



Sydney2030/Green/Global/Connected



Open Space, Sports and Recreation Needs Study 2016

Volume 2 Open Space Delivery Plan

city of villages

Adopted 14 November 2016

Open Space, Sports and Recreation Needs Study 2016

Volume 1 - The Strategy

Volume 2 - Open Space Delivery Plan

Volume 3 - Research and Analysis

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Pirrama Park, Pyrmont

1.0 Introduction

The forecast additional population and associated density will increase the needs and demands on the open space and recreation network at all levels, from a walk to the local park, through to large district parks that have a diversity of recreation and sporting opportunities.

More open space will be required for people to recreate and socialise. The challenge is how to increase open space provision with a finite land supply that has many competing use demands.

To increase the available open space area the following will be required:

- **Setting appropriate open space benchmarks**
- **Increasing open space provision through dedications and acquisitions**
- **Making more of the existing network**
- **Sub-regional planning**
- **Other opportunities to improve open space provision**

2.0

Setting Open Space Provision Benchmarks

2.1 Introduction

The setting of benchmarks and standards as a means to ascertain current and future open space performance and needs have been applied by many government authorities.

2.2 Recreation and Open Space Planning Guidelines for Local Government

This Study has referenced the State Government's Recreation and Open Space Planning Guidelines for Local Government (Department of Planning 2010), default standards for open space planning in NSW as a means to assess provision and identify shortfalls and gaps (refer Appendix 1 on page 41).

These guidelines provide default standards for open space planning in NSW. These include 9% of site area for local and district level open space provision and 15% of site area including regional open space provision.



Figure 1 - NSW State Government Recreation and Open Space Planning Guidelines for Local Government

2.3 A Comprehensive approach to Open Space Provision Assessment

In assessing open space provision in high density environments additional criteria needs to be considered beyond area allocation. This includes a needs based assessment that considers population numbers, density, demographic profile, and recreation preferences.

A needs based assessment considers population numbers, density, demographic profile, and recreation preferences with current and future level of open space and recreation facility provision.

A needs based assessment invariably concludes that open space must be versatile and flexible in design to accommodate both present and future diverse trends and needs.

A needs assessment approach also takes into account the following criteria:

– Open Space Area Provision

In high density areas good provision of open space is essential to compensate the lack of private open space, support active living, and to contribute to a more liveable neighbourhood. Quantity must be considered in context of size, accessibility and quality criteria.

– Open Space Distribution

The geographic distribution of public open space is a key access and equity issue for the community. The ability of residents to gain access to public open space within an easy walk from home is an important factor to quality of life.

– Accessibility and Connectivity

Critical to the community to enjoy and use public open space and recreation facilities is the ease of access. The Trust for Public Land in the United States considers accessibility as a better measurement of park system excellence than total park area.

– Diversity (range of open space settings)

The range of open space setting types within a local government area will determine the diversity of recreation opportunity for a community.

– Quantum Size and shape

The number, size and shape of open space has a direct bearing on the capacity of that open space to meet and accommodate a range of recreation activities and needs.

– Quality of visitor experience

The quality of park embellishment and ongoing maintenance and management is key to attracting use and activation of the open space network. People in higher density dwellings need greater access and quality public open space given that their “backyard” is the public domain.

2.4 Benchmark Standards

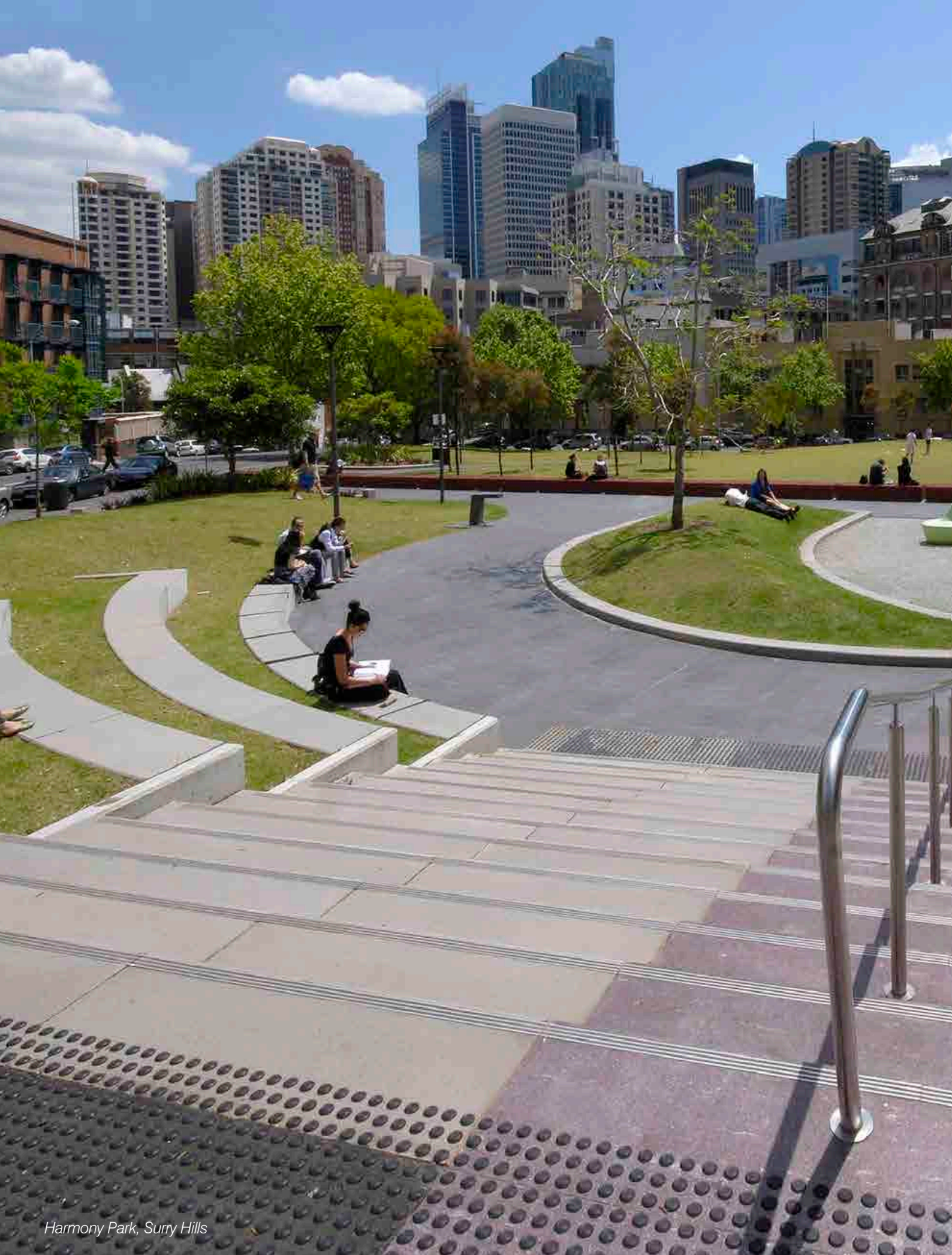
This study proposes both quantitative and qualitative benchmark and assessment criteria derived from various frameworks, however the main source is the NSW Recreation and Open Space Planning Guidelines For Local Government 2010.

These Guidelines emphasise that any benchmark standards cannot be used as a “one size fits all” assessment tool and that through analysis of local context and identified community needs these standards can and should be varied if based on sound evidence and conclusions.

Criteria	Hierarchy	Requirements	Notes	Reference
% Site Area	Local / District / Regional	<ul style="list-style-type: none"> A default standard of 9% share of non-industrialised land for local-district open space including sport use. 15% site area including regional open space provision. 	Benchmark standards articulated in various Australian State Government planning documents range from 9-15% site area.	NSW Recreation and Open Space Planning Guidelines For Local Government
	Urban Renewal Areas	<ul style="list-style-type: none"> A range between 9% and 15% for local-district open space depending on site density. At highest densities, 15% of site area will be required to provide an adequate amount of open space per resident. 		
Access	Regional	Unlimited	Critical to ensuring opportunities for the community to enjoy and use public open space and recreation facilities is the ease of access.	NSW Recreation and Open Space Planning Guidelines For Local Government
	District	2km from a district level park minimum 2-5ha in size.	Two factors that most strongly affect access to open space at a local level are distance to walk and access barriers.	
	Local	400m walking distance (10 minute walk) should be the maximum distance/time between all residences.		
Size	Regional	Unlimited	The size of open space has a direct bearing on the capacity of a park to meet a range of recreation activities and needs.	NSW Recreation and Open Space Planning Guidelines For Local Government
	District	Min 5ha	Minimum standard identified 0.3ha as preferred size of a Local Park.	
	Local	0.3-2ha	In urban situations parks less than 0.3ha have limited opportunity for kick-about uses without affecting neighbourhood amenity.	NSW Recreation and Open Space Planning Guidelines For Local Government
Linkages		Every resident within a 3min walk (250m) walk of continuous green links that connect Harbour foreshore Harbour parklands Moore and Centennial or Sydney Parks	Linkages also consider importance of street network to provide safe and convenient access to open space and recreation facilities	Sustainable Sydney 2030 – Target 9
		Linear parks and trails within 1.0 kilometre of all dwellings	Good connections and linkages can create a wider catchment particularly if safe separated cycleways are provided.	NSW Recreation and Open Space Planning Guidelines For Local Government



Sydney Park



Harmony Park, Surry Hills

3.0

Increasing Open Space Provision

3.1 The Approach to Increasing Open Space Network Provision

To increase the open space available for public use, the following approaches are required:

- **Increasing open space provision through planning control dedications**
- **Contributions Plan to fund a City open space acquisitions plan**
- **Acquisition through other City financial sources**
- **Negotiations with State Government Agencies to purchase land for nominal considerations or gain long term leases**
- **Partnership agreements with third parties to provide community access to open space and recreation facilities not currently available for public use**
- **Making more of the existing network**
- **Sub regional planning**
- **Other opportunities to improve open space provision**



Sweetacres Park, Roseberry

4.0

Increasing Open Space Provision Through Dedications

4.1 Introduction

Strategies to increase open space provision through dedications will be by:

- **Planned Open Space Dedications**
- **New Urban Renewal Under Masterplanning**

4.2 Planned Open Space Dedication

Developers may dedicate to the City in lieu of S.94 contributions open space for local parks and linkages. All proposed dedications need to be assessed through the acquisition criteria to ensure that it will provide a meaningful and quality addition to the open space network.

Figure 2 and Table 1 on page 10 show the distribution of open space that is currently planned to be dedicated by planning controls, land already owned by the City or other agencies that is earmarked for open space or land arising from infrastructure projects that will be embellished as new open space.

These sites have progressed to a stage either through approved development consent, approved landscape concept plan preparation, or current City land ownership that there is a degree of certainty that the open space will be provided in the future.

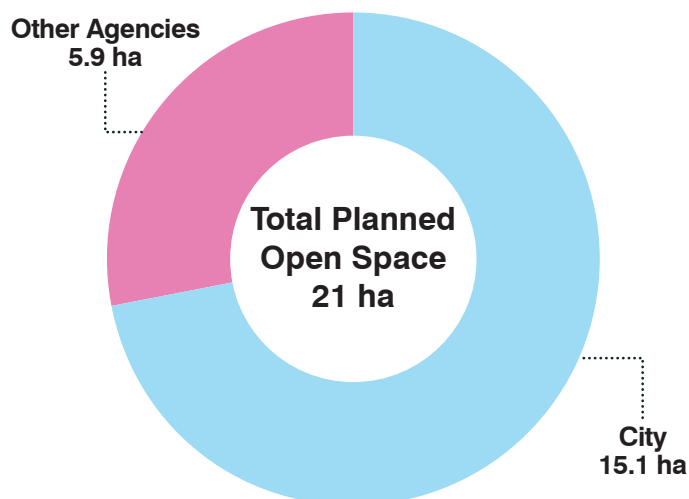
Table 1

Planned Open Space				
Map Ref	Site	Setting	Village	Area (m ²)
1	Harold Park	Park	Glebe Point	38,000 m ²
2	Crescent Lands	Park	Glebe Point	6,100 m ² (does not include childcare centre footprint)
3	Library Plaza	Civic	Green Square	7,000 m ² (includes 5598m ² VPA dedicated area)
4	Drying Green Park	Park	Green Square	6,586 m ²
5	Matron Ruby Grant Park	Park	Green Square	2,558 m ²
6	Gunyama Park	Park	Green Square	15,413 m ² (includes Lincoln Land portion)
7	Zetland Ave Open Space	Ancillary	Green Square	2,151 m ²
8	Mulgu Park	Park	Green Square	2,793 m ²
9	Buming Park	Pocket Park	Green Square	1,341 m ²
10	Byanbing Park	Pocket Park	Green Square	920.0 m ²
11	Woolwash Park Extension	Park	Green Square	2,601 m ²
12	McPherson Lane Park 904 Bourke Street	Park	Green Square	3,368 m ²
13	Ropes Walk Stage 2 & 3	Park	Green Square	9,200 m ²
14	Durayla Square	Civic	Green Square	2,300 m ²
15	Waluba Park	Park	Green Square	4,000 m ²
16	Rosebery Park	Park	Green Square	4,500 m ²
17	Kimberly Grove Extension	Park	Green Square	550 m ²
18	Garraway Park	Park	Green Square	8,126 m ²
19	O'Dea Ave Setback	Ancillary	Green Square	10m setback - 3,000 m ²
20	Joynton Ave Setback	Ancillary	Green Square	12m setback - 1,800 m ²
21	41 Mandible Street - City Owned site cnr Mandible and Bowden Streets Alexandria	Park	Green Square	Approx. 8,000 m ² – note: site to accommodate storm-water detention as primary function.
22	Carters Park	Pocket Park	King St	550 m ²
23	McPherson Park	Park	King St	7,400 m ²
24	Kooka Walk	Park	King St	7,400 m ²
25	28 O'Connell St	Pocket Park	King St	150 m ²
26	CBD SE Light rail Devonshire St Closures	Ancillary / Street Closure	Crown Street	600 m ²
27	CBD SE Light rail Wimbo Reserve Extension	Park	Crown Street	3,500 m ²
28	19-25 Lyons Road	Park	Glebe Point	1,731 m ² – note: transfer of site to City as part of development approval for 13-17 Pyrmont Bridge Road.
Total:				151,916 m² = 15.1 Ha
Other Agency				
29	Barangaroo South (BDA)	Park and Promenade	CBD	2.41ha - Includes New Square south east corner / Waterfront Promenade / Urban Park North east corner. (Subject to final masterplan)
30	Barangaroo Central (BDA)	Park and Promenade	CBD	2.6ha - Includes Central Park and Promenade (Subject to final masterplan)
32	Darling Harbour Live - Darling Live Square (SHFA)	Civic	Chinatown	1,650 m ²
32	Darling Harbour Live - Extension to Tumbalong Park (SHFA)	Park	Chinatown	3,000 m ²
33	Darling Harbour Live - Student Square (SHFA)	Pocket Park	Chinatown	150 m ²
34	North Eveleigh (Urban Growth)	Pocket Park (Wilson St Park)	Redfern Street	445 m ²
35	North Eveleigh (Urban Growth)	Park (South West Park)	Refern Street	4,500 m ²
Total:				59,695 m² = 5.9 ha

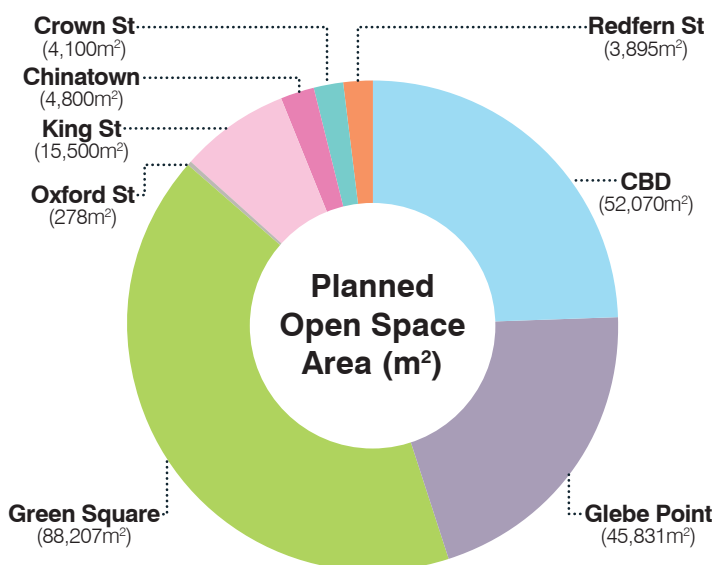


Figure 2: Planned Open Space Acquisitions / Dedications

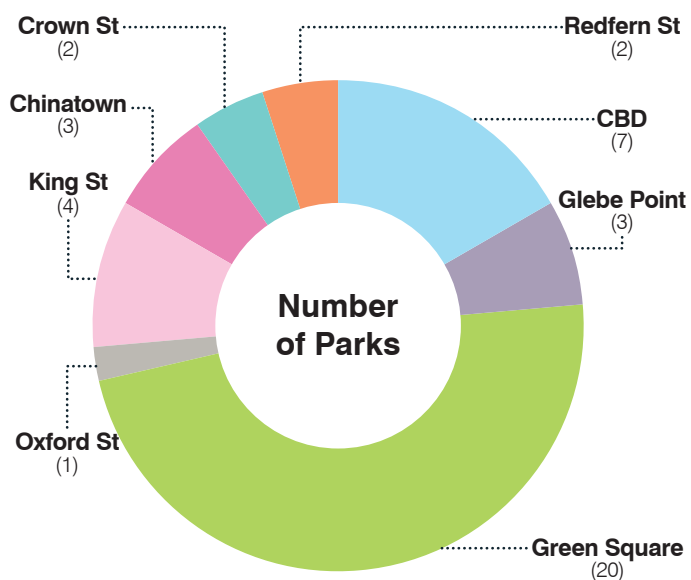
Assessment of planned open space



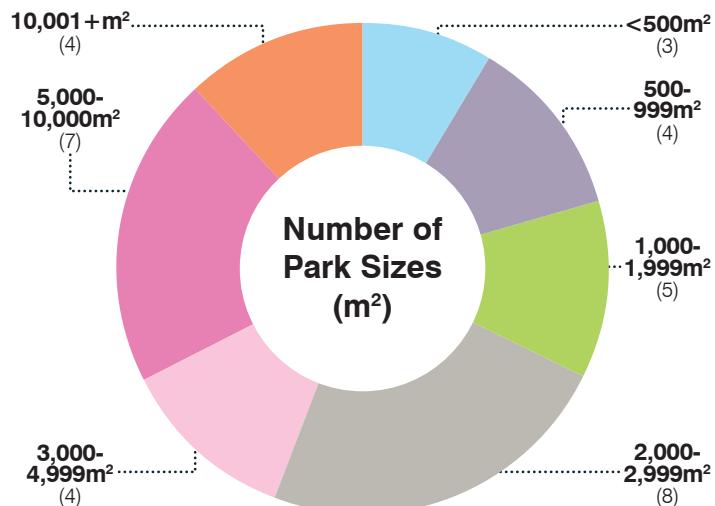
By Village



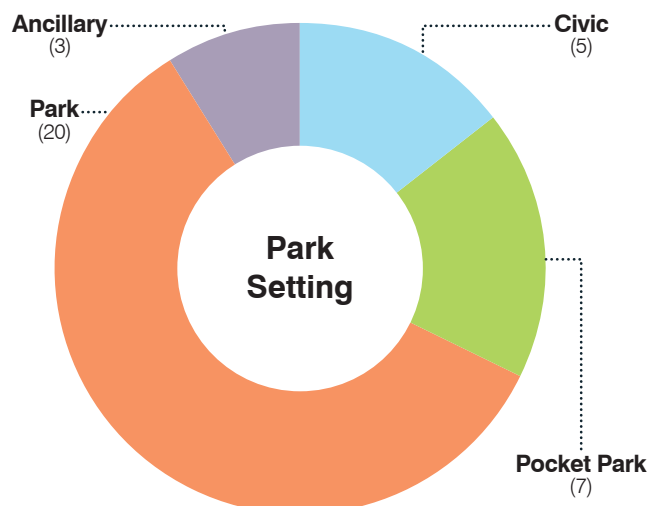
By Village



By Park Type



By Park Type





3.8 ha of Public Open Space will be provided as part of the Harold Park Urban Renewal

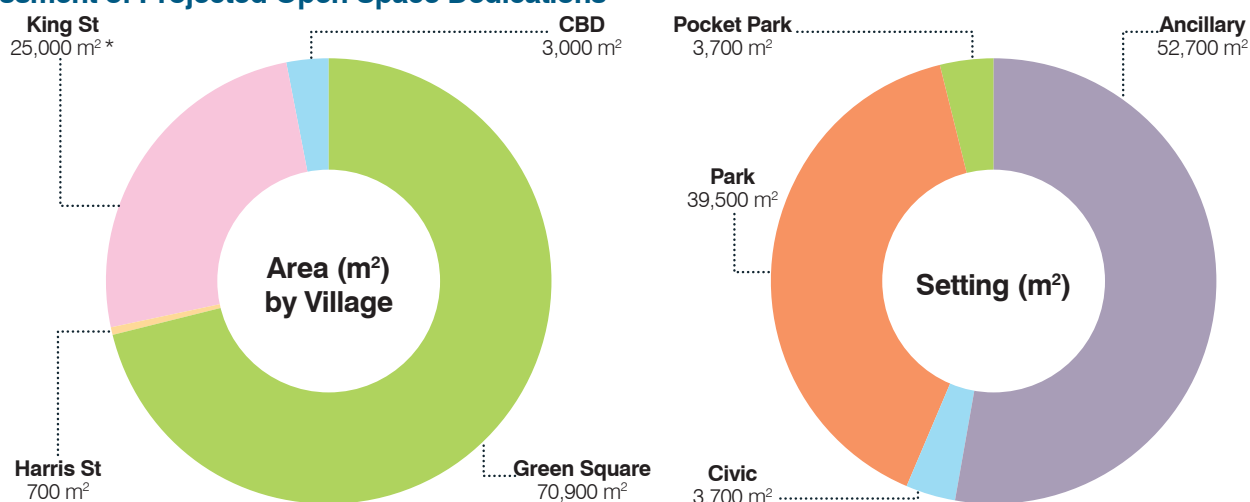
Harold Park

4.3 Planned Open Space Dedications

The following table lists open space provision identified in various planning controls and strategic documents that will require certain development and open space dedication scenarios, land owner negotiation, financial assessment and design development to occur prior to provide future certainty of delivery.

Map Ref	Location	Setting	Village	Area (approx.)	Notes
1	Town Hall Square	Civic	CBD	2,000-3,000m ²	Sustainable Sydney 2030 City square cnr Park and George Streets
2	Alfred, Pitt, Dalley and George Street block	Civic	CBD	1,500m ²	Sydney DCP 2012
3	Mary Ann Street, Ultimo	Civic	Harris Street	700m ²	Dedication new square at Mary Ann Street and Ominibus Lane Pymont Ultimo S.94 Plan
4	903 Bourke St, Sydney Water Site, Waterloo	Park	Green Square	5,000m ²	Site master planning to allow 5,000m ² park
5	McEvoy East & East Alexandria	Pocket Park	Green Square	2,500m ²	Draft Southern Employment Lands Infrastructure Plan, March 2015 One local park adjoining Balaclava Lane
6	McEvoy East & East Alexandria	Ancillary	Green Square	1,200m ²	Draft Southern Employment Lands Infrastructure Plan, March 2015 The Liveable Green Network will operate as a Linear Park with an area of about 1,200 sqm being in the McEvoy East and East Alexandria locality.
7	McEvoy East & East Alexandria	Park	Green Square	5,500m ²	Draft Southern Employment Lands Infrastructure Plan, March 2015 One local park located at the corner of Ralph and Doodly Streets with an area not less than 5,500m ² .
8	McEvoy East & East Alexandria	Pocket Park	Green Square	600m ²	Draft Southern Employment Lands Infrastructure Plan, March 2015 At least 3 pocket parks, ideally connected to the Liveable Green Network, totalling no less than 600m ² .
9	Sydney Water Easement – Euston Road to Bourke Road	Ancillary	Green Square	10,000m ²	Draft Southern Employment Lands Infrastructure Plan, March 2015 Existing Sydney water pipeline easement alongside Perry Park provides link from Euston Road to Bourke Road.
10	Sydney Water Storm-water Channels	Ancillary	Green Square	11,500m ²	Draft Southern Employment Lands Infrastructure Plan, March 2015 Dedications alongside open storm-water channels will provide Liveable Green Network connections in the Enterprise Corridor locality
11	Roseberry West	Park	Green Square	4,000m ²	Draft Southern Employment Lands Infrastructure Plan, March 2015 One local park with an area not less than 4,000m ² , or two parks, with the size of one park no less than 3,000m ² .
12	Alexandra Canal	Pocket Park	Green Square	600m ²	Draft Southern Employment Lands Infrastructure Plan, March 2015 At least 3 pocket parks connected to the Alexandra Canal, totalling no less than 600m ² .
13	Alexandra Canal	Ancillary	Green Square	30,000m ²	Draft Southern Employment Lands Infrastructure Plan, March 2015 Dedications / setbacks alongside Canal will provide Liveable Green Network connections in the Alexandra Canal locality.
14	Sydney Park – WestConnex St Peters Interchange	Park	King Street	25,000m ²	Westconnex St Peters Interchange planning anticipates provision of land south of Campbell Road that will be linked to Sydney Park with a pedestrian / cyclist bridge. The quality and usability of this land for open space / recreation use needs to be determined given visual impact of the interchange and noise and air quality impacts.
Total: 99,600m² = 9.9 Ha					

Assessment of Projected Open Space Dedications



The majority of dedications are located in Green Square Village and comprise of linkage / ancillary open space to facilitate connections along storm-water channels.

*WestConnex - proposed open space dedication, quality and usability to be determined.





Central to Eveleigh corridor

4.4

Urban Renewal Under State Government Masterplanning

Urban renewal of large brownfield and government-owned sites - **Bays Precinct**, **Central to Eveleigh** and **Parramatta Road**, will bring new resident and worker populations, creating demand for new open space, and increasing pressure on existing open space areas.

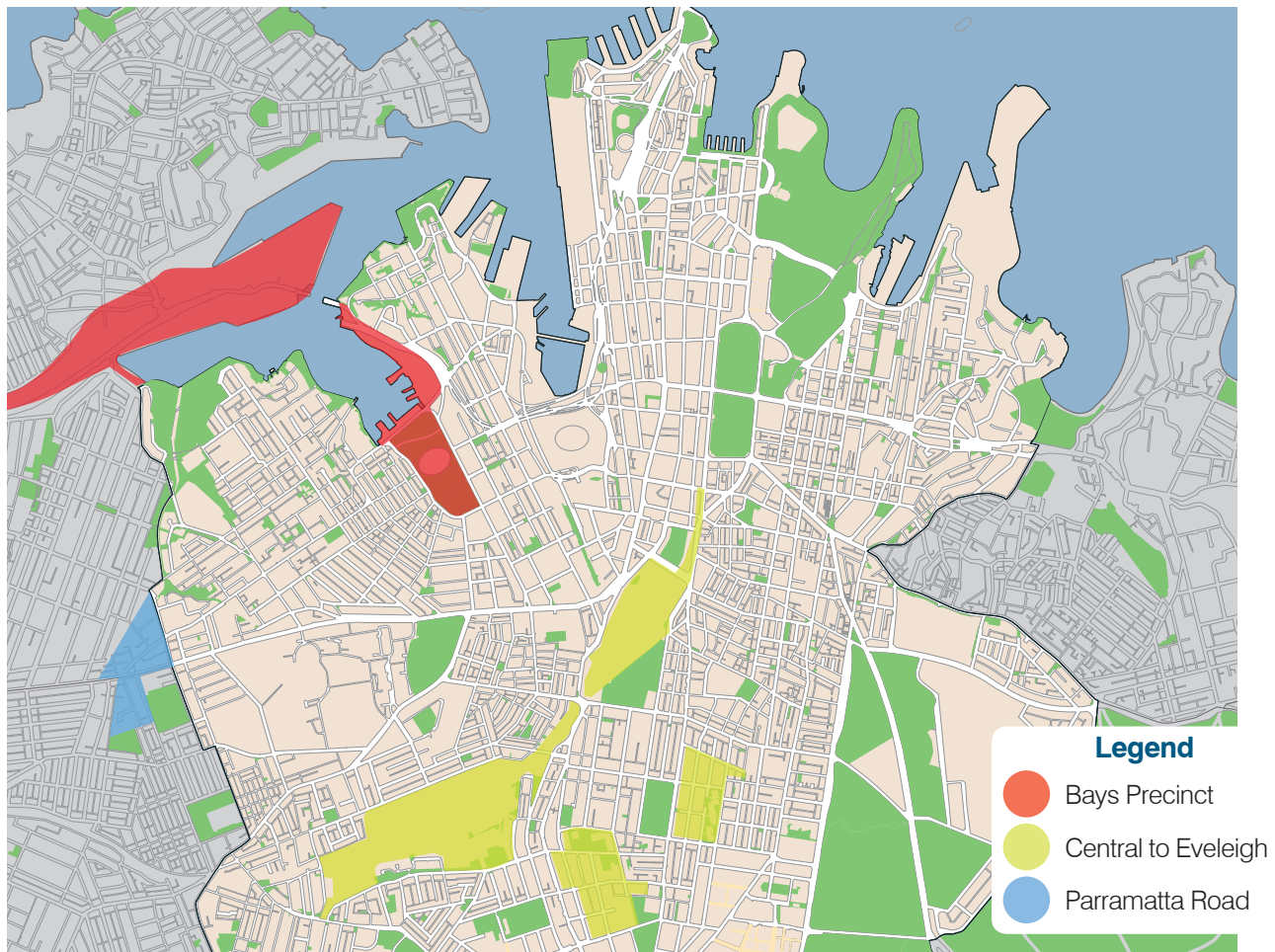
Planning for the renewal of large sites already in public ownership requires the provision of new open space and other recreational facilities needed to serve the new resident and worker populations, and support the increases in density.

Open space planning should be considered from a regional perspective, maximising the opportunity to create public open spaces that serve a regional catchment through quality linkages.

In dense urban areas, the availability and quality of open space becomes more important. In these areas the open space is used more intensely by more people more often. This requires higher investment to be more robust and to provide for overlapping or interchangeable uses to ensure a positive contribution to the experience of city living.

Open space planning needs to be considered as a key component of the public domain plan not as leftover space or an afterthought, ensuring its positive role and value to the community.

The renewal of large government-owned sites is an opportunity to contribute positively to the future growth of the city, without the constraints of fragmented land ownership present in other areas.





Bays Precinct

The Bays Precinct consists of 5.5 kilometres of harbourfront, 95 hectares of mostly government-owned land, and 94 hectares of waterways. Urban transformation at the Bays Precinct is a one-off opportunity to create high-quality waterfront destinations, workplaces, public spaces and promenades that will shape the inner-harbour for now and for future generations. UrbanGrowth propose to deliver the Bays Precinct as 8 distinct destinations, in accordance with the Bays Precinct Transformation Plan (October 2015)

Recommended Open Space Directions

The location of the Bays Precinct lends itself to a regional role for open space provision, as it encompasses two local government areas, is destination-focussed, and can complete key missing sections of the Rozelle to Woolloomooloo foreshore walk.

Although details of the proposed urban renewal are not available, the area shares many characteristics with nearby Glebe and Pyrmont. Open space in these areas is characterised by generous foreshore promenades for walking and cycling, headland parks, industrial heritage, and areas for active open space and maritime facilities.

General Principles

- Continuous and uninterrupted pedestrian and cycle access along the foreshore from Pyrmont to Rozelle is fundamental to the transformation of the precinct.
- The design of open spaces should reflect the character of the Bays Precinct and provide a range of recreational experiences for a diverse mixed community.
- All residents should have access to local open space within 400 metres.
- Large open spaces for active recreation and larger organised sports need to be provided.
- A diversity of spaces and a range of settings including the waterfront promenade, local/pocket parks, larger park spaces, civic spaces and spaces specifically for small children, young adults and older people should be delivered.
- Quality amenities should be provided to support recreational areas including toilets, seating and drinking fountains.
- Development should be planned so there is good access to open space and existing and planned open spaces have a high level of solar access.

- Priority should be given where possible to approaches and technologies that increase the use of existing open space and facilities, such as multi-purpose courts and synthetic surfaces.
- Shared access facilities should be pursued, for example, joint use of underused facilities at schools and universities, including possible joint construction or maintenance agreements in exchange for community access out-of-hours.
- Work with neighbouring councils on a regional approach in preparing our Central Sub Regional plan (required by the NSW Government's Metropolitan Strategy released in December 2014), including joint funding for shared facilities that might be located outside the local government area.
- Ensure renewal of the Bays Precinct and Central to Eveleigh precinct provide for recreation and sporting needs across the subregion, not just within the renewal site.
- Review planning processes to encourage developers to include sports facilities, especially indoor courts, as part of new developments.

1. Bays Waterfront Promenade

Renewal should, as a priority implement continuous and uninterrupted pedestrian and cycle access along the foreshore from Pyrmont to Rozelle.

As a first step, the foreshore should be made safe and opened to the public as early as possible, providing early access to the foreshore for minimal cost. The final promenade should be a continuous 10 metre wide path within a 30 metre foreshore reserve. The promenade should be punctuated with pocket parks and water access points to provide moments to linger. The promenade should be designed to maximise integration with the surrounding streets.

2. Wentworth Park

Renewal provides an opportunity to refresh Wentworth Park and return it to genuine public access by removing the greyhound track and its large and intrusive infrastructure. Providing an improved and consolidated area of public open space will allow Wentworth Park to support new development occurring throughout the Bays Precinct. Greater connectivity between the park and the renewed Fishmarkets could be achieved by realigning Bridge Road and introducing traffic calming measures to allow sensitive integration into the park environment.

The return of the entire park for true public use, rather than narrow interest group use, should be subject to an international design competition. The City has coordinated successful international design competitions of this type for Gunyama Park and Aquatic Centre and the Green Square Library and Plaza. The competition should encompass the design of the park, the design of the new Market District at the head of Blackwattle Bay and explore opportunities for greater connectivity between the two.

3. Bays Market District

The Bays Market District contains parcels of government-owned land on the Bank Street foreshore, already zoned for open space and included in the Bank Street Masterplan (2006). This land is predominantly used for boating facilities, including the Dragon Boats and the Pyrmont Heritage Boating Club. Renewal should maintain this land as open space and dedicate it to the City of Sydney to ensure its ongoing public use.

Future uses for the land should include maintaining the marine activities currently at the site.

Other opportunities at the Bays Market District include activating the underside of the Western Distributor through public art, and consideration of uses such as skate facilities.

4. White Bay Power Station

The forecourt area of the power station represents an excellent opportunity for a consolidated public open space. Given the location of this land fronting the harbour with reasonable distance to residential dwellings, it could accommodate some active sports uses. Within the power station itself, the turbine hall should be retained and used as a publicly accessible space.

5. Glebe Island

A large public park should be provided at Glebe Island Point to contribute to the natural green finger tips that define the Sydney Harbour foreshore.

6. Rozelle Rail Yards

Renewal of the Rozelle Rail Yards is anticipated to be a long-term project. In the interim, a low-cost intervention that repurposes the yards as recreation space should be considered.

In the long-term the Rail Yards are identified as transport facilities, including part of the WestConnex project. Once completed, the Rail Yards should be covered and developed as recreation space, including playing fields. Covering the Rail Yards should allow better connections between residential areas and regional open space such as Bicentennial Park.

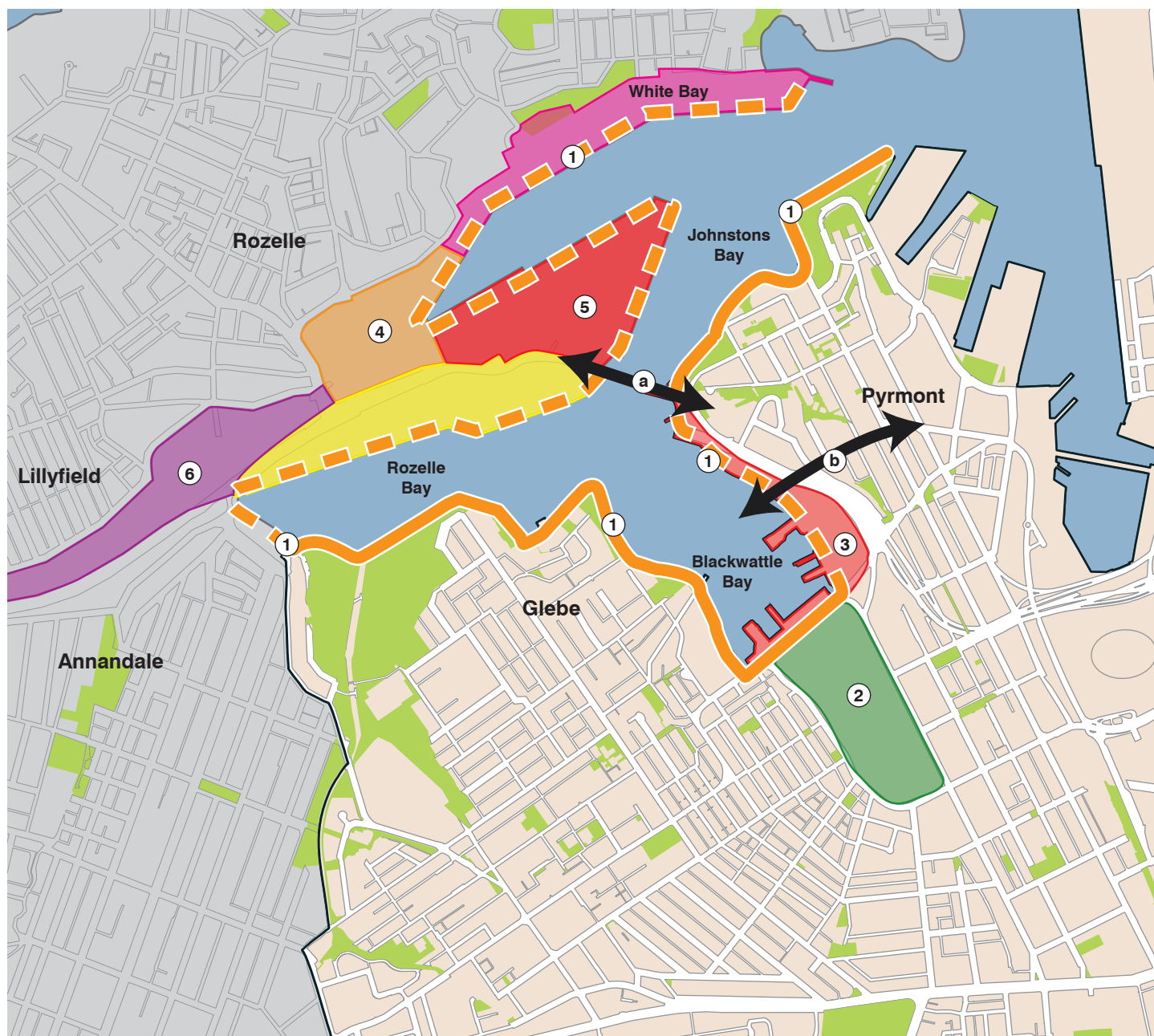
Linkages

The Glebe Island Bridge should be retained, restored and re-opened as a critical pedestrian and cycling link for the Bays Precinct, allowing greater access to the new regional open space.

Bays Market District - Open Space Opportunities		
Location	Area (m ²)	Notes
1A Bank Street	190m ²	Northernmost triangle of land constrained by submarine cables and steep topography, it is proposed that this site should remain as a vegetated area.
1-3 Bank Street	1,325m ²	Adaptive reuse of existing buildings to support.
5-19 Bank Street	9,059m ²	The proposed future use of the northern part of the site is for maritime/ passive water craft activities including the accommodation of the Sydney Heritage Fleet headquarters. The southern part of the site, approximately 5,134m ² is recommended intended to be developed for public open space / recreation. The Anzac Bridge presents a significant constraint in terms of visual impact and micro climate under the bridge. Option for skate or court facilities as part of facility mix.
1B Bank Street	1,510m ²	Corridor provides opportunity for view corridor and access from Miller Street to Bank Street foreshore.
Total:	12,084m²	

Note: UrbanGrowth NSW will be preparing a specific open space strategy for the Bays Precinct which will confirm open space and recreation facility provision outcomes.

Bays Precinct (continued)



Bays Precinct Destinations

- | | |
|---|--------------------------|
| 1 | The Waterfront Promenade |
| 2 | Wentworth Park |
| 3 | Bays Market District |
| 4 | White Bay Power Station |
| 5 | Glebe Island |
| 6 | Rozelle Rail Yards |

Linkages

- | | |
|---|----------------------------------|
| a | Glebe Island Bridge |
| b | Miller Street Link - Bank Street |

Parramatta Road Urban Renewal – Camperdown Precinct

The corridor extends along Parramatta Road from the CBD to the City of Parramatta and runs through 10 local government areas. The NSW Government is aiming for 50,000 new dwellings and 50,000 jobs in the Parramatta Road corridor. The Camperdown precinct of the corridor lies within the City of Sydney, Leichhardt and Marrickville local government areas. The Camperdown Precinct's long term evolution (2050+) would accommodate 1,500 to 2,100 new dwellings.

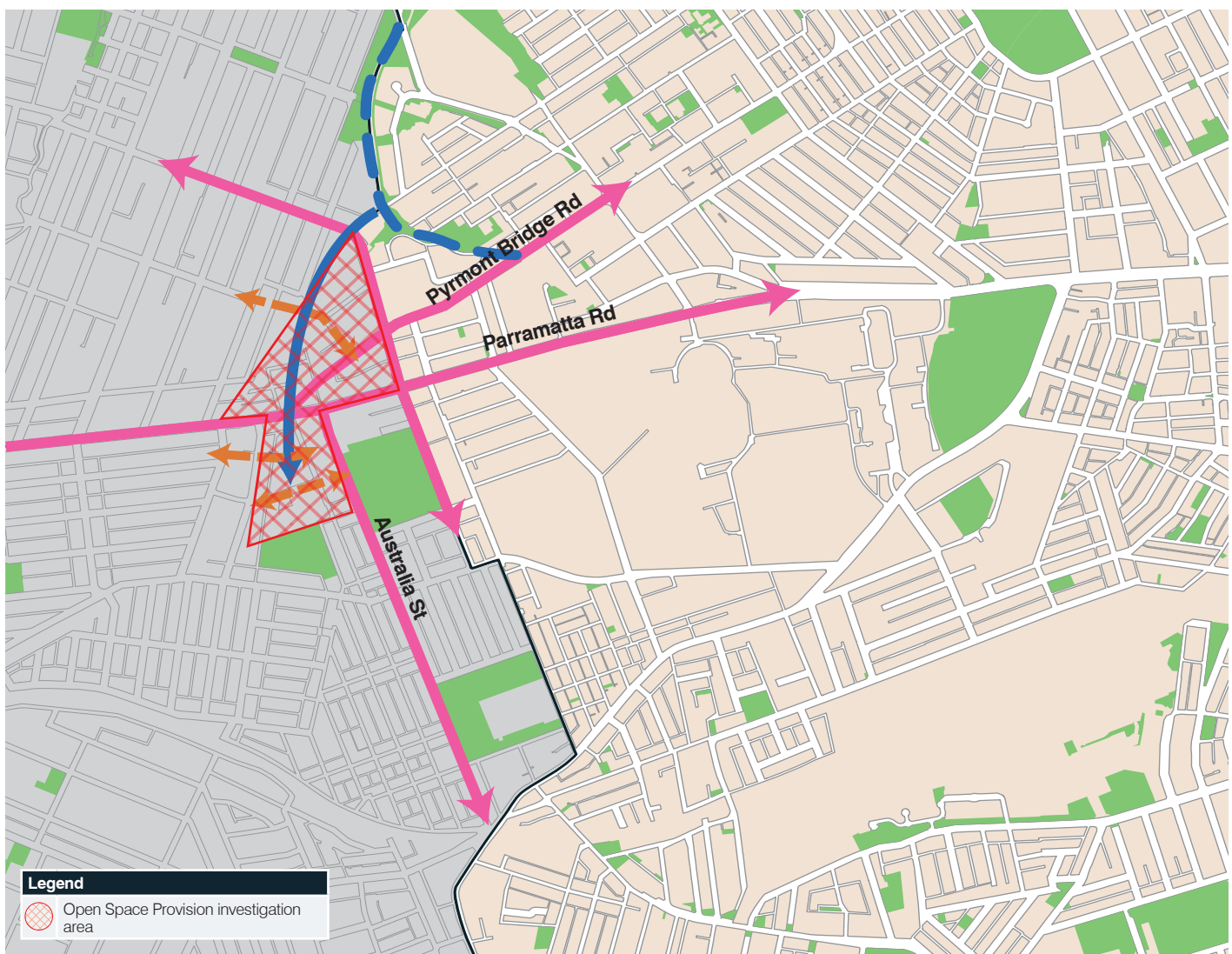
Recommended Open Space Directions and Linkages

Open space provision and opportunities need to be considered along the entire corridor. It is envisaged that some precincts along the corridor will offer opportunity to deliver significant open space provision with larger areas available for renewal and masterplanning while other areas will be more constrained.

Camperdown precinct is limited on opportunities for additional large parks however is well placed to capitalise on open space linkages to existing destination parks. As noted in Volume 3 the section of Camperdown north of Parramatta Road is deficient in walk to local/ neighbourhood park provision which will need to be addressed with the increase in population density.

Recommended directions / opportunities identified include:

- New open space adjacent to O'Dea Reserve to enlarge area available for active recreation (Marrickville Council)
- Local/neighbourhood park provision Lyons road and Lambert Street to adjoin City community facility (19-25 Lyons Road transferred as part of development approval for 13-17 Pymont Bridge Road)
- Expansion of Larkin Reserve
- Develop Johnstons Creek open space corridor to connect to Glebe Foreshore Parklands
- Green street connection along Australia Street to link Camperdown Park, Camperdown Rest Park, O'Dea Reserve and Newtown Station.



Note: The Parramatta Road Urban Transformation Strategy prepared by UrbanGrowth NSW will determine the final open space and recreation outcomes for the precinct.

Central to Eveleigh

The Central to Eveleigh Transformation Program is a 30-year project that aims to gradually transform 80 hectares of largely under-used government owned land in and around the rail corridor from Central to Macdonaldtown and Erskineville stations. It includes renewal of social housing estates at Waterloo, Redfern, and South Eveleigh, through the replacement of existing social housing and adding new market housing.

Growth scenarios range up to 28,000 new dwellings and 56,000 new residents, with between 14,000 to 25,000 new jobs.

Recommended Open Space Directions

The City's Sustainable Sydney 2030 vision, including the Liveable Green Network, establishes a vision for a network of quality open spaces, linked by green streets to form a highly accessible public domain network, with all residents within 400m of public open space.

The Central to Eveleigh area is mostly located within the South precinct of the City's existing and draft section 94 development contributions plans and it contains similar characteristics to many other parts of precinct including Green Square. Characteristics that are similar include many large sites that are being redeveloped from less intense land uses, into major residential and employment centres. The City is planning deliver more than 10 hectares (104,400m²) of new open space from 2015 until 2030 to address the needs of 46,000 new residents and 13,000 new workers anticipated in the South precinct during this period. This does not include the potential population growth and associated open space demand from the government's proposed urban renewal of the Central to Eveleigh area.

It is expected approximately half of the planned new open space will be delivered through acquisition funded by development contributions and half will be dedicated by developers as part of urban renewal planning.

The Central to Eveleigh urban renewal will add to the demands for open space beyond the expectations of the contribution plan and should be appropriately provided for using a similar approach as employed at Green Square.

The Central to Eveleigh urban renewal area will be undertaken as a number of distinct precincts, with residential density expected to be well above those in the Green Square area. Within the suggested provision range of between 9% and 15% site area as open space to meet local needs, only the highest level of provision will provide for an adequate amount of open space per resident.

General principles

- Development should provide a minimum of 15% of the site as public open space. (applies to developable land only)
- All residents should be within 400 metres of local open space.
- Open spaces should be connected by green streets with pedestrian and cycle priority.
- Spaces should be large enough to be flexibly programmed, allowing for overlapping activities and responding to changes in demand over the life of the development.
- Public open spaces should be designed to provide a diversity of, settings, activities and experiences.
- Public open space must be located and designed to be clearly recognised as public, with streets on all sides, and a high level of solar access to encourage plant growth and promote use.

Linkages

Urban renewal is an opportunity to implement the following linkages shown at Figure 3 and which are in Sustainable Sydney 2030 and which are part of the City's planned Liveable Green Network:

- a) Central to Newtown
- b) Henderson Road to Codrington Street
- c) Chippendale to prince Alfred park
- d) Redfern Station to Wilson Street/Little Eveleigh Street.

North Eveleigh precinct

There is an approved Concept Plan for development at North Eveleigh that includes the following areas of open space and linkages:

- a large area of open space at the western end of the site, adjacent to Ivery's Lane, of approximately 3,350m²;
- two smaller areas of open space, one of 446m², another of 280m²; and
- a public domain link connecting through the site to Golden Grove Street.

Development at North Eveleigh should at minimum implement the approved public open spaces in the Concept Plan. Should there be an increase in the expected number of residents, then there must be a proportional increase in the amount of open space.

South Eveleigh precinct

Renewal at South Eveleigh provides the opportunity to expand on the existing open space of Vice Chancellors Oval, South Sydney Rotary Park, and the tennis courts to create an active sports precinct with court spaces, half-size playing fields, and pathway loops with outdoor gym equipment.

Australian Technology Park

The Australian Technology Park contains a network of streets, plazas, recreation facilities and open spaces available for public use.

This network should be maintained and added to where possible. To secure their availability as public spaces, they should be dedicated as public streets and public open space to the City of Sydney.

Waterloo Estate precinct

Renewal at the Waterloo Estate precinct will be driven by the location of the new Sydney Metro station, and is expected to see significant additional housing and employment, as well as the replacement of the existing 2,000 social housing units. The future of Waterloo will be as dense, mixed-use precinct with a public transport focus.

UrbanGrowth have proposed a new public plaza linking the new metro station to the new urban neighbourhood, and this is strongly supported.

Planning for open space at Waterloo Estate Precinct should:

- Provide a 9 -15% of the site as public open space predominately as parks with a minimum area of 5,000m² each fully surrounded by streets. Parks of this size will have sufficient flexibility to meet the diverse and wide-ranging activity needs of the community now and in the future.
- With high density scenarios 15% of site area is required to provide an adequate amount of open space per resident.
- New public open spaces at Waterloo should be part of a public domain network linked by green streets with cycle and pedestrian priority. There is opportunity to improve linkages to and between existing open space outside the Waterloo Estate Precinct including Alexandria Park, Redfern Park and Waterloo Park.

Redfern Station precinct

Development at Redfern Station Precinct, including the railway land between Carriageworks and Redfern Station, will involve an improved Redfern Station, and new jobs, housing, and retail land uses.

Part of the precinct has an approved Concept Plan, which includes the following areas of public open space:

- one at the eastern part of the site, of 2,688m², and
- one at the 'fan of tracks', of 2,637m².

Development should at minimum implement the approved public open spaces in the Concept Plan. Should there be an increase in the expected number of residents and workers, then there should be a proportional increase in the amount of open space.

Improvements at Redfern Station could include airspace development over the rail corridor, which creates an opportunity to provide new open space or a large public plaza, connecting North Eveleigh, Lawson Square, and the Australian Technology Park.

Sustainable Sydney 2030 identifies the importance of cycle and pedestrian links over the rail corridor, to better connect communities north and south of the corridor with district and regional open space and recreation facilities. As part of the vision for the Central to Eveleigh project, UrbanGrowth NSW have committed to improving and creating crossings of the railway corridor to provide better walking, cycling and public transport connections between major local places and activities. The City's Liveable Green network identifies a rail crossing at Codrington Street as an important pedestrian and regional cycling connection.

Central Station precinct

Urban renewal at the Central Station Precinct should implement the City's vision for Railway Square, identified in Sustainable Sydney 2030 as part of a network of three city squares linking Central to Circular Quay via Town Hall, along the route of the George Street light rail.

Urban renewal at this precinct should improve and upgrade Belmore Park, protecting sun access and amenity while creating an activated park that serves as a focus for a growing community of residents and workers, as well as a destination for events.

Redfern Estate precinct

There are currently no details on proposed urban renewal at the Redfern Estate Precinct.

Public open space for this precinct should follow the general principles for open space provision identified in this section.

Lawson to Cleveland precinct

There are currently no details on proposed urban renewal at the Lawson to Cleveland Precinct.

Public open space for this precinct should follow the general principles for open space provision identified in the section.

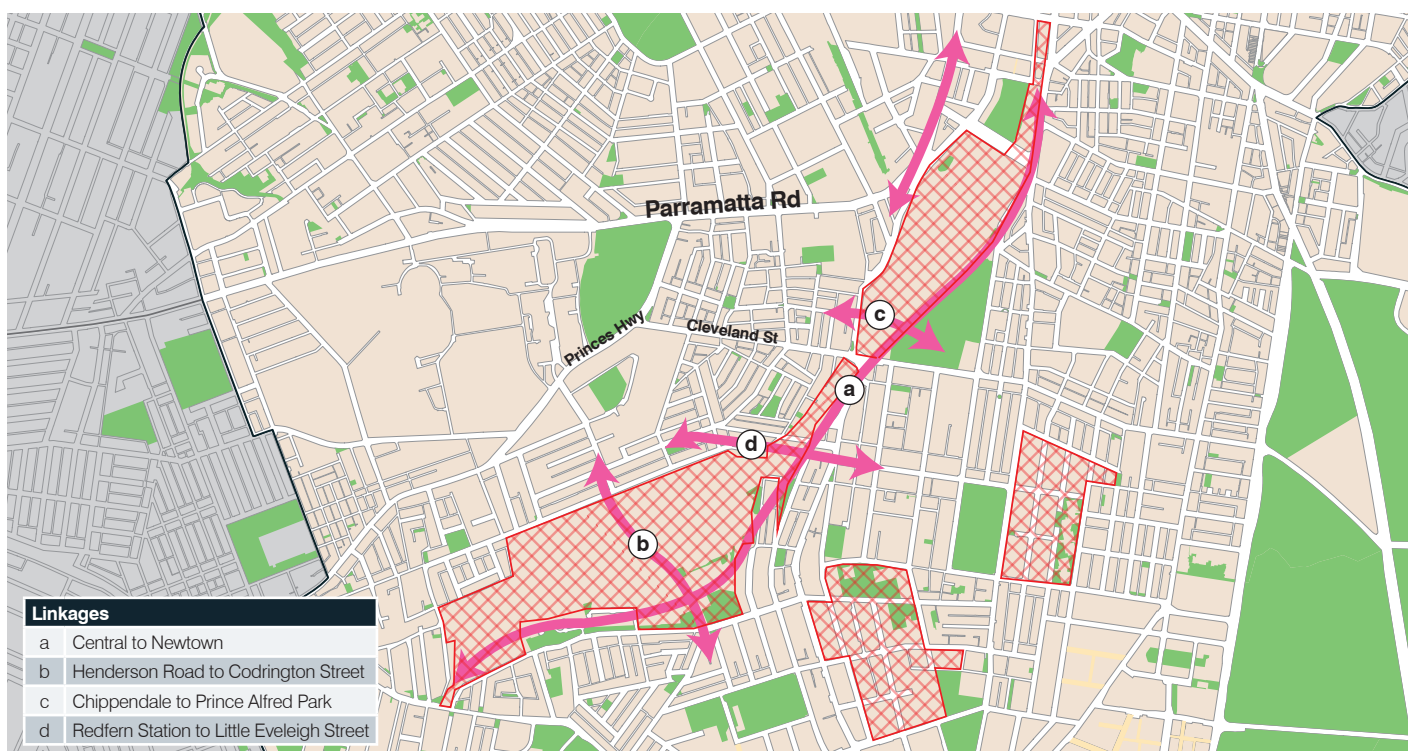


Figure 3

5.0

City Open Space Acquisition Program

Beyond the already stated planned and projected dedications listed in Section 4, additional open space delivered through a City acquisition program is required to address identified distribution gaps and recreation need shortfalls.

The City's Open Space Acquisition Program will:

- **Guide decision making for open space acquisitions by the City;**
- **Focus on prioritisation to meet identified needs rather than driven to obtain a specified benchmark standard;**
- **Use Acquisition Criteria used to ensure land acquired will be appropriate for its future intended purposes.**

a) City of Sydney Development Contributions Plan, July 2016

The City has reviewed its *Section 94 Contributions Plan 2006* which includes a review of open space delivery.

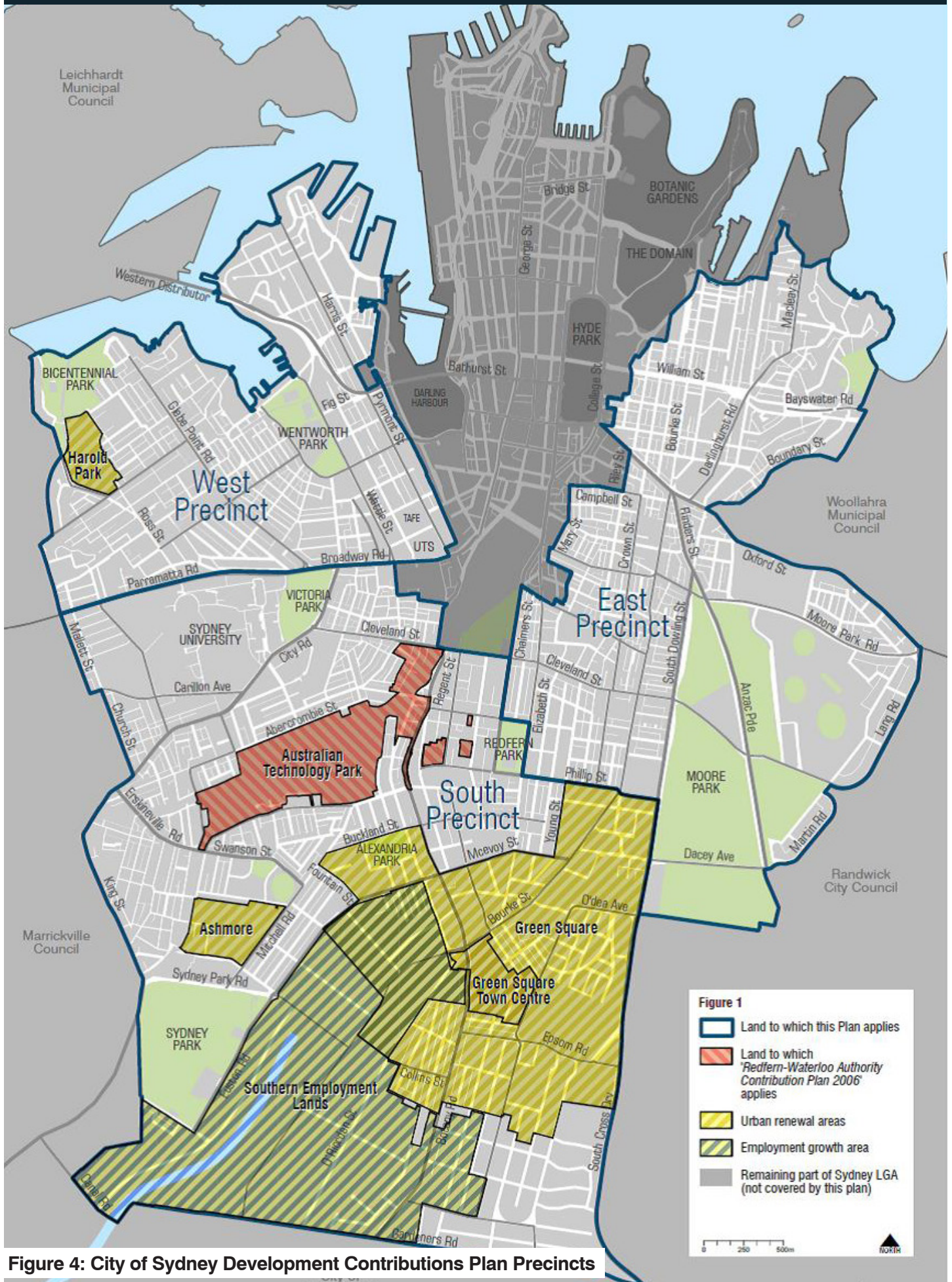
The aim of the review is to ensure open space targets set out in a new plan are realistic and land is acquired to achieve the targets.

The review will inform the Open Space Delivery Plan which will guide the City's approach to open space delivery. The plan will also establish funding options and guide allocation of funding to ensure the City can proactively acquire sites.

The Section 94 Plan divides the City into three precincts excluding the CBD area which has its own contributions plan.

Based on development projections and collected monetary contributions over the next 15 years the following land acquisition areas are projected by the draft contributions plan:

Development Contributions Plan Precinct (Refer Figure 4)	Approximate Land Acquisition based on contributions
East	0.45ha
West	0.28ha
South	4.56ha
Total	5.3ha



b) Acquisition Priorities

Based on assessments in Volume 3 the following acquisition priorities using S.94 contribution funds are:

1. Sports Field / Active Recreation Provision

City open space network has an under-supply of open space sites of a size to accommodate either organised sport or casual active recreation;

Acquisition program needs to target large sites for development for multi- use active recreation purposes.

2. Local Park Distribution

Assessment in Volume 3 reveal that overall distribution is generally good whereby majority of residents are within 400m (10 minute walk) to a park greater than 1,500m². However gaps in provision have been identified for specific locations Alexandria, Camperdown and East Sydney.

3. Acquisition for linkages

To improve linkages and maximise access to the open space network.

4. Provision to Enlarge Existing Open Space

Opportunities to enlarge existing open space to improve the diversity of available recreation provision.

c) Acquisition Criteria and Rationale

Land capability assessment

Land acquired or dedicated for open space purposes to meet the above priorities need to be appropriate for the intended purposes.

Potential properties identified should be screened through the following acquisition criteria to confirm the opportunity is viable and has potential to address identified open space and recreation needs.

Acquisition Priorities					
Criteria	Provision for Sports Fields	Local Park Provision	Provision to Enlarge Existing Open Space	Provision for Linkages	Notes
Size / dimension suitable for intended recreation purposes	Half field 68x50m field dimension Allow 5,000-8,000m ²	Preferably, acquisitions should be a minimum of 3,000-5,000m ² for local parks unless site will increase area of adjoining open space to create a larger park.	Adjoins existing heavily used open space area and have the potential to alleviate use pressures and/or has capability to extend or provide diversity recreation offer.	Land needs to provide connections between open space that provides diversity of recreation opportunities.	Upper limit of the minimum size is preferred which allows the accommodation of a variety and diversity of open space uses and amenity.
	Full field 120 x 75m field dimension Allow 20,000-25,000m ²	In new development areas 15% of site area as one park		Width of linkage to be minimum 10m Minimum width for access corridors is 10m The purpose of linkage provision is access and does not negate the need to provide open space and recreational opportunities when assessing overall provision.	Spaces need to be large enough to have a sense of openness and opportunities to create a green space. For sports field aim for larger size for multi-purpose format rather to specific sporting code

Open Space, Sports and Recreation Needs Study 2016

Acquisition Priorities (Continued)					
Criteria	Provision for Sports Fields	Local Park Provision	Provision to Enlarge Existing Open Space	Provision for Linkages	Notes
Shape and Orientation	<p>Preferably, land should be of regular shapes (square or rectangular) to allow flexibility for active recreation.</p> <p>Able to accommodate fields.</p> <p>Preferably a North South orientation.</p>	<p>Preferably, land should be of regular shapes (square or rectangular) to allow flexibility for usable open space.</p>	<p>Land should be of regular shapes (square or rectangular) and adjoin existing open space to form a contiguous unit to maximise potential recreation use opportunities.</p>	<p>Linear space acceptable.</p>	<p>Long narrow parks are generally unacceptable unless the prime function is for linking larger park areas.</p> <p>Generally these will not be considered as recreational open space for dedication.</p>
Site Boundary	<p>The site should clearly demonstrate that it is public open space.</p> <p>Min 50% street frontage.</p> <p>100% street frontage in new development areas</p> <p>Corner street frontages are preferable to ensure identification as a public place and contribute to security and surveillance of the site.</p>			<p>Active edges surveillance along link should be assessed</p>	
Gradient	<p>Generally flat and usable. Suitable for intended purpose and limit access issues for mobility impaired;</p> <p>Maximum slope 1:20</p>				
Comfort / Amenity/ Microclimate	<p>Provide good solar access and protection from wind and traffic noise.</p> <p>Minimum of 50% of any park area should receive 3 hours direct sunlight mid winter</p>				<p>Site should have the potential to provide a visually attractive and pleasant environment for users.</p>
Access to users / population	<p>Sports fields location not contingent on achieving proximity benchmark to all residents however a 2km distribution to all residents is optimal.</p>	<p>All residents should be within a ten minute walk (approx 400m) of local open space.</p>	-	-	-
	<p>Site must provide for safe and convenient access.</p> <p>Land not separated from catchment by physical barriers, such as busy roads.</p>				
Accessibility	<p>Location and park landscape should maximise access for people with mobility difficulties.</p>				-
Connectivity	<p>The site should be located on identified pedestrian and cycle routes (Liveable Green Network) and offer potential to link to adjoining open space.</p>				-
Assessment of negative amenity impacts of intended use	<p>Sports needs light and noise potential impacts on neighbouring residential amenity</p>	<p>Assessment of the influence of current / future adjoining landuse on recreational potential of acquisition site</p>	<p>Assessment of the influence of current / future adjoining landuse on recreational potential of acquisition site</p>	<p>Assessment of the influence of current / future adjoining landuse on recreational, ecological potential of acquisition site</p>	-
Land Quality and Tenure	<p>Not constrained by onerous / cost prohibitive contaminated land restrictions or property easements, strata title.</p>				<p>Assessing the land quality will minimise development and maintenance costs and ensure long term flexibility in use of the park.</p>

Table 2

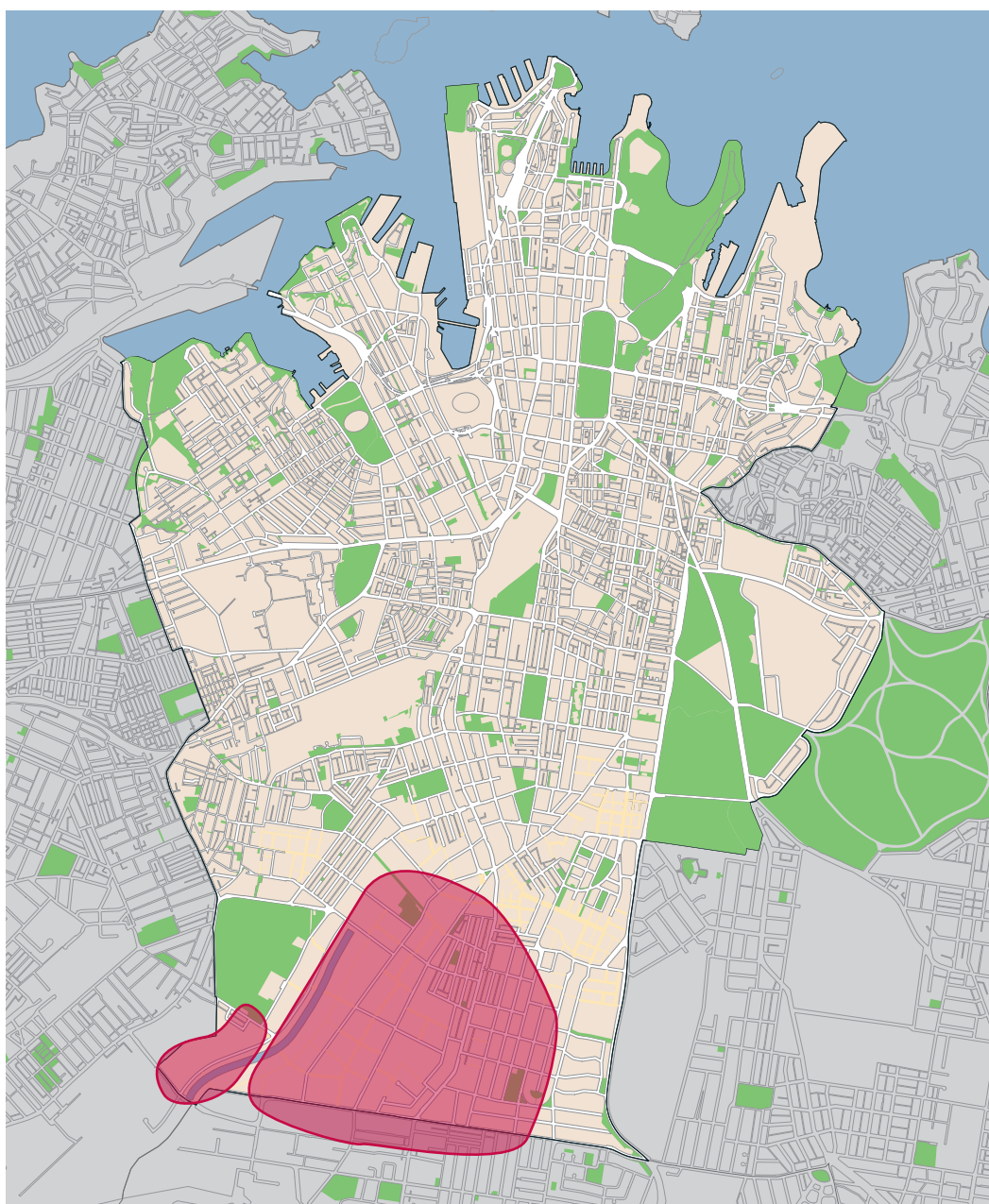
Opportunity Mapping – Priority Locations for Future Open Space Acquisition

Using the open space acquisition criteria in Table 2 on page 27, opportunity mapping has been undertaken to ascertain land available within the City suitable to provide new open space to address identified priorities.

a) Acquisition for New Sportsfields

The identified open space network shortfall is large parks able to accommodate active recreation. The challenge is availability of suitable sites which as indicated in Figure 5 are limited to the southern industrial area. This location presents advantage of being adjacent to the Green Square urban renewal area with its high proportion of young adults that typically are high users of active recreation facilities.

Acquisition for sportsfields cannot be driven by geographic distribution considerations alone as opportunities need to be considered wherever they arise in the City, with the aim to increase overall quantum and not specifically aim to provide convenient walking access for all the population.



 Open Space Acquisition Investigation Area - Sportsfields

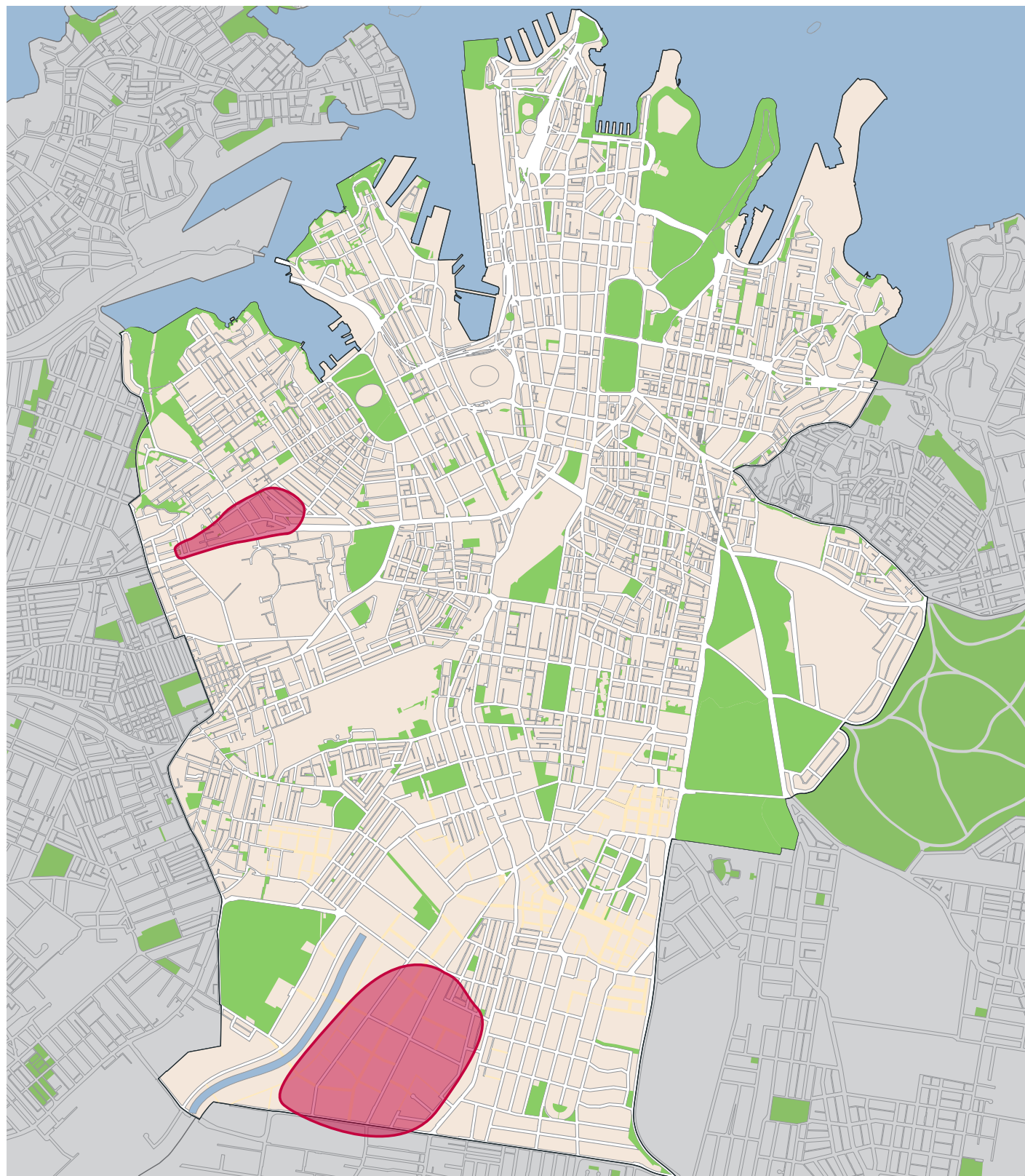
Figure 5

Detailed assessment of the investigation area using the acquisition criteria has revealed potential sites with a total area of approximately 18ha potentially available for S.94 acquisition. The actual area acquired however will be subject to available S.94 funding.

b) Acquisition for New Local Parks

Gaps have been identified in the distribution of local/neighbourhood parks to provide residents with an easy walk to park. (Figure 6)

Acquisition will be required to address these gaps that will not be addressed by parks already planned to be provided.



 Open Space Acquisition Investigation Area - Local Parks

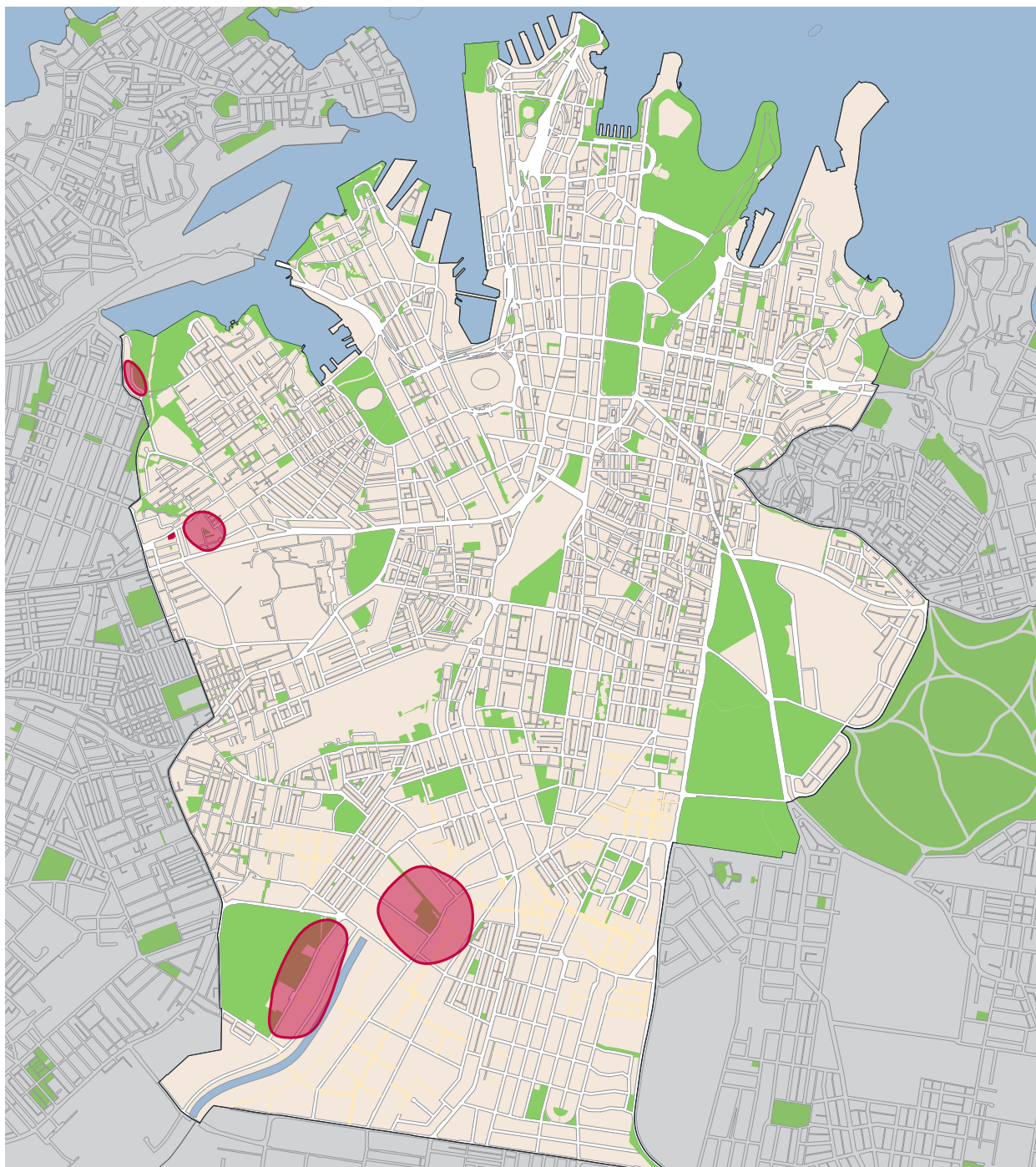
Figure 6

(c) Acquisition to Enlarge Existing Open Space

As a broad strategic direction all property that comes on market adjacent to a City park should undergo assessment on potential and opportunity to improve carrying capacity and accommodate additional functions particularly active recreation.

In other instances acquisition of a property may provide a more contiguous area of parkland or eliminate incursions into a parkland site.

Enlargement of existing parks that achieve site area of 3,000m² or more have potential to be high quality local parks.



Open Space Acquisition Investigation Area - Enlarging Existing Open Space

Figure 7

d) Acquisition for Linkages

Improving connections and providing better access to existing and new open space resources important way to extend and strengthen the open space network.

Generally linkages will be achieved through the streets as part of the Liveable Green Network. However areas such as the Alexandra Canal Precinct provide opportunities for convenient off street pedestrian and cycle connections.

Figure 8 shows corridors and linkages to be acquired or negotiated to achieve better connections to open space and recreational facilities.

Generally these linkages along storm-water easements will be achieved through negotiation of leases with Sydney water or through required setback dedications required by planning controls when sites undergo redevelopment.

This list does not discount other sites that might come on the market and rate favourably when assessed against acquisition criteria. Additional linkage considerations that will require further planning control considerations or potential site acquisition include:

Linkage across Alexandra Canal to Sydney Park

Links across Alexandra Canal into Sydney Park will require a bridge structure across the canal and dedication of a through-site link from various properties.

Such links would improve access into Sydney Park for Alexandria, Beaconsfield and Rosebery communities.

The Westconnex project proposes a bridge connection across the canal at Campbell Street. Further assessment will be required to ascertain the quality of the connection that might be provided for cyclists and residents of this location.

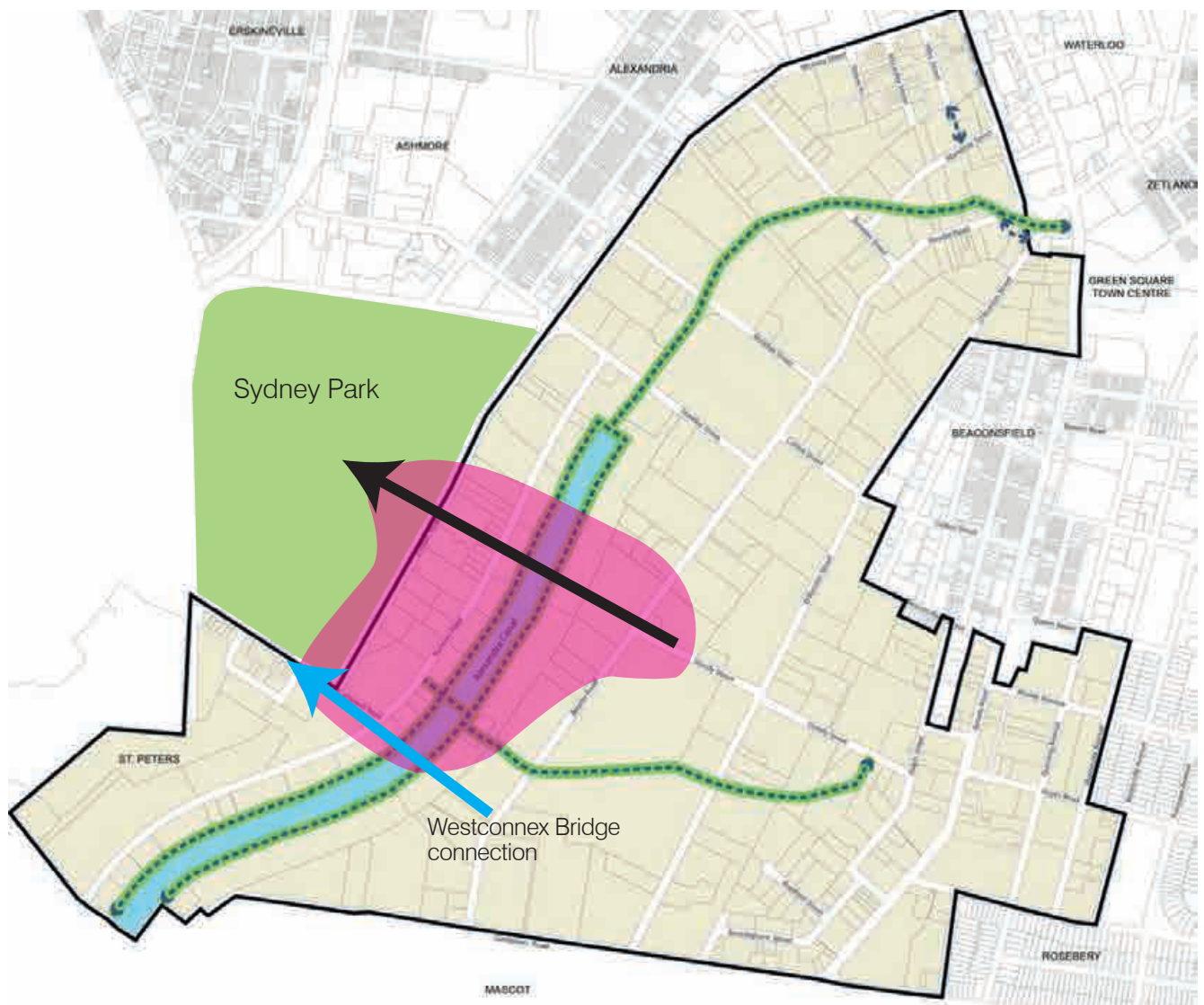


Figure 8

Summary

Open Space Dedications		
Planned Open Space	211,850m ²	Refer to Section 4.2
Projected Open Space Provision	99,600m ²	Refer to Section 4.3
Urban Renewal Areas		
Bays Precinct	Refer Section 4.4 Majority of site area outside City of Sydney Local Government Area	Refer section 4.4 for directions of Bays Market Precinct and Wentworth Park (City of Sydney Local Government Area)
Central to Eveleigh	15% of site for public open space = 120,000m ²	Refer Section 4.4
Parramatta Road	Provision opportunities outside LGA	
Open Space Acquisition*		
Sports Fields	180,000m ²	Available area identified – actual area acquired subject to available S.94 funding
Local	7,365m ²	Available area identified – actual area acquired subject to available S.94 funding
Enlarge Existing Open Space	7,461m ²	Available area identified – actual area acquired subject to available S.94 funding

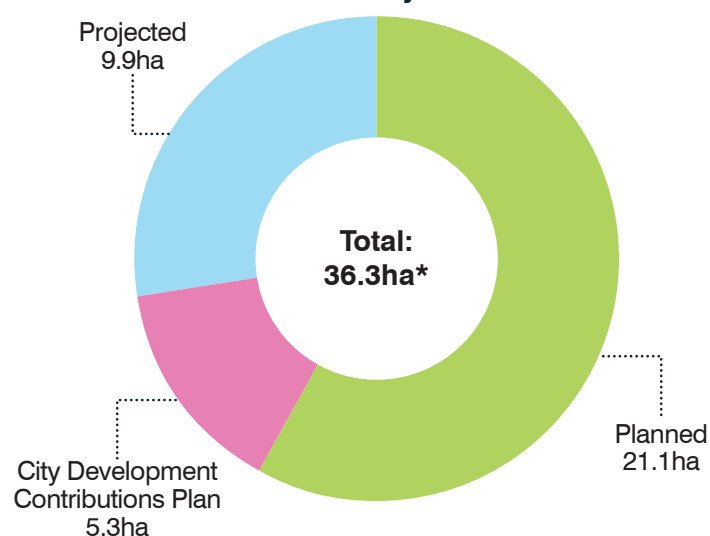
* Available area identified – amount acquired subject to available S.94 funding

Draft City of Sydney Development Contributions Plan

Derived from above the following land area has potential for acquisition in each of the draft contribution plan precincts:

City of Sydney Development Contributions Plan Precinct (Refer Figure 4 on page 25)	Approximate Land Acquisition based on contributions	Approximate Land Area Identified that has potential for Acquisition
East	0.53 ha	1,296 m ² = 0.1296 ha
West	0.56 ha	4,709 m ² = 0.47 ha
South	4.23 ha	185,052 m ² = 18 ha
TOTAL	5.32 ha	191,057 m² = 19.2 ha

Estimated New Open Space Provision by 2030



* Includes open space provision by other agencies
This does not include open space provision projected from State Government urban renewal areas.

6.0

Making More of What We Have

Apart from acquisition to increase land area of the network, qualitative and connectivity improvements to the existing open space network can also deliver significant increases in capacity, diversity of recreation offer and ease of access in getting to a park. Making more of the existing network involves the following:

- **Improvement and Embellishment**
- **Enhanced Pedestrian and Cycling Connections**
- **Rethinking Existing Open Space functions to Increase Available Provision**
- **Partnerships and Alliances**
- **Sub Regional Planning**
- **Opportunistic**

6.1 Improvement and Embellishment

Embellishment of existing open space to increase the carrying capacity and diversity of existing open space areas is an effective strategy when acquisitions opportunities are limited.

The carrying capacity and usability can be enhanced in various ways such as:

- **More efficient planning, design and programming of existing open space**
- **Improved physical and visual access**
- **Upgrades to existing facilities that can cater for multi-using of space**
- **Additional recreational facilities**
- **Sports field facility upgrades that add hours not hectares such as use of synthetic surfaces**
- **Design to encourage safe use throughout day and evening**

6.2 Enhanced Pedestrian and Cycling Connections

Linking parks and recreation facilities with Liveable Green Network and Sydney Green Grid has a two-fold benefit of improving the accessibility of individual parks and providing an enhanced network for recreational walking and cycling.

Refer to Volume 3, Section 4.

6.3 Rethinking Existing Open Space

All existing public open space must be assessed to ascertain if it is performing to the highest and best use from an open space and recreation perspective. Opportunities for rethinking open space include:

Moore Park Golf Course

Adjacent to Green Square urban renewal area, Moore Park Golf Course is over 45 ha.

Increased public access and diversity of recreation use could be achieved by rethinking fairway configuration or reduction in course length to free up open space for other recreation functions.



Wentworth Park

Relocation of greyhound racetrack would create opportunity reunification of the site and establishment of new sporting fields and casual recreation facilities for community use.



Victoria Barracks frontage

Currently owned by the Federal Government this unembellished turf frontage along Moore Park Road is over 4,500m². Opportunity to include local community recreation facilities such as a playground.



Darlinghurst Court House Lawn Frontage

Any future change of use of the Courthouse should consider the opportunity to combine the lawn area with Taylor Square south to provide a public space that combines both civic and park settings.





Moore Park Golf Course

6.4 Partnerships / Shared Use

Meeting more diverse recreation demands and providing additional open space and facilities requires new relationships and partnerships.

Seeking agreements with educational or other institutions to expand available open space resources for community use after hours/ weekends could create “win-win” partnerships with a school having use of an improved recreation facility and the community having access to an additional recreation offer.

Key consideration will be need to distinguish between access to school grounds for recreation and access to school buildings.

Partnership models could include:

- Develop and maintain school grounds in exchange for community access and use
- Negotiate school use of community facilities in exchange for community use of school facilities

Currently various partnership models exist such as the Fairfield High School Ultimate Football Facility, and agreements undertaken by Gosford and Sutherland Councils

Options where additional open space could be made available for increased community access particularly for active recreation are detailed below:

Alexandria Park Community School

10,000m² available to allow opportunity for additional reduced sized field adjacent to Alexandria Park.



National Centre of Indigenous Excellence

Centre includes reduced size sports field and other recreation facilities that through partnership could have additional community access.



Newtown Performing Arts School

7,000m² opportunity for general community use or casual active recreation such as touch football.



Plunkett St School, Woolloomooloo

Located off Forbes Street pedestrian spine additional 1,500m² in school grounds has potential to increase casual play or court spaces.



Sydney Secondary College, Glebe

Located adjacent to Glebe Foreshore Parklands Stage 5 school grounds have over 5,500m² with potential for casual active play or training if synthetic surface provided.



Crown Street Reservoir Site, Surry Hills

Revisit advocacy to Sydney Water to obtain public access to turf reservoir roof top for casual active recreation / local park amenities.



6.5 Other Opportunities to Improve Open Space Provision

a) Considering The Street as Public Recreation Space

Rethinking streets as public recreation space either full time or part time is an underutilised opportunity.

The City's ongoing public domain planning has an ongoing objective to win back road space for use by pedestrian, cyclists or as usable public space. This is achieved by either footpath widening, street closures, creation of shared zones or other traffic calming measures.

Examples include:

Thomas Street, Haymarket

Creation of new public space in Haymarket



George Street

800m pedestrian zone along George Street Light Rail



(b) Green Roofs

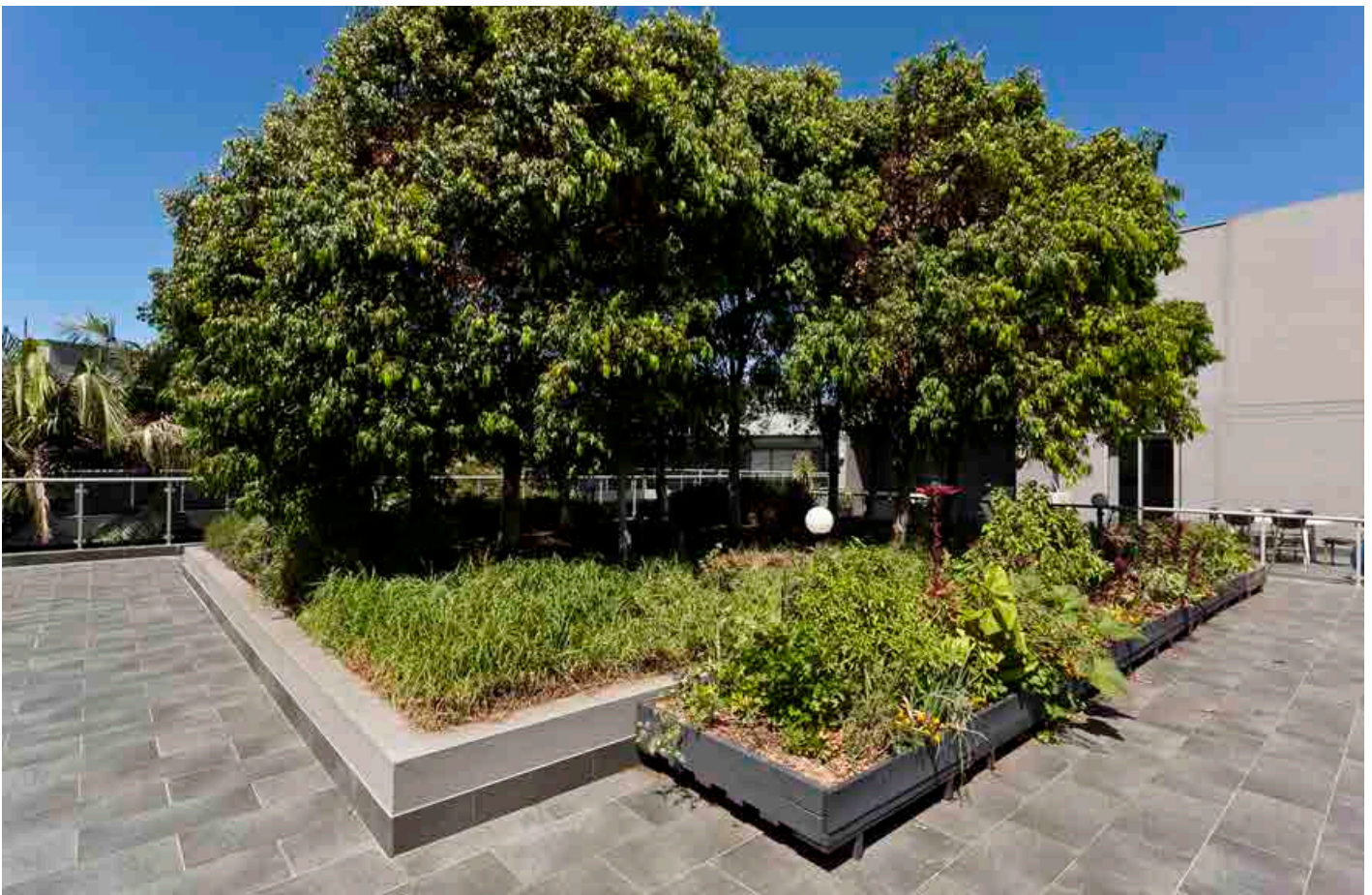
Green roofs can provide the opportunity for public open space where no alternative exist for ground level sites however limitations include:

- Public access from street level to a roof space
- Inability to establish large trees
- Lack of connections to other open spaces

It is recommended that use of roof space should be limited where opportunities for synthetic surfaces for playing courts or mini field sports can be provided to address sports needs.

However legitimising roof gardens as genuine public open space provision needs to be treated with caution if the end result is less ground level public parks.

Green roofs cannot achieve the multiple benefits of open space at ground level and their main role should be confined to private open space and overall greening of the city.



(c) Protecting What We Have

Some parks in ownership of other agencies require appropriate zoning to ensure ongoing protection as public space. City advocate to agencies transfer to be under care and control as community land.

7.0

Conclusion

Strategies to increase open space provision need to extend beyond acquisition of new land. Rethinking existing public open space use to increase public access and multi-purpose use, qualitative improvements to increase capacity and amenity, and partnerships to achieve community access to currently restricted open space need to be additional strategies undertaken in conjunction with new acquisition to meet demands of the City's growing population.

Appendix 1.0

Default standards for Open Space Planning in NSW

Appendix 1.0 - Recreation and Open Space Planning Guidelines for Local Government

(Department of Planning 2010)

Default standards for open space planning in NSW

	Hierarchy level	Size	Distance from most dwellings	Share of non-industrial land	Locally specific alternatives to meeting this standard
Parks	Local	0.5-2 ha	400m	2.6%	Civic spaces, plazas, pocket parks, portion of a regional park or quarantined area of a conservation or landscape area
	District	2-5 ha	2 km	0.6%	Beach and river foreshore areas, or quarantined area of a conservation or landscape area
Linear and Linkage	Local	up to 1 km	n/a	0.9%	Local primary schools, portion of a district park
	District	1-5 km	n/a	0.1%	Secondary schools, portion of a regional park
Sub-total (Parks/Linear and Linkage)				4.2%	
Outdoor sport	Local	5 ha	1 km	2.0%	Local primary schools, portion of a district park
	District	5-10 ha	2 km	2.6%	Secondary schools, portion of a regional park
Sub-total (Outdoor Sport)				4.6%	
Total (Local/District)				8.8% Say 9%	Could be reduced through shared areas using above alternatives
Parks	Regional	5+ ha	5-10 km	2.3%	
Linear and Linkage	Regional	5+ km	5-10 km	0.7%	
Outdoor Sport	Regional	10 +ha	5-10 km	2.9%	
Total (Regional)				5.9% Say 6%	
Grand Total				14.7% Say 15%	

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