

# Social and Community Needs Assessment

171-179 Great North Road & 1A-1B Henry  
Street, Five Dock

PREPARED FOR

**sydney  
anglicans<sup>+</sup>**

ANGLICAN CHURCH  
GROWTH CORPORATION

Traders  
In  
Purple



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MECONE.COM.AU

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## Executive summary

This Social and Community Infrastructure Needs Assessment has been prepared for Traders in Purple (the proponent) in partnership with Sydney Anglicans to inform a planning proposal for 4,076.7m<sup>2</sup> of land at 171-179 Great North Road and 1A-1B Henry Street, Five Dock (the site). The planning proposal seeks to deliver increased housing, commercial and retail land uses, including generating 162 dwellings for an estimated population of approximately 371 people.

The report undertakes a theoretical benchmarking assessment of projected demand for social and community infrastructure generated by the proposed increase in population. This is compared against an assessment of existing facility provisions within the Canada Bay LGA, and Five Dock – Abbotsford SA2 to determine existing capacity and any shortfalls in provision levels.

**Strategic Recommendations:** The assessment concludes with strategic recommendations aimed at addressing current infrastructure gaps and preparing for future demands. These recommendations focus on developing diverse, accessible, and inclusive facilities and services.

The report finds that the Canada Bay LGA is currently well served by local social and community infrastructure and services. The location of the site, adjacent to the future Five Dock Metro Station, provides high levels of access to amenity and facilities outside of the Canada Bay LGA.

The proposal, through the addition of 371 people, would add marginally to the demand for these existing services, including community and cultural facilities, and active and passive open space. However, the proposed additional population is not significant enough to reach a threshold that would warrant new infrastructure facilities.

The demand for additional open space will be absorbed by the existing active open space within the LGA and Five Dock – Abbotsford SA2, however the provision of an additional 0.12 ha on the Site will supplement this, and planned additional open space identified in the Canada Bay Contributions Plan will provide additional passive open space within walking distance from new residences.

Overall, this proposal supports the sustainability of existing social and community infrastructure and is aligned with the policy and planning context for Canada Bay.



# 1 Introduction

This Social and Community Infrastructure Needs Assessment has been prepared for Traders in Purple (the proponent) in partnership with Sydney Anglicans to inform a planning proposal for 4,076.7m<sup>2</sup> of land at 171-179 Great North Road and 1A-1B Henry Street, Five Dock (the site). The planning proposal seeks to deliver increased housing, commercial and retail land uses, including generating 162 dwellings for an estimated population of approximately 371 people.<sup>1</sup>

The intent of this study is to determine the social and community infrastructure demand generated by development on the site and whether this demand can be accommodated within existing social and community infrastructure in Five Dock and the wider Canada Bay area.

## 1.1 Site details

The site is located at 171-179 Great North Road & 1A – 1B Henry Street, Five Dock and is within the City of Canada Bay Local Government Area (LGA). It consists of seven lots and is legally known as Lots 4, 5, 6, 7, 8 and 9 of DP17324 and Lot 1 of DP1258912. It has an approximate total land area of 4,076m<sup>2</sup>.

The site is bounded by Great North Road to the east, Henry Street to the north, East Street to the west and 169 Great North Road to the south, which forms part of the future Five Dock Metro station site.

Existing development on the site consists of St Alban's Anglican Church, Rectory and Hall/Shops, two red brick detached dwellings and associated parking and landscaping.

The Anglican Church has occupied the site since 1859 and continues to be an active parish with services and events occurring on the site. The hall is also leased for a variety of uses including dance classes, church functions and general community events.

The site is located directly north of Five Dock Metro station (under construction), which is planned to be operational by 2030. The site's location and context are shown in the figures below.

**TABLE 1 - SITE DETAILS**

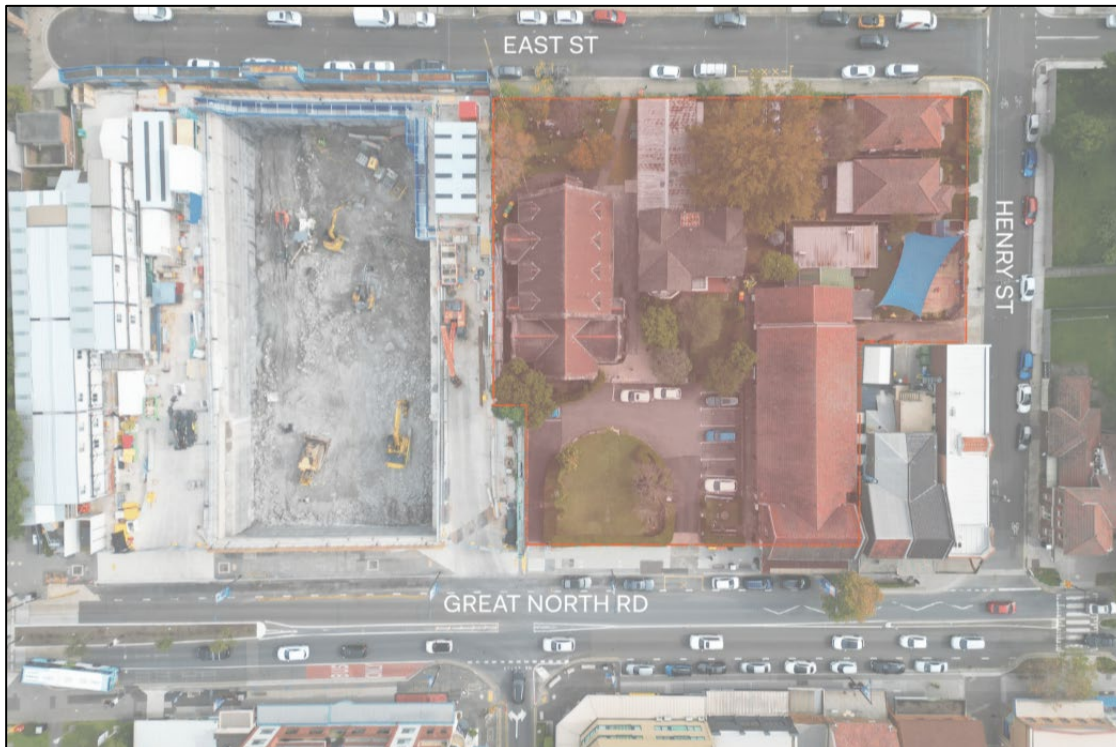
Legal description	Address	Area
Lot 1 DP1258912	171 Great North Road, Five Dock	726.1m <sup>2</sup>
Lot 8 DP17324	171 Great North Road, Five Dock	586.7m <sup>2</sup>
Lot 7 DP17324	175 Great North Road, Five Dock	1481.0m <sup>2</sup>
Lot 6 DP17324	177-179 Great North Road, Five Dock	662.2m <sup>2</sup>
Lot 9 DP17324	177-179 Great North Road, Five Dock	62.5m <sup>2</sup>
Lot 4 DP17324	1A Henry Street, Five Dock	279.1m <sup>2</sup>
Lot 5 DP17324	1B Henry Street, Five Dock	279.1m <sup>2</sup>
<b>Total</b>		<b>4,076.7m<sup>2</sup></b>

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<sup>1</sup> Estimated additional population based on assumed occupancy rates used in Canada Bay Local Infrastructure Contributions Plan, Table 6 (p8).







**FIGURE 1 – SITE AERIAL PHOTO**

Source: Carter Williamson

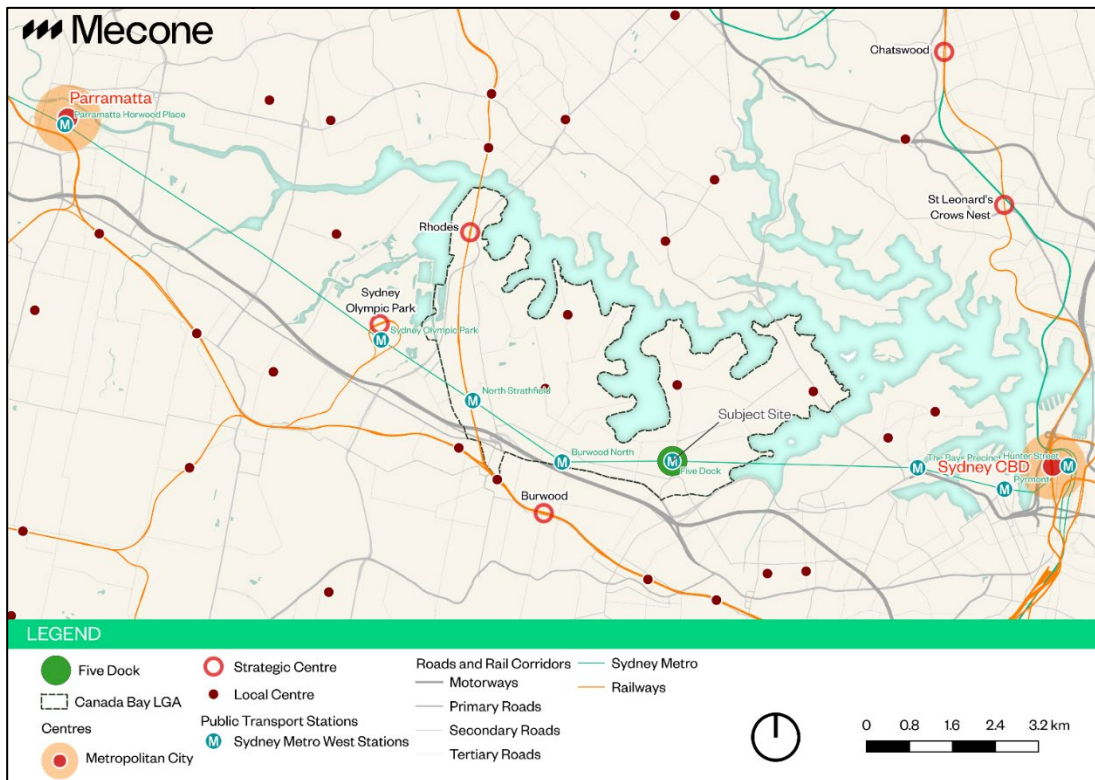


**FIGURE 2 – SITE LOCATION MAP**

Source: Carter Williamson







**FIGURE 3 – WIDER CONTEXT MAP**

Source: Mecone

## 1.2 The Proposal

The Planning Proposal seeks to deliver increased housing, commercial and retail land uses within a highly accessible location which will optimise the infrastructure investment of Sydney Metro West.

Specifically, the Planning Proposal seeks to amend the *Canada Bay Local Environmental Plan 2013* as follows:

- Amend the height of buildings control from 15m to 75m, and
- Amend the floor space ratio control from 2.5:1 to 4.5:1.

A reference design scheme has been prepared by Carter Williamson which demonstrates how the site is intended to be developed under the proposed amendments.

The reference design scheme supports a mixed-use development at the site that responds to the significant infrastructure investment that is Sydney Metro West, whilst considerate to the existing local character and heritage buildings. Key elements of the reference design are:

- Demolish existing buildings and structures with the exception of St Alban's Anglican Church, St Alban's Anglican Church Rectory and St Alban's Church Shops,
- Two x 20 storey mixed use buildings with four storey podium levels to accommodate:
  - Ground floor Retail, Community/ Church facilities
  - Commercial and Community/ Church facilities – level 1
  - Residential and Church facilities – level 2-3



- Residential – levels 4-19
- Podium level common enclosed and outdoor spaces (NW tower only)
- Rooftop common enclosed and outdoor spaces (SE tower only)
- Rooftop plant and lift overruns (both towers)
- Basement level car parking for Church, residents, commercial, Childcare and retail use and associated services, plant, storage, etc.
- A 4 storey building and rooftop open space area to the rear of St Alban's Church Shops to accommodate a future childcare centre that includes the former shop building on 2 levels to the street.
- A new Hall behind St Alban's Church Rectory on East Street, with two levels of church facilities over and rooftop open space.
- A new publicly accessible open space and through site link within the site linking Henry Street with the new Metro Station,
- A new covered forecourt area (not fully enclosed) in front of St Alban's Church along East Street, and
- Restoration, maintenance and renovation works of existing St Alban's Church, Rectory and Shops.

The proposal includes the development of 162 residential apartments across a mix of 1-, 2-, and 3-bedroom units to support a diversity of housing to suit a range of household types, including:

- 137 standard apartments,
- 25 affordable rental housing (ARH) apartments (15% of the total residential development).

Based on the assumed occupancy rates for calculation of contributions and demand credits in the Canada Bay Local Infrastructure Contributions Plan, the assumed additional population from this development is 371 people.



## 1.3 Proposed services and infrastructure

There are several existing community infrastructure facilities provided on the site, including St Alban's Anglican Church, Rectory, and Community Hall. The proposal includes the demolition of the existing Community Hall, with a new Community Hall built as part of the site development.

The proposed additional infrastructure to support development on the site includes:

- 287 car parks provided in basement car parking spaces.
- 11 motorcycle parking spaces.
- Construction of a new 4 storey building to the rear of St Alban's Church shops to accommodate a future childcare centre providing for approximately 80 childcare places, with a GFA of approximately 800m<sup>2</sup> plus an additional 100m<sup>2</sup> terrace.
- Construction of a new Community Hall behind St Alban's Church Rectory on East Street, with two levels of church facilities over. This will replace the existing Community Hall.
- Approximately 1,200m<sup>2</sup> new publicly accessible open space, which includes a site link connecting Henry Street with the future Metro station.

This social and community infrastructure needs assessment has been prepared to identify the existing and future community needs generated by this proposal and the opportunities that exist to provide for these needs as part of the development.

## 1.4 Approach

The report undertakes a theoretical benchmarking assessment of projected demand for social and community infrastructure generated by the proposed increase in population resulting from this proposal. This is compared against an assessment of existing facility provisions within the local site catchment of 2km to determine both existing capacity and any shortfalls in provision levels.

The social and community infrastructure needs are informed by the local policy and planning context, as well as the broader social context including population projections, sociodemographic and housing profiles. These inform and contextualise the needs assessment, ensuring the provision of social and community infrastructure is relevant to the local area.

Benchmarks are used for specific facility types and provide a nominal theoretical provision rate to approximate likely demand for a particular facility on the site.

### 1.4.1 Infrastructure hierarchy

Social and community infrastructure is generally provided according to a hierarchy that relates to its size and complexity, how many people it serves and the distance people are willing to travel to use it. A desirable network of infrastructure includes facilities of different scales and complexity that serves different population sizes, cohorts and geographies.

The hierarchy defines the physical, per capita and travel time catchments of facilities at the neighbourhood, local, LGA or sub-district and regional scale. However, facilities organised simply according to a top-down hierarchy tend to avoid new and innovative opportunities for delivery and use of infrastructure because these don't align with core standardised processes. The table below outline the hierarchy used for community and cultural facilities, and open space and recreation.



**TABLE 2 - FACILITIES HIERARCHY**

Hierarchy	Population	Catchment	Travel time
Neighbourhood	<5,000	800 m	10 minutes walk
Local	5,000-20,000	1 km-5 km	15 minutes walk, cycle or drive
LGA or Sub District	20,000-100,000	5 km-15 km	15-30 minutes walk, cycle or drive
Regional and District	District: 100,000-150,000  Regional: 150,000 - 250,000+	15 km+	30+ minutes cycle or drive

It is noted that the administrative boundaries do not necessarily align with how people actually use public community facilities with many facilities used by people both within and across local government boundaries. This is particularly salient in Canada Bay, with the compact boundaries of the LGA and easy access by residents to facilities within nearby LGAs.

Given the yield resulting from the proposal for this site is relatively small, with an estimated additional population of 371 people, the marginal impact of the additional demand resulting from this proposal for facilities at a hierarchy above a neighbourhood or local level will be negligible.

Therefore, the focus of this assessment is on the additional need and demand for neighbourhood and local facilities, and the capacity of facilities at higher levels to accommodate additional demand is taken as given.



## 2 Policy and planning context

The key policies and plans shaping planning for social and community infrastructure in Canada Bay are identified below. Additional supplementary policies and plans are briefly identified, and key themes highlighted, in the subsequent section.

### 2.1 Our Future 2036: A Community Strategic Plan for the City of Canada Bay

The Community Strategic Plan describes the outcomes for Canada Bay LGA until 2036 and the strategies to achieve them. The Plan is based around five strategic directions that reflect the values and aspirations of the Canada Bay community. Events, activities and facilities work to create community cohesion and shared opportunities to participate in the society.

The Plan recognises that the LGA needs to account for federal, state and regional priorities that will significantly impact the area, including the construction of Sydney Metro West.

The relevant outcomes and strategies relating to social and community infrastructure are outlined below.

**TABLE 3 - COMMUNITY STRATEGIC PLAN OUTCOMES AND STRATEGIES**

Direction 1: Connected Community	
Outcome	Strategy
Our local communities are diverse, inclusive, and safe places where we honour all cultures. Everyone has equitable access to services and facilities, and there are plenty of opportunities for all people to enjoy active lifestyles both outdoors and indoors.	Provide the community with equitable access to a range of programs, services, and facilities
	Provide open space, facilities, and programs that promote active lifestyles
Direction 3: Vibrant Urban Living	
Outcome	Strategy
Our local villages and town centres are welcoming and active community hubs with opportunities to participate in varied arts, cultural and creative activities. Our City is welcoming and supportive of business and the local economy is strong. The built environment respects the unique character of our neighbourhoods and supports the needs of our growing community.	Create vibrant local village centres and community hubs
	Ensure the built environment respects neighbourhood character and responds deftly to evolving community needs
Direction 4: Infrastructure and Transport	
Outcome	Strategy
Traffic and parking are managed well to improve road and pedestrian safety and minimise congestion. There are more opportunities to walk, cycle and use public transport. Our public assets — including parks, seawalls, roads and cycleways — are in great condition and able to meet growing local and visitor population demands.	Encourage active and accessible transport opportunities



## 2.2 Canada Bay Social Infrastructure (Community) Strategy and Action Plan

The Canada Bay Social Infrastructure (Community) Strategy and Action Plan provides recommendations to inform priorities for social infrastructure, as well as the delivery of facilities, space, programs, and services that reflect community needs.

The plan identifies five social infrastructure principles that should inform the design and delivery of future community facilities to 2036:

- **Diverse and activated** – We will have a diverse range of community facilities that are activated with services and programs that respond to the interests and needs of our culturally, socially, age, and gender diverse community.
- **Inclusive and equitable** – Our social infrastructure will be financially and physically accessible. Its delivery will be prioritised for communities in need, including those who are disadvantaged, and for emerging communities who don't yet have support networks.
- **Connected and co-located** – Community facilities and services will be connected within a network, located near public transport, visible and easy to find, and co-located with other services and shops.
- **Collaborative and shared** – We will work in partnership with the private sector, government agencies, and community groups, to share what we have and deliver new social infrastructure.
- **Multipurpose and future-proofed** – Our future community facilities will be well-designed and managed to be multipurpose, flexible and future-proofed to adapt to population growth, changing interests, and environmental impacts.

The associated Strategy and Action Plan includes three strategies:

- **Strategy 1** – Enhance and share our existing community facilities to improve their capacity to host community and cultural activities for all in our community.
- **Strategy 2** – Facilitate delivery of new community facilities that are inclusive and adaptable for our current and future community's diverse needs.
- **Strategy 3** – Support the delivery of programs and services that are responsive to a range of local interests and create more cohesive and resilient communities.

The plan also identifies a series of priority needs. Of these, the most relevant priority needs for this proposal are:

- To deliver new multipurpose community centre space to address population growth.
- Provide larger multipurpose community centres in the future as opposed to smaller (under 200m<sup>2</sup>) venues.
- Address the forecast undersupply of library space for delivery of quality best practice library services.
- Work with developers in the delivery of new public and communal community facilities through VPAs, developer contributions and provision of communal rooms within residential development (located on rooftops and/or at podium level) to take pressure off Council owned community facilities.
- Address demand for larger spaces for hire to respond to the under supply of large halls/event space for groups of 200+ and for large cultural events, as identified through stakeholder engagement and the high utilisation of Council's large venues for hire.
- Ensure that there are sufficient out of school hours care (OHSC) services (for children aged 5 to 11 years) to support the growing Five Dock area.

The alignment of the social infrastructure (community) strategy against the proposal and site is examined in more detail in section 4.



## 2.3 Canada Bay Social Infrastructure (Open Space and Recreation) Strategy and Action Plan

The Canada Bay Social Infrastructure (Open Space and Recreation) Strategy and Action Plan provides recommendations that inform future priorities for social infrastructure, as well as the delivery of facilities, space, programs and services that reflect community needs.

The plan identifies six open space and recreation principles that should inform the design, delivery, and management of open space and recreation facilities to 2036:

- **Optimise capacity** – Address current and future gaps by realising the capacity of existing open space and recreation facilities.
- **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 open space and recreation facilities, services and programs through green streets, active transport links, affordable access, universal design, and equitable distribution.
- **Partnerships and collaboration** – Work in partnership and plan collaboratively with the private sector, government agencies, peak bodies and local sporting clubs to share space and deliver new open space and recreation facilities.
- **Well-designed** – Be adaptable and future-proof open space for growth through co-located, multipurpose, shared use, diverse and flexible spaces. Optimise recurrent asset management and maintenance costs.
- **Sustainability** – Be environmentally and financially sustainable through the provision of recreation facilities and programs that enhance connections to nature, biodiversity, ecology and mitigate the impacts of climate change; and that remain fit for purpose through quality maintenance and asset management.

The associated Strategy and Action Plan includes three strategies:

- **Existing** – Improve existing open space quality and capacity to support a diversity of recreational opportunities.
- **New** – New and connected open spaces, recreation facilities and programs to meet the needs of a growing and changing population.
- **Activate** – Activate open space and recreation facilities and programs to help connect and build an inclusive community.

The plan also identifies a series of priority needs. Of these, the most relevant priority needs for this proposal are:

- The development of new and embellished open space close to future Metro stations (minimum 0.3ha) to support increased population.
- New open space and improved connections to open space in areas with no open space in proximity, particularly in high density areas and areas with a current undersupply such as North Strathfield and growth areas of Five Dock, is a high priority are for a new open space of at least 0.3ha within 200m of high density.
- Increased diversity of recreation opportunities across the LGA, including walking/cycling, outdoor fitness stations, youth spaces, and other informal recreation opportunities
- Open space and recreation facilities to support an increased population resulting from possible Metro Stations





- Open space and recreation facilities to support civic and community uses close to Concord Town Centre and Five Dock Town Centre

The alignment of the open space and recreation strategy against the proposal and site is examined in more detail in section 4.

## 2.4 Canada Bay Contributions Plan

Development contributions are contributions levied on development under the *Environmental Planning and Assessment Act 1979*. There are limitations on the types of infrastructure Council can fund through development contributions. Contributions are in the form of money, dedication of land or some other material benefit (or a combination of these). These contributions are for the provision, extension or augmentation of local facilities and infrastructure necessitated by development, encompassing the following:

- Recreation works including playing fields, amenities buildings, playgrounds, landscaping, seating, lighting and equipment, walking trails and indoor sports recreation centres.
- Community facilities including library and community spaces.
- Public domain facilities including land, footpath paving, street tree planting and street lighting.
- Active transport including traffic facilities, cycleways and shared paths.

### City of Canada Bay Local Infrastructure Contributions Plan

The City of Canada Bay has identified local infrastructure and amenities in Sections 7.11 and 7.12 of the City of Canada Bay Local Infrastructure Contributions Plan. These are listed in full in Appendix 1 of this report.

The Local Infrastructure Contributions Plan excludes affordable dwellings covered by the City of Canada Bay Affordable Housing Contribution Scheme (AHCS). However, this exemption solely applies to the affordable dwelling component of the Planning Proposal.

### City of Canada Bay Affordable Housing Contribution Scheme (AHCS)

In addition to local infrastructure contributions, the AHCS may apply where a Planning Proposal is approved for residential or mixed-use development and land value uplift is generated, and Council resolves to include the area in the AHCS and Canada Bay LEP. The AHCS was last reviewed on 28 March 2023.

## 2.5 Supporting policies and plans

Several additional policies and plans have been identified that shape the strategic context and provide objectives, recommendations, and priorities for social and community infrastructure in Canada Bay.

Relevant themes for consideration have been identified.

**TABLE 4 - SUPPORTING POLICIES AND PLANS**

Policy / plan	Description	Key themes
<b>Future Transport Strategy (Transport for NSW, 2022)</b>	<p>Outlines TfNSW's vision and sets direction for the future mobility in NSW.</p> <p>It identifies 14 strategic directions that centres around the following key themes: fostering connectivity throughout our customers' entire lives, creating thriving community</p>	<p><b>C1 Connectivity is improved across NSW</b> – the importance of an integrated transport system to create equitable access for all customers and support the Greater Cities Commission's goal of a 30-minute city.</p> <p><b>P2 Transport Infrastructure makes a tangible improvement to places</b> – New</p>



	spaces, and facilitating economic growth.	neighbourhoods should be designed to support the 15-minute neighbourhood concept.
<b>Greater Sydney Region Plan: A Metropolis of Three Cities (Greater Cities Commission, 2018)</b>	The Greater Sydney Region Plan provides strategic spatial and land use policy direction for planning for future growth across the Greater Sydney Metropolitan until 2056.	<p>The primary objectives aligned with the proposal are:</p> <p><b>Objective 7</b> – Communities are healthy, resilient and socially connected.</p> <p><b>Objective 10</b> – Greater Housing Supply</p> <p><b>Objective 11</b> – Housing is more diverse and affordable.</p> <p><b>Objective 12</b> – Great Places that bring people together.</p> <p><b>Objective 14</b> – A Metropolis of Three Cities – Integrated land use and transport creates walkable and 30-minute cities.</p> <p><b>Objective 31</b> – Public open space is accessible, protected and enhanced.</p> <p><b>Objective 33</b> – A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change.</p>
<b>Eastern City District Plan (Greater Cities Commission, 2018)</b>	The Eastern City District Plan (District Plan) sets the strategic direction for the Eastern Harbour City to achieve the vision and objectives of the Greater Sydney Region Plan. The planning priorities have been focused on achieving a liveable, productive and sustainable future for the District.	<p>Sydney Metro West is identified in the District Plan as providing fast and frequent connection between Greater Parramatta and the Harbour CBD. The new Metro station will improve access to strategic centres as well as jobs, schools, health facilities and social and community infrastructure. The District Plan notes that further urban renewal opportunities exist to align growth with infrastructure investment in Sydney Metro stations.</p> <p>The primary planning priorities aligned with the proposal are:</p> <p><b>Planning Priority E5</b> – Providing housing supply, choice and affordability with access to jobs, services and public transport.</p> <p><b>Planning Priority E6</b> – Creating and renewing great places and local centres and respecting the District's heritage.</p> <p><b>Planning Priority E10</b> – Delivering integrated land use and transport planning and a 30-minute city.</p>



		<b>Planning Priority E18</b> – Delivering high quality open space.
<b>Sydney Metro West – Concept and Stage 1 (SSI-10038, 2021)</b>	The SSI outlines the network and corridor objectives for Sydney Metro West. The network objectives represent the outcomes to be achieved through the operation of Sydney Metro West, whilst the corridor objectives include specific plans and needs of the geographical area between Greater Parramatta and Sydney CBD.	The improvements in transport accessibility and amenity through this project, with connections into the wider public transport network and faster travel times, will support greater access to a wider range of social and community infrastructure facilities for the residents of Five Dock.
<b>NSW Cultural Infrastructure Plan 2025+ (Create NSW, 2019)</b>	The NSW Cultural Infrastructure Plan 2025+ serves as the overarching strategic framework for how the NSW Government will invest in and support cultural infrastructure across the State to 2025 and beyond.	The plan provides a series of priorities that inform future investment and business case development for cultural infrastructure projects and programs. It also provides a definition of cultural infrastructure as:  <i>“buildings and spaces that accommodate or support culture ... places where the cultural sector and broader community come together to create, share, learn and store products or experiences”</i>
<b>Canada Bay Local Strategic Planning Statement (Canada Bay Council, 2020)</b>	The Canada Bay Local Strategic Planning Statement (LSPS) describes the economic, social and environmental vision and goals for Canada Bay to 2036.  It implements priorities and actions of the Eastern City District Plan at a local level and informs Canada Bay’s land use plans, studies and strategies.	The key planning priorities in the LSPS relating to social and community infrastructure and aligned with the proposal include:  <b>Planning Priority 1</b> – Planning for a City that is supported by infrastructure.  <b>Planning Priority 4</b> – Foster safe, healthy, creative, culturally rich and socially connected communities  <b>Planning Priority 5</b> – Provide housing supply, choice and affordability  <b>Planning Priority 6</b> – Provide high quality planning and urban design outcomes for key sites and precincts  <b>Planning Priority 7</b> – Create vibrant places that respect local heritage and character  <b>Planning Priority 11</b> – Identify land use opportunities and implications arising from Sydney Metro West



<b>Canada Bay Local Housing Strategy (Canada Bay Council, 2019)</b>	The Canada Bay Local Housing Strategy (LHS) analyses the population, demographic and supply issues associated with the delivery and take up of housing within the LGA.	<p>The LHS found that there is broad, but conditional, support within the community for the LGA to continue accommodating dwelling growth while ensuring that there is an adequate provision and distribution of open space and social infrastructure to support future growth, and that the LGA's local character areas are protected and future character is respected.</p> <p>The LHS advocates for large-scale urban renewal to deliver high density housing in the form of apartments. It recommends that social infrastructure plans within these major development zones comprehensively meet the needs of burgeoning communities, with a particular emphasis on open spaces, and that this matter is addressed in development contribution plans.</p>
<b>Canada Bay Positive Ageing Strategy (Canada Bay Council, 2010)</b>	The Canada Bay Positive Ageing Strategy provides the strategic direction for how Council can best deliver services and infrastructure to assist older residents in ageing healthily within their communities.	<p>The strategy acknowledges that opportunities for ageing well are closely connected to the social and built environment in which one lives.</p> <p>The strategy discusses the various roles and initiatives of Council in promoting ageing in place and supporting seniors, such as through the provision and maintenance of transport infrastructure. It also highlights the importance of programs specifically aimed at seniors to support them to be physically and mentally active, and to remain socially connected.</p>
<b>Canada Bay Cultural Plan (Canada Bay Council, 2014)</b>	The Canada Bay Cultural Plan aims to provide an analysis of social and cultural activities in Canada Bay, including issues and opportunities that can link to economic and employment activity for implementation.	In relation to Five Dock, the plan seeks to develop community activity hubs to centralise cultural interaction, enact strategic partnerships with Club Five Dock, develop outdoor space surrounding Five Dock library for literary events and readings and improve local placemaking in Five Dock town centre.
<b>Five Dock Local Character Statement and Urban Design Framework (Canada Bay Council, 2021)</b>	Local Character Statements (LCS) have been developed for the three Metro Station precincts within Canada Bay LGA. These statements, once adopted, will guide future design to shape a detailed Masterplan and Planning	<p>The relevant actions under these principles relating to the site includes:</p> <p>Empower the social life of the neighbourhood with high quality public spaces (streets, parks, plazas and community facilities).</p>



	<p>Proposal for the identified precincts.</p>	<p>Maintain and enhance safety, amenity and comfort in the public realm where the community comes together.</p> <p>Create 'places for people' in the street network with wide footpaths and pedestrian zones within the town centre and other key locations, such as the identified green links.</p>
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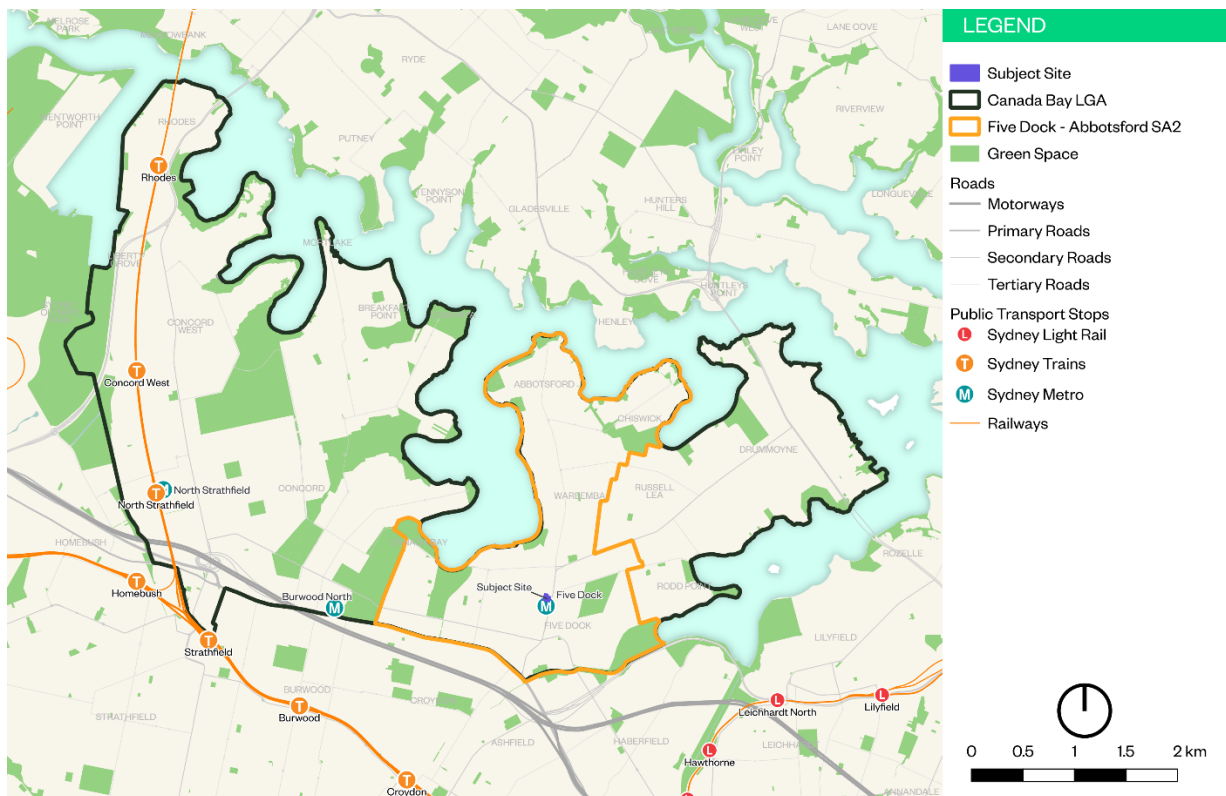


### 3 Social context

A review of the social context can help identify the potential need for social and community infrastructure in Five Dock and Canada Bay. General benchmarks are valuable for identifying social and community infrastructure need based on overall population levels. This can be supplemented by data on projected future population, as well as the current sociodemographic profile of the existing population.

This can help identify additional needs due to issues of deprivation, or diverse demographic profiles which may warrant investment in specific forms of social and community infrastructure.

Data has been provided at the Canada Bay LGA and Five Dock-Abbotsford SA2 level. Five Dock - Abbotsford SA2 covers the suburbs of Abbotsford, Canada Bay, Chiswick and Waremba. It covers almost the entirety of the suburb of Five Dock, with the exception of around 20 properties predominantly along the southern side of Lyons Road, east of the intersection with Sibbick Street.



**FIGURE 4 – ADMINISTRATIVE BOUNDARIES REFERENCE MAP**

Source: Mecone

#### 3.1 Sociodemographic profile

Census 2021 data shows the population of Canada Bay LGA was 89,177 as of Census night 2021. The population of Five Dock - Abbotsford SA2 was 20,933 as of Census night 2021.

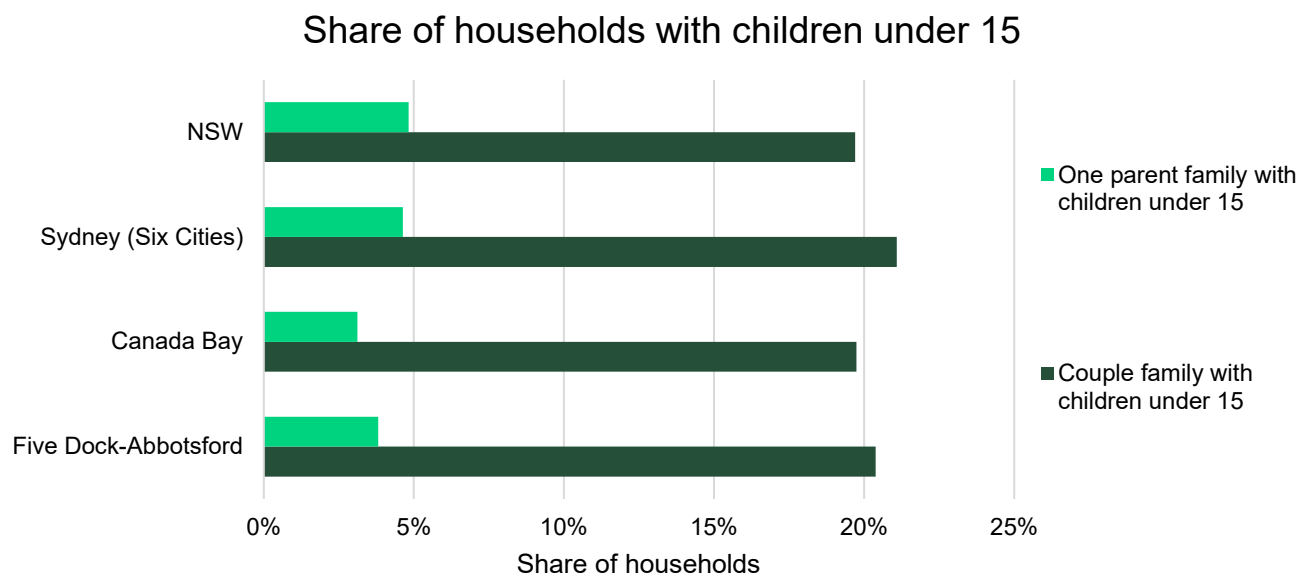
The Census also provides data for a range of sociodemographic indicators, both at the LGA and SA2 level. These can help identify specific areas of need or deprivation which are already present within the current population, and which may drive demand for social and community infrastructure in general, or specific types of infrastructure or services.



### 3.1.1 Family composition

The share of one parent and couple households with children under 15 in Five Dock – Abbotsford is below the Sydney average, but slightly higher than the share across Canada Bay.

In Canada Bay, 3.1% of households are a one parent family with children under 15, and 19.7% are couples with children under 15. This is a smaller share of households compared to Five Dock-Abbotsford (3.8% and 20.4%) and Sydney (4.6% and 19.7%), indicating that while Canada Bay have relatively small and young families compared to the rest of Sydney, a relatively higher share of them live close to Five Dock town centre.



**FIGURE 5 - SHARE OF HOUSEHOLDS WITH CHILDREN UNDER 15**

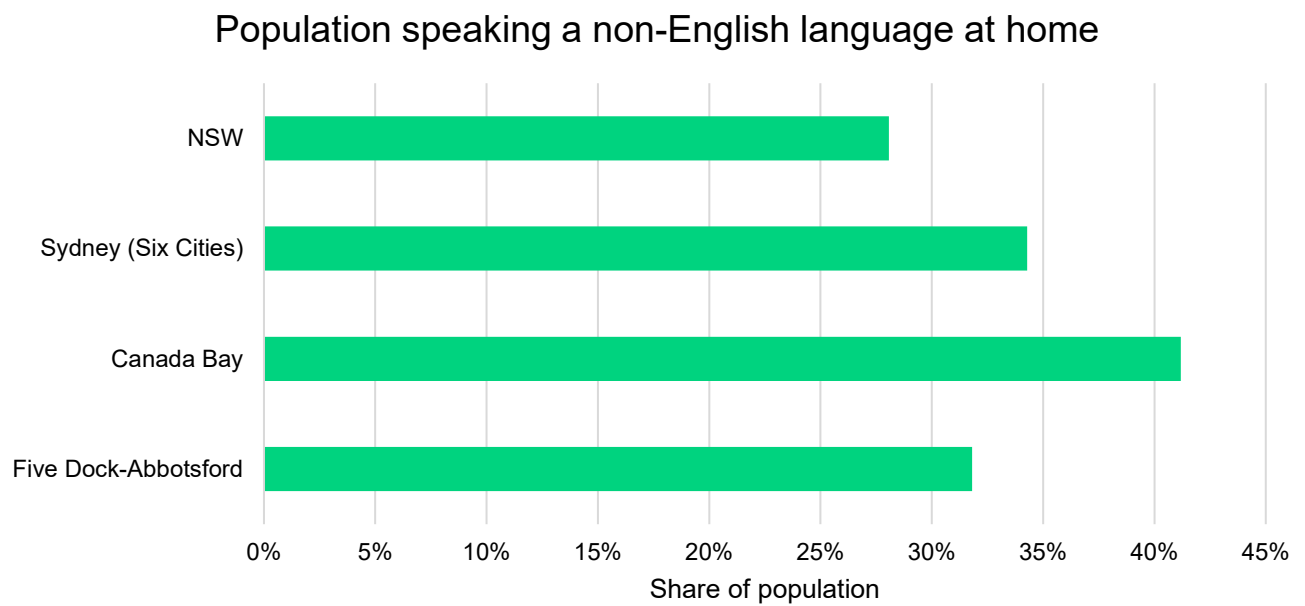
Source: Mecone, based on ABS Census 2021

### 3.1.2 Cultural background

Canada Bay has a relatively high share of residents who speak a non-English language at home, at 41.2% of the population. This is significantly higher than the share in Sydney (34.3%) and NSW (28.1%). Five Dock – Abbotsford by comparison has much lower share of residents who speak a non-English language at home at 31.8% - slightly lower than the Sydney-wide average.



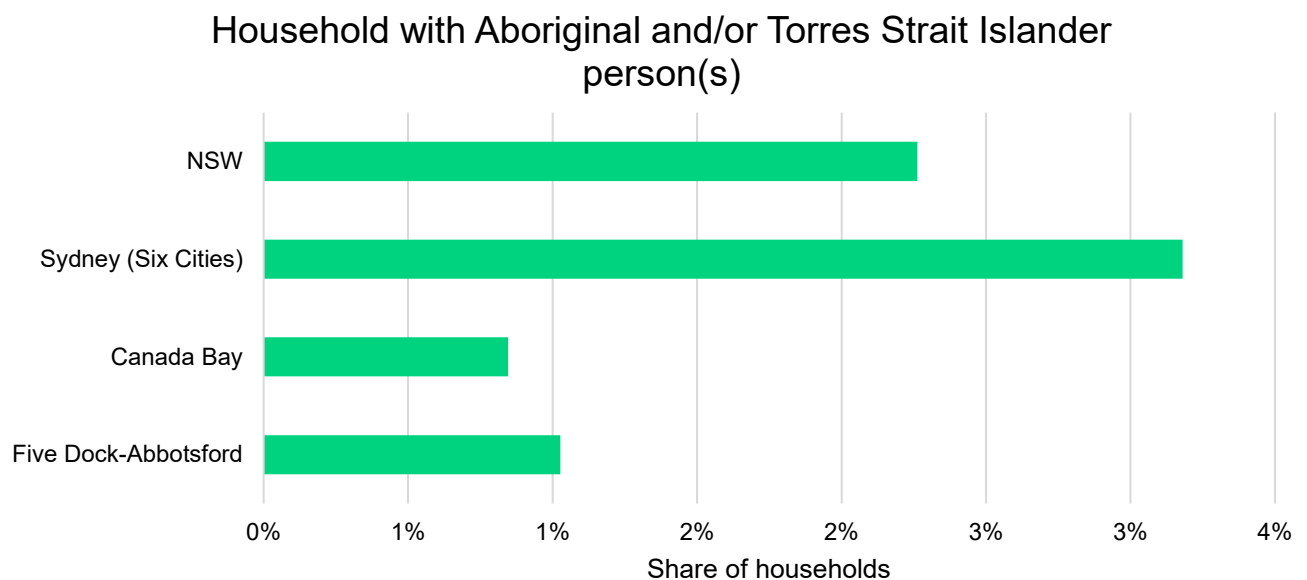




**FIGURE 6 - SHARE OF POPULATION SPEAKING A NON-ENGLISH LANGUAGE AT HOME**

Source: Mecone, based on ABS Census 2021

The Aboriginal and Torres Strait Island population in Canada Bay and Five Dock – Abbotsford is relatively low, at 0.8% and 1% respectively, much lower than the Sydney and NSW share of 3.2% and 2.3% respectively.



**FIGURE 7 - HOUSEHOLDS WITH ABORIGINAL AND/OR TORRES STRAIT ISLANDER PERSON(S)**

Source: Mecone, based on ABS Census 2021



### 3.1.3 Socio-economic profile

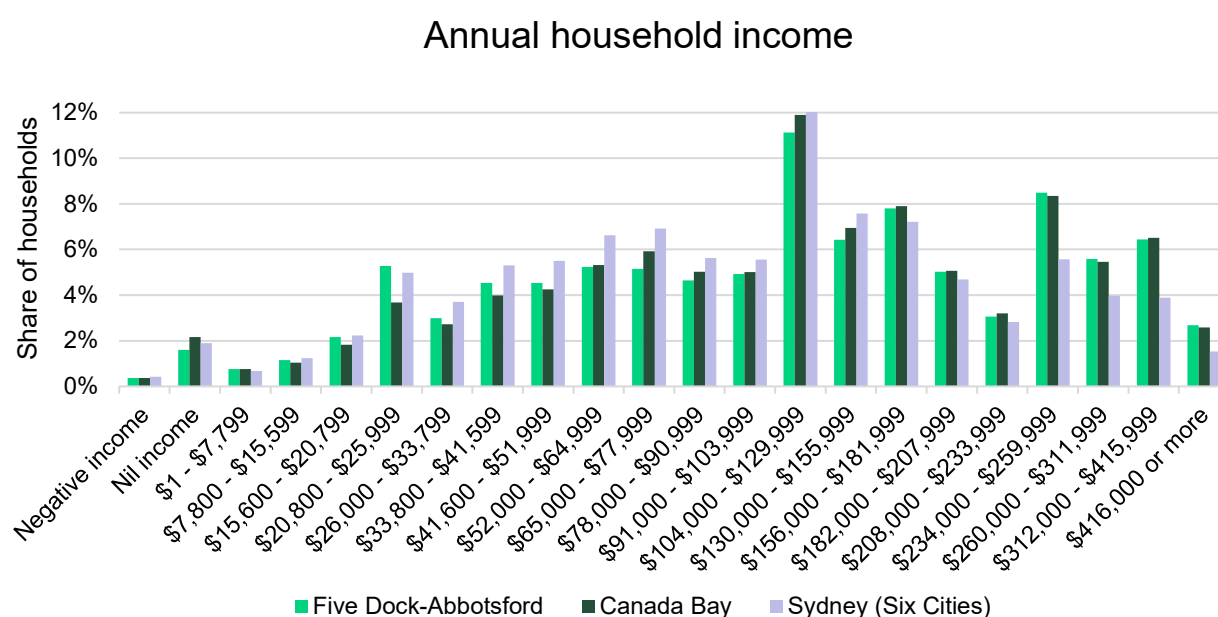
Overall, the population of Canada Bay measures relatively high across a range of socio-economic measures.

The Socio-Economic Indexes for Areas (SEIFA) measure ranks areas across the country based on their relative level of advantage and disadvantage. It captures a broad range of socio-economic indicators using Census data that reflect people's access to material and social resources, and their ability to participate in society. Decile one contains the most disadvantaged areas and decile ten contains the most advantaged areas.

Both Canada Bay and Five Dock – Abbotsford are classified as a decile ten area using SEIFAs Index of Relative Socio-Economic Advantage and Disadvantage (IRSAD) measure. This means that it is in the highest decile of areas and is economically advantaged compared to other parts of the country.

The annual household income distribution for Canada Bay skews higher than the overall Sydney region, with a smaller or equal share of households earning income in every band up to \$155,999, and a greater share of households earning income in every band above \$156,000. The disparity is particularly large for high-income households earning over \$234,000 annually.

Five Dock – Abbotsford shows a similar income distribution, particularly for higher income bands, however the SA2 also contains a slightly larger number of low-income households, particularly those earning under \$25,999.

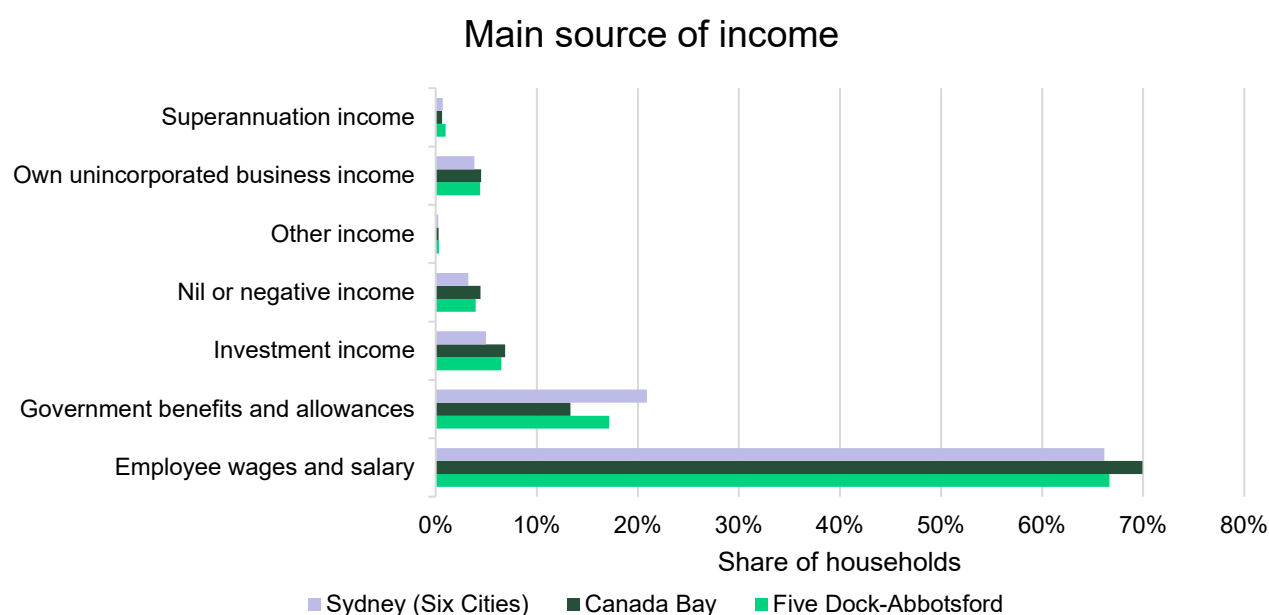


**FIGURE 8 - ANNUAL HOUSEHOLD INCOME**

Source: Mecone, based on ABS Census 2021

Data on the main source of income for households also illustrates the relatively strong socio-economic conditions in Canada Bay and Five Dock – Abbotsford, with only 13.3% and 17.2% of households reporting government benefits and allowances as their main source of income for the two areas respectively, compared with 20.9% in Sydney.



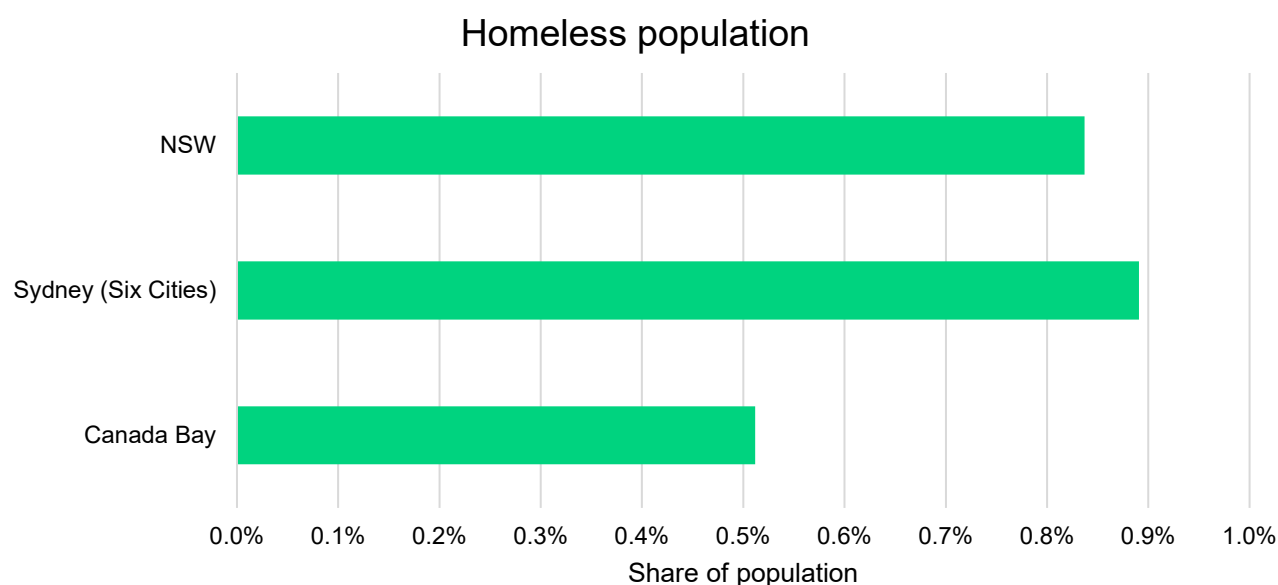


**FIGURE 9 - MAIN SOURCE OF INCOME**

Source: Mecone, based on ABS Census 2021

### 3.1.4 Health and wellbeing

The health and wellbeing of residents in Canada Bay is relatively positive. Only around 0.5% of the population is identified as homeless as at Census 2021, much lower than the share of population identified as homeless in Sydney, and across NSW.

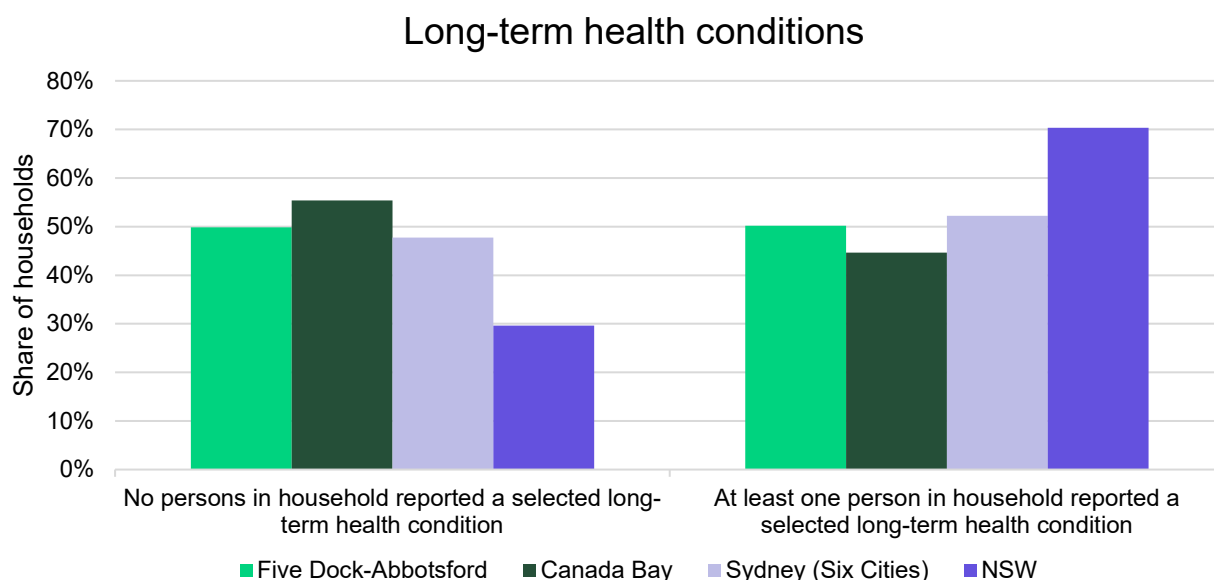


**FIGURE 10 - HOMELESS POPULATION**

Source: Mecone, based on ABS Census 2021



Around 50.1% of households in Five Dock – Abbotsford reported at least one person having a selected long-term health condition, comparable to the Sydney average. Health outcomes are slightly better across the whole of Canada Bay, with only 44.6% of households reporting at least one person having a selected long-term health condition.



**FIGURE 11 - LONG-TERM HEALTH CONDITIONS**

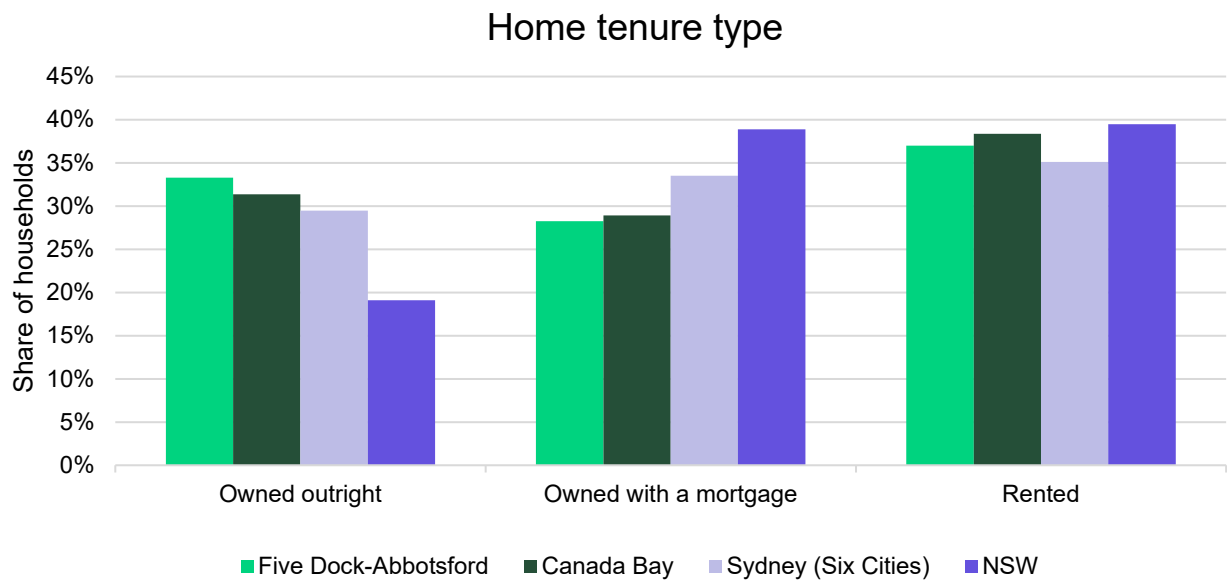
Source: Mecone, based on ABS Census 2021

### 3.1.5 Housing affordability

The social context is also informed by the housing profile of the area. Addressing housing affordability is key to improving outcomes for Canada Bay residents. Failure to address these issues can have a range of adverse outcomes. These include creating additional financial pressure for residents, and consequently additional pressure on social and community infrastructure facilities and services. It can also lead to existing residents needing to move out of the area and purchase in more affordable areas, or cause challenges in finding appropriate housing forms at different life stages and with different family profiles.

Most households in Canada Bay are owner-occupiers, with only around 38.3% of households renting. This is comparable to the Five Dock-Abbotsford share of 37%, but higher than the Sydney share of 33.5%. More owner-occupiers own their home outright, at 31.4% and 33.3% in Canada Bay and Five Dock-Abbotsford respectively, compared with 2.9% and 28.2% who have a mortgage. This contrasts with Sydney, where fewer owner-occupiers own their property outright, at 29.5% compared with 33.5% who have a mortgage.

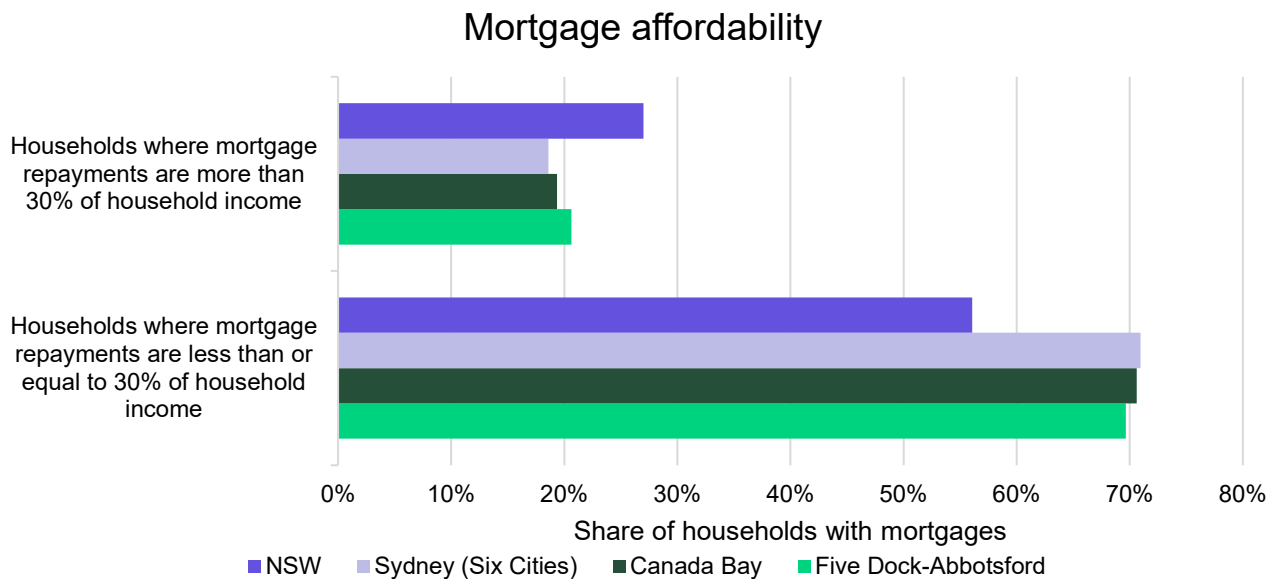




**FIGURE 12 - HOME TENURE TYPE**

Source: Mecone, based on ABS Census 2021

Owner-occupiers with a mortgage in Canada Bay have slightly higher levels of mortgage stress compared with Sydney as a whole. Around 23% of households with mortgages spend more than 30% of their household income on mortgage payments, a similar share to Four Dock-Abbottsford at 20.6%, and Sydney at 18.6%.



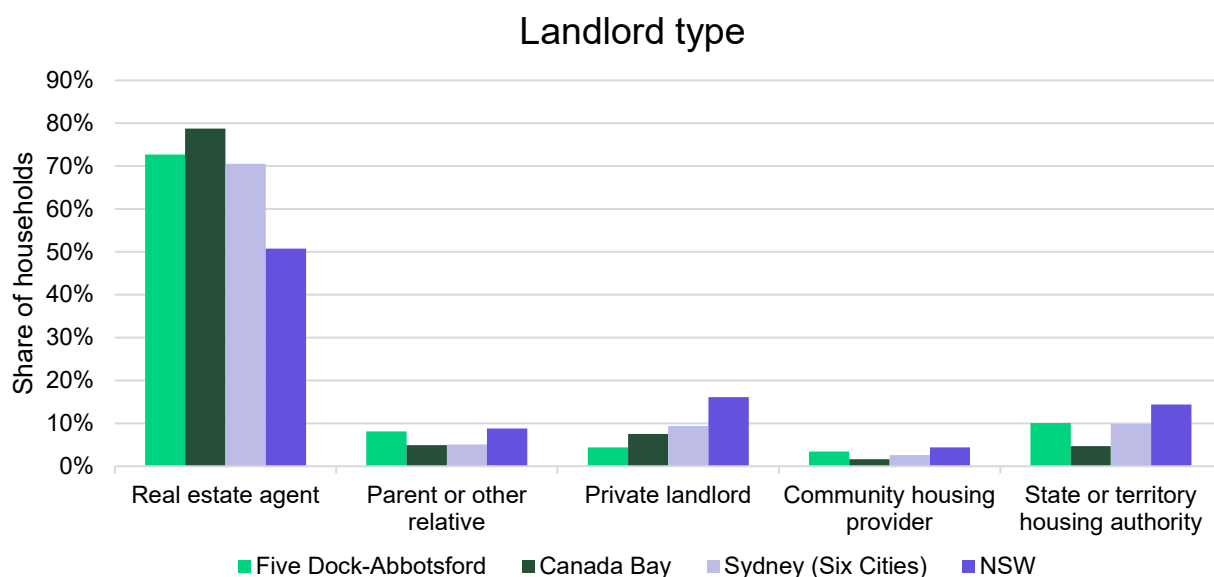
**FIGURE 13 - MORTGAGE AFFORDABILITY**

Source: Mecone, based on ABS Census 2021

Relatively few renting households in Canada Bay rely on social housing – only 6.3% rent from either a community housing provider or a state housing authority. This is much lower than in Four Dock-Abbottsford,



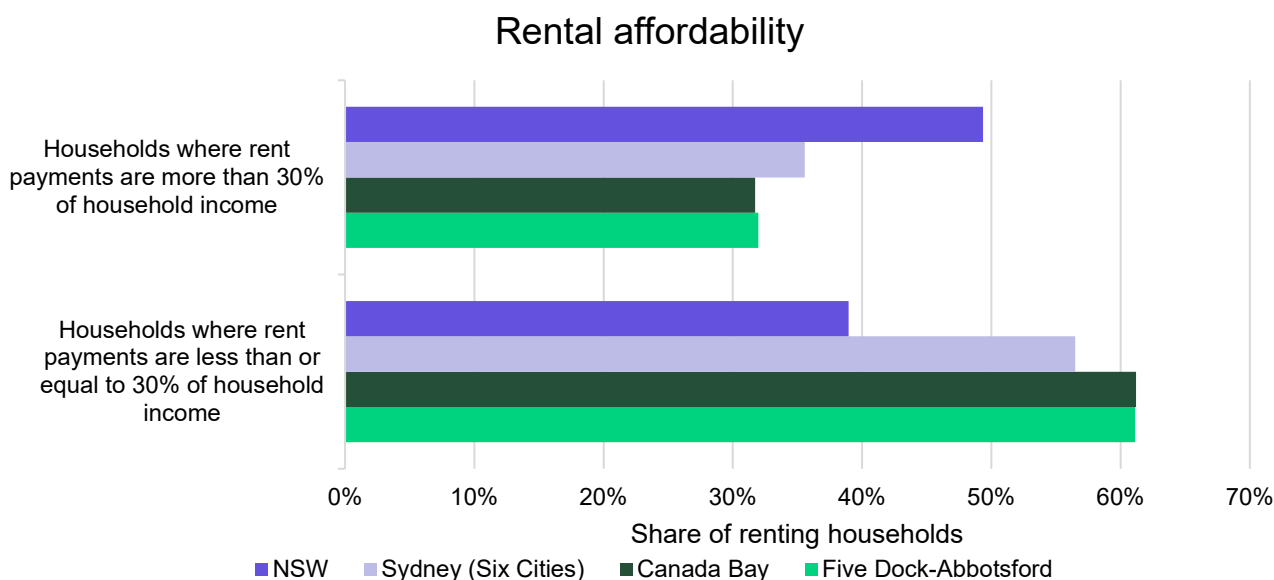
where 13.5% of renting households rent from either a community housing provider or a state housing authority, comparable to the Sydney share of 12.5%.



**FIGURE 14 - LANDLORD TYPE**

Source: Mecone, based on ABS Census 2021

Around 32% of renter households in Canada Bay spend more than 30% of their household income on rental payments, a comparable share to Five Dock-Abbotsford, slightly lower than the 35.6% share across Sydney, and significantly lower than the NSW share of 49.4%. Housing stress is much more common amongst renting households than owner-occupiers with mortgages.



**FIGURE 15 - RENTAL AFFORDABILITY**

Source: Mecone, based on ABS Census 2021



The latest data from the NSW Department of Communities and Justice data shows the waitlist of social housing in the Inner West is 1,342 applicants/households, with 297 priority applicants as at 30 June 2022. This indicates a need to provide more socially diverse and affordable housing in the area. The table below highlights the wait times for general applications for social housing.

**TABLE 5 - SOCIAL HOUSING WAITLIST**

Expected wait times for general applicants	Expected wait times for general applicants (as at 30 June 2022)
Studio / 1 bedroom	10+ years
2 bedroom	10+ years
3 bedroom	10+ years
4+ bedroom	10+ years

## 3.2 Population projections

While forecasting the future sociodemographic profile is challenging, projections can provide some guidance as to the likely future population level and age-profile.

The Department of Planning and Environment produces the NSW population projections on behalf of the NSW Government. The 2022 NSW population projections are the government's common planning assumptions and are provided by SA2 and LGA.

Future demographic behaviour is open to influence from a range of economic, social and political factors both within Australia and overseas. This means there is some degree of uncertainty associated with all projections. A low, medium and high series have been produced to show three possible future population outcomes, based on past observations, assumptions used by the ABS, and net overseas migration forecasts in Australian Government Budgets.

The medium series is the most likely demographic future based on analysis of births, deaths and migration trends. This series forms part of the NSW Government Common Planning Assumptions. This report analyses the demand for social and community infrastructure based on the latest set of projections, along with additional context obtained from the 2021 Census.

Due to the timing of its creation, the 2022 NSW population projections are based on 2016 estimated resident population and do not account for the 2021 Census. 2021 population counts have been updated to reflect Census 2021 data.

Population counts in Census 2021 are lower than the medium series 2022 NSW population projections, which estimate 96,775 and 22,409 people for the Canada Bay LGA and Five Dock - Abbotsford SA2 respectively. This indicates that Canada Bay has grown slightly slower than projected between 2016 and 2021.

The medium series of the 2022 population projections show annual average growth rates of 0.56% and 0.26% for the Canada Bay LGA and Five Dock - Abbotsford SA2 respectively, significantly less than the overall NSW rate of 0.95%.





**TABLE 6 - 2022 NSW POPULATION PROJECTIONS - MEDIUM SERIES**

Region	2021	2041	Change	Annual %
NSW	8,166,757	9,872,934	+ 1,706,176	+ 0.95
Canada Bay LGA	96,775	108,176	+11,400	+ 0.56
Five Dock - Abbotsford SA2	22,409	23,604	+ 1,196	+ 0.26

### 3.2.1 Drivers of change

To understand the drivers of change in population, the demographic components considered are the natural change (birth less deaths) and net migration (arrivals less departures).

Over the 20-year period between 2021 and 2041, the population change will almost entirely be driven by natural change in Canada Bay, and entirely in Five Dock – Abbotsford SA2. This means that population increase is projected to be driven by natural change, meaning that there is a higher number of births than deaths, causing a positive natural increase across both Canada Bay LGA and Five Dock – Abbotsford SA2 as indicated below.

In Canada Bay LGA, this is expected to be supported by a minor increase in migration, meaning that more people are moving into the area than leaving. In Five Dock – Abbotsford SA2 however, migration is expected to be negative, indicating more people are expected to leave the SA2 than move into the area.

**TABLE 7 - POPULATION PROJECTION DRIVERS**

Region	2021	Natural change Change and share of population growth	Migration Change and share of population growth	2041
NSW	8,166,757	+ 756,956 (44%)	+ 949,220 (56%)	9,872,934
Canada Bay LGA	96,775	+ 10,433 (92%)	+ 967 (8%)	108,176
Five Dock – Abbotsford SA2	22,409	+2,016 (168%)	- 820 (-68%)	23,604

### 3.2.2 Age structure

Both Canada Bay LGA and Five Dock – Abbotsford SA2 are projected to have an older median age in 2041.

In Canada Bay LGA, the median age is projected to increase from 37.3 years in 2021 to 41.2 years in 2041. This means that the LGA is aging at a faster rate than the NSW average, which is 37.9 years in 2021 and is projected to increase to 41.0 years in 2041.

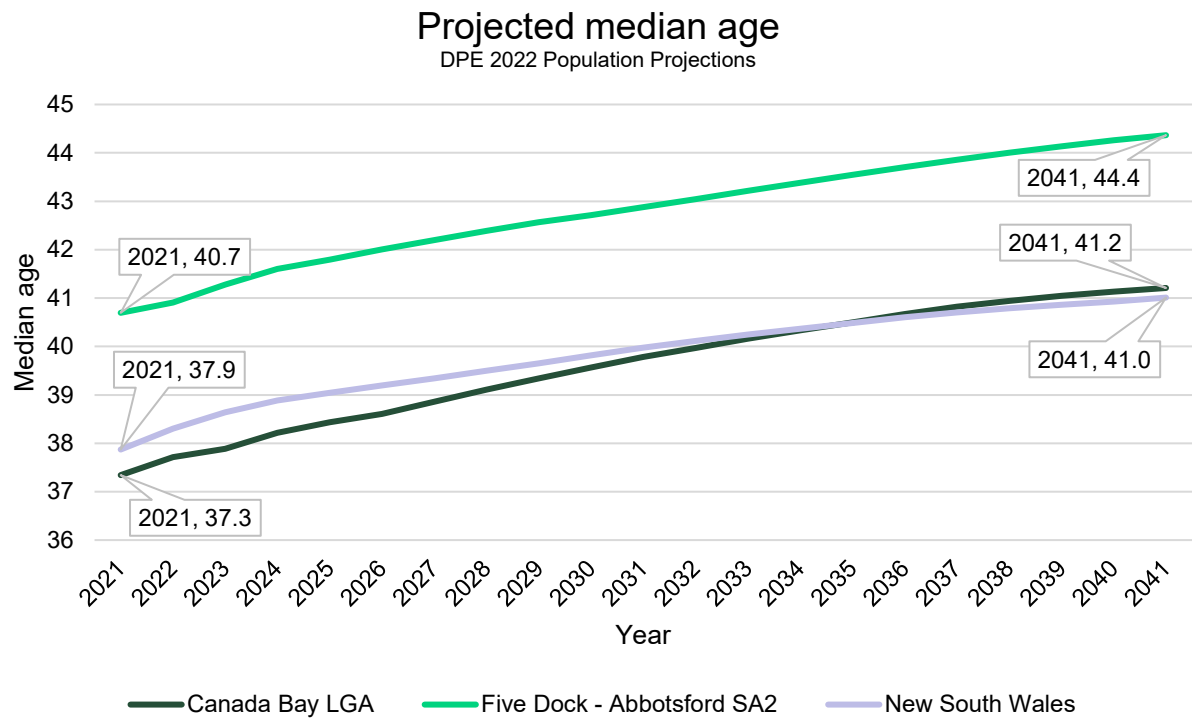
Five Dock – Abbotsford SA2 is also projected to age over the forecast period. Starting at a higher median age of 40.7 years in 2021, the SA2 is projected to age to 44.4 years in 2041 – consistently about 3.4 years older than the LGA average over the entire forecast period.



Both the LGA and SA2 face similar general dynamics shaping their aging demographic profiles. The share of population aged 14 or younger is expected to decline, and the share of population aged 65+ is expected to increase.

The working age population is also expected to decline as a share of total population in both areas. In Canada Bay LGA, 20-49 year olds are expected to shrink from 46.8% to 42.8% of the population.

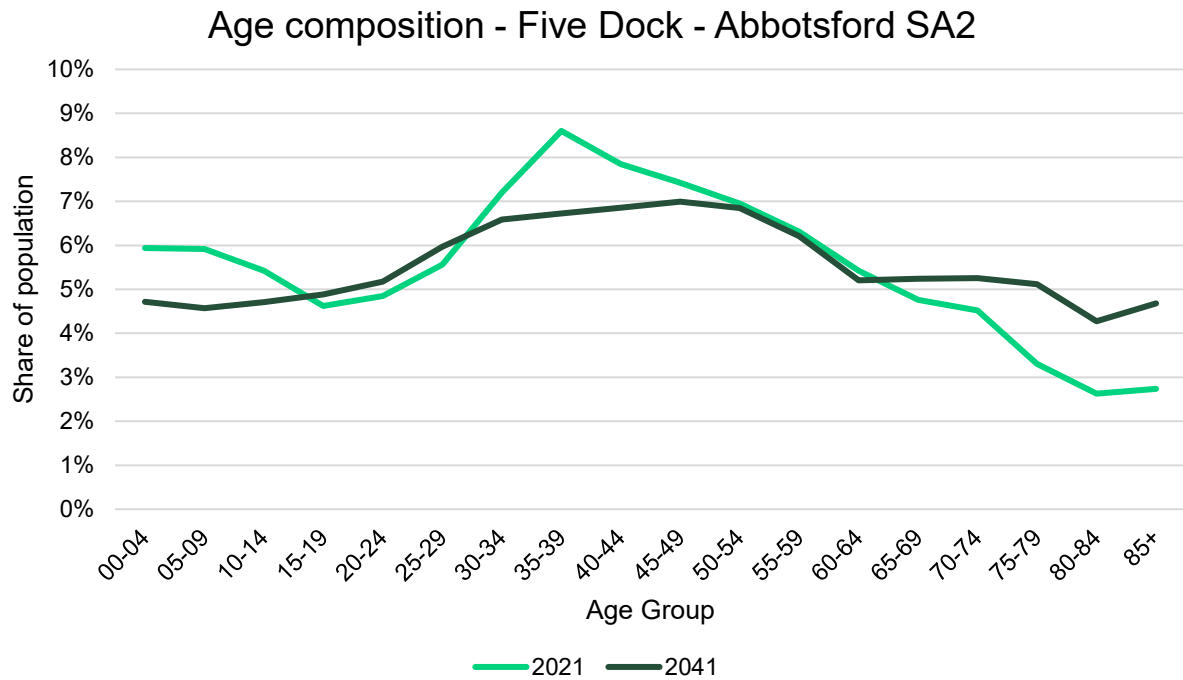
In Five Dock – Abbotsford SA2, the dynamics are more complex. The share of population aged 15-29 is expected to slightly increase from 15% to 16%, and the share of population aged 30-64 is expected to shrink from 49.8% to 45.4%.



**FIGURE 16 - PROJECTED MEDIAN AGE**

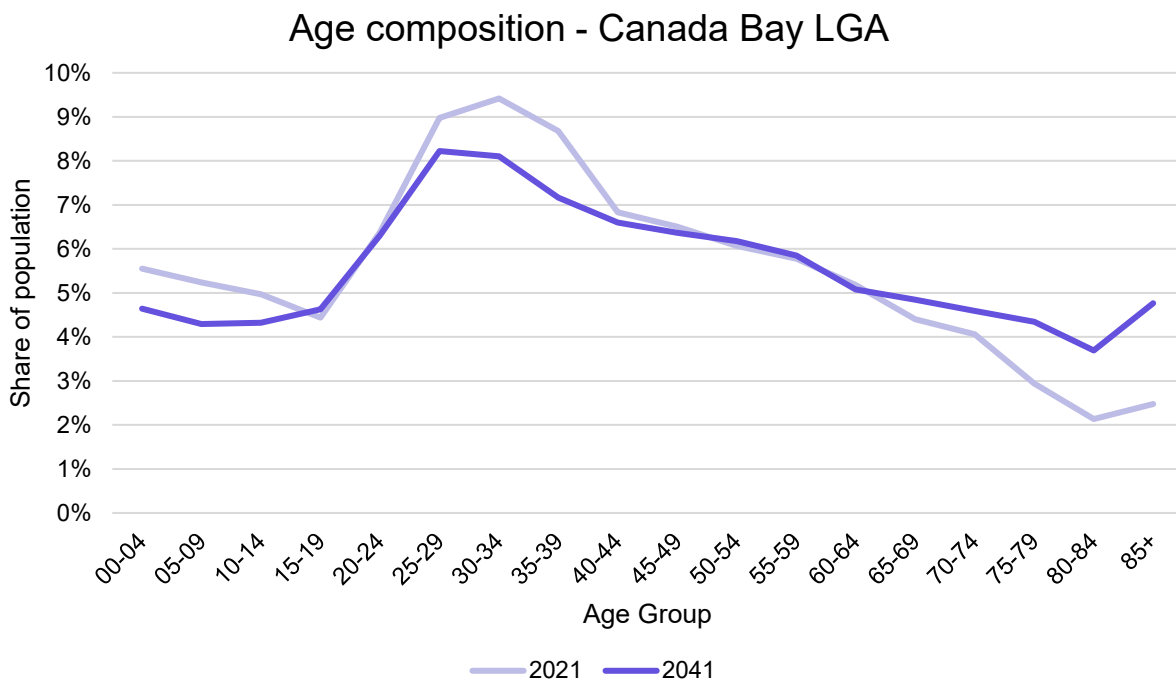
Source: Mecone, based on DPE data





**FIGURE 17 - AGE COMPOSITION, FIVE DOCK - ABBOTSFORD SA2**

Source: Mecone, based on DPE data



**FIGURE 18 - AGE COMPOSITION, CANADA BAY LGA**

Source: Mecone, based on DPE data



### 3.3 Implications for needs assessment

Overall, the current socio-demographic profile and population projections for Canada Bay and the Five Dock – Abbotsford SA2 indicates that residents are relatively well off, with low levels of housing stress or homelessness, and relatively high incomes.

The population is relatively diverse, with a higher share of population speaking a non-English language at home, although there is a smaller share of households with Aboriginal and Torres Strait Islander person(s) compared to the rest of Sydney.

The current long-term health needs of Canada Bay residents are comparable to the rest of Sydney, however with an expected ageing population this may increase over time.

Areas of deprivation are likely concentrated in renting households, who experience higher levels of housing stress compared to owner-occupiers. These households may have greater need for social and community infrastructure or services relative to the rest of the population of Canada Bay.

Data suggests that these households are more concentrated in the Five Dock – Abbotsford SA2 compared to Canada Bay as a whole. Compared with Canada Bay, the Five Dock – Abbotsford SA2 contains a larger share of renting households in social housing, a larger share of households reporting government benefits and allowances as their main source of income, and a larger number of low-income households, particularly those earning under \$25,999.

The age profile of Canada Bay is projected to flatten, with a smaller share of residents being young children or working age, with a greater share of residents 65+. Despite this change in the age profile, as both areas are projected to grow in total population, meaning most cohorts with declining population shares are still increasing in absolute measures.

This change in age profile may have implications for the design of social and community infrastructure, ensuring that it is designed to meet the needs of a changing population.



## 4 Social and community infrastructure needs analysis

This section details an assessment of the social and community infrastructure needs that are generated by the proposed increase in population resulting from the proposal. It covers:

- community and cultural facilities
- open space and recreation facilities.

The analysis addresses the following:

- industry benchmark assessment of each social and community infrastructure
- identification of existing and planned facilities available to the community
- demand generated by the proposal against the benchmark assessment and existing facilities.

### 4.1 Benchmarks

A benchmark assessment provides a theoretical indication of the amount of social and community infrastructure that would ideally need to be provided based on a projected population. It is interpreted against the demographic and spatial context.

Benchmarks usually take the form of a rate per head of population, distance travelled, or, in some cases, a percentage of land to be allocated as part of subdivision. With the exception of libraries, there are few well developed and widely accepted benchmarks for community facilities, aquatic, sporting and recreational facilities and arts and cultural spaces.

Comparative benchmarks provide an indication of the social and community infrastructure that is required 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.

Benchmarks used in this report have been based on those identified in the Canada Bay Social Infrastructure (Community) Strategy and Action Plan, Social Infrastructure (Open Space and Recreation) Strategy and Action Plan, and City of Canada Bay Local Infrastructure Contributions Plan. These are in turn based on a range of source reports, which have been identified alongside the benchmark where relevant.

It is important to note that benchmarking processes are not without limitation. The large degree of variance in standards, thresholds and benchmarks across different geographies demonstrates the degree to which community facilities and social infrastructure is dependent upon the characteristics of the population and their particular circumstances of need, as identified in the social context.

Finally, the practicalities of planning for new and developing communities are important contributors to the overall provision. Benchmarks cannot adequately express the complexity of infrastructure planning, such as the difficulty and cost associated with obtaining large parcels of land for large multipurpose community facilities or the ability of land or spaces to meet liveability objectives and key placemaking criteria. For these reasons this report uses the benchmarks as a first principles model to gain an understanding of the baseline and potential need.

As outlined in the infrastructure hierarchy guidance identified in Chapter 1, local and neighbourhood infrastructure are the only hierarchies expected to be materially impacted by the additional demand resulting from the proposal. As a result, the benchmarks considered for this analysis have been limited to facilities that operate at these lower hierarchies.



### 4.1.1 Community and cultural facilities benchmarks

Benchmarks for community and cultural facilities applied for the purpose of this assessment are summarised in the table below. The source used by Canada Bay Social Infrastructure (Community) Strategy and Action Plan to develop their benchmark has also been identified:

**TABLE 8 - COMMUNITY AND CULTURAL FACILITIES BENCHMARKS**

Type	Benchmark	Source / method
Community centres	80m <sup>2</sup> per 1,000 1 for every 15,000 people	City of Parramatta Social Infrastructure Strategy, 2018
Local libraries	Non-linear formula based on population change. At a baseline of 20,000 people: 35 m <sup>2</sup> per 1,000	State Library of NSW: People Places: A guide for planning public library building, 2019
Early education and care for children aged 0 to 5 years	1 place for every 3.8 children aged 0 to 5 years	Report on Government Services, Productivity Commission, 2019
Out of school hours care (OSHC) for children aged 5 to 12 years	1 place for every 14 children aged 5 to 12 years	Report on Government Services, Productivity Commission, 2019

### 4.1.2 Open space benchmarks

Open space benchmarks in New South Wales have generally followed the historical standard of 2.83 ha per 1,000 people, with 60% allocated as active open space and 40% as passive open space. Canada Bay Council has adopted this benchmark in its Section 7.11 and 7.12 contributions plans, as well as for its Social Infrastructure (Open Space and Recreation) Strategy and Action Plan. Throughout strategic planning in the Canada Bay LGA, it has been used as a guide to the required open space provision levels generated by development.

Various specific types of active open space have benchmarks. Play spaces for children has both a population and proximity benchmark. The Open Space and Recreation Strategy identifies 1 play space per 500 children as a population benchmark, based on the Growth Centres Commission Guide. Proximity benchmarks for high density dwellings are summarised in the table below.

**TABLE 9 - PLAY SPACE PROXIMITY BENCHMARKS**

Play space type	High density benchmarks
Local play for very young (0-5)	80% of dwellings within 200m safe walking distance 100% of dwellings within 300m
Local children's play (5-12)	80% of dwellings within 300m safe walking distance 100% of dwellings within 400m
Older children's activity space (10-15)	80% of dwellings within 800m safe walking distance 100% of dwellings within 1,500m



Additional proximity benchmarks identified by Canada Bay Council include:

- High-density dwellings should be within 200m of quality open space of at least 0.1ha.
- 1 off leash dog park within 800m of all residences (Canada Bay Council's draft Dogs in Public Places Strategy)
- 80% of houses should be within 800m safe walking distance of a (neighbourhood level) youth recreation space<sup>2</sup>

In addition to the population- and proximity- based benchmarks, the NSW Government Architect's 'Greener Spaces' Draft Open Space for Recreation Guide, 2018 provides additional performance benchmarks for open space and recreation facilities using the following criteria:

- **Accessibility and connectivity** – 5-minute walk / 400m from residences.
- **Distribution** – local open space of a minimum 0.5 ha within 400 m from residences.
- **Size and shape** – minimum local open space of 0.3 ha, with road frontage and visibility considerations.
- **Quantity** – larger district open space for recreation activities.
- **Diversity** – a range of open space settings.

## 4.2 Existing facilities

### 4.2.1 Local facilities context

Canada Bay has a sizable amount of existing social and community infrastructure. Additionally, with the construction of the Five Dock Metro Station, the residents of the site, churchgoers, and workers will have improved access to regional social and community infrastructure outside of the 2km catchment, such as at Sydney Olympic Park.

The existing local facilities have been identified and mapped, to place them in context with the site. These maps show there is a diverse range of existing local social and community infrastructure within walking distance (800m) from the site and the wider local 2km catchment, including:

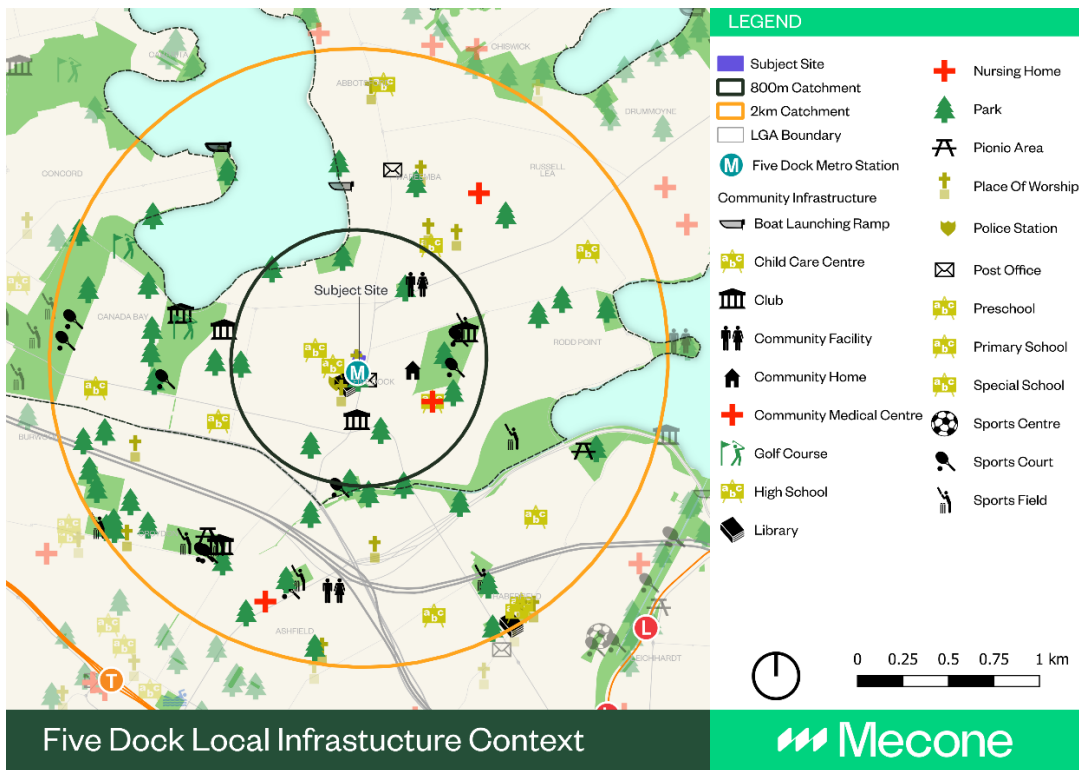
- |                            |                    |                  |
|----------------------------|--------------------|------------------|
| • Boat Launching Ramp      | • High School      | • Post Office    |
| • Childcare Centre         | • Library          | • Preschool      |
| • Club                     | • Nursing Home     | • Primary School |
| • Community Facility       | • Park             | • Special School |
| • Community Home           | • Picnic Area      | • Sports Centre  |
| • Community Medical Centre | • Place of Worship | • Sports Court   |
| • Golf Course              | • Police Station   | • Sports Field   |

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<sup>2</sup> Canada Bay Council identifies this benchmark as 'not realistic' given the current undersupply of youth recreation spaces.

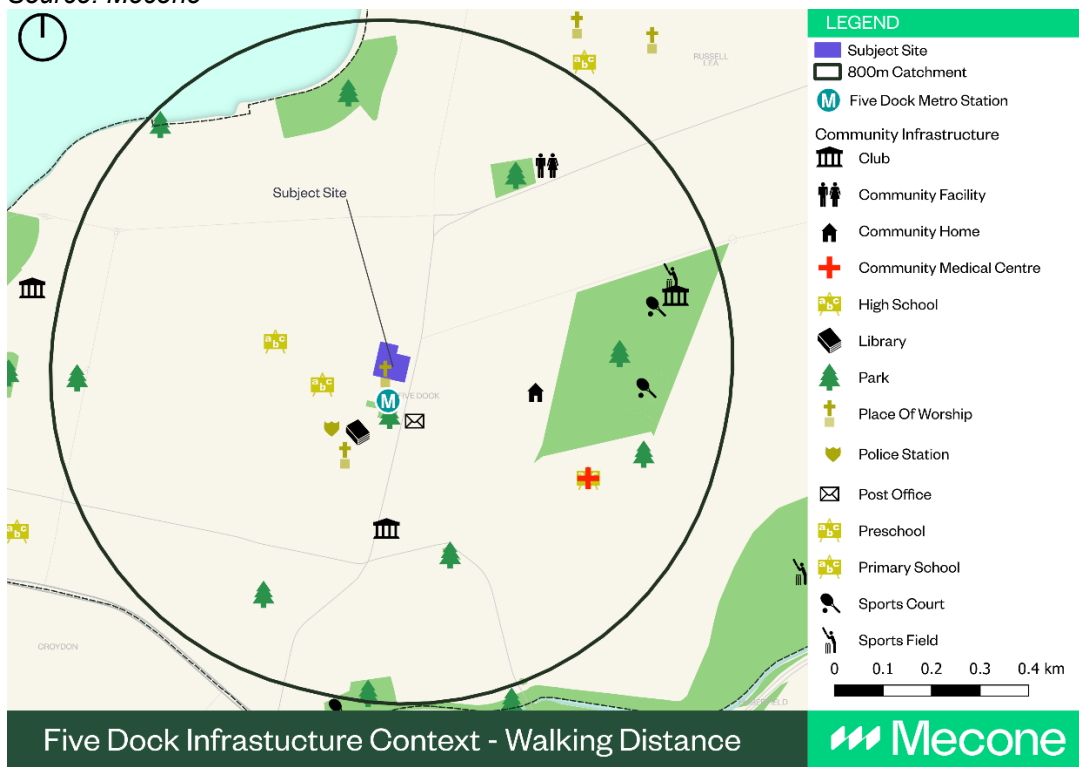






**FIGURE 19 – FIVE DOCK LOCAL INFRASTRUCTURE CONTEXT**

Source: Mecone



**FIGURE 20 – FIVE DOCK INFRASTRUCTURE CONTEXT – WALKING DISTANCE**

Source: Mecone



## 4.2.2 Existing community and cultural facilities

Canada Bay Council provides three library services with a wide range of resources, including both traditional print and electronic formats, and reader services to people of all age groups within the community. The libraries are at 60 Flavelle Street, Concord, Level 1, 4-12 Garfield Street, Five Dock and 30 Shoreline Drive, Rhodes.

Canada Bay provides community transport services (the BayRider) and provides a door-to-door transport service or taxi vouchers to assist clients living in the Canada Bay to remain independent in their own home. This service provides transport to:

- Five Dock and Concord libraries
- Concord Hospital
- Five Dock and Concord shopping centres
- Rhodes shopping centre for the movies or shopping
- A nursing home to visit a spouse or a friend
- Five Dock Leisure Centre
- Burwood medical appointments (Wednesdays only).

Canada Bay Council also currently supports and provides for a range of Council funded cultural programs and activities. A full list of council owned facilities identified in the Social Infrastructure (Community) Strategy and Action Plan is summarised in the table below:

**TABLE 10 - CANADA BAY COUNCIL OWNED FACILITIES**

Type	Number
Church hall	6
Community centre	1
Early childhood health centre	3
Aged or disability facility	3
Health facility	3
High school	4
Long day care / preschool	44 (7 preschool centres)
Library (+ The Learning Space at The Connection)	2
Multi-purpose community centre (The Connection, includes Library)	1
Out of school hours care (OSHC) services	13
Primary school	16
Proposed primary school	1 (Rhodes East)



Scout hall	10
Seniors centre	2
Venue for hire	22

Several community facilities – both those owned by council and privately owned facilities – are near the site. These have been identified in the tables below, along with a high level summary of the features of the facility.

**TABLE 11 - EXISTING COMMUNITY FACILITIES WITHIN 800M OF THE SITE**

Facility	Features
Five Dock Public Library	Located at Level 1, 4-12 Garfield Street, Five Dock. It is used as a space to learn, meet and work with access to WIFI and technology facilities.
Drummoyne Municipal Senior Citizens Club	Located at 422 Lyons Road, Five Dock. The club is a non-profit, non-government organisation that aims to nurture, develop, extend and respond to local needs and issues in a beneficial and enabling way.
St Albans Anglican Church	Located on the subject site at 175-285 Great North Road, Five Dock. Anglican Church, rectory, and community hall.
Five Dock-Drummoyne Uniting Church	Located at 5A Garfield Street, Five Dock. Includes church and childcare centre.
Club Five Dock	Located at 66 Great North Road, Five Dock. Social club and venue for hire.
Domremy Catholic College	Located at 121 First Ave, Five Dock. Catholic Secondary College for girls from Years 7 – 12.
Five Dock Scout Hall	Located at 152 Great North Road, Five Dock. Scout hall.
Five Dock Public School	Located at 13/33 Henry Street, Five Dock. Public school and preschool.
Kids @ Play Five Dock	Located at 20 Barnstaple Road, Five Dock NSW. Early Childhood Centre.
Learn and Laugh Five Dock	Located at 124 Kings Road, Five Dock. Early Childhood Centre.
Happy Little Campers Early Childhood Centre	Located at 43A Lancelot Street, Five Dock. Early Childhood Centre.
Kiddies on First Early Learning Childcare Centre	Located at 130 First Ave, Five Dock. Early Childhood Centre.
Five Dock Early Childhood Health Centre	Located at Corner First Avenue & Park Road, Five Dock. Maternal, child and family health centre. Provides free health, development and wellbeing checks as well as support, education and information on all aspects of parenting.
Russell Lea Public School	Located at Whittall St, Russell Lea. Public school.



**TABLE 12 - EXISTING COMMUNITY FACILITIES WITHIN 2KM OF THE SITE**

Facility	Features
Carmen's on the Park	Located at 551 Lyons Road West, Five Dock. Venue for hire and function centre integrated with Barnwell Park Gold Club.
Canada Bay Club	Located at 8 William Street, Five Dock. Social centre which offers function rooms, health and fitness classes, and provides grants to community groups.
Dobroyd Aquatic Club	Located at Rodd Park, Henley Marine Drive, Rodd Point. Located on the 2km site radius boundary. Venue for hire and function centre integrated with the sailing club.
Haberfield Rowers Club	Located at Dobroyd Parade, Haberfield. Located on the 2km site radius boundary. Venue for hire and function centre integrated with the UTS Rowers Club.
Haberfield Library	Located at 78 Dalhousie Street, Haberfield. Provides library services, work and study spaces, WIFI, and multi-use community rooms with kitchenettes and AV technology.
St Gabriel Syrian Orthodox Church	Located at 31 Queen Street, Croydon. Orthodox Church.
St Joseph's Maronite Catholic Church	Located at 7 Acton Street, Croydon. Maronite Catholic Church.
St John's Anglican Church	Located at 81 Alt St, Ashfield. Anglican Church.
Haberfield Life Church	Located at 96-98 Dalhousie St, Haberfield. Baptist Church.
Saint Joan of Arc Catholic Church	Located at 97 Dalhousie St, Haberfield. Catholic Church.
All Hallows Catholic Church	Located at 2 Halley Street, Five Dock. Catholic Church.
Abbotsford Presbyterian Church	Located at 443 Great North Road, Abbotsford. Presbyterian Church.
Rosebank College	Located at 1A Harris Road, Five Dock. Catholic Secondary College.
ToBeMe Early Learning - Five Dock	Located at 25 Spencer Street, Five Dock. Early Childhood Education Centre.
Lucas Gardens School	Located at Corner of Queens Road & Walker Street, Canada Bay. Public school for students with a disability and high and moderate support needs
KU Concord Children's Centre	Located at 2 Crane Street, Concord. Preschool, and Early Childhood Education Centre.
All Hallows Catholic Primary School	Located at 1 Halley Street, Five Dock. Catholic Primary School.
Little Pines	Located at 12-14 Pines Avenue, Russell Lea. Early Childhood Education Centre.



Abbotsford Community Centre	Located at 350 Great North Road, Abbotsford. Community centre and out of school care centre.
Abbotsford Public School	Located at 350 Great North Road, Abbotsford. Public school and community hall.
Dobroyd Point Public School	Located at Waratah Street, Haberfield. Public school.
Haberfield Public School	Located at Bland Street, Haberfield. Public school.

Existing community services identified in the Social Infrastructure (Community) Strategy and Action Plan are summarised in the tables below. These include services run by the Canada Bay Council, and additional services and programs run by other community, government, and private providers.

**TABLE 13 – CANADA BAY COMMUNITY SERVICES**

Type	Number
Long day cares services for children aged 0 to 5 years	37
Preschools	7
Out of school hours care (OSHC) services for primary school aged children	13
Meals on Wheels services	1
Social and support services	5
Cultural and linguistic diversity services	2
Transport service	1
Senior services	2
Health services	3
Disability and inclusion service	1
Arts and cultural services	5
Domestic violence service	1
Canada Bay Council's library services	3
Canada Bay Council's home library service	1
Canada Bay Council's childcare services	2

In addition to services and programs provided within Canada Bay LGA, there are a range of additional community services and programs provided outside Canada Bay LGA but utilised by Canada Bay residents. Services identified in the Social Infrastructure (Community) Strategy and Action Plan include:

- Access Sydney Community Transport
- Inner West Neighbour Aid



- Participate Australia
- The Society for Providing Services for Neglected or Needy Children
- Ethnic Community Services Cooperative

### 4.2.3 Existing open space

The Canada Bay Open Space and Recreation Strategy identifies 181 parcels of open space totalling 348ha in Canada Bay LGA, including:

- 1 private golf course (Concord Golf Course – 43.9ha) and 2 public golf courses (Massey Park Golf Course – 25.9ha and Barnwell Park Golf Course – 14.1ha),
- 15 parcels of “community title” land which is managed by a Community Association - 12.1ha, and
- 3 parcels of State government owned land - 52.5ha.

These parcels cover a diverse range of open space typologies, which are identified in the table below. Note that open space functions were not identified on a mutually exclusive basis, therefore one parcel of open space may include multiple functions (e.g. a park which provides both natural areas and sports functions).

**TABLE 14 - OPEN SPACE FUNCTIONS**

Function	Description	Number of spaces	% of all parks
Parks with sports grounds	Provides sporting facilities including sports fields and courts, as well as supporting infrastructure such as play spaces, seating, clubhouses and amenities.	24	13%
Recreation spaces	Provides space active or passive recreation including parks with social areas like BBQs, gardens, play spaces for young and old, walking tracks and fitness equipment, dog exercise areas. Most parks fall into this category, including unembellished parks.	142	78%
Community / civic spaces	Provides a community or civic function such as space for events, plaza space in a town centre, or with a co-located community facility such as a library or community centre.	12	7%
Linkage parks	Includes cycle or pedestrian paths that provide recreation trails or connect to other areas of open space or destinations such as town centres and schools.	6	3%
Natural areas	Natural areas including spaces managed to protect and enhance environments with ecological and biodiversity values, opportunities to explore and contemplate nature.	27	15%
Foreshore areas	Spaces adjacent to the Parramatta River foreshore	71	39%

There are many open spaces areas that are within close proximity to the site. To avoid duplication, sites have been categorised as either active or passive open space based on a consideration of the primary function of



the space. Many areas – such as Five Dock Park – are high quality open spaces that provide a diverse mix of active and passive open space functions.

Within 800m of the site, there is 12.5ha of passive open space. Within 2km of the site, there is approximately 89.6ha of passive open space.

**TABLE 15 - EXISTING PASSIVE OPEN SPACE WITHIN 800M OF THE SITE**

Facility	Features
Fred Kelly Reserve	A pedestrian plaza that connects East Street to Great North Road. An expansion of this open space is planned, subject to the delivery of Five Dock Metro Station.
Storey Park	Located between Lyons Road and McKinnon Avenue and a small open grassy area with a dog off-leash area.
Hycraft Walk	A pedestrian linkage that connects Kings Park Road to Kings Park Circuit within the Kings Bay Estate.
Halliday Park	Located along the Parramatta River Foreshore, Halliday Park is a large park with a playground and picnic tables that overlook water views.
Longview Street Reserve	Situated on Longview Street and is a pedestrian linkage to Arlington Street.
Maple Reserve	Situated on the south eastern corner of Regatta Road and Maple Place with a playground.
Stevenson Reserve	Situated on the southern corner of Ramsay Road and Fairlight Street.

**TABLE 16 - EXISTING PASSIVE OPEN SPACE WITHIN 2KM OF THE SITE**

Facility	Features
Charles Heath Reserve	A pedestrian plaza that connects East Street to Great North Road. An expansion of this open space is planned, subject to the delivery of Five Dock Metro Station.
OH Watts Reserve	Situated on Coonardo Close, Five Dock and contains a children's playground.
Maple Reserve	Situated on Maple Close, Five Dock and contains a children's playground.
King Edward Street Reserve	Situated on King Edward St, Croydon
Prowse Reserve	Located between Cheltenham Road and Royce Avenue, Croydon
Federation Place	Situated on corner of Ramsay Street and Gillies Avenue, Haberfield
Robson Park	A park located along the Bay Run and contains BBQ facilities and a children's playground.
King Park	Located on Kings Park Circuit. Park and children's playground.

Canada Bay LGA also contains a wide range of active recreation spaces, including 24 parks with sports grounds. There are eleven active open spaces located within 2 km of the site, including four sites outside the LGA boundaries.



**TABLE 17 - EXISTING ACTIVE OPEN SPACE WITHIN 800M OF THE SITE**

Facility	Features
Five Dock Park	Bounded by Barnstaple Road to the north, Ingham Avenue to the east, Park Road to the west and First Avenue to the South. This large park area contains BBQ facilities with picnic tables, tennis courts, a playground, a bowling club, basketball courts, a cricket pitch, a skate park, and a War Memorial monument.

**TABLE 18 - EXISTING ACTIVE OPEN SPACE WITHIN 2KM OF THE SITE**

Facility	Features
Barnwell Golf Club	Golf course and club located at 551 Lyons Road West, Five Dock.
Five Dock Leisure Centre	Five Dock Leisure Centre is community fitness, sporting and recreational facility that offers a broad range of programs and services for indoor sports, gymnastics, group fitness classes and personal training.
St Lukes Park	Bounded by Lyons Road West and Gipps Steet, St Lukes Park contains BBQ facilities and various sporting fields for tennis, netball, hockey, cricket and soccer.
Timbrell Park	Situated on Henley Marine Drive, the large park provides undercover BBQ, picnic tables, a playground, cricket pitches and a baseball field.
Croker Park	Located on Harrabrook Avenue and is a large park area that contains a playground and tennis courts.
Centenary Park	A large park situated on Lang, Church and Queen Streets, Croydon. with playing fields catering for summer and winter sports, as well as a basketball court and a children's playground.
Hammond Park	A park used for soccer in winter and cricket in summer. It is situated on Federick Street, Ashfield.
Algie Park	A park situated on Empire Street and contains playing fields and a children's playground.
Wangal Park	A large park located at the corner of Cheltenham Road and Royce Avenue, Croydon. Contains 2 playgrounds, a skate park, half basketball court and picnic tables.
Blair Park	A large park located at Blair Avenue, Croydon. Contains sporting fields and a children's playground
Cintra Park	Cintra park is located at 1B Gipps Street Concord and is a thriving recreational hub in Canada Bay. It offers tennis, futsal, netball and beach volleyball courts.

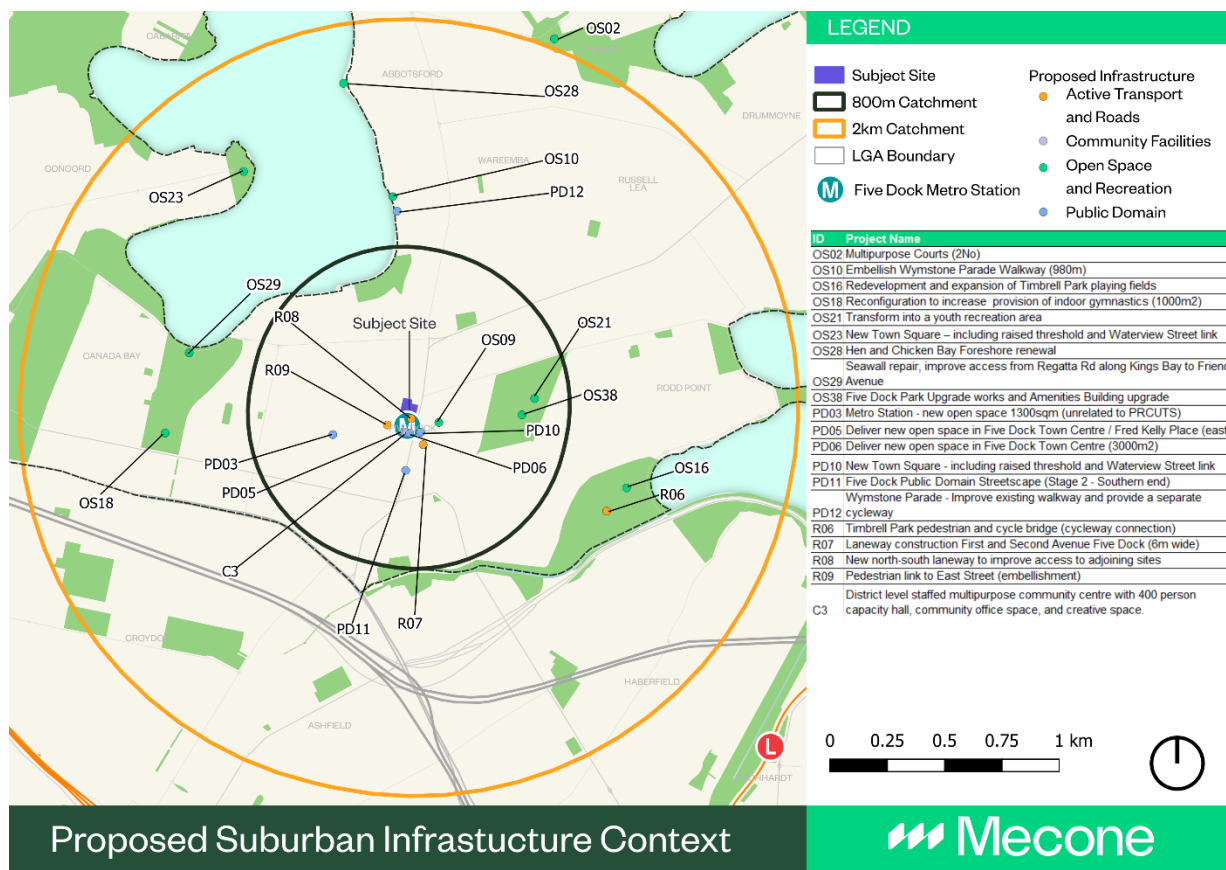




## 4.3 Planned facilities

The City of Canada Bay has identified a wide range of planned new local social and community infrastructure facilities, amenities, and improvements to existing facilities in the Canada Bay Local Infrastructure Contributions Plan.

The additional future social and community infrastructure identified by Canada Bay Council in their contributions plans have been mapped below. These include a range of additional or upgraded active transport infrastructure, community facilities, open space and recreation facilities, and public domain spaces. The expected provision of this infrastructure, particularly those within the local catchment of the subject site, is anticipated to further support the needs of the local population in Five Dock.



**FIGURE 21 - PROPOSED SOCIAL AND COMMUNITY INFRASTRUCTURE**

Source: Mecone

Tables highlighting those facilities within close proximity to the site are identified below. The full list of proposed projects is included in Appendix 1 of this report.

**TABLE 19 - PLANNED FACILITIES WITHIN 800M OF THE SITE**

Type	Location	Facility / features
<b>Open Space and Recreation</b>	Five Dock Green Grid and walking connections	Streetscape improvements to improve walkability (100m)



	Five Dock Skate Park	Transform into a youth recreation area
	Five Dock Park	Five Dock Park Upgrade works and Amenities Building upgrade
<b>Active Transport</b>	Five Dock Town Centre	Laneway construction First and Second Avenue Five Dock (6m wide), New north-south laneway to improve access to adjoining sites, and Pedestrian link to East Street (embellishment)
<b>Community Facilities</b>	Concord or Five Dock town centre	District level staffed multipurpose community centre with 400 person capacity hall, community office space, and creative space
<b>Public Domain</b>	Five Dock Metro Station	Metro Station – new open space 1300m <sup>2</sup> (unrelated to Parramatta Road Corridor Urban Transformation Strategy / PRCUTS)
	Five Dock Town Centre	Deliver new open space in Five Dock Town Centre / Fred Kelly Place (east)
	Five Dock Metro Station Precinct	Deliver new open space in Five Dock Town Centre (3000m <sup>2</sup> )
	Five Dock	New Town Square – including raised threshold and Waterview Street link
	Five Dock	Five Dock Public Domain Streetscape (Stage 2 - Southern end)

**TABLE 20 - PLANNED FACILITIES WITHIN 2KM OF THE SITE**

Type	Location	Facility / features
<b>Open Space and Recreation</b>	Wareemba	Embellish Wymstone Parade Walkway (980m)
	Concord Oval	Redevelopment of Concord Oval
	Five Dock Leisure Centre	Reconfiguration to increase provision of indoor gymnastics (1000m <sup>2</sup> )
	Bayview Park	Swimsite activation at Bayview Park
	Abbotsford	Hen and Chicken Bay Foreshore renewal
	Kings Bay	Foreshore Access Strategy: Seawall repair, improve access from Regatta Rd along Kings Bay to Friend Avenue
<b>Active Transport</b>	Timbrell Park	Timbrell Park pedestrian and cycle bridge (cycleway connection)
<b>Public Domain</b>	Wareemba	Wymstone Parade – Improve existing walkway and provide a separate cycleway.



## 4.4 Demand and additional need

Canada Bay LGA has a population as of Census 2021 of 89,177 people. Five Dock - Abbotsford SA2, which covers the suburbs of Abbotsford, Canada Bay, Five Dock and Wareemba, has a population as of Census 2021 of 20,933 people.

The projected additional population from this proposal is 371 additional people. Using the identified benchmarks, the additional population arising from this proposal would lead to relatively minimal additional demand on neighbourhood facilities compared with baseline demand from the current population.

### 4.4.1 Community and cultural facilities demand

Based on the benchmarks and projected additional population, this proposal would lead to demand for:

- 30m<sup>2</sup> additional community centre space
- 13m<sup>2</sup> additional library space and resourcing, based on Five Dock - Abbotsford SA2 population baseline
- Additional school, Early education and care for children, and out of school hours care (OSHC), subject to the age profile and population mix on site.

While this is a relatively marginal additional demand, there is likely to be additional demand for social and community infrastructure facilities in close proximity to the site.

The Social Infrastructure (Community) Strategy and Action Plan identifies that there are no current local community venues and multipurpose community centres in close proximity to the site at Five Dock. Nearby facilities are specialised for a subset of the population, such as Drummoyne Municipal Senior Citizens Club, or have multiple functions, such as Five Dock Library and the Canada Bay Club.

The Canada Bay contributions plan has identified two projects that if progressed would meet assist in meeting this demand:

- District level staffed multipurpose community centre with 400-person capacity hall, community office space, and creative space – Concord or Five Dock
- Additional library floor space (684m<sup>2</sup>) floor space in the Five Dock library catchment – Five Dock or Drummoyne

Progressing these projects would align with multiple priority needs identified in the plan:

- To deliver new multipurpose community centre space to address population growth.
- Provide larger multipurpose community centres in the future as opposed to smaller (under 200m<sup>2</sup>) venues.
- Address the forecast undersupply of library space for delivery of quality best practice library services.
- Address demand for larger spaces for hire to respond to the under supply of large halls/event space for groups of 200+ and for large cultural events, as identified through stakeholder engagement and the high utilisation of Council's large venues for hire.

This analysis shows that while the additional demand arising from this proposal on this site is insufficient alone to require additional facilities, within the larger context of population growth within the Five Dock – Abbotsford SA2, there is merit in contributions funding the development of these community and cultural facilities, and that their provision would help contribute to meeting the social and community infrastructure needs.



## 4.4.2 Open space and recreation demand

Based on the benchmarks and projected additional population, this proposal would lead to demand for:

**TABLE 21 - ADDITIONAL SITE DEMAND**

Open space type	Open space within 800m radius	Additional demand	Proposed open space on site	Overall open space surplus / (deficit)
Total open space	12.5 ha	1.05 ha	0.12 ha	0.93 ha deficit
Active open space	4.1 ha	0.63 ha	n/a	0.63 ha deficit
Passive open space	8.4 ha	0.42 ha	0.12 ha	0.30 ha deficit

The additional population arising from this proposal would lead to relatively minimal additional demand on for open space. However, as the site is only proposing to provide an additional 0.11 ha of open space on the site, it would slightly increase the overall open space deficit.

However, there is sufficient capacity across Canada Bay LGA and Five Dock-Abbotsford SA2 to both support the existing population and the additional population generated by the proposal. This indicates that improving connections and access to existing open space and improving the quality and amenity of current open space areas can help meet this additional demand.

**TABLE 22 - CURRENT OPEN SPACE AND RECREATION SUPPLY AND DEMAND**

Area	Current open space supply	Current population demand	Active / Passive demand split	Current open space surplus / (deficit)
Five Dock - Abbotsford SA2	62 ha	59.2 ha	Active – 35.5 ha Passive – 23.7 ha	2.8 ha surplus
Canada Bay LGA	348 ha	252.3 ha	Active – 151.4 ha Passive – 100.9 ha	95.7 ha surplus

Population benchmarks are only one aspect of demand, providing a high-level indication of need. Proximity benchmarks for specific open space facilities are relatively well met. There are multiple off-leash dog parks within 800m of the site, and the skate park at Five Dock Park provides youth oriented open space nearby. Depending on the final design, the proposed childcare centre may also be able to provide additional play spaces for younger children near to their homes. Further investigation of options for providing diverse active open space options is recommended during detailed design development.

The Canada Bay contributions plan has identified three projects that if progressed would assist in meeting demand for additional local open space within the 800m site buffer. These include:

- Metro Station - new open space 1300m<sup>2</sup> (unrelated to PRCUTS) – Five Dock
- Deliver new open space in Five Dock Town Centre / Fred Kelly Place (east) – Five Dock
- Deliver new open space in Five Dock Town Centre (3000m<sup>2</sup>) – Five Dock

Provision of these facilities – supported in part by contributions plan funding – is recommended to help provide sufficient open space in conjunction with this proposed development.

Progressing these projects would align with multiple priority needs identified in the plan:



- The development of new and embellished open space close to future Metro stations (minimum 0.3ha) to support increased population.
- New open space and improved connections to open space in areas with no open space in proximity, particularly in high density areas and areas with a current undersupply such as North Strathfield and growth areas of Five Dock, is a high priority are for a new open space of at least 0.3ha within 200m of high density.
- Open space and recreation facilities to support an increased population resulting from possible Metro Stations
- Open space and recreation facilities to support civic and community uses close to Concord Town Centre and Five Dock Town Centre



## 5 Public benefit opportunities

This section considers the potential public benefit that could be provided on site in consideration of:

- policy and planning context
- social context
- social and community infrastructure needs analysis

It considers a holistic response to likely social issues and actions that can effectively respond to local community aspirations and community needs.

Canada Bay LGA is well served by social and community infrastructure and services, locally and regionally. The proposal, through the addition of 371 people, would only marginally add to the demand for these existing services, including community and cultural facilities, and active and passive open space.

The additional population is not significant enough to reach a threshold to require the construction of additional community and cultural facilities, and is instead likely to support continued patronage of existing facilities, particularly those identified within the catchment of the site. The planned additional floor space in the Five Dock library catchment area, and the planned district level staffed multipurpose community centre with 400-person capacity hall, community office space, and creative space in either Concord or Five Dock would provide further facilities to support the growing population.

The proximity of the site to the future Five Dock Metro Station supports greater use of public and active transport, reducing car dependency, and provides for high levels of access to a wide range of community and cultural facilities located outside of the Canada Bay LGA.

The demand for additional open space will be absorbed by the existing active open space, however the provision of an additional 0.12 ha on the site will supplement this and provide additional passive open space within walking distance of new residences. The planned additional open space within Five Dock Town Centre will further supplement the provision of local open space within close proximity to the site.

The proposal provides opportunities for a range of local open space, community and cultural facilities, and shops on the site to support both existing and the incoming population. The opportunities for social and community infrastructure on the site are outlined below:

- Provision of new childcare facilities for approximately 80 childcare places.
- Opportunity to provide multipurpose community centre facilities through the rebuilt Community Hall, meeting an identified priority need for a multipurpose community centre space.
- Approximately 1,200m<sup>2</sup> new publicly accessible open space, and the creation of a new forecourt area in front of St Alban's Church along East Street.
- Improved connections to the future Five Dock Metro Station via a new site link between Henry Street and the future Metro Station.
- Opportunity to identify additional active open space facilities during the detailed design stage, including play spaces for younger children.

Additionally, future development will be required to pay contributions to Canada Bay Council for social and community infrastructure outlined in the existing Section 7.11 and 7.12 Contributions Plans.



St Alban's Church's vision and aspirations for the site also include a variety of social and community infrastructure services. Planned activities of the church include:

- Sunday services, weekly, 10am.
- Mobile Community Pantry, fortnightly, Wednesdays 10:30-11:30am
- Weekly and fortnightly 'community groups' (groups of 8-12 who regularly meet for sharing, prayer, bible reading and support). Throughout the year.
- Bounce Playgroup, 9:30-11am, Wednesday mornings during the school term. (This ministry is currently on a 'rest'. The Church hopes to restart in 2024).
- Termly Prayer evenings, where the church gathers to pray on a week night for the local community.
- 'Jazz on the Lawn', 1-2 times annually, early Spring and late December (Christmas focus). A free event for the local community.

Activities that are aspirational for the Parish include:

- To expand their Mobile Community Pantry to have more fresh food available for the local shoppers, and also a fortnightly free dinner in a suitable space and with suitable kitchen facilities, offering relational connection, counselling, prayer, and occasional financial coaching. This would be run, largely, by attendees of the church who lives locally and/or in the accommodation on site.
- To run regularly parenting seminars for locals/primary school/daycare/preschool parents, where local professionals present on relevant topics.
- Run a preschool on site.
- Offer more frequent free local community events (Open air cinema, 'Jazz on the lawn', etc) which allows the church to make local connections, and foster connections between locals.
- Ministry services for youth

The proposed provision of 25 affordable rental housing units on the site will help meet the needs identified in the social context review and provide opportunities for key workers, young and elderly people to continue to live in Five Dock. Census data suggests that there is a higher share of households who are reliant on financial support in the Five Dock – Abbotsford SA2 compared to Canada Bay as a whole, as identified in the share of renting households in social housing, the larger share of households reporting government benefits and allowances as their main source of income, and a larger number of low-income households, particularly those earning under \$25,999.

The aspirational provision of the expansion of St Alban's Church's Mobile Community Pantry would also greatly help support both the low income and homeless population within Canada Bay LGA.

The proposal also aligns well with Canada Bay's strategic vision. The church's proposed programs and activities, supported through the development of a new Community Hall, align with the directions outlined in *Our Future 2036: A Community Strategic Plan for the City of Canada Bay* – supporting a Connected Community and Vibrant Urban Living.

The provision of the Community Hall and childcare centre on a site adjacent to the future Five Dock Metro Station directly responds to the infrastructure principle 'Connected and co-located' as identified in the Canada Bay Social Infrastructure (Community) Strategy and Action Plan, and the broader infrastructure services and context align with the principles 'Diverse and activated', 'Inclusive and equitable', 'Collaborative and shared', and 'Multipurpose and future-proofed'.



The provision of the open space plaza in the proposal directly responds to the priority needs identified in the Canada Bay Social Infrastructure (Open Space and Recreation) Strategy and Action Plan. The site contributes to over a third of the 0.3 ha of the 'new and embellished open space close to future Metro stations' identified as a priority in the plan, supporting the increased population in the area and civic and community uses close to Five Dock Town Centre.

Overall, this proposal supports the sustainability of existing social and community infrastructure, and is aligned with the policy and planning context for Canada Bay.





## 6 Appendix 1 – Canada Bay contributions plan identified infrastructure

### Identified social and community infrastructure

The relevant social and community infrastructure identified in the Local Infrastructure Contributions Plan are outlined below.

**TABLE 23 - IDENTIFIED SOCIAL AND COMMUNITY INFRASTRUCTURE**

Schedule of works	Costs (2021/22 – 2024/25)
<b>Canada Bay Local Infrastructure Contributions Plan: Section 7.11</b>	
<b>Open Space and Recreation</b>	
• Multi-purpose courts – North Strathfield	\$30,450
• Multi-purpose courts – Drummoyne	\$30,450
• Multi-purpose courts – Concord	\$30,450
• Multi-purpose courts – Rhodes	\$30,450
• Sportsfield Conversion of existing to synthetic to increase capacity for extra field – LGA Wide	\$3,800,000
• Hard and Soft Landscaping, street furniture (100m) – Concord, Concord West	\$100,786
• Streetscape improvements to improve walkability (100m) - Five Dock	\$100,786
• Green Grid connections and open space as part of the PRUTS; improved connections from Parramatta Road (2,000m) – Five Dock, Canada Bay and Concord	\$3,689,622
• Green Grid connections and open space as part of the PRUTS; improved connections from Parramatta Road (2,000m) – Five Dock, Canada Bay and North Strathfield	\$3,689,622
• Improved open space connections - Burwood Green Link (Burwood Park to Hen and Chicken Bay) - 1.5km – LGA Wide	\$184,481
• Improved open space connections - St Lukes Park and Concord Oval corridor, Bicentennial Park / Sydney Olympic Park -	\$92,241
• Redevelopment of Concord Oval – Concord	\$18,300,000
• Redevelopment and expansion of Timbrell Park playing fields	\$4,000,000
• Increase provision of indoor recreation (x 2) for Concord Oval - Concord	\$ 1,060,900
• Reconfiguration to increase provision of indoor gymnastics (1000m2) Five Dock Leisure Centre – Five Dock	\$1,200,000



<ul style="list-style-type: none"> <li>• Increase provision of indoor recreation (x 4) Rhodes Recreation Centre – Rhodes</li> </ul>	\$9,400,000
<ul style="list-style-type: none"> <li>• Local parks upgrades (allow 2 parks per year @\$150K each for the life of the plan) – LGA wide</li> </ul>	\$ 4,800,000
<ul style="list-style-type: none"> <li>• Transform Five Dock Skate Park into a Youth Recreation Area – Five Dock</li> </ul>	\$2,015,710
<ul style="list-style-type: none"> <li>• New recreation facilities (e.g. new fitness stations, Bay Run) – LGA Wide</li> </ul>	\$530,450
<ul style="list-style-type: none"> <li>• River activation at McIlwaine Park and swimsite activation at Bayview Park - Rhodes</li> </ul>	\$5,000,000
<ul style="list-style-type: none"> <li>• Let's All Play Strategy upgrades to parks - LGA Wide</li> </ul>	\$7,200,000
<ul style="list-style-type: none"> <li>• New or existing open space improvements - spaces for community and cultural activities such as: outdoor amphitheatre – LGA Wide</li> </ul>	\$750,000
<ul style="list-style-type: none"> <li>• Upgrade pedestrian and cycle paths - 4 m wide with lighting to connect Iron Cove Bridge to Bay Run - Drummoyne</li> </ul>	\$3,500,000
<ul style="list-style-type: none"> <li>• Five Dock Park Upgrade works and Amenities Building upgrade – Five Dock</li> </ul>	\$5,270,000
<b>Active Transport</b>	
<ul style="list-style-type: none"> <li>• Kerbs and footpaths (PAMP Projects) \$100K per year for 16 years – LGA Wide</li> </ul>	\$1,600,000
<ul style="list-style-type: none"> <li>• Bike paths and shared pathways Council's bikeplan – LGA Wide</li> </ul>	\$3,600,000
<ul style="list-style-type: none"> <li>• Traffic facilities improvement (allow 2 or 3 per year) – LGA Wide</li> </ul>	\$400,000
<ul style="list-style-type: none"> <li>• Timbrell Park pedestrian and cycle bridge (cycleway connection) – Five Dock</li> </ul>	\$1,000,000
<ul style="list-style-type: none"> <li>• Laneway construction First and Second Avenue Five Dock (6m wide) – Five Dock</li> </ul>	\$1,083,400
<ul style="list-style-type: none"> <li>• New north-south laneway to improve access to adjoining sites – Five Dock</li> </ul>	\$179,410
<ul style="list-style-type: none"> <li>• Street improvements including new road surface, paths, drainage and landscaping for George Street and Rothwell Avenue – Concord West</li> </ul>	\$1,144,160
<b>Community Facilities</b>	
<ul style="list-style-type: none"> <li>• New 400 m2 multipurpose community space – Concord West or North Strathfield</li> </ul>	\$1,250,000
<ul style="list-style-type: none"> <li>• Replacement of existing building. Provide new multipurpose community centre – Drummoyne</li> </ul>	\$10,000,000



<ul style="list-style-type: none"> <li>District level staffed multipurpose community centre with 400 person capacity hall, community office space, and creative space – Concord or Five Dock</li> </ul>	\$10,000,000
<ul style="list-style-type: none"> <li>New multipurpose local community venue in Rhodes East (900m<sup>2</sup>) including library floor space (500m<sup>2</sup>) include external embellishment of public domain space (350sqm) – Rhodes East</li> </ul>	\$8,000,000
<ul style="list-style-type: none"> <li>Additional library floor space (684m<sup>2</sup>) floor space in the Five Dock library catchment – Five Dock or Drummoyne</li> </ul>	\$3,078,000
<ul style="list-style-type: none"> <li>New or existing open space improvements - spaces for community and cultural activities such as: Event ready spaces (WiFi &amp; Powerpoints (500m<sup>2</sup>) – LGA Wide</li> </ul>	\$600,000
<ul style="list-style-type: none"> <li>Event ready civic space at Central Park, connected to Concord Library – Concord</li> </ul>	\$1,660,330
<ul style="list-style-type: none"> <li>Upgrades to community buildings (allow for \$300K per year) – LGA Wide</li> </ul>	\$4,800,000
<b>Public Domain</b>	
<ul style="list-style-type: none"> <li>Metro station - new open space 5000sqm (unrelated to PRCUTS) – North Strathfield</li> </ul>	\$25,000,000
<ul style="list-style-type: none"> <li>Metro Station - new open space 1300sqm (unrelated to PRCUTS) –Five Dock</li> </ul>	\$6,500,000
<ul style="list-style-type: none"> <li>Embellishment of new local Park of 5000m<sup>2</sup> north-east of train station – Concord West</li> </ul>	\$4,500,000
<ul style="list-style-type: none"> <li>Deliver new open space in Five Dock Town Centre / Fred Kelly Place (east) – Five Dock</li> </ul>	\$4,612,027
<ul style="list-style-type: none"> <li>Deliver new open space in Five Dock Town Centre (3000m<sup>2</sup>) – Five Dock</li> </ul>	\$3,136,178
<ul style="list-style-type: none"> <li>Embellishment of new local Park (unrelated to PRCUTS) – North Strathfield</li> </ul>	\$4,500,000
<ul style="list-style-type: none"> <li>New Town Square – including raised threshold and Waterview Street link – Five Dock</li> </ul>	\$899,470
<ul style="list-style-type: none"> <li>Wymstone Parade - Improve existing walkway and provide a separate cycleway - Wareemba</li> </ul>	\$1,000,243
<ul style="list-style-type: none"> <li>Concord West Station Plaza embellishment (500sqm) – Concord West</li> </ul>	\$550,000
<ul style="list-style-type: none"> <li>Public Space on Church Street – Drummoyne</li> </ul>	\$1,450,000
<ul style="list-style-type: none"> <li>Public Space on Formosa Street - Drummoyne</li> </ul>	\$1,525,000
<b>Canada Bay Local Infrastructure Contributions Plan: Section 7.12</b>	
<ul style="list-style-type: none"> <li>Brett Park Accessible Public Toilets - Drummoyne</li> </ul>	\$500,000
<ul style="list-style-type: none"> <li>Goddard Park Amenities Building Upgrade, accessible toilets - Concord</li> </ul>	\$206,790



• Improvement to foreshore facility (In accordance with the AMP seawalls and the Parramatta River EMP) – LGA Wide	\$8,000,000
• Buildings Renewal – LGA Wide	\$1,405,900
• Seawall Renewal – LGA Wide	\$600,000
• Majors Bay Reserve Accessible Public Toilets - Concord	\$1,022,209
• McIlwaine Park Accessible Public Toilets - Rhodes	\$500,000
• Pomeroy Street Bridge upgrades – Concord West	\$500,000



