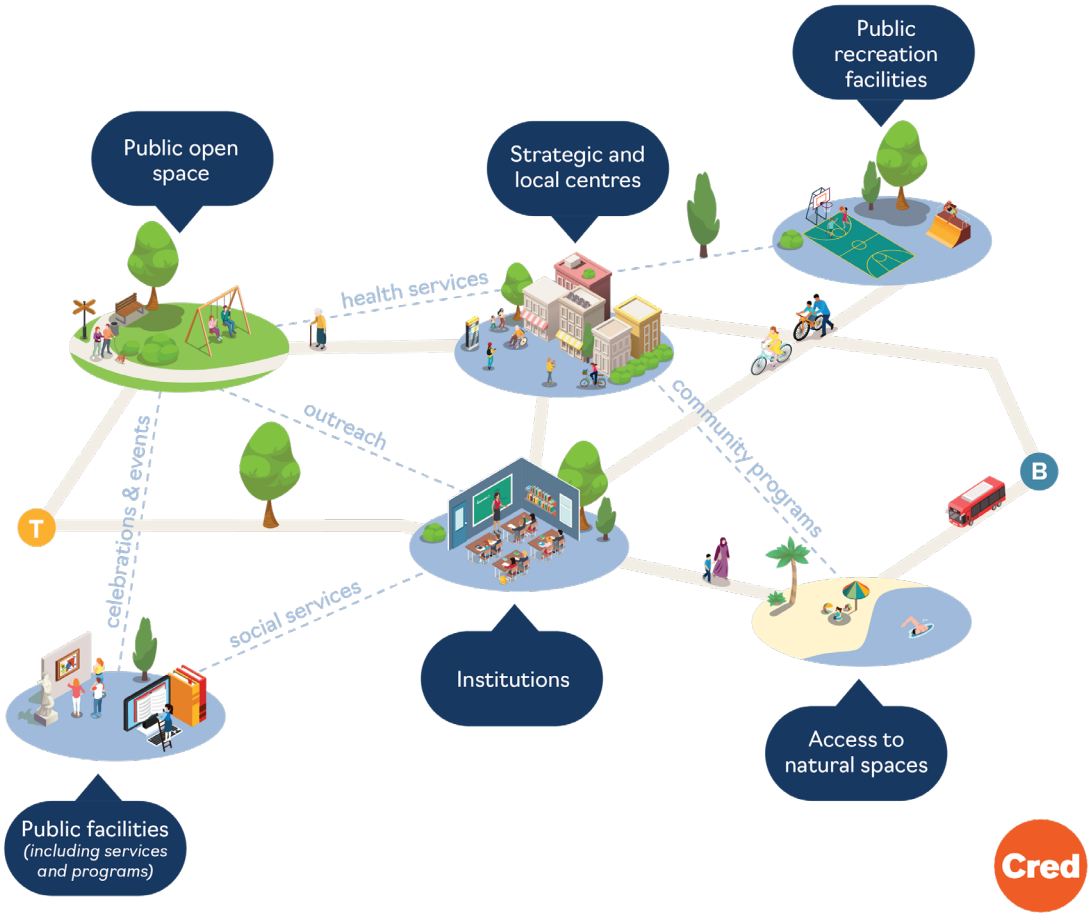
Community facilities

- Community centres
- Libraries
- Cultural facilities
- Educational facilities - childcare, schools, and
- Aged care services.

Public open space and recreation facilities

- Public open spaces including public parks and recreation areas.
- Natural areas and foreshores.
- Sports & recreation facilities, including:
  - Sporting fields
  - Indoor sports centre
  - Aquatic facility
  - Youth recreation spaces
  - Multiple-purpose outdoor courts
  - Outdoor fitness station
  - Off leash dog areas
  - Recreation trails, and
  - Playspaces.

Figure 3 - Social infrastructure network graphic (Source: Cred Consulting)



2.2 Why social infrastructure is key in high density areas

Social infrastructure

From 2016 to 2021, there has been a significant housing development shift in Australia's capital cities, with multi-apartment developments making up 70% of housing delivered in Greater Sydney (Western Sydney Local Health District, 2024).

Social infrastructure plays a vital role in enhancing quality of life and supporting the overall resilience of high-density areas, thus it is crucial that all of our high density areas provide these crucial assets. With increasing population within high density areas, our existing social infrastructure is working over time to support the social identity, inclusion and cohesion of the surrounding residents this infrastructure supports.

Social infrastructure is key in high density areas for several reasons,

- Fosters **community cohesion** through building a sense of belonging and community.
- Provide **access to services** for diverse populations with varying physical, financial and social needs .
- Providing open space and community and recreational facilities, **support health and wellbeing.**
- **Stimulate local economies** by creating jobs.
- Support **sustainable development** through promoting public transport and walkability.
- Ensure **inclusivity**, that all community members have access to resources and opportunities.

Density done well

According to the 'Committee for Sydney' Making Great Places, Density Done Well Discussion Paper', 'density done well' means:

"That we accommodate more people and homes in the space that we have, while at the same time improving liveability.." - Committee for Sydney, 2016

'Density Done Well' identifies that with the rapid increase of density within Greater Sydney, there is demand to invest in our social infrastructure assets, through improving amenity and public spaces and facilities for its residents.

The notion that increasing density, also increases public life and the need for more local, social amenities is not uncommon. Recently, the Committee for Sydney (CfS) released a paper called "Defining Density", which outlines five key main lessons for stakeholders and government to lean on when increasing density in areas across Greater Sydney.

Two of the five lessons outlines that:

- More density results in more public life identifying the importance of investing in public spaces, whilst also planning for active high streets and streets frontages.
- More density requires a commensurate increase in local amenities. Higher density in areas, requires planning for supporting amenities to ensure local needs are met without the need to travel far distances.

"The higher the density, the more important it is to make spaces for people to come together and be social." - Committee for Sydney, 2024

"Density done well" in Canada Bay LGA

Within the same CfS report, the CfS undertook analysis on how much space 10,000 people take up in 18 precincts across Greater Sydney, as well as their access to public open space, shops and transport. One of the 18 precincts analysed as a case study is Five Dock in the Canada Bay LGA.

This analysis identified:

- 'Publicness' (the amount shop fronts, open space, streets and other public spaces along the ground plane) is significantly higher in denser precincts of 10,000 people - clear link between more people in smaller areas and increase in 'publicness' of the area.
- Five Dock has less than 25% of 'Publicness' within a 1.87km^2 boundary. Highlighting that future development should include planning controls to encourage activated ground planes and inclusion of open space and public spaces, to make the Five Dock precinct more public.

- Notwithstanding the above, Five Dock is considered walkable to shops and open space. It has limited walkability to the nearest train station. Consideration to increasing canopy cover and landscaping should be considered.

What do these findings highlight?

These findings highlight the importance of how providing density alongside delivery and advocacy for social infrastructure is critical in making sure Sydney is able to adapt to population growth. When looking at local examples of “doing density well” within Sydney, Newtown in the Inner West LGA, highlights how pairing high density developments with social infrastructure assets, like open space, local amenities and connectivity to public transport options is achievable. Compactness of people, doesn’t necessarily mean lack of amenity. Doing “density well” is not a foreign concept to Newtown and can be referred to as a local case study of providing density and social infrastructure together for the rest of the LGA.

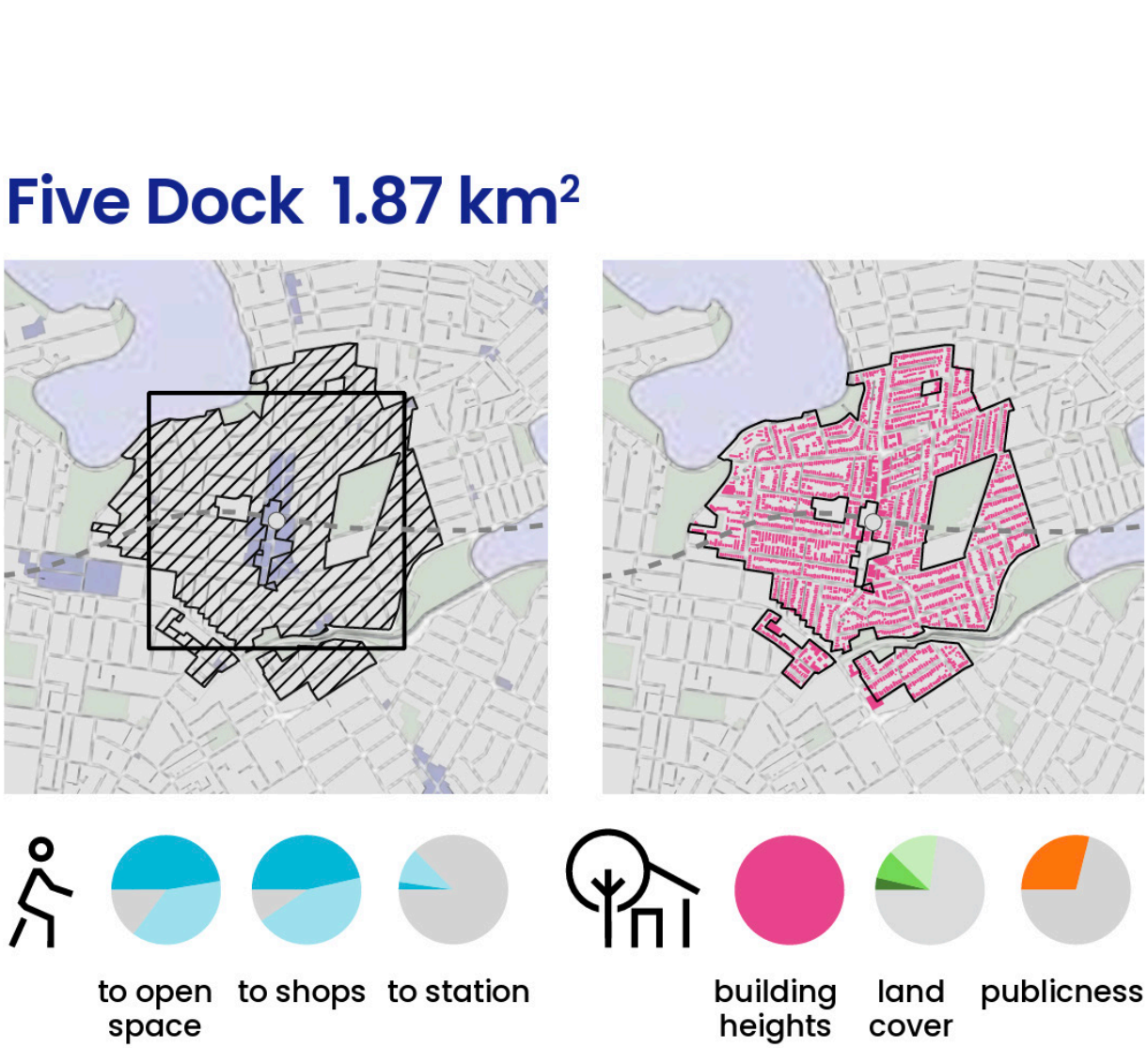


Figure 4 - Analysis of 10,000 people in Five Dock (Source: Committee for Sydney)

Dog walking in Five Dock Park (Source: Cred Consulting)

3. Strategic drivers

A range of national, regional and local strategies and policies influence social infrastructure. While a range of these strategies have been reviewed as part of this work, this section summarises findings from the most relevant strategies and policies.

3.1 International policies

The 2030 Agenda for Sustainable Development

Resolution adopted by the General Assembly on 25 September 2015. The United Nation's Sustainable Development Goals recognise that access to high quality public space (which includes social infrastructure) is critical to social, economic and environmental sustainability. The New Urban Agenda, a document that provides guidance for achieving the Sustainable Development Goals includes a commitment to:

"Promoting safe, inclusive, accessible, green and quality public spaces, including streets, sidewalks and cycling lanes, squares, waterfront areas, gardens and parks, that are multi-functional areas for social interaction and inclusion, human health and wellbeing, economic exchange, cultural expression and dialogue among a wide diversity of people and cultures, and that are designed and managed to ensure human development and build peaceful, inclusive and participatory societies as well as to promote living together, connectivity and social inclusion."

3.4 National policies

2021 Australian Infrastructure Plan

The 2021 Australian Infrastructure Plan includes social infrastructure as essential infrastructure acknowledging the critical role these physical spaces and assets play in supporting the nation's wellbeing and making Australia a great place to live.

The inclusion of social infrastructure as essential infrastructure was triggered post Covid-19 when community facilities became emergency service points for delivery of information and vaccination during Covid-19. During floods and fires, they became refuges for evacuations, and to access information, community connection, and emergency support.

Its social infrastructure reform agenda includes:

- Valuing social infrastructure - national consistency.
- Uniform access - healthy and prosperous communities.
- Embracing technology - optimised delivery.
- Education hubs - contemporary learning.
- Housing stock - addressing the shortfall social housing).
- Valuing our culture - enhancing liveability (arts and culture).
- Co-location and precincts - driving better outcomes (collaborative partnerships to create shared, well-used facilities and enable the co-location of health, education and other social facilities in mixed-use precincts).

The Plan's vision for social infrastructure is:

" Quality, accessible, future-focused, multipurpose and economically valued social infrastructure that supports a strong, healthy and prosperous nation and ongoing quality of life for all Australians."

National Sport and Active Recreation Policy Framework, 2011

The Framework provides a mechanism for the achievement of national goals for sport and active recreation. The Framework identifies the roles of Regional/Local Government as:

- Facilitating a strategic approach to the provision of sporting and active recreation infrastructure, including open space, and other needs.
- Establishing local management and access policies to sport and recreation facilities.
- Supporting and coordinating local and regional service providers (venues and programs).
- Liaising and partnering with State and territory governments on targeted program delivery.
- Supporting and partnering with non-government organisations that enable sport and active recreation participation.
- Incorporating sport and recreation development and participation opportunities in Council plans.
- Collaborating, engaging and partnering across government departments on shared policy agendas.
- Investment in sport and active recreation infrastructure.

People playing Basketball in Prince Alfred Park (Photo source: Cred Consulting)

3.2 State policies

Greater Sydney Region Plan - A Metropolis of Three Cities (Greater Sydney Commission)

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 includes a focus on universal design, resilient and socially connected communities with walkable streets, and great places that bring people together.

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 (of which the City of Canada Bay is located), guided by ten strategic directions. Relevant directions include:

- A city for people. Celebrating diversity and putting people at the heart of planning. This includes services and infrastructure that meet communities' changing needs and to create healthy, resilient and socially connected communities. The arts, creative industries and innovation is highly supported.
- A city of great places. Designing places for people.
- A collaborative city. Working together to grow a Greater Sydney.
- A city supported by infrastructure and supporting new developments.

Eastern City District Plan (Greater Sydney Commission)

The Eastern City District includes the Canada Bay LGA along with Bayside, Burwood, City of Sydney, Inner West, Randwick, Strathfield, Waverley and Woollahra LGAs. The Plan aims to:

- Nurture quality lifestyles through well-designed housing in neighbourhoods close to transport and other infrastructure.
- Create sustainable communities through vibrant public places, walking and cycling, and cultural artistic and tourism assets.
- Align growth with infrastructure, including transport, social and green infrastructure, and delivering sustainable, smart and adaptable solutions.
- Through collaborative approaches, increase the use of public resources such as social infrastructure.

The planning priorities, which align to the objectives of the regional plan, and associated actions that aim to increase community cohesion and social connectedness include:

- Planning Priority E3: Providing services and social infrastructure to meet people's changing needs (A Metropolis of Three Cities: objective 6). This includes optimising the use of available public land for social infrastructure.
- Planning Priority E4: Fostering healthy, creative, culturally rich and socially connected communities (A Metropolis of Three Cities: objective 7, 8 and 9) through the delivery of healthy, safe and inclusive places for all ages and abilities, supporting active, resilient and socially connected communities and facilitating opportunities for creative and artistic expression and participation.
- Planning Priority E6: Creating and renewing great places and local centres and respecting the District's heritage (A Metropolis of Three Cities: objective12). Actions including using a place-based approach to deliver great places and integrating social infrastructure to support social connections and provide a community hub.

NSW Public Spaces Charter (NSW Government)

The NSW Public Spaces Charter principles are ten principles to include within the planning, design, delivery, management or evaluation of public spaces. Public spaces mentioned in the charter include, public open spaces, public facilities and streets.

The charter identifies the following 10 principles for quality public spaces:

- Healthy and active
- Open and welcoming
- Community focused
- Green and resilient
- Well managed
- Culture and creativity
- Local character and identity

- Designed for place
- Safe and secure
- Local business and economies

Better Placed (NSW Government Architect)

Better Placed is an integrated design policy for the built environment of NSW and seeks to place good design at the centre of all development processes from project definition to concept design through to construction and maintenance. Better Placed is based around seven distinct objectives that together seek to create a 'well-designed built environment that is healthy, responsive, integrated, equitable and resilient':

- Better fit: contextual, local and of its place
- Better performance: sustainable, adaptable and durable
- Better for the community: inclusive, connected and diverse
- Better for people: safe, comfortable and liveable
- Better working: functional, efficient and fit for purpose
- Better value: creating and adding value, and
- Better look and feel: engaging, inviting and attractive.

The principles above should also be applied to social infrastructure, creating functional facilities and spaces that people want to visit, feel comfortable within, that are fit for purpose and provide opportunities to build social capital.

Greener Places (NSW Government Architect)

'Greener Places' is a NSW Government policy that acknowledges the fundamental role that green infrastructure will play in ensuring community sustainability moving into the future.

Adopting a strategic approach to greening, the policy outlines four guiding principles:

- Integration: green infrastructure, urban development and Grey infrastructure.
- Connectivity: creating a network of open spaces.
- Multi-functionality: establishing multiple ecosystems.
- Participation: involve stakeholders.

The Draft Greener Places Design Guide sets a performance indicator for most high-density residential areas to be within 200m walking distance to a 0.15–0.5 ha public open space.

It also provides information on how to design, plan, and implement green infrastructure in urban areas throughout NSW.

Public Open Space Strategy for NSW, 2022

The strategy is a co-ordinated long term plan with a vision for thriving and resilient open space across NSW, enabled through leadership, coordinated direction and support. The five broader objectives for the above vision are:

- Better recognition for public open space.
- Stronger First Nations involvement.
- Co-ordinated planning, governance, planning and funding.
- Greater social, environmental and economic value.
- Better outcomes for regional NSW.

Places to Swim Guidelines (NSW Government)

Places to Swim provides planning, designing,delivering and managing swim sites into get in, on and around water in NSW. The guide encourages improved access to water for recreation across NSW. Places to Swim is about connecting people to water in places that need it the most, supporting the health and wellbeing of the community.

Resilient Sydney - A strategy for city resilience 2018 (Resilient Sydney)

The 100 Resilient Cities initiative – pioneered by the Rockefeller Foundation - helps cities around the world become more resilient to the physical, social and economic challenges that are a growing part of the 21st century. Resilient Sydney Strategy recognises no one

organisation can solve our problems and instead looks at how we can work together, across boundaries to protect and champion the needs and interests of communities for metropolitan Sydney. This Strategy sets the direction to strengthen our ability to survive, adapt and thrive in the face of increasing global uncertainty, local shocks and stresses and calls for business, government, academia, communities and individuals to lead and work as one city.

Direction 3 Connect for Strength aims for every Sydneysider to feel they belong in our community and city. This is to address Sydney's declining social cohesion and result in an outcome where people have equal access to engage in society, the economy and all the city has to offer.

Sydney Local Health District Strategic Plan (SLHD - NSW Government)

The Sydney Local Health District (SLHD) services the Canada Bay LGA as well as the City of Sydney, Inner West, Canterbury-Bankstown, Burwood and Strathfield LGAs. The SLHD provides tertiary, acute, primary care and health improvement services. The District includes principal teaching hospitals at Royal Prince Alfred (RPA) and Concord Repatriation General Hospital (CRGH) and district hospitals at Balmain and Canterbury which are complemented by a range of community-based health services.

SLHD is currently experiencing significant population growth and ageing population is projected to result in increased health care demands in the district. Cultural and socio-economic diversity will also continue to pose a challenge of equitable service delivery and require collaborative engagement with local communities and health providers.

NSW Healthy Eating and Active Living Strategy 2022-2032

The NSW Healthy Eating and Active Living Strategy 2022-2032 aims to improve the health of children and adults across the state by addressing rising obesity rates. Key objectives include reducing overweight and obesity among children and young people and reversing obesity trends in adults by 2030. The strategy focuses on prevention programs, routine clinical advice on healthy lifestyles, and promoting behavioral changes through social marketing. Additionally, it supports healthy food environments and built environments that encourage active living by focusing on the following areas:

- Prevention programs and services to support healthy eating and active living
- Routine advice on healthy eating and active living as part of clinical care
- Social marketing to support healthy eating and active living behaviour change, and
- Healthy food and built environments to support healthy eating and active living.

Adventurous Spaces Guide, 2024

The Adventurous Spaces guide is a practical tool to help anyone involved in creating skateparks, tracks and trails to meet the growing demand for places to skate, scoot and ride BMX and mountain bikes. It provides guidance on how to plan, design, deliver and manage quality adventurous open spaces for communities throughout NSW.

Healthy Higher Density Living for Families with Children: An Advocacy Planning and Design Guide (Western Sydney LHD - NSW Government)

Housing and the built environment are fundamental to human health and can directly impact a child's early development. The Healthy Higher Density Living for Families with Children: An Advocacy Planning and Design Guide affirms this through identifying that good design can both improve the lives of families that are already living in higher-density and encourage more families to make that choice, resulting in a sustainable and compact city which accommodates for diverse needs. The guide applies an equity-focused lens, outlining that high density housing in the right location, with good design and accompanying amenity, can support and enhance health outcomes.

The Design Guide touches on the following urban design and architectural scale and elements that can support healthier higher-density outcomes for families, including;

- Building configuration
- Family - friendly apartment layouts (3 bedroom)
- Flexible community rooms
- Outdoor space and diverse play opportunities
- Lobbies and circulation zones
- Social circulation zones
- Child-friendly travel routes, and
- Infrastructure for care givers.

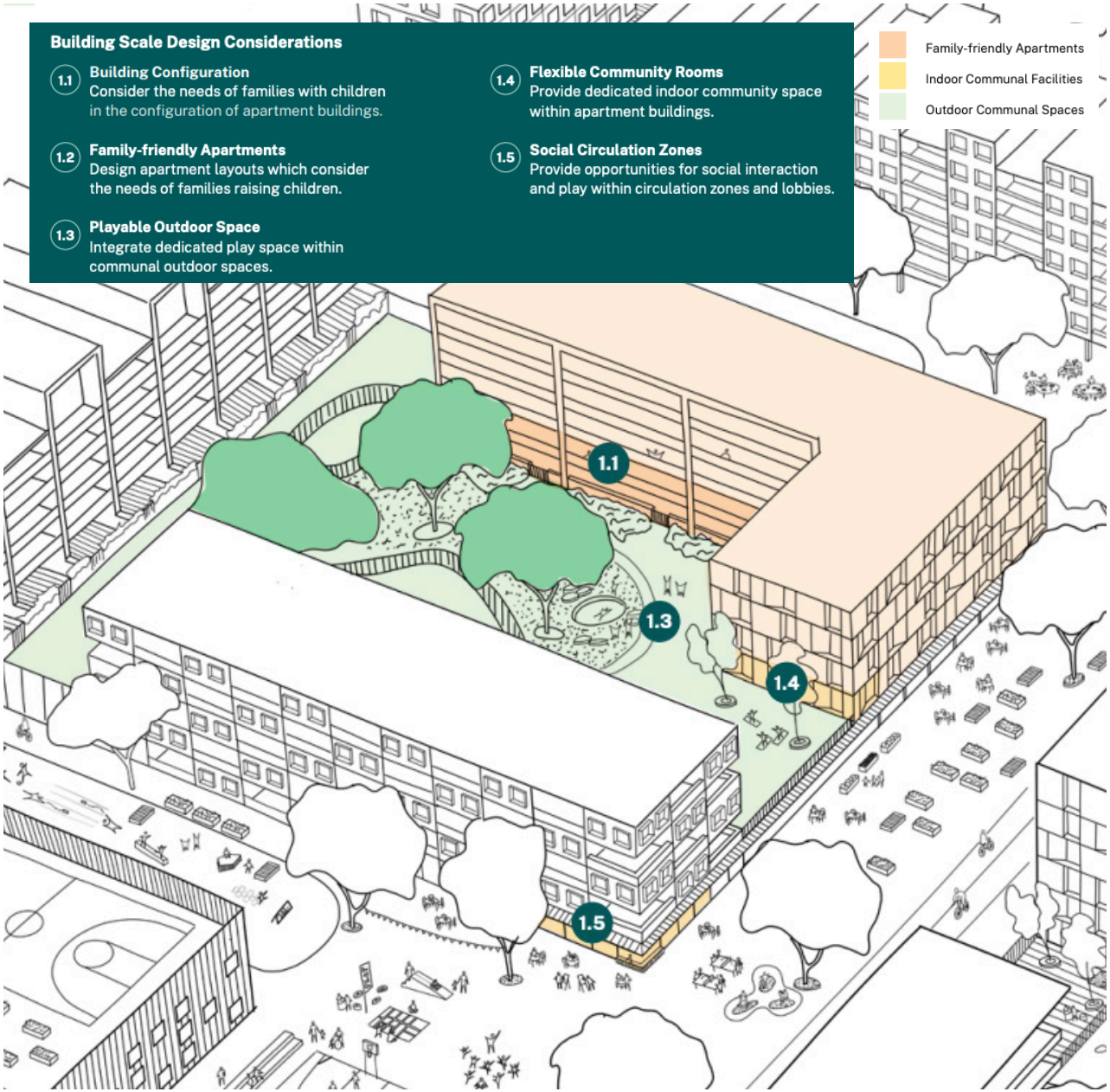


Figure 5 - Building configuration (Photo source: Healthier Higher Density Guide)

3.3 City of Canada Bay

Social Infrastructure (Community) Strategy and Action Plan, 2019

Social Infrastructure (Community) Strategy and Action Plan addresses identified social infrastructure needs over the short, medium and longer term.

The plan provides four key strategies to guide priority locations, funding, delivery options and Council's role to provide facilities and services for the community, including but not limited to:

- Improve and share the community spaces and places we already have
- New multipurpose community facilities to address existing gaps and forecast to population growth
- Services and programs responding to existing and emerging community and cultural interests, and
- Build and maintain effective partnerships between Council, service providers, private sector and government bodies.

Actions from this strategy have been pulled out into Section 5 of this Study.

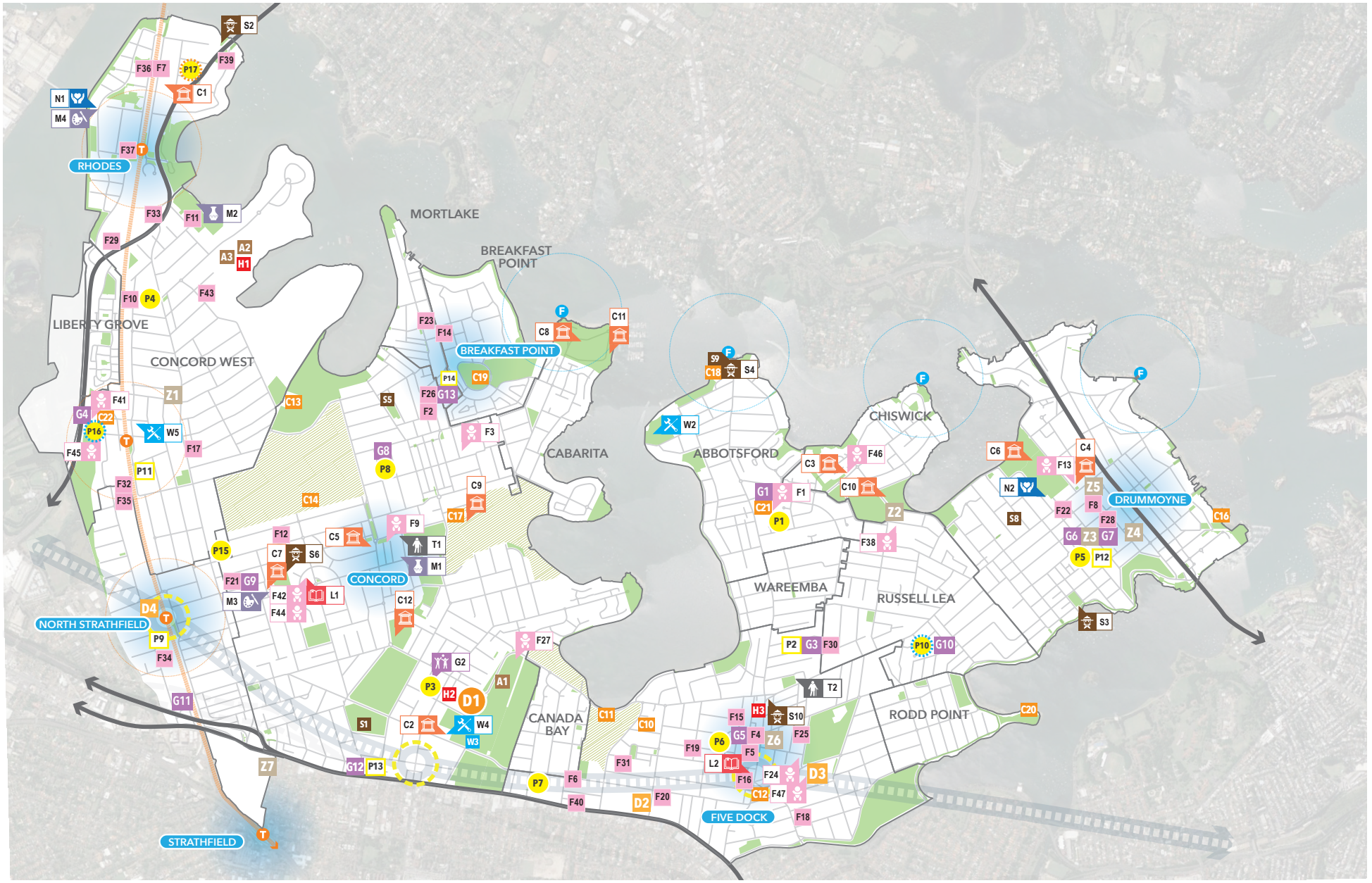


Figure 6 - Map of all social infrastructure facilities (Source: Cred Consulting and City of Canada Bay Council)

Figure 7 - Map of all social infrastructure facilities (Source: Cred Consulting and City of Canada Bay Council)

Social Infrastructure (Open Space and Recreation) Strategy and Action Plan, 2019

The Social Infrastructure (Open Space and Recreation) Strategy and Action Plan supports Council's planning of open space and recreation opportunities over the short, medium and longer term.

The following principles should drive the design, delivery and management of our open space and recreation facilities to 2036:

- Optimise capacity - address current and future gaps
- Diversity - deliver open space and recreation facilities, services and programs to cater for the informal and formal recreation needs of the diversity of age groups, cultures and genders
- Accessibility and connectivity - improve accessibility and connectivity to opens pace and recreation facilities
- Partnerships and collaboration - work in partnership and collaboratively with the private sector, government agencies, peak bodies and local sporting clubs
- Well designed - be adaptable and future proof open space for growth through co-located, multipurpose, shared use, diverse and flexible spaces, and
- Sustainability - Be environmentally and financially sustainable through the provision of recreation facilities.

Actions from this strategy have been pulled out into Section 5 of this Study.

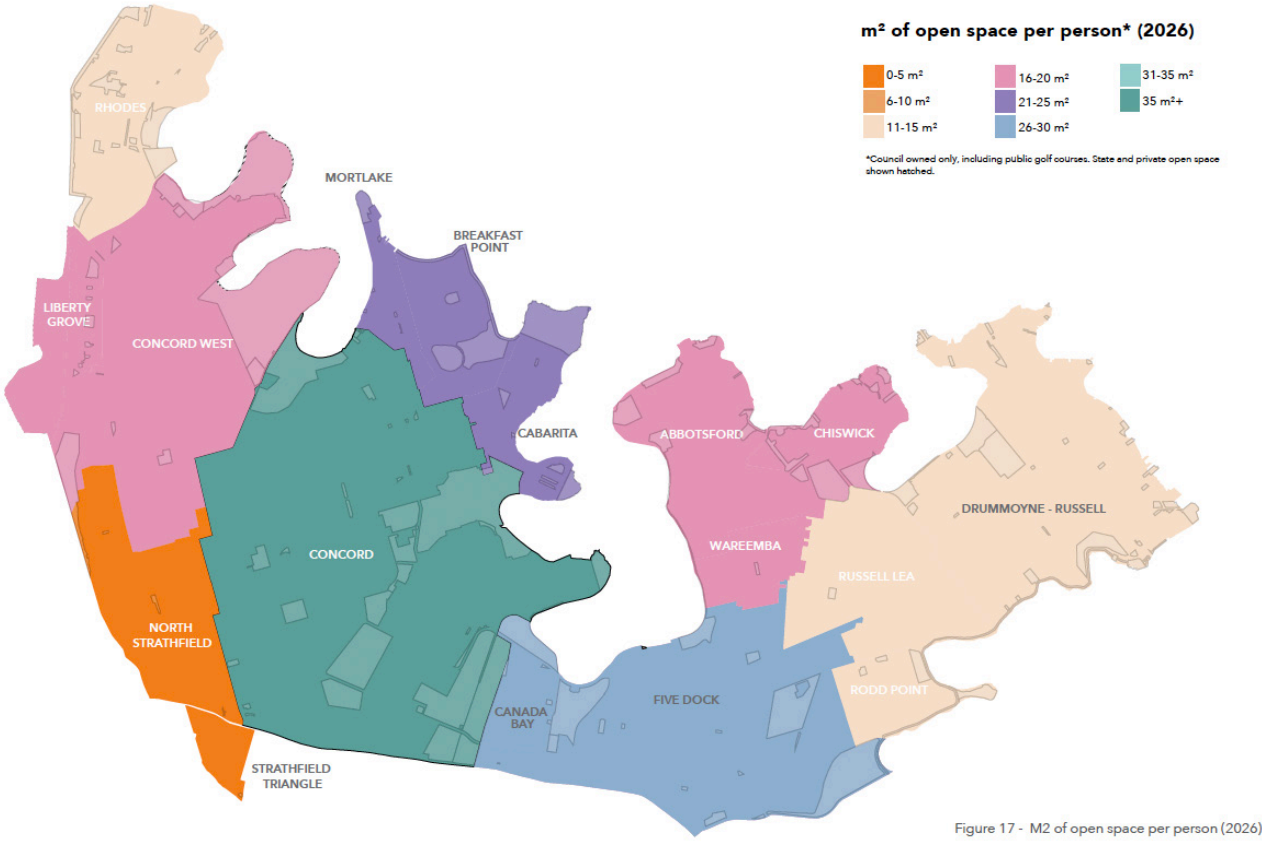


Figure 8 - M² of open space per person (2026) (Source: Consulting and City of Canada Bay Council)

Local Strategic Planning Statement - City of Canada Bay

The Local Strategic Planning Statement (LSPS) sets out the 20-year vision for land use in the local area and is the core strategic planning document for the City of Canada Bay.

The LSPS gives affect to the Eastern City District Plan, and aims to align the land use vision to key community priorities, including:

- Create great streets, places and buildings for people
- Plan for a diversity of housing types and affordability
- Protect and enhance local character
- Connect and strengthen neighbourhoods and centres
- Ensure Sydney Metro West delivers “density done well”
- Improve access to the Parramatta River foreshore
- Increase biodiversity and the urban tree canopy.

Our Future 2036 - Community Strategic Plan

Our Future 2036, identifies that the population of Canada Bay LGA is expected to increase to over 125,000 people by 2036. Council’s Community Strategic Plan identifies community’s vision and aspiration through five key foundational directions;

- Connected Community
- Sustainable and Thriving Environment
- Vibrant Urban Living
- Infrastructure and Transport
- Civic Leadership

City of Canada Bay Community Facilities Blueprint (2011-2031)

The Blueprint defines community facilities as programmed and staffed places to engage in, or conduct, a range of community, recreational, social, or health related activities that enhance community wellbeing.

The vision in the Blueprint is that: The City of Canada Bay will have a range of sustainable, strategically located and accessible multipurpose community facilities that support community connections and promote community wellbeing.

The Blueprint was driven by the following 7 Principles. Community facilities will be:

1. Sustainable
2. Multipurpose and flexible
3. Accessible
4. Equitably and appropriately located across the City
5. Safe and of high quality
6. Provided and managed in partnership with key stakeholders and communities, and
7. Promote a positive local identity.

The Blueprint set three key directions:

- Rationalise the number of single purpose community facilities to a smaller number of multipurpose community centres. This would include disposal of some facilities, redevelopment of others and change of use for some community centres to venues for hire
- Create three strategically located community hubs in Rhodes/Liberty Grove, Five Dock and Drummoyne Activity Hubs, in sites that are well connected to public transports commercial, retail and community activity, and
- Staff and provide neighbourhood functions within future community centres.

City of Canada Bay Affordable Housing Contribution Scheme

The City of Canada Bay Affordable Housing Contribution Scheme (AHCS), sets out how, where and what rate development contributions are collected by the Council for affordable housing.

The report identifies the level of rental stress translates to a demand of 5,058 social and affordable housing dwellings within Canada Bay.

The City of Canada Bay Housing Strategy supports the AHCS through the following vision;

> "Affordability of housing will be addressed through the requirement for major redevelopment sites to provide affordable housing that can be managed by community housing providers. This will allow key workers and households on low-moderate incomes to live within the City of Canada Bay,and retain social and economic diversity" - Canada Bay AHCS.

Local Housing Strategy

The Local Housing Strategy provides an overview of the population, demographic and supply issues with housing in the Canada Bay LGA. The Strategy covers six housing priorities for Canada Bay LGA:

- Large scale urban renewal to deliver high density housing
- Ensure high density housing are comprised of sufficient dwelling diversity
- Local centres to provide opportunities for alternative low and moderate scale housing
- Housing diversity and choice to be addressed by infill development around centres in the form of low rise medium density
- Housing provides opportunities for key workers, low income households and other groups, and
- Character areas are to be identified and protected.

Urban Tree Canopy Strategy

The strategy sets out priorities and actions to increase urban canopy from 18% to 25% by 2040 in Canada Bay. The key priorities are:

- Tree management policies and programs to increase retention
- Ensure tree planting programs increase total canopy cover
- Manage the health and condition of urban trees to minimise risk and support urban forest
- Work with community and key stakeholder groups to enhance the urban forest, and
- Reduce conflicts between people, infrastructure and trees and ensure adequate funding.
- In order to achieve targets, Council aims to plant 1,500 trees in public space every year and a total of 2,500 together with the community.

3.5 What does this mean for Five Dock?

Strategic documents and policy analysis highlight the following key findings and implications for future social infrastructure planning in the Precinct and broader LGA:

Social infrastructure is essential

Strategic documents from the UN and the Australian Government recognise social infrastructure as vital, particularly in ensuring equitable access to sport and recreational facilities.

Long term vision

Many of the plans extend their vision to the year 2032 and beyond, emphasising the enduring importance of social infrastructure in shaping the quality of life for future generations.

Promoting socially connected, healthy communities

There is a shared priority among organisations like the NSW Government and Canada Bay Council to ensure that development fosters social sustainability, resilience and better health outcomes for the local community. Building strong social networks provides residents with more options for social connection and contributes to improved community well-being.

Green open space

Most, if not all, of the strategic plans identify the need to provide and improve the provision and diversity of open space. Many of the strategic plans note the current demand on our open spaces, green corridors and blue infrastructure, and the need to ensure future communities have access to this infrastructure.

Active community

Many of the strategic plans identify the challenges of being an active community, including car reliance and lack of quality cycling and walking infrastructure and open spaces. Most of the plans promote the need to facilitate opportunities and partnerships to provide indoor and outdoor recreation experiences.

Connecting active and public transport to social infrastructure

Strategic documents stress the significance of locating social infrastructure near transportation hubs and active transport corridors. Access to social infrastructure is viewed as a key factor in promoting healthy communities, particularly in high-density areas.

Canada Bay Event (Source: Ben Williams Photography)

4. Population drivers

This section includes an analysis of current and forecast population for the Precinct, Five Dock Suburb, the LGA and Greater Sydney.

According to Australian Bureau of Statistics (ABS) 2021, the existing population within the Precinct is 4,148 people. However, to understand the population characteristics of the Masterplan, a wider catchment of the Five Dock Suburb, LGA and Greater Sydney is shown in Table 1.

The Precinct consists of ten SA1 areas. The SA1 boundaries are slightly larger than the Precinct boundary. Notwithstanding, this provides a good overview of the demographic characteristics for the area.

4.1 Current population analysis

As shown in Table 1, an analysis of demographic data across the Precinct indicates that:

- **High median age:** The Precinct has a median age of 42 years. This age profile is similar across the Five Dock suburb.
- **Higher population density:** The Precinct has a higher population density of 5,530, which is slightly higher than the Five Dock suburb and the broader LGA.
- **Higher proportion of parents and homebuilders:** The largest age proportion within the Precinct are parents and homebuilders (35 to 49 years) with a total of 24.88%.
- **Ageing population:** The Precinct has a high ageing population, with 22.82% of the population being over the age of 50.
- **High proportion of young workforce**: Following parents and homebuilders and the ageing population, 14.23% of the Precinct is aged between the ages of 24 to 34.
- **High proportion of people born overseas:** Over a third of the Precinct's population (35.44%) is born overseas, with 33.25% of the Precinct, speaking a language other than English at home.
- **High proportion of people with long term health conditions:** Over one quarter of the current Precinct population live with one or more long-term health conditions. The most common conditions are arthritis, asthma, dementia etc. Additionally, 5.85% of the current population live with a disability.
- **High proportion of lone person households:** Within the Precinct, 24.96% of the population are living in lone-person households.

Table 1 - 2021 demographic indicators (data source: profile.id.com.au)

2021 profile.id data	Precinct (Number)	Precinct (Percentage)	Five Dock Suburb (Number)	Five Dock Suburb (Percentage)	LGA (Number)	LGA (Percentage)	Greater Sydney (Number)	Greater Sydney (Percentage)
Population overview								
Usual resident population (URP)	4,148		11,131		89,117		5,231,147	
Population density (persons per sq km)	5,530		4,109		4,585		422	
Age overview								
Median age	42		41		39		37	
Babies and pre-schoolers (0 to 4 years)	242	5.83%	664	6.0%	4,921	5.4%	312,364	6.00%
Primary schoolers (5 to 11 years)	321	7.86%	920	8.2%	6,576	7.3%	459,694	8.8%
Secondary schoolers (12 to 17 years)	697	6.93%	775	6.9%	5,241	5.9%	369,610	7.1%
Tertiary education and independence (18 to 24 years)	228	5.60%	696	6.1%	7,155	7.90%	459,366	8.8%
Young workforce (25 to 34 years)	524	14.23%	1,448	12.5%	15,259	16.70%	811,314	15.5%

Table 1 - 2021 demographic indicators (data source: profile.id.com.au)

2021 profile.id data	Precinct (Number)	Precinct (Percentage)	Five Dock Suburb (Number)	Five Dock Suburb (Percentage)	LGA (Number)	LGA (Percentage)	Greater Sydney (Number)	Greater Sydney (Percentage)
Parents and homebuilders (35 to 49 years)	1,024	24.88%	2,668	24.0%	19,791	22.10%	1,122,467	21.5%
Older workers and pre-retirees (50 to 59 years)	532	12.53%	1,552	13.9%	1,115	12.50%	625,936	12.0%
Empty nesters and retirees (60 to 69 years)	434	10.29%	83	10.2%	8,957	10.10%	510,261	9.8%
Seniors (70 to 84 years)	401	9.43%	1,047	9.7%	8,408	9.60%	454,405	8.7%
Elderly aged (85 years and over)	106	2.42%	262	2.4%	2,182	2.50%	105,729	2.0%

Table 2 - 2021 demographic indicators (data source: profile.id.com.au)

2021 profile.id data	Precinct	Five Dock Suburb	LGA
Income and wellbeing overview			
SEIFA index of disadvantage	1,045.3	1,051.60	1,066.80
Need for assistance due to disability	5.85%	12.1%	11.1%
Long term health conditions	28.73%	28.60%	25.90%
Low income households (less than $800 per week)	18.80%	18.80%	15.4%

Cultural diversity overview			
Aboriginal and Torres Strait Islander	0.66%	0.7%	0.6%
People born overseas	35.44%	33.20%	40.10%
People who speak a language other than English at home	33.25%	32.4%	39.40%
Households overview			
Couples with children	32.35%	33.6%	20.80%
Couples with children aged under 15	24.09%	19.7%	17.60%
Couples without children	24.80%	24.4%	28%
One parent families with children	9.50%	9.9%	8.60%
One parent families with children aged under 15	2.85%	2.9%	2.50%
Lone person households	24.96%	24.7%	23.80%
Group households	3.75%	3.0%	4.30%
Dwellings overview			
High density dwellings	18.95%	20.80%	43.80%
Renting privately	34.92%	29.8%	34.4%
Social housing	3.60%	5.50%	2.40%
Medium density dwellings	32.73%	18.00%	22.70%
Spending over 30% of income on rent	31.83%	32.90%	31.70%

4.2 Future population

4.2.1. Total forecast population

Table 3 presents the forecast population for the Precinct and the wider Five Dock - Canada Bay Catchment.

Both are included because different types of social infrastructure serve different geographic areas. For instance, childcare services typically cater to a local area, in this case, the Precinct. In contrast, infrastructure such as libraries, community centres, and larger parks serve a broader catchment, such as the Five Dock - Canada Bay Catchment.

Understanding the current and future population of both the Precinct and the Catchment is essential to assess how population growth within the Precinct will impact the social infrastructure currently serving both areas.

It shows that:

- The Precinct's population is projected to increase by 27,085 people, representing a significant growth of approximately 653% compared to its 2021 population
- This indicates the Precinct will experience the most concentrated growth, likely requiring significant upgrades to local social infrastructure to meet the needs of the additional population.
- The Catchment, which includes the Precinct and surrounding areas, is projected to grow by 36,398 people (326%), indicating that areas outside the Precinct will also contribute significantly to the total population increase.
- This broader growth will increase the demand for district-level and regional infrastructure, such as libraries, community centres, and large parks.
- The LGA as a whole is expected to grow by 65,470 people (73%), reflecting broader urban densification and development trends.
- This growth emphasises the need for coordinated planning across all levels of infrastructure, as growth in the Precinct and Catchment will contribute to the overall demand for LGA-wide services.

Table 3 - Forecast population (Source: City of Canada Bay)

Investigation areas	2021 population (A)	2041 population projection (B)	Additional population compared to 2021 population (B-A)	Percentage change (B-A/A x100)
Precinct	4,148 people	31,233 people	+ 27,085 people	653%
Catchment	11, 131 people	47,529 people	+ 36,398 people	326%
LGA	**89, 117 people**	**154, 587 people**	**+ 65,470 people**	**73%**

The above population projects have been provided and confirmed by Council.
Percentages have been rounded up the nearest whole number.

4.2.2. *Forecast age profile*

Understanding the future age distribution is essential for planning social infrastructure, as different age groups drive demand for services like childcare and healthcare.

Forecast service age group percentages sourced from forecast.id for the Canada Bay LGA was applied to the 2041 forecast population for the Precinct to extrapolate the number of people across service age groups in the Precinct for 2041, as shown in Table 4.

Note, the SA1 population boundary is slightly larger than the Precinct boundary, so numbers in Table 4 will not align with the projected masterplan forecast, but provides an indication of which age groups will experience the most growth.

This data indicates that:

- Parents and homebuilders (35 to 49): Will make up the highest percentage within the LGA at 24.88%.
- Young workforce (25 to 34): Will have tbe the second highest project percentage within the LGA at 14.23%. Will have an additional 3,854 people within this group in 2041.
- Tertiary education and independence (18 to 24): Representing 5.6% within the LGA.
- Older workers and pre-retirees (50 to 59): Another significant age group in 2041, representing a total of 12.53%.
- Seniors (70 to 84) and elderly aged (85+): Combined, these older age groups will make up 11.85% of the LGA.

Table 4 - Population scenarios - Service age groups (Source: forecast.id)

Service age groups	The Precinct			
	2021 Population (Number of people in service age group, sourced from profile.id for the Precinct) = A	2041 proportion of population across service age groups (sourced from forecast.id for the LGA) = B	2041 Population (Number of people in service age group within the Precinct) C = B*31,233	Increase in number between 2021 and 2041 D= C - A
Babies and pre-schoolers (0 to 4)	242	5.83%	1,821	+1,579
Primary schoolers (5 to 11)	326	7.86%	2,455	+2,129
Secondary schoolers (12 to 17)	287	6.93%	2,164	+1,877
Tertiary education and independence (18 to 24)	232	5.60%	1,749	+1,517
Young workforce (25 to 34)	590	14.23%	4,444	+3,854
Parents and homebuilders (35 to 49)	1,032	24.88%	7,771	+6,739
Older workers and pre-retirees (50 to 59)	520	12.53%	3,913	+3,393
Empty nesters and retirees (60 to 69)	427	10.29%	3,214	+2,787
Seniors (70 to 84)	392	9.43%	2,945	+2,553
Elderly aged (85 and over)	100	2.42%	755	+655
TOTAL	**4,148**	**100%**	**31,233**	**+ 27,085**

4.3 What does this mean for the Precinct?

The future community in Five Dock will be a high proportion of young parents and children, young workforce and tertiary education aged people, as well as older and ageing population. This community will need access to a range of social infrastructure and services.

Families with children

Families with children need access to high quality social infrastructure that provide opportunities for easy access to services, social and health programs and play. Consider the following interventions:

- Walkable access to childcare
- Programs for babies and young children and spaces for these programs in social infrastructure and libraries.
- Community and recreational facilities like parks, playgrounds, and community centers catering to families

Engaging spaces and programs for young people

Five Dock has a significant younger population age profile. While there is a spectrum of interests across this age group, the social infrastructure needs include:

- Multi-functional spaces that feel safe and welcoming, and
- Formal and informal places to play, formally recreate, socialise and explore.

Welcoming, inclusive and universally accessible

It is fundamental that community infrastructure is welcoming and accessible to all.

Accessibility issues are a concern for a far broader population cohort than people with disability alone, such as young families and those in caring roles. Therefore, there is a need to ensure that community assets are universally accessible, including:

- Communities designed and built for inclusion and accessibility from the outset, and
- Accessible paths, parking and ‘drop-off zones’ – provide designated parking spaces for people with disability and maintain a continuous path of travel from the parking space to the facility.

Support older people

Providing housing options and access to services and spaces that support people to age in place, is an important consideration for Five Dock in order to be a socially sustainable, intergenerational and inclusive community. Social infrastructure will need to be multi-purpose, flexible and intergenerational.

Culturally diverse

Five Dock is culturally diverse. Considerations for community assets include:

- Providing opportunities for cross-cultural sharing and experiences,
- Providing free or low cost meeting places for programs such as English conversation classes and computer skills, and
- Providing flexible spaces (e.g. multipurpose rooms that can be divided, small meeting rooms that can be used for prayer) to support cultural practices and traditions).

Activated beyond business hours

With the high forecast working aged residents, there will be a need for:

- Extended opening hours and night-time programming
- Access to high quality health and social services
- Provide access to WiFi, collaboration spaces and co-working spaces.

Safe, welcoming and affordable

Residents living in the area need walkable access to community facilities that can deliver affordable and low cost services and programs for a range of age groups and that can support lifelong learning, employment and educational outcomes through social enterprise spaces and social connection and wellbeing.

Tai Chi at the Connection (Source: Cred Consulting)

5. Social infrastructure supply and demand analysis

This section provides an overview of existing and planned social infrastructure within the Precinct and nearby areas. It includes commentary on usage and capacity levels where data is available drawing on insights from Council Staff. It also includes population benchmarking, which assesses if existing infrastructure is adequate to cater to population growth and if not, how much additional infrastructure is required.

Emerging needs have also been compared with actions extracted from the Canada Bay Social Infrastructure (Community) Strategy and Action Plan and the Social Infrastructure (Open Space and Recreation) Strategy and Action Plan, to understand if these 2019 actions are still valid.

Best practice trends are also referred to in this section, to highlight innovative and new approaches in Australia and around the world in providing quality social infrastructure.

It's a perfect opportunity for Council to be bold and be leaders in providing creative and innovative solutions and ensuring that both the existing and future community continue to have a high quality of life.

5.1 Benchmarking approach

Benchmarks (also commonly referred to as provision standards) are a commonly-used tool for estimating the demand for various types of social infrastructure.

There are four kinds of benchmarks used for social infrastructure planning:

Population-based benchmarking

Population-based benchmarks are used to give an indication of the number and size of items of social infrastructure 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.

Population-based benchmarks are important as they often form the 'nexus' between future population and future demand for developer contributions planning.

Benchmarking limitations

It is important to note that benchmarking processes are not without limitation.

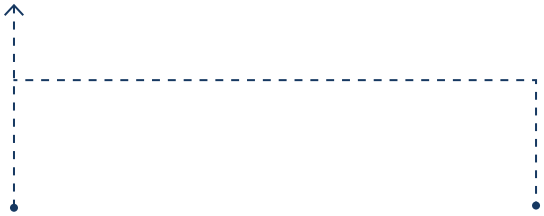
Benchmarks take an historic approach to assumptions of future demand in calculating the quantum of social infrastructure required. The output of benchmarking is a numeric expression of demand that enables the comparison of like-for-like infrastructure across time and geography. However, benchmarking does not take into account:

- New and innovative methods for infrastructure delivery or current leading practice which may not be aligned with current benchmark assumptions.
- The manner in which people engage with and generate demand for infrastructure due to their technological, accessibility, cultural and urban density contexts.
- The ability of assets to be more efficiently utilised and satisfy a higher level of demand than benchmark outputs suggest.
- The practicality to deliver infrastructure, especially types with significant floor space or land area requirements particularly in places of high land value or with constrained land availability.

It is important that provision standards be interpreted as a guide only.

5.2 How to read benchmarking findings

This figure represents the benchmark demand, which indicates the demand triggered based on the population assumptions when the adopted benchmark standard is applied. It reflects the total benchmark need for this type of infrastructure.



Category	Benchmark standard	Number of existing/ planned facilities	2021 benchmark demand	2021 benchmark gap	2041 benchmark demand	2041 benchmark gap
Social assets	Provision	XXXXX sq.m	XXXXX sq.m	(+ XXX sq.m) / (- XXX sq.m)	XXXXX sq.m	(+ XXX sq.m) / (- XXX sq.m)

This figure represents either a benchmark surplus or deficit, reflecting the comparison between total provision (existing and planned) and the triggered benchmark demand. A (+) indicates a benchmark surplus, with the number next to it (xx) specifying the extent of the surplus. Conversely, a (-) denotes a benchmark deficit, with the number (xx) indicating how much additional provision is needed to meet the benchmark demand.

5.3 What do we currently have?

Existing Council owned social infrastructure includes:

- One library - Five Dock Library in the Precinct
- Two community centres - Drummoyne Muncipial Senior Citizen's and Five Dock Scout Hall within 400 metres of the Precinct
- Two sub-regional open spaces - Five Dock Park and Timbrell Park - within 400 metres of the Precinct
- Three play spaces within the Precinct and 400 metres of the Precinct - Five Dock Park, Fred Kelly Place Plaground and Kings Park Playground
- One outdoor fitness station within 400 metres of the Precinct at Five Dock Park, and
- One youth recreation space (skate park and basketball half court) at Five Dock Park.

In summary, the Precinct benefits from existing social infrastructure, including Five Dock Library and Five Dock Primary School. However, within a 400-metre distance of the Precinct boundaries, there are two sub-regional parks, including Five Dock Park, Timbrell Park, as well as Barnwell Park Golf Course. Five Dock Leisure Centre and the recently upgraded Charles Heath Reserve playground are also within this radius. Additionally, there area also has private recreational facilities, including The Home Grounds (formerly known as the Five Dock Bowling Club).

While this infrastructure positions Five Dock as viable locations for housing growth, these facilities currently serve the existing population and, in some cases, already face capacity constraints. As the population grows, substantial additional social infrastructure will be essential to maintain the quality of life in these areas.

Figure 9 - Existing social facilities within proximity of Five Dock Precinct (Source: Cred Consulting)

Refer to Figure 9 throughout this section, for a map detailing all of the existing social facilities within proximity of the Precinct and surrounding area.

Refer to Appendix A for the detailed social infrastructure audit and Appendix B for the detailed open space audit.

Legend

- Venues for hire
- Library
- OSCH
- Early education and childcare
- School for specific purpose
- High school
- Primary school
- Scout Hall
- Senior's centre
- Five Dock Precinct Boundary
- Open space
- 400m distance from a park over 0.3ha
- 800m distance from a park over 0.3ha
- Future Metro station

5.4 Community centres and venues

5.4.1. Current and planned provision

Council owns and manages two community centres and venues for hire. This includes Drummoyne Senior Citizen's Centre and Five Dock Scout Hall.

In addition, there are also several community centres that are privately owned and available for hire, within the Precinct's 400 metre buffer, including Barnwell Golf Course, the Home Grounds (previously the Five Dock Bowling Club), Club Five Dock RSL. Five Dock Leisure Centre is not considered a venue for hire, however, Concord Oval Recreation Centre is located within the broader LGA and can be hired by the public.

Figure 10 - The Connection, Rhodes (Source: Kane Constructions)

5.4.2. Community centre trends

Across Greater Sydney, existing community facilities are working over time to respond to the community's recreational, educational, artistic, social and cultural activities.

As the population grows and our metropolitan areas have less and less space to provide free-standing community facilities, integrated, co-located community facilities and shared school hubs are on the rise.

"Developing co-located and integrated community facilities, such as schools and sport and recreation facilities, can maximise the efficiency of travel networks and service provisions and enhance opportunities for sports participation, physical activity, well-being, community interaction and cohesion"

- Healthy Active by Design (Heart Foundation)

Co-located community facilities

Co-located community facilities usually consist of several buildings within a precinct that play a vital role in creating healthy communities, enhancing wellbeing and building social cohesion.

Integrated community facilities have several key benefits, including but not limited to:

- Maximum use of community facilities and services
- Reduced operating costs
- Increased usage and revenue
- Creation of a community hub
- Increased community ownership of facilities
- Increased viability of clubs and facilities.

Liverpool Civic Place, Liverpool

Liverpool's mixed-use precinct at the southern end of the Liverpool CBD is an example of co-locating several key social infrastructure assets and services, including new public space, council services, new library and community hub. In addition, commercial, hotel, retail and education spaces will also be provided.

As part of the 5,000 sqm library, a public art gallery space, working station, children's education areas are also included. Additionally, the "Create Space" has been fitted out with a range of technology, to support STEM and robotics education classes for children and adults, as well as content creation through providing video and podcasting equipment.

Photo source: The Urban Developer

Integrated community facilities

Similarly to co-located community facilities, integrated community facilities are considered a community hub, with several facilities and services within the same building. Integrated

The Connection, Rhodes

The Connection in Rhodes, within the City of Canada Bay, is a multipurpose community precinct of four themed pavilions along the Rhodes foreshore. Three of the pavilions are operated by Council, and includes a learning space, an event space and a meeting space, all designed around a central amphitheater and deck.

The facility provides a new space for library services, with a key focus on digital technology with digital resources and online collections, including a 3D printer, die cutter, sound recording etc.

Photo source: Architizer

PHIVE, Parramatta Square

PHIVE is Parramatta's community, cultural and civic hub within the heart of Parramatta's CBD. It's an integrated community facility over 6 levels, that includes Council's Library, flexible spaces for business and the community (including Smart Tech lab, meeting rooms, maker spaces and wellness studio), events and exhibitions, community hub and creative spaces and Council contact centre and visitor services.

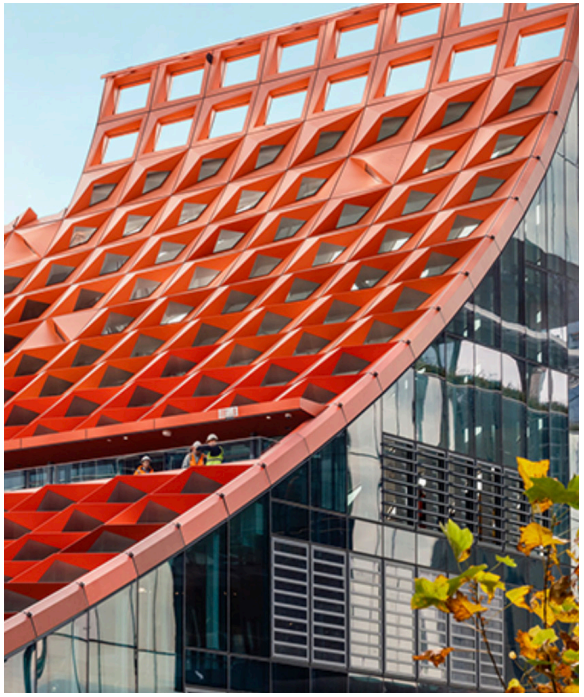


Photo source: City of Parramatta Council

5.4.3. Future demand

For benchmarking purposes, typically only Council-managed facilities are included because Council has limited to no control over other facilities within private clubs, etc.

Table 5 applies a benchmark standard of 80 sq.m per 1,000 people indicates a benchmark demand of 890 sqm community floorspace to cater to the Precinct and surrounding Five Dock-Canada Bay Catchment Bay. By 2041, this demand is expected to increase to 3,802 sq.m.

This indicates that an additional 3,502 sq.m of community centre and venue floorspace space will be required to meet benchmark demand.

5.4.4. 2019 Strategy Actions

The Canada Bay Social Infrastructure (Community) Strategy in 2019 included the following action for community centres.

Address the existing lack of a staffed district level multipurpose community centre to service the Five Dock-Canada Bay and Concord catchments, through the delivery of a 1,200m^2 community centre. This facility could include a 200+person hall, community office space, and arts and cultural facility space to support a range of age groups, and additional library program space.

Similarly to the social infrastructure needs identified in 2019, the need for a community centre in the Five Dock catchment is still required.

5.4.5. Summary of needs

Currently, there are no community centres, venues or spaces located within the Five-Dock Canada Bay Catchment. There is a need for a community facility (3,502 sq.m) to cater for population growth.

This aligns with the actions identified in 2019 Strategy for the need for a facility, but now required this to be larger responding to population growth.

Table 5 - Community centres benchmarking

Category	Benchmark Standard	Existing/ planned facilities floorspace	2021 benchmark demand	2021 benchmark gap	2041 benchmark demand	2041 benchmark gap
Community centre	80 sqm per 1,000 people	300 sq.m	890 sq.m	-590sqm	3,802 sq.m	-3,502 sq.m

(+XX) means benchmark surplus (-xx) means benchmark deficit

5.5 Library

5.5.1. Current and planned provision

Council owns and manages one library in the Precinct, Five Dock Library, one of the three libraries in the LGA.

Five Dock Library is located in a mixed use building within the main street of the Precinct. Five Dock Library has a floor space of 1,531m^2. The Five Dock Library currently services Five Dock, Canada Bay, Abbotsford, Wareemba, Rodd Point, Drummoyne, Russell Lea, and Chiswick.

5.5.2. Visitation and membership data

The following data was provided by Five Dock Library for the 2023/2024 financial year.

- Library membership
  - 32,562 library members across the LGA
  - 14,366 of these members joined at Five Dock Library
- Total loans
  - 398,346 total loans across the LGA
  - 163,446 total loans borrowed from Five Dock Library
- Total visits
  - 407, 783 total visits at all libraries across the LGA
  - 130, 830 total visits to Five Dock Library.

Figure 11 - Concord Library (Source: City of Canada Bay Council)

5.5.3. *Library trends*

The role of the traditional public library is shifting alongside the mainstreaming of digital resources, programs and technology. Libraries are increasingly seen as community spaces, where connections are built and where people can learn, find information, use technology and access a broad range of lifelong learning programs.

"Libraries and information services are at the heart of communities, collecting, preserving and ensuring access to knowledge and culture"

- Australian Library and Information Association Strategic Plan 2024-2026

naarm ngarrgu

Naarm Ngarrgu has recently opened within the Melbourne CBD and is an example of providing vital community facilities within the city core. Located at Queen Victoria Market. This community hub consists of a new library, family services, bookable spaces and a community rooftop terrace.

The facility provides community services and facilities that aim to foster community engagement and celebrates cultural diversity. The site is expected to deliver an estimated $70 million in public benefit.

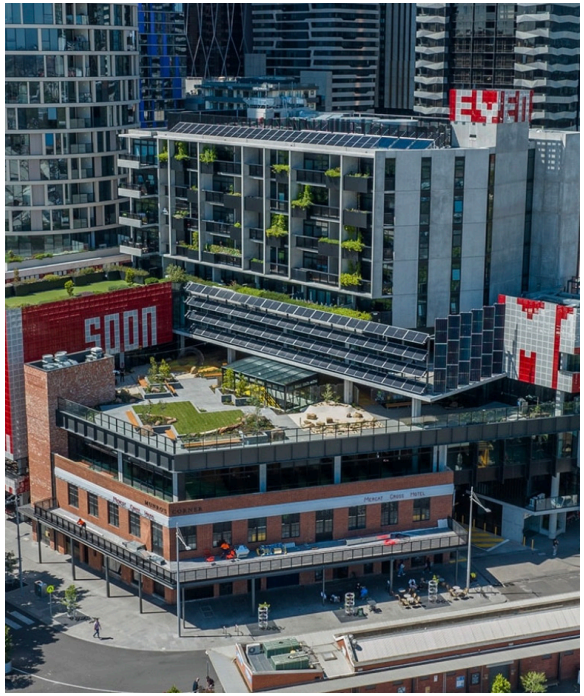


Photo source: Six Degrees

The Concourse, Chatswood

The Concourse is a cultural hub that includes a civic pavilion, a concert hall, Chatswood library, a theatre and other venues for various cultural uses. It also has various open spaces available. Located close to retail and dining precincts and key transport connections, the Concourse is a vital community hub that provides community facilities and open space in a densely populated area.

Photo source: Willoughby City Council

5.5.4. Future demand

The commonly used approach to benchmarking for libraries is the State Library of NSW Library building calculator.

Table 6 applies this benchmark to cater to the library service catchment. It shows that for all the areas that the library currently services, it already has a benchmark surplus of 763 sq.m. By 2041, an additional 635 sq.m will be required to service the catchment.

5.5.5. Identified needs by Council Staff

Council staff raised several insights to the current demand and use of the space, and identified several needs that need to cater to future population growth.

- Need for more spaces for group and individual study
- Need for flexible library space - particularly for popular programs (e.g. Rhyme Time) and larger groups, and
- Increasing demand for technology programs.

5.5.6. 2019 Strategy Actions

The Canada Bay Social Infrastructure (Community) Strategy in 2019 included the following action for community centres.

- **Improvements to Fred Kelly Place as an event ready community space, providing programming space for Five Dock Library**
- **Continued access to free spaces to meet and gather in Five Dock Libraries... and inclusion of non-transactional free spaces for community led programs within future library and community centre spaces, and**
- **Address the existing lack of a staffed district level multipurpose community centre to service the Five Dock-Canada Bay and Concord catchments, through the delivery of a 1,200m² community centre. This facility could include a 200+person hall, community office space, and arts and cultural facility space to support a range of age groups, and additional library program space.**

Table 6 - Library benchmarking

Category	Benchmark Standard	Number of existing/ planned facilities	2021 benchmark demand	2021 benchmark gap	2041 benchmark demand	2041 benchmark gap
Library	NSW State Library floorspace calculator	1,531 sq.m	768 sq.m	+763 sq.m	2,166 sq.m	-635 sq.m

(+XX) means benchmark surplus (-xx) means benchmark deficit

5.5.7. Summary of needs

The existing library is small and has limitations in catering to both the existing and future community. If the current library were to be replaced, even accounting for that 1,531 sq.m, there would be demand for an additional 635 sq.m of library floorspace to cater to population growth, which should ideally be provided as part of a community hub or precinct. This largely aligns with the actions identified in 2019 Strategy.

5.6 Arts and cultural facilities

5.6.1. Current and planned provision

In this study, arts and cultural facilities are defined as Council-owned or NSW Government facilities that are open to the public and provide spaces for cultural participation, production, presentation, or viewing.

Council owns and manages no arts and culture precincts in the Five Dock and Canada Bay Catchment.

Figure 12 - Arts and Cultural Events (Source: Ben Williams Photography)

5.6.2. Arts and cultural trends

Arts and cultural trends focus on fostering inclusivity, local identity and community engagement. Local communities are increasingly embracing public art projects, that reflect First Nations community and local history and culture. Some trends within the arts and cultural space, include but not limited to, hosting street festivals, incorporating digital art programs, community driven art initiatives and incorporating arts and cultural spaces within vertical villages.

Crosstown Concourse, USA

Crosstown Concourse in Memphis, USA has transformed an abandoned 14 storey distribution center into a vertical village that features a contemporary arts center restaurants, live music and living spaces.

The entertainment district has a state of the art 417 seat black box theatre that showcases film, performing arts and live music. Additionally, it also has a space named the 'Green Room', for a more intimate and artistic performance.

Photo source: Crosstown Concourse

Sydney Streets, City of Sydney

Sydney Streets is a program run by the City of Sydney that transforms seven different streets within the LGA into community building, alfresco street events. Across several weekends of the year, Council block off the street to host pedestrian only promenades filled with alfresco dining, pop up eateries and food trucks, activations from local business, live music, cultural performances and kids activities. As our local communities densify, there are limited spaces for community to gather. Streets have become shared spaces that are critical for community building and social cohesion.

Photo source: Katherine Griffiths

Open spaces can also reflect the needs and interests of culturally diverse communities are more likely to attract and retain users from those communities.

Incorporating visual and symbolic markers such as place names, public art, and statues can enhance the cultural representation in these spaces, creating a sense of welcome, pride, and ownership for diverse communities.

This approach can lead to increased utilisation of public spaces and a stronger sense of community ownership and belonging.

Afghan Bazaar, Dandenong

Dandenong's Afghan Bazaar, a recognised Afghan precinct in Melbourne, has evolved into a community hub, and is home to a high concentration of Afghan businesses.

Informed by comprehensive consultation with the local Afghan community, enhancements to the precinct include detailed paving, seating that references the traditional Arabic 'suffah', integrated artwork, and a vivid blue colour scheme inspired by the Mazar-e-Sharif (Blue Mosque).

Photo source: ArchDaily

Rainbows in public spaces

Rainbows have become a symbol of inclusion and welcoming for LGBTQIA+ people and can signify safety where they are located.

City of Sydney has installed rainbow footpaths in numerous locations throughout the city, including a rainbow-shaped crossing at Taylor Square in Darlinghurst. Further East, in Sydney's popular Coogee Beach, a 50-meter-long rainbow on the sweeping beachfront staircase makes a bold statement in support of the local LGBTQIA+ community.

Photo source: City of Sydney

5.6.3. Future demand

The commonly used approach to benchmarking for arts and culture spaces is 20sqm per 1,000 people.

Table 7 applies this benchmark to cater to the Five Dock-Canada Bay Catchment, there is a need for around 222 sq.m of cultural floorspace in 2021 which is unmet latent demand given there is no current provision. This demand is expected to increase to 951 sq.m by 2041.

In total, this indicates there is a need for 951 sq.m of arts and culture space.

5.6.4. 2019 Strategy Actions

The Canada Bay Social Infrastructure (Community) Strategy in 2019 included the following action for community centres.

Establish and lead a Canada Bay Cultural Network to provide opportunities for local arts and cultural groups within Council venues to connect and collaborate to deliver increased cultural programs across the LGA.

Consider spaces for community and cultural activities such as pavement surfaces that allow dancing, ampitheatre and stage spaces, and event ready spaces with power points.

Similarly to the social infrastructure needs identified in 2019, the need for arts and culture programs within the Five Dock and Canada Bay Catchment.

5.6.5. Summary of needs

There is currently no arts and cultural facilities within the Precinct catering for current and future population. There is a need for arts and cultural floorspace (951 sq.m) to cater to population growth, which should ideally be provided alongside as a community hub or precinct, replacing the existing library. This aligns with the actions identified in 2019 Strategy.

Table 7 - Arts and culture benchmarking

Category	Benchmark Standard	Number of existing/ planned facilities	2021 benchmark demand	2021 benchmark gap	2041 benchmark demand	2041 benchmark gap
Arts and culture	20 sq.m per 1,000 people	0	222 sq.m	-222 sq.m	951 sq.m	-951 sq.m

(+XX) means benchmark surplus (-xx) means benchmark deficit

Decimal places have been rounded to the nearest whole number.

5.7 Childcare centres

5.7.1. Current and planned provision

Within the Precinct and 400m surrounding, there are seven long day cares, which collectively offers 316 places, at an average rate of 45 places per centre. Council owns one of these facilities, while the other six are owned by the NSW Government Department of Education and private companies.

Within the Precinct and 400m surrounding, there is one out of school hours care (OSHC), which offers 150 places. Outside of this boundary, there is also one other OSHC facility that offers an additional 150 places. Totalling to a total of 300 OSHC places servicing the wider Five Dock suburb. Council does not own either of these facilities.

5.7.2. Utilisation and capacity

At this stage, there is no data available from Council owned childcare centres. However, research[1] indicates that, both in Sydney and across NSW:

- There's a significant lack of qualified early childhood educators, leading to understaffed centers and compromised quality of care.
- The demand for childcare far exceeds the available places, forcing parents to wait for extended periods or resort to alternative arrangements.

1 https://childcarealliance.org.au/latestnews/workforce-crisis

5.7.3. Childcare trends

In recent years, Childcare centres are now usually co-located with other children's services (OSHC, pre-school and family day care) in high-density areas and medium-low density environments. Additionally, design has improved of child care centres, to allow for more adaptable use of space, indoor/outdoor operation, design that allows ample natural light, good use of material and design that encourages risk taking.

East Sydney Early Learning Centre, Long Day Care

East Sydney Early Learning Centre (Bourke Street Children's Centre) is a child care centre in Darlinghurst that has good adaptive re-use, great use of outdoor playground and connectivity via a bridge. The child care has an exterior playground over 2 levels and is very well designed with good areas to enable play in inclement weather. The child care centre also exemplifies providing child care services over several levels within a high density environment.

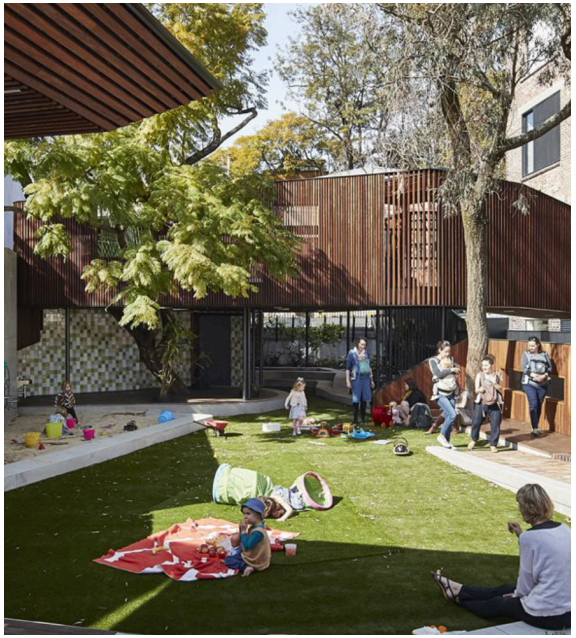


Photo source: Cred Consulting

Co-located aged care and education and care

The concept of "non-familial intergenerational interactions" is centred around the idea that old and young can bring new energy, knowledge and enthusiasm to each others' lives.

In Australia, aged care services are moving to closer relations with education and care centres, aiming to not only foster intergenerational social activities but also to help recruit and retain staff. The arrangements include informal social activities in facilities, planned mixing of the age groups and co-located services.

Photo source: Early Childhood Ireland

5.7.4. Future demand

The commonly used approach to benchmarking for long day care places is 0.46 places for every child 0-4 years old.

Table 8 applies this benchmark to cater to the Precinct and 400-meter radius, benchmarking indicates there is a demand for an additional 522 long day care places. Based on existing long day care facilities within the area, with an average of approx. 50 places per facility, there equates to a need of approx. 10 long day care facilities to accommodate the future population.

Table 9 applies this benchmark to cater to the Precinct and 400-meter radius, benchmarking indicates there is a demand for an additional 143 OSHC places. Based on existing OSHC facilities within the area, with an approx. 150 places per facility, this equates to a need of one additional OSHC facility to accommodate the future population. Even though there is an expected surplus of 7 places, this provides additional places to meet demand from other growing LGA's near by.

As per the future population projections in Table 4, it is estimated that in 2041 in the LGA, there will be an additional 2,642 children aged 0-4 years old.

5.7.5. 2019 Strategy Actions

The Canada Bay Social Infrastructure (Community) Strategy in 2019 does not include any actions for long day care and OSHC within the Precinct and 400m radius.

5.7.6. Summary of needs

While Council is not the primary provider of childcare centres, it is essential that these facilities are available locally, either within the Precinct or within a 400m radius, to ensure families have easy access.

Council should advocate for the provision of at least 8-9 additional childcare centres offering long day care and out of school hours care.

To support this, it is important to ensure that land is appropriately zoned to allow for childcare centres in suitable locations. Council could take this a step further by identifying indicative locations for future childcare centres, providing a framework that the private market could respond to.

Table 8 - Long day care benchmarking

Category	Benchmark Standard	Number of existing/ planned facilities	2021 benchmark demand	2021 benchmark gap	2041 benchmark demand	2041 benchmark gap
Long day care	0.46 places for every child 0-4 years old	316 places	111 places	+205 places	838 places	-522 places

Table 9 - OSCH benchmarking

Category	Benchmark Standard	Number of existing/ planned facilities	2021 benchmark demand	2021 benchmark gap	2041 benchmark demand	2041 benchmark gap
OSHC	1 place for every 14 children aged 5 to 12 years old	150 places	23 places	+127 places	143 places	+7 places

(+XX) means benchmark surplus (-xx) means benchmark deficit

5.8 School

5.8.1. Current and planned provision

Primary schools

Within the Precinct and 400m surrounding, there is one primary school, Five Dock Public School. The school has 354 enrolments. The public school is owned by the Department of Education.

Outside the Precinct, there is one primary school and a school for specific purpose, totalling to an additional of 577 enrolments.

High schools

There are no high schools located within the Precinct and 400m surrounding. Notwithstanding, there are four high schools located within Five Dock, Concord and North Strathfield. Data is not available for one of the high schools. However, the other high schools are privately owned and have a total of 3, 425 enrolments, averaging 1, 150 enrolments per school.

5.8.2. Trends - Schools as community spaces

As community and open space land opportunities reduce in metropolitan areas, the use of school facilities provides opportunities for the development of valuable partnerships to jointly use share facilities.

Cities in Australia are moving to a more vertical school trends. Research is divided on this, however due to limited space within densfiying spaces, more and more educational institutions are moving towards a vertical school model.

Green Square Public School and Community Spaces

Green Square Public School and Community Spaces is a proposed development that is designed for use by the entire community. The green Square project provides a new standard for contemporary schools in urban settings, that offers shared resources to the community. It will provide new classrooms and core facilities to meet local community demand. This project will include 24 classrooms, a library and canteen, staff rooms, a covered outdoor learning area, multipurpose spaces (community and shared spaces), OOSHC, a games court and adjacent courtyard (shared spaces).

Photo source: School Infrastructure

Sydney Secondary College, Leichardt Campus

Inner West Council worked with Sydney Secondary College Leichhardt Campus and the NSW Department of Education to deliver one of the first examples of sharing school facilities with the community. Inner West Council built, maintained, enhanced, refurbished and manages a field on the school grounds (land owned by the Department of Education), which can be booked for community sport outside of school hours, and is also used by the school for school sport and lessons.

Photo source: School Infrastructure

5.8.3. Future demand

NSW Department of Education does not have benchmarks for assessing future demand for public school places.

However, based on forecast population growth in Table 4 (page 32 of this report), it is projected that in 2041, there will be:

- an additional 2,129 primary school aged students (aged 5-11) within the Canada Bay LGA, and
- an additional 1,877 high school aged students (aged 12-17) within the Canada Bay LGA.

Based on these projections and existing enrolment figures at local primary schools and high schools (noting these are considered on the highest probable projections), this equates to a need of:

- min. 6 primary schools (approx. two ha. with three street frontages) and
- two high schools (approx. 3-4ha).

This does not take into account, current enrolment capacity.

5.8.4. 2019 Strategy Actions

The Canada Bay Social Infrastructure (Community) Strategy in 2019 included the following action for schools:

Work with the Department of Education to investigate opportunities for use of school facilities at Five Dock Public School.

Similar to the social infrastructure needs identified in 2019, there is a need to share the use of school facilities for wider community benefits.

5.8.5. Summary of needs

The NSW Government is the agency responsible for delivering public schools. Council should collaborate with Schools Infrastructure NSW (SINSW) to further investigate this likely need for two primary schools and one high school.

It is likely that SINSW as a first call of action will consider maximising capacity in existing schools, but at a high-level that might still indicate a need for at least one primary school to cater to population growth within the Precinct.

5.9 Residential aged care

Residential aged care is a type of care for older adults who can no longer live independently at home. It provides 24-hour care and support, including:

- Residents have their own room or share a room with another resident.
- Residents are provided with meals tailored to their dietary needs.
- Assistance with daily living activities such as bathing, dressing, and toileting.
- Access to nursing care, medication management, and other medical services.
- Opportunities for social interaction and recreation.

Residential aged care facilities, often called nursing homes or aged care homes, are staffed by trained professionals, including nurses, carers, and other healthcare workers.

Residential aged care seeks to provide safe, comfortable, and supportive environment for older adults.

5.9.1. Current and planned provision

Within the Five Dock and Canada Bay Catchment, there is one residential aged care facility. Parkview Nursing Home has 59 beds available.

Figure 13 - Community Gardens, Concord (Source: City of Canada Bay Council)

5.9.2. Future demand

While Council does not play an active role in delivering residential aged care, understanding the demand for future aged care will help effectively advocate for the expansion of existing or provision of new services.

Council does not have adopted standard for residential aged care. Therefore the National Planning Benchmark for seniors housing is 1 bed for every 88 people 70 years or over has been used.

This benchmark has been applied for the Five Dock and Canada Bay catchment and identifies demand for 42 beds by 2041. While benchmarking shows there might be adequate provision compared to current supply, the likelihood is existing facilities are at capacity. This means there will be a pending demand for beds which could likely be accommodated through the development of a facility and through expanding existing facilities in the area.

5.9.3. 2019 Strategy Actions

The Canada Bay Social Infrastructure (Community) Strategy in 2019 does not include any actions for residential aged care within the Precinct and 400m radius.

5.9.4. Summary of needs

Advocate for development of aged care facilities within the broader LGA and the expansion of existing residential aged care facilities to accommodate need for additional bed.

Table 10 - Residential aged care benchmarking

Category	Benchmark Standard	Number of existing/ planned facilities	2021 benchmark demand	2021 benchmark gap	2041 benchmark demand	2041 benchmark gap
Residential aged care	1 bed for every 88 people 70 years or over	59 beds	15 beds	+44 beds	42 beds	+17 beds

(+XX) means benchmark surplus (-xx) means benchmark deficit

5.10 Public open space

Public open space is all publicly owned land with unrestricted public access that is managed for leisure, recreation and amenity purposes. It includes all parks, reserves, playgrounds and outdoor playing fields. It also includes civic spaces in commercial centres, such as squares and plazas that are key community focal points for formal and informal gatherings. Open space does not include aquatic centres and indoor recreation spaces. These are considered recreation facilities.

Open space provides the setting for activities across the spectrum of recreation, from quiet reading to social gatherings to active sport.

Figure 14 - Open space within Precinct and 400m radius (Source: Cred Consulting)

Figure 15 - Open space and recreation facilities within Precinct and 400m radius (Source: Cred Consulting)

5.10.1. Current and planned provision

Figure 15 shows all public open spaces within the Precinct and those within a 400m radius of its boundary. This area includes a total of 2 public open spaces, covering about 8.29 ha. This includes Five Dock Park and Kings Park. Note, this report does not note any of the proposed open spaces within the Parramatta Road Corridor Urban Transformation Strategy.

Table 11 below outlines the open space available within various service catchment areas.

5.10.2. Council insights

Discussion with open space Council staff identified the following challenges and opportunities for the Precinct.

Open space and recreation challenges

- Open space per capita shrinking - 36m^2 per capita to 22.3m^2 per capita
- Connectedness of the Five Dock Town Centre to open space
- Struggle to engage with young people
- Lack of available space, and
- No aquatic facilities.

Open space and recreation opportunities

- Focus on streets as shared spaces
- Schools as shared spaces
- Limited opportunities to acquire open space with the current population forecasts
- Look into walls for recreation e.g. boldering wall, mirrors for dancing, and
- Inclusion of cafes and food trucks in open space - making parks “destinations”.

Table 11 - Open space

Category	Social infrastructure sub-category	Service catchment area	Number of existing facilities
Open space	Total open space within Precinct	Precinct	0
	Pocket	Precinct and 400-meter radius from its boundaries	5, 0.3 hectares
	Local	Precinct and 400-meter radius from its boundaries	5, 2.3 hectares
	District	Five Dock and Canada Bay Catchment	2, 16.6 hectares
	Sub-regional	Precinct and 400-meter radius from its boundaries	2, 7.9 hectares

5.10.3. Future demand

A range of benchmarks have been applied to assess the need for public open spaces, as shown in the table below. These benchmarks include:

- A 15% of land area metric, commonly referenced in State government policies.
- Maintaining the current provision rate of 36 sq.m per person in the Precinct.
- Maintaining the projected provision rate of 20 sq.m per person in the Precinct.

Applying these benchmarks indicates that, at a minimum, 9.45 hectares of public open space will be required to accommodate the future population growth in the Precinct.

Table 12 - Open space benchmarking

Category	Benchmark Standard	Number of existing/ planned facilities	2041 benchmark demand	2041 benchmark gap
Open space	15% of Precinct land areas using the standard sourced from NSW Greener Places Guidelines	None in Precinct	9.45 hectares	-9.45 hectares
	36m2 per resident in the Precinct, using the standard of maintaining current rate of provision in Five Dock Canada Bay Catchment in 2016, as per the Open Space and Recreation Strategy	None in Precinct	112 hectares	-112 hectares
	20m2 per resident in the Precinct, using the standard of maintaining projected rate of provision in Five Dock Canada Bay Catchment in 2036, as per the Open Space and Recreation Strategy	None in Precinct	62 hectares	- 62 hectares

(+XX) means benchmark surplus (-xx) means benchmark deficit

5.10.4. 2019 Strategy Actions

The Canada Bay Social Infrastructure (Open Space and Recreation) Strategy and Action Plan included the following actions.

- Implement the actions in the adopted Foreshore Access Strategy to improve access to open space on the foreshore.
- Require new residential developments to include onsite accessible communal open space, in particular including ground floor open space.
- As part of a master plan for future Metro station at Five Dock and North Strathfield, identify locations for future local parks of minimum 0.3ha with a range of recreation opportunities, located close to public transport, community facilities and shops and services, including:
- In the area bounded by Garfield St, School Lane, Lancelot St, West St, Henry St and East St in Five Dock, to enable an open space area connected to Five Dock Public School, Fred Kelly Place and Five Dock Library.
- Continue to deliver public art in open space, recreation facilities and playgrounds including interactive and functional art.

Similarly to the social infrastructure needs identified in 2019, there is a need to investigate the above actions as a part of the Masterplan.

Figure 16 - Five Dock park(Source: Cred Consulting)

Proximity mapping reveals that the majority of the Precinct lacks access to public open space within a 200m radius. The one identified open space in the area primarily functions as a plaza, further highlighting the critical need for a large, functional open space within the Precinct.

Figure 17 - Open space within Precinct and 400m radius (Source: Cred Consulting)

5.10.5. Open space trends

As our urban landscapes continue to evolve and densify, the demand for open spaces has increased significantly. In response, new trends are emerging in the design and management of open spaces. From flexible and multipurpose areas to streets that double as recreational spaces, cities are looking for innovative ways to maximise the potential of open spaces. This section provides an overview of both established and emerging trends in open space design and management.

Flexible and multipurpose spaces

The availability of land for recreation and community use is becoming increasingly limited, with challenges such as rising land prices and limited availability to acquire new land.

This highlights the importance of creating adaptable and multipurpose open spaces that can cater to a wide range of recreational activities for people to enjoy and participate in.

By designing open spaces to be flexible and multifunctional, they can meet changing community recreation needs and preferences over time.

Burwood Park, Burwood

Burwood Park is a highly utilised urban green space and multi-purpose park , providing spaces for different community uses and interests, from passive recreation, to active sports, to cultural participation, viewing, and play. It includes facilities popular with local seniors and culturally diverse residents for dance, tai chi, table tennis, fitness, games, and walking in shaded areas.

Photo source: Matthew Duchesne for Cred Consulting

Box Hill Gardens Multipurpose Area, Box Hill

Box Hill Gardens functions as both community space and courts for multiple sports and recreation activities, including table tennis, soccer, as well as a 1km walking and running track that will start and finish at the multi-purpose site.

Public toilets, water bubblers, and seating are integrated into the space, forming a rebound wall for ball sports and inclusive space where people can stay for extended periods of time.

Photo source: ASPECT Studios

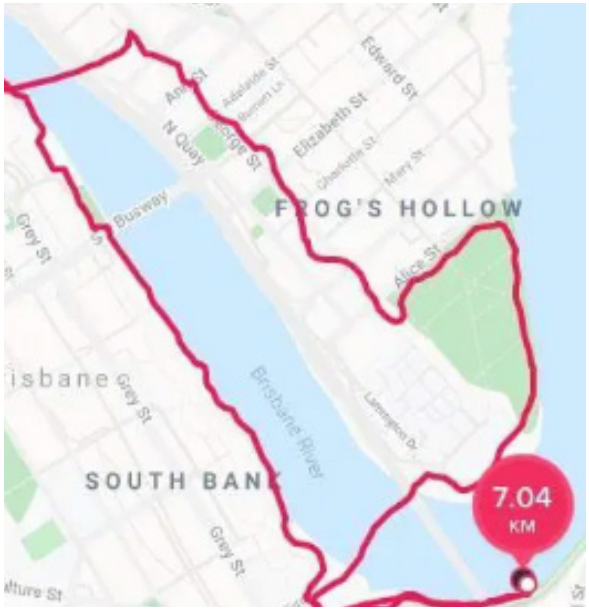
Recreational loops

Walking and cycling paths that form circuits/ loops are gaining popularity, particularly among culturally diverse communities.

By providing additional amenities such as seating, play areas, bubblers and lighting, these circuit paths become inviting and comfortable public spaces that encourage physical activity and social interaction.

Brisbane City Loop, Brisbane

The Brisbane City Loop is a 7km recreational circuit path that begins at Kangaroo Point Cliffs and passes through several iconic landmarks, including South Bank, the CBD, Botanic Gardens, and Goodwill Bridge. This loop offers an array of activities, such as walking through scenic parks and gardens, rock climbing on the cliffs, resting at designated areas, playing in children's playgrounds, and exercising on equipment along the way.



The Capital Ring Walk, London

The Capital Ring is a 78-mile circular walking route that connects 15 London boroughs. It features parks, nature reserves, historic landmarks, and other attractions along the way, as well as several access points for public transportation.

Recreational links

A recreational link is an active path that connects people to open spaces and other public facilities for walking, cycling, or running. Cities worldwide are repurposing underused spaces as recreational links.

These links are being enhanced with greenery, play areas, cycle paths, educational elements, and exercise equipment for increased recreational capacity.

Goods Line, Ultimo

The Goods Line is an urban linear park that is designed for daily use by students and workers. With elements of sit, play, and relaxation incorporated into a linear strip of open space, the needs of many local residents and commuters are met.

Photo source: Matthew Duchesne for Cred Consulting

The Underline, Miami

The Underline is a 16km multimodal linear park, urban trail and public art destination located below the Miami Metrorail, in an area with 70% residents from non-English speaking backgrounds.

With it's series of "rooms", featuring butterfly gardens, gathering places, including a 50-foot dining table and smaller tables with dominoes, gym areas and dog friendly areas, the Underline is an example of repurposing unused land into public space that meets diverse user interests.

Photo source: www.Miami andbeaches.com

Activated plazas and spaces

As the demographics of communities in NSW evolve together with its urban nature, there is a growing trend for recreation to take place on hard surfaces.

To cater to this preference, open spaces can be designed to include not only shaded areas with hard surfaces for activities such as tai chi and social gatherings, but also for a variety of other activities such as outdoor dining, markets, concerts and festivals.

The Connection, Rhodes

The Connection is an award-winning community precinct, located alongside the Rhodes foreshore and adjacent to the Bennelong Bridge. It provides opportunities for local residents to participate in a range of activities, programs and events.

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.

The Connection, photo source: Cred Consulting

Prahran Square, Melbourne

City of Stonnington transformed a ground-plane carpark into a new civic space/ square within the densely populated neighbourhood of Prahran.

Prahran Square is the new cultural and recreational heart of Prahran, with spaces to relax, meet friends and take a breather from the busy retail streets nearby.

Features include playspace, lawn, seats, shade, picnic tables, and public toilets.

Prahran Square, photo source: ASPECT Studios

Digital integration

Digital integration in open spaces, such as parks, is a growing trend that enhances visitor experiences and park management.

This includes features like free Wi-Fi, smart lighting, and interactive installations. Mobile apps are offering visitors real-time information, augmented reality tours, and event updates.

At the same time, sensors and IoT devices help park managers optimise maintenance and monitor environmental conditions for sustainability. This technology-driven approach creates more engaging and efficient open spaces while fostering greater community involvement and sustainability.

Interactive public spaces, Montreal

Montreal installs interactive equipment in its plazas to encourage social connections. One of these installations is the Loop at One Seaport Courtyard, which is a fusion of a music box, a zeotrope, and a railway handcar. Visitors can hop in two at a time into these illuminated, moving cylinders and pump a lever to bring a classic fairy tale to life. The faster you pull the handle, the faster the images inside the loop will play.

Photo source: Quartier des spectacles

Smart sensors and displays

The City of Parramatta has installed Melrose Park with smart environmental sensors and creatively showcases the data for visitors. These displays provide information on air quality, temperature, wind speed, and more, allowing park visitors to stay informed about their environment. This initiative is a great example of how environmental data can be effectively integrated into public spaces, enriching the visitor experience while promoting awareness of local conditions.

Photo source: City of Parramatta

Combating climate change and improving environmental resilience

As cities continue to address climate change and urbanisation challenges, innovative solutions to address flooding and manage water effectively have gained popularity.

Hofbogenpark, Rotterdam

Rotterdam is at the forefront of innovative water management in urban design, integrating green spaces with effective flood management. In Rotterdam, water surrounds the city, making it more susceptible to sea level changes and increasing rainfall.

As part of a broader, “Room for the River” project - which making room for floodplains at more than 30 locations and saving Rotterdam from flooding, the city has also built a 2km long railway rooftop park.

Hofbogenpark is a proposed public park situated on the rood of the iconic railway viaduct called Hofbogen. This park will showcase next-generation climate-adaptive urban solutions, including rainwater collection from immediate surroundings and treated by natural processes (soil and helophytes) and stored in an underground aquifer. In times of drought and heat stress, the stored rainwater can be reused and rainwater always available.

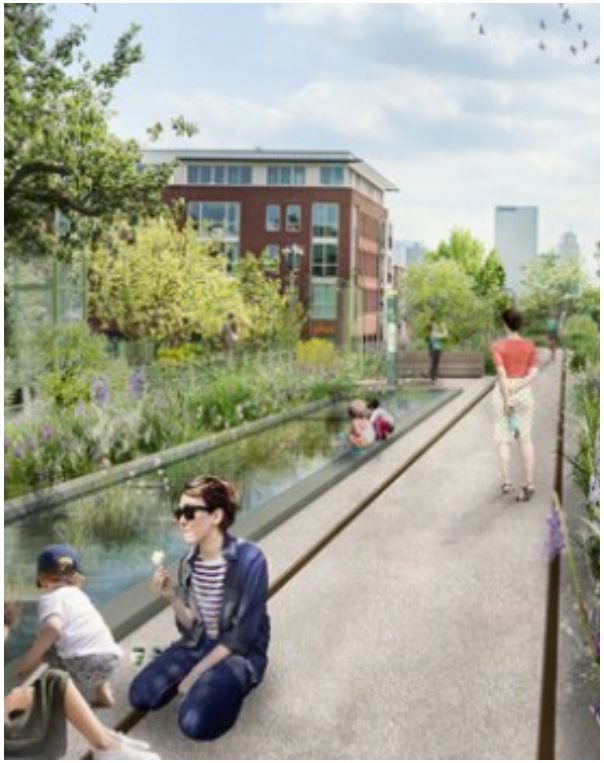


Photo source: Urbanisten

5.10.6. Summary of needs

Population benchmarking highlights a substantial need for additional open space to support the Precinct's projected population growth, which is crucial for maintaining community well-being and quality of life. However, in this high-density area, the availability of large land parcels is constrained by high costs and development limitations, making it challenging to meet these targets.

Access analysis further identifies critical gaps, needing new public open spaces to provide all residents with convenient access to suitably sized areas for recreation. Given the anticipated increase of residents across the Precinct, it is important that new open spaces are sufficiently large to accommodate diverse recreational activities.

Given the high demand for open space, it is also essential that new developments incorporate communal open spaces within their footprints to alleviate pressure on public spaces. This could include rooftop or ground-level spaces, such as permeable void decks, which allow for multi-use areas at ground level.

While these measures will somewhat support passive recreation needs, there will still be a need to locate land for active recreation (such as sports fields and outdoor courts) beyond the Precinct boundaries to accommodate future growth.

5.11 Outdoor sports and recreation facilities

Sports and recreation facilities refer to sporting fields, outdoor multipurpose courts, skate parks and play spaces.

Note: Youth recreation spaces in this context are considered to be skate parks. As highlighted earlier in the report, women and gender-diverse people are more likely than men to feel unsafe in open spaces or perceive that these spaces are not designed with them in mind. Therefore, when planning for additional outdoor sports and recreation facilities, Council is encouraged to adopt a gender-inclusive approach. This involves addressing barriers to access and ensuring designs meet the needs of people of all gender identities and expressions, creating open spaces that are welcoming and inclusive for everyone.

5.11.1. Current and planned provision

Within the Precinct and a 400m distance, there are:

- 1 multipurpose outdoor court at Five Dock Park
- 1 outdoor fitness station, and
- 1 youth recreation space.

These facilities are all delivered within Five Dock Park, which is located on the eastern boundary of the Precinct.

Figure 18 - Outdoor fitness station at Five Dock Park (Source: Cred Consulting

5.11.2. Outdoor sports and recreation facilities trends

Spaces for young people

Women and gender-diverse people are more likely than men to feel unsafe in open spaces, and feel as though a space is not designed with them in mind.

Designing with a gender lens removes barriers to meet the needs of people of different gender identities and expressions, and welcome all to use open spaces.

Bredäng Park, Sweden

This award-winning park is focused on the needs of girls, and features circular seating, pergolas, stage space and hard surfaces for dance and free sports. The previous site was home to a football pitch, primarily used by men for organised sports.

The new park was co-designed with girls living in the Swedish suburb, and through this process, realised the vision for a safe, vibrant space where young girls feel welcome to dance, play, and spend time with friends.

Photo source: Landzine

Julia Reid Reserve, Oran Park

Julia Reid Reserve is a recreation facility developed by Greenfields Development Company, together with Landcom and Camden Council.

The multi-purpose precinct was designed with input from local high school students, and includes a skatepark, parkour facilities, table tennis, kick-about area, multipurpose courts, shelters and seating, along with areas to 'watch and learn.' Adjoining the skatepark is the Julia Reserve Community Centre and Youth Precinct.

Photo source: Matthew Duchesne for Cred Consulting

Multipurpose outdoor courts in open spaces

To make open spaces more dynamic and engaging, some open spaces also incorporate several recreational uses.

For example, the inclusion of multi purpose courts open spaces, can make open spaces "destinational". This enables open spaces to have a variety of uses for everyone's interests and abilities and provides a space for everyone to enjoy.

Koolambidi Woola - Bunbury Youth Precinct

The City of Bunbury in Western Australia created Bunbury's first ever youth precinct in 2022. The precinct has a multi-sports court, parkour areas, mini golf, a youth services building, beach climbing net, event and performance space and more.

The Bunbury Youth Precinct has been recognised nationally as a playspace that contributes to the creation of a sense of "place" for its local community and delights and aids childhood development.

Photo source: City of Bunbury

5.11.3. What's recently been completed?

Five Dock Park Playground and Outdoor Fitness Station

Since the study was conducted in 2019, Council was awarded a grant from the Everyone Can Play Grant Program from the Department of Planning, Industry and Environment. As part of Council's Let's All Play Strategy, Council replaced and relocated the existing playgrounds within Five Dock Park, as well as adding new outdoor fitness equipment for all ages to use nearby.

Concord to the Bay Run - The East West Regional Cycleway

Concord to the Bay Run is an east way regional cycleway that aims to provide a cycle link through the middle of the Canada Bay LGA and along the northern end of the Precinct.

There is currently design and planning taking place, with Stage 1 Lyons Road West and Five Dock Park route being delivered by mid/late 2025. There are plans to extend the cycleway along Lyons Road West, which is currently not funded.

5.11.4. What's been planned?

Timbrell Park Masterplan

Timbrell Park Masterplan is a 10-year plan of management and masterplan. The masterplan responds to two key community issues raised throughout engagement, through providing playing field upgrades and traffic and parking investigations.

The masterplan provides:

- New paths and connections for pedestrian and bicycle circulation
- Upgraded sports fields
- Replace demountable cafe to a permanent facility
- Fitness Zone
- Increase parking capacity
- Urban tree canopy expansion, and
- Naturalisation of Iron Cove Creek Canal.

Parramatta Road Corridor Urban Transformation Strategy

The Parramatta Road Corridor traverses 20 kilometres from Granville in the west to Camperdown in the east. There are three renewal precincts which include land within the City of Canada Bay: Homebush, Burwood-Concord and Kings Bay. The Precinct adjoins the Kings Bay Precinct, along its north eastern boundary.

The strategy outlines new public open space and linkages to improve the existing pedestrian and cyclist network.

Figure 19 - Timbrell Park masterplan (Source: City of Canada Bay)

5.11.6. Future demand

Multipurpose courts

For multipurpose courts, the benchmark standard used is 1 multipurpose outdoor court per 10,000 people.

This benchmark has been applied for the Five Dock and Canada Bay catchment and identifies demand for 3.75 multi-purpose outdoor courts by 2041.

Outdoor fitness stations

For outdoor fitness stations, the benchmark standard used is one outdoor fitness station per 15,000 people.

This benchmark has been applied for the Precinct and 400-metre radius from its boundaries and identifies demand for at least an additional one outdoor fitness station.

Youth recreation spaces

For youth recreation spaces, the benchmark standard used is one sub-regional/ regional level youth recreation space should be provided per 50,000 people.

This benchmark has been applied for the Entire LGA and identifies demand for 2 additional youth recreation spaces.

5.11.7. 2019 Strategy Actions

The Canada Bay Social Infrastructure (Community) Strategy in 2019 includes the following action for Five Dock-Canada Bay.

Deliver outdoor fitness stations in areas where there are current and forecast gaps including Cabarita, Mortlake Concord West, Five Dock-Canada Bay, North Strathfield-Strathfield Triangle.

Transform Five Dock Skate Park into a youth recreation area e.g. seating, shade, power points, free Wi-Fi, parkour and play elements and multipurpose outdoor courts.

5.11.5. Summary of needs

There is a need for an additional 3.75 outdoor courts, 1 outdoor fitness station and 2 youth recreation spaces to meet the 2041 population recreational needs.

With a growing younger population and more people with active lifestyles, providing a variety of outdoor recreational spaces within this new Precinct is imperative. Suggest looking at opportunities to incorporate these facilities within new developments, ensuring 100% of public access.

Due to the benchmarking totalling to half an outdoor court, the total number of courts recommended has been rounded to the nearest whole number.

Table 13 - Outdoor sports and recreational facilities benchmarking

Category	Benchmark Standard	Number of existing/ planned facilities	2021 benchmark demand	2021 benchmark gap	2041 benchmark demand	2041 benchmark gap
Multi-purpose outdoor courts	1 multipurpose outdoor court per 10,000 people	1	1.11 courts	-0.11 court	4.75 courts	- 3.75 courts
Outdoor fitness stations	1 outdoor fitness station per 15,000 people	1	0.25 courts	+0.75 station	2 stations	- 1 station
Youth recreation spaces	One sub-regional/regional level youth recreation space should be provided per 50,000 people	1	1.78 spaces	-1 space	2.98 spaces	-2 spaces

(+XX) means benchmark surplus (-xx) means benchmark deficit

Decimal places have been rounded.

5.12 Playspaces

A playspace is an area containing equipment that facilities opportunities for play. Playspaces should be welcoming and inclusive spaces and should be enjoyed by the entire community and people of all abilities and ages.

5.12.1. Current and planned provision

Within the Precinct and a 400m distance, there are three playspaces. These playspaces are located within Five Dock Park, Charles Heath Reserve and Timbrell Park.

5.12.2. What's recently been completed?

Five Dock Park

As part of Council's Let's All Play Strategy, Council replaced and relocated existing playgrounds with new playgrounds for children up to 13 years of age in more central locations within parks. The Strategy aims to provide new playground and outdoor fitness stations to be closer to the existing amenities block and make them more centrallly located and connected to the rest of the park to improve safety.

Figure 20 - Five Dock Park (Source: Cred Consulting)

In 2020, Council was awarded a grant from the Everyone Can Play Grant Program from the Department of Planning, Industry and Environment. Council replaced and relocated the existing playground, as well as adding new outdoor fitness equipment for all ages to use nearby. Changes that occurred included installation of a shade sail, additional parallel bars, climbing structures, intergenerational play and accessible play.

Charles Heath Reserve Community and Play Space

In June 2024, Charles Heath Reserve Community and Play Space opened to the public. The redevelopment of this playspace was funded by the NSW Government in associated with Council with a $5.72 million upgrade, and transformed the previously underused space with a brand new, all abilities adventure playground, complete with picnic shelters, barbecues and an amenity building. The centrepiece of the upgrade is a brand-new adventure playground featuring two accessible play towers positioned high among the treetops. Other features of the playground include outdoor musical instruments, nature play, a ‘fish trap’ climbing structure, and cozy cocoon for timeout.

Figure 21 - Charles Heath Reserve (Source: City of Canada Bay Council)

5.12.3. Playspace trends

Urban play

To make open spaces more dynamic and engaging, many urban parks and plazas are now being designed to accommodate games such as table tennis, chess, and hopscotch.

These activities expand the range of recreational options available in these spaces and encourage people to interact with each other in fun and sociable ways.

Urban Pinball, Seoul

The Urban Pinball in Seoul is a public space that offers a unique pinball experience to visitors. People can toss a ball and play the game in this public space, which utilises the existing physical slopes of the site to create a distinctive and exciting way to engage with public spaces.

In addition, the pinball features can be used as seating and hangout areas when not in use for playing the game.

Photo source: Studio Heech

Musical Swings

Musical Swings is an award-winning urban interactive artwork that invites people to make music together. Each swing triggers notes from classical instruments, that when swung in unison, create a musical composition.

Photo source: Musical Swings

Rooftop recreation

As cities continue to grapple with limited ground-level space, the utilisation of rooftops for recreation presents a promising solution to meet the evolving needs of urban residents and foster vibrant, inclusive communities. Rooftop recreation is emerging as a trend in, encompassing activities like rooftop gardens, playgrounds and sports courts.

This innovative approach is steadily gaining traction as it leverages underutilised rooftop areas for recreational purposes, thereby optimising urban space.

The Peak at Toa Payoh, Singapore

The Peak at Toa Payoh is a community garden situated on the rooftop of a multi-storey car park. Community gardens often cater to specific groups within the community, and utilising rooftop spaces is an ideal way to establish such gardens due to the enthusiastic participation of volunteers. This presents a unique opportunity, particularly in areas with a substantial Asian population, as they are likely to be familiar with these types of spaces from their ancestral countries.

Photo source: Stacked Homes

Park 'n' Play, Copenhagen

The rooftop of a car park has been transformed into a dynamic and versatile recreational area featuring play and exercise equipment, and is popular among people of all ages for various activities. The rooftop's design includes a striking red staircase that creates a strong visual connection between the rooftop and the ground floor, making the rooftop's urban public space highly visible to visitors.

Photo source: Arch Daily

5.12.4. Future demand

For playspaces, there are a range of benchmarks applied.

In applying 1 play per space per 500 children aged 0 to 4 years old within the Precinct and 400-metre radius, there is a deficit for one playspace in 2041. This is also the same when applying the benchmark, 1 play space per space per 500 children aged 5 to 11 years old.

In applying 1 play per space per 500 children aged 0 to 4 within Five Dock and Canada Bay Catchment, there is a surplus of 2.5 playspaces by 2041.

In applying 1 play per space per 500 children aged 5 to 11 within Five Dock and Canada Bay Catchment, there is a deficit for 2 playspaces by 2041. But this deficit is likely captured within the Precinct itself.

5.12.5. 2019 Strategy Actions

The Canada Bay Social Infrastructure (Community) Strategy in 2019 includes the no actions regarding playspaces for the Five Dock-Canada Bay Catchment.

5.12.6. Summary of needs

There is a need for an additional 2 playspaces to meet existing and future population forecasts. With a growing younger population, delivery of a variety of playspaces are needed to meet younger people needs.

Due to the benchmarking totalling to half a playspace, the number of playspaces recommended has been rounded to the nearest whole number.

Table 14 - Playspaces benchmarking

Category	Benchmark Standard	Number of existing/ planned facilities	2021 benchmark demand	2021 benchmark gap	2041 benchmark demand	2041 benchmark gap
Playspaces	1 place per space per 500 children aged 0 to 4 (Precinct and 400 meter radius)	3	0.48	+2.5 playspaces	3.5	-1 playspaces
	1 place per space per 500 children aged 5 to 11 (Precinct and 400 meter radius)	3	0.65	+2.3 playspaces	3.5	-1 playspaces
	1 place per space per 500 children aged 0 to 4 (Five Dock and Canada Bay Catchment)	4	1.34	+3 playspaces	1.5	+2.5 playspaces
	1 place per space per 500 children aged 5 to 11 (Five Dock and Canada Bay Catchment)	4	1.83	+2 playspaces	5.5	-2 playspaces

(+XX) means benchmark surplus (-xx) means benchmark deficit

Decimal places have been rounded.

5.13 Indoor sports and recreation facilities

Sports and recreation facilities refers to enclosed spaces designed specifically to support physical activity, sport and other recreational needs. Indoor sports and recreation facilities usually involve gyms, basketball courts, swimming pools, indoor tennis courts, volleyball courts etc.

In addition, With increasing high density living and smaller backyards, higher temperatures, and an ageing and culturally diverse population, swimming facilities are increasingly in demand. However, many Councils across Australia face increasing costs of maintaining older facilities that are reaching end of life. Some strata developments may include a communal pool.

5.13.1. Current and planned provision

Just outside of the Precinct and 400-metre boundary is Five Dock Leisure Centre. This is an indoor recreational space predominantly for gymnastics and indoor sports. It includes space for gymnastics and two indoor courts.

There are no aquatic facilities within the Precinct, however aquatic facilities are located within the broader LGA. Additionally, access to foreshore is provided just outside the Precinct and its 400m boundary.

Figure 22 - Five Dock Leisure Centre (Source: City of Canada Bay Council)

5.13.2. Visitation and membership data

The following data was provided by Five Dock Leisure Centre.

- **Leisure centre membership**
  - 1,048 health club members
  - Over 3,000 visits from Fitness Passport members per month
  - 998 gymnasts enrolled
  - 140 expressions of interests for ongoing court bookings in 2025

5.13.3. Insights from Council Staff

Additionally, the Leisure Centre also provided further capacity insights.

- There is capacity in most services, including; Gymnastics, off peak courts and Health Club
- Sports courts are at peak time (Afternoon/3pm till close and weekends)
- All services provided are well used
- Have waitlists for the multipurpose courts and gymnastics during peak time, due to lack of staff (niche qualification), and
- There is demand for more indoor multipurpose courts, for both sport and ad-hoc uses (e.g. HSC).

Figure 23 - Five Dock Leisure Centre (Source: City of Canada Bay Council)

5.13.4. Recreation trends

Recreation in podiums

To increase the amount of available recreational space, many cities are exploring the idea of using podium levels to create areas for both active and passive recreation.

Ensuring that these spaces are easy to access is critical to their success. While retrofitting existing building rooftops for this purpose may be challenging, it is a viable option for new developments.

Basketbar, Utrecht

The Basketbar in Utrecht features a full-size basketball court located on a podium level above a trendy café. The space also includes a modern seating plaza that appeals to the younger demographic of the area. With its high visual connectivity to the court, the area remains active and safe both during the day and at night, creating a vibrant and dynamic atmosphere.

Photo source: Jeroen Musch

The Concourse, Chatswood

The park located on the podium level of the Concourse Library in Chatswood is a prime example of how elevated public spaces can be created. This innovative public space includes lush greenery, grassy areas, ample seating, and hard surface areas that are frequently used by the local community year-round. Additionally, the park regularly hosts events and other engaging activities.

Photo source: Willoughby Living

5.13.5. Future demand

Benchmarking standards from the Growth Centres Commission has been applied.

Indoor courts

For indoor recreation centres, a benchmark of 1 indoor court for every 20,000 people have been applied. This will result in a demand of 6 indoor courts by 2041.

Aquatic facilities

For aquatic facilities, several benchmarks have been applied for various catchments.

For aquatic facilities within the Precinct and 400 metre boundary, one 25m and leisure pool for 1 facility per 30,000 people is needed by 2041.

For aquatic facilities within the Five Dock and Canada Bay Catchment, one 5m or 50m pool for recreation, club, water polo, diving, competitive swimming is needed per 75,000 people by 2041.

For aquatic facility within the entire LGA, there is no need for an additional 50m pool within the LGA.

It is important to note, that notwithstanding the need for aquatic facilities within the Precinct and Catchment area, the Precinct is in close distance to foreshore access along the Parramatta River. Swimming in some locations along the River is now possible and the Rver is used to recreation including sailing, motor boats, rowing and dragon boating.

5.13.6. 2019 Strategy Actions

The Canada Bay Social Infrastructure (Open Space and Recreation) Strategy in 2019 includes the following actions regarding indoor recreation and aquatic facilities for the Five Dock-Canada Bay Catchment.

- To increase the provision of indoor recreation in specific precincts and across the LGA, deliver expanded indoor recreation provision at Five Dock Leisure Centre and new indoor courts at Concord Oval and Rhodes Recreation Centre
- Support increased access to swimming pools through public access to communal pools in private developments.

5.13.7. What's recently been completed?

Concord Oval Recreation Centre

As part of the Parramatta Road Urban Amenity Improvement Program, the Concord Oval Community and Sports Precinct was constructed and opened in January 2023.

The Concord Oval Recreation Centre, within the precinct, features an outdoor basketball court, four multi-purpose indoor courts, match-day facilities for local sports clubs, new venues for hire, a health and fitness centre, gymnasium and a cafe.

It has provided increased provision for indoor recreation activities within the Canada Bay LGA.

5.13.8. What's planned for the LGA?

Rhodes Indoor Leisure Centre

The Rhodes Indoor Leisure Centre is part of a Voluntary Planning Agreement in the development of the new station precinct at Rhodes.

This includes the construction and fit-out of a new Council-owned recreation centre spread over the lower three levels, including a gymnasium, fitness club and child care facility.

This development is anticipated to open in the middle of 2025. It is anticipated to include two extra indoor courts.

Table 15 - Indoor recreation centre benchmarking

Category	Benchmark Standard	Number of existing/ planned facilities	2021 benchmark demand	2021 benchmark gap	2041 benchmark demand	2041 benchmark gap
Indoor recreation centre	1 indoor court for every 20,000 people	2	4.5 courts	-2.5 courts	7.7	-6 courts
Aquatic facilities	25m and leisure pool - 1 facility per 30,000 people) (Five Dock and Canada Bay Catchment)	0	0.14 pool	- 0.14 pool	1 pool	-1 pool
	5m or 50m pool for recreation, club, water polo, diving, competitive swimming (1:75,000 people) (Entire LGA)	0	0.15 pool	- 0.15 pool	0.63 pool	-0.63 pool
	50m competition pool (1:150,000 people) (Entire LGA)	1	0.6 pool	+0.4 pool	1 pool	+0 pool

(+XX) means benchmark surplus (-xx) means benchmark deficit

5.13.9. Summary of needs

Notwithstanding all the planned developments which likely will cater to latent unmet demand, there is a need for an additional 6 indoor courts within the Five-Dock Canada Bay Catchment to meet future population needs. With a growing active population, with interests in a variety of recreational sports, including pickleball, swimming, basketball, tennis etc., it is important that Council can deliver a variety of indoor spaces to accommodate growing needs.

Due to the benchmarking totalliing to half an indoor court, the total number of indoor courts recommended has been rounded to the nearest whole number.

6. Summary of social infrastructure needs

An analysis of existing and planned infrastructure along with how they are used and their capacity to absorb future growth indicates that a significant amount of social infrastructure will be required to cater to the population growth proposed in the Five Dock Precinct.

This section summarises the key social infrastructure delivery needs for the Precinct.

narrm ngarrgu (Source: City of Melbourne)

Multipurpose community hub

There is a need for an approximately 6,500+ sq.m multipurpose community hub.

Location: Close to metro

Hierarchy: District

Functions: New demand for 3,502 sq.m community floorspace, 951 sq.m of arts and cultural spaces and 635 sq.m library. Relocation of existing Five Dock library to community hub will require an additional 1,531 sqm (total library floorspace 2,166sqm).

Comparison with 2019 strategy: Strategy notes that the community hub needs to be 1,200 sq.m, this is still valid but needs to be larger.

Considerations:

The need for an approx. 6,500+ sq.m multipurpose district community hub that combines the floorspace required to accommodate the future community, cultural and new library spaces, as well as replace the existing library floorspace, which is small and ageing.

The large community hub will also service neighbouring LGA's, which are also experiencing significant population increases, and often have unmet demand.

The multipurpose community hub can be delivered as either a single, integrated building or a co-located precinct. An integrated hub would house all functions under one roof, maximising convenience, efficiency, and shared use of spaces. Alternatively, if a single building is not feasible, the hub could be distributed across a co-located precinct, ensuring that community and cultural spaces (approximately 3,910 sq.m) remain together, while the library is delivered as a separate but nearby facility to enable shared use of public domain and amenities. Additionally, dedicated spaces for community service organisations should be included as part of the hub or within the precinct.

Cred Consulting's extensive research and collaboration with local councils highlight several key considerations for the design, operation, and delivery of community hubs. The overarching goal for any community hub should be to create spaces that are welcoming, functional, and sustainable, while addressing the diverse needs of the community. The future multipurpose community hub, should prioritise thoughtful design, seamless operations, and adaptability to ensure they remain valuable assets for the community over the long term.

Design and functionality

- Spaces should be warm, inviting, and designed with the community in mind, balancing contemporary aesthetics with authenticity and local character.
- Durable, sustainable materials should be used to minimise long-term operational costs and ensure ease of maintenance.
- Essential amenities, such as hireable community rooms equipped with sinks and hot water, should cater to the practical needs of community groups, students, and businesses.
- A dedicated concierge service can streamline access to Council services and serve as a central point of assistance for community members.
- Quiet study areas and collaborative co-working zones should also be integrated, catering to a growing demand for versatile working and learning environments.
- Additionally, storage spaces—both internal and external—are critical for supporting diverse uses, including libraries, cultural programs, and outdoor activations.

Operations and governance

A clear and effective operational model is essential to ensure the smooth functioning of community hubs.

- Aligning customer service, programming, and venue management teams can reduce conflicting priorities and enhance community activations while balancing revenue generation.
- For hubs integrated into mixed-use developments, operational considerations such as security, after-hours access, and shared facilities must be carefully managed.

Void Decks in Singapore (Source: MyNiceHome)

Inglis Park Playground (Source: Tensile Design)

Open spaces

There is a need for a minimum of 10 hectares of open space, proportional to population growth and 15% of the site. However, given that is challenging to deliver substantial open spaces in urban areas and open space already available near The Precinct (Five Dock Park and Halliday Park), at a minimum, to ensure The Precinct has access to a sizeable open space, consider delivering one local park of a minimum size of 0.5 hectare. Consider providing the pending open spaces through other innovative approaches.

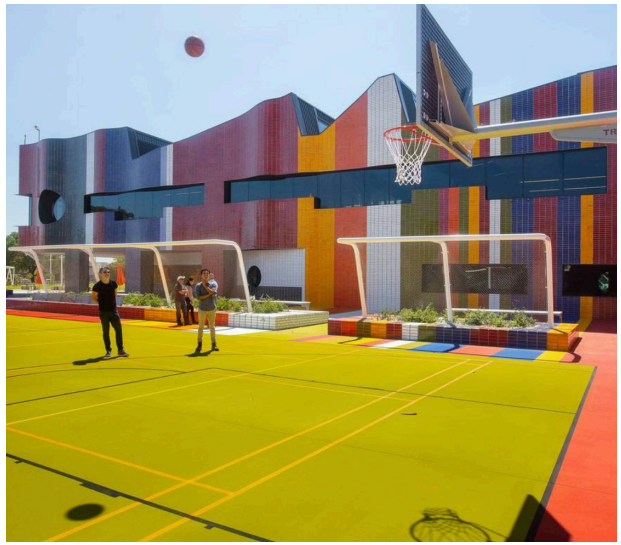
Comparison with 2019 strategy: Strategy also notes additional need of 20.3 m^2 per person in 2036 within Five Dock and Canada Bay. This equates to ~30 hectares.

Considerations:

If only one 0.5-hectare park is delivered, there would still be a shortfall of 9.5 hectares of open space to meet benchmarked needs. While a local park could help address accessibility gaps, not providing adequate open space would likely lead to overcrowding of existing spaces, higher maintenance costs, and diminished health and wellbeing outcomes. To address this, several opportunities should be explored:

- Include communal areas in new developments, such as rooftop gardens, podium-level spaces, or void decks, to supplement open space provision.
- Develop green, safe, legible, and comfortable recreational links with features for nighttime use and exercise. These links should be a minimum of 12m wide and could include themed connections such as garden trails, cultural links with art installations, or fitness loops.
- Investigate the potential to reimagine Barnwell Park Golf Course as a mixed-use open space. This could involve retaining a reduced number of golf holes (e.g., 9–12 holes) while transforming parts of the course into high-quality passive recreation areas e.g. sportsfields, as seen in similar projects across Sydney.

These approaches offer a pathway to meet open space needs while addressing challenges in land availability.



Springvale Community Hub (Source: Archdaily)

Sao Luis Sports and Arts Gymnasium (Source: Archdaily)

Play spaces

There is a need for 2 additional playspaces.

Location: Close to metro

Hierarchy: Local to district

Functions: 2 playspaces to accomodate the needs of 0-4 year olds and 5 - 11 year olds.

Comparison with 2019 strategy: Strategy also identified insufficient supply of play spaces to meet forecast population needs to 2036.

Considerations:

- Not all play spaces need to be large, however, at least one district-level playground should be provided and co-located with a future local park. District playgrounds typically range in size from 750 to 1,000 sq.m.
- Explore diverse playground archetypes, such as adventure playgrounds, water play areas, or other innovative designs.
- Ensure play spaces are inclusive and cater to people of all ages and abilities, creating spaces for families and multi-generational use.
- The other two play spaces could be incorporated into communal open spaces within new developments, but they must ensure 100% public access.
- All areas of the Precinct should have a play space accessible within 200m, ensuring equitable access for residents.

Multipurpose courts

There is a need for 4 additional multipurpose courts.

Location: Close to metro, on top of residential rooftops

Hierarchy: District

Functions: Basketball, netball, tennis, volleyballl, pickleball, soccer

Comparison with 2019 strategy: Strategy identified the need to investigate opportunities to include courts through new developments.

Considerations:

- High demand for outdoor courts
- Will have a high young population who will need access
- Culturally diverse populations use outdoor courts for informal recreation, and
- Can be used for local events and markets.
- Council staff have noted that the Five Dock Masterplan currently includes provisions for two outdoor courts; however, these are likely replacing existing courts rather than addressing additional demand. To meet the identified need, options include:
  - Expanding the number of courts planned for Five Dock Park.
  - Incorporating courts on the rooftop of the future community hub.
  - Adding courts within nearby parks.

Boldering Wall (Source: Victorian Premier Design Awards)

Seating areas for women (Source: Landzine)

Indoor recreation courts

There is a need for an additional 6 indoor courts.

Location: Close to metro, within residential developments

Hierarchy: District

Functions: Indoor courts, gym, flexible spaces

Comparison with 2019 strategy: Strategy identified the need to investigate opportunities to include indoor courts through new developments.

Considerations:

- There is high demand for indoor courts, driven by population growth and increasing community interest in indoor sports.
- While several indoor recreation centres are planned in the vicinity, future population growth will necessitate additional facilities. Potential Opportunities:
  - Expand the Five Dock Leisure Centre: Add indoor courts by extending into the adjacent car parks. Develop a multi-storey car park to accommodate vehicles displaced by the expansion.
- Incorporate indoor courts in mixed-use developments: Locate indoor courts on the upper storeys of mixed-use buildings. Ensure public access is maintained through features like external public lifts and clear wayfinding.

Youth recreation spaces

There is a need for 2 additional youth recreation spaces.

Location: Close to metro, Five Dock Park, residential areas

Hierarchy: Local

Functions: Diverse spaces for young people

Comparison with 2019 strategy: Strategy identified the need to transform Five Dock Skate Park into a youth recreation area.

Considerations:

- The Precinct has a high population of young people, creating significant demand for diverse recreation opportunities.
- While delivering two large skate parks may be challenging due to land constraints—especially with an existing skate park in Five Dock Park—this is an opportunity to provide innovative recreational spaces that address the needs of currently overlooked cohorts:
  - Climbing walls and dance mirror walls for active and creative engagement.
  - Study spaces for young people, encouraging a balance of recreation and productivity.
  - Social hubs for girls, inspired by feedback from safer cities workshops, which could include circular seating arrangements, swings facing each other, enhanced lighting, and vibrant colours.
  - Include essential amenities like seating areas, shade, Wi-Fi, and power points to ensure functionality and inclusivity.

7. Implementation plan

7.1 What's included in the table

Table 16 (on the following pages) outlines the implementation plan for community facilities, open space and recreation needs identified in this report.

The table includes the following details:

- **Size of the infrastructure** - either by square metre or number of facilities required.
- **The proposed location of the infrastructure**.
- **Hierarchy of infrastructur**e - either local or district size.
- **Timeframe** (refer to definition of time frames at Section 7.1)
- **Delivery responsibility** - who will deliver the infrastructure.
- **Management responsibility** - who will manage the infrastructure once under operation.
- **High-level costing**s - have been provided by QS Surveyor, Mitchell Brandtman. The QS report can be found attached (under separate cover).

7.1.1. Delivery responsibility

This refers to the agency responsible for delivering the infrastructure. Broadly, this has been categorised as either Council or private development.

- **Council** - While Council is listed as the delivery body, funding could come from various sources, including developer contributions or capital works funding.
- **Private development** - This refers to infrastructure being delivered directly by a developer, either as part of their own building or through a Voluntary Planning Agreement (VPA).

7.1.2. Timeframes

The timeframes outlined in the implementation plan reflect the planning of social infrastructure within the Five Dock Precinct, rather than actual construction. Given the long-term nature of masterplanning processes and urban development, these timeframes are intended to guide strategic planning and prioritisation rather than provide fixed delivery dates.

The following broad timeframes have been included:

- **Immediate** - Actions needed as soon as the metro precinct planning begins—addressing urgent community needs, either due to existing deficits or infrastructure already at or beyond capacity.
- **Short-term** - Infrastructure requiring structured planning in parallel with metro development but still considered a pressing need for the growing community.
- **Medium-term** - Infrastructure that will likely be required several years after metro planning begins, aligned with the early stages of development implementation.
- **Long-term** - Infrastructure that requires significant investment and collaboration between Council and stakeholders, with delivery dependent on future growth and development milestones.

Table 16 - Implementation schedule

Type of infrastructure	Number/size of facilities required	Proposed location	Hierarchy	Timeframe	Delivery responsibility	Management responsibility	High-level cost estimates*
Community facilities							
Multipurpose community hub	• One consolidated hub or co-located precinct • Approx. 6,500 sq.m • 3,503 sq.m community floorspace, 951 sq.m of arts and cultural spaces and 635 sq.m library (+ 1,531 of existing library floorspace)	Close to metro	District	Immediate	Council/ delivered through private development	Council	$52.4 million
Open space and recreation							
Open spaces	• Minimum size 0.5 hectares	Close to metro	Local	Short	Council	Council	N/A
Communal open spaces	Communal spaces could be publicly accessible plazas or open spaces in developments, or linear parks and laneways.	Consider incorporation throughout development e.g. publicly accessible rooftops and ground planes	Local	Medium/long	Delivered through private development	Strata of the private development	N/A

Type of infrastructure	Number/size of facilities required	Proposed location	Hierarchy	Timeframe	Delivery responsibility	Management responsibility	High-level cost estimates*
Local play spaces	• 1 playspaces	• Close to metro • Five Dock Park	Local	Short	Council	Council	$2.2 million
District play spaces	• 1 playspace	Close to metro	District	Short	Council	Council	$8 million
Multipurpose courts	• 4 multipurpose courts	Close to metro	District	Medium	Council	Council	$6.3 million ($1.575 million per court)
Indoor recreation courts	• 6 indoor courts	Close to metro	District	Medium	Council/ delivered through private development	Council/ non-for profit organisation such as PCYC	$55.8 million (indoor sports centre with six courts)
Youth recreation spaces	• 2 youth recreation spaces	Close to metro	Local	Short/medium	Council	Council	$2.2 million
Recreational links	N/A	• Loop in and around metro • Consider connection to existing active transport links and Five Dock Park	Local	Medium/long	Council/ delivered through private development	Council	N/A

Appendix A: Social infrastructure audit

Map reference	Name	Asset Category	Asset type	Suburb	Hierarchy	Ownership
1	Lucas Gardens School	Schools	Special School	CANADA BAY	District	Government
2	ToBeMe Early Learning - Five Dock	Early education and care	Long Day Care	FIVE DOCK	Local	Private
3	Raising Stars Five Dock Early Learning Centre	Early education and care	Long Day Care	FIVE DOCK	Local	Private
4	Learn and Laugh Children's Centre Five Dock	Early education and care	Long Day Care	FIVE DOCK	Local	Private
5	Rosebank College	Schools	High School	FIVE DOCK	Sub-regional	Private
6	Barnwell Park Golf Club Function Centre	Community Facilities	Venue For Hire	FIVE DOCK	District	Private
7	Canada Bay Club	Community Facilities	Venue For Hire	FIVE DOCK	District	Private

Map reference	Name	Asset Category	Asset type	Suburb	Hierarchy	Ownership
8	Happy Little Campers Early Childhood Learning & Development Centres	Early education and care	Long Day Care	FIVE DOCK	Local	Private
9	Five Dock Public School Preschool	Early education and care	Pre-school	FIVE DOCK	Local	Private
10	Five Dock Public School Parents and Citizens Association OOSH	Early education and care	OSHC	FIVE DOCK	Local	Private
11	Five Dock Public School	Schools	Primary School	FIVE DOCK	District	DET
12	Five Dock Scout Hall	Community Facilities	Scout Hall	FIVE DOCK	Local	Council
13	Garfield Street Children's Centre	Early education and care	Long Day Care	FIVE DOCK	Local	Private
14	Anna's Care for Kids Five Dock	Early education and care	Long Day Care	FIVE DOCK	Local	Private
15	St Albans Anglican Church	Community Facilities	Venue For Hire	FIVE DOCK	Local	Anglican Church
16	Five Dock Public Library	Community Facilities	Library	FIVE DOCK	District	Council

Map reference	Name	Asset Category	Asset type	Suburb	Hierarchy	Ownership
17	Club Five Dock RSL	Community Facilities	Venue For Hire	FIVE DOCK	District	Private
18	Kiddies On First Early Learning Childcare Centre	Early education and care	Long Day Care	FIVE DOCK	Local	Council
19	Kids @ Play Early Learning Centre	Early education and care	Long Day Care	FIVE DOCK	Local	DET
20	Domremy Catholic College	Schools	High School	FIVE DOCK	Sub-regional	Catholic Church
21	Kindikids Early Learning Centre	Early education and care	Long Day Care	FIVE DOCK	Local	Private
22	Drummoyne Senior Citizen's Centre	Community Facilities	Seniors Centre	FIVE DOCK	District	Council
23	All Hallows Catholic Primary School	Schools	Primary School	FIVE DOCK	District	Private
24	SCECS OSHC All Hallows	Early education and care	OSHC	FIVE DOCK	Local	Private

Appendix B: Open space audit

Map reference	Name	Asset Category	Asset type	Suburb	Hierarchy	Ownership
1	Barnwell Park Golf Course	Open space	Golf Course	Five Dock	District	Council/Crown
2	Barnwell Park Golf Course	Open space	Golf Course	Five Dock	District	Council/Crown
3	Charles Heath Reserve	Open space	Sports grounds	Five Dock	Local	Council/Crown
4	Five Dock Leisure Centre	Recreational Facilities	Leisure Centre	Five Dock	District	Council
5	Halliday Park	Open space	Park	Five Dock	District	Council/Crown
6	Storey Park	Open space	Park	Five Dock	Local	Council/Crown
7	Five Dock Park	Open Space	Park	Five Dock	Sub-regional	Council/Crown
8	Timbrell Park	Open space	Park	Five Dock	Sub-regional	Council/Crown

Cred
CONSULTING

02 9357 2476
info@credconsulting.com.au
www.credconsulting.com.au
ABN 57 620 957 815