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# **Review of proposed open space provision in relation to DA/598/2024**

**Concept Development and First Stage of Development  
65 Glendale Road, Glendale**

by  
Transport Asset Holding Entity of NSW (TAHE)

FOR DISCUSSION

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## 1. Overview

This document has been prepared to provide a review of the proposed open space provision in a Concept Development Application (Concept DA) to Lake Macquarie City Council (Council) for a mixed-use development at 65 Glendale Road, Glendale (the site). It encompasses the requirements of Lake Macquarie City Council's Parks and Play Strategy (2021) and Active Recreation Strategy (2024).

The review has been undertaken by Transport for NSW (TfNSW) on behalf of the Transport Asset Holding Entity of NSW (TAHE).

### 1.1 Proposed open space

The public domain and open space network play a key role in delivering social, environmental, and ecological infrastructure for the new urban precinct - providing parks and paths for outdoor recreation, habitat for native wildlife and reducing the urban heat island effect through tree canopy and vegetation cover.

The proposed public domain and open space network in the Concept DA comprises approximately 50% of the site area, including public open space, streets, and environmental conservation land. In particular, the proposed public open space provides an area for passive recreation while retaining existing native vegetation.

This document reviews the requirements set out within Council strategies against the open space provisions proposed within the Concept DA.

### 1.2 Strategy appreciation

Transport for NSW recognise and appreciate the objectives of Council's strategies in line with Council's framework and vision for Lake Macquarie, including:

- The Parks and Play Strategy objectives to provide the city with a long-term vision and framework for the provision, enhancement, and promotion of the use of parks and play spaces to promote a healthy and socially connected community. It guides Council decision-making on where, when, and how Council develops parks and play spaces in the future to ensure an improved park and play experience for Lake Macquarie residents and visitors.
- The Active Recreation Strategy provides a strategic framework and action plan that enables a collaborative approach aimed at supporting participation in active recreation for liveability, health, and wellbeing. The Lake Macquarie Active Recreation Strategy focuses on the informal physical recreational activities people undertake in open spaces, including parks, natural areas, sports grounds, and civic spaces.

## 2. Concept DA and post lodgement activities

### 2.1 Open Space provisions

The Concept DA, lodged in May 2024, included the following provisions relating to open space – refer to Figure 1 Concept plan as submitted demonstrating provided open space.

#### Local Park

- Located centrally within the proposed urban development providing good access to the residential and commercial building envelopes.
- Location selected to provide connectivity to residents both within the site and the adjoining existing residential properties to the north of Main Road. Also provides linkage to the regional cycle network and riparian corridor via the proposed primary access road.
- Positioned to be within 400m of all residences in proposed Lot 1.
- The combination of the Local Park and Civic Park establish a diversity of local open space within 800m walking distance of each other.
- Contributes to the establishment of place and provision of green space within the urban landscape.
- Proposed facilities designed to provide spaces that support the intergenerational needs of the community including young children and youth.

#### Civic Park

- Provides a good opportunity for nature, play and educational activities through existing connectivity and its relationship to the C2 area.
- Proposed facilities cater for older youth with the skate park and linkage to the sports field as well as young children and youth with appropriate play equipment selection.
- Positioned within 800m of all residences ensuring accessibility by older youth through a comfortable walk or ride to the park.

In addition to the above, the Concept DA establishes 12.6 hectares of ecological reserve, inclusive of the Winding Creek riparian corridor.

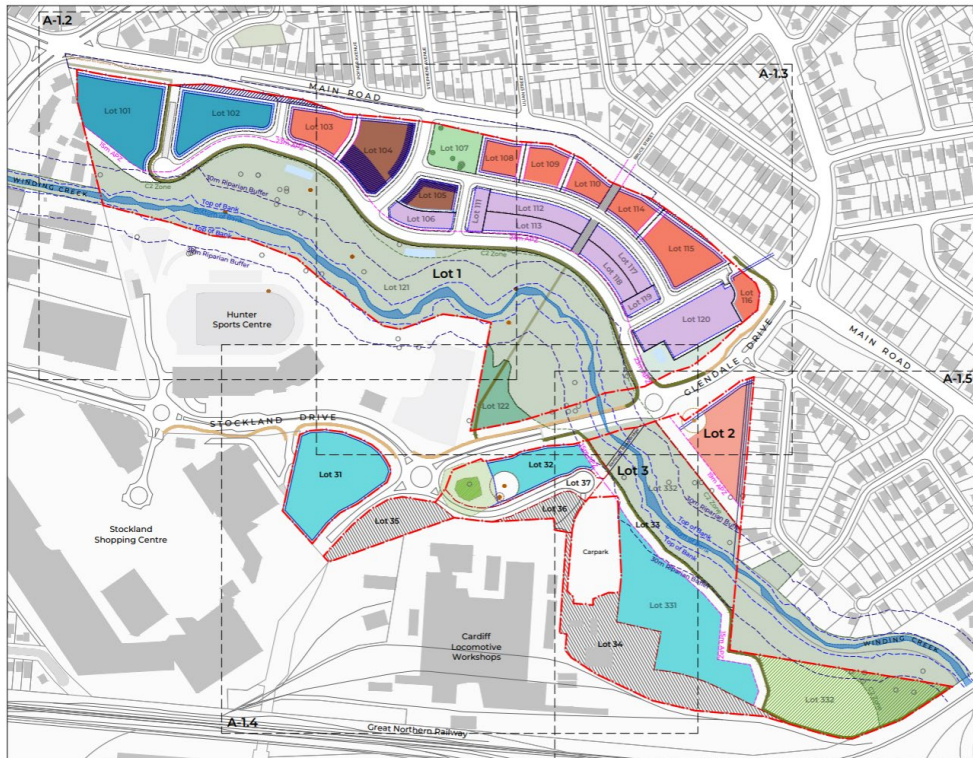


Figure 1: Concept Plan as submitted

## 2.2 Post lodgement activities

The development application comprises both a Concept DA and first stage of development under s4.22 of the EP&A Act. The submission referred to the Concept Plan shown in Figure 1, detailing the proposed land use arrangement across the site.

Following a preliminary assessment of the application, Lake Macquarie Council issued a request for information (RFI) to TAHE dated 22 August 2024. Through the RFI, Council requested further consideration into the location of the local park, size of open space provisions, noting two separate spaces are not Council's current preferred outcome and there is now a low Council desire for establishing a Civic Park of the form envisaged in the Council development contributions plan in its identified location.

In response to the RFI, TfNSW has prepared a Revised Concept Plan that respond to Council's feedback, refer Figure 2. The primary revisions arise from matters raised by Council relating to open space and ecological conservation. The revised concept plan proposes an alternate location for the proposed local park that retains its accessibility to residents while strengthening its connectivity to the c2 land and preserving its place making function within the local centre.

The Revised Concept Plan proposes the following revisions in response to Council's RFI:

- Lot 1 (north of Glendale Drive)
  - relocated public open space (away from Main Road), increasing size of proposed area and positioning it closer to the C2 zone
  - refocusing Council's former proposed Civic Park to strengthen the local open space offering
- Lot 2 (north of Winding Creek and east of Glendale Drive)
  - Reduce the proposed development envelop to enhance ecological impact avoidance outcomes and extend the ecological corridor to incorporate the suspected nesting tree within the ecological reserve

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Figure 2: Revised Concept Plan

### 3. Council Strategy Review

Section 3 demonstrates how the revised concept plan responds to Council's strategies and framework.

#### 3.1 Parks and Play Strategy (2021)

Lake Macquarie's framework for recreation parks is based on a combination of Qualitative Performance Criteria and Quantitative Guidance. Table 1 below summarises this framework against provisions made in the revised concept plan as amended to respond to the Council RFI.

The Concept DA is considered to meet all the relevant Qualitative Performance Criteria, while incorporating minor variances to the Quantitative Guidance.

*Table 1: Parks and Plays Strategy (2021) Review*

Element	Revised Concept Plan Provision	Comment
1 park for every 1,500 people	<p>The provision for a local park and additional open space (Lot 122) has been made, refer to the below for guidance:</p> <ul style="list-style-type: none"> <li>Revised Dwellings – 833 (including additional 6-8 storeys allowances)</li> <li>SIA occupancy – 2.5 (based on data in Social and Economic Impact Assessment)</li> <li>Occupancy for the revised concept plan – 2082 persons</li> </ul>	<p>The revised concept plan includes:</p> <ul style="list-style-type: none"> <li>One new park (4,075 sqm)</li> <li>One additional open space as per Council contributions plan (4,600 sqm)</li> </ul> <p>The revised concept plan meets Council's requirements for provision of local parks.</p>
Larger than 0.5Ha where possible	<ul style="list-style-type: none"> <li>Revised Local Park (Lot 107) – 4,075 sqm</li> <li>Additional Open Space (Lot 122) – 4,600 sqm</li> <li><b>Total proposed open space = 0.86Ha (approx.)</b></li> </ul>	<p>The Council contribution plan nominates provision of one park to service the Council LEP MU1 land and surrounds.</p> <p>The revised concept plan provides both Council's nominated park plus the provision of an additional open space.</p> <p>The proposal aims to deliver local park provisions in excess of the minimum requirements. The combined revised local park provisions provided satisfy Council requirements.</p>
80% of residents in urban areas have access within a 400m walk, 100% within 800m	The Revised Concept Plan (Figure 4) locates the local park centrally within the residential development (within 400m for 100% of residents within the Lot 1 development).	100% of residents are within 400m walk of a local park.

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Element	Revised Concept Plan Provision	Comment
70% of park area useable and free of hazards	<p>The Revised Concept Plan maintains a provision of two open spaces.</p> <ul style="list-style-type: none"> <li>One new park (4,075 sqm) – 100% useable and free of hazards</li> <li>One ‘civic’ park (4,600 sqm) – 100% useable and free of hazards</li> </ul>	The Concept DA, including the Revised Concept Plan, arrangement exceeds Council’s open space requirements for park area useable and free of hazards
Good road frontage and visibility	<p>The Revised Concept plan includes:</p> <ul style="list-style-type: none"> <li>One new park with three road frontages and is located within the local centre, providing good visibility and accessibility.</li> <li>The second local park (repurposed civic park) which has frontage to Glendale Drive and the Hunter Sports Centre car park, providing good visibility and accessibility.</li> </ul>	Proposed local open spaces meet Council’s open space requirements for good road frontage and visibility.
Kick about area for local recreation and play	Both the Local Park (Lot 107) and repurposed civic park (Lot 122) make provision for informal kick about and recreational play.	Increase site useable area confirms capacity for kick about area for local recreation and play without impact native vegetation.
When new residential areas (greenfield sites) are developed, these must provide 1 park for every 1,500 people, with a minimum area of 0.5Ha that is 100% useable and free of hazards	<p>The provision for a local park and repurposed civic park (Lot 122) provides a combined 0.86Ha of 100% useable and hazard free space:</p> <ul style="list-style-type: none"> <li>Revised Dwellings – 833</li> <li>SIA occupancy – 2.5 (based on data in Social and Economic Impact Assessment)</li> <li>Occupancy for this proposal – 2082 persons.</li> <li>Local Park (Lot 107) – 4,075 sqm, 100% useable and free of hazards</li> <li>Additional Open Space (Lot 122) – 4,600 sqm, 100% useable and free of hazards</li> </ul>	<p>The Concept DA, including the Revised Concept Plan, arrangement exceeds Council’s open space requirements for park area useable and free of hazards</p> <p>Proposed local open spaces meet Council’s open space requirements for good road frontage and visibility.</p>

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## 3.2 Active Recreation Strategy (2024)

The Active Recreation Strategy (2024) establishes Council's current approach to the provision of recreation facilities. Table 2 demonstrates how the revised concept plan responds to the key provisions of this framework.

Table 2: Active Recreation Strategy (2024) Review

Element	Provision	Comment
Major destination parks	Not applicable	
District parks	Not applicable	
Local parks	Local Park provisions made in both the Concept DA as lodged, and the Revised Concept Plan	Proposed Local Parks are located within walking distance from the local centre and homes, providing for local outdoor recreation play, socialising, and connectivity.
Sports facilities	Not applicable	Local sports facilities, Hunter Sports Centre, and Macquarie Hunter Athletics Club is located within 1km from proposed local centre. Provision has been made to link the proposal with these facilities for pedestrian and cycle access.
Swim centres	Not applicable	Speers Point Swim Centre is located 7km from proposed local centre, providing a range of active recreation participation opportunities including casual swimming, aquatic programs, and school holiday programs.
Foreshores and linear public open space	Concept DA and Revised Concept Plan, include extension of regional cycleway and walkway along the interface to the Winding Creek ecological reserve	This provision supports appeal for active recreation due to the connection to Winding Creek and surrounding natural vegetation.  Additionally, these provisions can also provide for popular active recreation activities such as walking, running, and cycling.
Beaches	Not applicable	
Urban and civic spaces	Local Park included in Concept DA as lodged.  The 'Civic Park' has been repurposed to form an 'Additional Local Park' in the Revised Concept Plan.  Based on Council's Active Recreation Strategy, this area is no longer required to perform the function of a Civic Park.	Concept DA provision of local park forms part of the local centre and creates opportunities for pop-up activation.  Repurposing of the Council's former proposed civic park to perform a more local park focussed function responds to Council's updated strategy

## 4. Conclusion

In summary, the assessment identifies that the Revised Concept Plan generally meets Council requirements and where departures have been identified, additional capability has been delivered to mitigate the variance.

The Concept DA has assessed the Parks and Play Strategy (2021) in preparation of the required technical studies and reports to support the Concept DA and maintain alignment with Council views and policies of open space in the Glendale region. In addition, TfNSW have responded to Council's post lodgement RFI by:

- (a) Amending the Concept DA Plan to address Council's queries, establishing a Revised Concept Plan
- (b) reviewing the Active Recreation Strategy (2024) to confirm, as detailed through this review document, that the proposal delivers on Council objectives and strategies while responding to the space and achieving a balance between provision of both more formalised open space areas for passive recreation use and informal open space areas comprising retained native vegetation in an ecological reserve.

**draft sketch concept**

TFNSW  
TFNSW GLENDALE  
Glendale, NSW



# concept



## KEY PRINCIPLES

Diverse play areas

Accessibility

Sustainable planting

Combination of active play + community areas

Art in landscape to create sense of place and identity.

Connected through cycleways and pedestrian trails

Potential bridge connection



## KEY PRINCIPLES

Local Park- catering mainly for infants & toddlers

Informal play areas

Within walking distance of residential lots

Good connection to cycle network

Inclusive, accessible, all abilities play space.

Play space Development with seating, shade & water

High quality nature based play equipment

Space for families with shade, bbq, pathway.

Active and Passive areas

- 1 Inclusive - shaded play area
- 2 Shade structure with bbq, seating , drinking water
- 3 Seating areas for families
- 4 Informal active play space for various age group
- 5 Informal passive rest area
- 6 Sustainable landscape area with trees & mass planting
- 7 Connection to the walking and cycle network



## KEY PRINCIPLES

- Local Park- catering mainly
- Close proximity to hunter sports centre
- Connected to cycling path
- Inclusive, accessible shaded, all abilities play space.
- Play space Development with seating, shade & water
- High quality nature based play equipment
- Space for families with shade, bbq, pathway.

- 1 Inclusive - shaded central play area
- 2 Nature play within existing trees
- 3 Shade structure with bbq, seating, drinking water
- 4 Seating areas for families- overlooking play field
- 5 Informal play space + exercise area
- 6 Potential pump track
- 7 Connection to the walking and cycle network
- 8 Potential trail connection
- 9 Connection through to new car parking area