



LIVERPOOL CITY COUNCIL

## Draft Community Needs Assessment - Warwick Farm Structure Plan

24 June 2020



**Report Title:** Community Needs Assessment - Warwick Farm Structure Plan

**Client:** CM+ for Liverpool City Council

**Version:** Draft 3

**Date:** 24 June 2020

---

This material is made available by Cred Consulting on the understanding that users exercise their own skill and care with respect to its use. Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith. Cred Consulting is not liable to any person or entity taking or not taking action in respect of any representation, statement, opinion or advice referred to in this document.

# Contents

EXECUTIVE SUMMARY	4
SITE CONTEXT	7
POLICY CONTEXT	8
DEMOGRAPHIC CONTEXT	10
PROJECTED POPULATION	13
EXISTING SOCIAL INFRASTRUCTURE	15
BENCHMARKING	24
CASE STUDIES	28
IDENTIFIED COMMUNITY NEEDS	30
APPENDIX 1: BENCHMARK STANDARDS	34
APPENDIX 2: SCENARIO TESTING	38

# Executive summary

## BACKGROUND

Cred Consulting (Cred) was engaged by CM+ to prepare a Community Needs Assessment to inform a structure plan for the Warwick Farm Precinct.

## PURPOSE OF THIS REPORT

The purpose of this study is to identify community needs that may result from the structure plan and rezoning the Warwick Farm Precinct.

## SITE CONTEXT

The site is located in the suburb of Warwick Farm, in the Liverpool City LGA. It has an area of approximately 2.93ha. Parts of site is within 1 minute walking distance of Warwick Farm train station, which is serviced by 3 train lines; the Cumberland, Bankstown and Airport lines. The site is adjacent to the Hume Highway and approximately 1.5km from Liverpool City Centre. As a key growth precinct and major transport node, Warwick Farm is set to experience strong population growth and increasing density in coming years.

## THE PROPOSAL

Liverpool City Council has resolved that a structure plan and planning proposal be prepared to rezone the Warwick Farm precinct to B4 – Mixed Use. At the time of writing this report a number of structure plan options are in development for consideration by Council.

## STRATEGIC CONTEXT

- Warwick Farm is located within the Western City District, with significant forecast population growth and increased density.
- There is a need for community facilities to meet the needs of a growing population, including in key growth precincts and major transport nodes such as Warwick Farm. The Liverpool Community Facilities Strategy identifies a need to upgrade Warwick Farm Community Hub (a service provision facility, not hireable community floorspace), and notes that it is the only space available in the locality.
- There is a need for high quality multi-purpose recreation and local open spaces that meet the needs and consider the barriers faced by its highly diverse population, including culturally and linguistically diverse groups, refugees and women.
- There is a need to provide high quality on/off road cycle paths that connect to and around the Liverpool CBD precinct, which includes Warwick Farm.

- The SGS study, *Demand for social and affordable housing in Western Sydney City Deal (WSCD) area*, September 2018 identified that across the constituent LGAs, current demand for Social and Affordable Housing (SAH) is highest in Fairfield, at 16,000. However, over the following 20 years, strong population growth results in Liverpool exhibiting the highest demand by 2036.

## PEOPLE AND PLACE CONTEXT

Warwick Farm suburb:

- With more than 57% of the population speaking a language other than English at home, there is a need for community facilities, programs and spaces to respond to the highly culturally diverse community of Warwick Farm. In particular, Arabic, Vietnamese, Serbian, Hindi and Mandarin are key community languages.
- Warwick Farm suburb experiences higher levels of disadvantage compared to Liverpool City. In particular, areas located north of Hume Highway have a high proportion of social housing, higher proportions of households in housing stress, lower SEIFA scores (indicating higher levels of disadvantaged), a higher proportion of single parent families, and higher levels of unemployment. This indicates that the provision of affordable housing is a high priority on site.
- With increasing high density and a high proportion of people living alone, there will be a need for communal and public spaces that facilitate chance meetings and social interaction. Public realm spaces should be activated, green and inviting, to support residents in living in high density apartments.
- With a high proportion of the population in the 'young workforce' service age group, residents are likely to be working during the day time. Community spaces should provide for the needs of the high working population to socialise, recreate and exercise at night.
- Based on the preferred structure plan, the subject site could introduce an additional 3,350 people to the suburb (based on 1,465 dwellings and a household size of 2.29).
- Forecast.id for Liverpool City Council forecasts the entire Warwick Farm suburb could increase to around 15,140 by 2041. These forecasts are likely to include planning for this site.
- It is likely that these new residents will be living in apartments, and may generate higher needs for locally accessible community facilities and public open space within 200m walking distance from their homes.

## IDENTIFIED COMMUNITY NEEDS

The following community needs are based on strategic context, demographic analysis, population benchmarking and best practice and should be considered as recommendations only (see P24-25 for detailed analysis and full list of recommendations):

### Social infrastructure

There are currently no multipurpose or hireable community facilities within 400m of the site. The Warwick Farm Community Hub is located within 800m of the site, and is an ageing and not available for general community hire. It is a small facility, but provides a range of much needed community services.

- Investigate feasibility and Council appetite for a **multi purpose community centre of 1,000m<sup>2</sup> or more, servicing the future Warwick Farm suburb of around 15,000 people** and provided in close proximity to the train station. Consider opportunities to relocate the ageing and small Warwick Farm Community Hub and associated services to this facility. The Warwick Farm Community Hub caters to a range of needs in a disadvantaged community and is managed by service provider Liverpool Neighbourhood Connections and needs physical improvements
  - A new **mobile library service** if a library space can't be delivered as part of the MPCC
  - Provide **early and temporary social enterprise/site activation** while construction is underway, through a social enterprise food truck/cafe that could provide training and skills development for local young people and women, potentially partnering with Liverpool Neighbourhood Connections/Peppers Cafe to operate.
  - Provide **ongoing opportunities for employment and skills development** through an onsite, permanent facility for a social enterprise (eg cafe, co-working space) delivered in consultation with local services such as Liverpool Neighbourhood Connections.
  - A **high quality child care centre** of 60 to 90 places to be delivered to Council to own and lease to a not-for-profit service provider, following best practice principles for care in high density including access to nature, not located above the 2nd floor and educational/social outcomes for disadvantaged children. .
  - Provide **a medical centre on site** for improved health outcomes for the existing and incoming community.
  - Provide around **50m<sup>2</sup> to 200m<sup>2</sup> of indoor communal space per residential tower**, connected to podium or rooftop level open space to support improved community outcomes and take pressure of local community facilities.
- ### Open space
- Approximately **9.5ha of open space** is required to service the future population of the site
    - 6.7ha of public parks (connections into adjoining public space such as Hart Park to the west, and regional open space corridors to the east could help meet this benchmark)
    - 2.8ha of sports space (There is already 5ha of quality regional open space within the site, and an oversupply of district space within the suburb).
  - **1-2 local parks** that are adaptable to different users and uses and includes a range of active recreation and play opportunities, seating and shade and outdoor space for social connection, and connection to nature.
  - All dwellings should be able to **access open space within a 200m walk**.
  - An **activated plaza at the train station** entry that is 'event ready', safe and welcoming meeting place
  - **1-2 multi-purpose outdoor courts** to service the wider neighbourhood (demand for a half court generated by the site only)
  - Upgrade to existing **playground** at Rosedale Oval or provision of a new playground that is suitable to both younger and older children
  - Contribution toward improvement of **pedestrian and cycling connections**, including
    - Across Hume Highway and to Warwick Farm Public School and Warwick Farm Community Hub to Warwick Farm Train station, and to Liverpool city centre. With a particular focus on improved connections from social housing areas to the new town centre and shops.
    - Connections into regional open space corridors along the Georges River and Horseshoe Pond.
  - Address the cultural and social diversity of the Warwick Farm community through design of **open spaces that supports informal and unstructured** recreation, including shaded tai chi spaces, badminton courts and table tennis tables.
- ### Affordability
- Between **5%-10% (73 to 146 dwellings)** in alignment with the Greater Sydney Commission targets, including a mix of dwelling types to support families, including single parent families, and intergenerational living, and adaptable housing to support ageing in place.
  - Ensure **a diverse mix of shops including affordable options** on site to service the incoming and existing community.

# Introduction

This report provides a Community Needs Assessment that identifies high level community needs that may result from rezoning the Warwick Farm Precinct Structure Plan and rezoning.

It aims to provide an understanding of the social infrastructure, open space, recreation and other community needs of the future resident community of the Structure Plan site, that will need to be delivered to facilitate a socially sustainable place.

This report will also be intended to help inform the contributions planning for the precinct, through quantifying the nexus between population growth and facility demand.

## ABOUT THIS REPORT

The purpose of this study is to identify high level community needs that may result from the structure plan and rezoning the Warwick Farm Precinct.

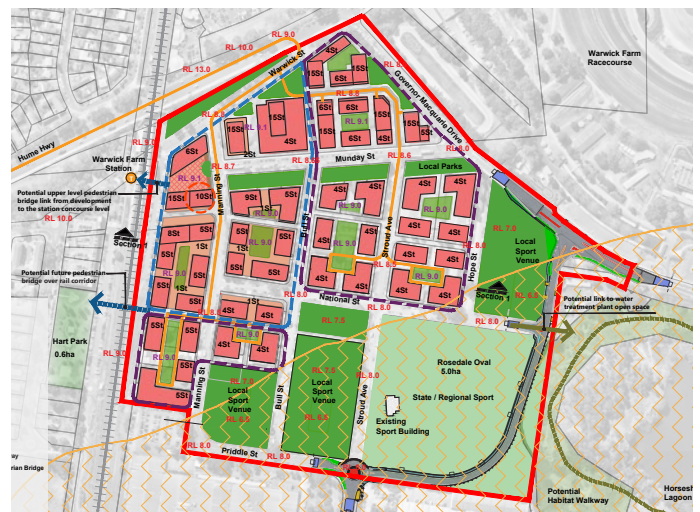
This Community Needs Assessment is based on analysis of the following indicators:

- Strategic policy context
- Demographic profile of the existing suburb of Warwick Farm suburb and population forecasts for the Precinct (based on structure planning exercises)
- Audit and mapping of existing social infrastructure and open space and capacity to support additional demand
- Social infrastructure needs benchmarking – Liverpool Council’s preferred planning benchmarks
- Open space needs benchmarking – Liverpool Council’s preferred planning benchmarks as well as the best practice principles for public open space in high density communities
- Best practice principles and case studies for location, design and delivery of best practice social infrastructure and open space in high density environments, and
- High level assessment of demand for affordable housing in the area.

This Community Needs Assessment is based on the assumption that a more detailed assessment should be undertaken at a later stage in the development process in consultation with government departments, Council, key stakeholders, service providers and the community.

## THE STRUCTURE PLAN

The preferred structure plan proposes 1,465 residential dwellings with density and height increasing towards the train station and northern corner of the site, 20,009m<sup>2</sup> of commercial GFA, and activated plaza public space adjoining the train station, new parks and new connections across the railway line along the western boundary of the site.



Preferred structure plan (Source CM+)



Preferred structure plan (Source CM+)

# Site context

## LOCAL CONTEXT

The study area is located in statistical area 1160106 in the suburb of Warwick Farm in the Liverpool City LGA.

The traditional owners of the land are the Dharug, Gandangara and Tharawal Aboriginal people.

Liverpool City LGA (Liverpool City) is located in Sydney's south-western suburbs - about 25 kilometres from the Sydney GPO. The LGA covers a large area that features city, suburban and rural living. As part of South West Sydney's major growth area, Liverpool City is growing and changing rapidly.

Historically, Warwick Farm was occupied by Irish political prisoners transported after the Irish Rebellion in 1789. Since the early nineteenth century, the area has been home to the Warwick Farm Racecourse, which still operates today.

The site is located at the south-western junction of the Hume Highway and Governor Macquarie Drive, in the suburb of Warwick Farm in the Liverpool City Local Government Area (LGA) (Figure 1). It has an area of approximately 28ha.

All areas of the precinct are within 800m walking distance to the Warwick Farm train station, which is serviced by 3 lines, the Cumberland, Bankstown and Airport lines. The site is adjacent to the Hume Highway and approximately 1.5km from Liverpool City Centre.

The Structure Plan Precinct is currently characterised by horse stabling and racecourse related uses. There are 3 sub-precincts that make up the precinct:

- Warwick Farm Training Precinct
- The former Masters Site
- R3 residential zone opposite the train station



 Structure Plan Area

# Policy context

This section provides a summary of the strategic plans and policies that relate to supply and demand of social infrastructure, open space and affordable housing in Warwick Farm suburb and the Liverpool City LGA.

## STATE GOVERNMENT

### Greater Sydney Commission District Plan - A Metropolis of Three Cities

The Metropolitan Plan sets an inclusionary zoning target for affordable housing on rezoned land of 5-10% "in defined precincts prior to rezoning" to capture some of the windfall gains, and directing it towards affordable rental housing for very low and low-income households.

### Greater Sydney Commission District Plan - Western District

The study area is located within the Western City District as defined by the Greater Sydney Commission. The Western City District covers the Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly local government areas.

Over the next 20 years the Western Parkland City will transform, drawing on the strength of the new Western Sydney Airport and Badgerys Creek Aerotropolis, and the first stage of a North South Rail Link that will create the opportunity for a Western Economic Corridor. The Western Parkland City will capitalise on the established centres of Liverpool, Greater Penrith and Campbelltown-Macarthur, which form a metropolitan cluster.

### Department of Planning and Environment - A Metropolis of Three Cities - The Greater Sydney Region Plan

The site is located on the periphery of the Liverpool Central City, which is identified as a regional centre situated at the western end of the enterprise corridor running between Bankstown and Liverpool.

## LIVERPOOL CITY LGA

### Liverpool City Council Community Strategic Plan - Our Home, Liverpool 2027

Liverpool City Council's 10-year Community Strategic Plan sets out the following vision: "Liverpool - An inclusive place to live, learn and grow." The Plan is structured around four directions:

- Creating connection
- Strengthening and protecting our environment
- Generating opportunity, and
- Leading through collaboration.

### Recreation, Open Space and Sports Strategy, 2017

The Strategy identifies the following principles intended to be used as a guiding tool for Council and developers building facilities on Council's behalf:

- Planning for the future
- Creating a 'sense of place'
- Equity and access
- Multi-purpose
- Connections
- Promoting social capital
- Going green
- Safety and security
- Commercial development, and
- Building partnerships.

The Strategy identifies there is an existing shortage of open space in areas such as the city centre that will only be exacerbated by increasing density and strong population growth. The Strategy notes that strong growth in medium and high-density living, including in Warwick Farm, will further require meeting spaces for people to connect, and greater consideration of multi-purpose facilities.

The Strategy identified trends impacting open space, including:

- The shrinking backyard
- The rise of unstructured recreation, and
- Shared space.

Women may face many personal, social and environmental barriers to participating. Opportunities exist to inspire women to re-engage with physical activity and sports if issues are considered holistically and within the context of their everyday lives.

With one of the largest concentrations of people from a refugee background in Australia living in Liverpool, considerations of a wider range of recreational and social interests reflecting these cultural groups, as well as facilitation of targeted programs to meet their needs. The design and feel of our open space and recreational facilities should also reflect this strong cultural identity.



### Community Facilities Strategy, 2017 (Draft)

The Strategy addresses opportunities and challenges in the provision and management of community facilities in the Liverpool LGA. An assessment of community facilities found that only one facility was constructed in the last 10 years, and that facilities are ageing, with the average age of facilities currently 35 years. The Strategy outlines four key strategies:

- Meeting the needs of a growing population, including in key growth precincts and major transport nodes such as Warwick Farm
- Managing an ageing stock of facilities
- Funding and financing of new facilities and renewal/upgrade works, and
- The timely delivery of new facilities in the release areas.

Identified challenges for medium and high-density areas include: ensuring social harmony, providing high quality spaces to meet recreational needs and ensuring the needs of special needs groups are met.

The Strategy identified Warwick Farm as a key growth precincts due to its location at a major transport node. It also notes that Warwick Farm Community Hub is the only community facility in the Warwick Farm locality and recommends that it be upgraded.

### Liverpool Bike Plan, 2017-2022

Through the Liverpool Bike Plan, Council aims to encourage residents to adopt healthier lifestyles, enjoy the natural environment and to help reduce traffic congestion through increased bicycle activity. The Liverpool Bike Plan poses Warwick Farm as part of the Liverpool CBD precinct, a key origin and destination location marked by high traffic volumes and limited number of cycling links. The plan identifies a need to provide high quality on/off road paths in the city centre (with high quality way-finding signage) in order for the Liverpool city centre to evolve into a 21st century city. Identified opportunities for this precinct include:

- Hume Highway off-road cycleway
- Elizabeth Street on-road cycleway
- Cycleway through hospital precinct, and
- Cycleway through pedestrianised section of Macquarie Street.

## WHAT DOES THE STRATEGIC CONTEXT TELL US?

- Warwick Farm is located within the Western City District, as characterised by the Greater Sydney Commission, with significant forecast population growth and density, and will need to provide 5-10% affordable housing in rezoned land.
- There is a need for community facilities to meet the needs of a growing population, including in key growth precincts and major transport nodes such as Warwick Farm. Council recommends upgrading Warwick Farm Community Hub, and notes that it is the only space available in the locality.
- There is a growing need for meeting spaces that provide opportunities for people to connect, particularly for those living in highly dense areas such as the proposed development. Communal open space should act as a backyard and provide opportunities for unstructured recreation for residents living in apartments.
- There is a need for high quality multi-purpose recreation and open spaces that meet the needs and consider the barriers faced by its highly diverse population, including culturally and linguistically diverse groups, refugees and women.
- There is a need to provide high quality on/off road cycle paths in the Liverpool CBD precinct and Warwick Farm.

# Demographic context

## LIVERPOOL'S POPULATION

### Total population in 2016: 217,736

Compared to Greater Sydney, Liverpool City has:

- A younger median age (33 compared to 36)
- A higher percentage of couples with children (46% compared to 35%)
- A lower median weekly household income of \$1,548 compared to \$1,745
- A higher percentage of people who speak a language other than English at home (52% compared to 36%). The most common languages other than English spoken at home were: Arabic (11.4%), Vietnamese (4.9%) and Hindi (4%).
- A similar proportion of Aboriginal and Torres Strait Islander residents (both 1.5%)
- A lower percentage of households renting (30% compared to 33%)
- A much lower percentage of medium and high density housing (25% compared to 44%)
- 41% of residents were born overseas in a non-English speaking country (compared to 37% in Greater Sydney), and
- Higher levels of disadvantaged (SEIFA index of 952 compared to 1,020 in Greater Sydney).

### Emerging groups

From 2011 to 2016, Liverpool City's population increased by 24,144 people (13%).

The largest changes in the age structure in this area between 2011 and 2016 were in the age groups:

- Older workers and pre-retirees (50 to 59) (+4,022 people)
- Young workforce (25 to 34) (+3,370 people)
- Parents and homebuilders (35 to 49) (+3,310 people), and
- Empty nesters and retirees (60 to 69) (+3,213 people).

### Diversity

Liverpool LGA has one of the largest concentrations of people from a refugee background in Australia. Over 11,500 migrants settled in Liverpool LGA between 2008 and 2014; a third of whom arrived through the Humanitarian Stream making Liverpool LGA the 5th highest local government area in Australia for settling humanitarian migrants (Recreation, Open Space and Sports Strategy, 2017).

## Dwelling types

"Separate house" is the most common dwelling structure in the Liverpool City (73.7% in 2016, compared to 20.3% for Greater Sydney). 25.5% of dwellings were medium to high density in 2016, a similar proportion to 2011 (low compared to Greater Sydney at 43.8%).

## WARWICK FARM'S POPULATION

### Total population in 2016: 5,873

### Age profile

Compared to the Liverpool City LGA, the suburb of Warwick Farm had:

- A lower proportion of people in the younger age groups (0 to 17 years) (20.9% compared to 27.1%).
- A slightly higher proportion of people in the older age groups (60+ years). (15.8% compared to 14.9%).
- A larger proportion of 'Parents and homebuilders (35 to 49)' (27.3% compared to 24.8%)
- A larger proportion of 'Young workforce (25 to 34)' (21.3% compared to 14.6%)
- A smaller proportion of 'Secondary schoolers (12 to 17)' (5.2% compared to 8.8%)
- A smaller proportion of 'Primary schoolers (5 to 11)' (7.8% compared to 10.6%), and
- A smaller proportion of 'Parents and homebuilders (35 to 49)' (20.3% compared to 21.3%).

### Emerging groups

From 2011 to 2016, Warwick Farm's population increased by 1,305 people (29%). This represents an average annual population change of 5.15% per year over the period.

The largest changes in the age structure in this area between 2011 and 2016 were in the age groups:

- Young workforce (25 to 34) (+447 people)
- Parents and homebuilders (35 to 49) (+297 people)
- Tertiary education and independence (18 to 24) (+127 people), and
- Older workers and pre-retirees (50 to 59) (+107 people).

### Dwelling types

High density is the most common dwelling type in Warwick Farm (56% in 2016, an increase from 53.5% in 2011) compared to 11.7% in Liverpool City and 20.3% for Greater Sydney. Only 20.8% of dwellings in Warwick Farm were low density in 2016, compared to 73.7% in the LGA.

### Population density

Warwick Farm has a higher population density (12.68 persons per ha), compared to Liverpool City (6.69).

### ATSI population

At 1.5% of the population (or 91 people), Warwick Farm has a similar proportion of Aboriginal and Torres Strait Islander residents compared to Liverpool City and Greater Sydney (both 1.5%).

### Cultural and linguistic diversity

Warwick Farm has a much higher proportion of people born overseas (49.6%), compared to Liverpool City (40.7%) and Greater Sydney (36.7%). 46.4% of residents come from non-English speaking backgrounds.

Warwick Farm has a much higher proportion of people speaking a language other than English at home (57.3%), compared to the Liverpool City (51.9%) and Greater Sydney (35.8%). The main languages other than English are Arabic (10.1%), Vietnamese (7.1%), Serbian (4.2%), Hindi (3.8%), and Mandarin (2.5%).

### Household types

Warwick Farm has a much higher proportion of lone person households (28.6%), compared to Liverpool City (14.6%) and Greater Sydney (20.4%), and a much lower proportion of households with children (23.2%, compared to 45.7% in Liverpool City and 35.3% in Greater Sydney).

While Warwick Farm suburb overall does not have a higher proportion of one parent families (13.6%) compared to Liverpool City (13.8%), some statistical areas north of Hume highway have much higher proportions (up to 24%).

### Household income

Warwick Farm has a median weekly household income of \$972, much lower than Liverpool City at \$1,548 and Greater Sydney at \$1,745.

As shown in Table 1, Warwick Farm has a much higher proportion of households in the lowest household income quartile compared to Liverpool City and Greater Sydney.

**Table 1 - Household income quartiles (source: profile.id)**

Household Income Quartile	Warwick Farm	Liverpool City	Greater Sydney
Lowest group (\$0-\$750)	39.0	22.6	21
Medium lowest (\$751 to \$1,481)	31.7	25.5	22.3
Medium highest \$1,482 to \$2,554	20.8	27.6	26.1
Highest group \$2,555+	8.5	24.3	30.6

### Unemployment

Warwick Farm has much higher levels of unemployment (14.1%), compared to the Liverpool City (7.5%) and Greater Sydney (6%).

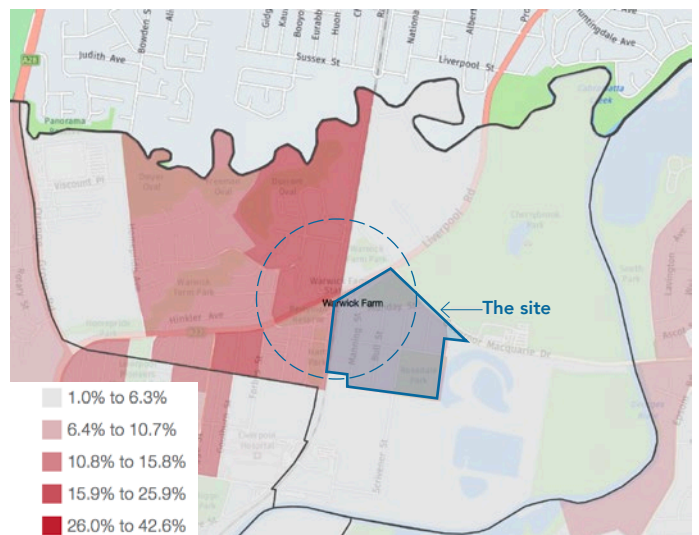


Figure 5 - Unemployment rate 2016 (source: atlas.id)

## SEIFA Index of Disadvantage

With a SEIFA score of 819, Warwick Farm is much more disadvantaged compared to the Liverpool City (952) and Greater Sydney (1,020).

## HOUSING AND AFFORDABILITY

### Housing tenure

Warwick Farm has a much higher proportion of households renting (57.1%), compared to Liverpool City (30.1%) and Greater Sydney (32.6%).

Moreover, a much higher proportion of households in Warwick Farm are renting social housing (19%), compared to Liverpool City (7.2%) and Greater Sydney (4.6%).

Just 15.3% of households own or are buying their dwelling, compared to 60.1% in Liverpool City and 59.2% in Greater Sydney.

### Housing stress

Housing Stress is defined as per the NATSEM (National Centre for Social and Economic Modelling) model as households in the lowest 40% of incomes who are paying more than 30% of their usual gross weekly income on housing costs.

Warwick Farm has a much higher proportion of households in housing stress (24%) compared to Liverpool City (16.7%) and Greater Sydney (11.8%). This indicates that affordable housing is a high priority for the proposed development.

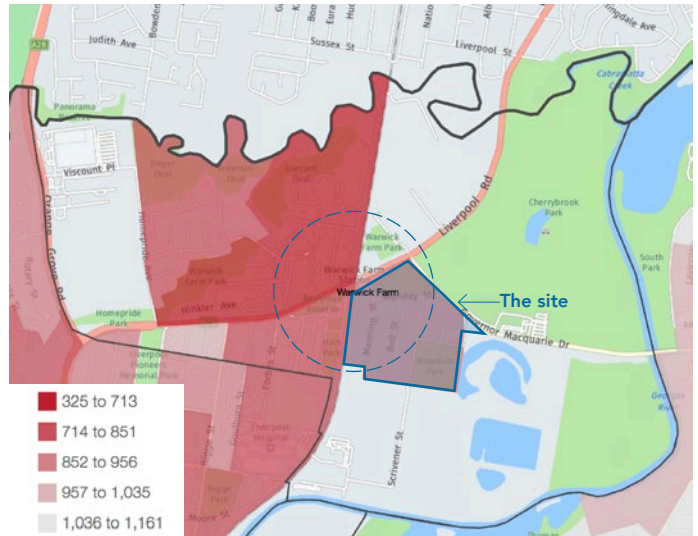


Figure 6 - SEIFA index 2016 (source: atlas.id)

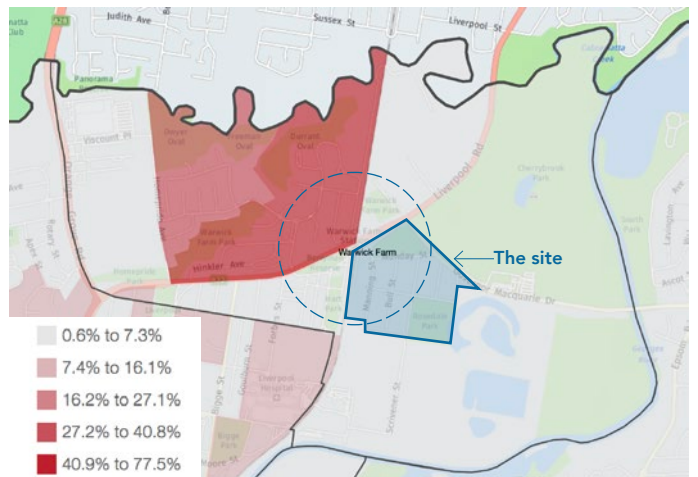


Figure 4 - Households renting social housing (source: atlas.id)

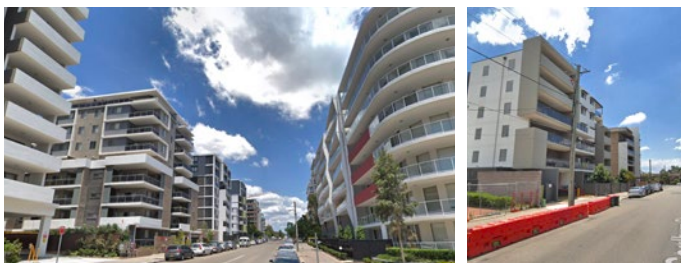
# Projected population

To assess community need, it is important to understand the population characteristics and size generated by the structure plan.

On average, areas in Western Sydney have higher average household sizes than Greater Sydney, with larger families and multi-generational households living in apartments.

## Household size

A household size of 2.29 has been used to forecast the future population of the site. This is the average of two nearby SA1 areas in Warwick Farm that reflect a comparable future density to what is being proposed at the site.



Google Street view, SA1 1160105

Google Street view, SA1 1160102

## Projected population of the site

The proposed number of dwellings located within the structure plan area has not yet been finalised. Therefore, this needs assessment will assess 3 possible dwelling scenarios.

TABLE 2 - PROJECTED POPULATION SCENARIOS

Scenario	Dwellings	Estimated Population (structure plan area only)
Preferred scenario	1,465	3,355

## Estimated forecast age profile

Table 4 provides an indicative age breakdown for the incoming population, based on the age profile of Warwick Farm suburb which has areas with similar high density living.

TABLE 4 - ESTIMATED FORECAST AGE PROFILE (SOURCE: BASED ON WARWICK FARM SUBURB 2016 AGE PROFILE, PROFILE.ID)

Age group	Benchmark population	Scenario 1: 1000 dwellings
0 to 4	7.9%	265
5 to 11	7.8%	262
12 to 17	5.2%	174
18 to 24	9.8%	327
25 to 34	21.3%	715
35 to 49	20.3%	680
50 to 59	12.0%	402
60 to 69	7.9%	266
70+	7.8%	262
TOTAL:	100	3,355

## Change to Warwick Farm suburb population

Forecast.id estimates that the population of Warwick Farm suburb as a whole, will increase to around 15,140 by 2041. For the purposes of this CNA, we have assumed this would include all land that has the potential to be re-zoned to mixed use residential, including the site.

## Cultural diversity

The forecast population is likely to be highly culturally diverse, with 54% of people in neighbouring high density suburb Liverpool born overseas and 65% speaking a language other than English at home. Key cultural groups are people from Arabic, Vietnamese and Hindi speaking populations (based on Liverpool LGA).

Moreover, recent high density developments in the area have been characterised by a high proportion of newly arrived residents. For example, 35% people living in a recently completed development in Liverpool city centre (Bigge St) are recently arrived people.

## WHAT DOES THE DEMOGRAPHIC CONTEXT TELL US?

- With more than 57% of the population speaking a language other than English at home, there is a need for community facilities and spaces that respond to the highly culturally diverse community of Warwick Farm. Arabic, Vietnamese, Serbian, Hindi and Mandarin are key community languages.
- Warwick Farm suburb experiences higher levels of disadvantage compared to Liverpool City. In particular, areas located north of Hume Highway have a high proportion of social housing, lower SEIFA scores (indicating higher levels of disadvantage), a higher proportion of single parent families and higher levels of unemployment. This indicates that the provision of affordable housing is a high priority on site.
- With increasing high density and a high proportion of people living alone, there is a need for communal and public spaces that facilitate chance meetings and social interaction. Public realm spaces should be activated, green and social to support residents in living in high density apartments.
- With a high proportion of the population in the 'young workforce' service age group, residents are likely to be working during the day time. Community spaces should provide for the needs of the high working population to socialise, recreate and exercise at night
- Given that 100% of people will be living in high-density apartments, there is a need for communal rooms in high rise buildings for people to gather and socialise outside of their apartments including for children's birthday parties, family gatherings, music practice and other noisy activities and for students to study.

# Existing social infrastructure

## DEFINITIONS

For the purposes of this CNA 'social infrastructure' includes both community facilities (buildings) as well as open space and recreation assets.

### Community facilities

Liverpool City Council defines community facilities as 'typically Council-owned buildings that provide accessible and affordable space for a range of activities that benefit the community. Community facilities remain valuable community assets because they provide:

- A physical space where a range of information, services, programs and activities are delivered to the community
- An avenue for development of social capital, community involvement and community ownership – in short, agents of social inclusion
- A place for cultural, leisure, educational, recreational and entertainment activities which is accessible to all
- A cultural identity or focus for a community which may become a community icon, a community landmark, or historically significant
- Equity of access for all ages, incomes, abilities and backgrounds.

Communal or semi-private community facilities are those facilities located within medium and high-density buildings and are specifically created for the private use of those tenants.

Community facilities included in this Needs Assessment are:

- Community centres and halls,
- Libraries
- Youth facilities
- Older persons facilities
- Health
- Schools\*
- Emergency services and police

\*It is important to note that NSW Department of Education (DoE) typically do not use a population benchmark to plan for new schools. While this report includes benchmarking for schools, the delivery of these are dependent on negotiations with DoE.

### Early education and care

For the purposes of this study, education and care services include centre-based and home-based formal care for children aged 0 to 12 years including:

- Long Day Care (Most of these services also provide a preschool program for children in the year before school.)
- Preschool
- Family Day Care (FDC)
- Out of School Hours Care (OSHC).

### Sports and recreation facilities

Recreation facilities for the purposes of this report include outdoor sports and recreation facilities such as ovals, fields and courts, as well as indoor (buildings) sports and recreation facilities such as indoor courts or swimming pools.

### Open space

Open space is defined by the Government Architect NSW as "open" (not built upon) land, which accommodates recreation or provides relief from the built environment, and is an important setting for recreation, social interaction, and conservation. Settings include natural areas and linkages, foreshore areas, informal parkland, sportsgrounds and courts, children's playgrounds, historical sites, formal gardens, and linear walking, cycling and equestrian tracks.

### Communal open space

Communal open space (semi-private) is open to all residents of a development, or within a particular high density building. Examples of communal (semi-private) open space include communal gardens and green spaces rooftop parks, swimming pools, or gyms only accessible to residents of that development.



**FIGURE 12 - COMMUNITY FACILITIES AND SOCIAL INFRASTRUCTURE**

- T Train station
- H Hospital
- The site

**Childcare centres (C)**

- C1. The Liverpool Hospital Child Care Centre
- C2. Early Education & Care Centre
- C3. Cabramatta Early Learning Centre
- C4. Kids Castle Child Care Centre
- C5. Vattana Early Learning Centre
- C6. Star Academy Kids
- C7. Jelly Bean Junction Child Care
- C8. ABC Day Care Pre-School

**Out of Hours Care (O)**

- O1. YMCA All Saints OSHC

**Primary Schools (PS)**

- PS1. Warwick Farm Public School
- PS2. All Saints Catholic Primary School
- PS3. Liverpool Public School
- PS4. Proposed public school (on the grounds of Liverpool Boys and Girls High School)

**Secondary Schools (S)**

- S1. Lawrence Hargrave School
- S2. Liverpool Boys High School
- S3. Liverpool Girls High School
- S4. All Saints Catholic College
- S5. Cabramatta High School

**Public libraries (L)**

- L1. Liverpool Public Library

**Community centres, halls and meeting rooms (M)**

- M1. Warwick Farm Community Hub
- M2. Hilda M Davis Centre
- M3. Dr Pirie Centre
- M4. Liverpool Respite Centre
- M5. Liverpool District Child and Parent Stress Centre (Speed St)
- M6. Rosebank Cottage
- M7. Orange Grove Community Centre
- M8. Liverpool City Community Centre
- M9. Inspire Community Youth Centre



## EXISTING COMMUNITY AND CULTURAL FACILITIES

This section outlines social infrastructure located within 400m, 1km and 2km of the centre of the site. All social infrastructure is mapped in Figure 12 on page 17.

Within 400m of the centre of the site there are:

- 0 community facilities within 400m of the site (hirable to the general public)

Outside of 400m but almost within 800m of the site

- Warwick Farm Community Hub meets a broad range of needs in a disadvantaged community, managed by a NGO who has developed programmed activities that cater for a variety of uses.
  - This facility is leased to a service provider, with 100% utilisation, and is not available for general community hire.
- 3 secondary schools
- 1 child care centre.

In addition, there are 18 community facilities outside of 800m but within 2km of the site.

There is no residential aged care in Warwick Farm.

Other emerging uses of community centres not currently found in Liverpool include:

- Social enterprise and innovation;
- Small business incubators;
- 'Maker' spaces – permanent space for local artists; and
- Integrated services e.g. disability and homeless.

Table 5 - Existing libraries and community centres, halls and meeting room within 2km of the site (source: Liverpool City Council, Community Facilities Strategy, 2017)

Map ref	Name	Type	Distance from site	Assessment*
L1	Liverpool Public Library	Library	1.3km	Relatively new library which may be upgraded with the delivery of the new Liverpool Civic Centre
M1	Warwick Farm Community Hub (managed by the Liverpool Neighbourhood Connections) (Small Hall and Offices - not for community hire)	Community centre	528m, 10min walk	Recommended for upgrade. Meeting broad range of need in disadvantaged community Managed by successful NGO who has developed programmed activities that cater for a variety of uses No alternative space available in that locality
M2	Hilda M Davis Centre	Senior Citizens Centre	1.4km	Identified for re-development in the next 10 years
M3	Dr Pirie Centre	Community centre	1.4km	Opportunity to repurpose facility for more casual use that supports general activity in Bigge Park.
M4	Liverpool Respite Centre	Specialised facility focussing on high need disability	1.79km	Long-term option to repurpose or rationalise to direct resources to a new specialised Homeless Service Centre Hub in city centre
M5	Liverpool District Child and Parent Stress Centre	Facility offering counselling services.	1.84km	
M6	Rosebank Cottage	Heritage listed building housing child sexual abuse counselling	1.7km	Fit for purpose and meeting needs

Assessment as per the Liverpool Community Facilities Strategy

## EXISTING PRIMARY AND SECONDARY EDUCATION

### Primary schools

As shown in Figure 10, the site is located in the Warwick Farm Public School catchment. This school is located 719m from the site with a current enrolment of 227 students. A high proportion of students at this school are in the bottom quarter in the Index of Community Socio-Educational Advantage (ICSEA) (54%) compared to Australia (25%).

Community engagement with Warwick Farm Public School confirms that there is some capacity for additional places at the school.

### Secondary Schools

As shown in Figure 11, the site is located in a catchment with two secondary schools. Liverpool Boys High School currently has 560 students enrolled. Liverpool Girls High School currently has 937 students enrolled. Both schools are located within 1km of the site.

Table 6 shows all schools located within 2km of the site.

There are no new secondary schools planned in the area, however Liverpool City Centre and Warwick Farm are urban renewal and growth areas and there will be cumulative impacts on the local schools.



Figure 10 - Primary School Catchment (Source: education.nsw.gov.au)

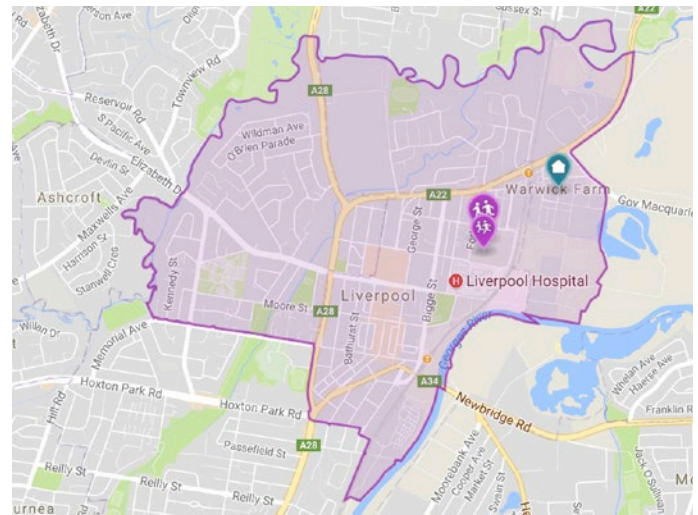


Figure 11 - Secondary School catchment (Source: education.nsw.gov.au)

Table 6 - Primary and secondary schools (source: myschool.edu.au)

Level	Name	Type	Enrolment 2017	Enrolment 2016	Enrolment 2015	Distance from site	Language background other than English
Primary	Warwick Farm Public School	Public	227	234	226	719m	76%
Special	Lawrence Hargrave School	Public	60	56	56	409m	21%
Secondary	Liverpool Boys High School	Public	560	598	564	660m	93%
Secondary	Liverpool Girls High School	Public	937	986	1005	775m	88%
Secondary	All Saints Catholic College	Catholic	966	994	504	1.16km	96%
Primary	All Saints Catholic Primary School	Catholic	645	645	639	1.27km	94%
Secondary	Cabramatta High School	Public	1526	1397	1369	1.52km	86%
Primary	Liverpool Public School	Public	758	710	745	1.58km	77%

## EXISTING EARLY EDUCATION AND CARE

### Child care

As shown in Table 7, there are 8 child care centres within 2km of the site, offering a total of 318 places. While some services are high quality, five out of eight centres are working towards or only meeting National Quality Standards. This indicates a need for quality care in the area, especially considering the relatively high levels of disadvantage in Warwick Farm.

### Out of school hours care (OSHC)

As shown in Table 8, there is 1 OSHC service within 2km of the site, offering 60 approved places.

Table 7 - Childcare within 2km of the site (source: [acecqa.gov.au](http://acecqa.gov.au))

Name	Approved places	NQS rating	Distance from site
The Liverpool Hospital Child Care Centre	90	Exceeding NQS	1.07km
Early Education & Care Centre - Warwick Farm	40	Exceeding NQS	1.17km
Cabramatta Early Learning Centre	40	Exceeding NQS	1.26km
Kids Castle Child Care Centre	31	Working Towards NQS	1.75km
Vattana Early Learning Centre	40	Meeting NQS	1.8km
Star Academy Kids	23	Working Towards NQS	1.84km
Jelly Bean Junction Child Care	28	Meeting NQS	1.98km
ABC Day Care Pre-School	26	Working Towards NQS	2km
<b>TOTAL PLACES: 318</b>			

Table 8 - OSHC within 2km of the site (source: [acecqa.gov.au](http://acecqa.gov.au))

Name	Approved places	NQS rating	Distance from site
YMCA All Saints OSHC	60	Working Towards NQS	1.17km
<b>TOTAL PLACES: 60</b>			

## EXISTING OPEN SPACE

As shown in Table 9 and Figure 13, the following open space is located within 400m, 800m and 2km of the site.

There are approximately 4 open spaces within 800m of the site, equal to around 8.94 ha.

There are a number of District and Regional level parks and open spaces accessible within 2km of the site. The Georges River Regional Open Space Corridor has been identified as a major project that has attracted state government level interest.

Council are in conversation with Sydney Water about opening up public access to Horseshoe Pond - connecting through to the Georges River.

Cabramatta Creek to the north of the site connects a number of sports fields and district level parks. With improved connections, these parks could also be easily accessible to the future community living on the site.

The Liverpool Boys and Girls High School also has a sports oval within 400m of the site.

**TABLE 9 - OPEN SPACE WITHIN 2KM (SOURCE: LIVERPOOL CITY COUNCIL, GENERIC PLAN OF MANAGEMENT FOR PARKS 2007)**

Map ref	Name	Hierarchy	Size (sqm)	Distance from site
P2	Berryman Reserve	Local	12229	320m
P3	Unnamed Park on Sappho Road	Local	570	425m
P1	Hart Park	Local	15206	450m
P14	Stroud Park	Local	28140	750m
P4	Hargrave Park	Local	61370	909m
P15	Bowden Park	-	-	1.21km
P5	Pioneers Memorial Park	-	-	1.25km
P8	Bigge Park	District	25730	1.35km
P7	Apex Park	District	7517	1.77km
P9	Light Horse Park	District	62475	1.87km
P6	Collimore Park	-	-	1.96km
P16	Georges River Regional Open Space Corridor	Regional		
P17	Cabramatta Creek Open Space Corridor	Regional		
P18	Hoseshoe Pond			

**TABLE 10 - SPORTSFIELDS WITHIN 2KM (SOURCE: LIVERPOOL COUNCIL WEBSITE)**

Map ref	Name	Hierarchy	Type	Distance from site
S1	Rosedale Park	Local	Cricket, AFL	320m
S2	Jacqui Osmond Reserve	Local	Softball	425m
S3	Durant Oval	Local	Rugby League	450m
S4	Freeman Oval	Local	Dog training	750m
S5	Dwyer Oval	Local	Rugby Union, Athletics	909m
S6	Cherrybrook Park	-		1.21km
S7	Irelands Bridge Park	-	Cricket	1.25km
S8	Cabramatta Sports Ground	District	Cricket	1.35km
S9	Schell Oval	District	Cricket, Netball	1.77km
S10	South Park	District	Soccer, cricket	1.87km



Figure 13 - Parks, open space and sporting facilities

- T Train station
- H Hospital
- The site

### Parks & open space (P)

#### Local Parks:

- P1. Hart Park
- P2. Berryman Reserve
- P3. Unnamed park on Sappho Road
- P4. Hargrave Park
- P5. Pioneers Memorial Park
- P6. Collimore Park
- P10. Haigh Park
- P11. Thomas Moore Park
- P12. Chauvel Park
- P13. Angle Park
- P14. Stroud Park
- P15. Bowden Park

#### District Parks:

- P7. Apex Park
- P8. Bigge Park
- P9. Light Horse Park
- P18. Horseshoe Pond

#### Regional Open Space:

- P16. Georges River Regional Open Space Corridor
- P17. Cabramatta Creek Open Space Corridor

### Sportsfields (S)

- S1. Rosedale Park
- S2. Jacqui Osmond Reserve
- S3. Durant Oval
- S4. Freeman Oval
- S5. Dwyer Oval
- S6. Cherrybrook Park
- S7. Irelands Bridge Park
- S8. Cabramatta Sportsgrounds
- S9. Schell Oval
- S10. South Park

## PLANNED SOCIAL INFRASTRUCTURE

### New primary school

The Department of education is in early planning phases to build a new primary school on the grounds of the existing Liverpool Boys and Girls High School.

### New community spaces delivers as part of major urban renewal projects

A number of major planning proposals have indicated that they will provide local level community facilities. However it is not clear what these spaces are, what their function and quality will be like, how big they will be, or what population catchment they will service.

Currently, none of the planning proposals are providing adequate community facilities to meet the cumulative needs of the future population and to date have been planned on a site by site basis, rather than holistically.

Major planning proposals include:

#### 240 Governor Macquarie Drive (located within the Warwick Farm Structure Plan Precinct)

- Approximately 500 new residential dwellings
- VPA agreement offer for a retail/commercial space for a period of 5-10 years at a reduced commercial rent for a community organisation/s



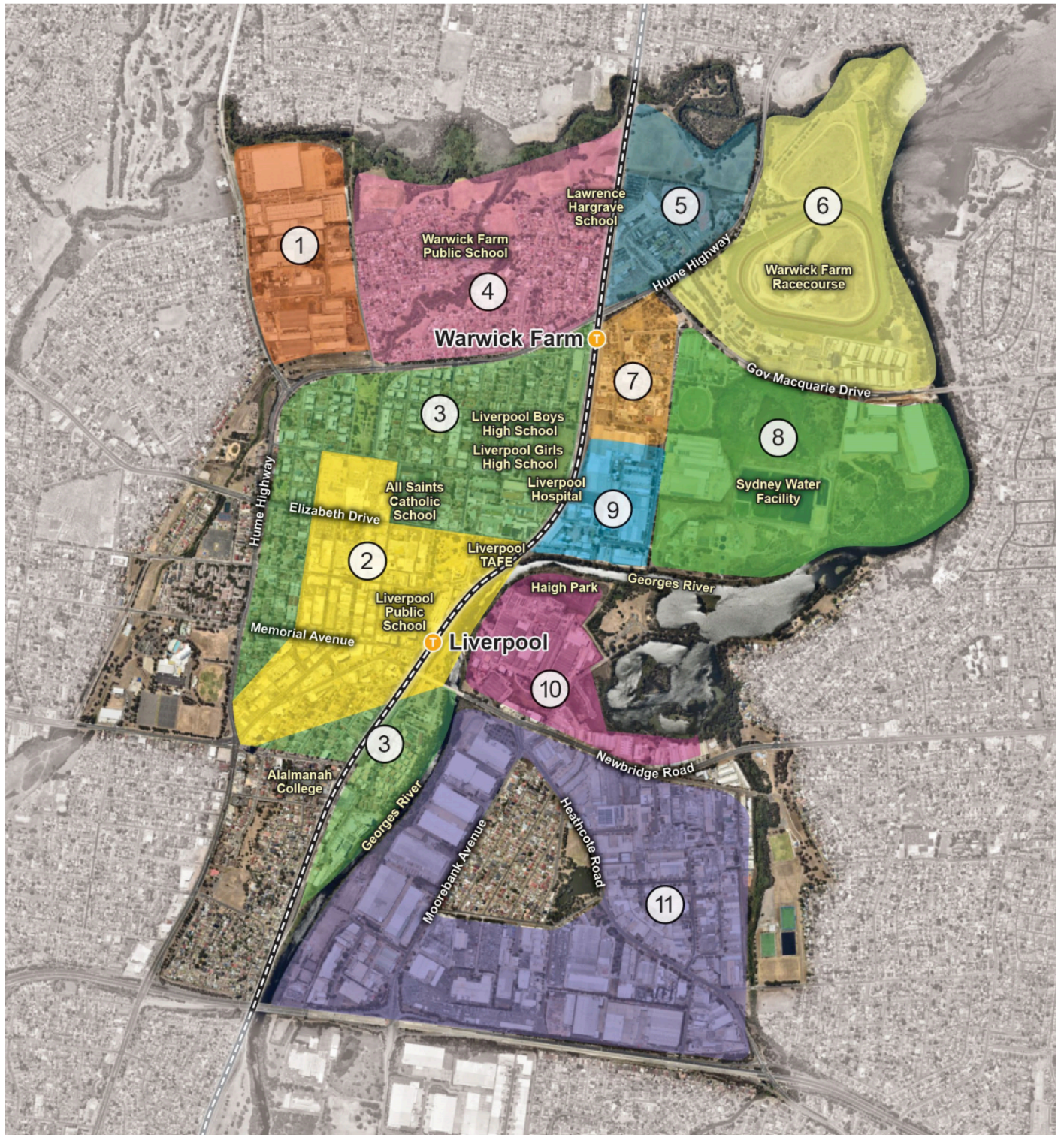
Source: ordinary council meeting minutes, 11 December 2019

### 3-5 Bridges Road, Liverpool

- Approximately 13,000 new residential dwellings
- Proposal states that the development will delivering a “wide range of public benefits, including community facilities, public spaces, and access to a rehabilitated Georges River foreshore”, however the type, size and location of communitiy faciitiies will need to be explored in more detail as the proposal proceeds through the assessment process. The community facilities offer is unclear at this stage.



Source: Nearmap/Ethos Urban



- |                                 |                   |                       |
|---------------------------------|-------------------|-----------------------|
| ① Orange Grove Road             | ⑤ Sapho Road      | ⑨ Scrivener Street    |
| ② Liverpool City Centre – Core  | ⑥ Equine Precinct | ⑩ Georges River North |
| ③ Liverpool City Centre – Frame | ⑦ Munday Street   | ⑪ Georges River South |
| ④ Hargrave Park                 | ⑧ Eco/Utility     |                       |

Source: Liverpool Collaboration Area Place Strategy (GSC 2018)

# Benchmarking

This Community Infrastructure Needs Assessment has adopted benchmarks supplied by Council - defined in the Liverpool Population and Social Infrastructure Study, 2019 (Judith Stubbs & Associates). The following table provides an outline of these benchmarks.

## COMMUNITY AND CULTURAL FACILITY BENCHMARKING SUMMARY

We have used Liverpool City Council benchmarks to determine future social infrastructure that would need to be provided within the Precinct. Because community facilities often service a need larger area than a development site, we have also benchmarked demand that could be met for the entire future population of up to 15,140 people for the Warwick Farm suburb (forecast.id), through new infrastructure onsite, or embellishment nearby. Given the location of the train station on the site, it is best practice to locate facilities here.

### Warwick Farm suburb - preferred scenario

For Warwick Farm suburb forecast population, benchmarking indicates a need for:

- 1 district multi purpose community centre (MPCC) of 1,000m<sup>2</sup> (based on Council building minimum size facility) to service the whole of Warwick Farm's future population. There are opportunities to deliver a new multipurpose centre in close proximity to the train station or to significantly renovate the existing Warwick Farm Community Hub (however the location of the existing Community hub is not ideal).
- The forecast population of Warwick Farm suburb generates a demand for 636m<sup>2</sup> of library floor space - although Council have advised that their future library network does not include one at Warwick Farm, but that a community centre can help to cater to some of the functions that a library would, such as study and learning spaces and rooms.
- While there is enough Early Education and Care facilities within 2km of the site to service the incoming population, a number of these services are poor quality and there is a need for high quality services in the area.
- Ensure that an OSHC service is provided as part of any future schools in the area
- Space for a social enterprise cafe - potentially to locate a Peppers Place Cafe.

### Site only - preferred scenario 1,465 dwellings

In addition to the 'all scenarios' provision, the site alone generates demand for:

- 96m<sup>2</sup> of library floor space
- 41 Early Education and care places
- 14 residential aged care places
- 7 hospital beds
- 2 GPs, 1 dentist, 1 pharmacy

## OPEN SPACE AND RECREATION BENCHMARKING SUMMARY

Benchmarking is based on Liverpool City Council's benchmark of 28.3m<sup>2</sup> of open space per person (broken down into park and sports space) and proximity benchmarks of people in high density being able to access a local park within 200m<sup>2</sup>.

### Site only - Preferred scenario 1,465 dwellings

- Local parks within 200m of all high density dwellings
- Between 9.5ha of open space
  - 6.7ha of public parks
  - 2.8ha of sports space
- An activated plaza at the train station entry that is 'event ready', safe and welcoming meeting place
- Visual connection between the train station and the regional park
- 1 playground - upgrade to existing playground at Rosedale Oval or provision of a new playground that is suitable to both younger and older children
- 1 half court to provide for the needs of residents on the site, or 1-2 multi purpose courts to cater to the needs of the wider suburb.



## PREFERRED SCENARIO - 1,465 DWELLINGS

TABLE 9 - COMMUNITY FACILITIES BENCHMARKING - PREFERRED SCENARIO

Asset type	Benchmark	Existing infrastructure in Warwick Farm	Demand		
			Precinct only (1,465 dwellings)	Warwick Farm Forecast pop. (forecast.id)	Supply
			3,355	15,140	
Multipurpose Community Centre (No.)	1:10,000 to 20,000 people	0	0.2	1.0	-0.8
Branch library	1:10,000-15,000 people	0	0.2	1.0	-1.0
	42m2 per 1000 people	0	140.9	635.9	-
Mobile Library Service	1: 2500+	0	1.3	-	-
Youth Facilities	1:15,000 to 20,000 people	0	0.2	1.0	-1.0
Youth activities and worker	1:5,000 people	0	0.7	3.0	-3.0
Long Day Care (0 to 4)	One place per 8 children aged 0-4	-	33.1	149.4	-
Pre-School (0-4)	One place per 10 children aged 0-4	-	26.5	119.5	-
Early education and care combined		318	59.6	268.8	49.2
Out of School Hours Care	1:5,000 people	1	0.7	3.0	-2.0
Secondary School	1 per 6,000 to 7,500 new dwellings		0.2	0.7	
Primary School	1 per 2,000 to 2500 dwellings		0.7	2.1	
Residential aged care	80 places per 1,000 people aged 70+	0	20.9	94.5	-94.5
Outreach community health services	1:3000 to 5000 people	0	0.8	3.8	-5.0
Satellite community health centre	1:10-15,000 people	0	0.3	1.2	-1.5
Hospital beds	3:1000 people	0	10.1	45.4	-45.4
General practitioners	0.96 GPs per 1000 people	1	3.2	14.5	-13.5
Dental services	1:2500 people	0	1.3	6.1	-6.1
Pharmacy	1:2500 people	1	1.3	6.1	-5.1
Police stations	1 police station for every 20,000 people	0	0.2	0.8	-0.8
Ambulance Station	1:20,000 people	0	0.3	1.5	-0.8

TABLE 9 - RECREATION AND OPEN SPACE BENCHMARKING - PREFERRED SCENARIO

Asset type	Benchmark	Demand (precinct site only - 1,465 dwellings, 3,355 people)
Open space	2.0 ha of open space per 1,000 residents (Split is 80% local open space and 20% district open space)	(6.7)
Sports fields	0.83 ha of sports fields per 1,000 residents	(2.8)
Sub-total		9.5
Major/destination parks	1 per 20,000 people	0.2
District Parks (average size >5ha, minimum size 2ha)	1 per 5000 people	0.7
Local Parks (average size > 0.5ha, minimum size 0.3ha)	1 per 2500 people	1.3
Multi purpose outdoor courts	1: 4200 people	0.3
Young playground	1 playground for every 500 children aged 0-4	0.5
Older playground	1 playground for every 500 children aged 5 to 11 yrs	0.5
District sports groups	1:10,000 (2 double playing fields - 4 fields total)	0.3
Outdoor fitness	1 station for 15,000 people	0.2
Indoor courts	1 per 20,000	0.2

# Case studies

## COMMUNITY FACILITIES

### SOCIAL AND MULTI-FUNCTIONAL SPACES: BERALA COMMUNITY CENTRE

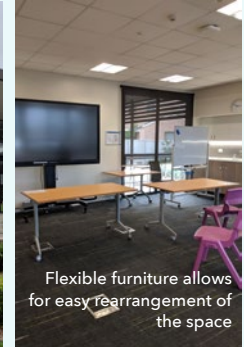
Berala Community Centre is a 600m<sup>2</sup> (not including outdoor spaces) multipurpose centre designed to encourage people to meet, socialise and learn new skills and recreate. The centre is staffed Monday to Friday from 9am to 4pm and, like AC4C, has a diverse range of spaces available for hire including:

- Activity/training room (capacity for 30 people)
- A multi-functional room for around 20 people that can be divided into 2 rooms for up to 10 people
- Main hall for up to 144 people that can also divide, and is frequently used for table tennis,
- Outdoor patio and outdoor veranda.

The centre is a living room for the community, it has spaces for students to drop in an Study, tennis table facilities for the community to use when the hall is not booked, access to technology and easy to move furniture to allow quick set-ups for meetings and programs. Each room also has a kitchenette and storage.



Berala community centre was completed in 2015 and is a short walk from Berala train station



Flexible furniture allows for easy rearrangement of the space



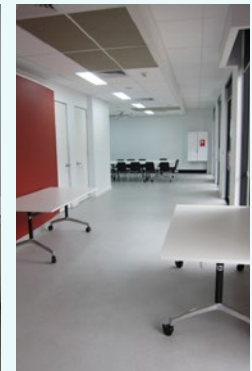
The main hall can be used for events, and when not being hired, is used for community activities including table tennis

### COMMUNITY ROOM: YANADA ROOM

The Yanada Room is a community hireable space is a 120m<sup>2</sup> flexible space designed to encourage people to meet, socialise and learn new skills and recreate. The room is located within LUNA apartments in Lewisham and was provided as part of the development contributions.

- 30 people seated, 40 people standing
- Data projector and wifi
- Moveable furniture (chairs and tables)
- Kitchen
- Storage for regular hirers

The room opens up onto with a plaza with seating, accessible toilets and bike racks, and is adjacent to a park and playground. The room is walkable from Lewisham West light rail stop and local cafes.



## OPEN SPACE AND RECREATION

### MULTI-PURPOSE ACTIVE RECREATION SPACE: BOX HILL GARDENS, MELBOURNE

Box Hill Gardens is an innovative, multi-purpose, flexible space providing for a diverse array of recreation activities and events within the one site

Designed by Aspect Studios for the Whitehorse City Council in Victoria, the site functions as both community space and courts for multiple sports and recreation activities including table tennis, soccer, as well as the future incorporation of a 1km walking and running track that will start and finish at the multi-purpose site.

The dynamic graphic and colours used defines the hybrid recreational functions of the space, while also giving the place a strong, engaging and playful identity for the growing community.

Public toilets, bubblers and seating are integrated into the space, forming a rebound wall for ball sports, while the previous tennis court building was recycled to function as seating looking over the court. These features are important in providing an inclusive space where people can stay and linger for extended periods of time.



Box Hill Gardens by ASPECT Studios. Image Source: Andrew Lloyd

### FLEXIBLE CULTURAL COMMUNITY SPACE: BURWOOD PARK, BURWOOD LGA

Located in the Burwood town centre, Burwood Park is one of Sydney's most busy and successful parks in terms of its diverse facilities and functions that support culturally and socially diverse communities.

Daily the park is used by children and families, working aged residents, older residents, and young people for sport, social gathering, dance, tai chi, board games, learning and other activities.

The park's facilities include:

- The Burwood Park Community Centre and Pavilion, which is an indoor/outdoor space popular for local events, but also for local Chinese groups for dance and performance.
- Shaded, multi-purpose hard surfaces, that can be used for games, but also group dancing and exercise
- Tables and chairs for gatherings and games
- Walking paths for exercise
- Sporting facilities including tennis and a sportsfield
- Trees and shaded areas for get together's and relaxation
- Power outlets for events.

The parks is a great model for "working harder" in high dense, culturally diverse areas.



# Identified community needs

The following community needs are based on strategic context, demographic analysis, population benchmarking and best practice and should be considered as recommendations only

Identified Community Needs	Rationale
<b>SOCIAL INFRASTRUCTURE ON-SITE</b>	
<p><b>Investigate feasibility, and Council appetite, for a new multi purpose community centre (MPCC) provided near the train station (ideally fronting or adjacent to the plaza) servicing the site and the forecast population of the Warwick Farm suburb of around 15,000 people by 2041. Based on Council policy this would need to be of 1,000m<sup>2</sup> minimum.</b></p> <ul style="list-style-type: none"> <li>• Ensure there is space for youth activities, office space for a youth worker, and multi purpose flexible rooms that can be used for a variety of activities, including arts and cultural activities</li> <li>• Ensure space for community and cultural uses (Liverpool Council's preference to cater for cultural and creative needs within mutli-purpose community centres)</li> <li>• The MPCC should be linked to event ready public space and/or park that could be used for recreational and celebration activities</li> <li>• Provide a cafe as part of MPCC to help activate the area and provide passive surveillance to adjoining public spaces (similar to Marrickville Library cafe)</li> <li>• Consider opportunities to relocate the existing small and ageing Warwick Farm Neighbourhood Centre to this new facility as current building has been identified by Council in need of an upgrade, and is located away from future density and the train station.</li> <li>• Opportunities for co-working and study spaces to be provided as part of the centre</li> </ul>	<ul style="list-style-type: none"> <li>• Council's policy for future community facilities is not to support single purpose and small community facilities, with a preference for larger multipurpose centres of around 1,000m<sup>2</sup> that service a suburb or multiple suburbs. This is to manage operational costs associated with community infrastructure.</li> <li>• Benchmarks indicate that the forecast population of the site itself would only trigger demand for a local small facility of up to 103m based on their Contributions Plan. This would be too small to meet Council's policy.</li> <li>• The poorly located and poor quality Warwick Farm Community Hub could be disposed of, and a new multipurpose community hub could take its place near the station. This upgrade was identified in the community facilities strategy.</li> <li>• The nearest multipurpose community centre is located within Liverpool CBD – a growing CBD population means this Centre will likely not be able to cater for Warwick Farm's growth</li> </ul>
<p>A <b>mobile library service</b> should be provided to service the area &amp; therefore supporting infrastructure (e.g. shade, seating, water, power) would be required in public space to support this.</p> <p>While a new library facility at Warwick Farm may not be</p>	<ul style="list-style-type: none"> <li>• Short term solution - Benchmarking indicated that 1 mobile library service should be provided per 2,500 residents</li> <li>• Long term solution - the future population of Warwick Farm generates demand for a branch library. Consider providing a modern library space within the MPCC.</li> </ul>
<p><b>1 new primary school</b></p>	<ul style="list-style-type: none"> <li>• Benchmarking indicates the need for 2 primary schools to service the future population of Warwick Farm suburb. There is already 1 primary school to the north of the site. But an additional school is needed.</li> </ul>

Identified Community Needs	Rationale
<p>Provide <b>early and temporary site activation</b> while construction is underway, for example through a social enterprise food truck/cafe that could also provide training and skills development for young people, potentially partnering with Liverpool Neighbourhood Connections. Provide <b>ongoing opportunities for employment and skills development</b> through onsite, permanent facility for a social enterprise (eg cafe, co-working space) in consultation with local services.</p>	<ul style="list-style-type: none"> <li>• There is an opportunity to partner with local service Liverpool Neighbourhood Connections, manager of award-winning social enterprise Pepper's Place and based at Warwick Farm Community Hub.</li> <li>• Warwick Farm suburb is home to a relatively highly disadvantaged community that would benefit from local opportunities for skills development and training. Moreover, a social enterprise would provide opportunities for social connections and contribute to building social capital.</li> </ul>
<p>Provide a <b>high quality child care centre</b> of 60 to 90 places. To ensure high quality service, and following best practice, the centre should be gifted to Council to own and lease to a not-for-profit service provider with requirements around places allocated to families on low incomes and with higher needs. The centre should provide opportunities for connection to nature, following best practice principles of:</p> <ul style="list-style-type: none"> <li>• Natural landscaping (real trees and dirt) and natural light</li> <li>• Preferably on one level, ground floor or not above third floor, and</li> <li>• Privacy from apartments to play spaces.</li> </ul> <p>As per NSW guidelines a 90 place centre would need 293m<sup>2</sup> of internal unobstructed play space and 630m<sup>2</sup> of outdoor unobstructed play space.</p>	<ul style="list-style-type: none"> <li>• Benchmarking indicates the site itself would result in demand for an additional 60 early education and care places. There are currently only 40 child care places available in Warwick Farm suburb, with additional places in Liverpool city centre.</li> <li>• There is a need for high quality child care in the area, with just three out of eight services within 2km of the site exceeding National Quality Standards.</li> <li>• Quality child care is key to achieving positive developmental outcomes for young children. Moreover, child care centres provide opportunities for social connections and contribute to building social capital.</li> </ul>
<p>Provide <b>50m<sup>2</sup> to 200m<sup>2</sup> of indoor communal space per residential tower</b> connected to podium or rooftop level open space. Functions could include family functions, music practice/piano rooms, study space and building events.</p>	<ul style="list-style-type: none"> <li>• Best practice in design for high rise living in small apartments indicates a need for communal spaces within buildings to support improved community outcomes</li> <li>• The forecast resident population of the proposed development would include a high number of people who are newly arrived in Australia, and a high number of working age residents, indicating a high need for communal space to build community connections and recreation opportunities outside of the home.</li> </ul>
<p>Ensure <b>a diverse mix of shops</b> including affordable options on site to service the incoming and existing community</p>	<ul style="list-style-type: none"> <li>• There are limited shops and services (e.g. supermarket, post office, bank, pharmacy) available in Warwick Farm, meaning the suburb's relatively highly disadvantaged population has limited access to everyday essential services.</li> <li>• Local shops can be important locations for social interaction and connection, building social capital particularly in disadvantaged areas.</li> </ul>
<p>Provide <b>a medical centre on site</b> for improved health outcomes for the existing and incoming community.</p>	<ul style="list-style-type: none"> <li>• There is currently one medical centre available in Warwick Farm suburb, with limited opening hours. However anecdotal evidence suggests that this centre is closed. Providing a medical centre on site would have a positive impact on community health outcomes in this relatively disadvantaged area.</li> </ul>

Identified Community Needs	Rationale
<b>OPEN SPACE &amp; RECREATION ON-SITE</b>	
<p><b>1-2 local parks</b> that are adaptable to different users and uses, including families and children and events. Open space should be universally designed to support residents with access needs including parents with prams, people with disability and older people. The park should be clearly a public space, with excellent street frontage and passive surveillance.</p> <p>Consider including equipment that supports health and wellbeing outcomes such as <b>outdoor gyms, walking circuits and community gardens</b>.</p> <p>Provide 1 upgraded or new <b>playground</b> as part of a new local park that caters to both younger and older children.</p>	<ul style="list-style-type: none"> <li>• Council have identified an over supply of district open space within Warwick Farm</li> <li>• The GSC requires all high density areas to be within 200m walking distance of a park.</li> <li>• Benchmarking identifies the need for 1 playground for younger and older children</li> </ul>
<p>Communal open space acts as a “backyard” for high density residents. Provide <b>a range of uses and flexible spaces in the communal open space</b> e.g. play space for babies and small children, communal gardening spaces, bbq and dining spaces.</p>	<ul style="list-style-type: none"> <li>• 100% of residents will be living in high rise apartments and will need access to open space that can act as a “backyard” and take pressure of local open space.</li> </ul>
<p>Address the cultural and social diversity of the Warwick Farm community through design of <b>open spaces that support informal, unstructured and active recreation</b>, including shaded tai chi spaces, multipurpose courts, outdoor gym equipment and table tennis tables.</p>	<ul style="list-style-type: none"> <li>• Warwick Farm has a high proportion of people born overseas (49.6%) and of people speaking a language other than English at home (57.3%).</li> <li>• Providing for active recreation will be important to support health outcomes for incoming residents.</li> </ul>
<p><b>Multi purpose outdoor court</b></p>	<ul style="list-style-type: none"> <li>• Benchmarking indicated the need for 1-2 outdoor multi-purpose courts to service the future Warwick Farm suburb population.</li> <li>• Demand for 1 half court for the site population only</li> <li>• If unable to provide at ground level, investigate options to provide these facilities on podium or car park rooftops.</li> </ul>
<p><b>Natural-based and discovery play spaces</b> targeting a range of age groups of children</p>	<ul style="list-style-type: none"> <li>• 100% of children will be living in apartments needing natural / wild nature areas within the suburb to counterbalance the highly manicured urban living environment.</li> </ul>
<p><b>Lighting and crime prevention through environmental design</b> to allow for use in the evenings for the high working population</p>	<ul style="list-style-type: none"> <li>• Around 54% of residents are of working age returning to the suburb at night after work - need to encourage healthy activities outdoors by ensuring that the park and public spaces are safe and attractive to use at night time.</li> </ul>
<p><b>Water features and street trees</b></p>	<ul style="list-style-type: none"> <li>• Help to reduce the heat island effect and respond to Western Sydney’s climatic conditions.</li> <li>• Play element for children .</li> </ul>
<p><b>BBQ’s and covered picnic shelters</b></p>	<ul style="list-style-type: none"> <li>• Encourage socialisation in the park and longer stays.</li> </ul>
<p>Provide a <b>variety of staying places</b> - with different seating for different types of ages, uses and group sizes e.g. seats with backs for elderly, social seating for groups and youth.</p>	<ul style="list-style-type: none"> <li>• Increasing lone person households</li> <li>• High numbers of recent arrivals looking to build connections and community</li> </ul>
<p>Provision of good <b>access to power and water supply</b> for community events and celebrations</p>	<ul style="list-style-type: none"> <li>• Provides flexibility of uses of the public spaces.</li> </ul>

Identified Community Needs	Rationale
<p>Adjoining new commercial areas provide <b>plaza style open space</b> that allows for night time activation, meeting spaces and outdoor dining. Design considerations include</p> <ul style="list-style-type: none"> <li>• Allow for evening and night time activities to support the high working aged population</li> <li>• Provide a protected edge through landscape/built barrier elements to provide psychological comfort and safety from passing vehicular traffic)</li> <li>• Integrated seating/sittable edges</li> <li>• Canopy elements that help to manage the human scale of the space and screen views to towers above, and</li> <li>• A place name to help people identify the place as a landmark/meeting place e.g. "I'll meet you at 'Fed Square'" instead of "I'll meet you outside Boost Juice".</li> </ul>	<ul style="list-style-type: none"> <li>• Local plazas can be important locations for social interaction, particularly in disadvantaged areas.</li> <li>• With a high working age population, there will be a need for night time, after work activities.</li> </ul>
<b>CONNECTIONS</b>	
<p>Contribution toward improvement of <b>pedestrian and cycling connections</b>, including:</p> <ul style="list-style-type: none"> <li>• Across Hume Highway and to Warwick Farm Public School and Warwick Farm Community Hub</li> <li>• To Warwick Farm Train station, and</li> <li>• To Liverpool city centre.</li> </ul>	<ul style="list-style-type: none"> <li>• While there are limited connections across Hume Highway, essential community services including Warwick Farm Public School and Warwick Farm Community Hub are located on the northern side of the highway.</li> <li>• Need to link the site to the proposed public school on the western side of the rail line (on the grounds of Liverpool Boys and Girls High School)</li> <li>• Liverpool Bike Plan identifies that there is a need for high quality bike paths in the Liverpool CBD precinct of which Warwick Farm is part.</li> </ul>
<p><b>Improved connections to regional open space</b> - between the site and to the Georges River Regional Open Space Corridor and Horseshoe Pond</p>	<ul style="list-style-type: none"> <li>• Sydney Water are investigating opportunities to open up access to Horseshoe Pond and the Georges River Open Space Corridor. The site should incorporate and plan for future connections in these spaces at the Eastern border of the site.</li> </ul>
<b>HOUSING</b>	
<p>Between 5-10% (100-200 dwellings depending on the scenario) dedicated to <b>affordable housing</b> in alignment with the Greater Sydney Commission targets, including a mix of dwelling types to support families and intergenerational living. Considering partnering with a housing provider, as they manage social housing locally.</p>	<ul style="list-style-type: none"> <li>• Greater Sydney commission sets a target of 5-10% of uplift to be provided as affordable housing.</li> <li>• There are a high proportion of residents in housing stress and social housing living in Warwick Farm.</li> <li>• There is need to support key worker housing for delivery of local services.</li> </ul>
<p><b>Enhance family and intergenerational household apartments through child friendly apartment design</b> including providing storage including for bulky items such as prams, and locating larger units near each other and on lower floors, with adjoining outdoor spaces to reduce noise impact on other residents and give children the chance for observed yet independent play.</p>	<ul style="list-style-type: none"> <li>• Child-friendly apartment design will positively impact families living in high rise and support families to remain living in the area as their family grows.</li> </ul>
<p><b>Adaptable housing</b> to support ageing in place and people with disability living in the area.</p>	<ul style="list-style-type: none"> <li>• To be provided as per statutory requirements</li> </ul>

# Appendix 1: Benchmark standards

(from Liverpool Council)



# Benchmarking standards

This Community Infrastructure Needs Assessment has adopted benchmarks supplied by Council - defined in the Liverpool Population and Social Infrastructure Study, 2019 (Judith Stubbs & Associates). The following table provides an outline of these benchmarks.

TABLE 1 - LIVERPOOL CITY COUNCIL PREFERRED BENCHMARK STANDARDS		
Service or facility Standard	Distribution/rate	Reference
Community and Cultural Services		
Community Centre and Community Development	<ul style="list-style-type: none"> <li>One Neighbourhood centre per 5,000 people.</li> <li>One Multipurpose Community Centre (MPCC) per 10-20,000 people. Likely to require space for community activities, play groups, older persons activities, community health and meetings and community events, performances, community arts and the like. Large and small spaces with appropriate configuration, as well as linked outdoor and fenced spaces are likely to be required. May include youth space, though this is often better provided separately.</li> </ul>	Previously recommended by NSW Department of Planning, and adopted in new release areas planning by a range of councils Liverpool Contribution Plan 2009, pages 48, 85 and 140.
Library	<ul style="list-style-type: none"> <li>Branch library for 10-15,000 people</li> <li>Mobile Library services to be provided at population threshold of 2,500</li> <li>Provide 42 m<sup>2</sup> per 1,000 people</li> </ul>	NSW Library and Information Association
Facilities and services for young people	<ul style="list-style-type: none"> <li>Community transport to provide access to existing youth centres from early stages of development</li> <li>Youth activities including a Youth Worker at population threshold of 5,000 e.g. as part of Neighbourhood Centre or outreach from Council Youth Centre</li> <li>Youth facility at population threshold of 15-20,000</li> <li>Youth friendly outdoor spaces (e.g. skate park, half-court basketball court, meeting spaces) also need to be provided.</li> </ul>	DOCS Guideline/West Dapto Social Plan
Long Day Care Centre	<ul style="list-style-type: none"> <li>One place per 8 children aged 0-4 years</li> <li>Detailed planning is required given the likely demography, and need and mechanism for provision of childcare (private or community provision). Hours of operation are likely to be an issue for commuters.</li> </ul>	ABS Child Care 4402.0 June 2014 (JSA estimate of actual rate)  DOCS Guideline/West Dapto Social Plan
Pre-Schools	<ul style="list-style-type: none"> <li>One place per 10 children aged 0-4 years</li> <li>Detailed planning is required given the likely demography, and need for provision of childcare.</li> </ul>	DOCS Guideline/West Dapto Social Plan
Out of School Care	<ul style="list-style-type: none"> <li>1: 5,000 people</li> <li>Could be provided with Public Primary School.</li> </ul>	DOCS Guideline/West Dapto Social Plan  Plan

TABLE 1 - LIVERPOOL CITY COUNCIL PREFERRED BENCHMARK STANDARDS

Service or facility Standard	Distribution/rate	Reference
Community and Cultural Services		
Family Day Care	<ul style="list-style-type: none"> <li>1 Scheme per 5,000 population</li> <li>• Should be provided as a baseline service</li> </ul>	Former DCHS Guideline/West Dapto  Social Plan
Private schools	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	
Education facilities	<ul style="list-style-type: none"> <li>• One public primary school per 2,000-2,500 new dwellings – land take needs to be determined in early planning stages</li> <li>• One public high school per 6,000-7,500 new dwellings – land take needs to be determined in early planning stages</li> </ul>	DET (no longer published)
Older People		
Facilities and services for older people	<ul style="list-style-type: none"> <li>• Seniors Centre or activity space in Multi-purpose Community Resource Centre (MPCC), depending on demographic mix.</li> </ul>	Bonnyrigg SIA
Residential Aged Care services	<ul style="list-style-type: none"> <li>• 80 per 1,000 people over 70 years of age for residential care</li> <li>• 45 Community Care places for each 1,000 people over 70 years of age</li> </ul>	Department of Social Security 2013-14, Concise Facts and Figures in Aged Care, Table 1.2.
Aged Care and Assessment Team	<ul style="list-style-type: none"> <li>• Access required – negotiations with relevant providers required for future service provision</li> </ul>	N/A
Home and Community Care	<ul style="list-style-type: none"> <li>• Access required – negotiations with relevant providers required for future service provision</li> </ul>	N/A
Health and Welfare Services		
Public and Community Health Services	<p>Access required that may include:</p> <ul style="list-style-type: none"> <li>• Outreach community health services at a population threshold of 3-5,000 people including early childhood, generalist community health, allied health and psychiatric/counselling/social work services and youth health;</li> <li>• Provision of Satellite Community Health Centre at population threshold of 10-15,000 people;</li> <li>• Public hospital beds at a ratio of 3:1,000 people (0.25 Paediatric; 0.35 Obstetrics; 0.15 Psychiatric; 2.25 Medical/surgical) within 30 minutes' drive of development.</li> </ul>	NSW Department of Health / West Dapto Social Plan
General Practitioners	<ul style="list-style-type: none"> <li>• 0.96 GPs Fulltime work equivalent (FEW) per 1,000 people</li> <li>• 3.07 GPs FWE per 1,000 people over 50 years</li> </ul>	Department of Health & Aging 2007, actual average rates for NSW.

TABLE 1 - LIVERPOOL CITY COUNCIL PREFERRED BENCHMARK STANDARDS

Service or facility Standard	Distribution/rate	Reference
Community and Cultural Services		
Dental Services	<ul style="list-style-type: none"> <li>1:2,500 people at a population threshold of 2,500 people</li> </ul>	NSW Department of Health / West Dapto Social Plan
Pharmacy	<ul style="list-style-type: none"> <li>1:2,500 people at a population threshold of 2,500 people</li> </ul>	NSW Department of Health / West Dapto Social Plan
Mental Health Services	<ul style="list-style-type: none"> <li>Access required as well as provision for community services noted above, adequate space needs to be provided for private practitioners</li> </ul>	N/A
Allied Health Services	<ul style="list-style-type: none"> <li>Access required – as well as provision for community services noted above, adequate space needs to be provided for private practitioners, e.g. for Occupational Therapists, Physiotherapists, Speech Pathologists, etc.</li> </ul>	N/A
Police	<ul style="list-style-type: none"> <li>Police presence at 10,000 threshold, e.g. shopfront, may be required</li> <li>Police station at 20,000 population threshold</li> </ul>	
Ambulance	<ul style="list-style-type: none"> <li>Ambulance station at 20,000 population threshold, though need may be serviced by existing services</li> </ul>	

## OPEN SPACE BENCHMARKING

This section provides an assessment of the open space required to service the Wilton community at a regional, district and local level based on a range of planning benchmarks. It is important to note that these types of benchmarks or provision rates usually reflect an historic approach to social infrastructure provision, and not necessarily the way in which hard infrastructure will need to be provided in the future to reflect emerging best practice. Benchmarks are used to give an indication of the amount of social infrastructure that would ideally be provided if opportunity exists, feasibility is demonstrated, funding is available and the local context and site opportunities and limitations, as well as the broader provision close by, are taken into account.

## CURRENT APPROACHES TO BENCHMARKING OPEN SPACE

Previously, benchmarking for open space was based on quantity of open space per person only. However emerging trends, including through the GANSW Draft Open Space Guidelines, include analysis of open space demand and needs across a range of indicators.

### Distribution

Distribution or proximity benchmarks can assess the geographic distribution and accessibility of open space: how far from home, work, or school do people need to travel to access open space. There may be different proximity benchmarks for different types of open space: for example, local open space should be within walking distance of most people, and very close in high density areas, but regional open space could be further away. When applying proximity benchmarks, connectivity and access should be considered – for example, how well connected is the open space to the surrounding area, and how walkable are the main access routes? This is particularly important for any high density communities in the future Wilton (Table 7).

### Quantity

Quantity can be calculated at per person, or by land area. Wollondilly Shire Council has adopted this approach in its 2014 Open Space study of 2.83 hectares of open space per 1,000 people. The standard has historically been used in Australia to determine open space demand as it is easy to apply. However use of this standard gives no consideration to the condition of the land provided for open space or its physical suitability for use as open space. Nor does it consider whether the facilities currently developed are useful to the community or what state these facilities are in. However, in a greenfield site, the size of Wilton, this population based benchmark is important to identify a quantum requirement (see Table 6).

### Quality

The quality of open space is key to its usability and attractiveness. Quality indicators can include for example amenity (e.g. maintenance, noise, facilities and equipment, aesthetics); access (visual and physical access, disability access); safety; size, shape and topography; vegetation and setting. A large amount of poor quality open space may not meet a community's needs as well as a smaller, high quality provision.

### Diversity

The range of open space types within an area determines that diversity of recreation opportunities for a community. Co-locating different uses in one space can support activation and create a space for the whole community to come together. Benchmarking can look at the number of different types of recreation opportunities available in an area.

### Hierarchy and size

Hierarchy approaches recognise that not all parcels of open space can or should be the same level of development, and is a useful approach to ensure different needs (e.g. for local community space vs major regional space) are met efficiently. Generally, public open space is classified into some form of a local, district and regional hierarchy, based on size and uses. The hierarchy proposed aligns with NSW planning guidelines.

### Density and vulnerable communities

With an acknowledgment of the different recreation and open space of people living in high density, there is a move towards planning benchmarks specifically for the provision of open space in high density areas. Best practice research also recommends a benchmark specifically for the provision of open space in vulnerable areas e.g. areas with aging populations, low income areas.

### Benchmarking for greenfield sites

When planning for open space in greenfield sites the opportunity exists to provide a network of well-located and accessible parks. While at this stage the future density of Wilton is not confirmed, good planning of the open space network early can result in a more efficient use of land while also meeting the performance outcomes for open space recreation.

## Recreation and Open Space

Open space	<ul style="list-style-type: none"> <li>• 2.0 ha of open space per 1,000 residents</li> <li>• 0.83 ha of sports fields per 1,000 residents</li> <li>• Split is 80% local open space and 20% district open space</li> </ul>	Liverpool Contribution Plan 2009, page 52.16
------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------

The Liverpool Population and Social Infrastructure Study, 2019 does not provide benchmarks for park hierarchy, playgrounds or indoor recreation opportunities. The benchmarks below have been adopted in this Assessment to supplement Liverpool Council's preferred benchmarks.

TABLE 2 - SUPPLEMENTARY BENCHMARKS FOR OPEN SPACE AND RECREATION

Hierarchy	Benchmark	Size guide
<b>Government Architect NSW (specifically for greenfield sites)</b>		
Local Parks	1 per 2,500 people	Average size > 0.5ha Minimum size 0.3ha
District Parks	1 per 5,000 people	Average size > 5 ha Minimum size 2ha
Major destination parks/city wide parks	1 per 20,000	No average. Minimum size 20ha can be less depending on design and focus.
<b>Office of Sport/Growth Centres Commission/Parks and Leisure Australia</b>		
District sports grounds	2 double playing fields (4 fields total) and amenities per 10,000 people	10ha
Multi-purpose outdoor courts	1:4,200 people	approx. 0.05ha per court + runoff space and amenities
Play space	1 playground per 500 children aged 0 to 4 years	50m <sup>2</sup> minimum within a park
	1 playground per 500 children aged 5 to 11 years	100m <sup>2</sup> minimum within a park
Outdoor fitness stations	1 station per 15,000 people	Varies - could be provided as multiple nodes along a recreation trail or one larger facility
<b>Department of Planning</b>		
Open space quantum	20% of greenfield sites	

# Appendix 2: Scenario testing

(prior to the preferred structure plan)

# Benchmarking

This Community Infrastructure Needs Assessment has adopted benchmarks supplied by Council - defined in the Liverpool Population and Social Infrastructure Study, 2019 (Judith Stubbs & Associates). The following table provides an outline of these benchmarks.

## COMMUNITY AND CULTURAL FACILITY BENCHMARKING SUMMARY

We have used Liverpool City Council benchmarks to determine future social infrastructure that would need to be provided within the Precinct. Because community facilities often service a need larger area than a development site, we have also benchmarked demand that could be met for the entire future population of up to 15,140 people for the Warwick Farm suburb (forecast.id), through new infrastructure onsite, or embellishment nearby. Given the location of the train station on the site, it is best practice to locate facilities here.

### Warwick Farm suburb - all scenarios

For Warwick Farm suburb forecast population, benchmarking indicates a need for:

- 1 district multi purpose community centre (MPCC) of around 1,200m<sup>2</sup> to service the whole of Warwick Farm's future population. There are opportunities to deliver a new multipurpose centre in close proximity to the train station or to renovate the existing Warwick Farm Community Hub.
- The forecast population of Warwick Farm suburb also generates a demand for 636m<sup>2</sup> of library floor space.
- While there is enough Early Education and Care facilities within 2km of the site to service the incoming population, a number of these services are poor quality and there is a need for high quality services in the area.
- Ensure that an OSHC service is provided as part of any future schools in the area
- Space for a social enterprise cafe - potentially to locate a Peppers Place Cafe.

### Site only - Scenario 1 - 1,000 dwellings

In addition to the 'all scenarios' provision, the site alone generates demand for:

- 96m<sup>2</sup> of library floor space
- 41 Early Education and care places
- 14 residential aged care places
- 7 hospital beds
- 2 GPs, 1 dentist, 1 pharmacy

### Site only - Scenario 2 - 1,500 dwellings

In addition to the 'all scenarios' provision, the site alone generates demand for:

- 144m<sup>2</sup> of library floor space
- 61 Early Education and care places
- 21 residential aged care places

- 10 hospital beds
- 3 GPs, 1-2 dentist, 1-2 pharmacies

### Site only - Scenario 3 - 2,000 dwellings

In addition to the 'all scenarios' provision, the site alone also generates demand for:

- 192m<sup>2</sup> of library floor space
- 81 Early Education and care places
- 29 residential aged care places
- 14 hospital beds
- 4 GPs, 2 dentists, 2 pharmacies

## OPEN SPACE AND RECREATION BENCHMARKING SUMMARY

Benchmarking is based on Liverpool City Council's benchmark of 28.3m<sup>2</sup> of open space per person and proximity benchmarks of people in high density being able to access a local park within 200m<sup>2</sup>.

### All scenarios

- Local park within 200m of high density dwellings
- Between 6.6ha and 13.3ha of open space
- An activated plaza at the train station entry that is 'event ready', safe and welcoming meeting place
- Visual connection between the train station and the regional park

### Site only - Scenario 1 - 1,000 dwellings

- Provide a total of 6.6Ha of open space to comply with Liverpool Council's benchmarks
- Or, provide a minimum of 6ha of open space to comply with DPE greenfield benchmarks (20% of site)
- Provide 1-2 local parks and 1 district park (existing oval)
- Maintain current playground at Rosedale Oval

### Site only - Scenario 2 - 1,500 dwellings

- Provide a total of 10Ha of open space
- Or, provide a minimum of 6ha of open space to comply with DPE greenfield benchmarks (20% of site)
- Provide 1-2 local parks and 1 district park (existing oval)
- 1 multi-purpose court, good passive surveillance
- Increase size of playground at Rosedale Oval to include play for older children aged 5 to 11

### Site only - Scenario 3 - 2,000 dwellings

- Provide a total of 13.3Ha of open space
- Or, provide a minimum of 6ha of open space to comply with DPE greenfield benchmarks (20% of site)
- Provide 2 local parks and 1 district park (existing oval)
- 1 multi-purpose court, good passive surveillance
- 2 playgrounds - one for older children (5 to 11yrs) and one for younger children (0 to 4yrs)

## SCENARIO 1 - 1,000 DWELLINGS

TABLE 9 - COMMUNITY FACILITIES BENCHMARKING - SCENARIO 1

Asset type	Benchmark	Existing infrastructure in Warwick Farm	Demand		
			Precinct only (1,000 dwellings)	Warwick Farm Forecast pop. (forecast.id)	Supply
Population			2,290	15,140	
Multipurpose Community Centre (No.)	1:10,000 to 20,000 people	0	0.2	1.0	-0.8
Branch library	1:10,000-15,000 people	0	0.2	1.0	-1.0
	42m2 per 1000 people	0	96.1	635.9	-
Mobile Library Service	1: 2500+	0	0.9	-	-
Youth Facilities	1:15,000 to 20,000 people	0	0.2	1.0	-1.0
Youth activities and worker	1:5,000 people	0	0.5	3.0	-3.0
Long Day Care (0 to 4)	One place per 8 children aged 0-4	-	22.6	149.4	-
Pre-School (0-4)	One place per 10 children aged 0-4	-	18.1	119.5	-
Early education and care combined		318	40.6	268.8	49.2
Out of School Hours Care	1:5,000 people	1	0.5	3.0	-2.0
Secondary School	1 per 6,000 to 7,500 new dwellings		0.1	0.6	
Primary School	1 per 2,000 to 2500 dwellings		0.4	1.9	
Residential aged care	80 places per 1,000 people aged 70+	0	14.3	94.5	-94.5
Outreach community health services	1:3000 to 5000 people	0	0.6	3.8	-5.0
Satellite community health centre	1:10-15,000 people	0	0.2	1.2	-1.5
Hospital beds	3:1000 people	0	6.9	45.4	-45.4
General practitioners	0.96 GPs per 1000 people	1	2.2	14.5	-13.5
Dental services	1:2500 people	0	0.9	6.1	-6.1
Pharmacy	1:2500 people	1	0.9	6.1	-5.1
Police stations	1 police station for every 20,000 people	0	0.1	0.8	-0.8
Ambulance Station	1:20,000 people	0	0.2	1.5	-0.8

TABLE 9 - RECREATION AND OPEN SPACE BENCHMARKING - SCENARIO 1

Asset type	Benchmark	Demand (precinct site only - 1,000 dwellings, 2,290 people)
Open Space	20% of site DPE and CoS in greenfield development	6ha
Open space	2.0 ha of open space per 1,000 residents (Split is 80% local open space and 20% district open space)	(4.6)
Sports fields	0.83 ha of sports fields per 1,000 residents	(1.9)
Sub-total		6.5
Major/destination parks	1 per 20,000 people	0.1
District Parks (average size >5ha, minimum size 2ha)	1 per 5000 people	0.5
Local Parks (average size > 0.5ha, minimum size 0.3ha)	1 per 2500 people	0.9
Multi purpose outdoor courts	1: 4200 people	0.2
Young playground	1 playground for every 500 children aged 0-4	0.4
Older playground	1 playground for every 500 children aged 5 to 11 yrs	0.4
District sports groups	1:10,000 (2 double playing fields - 4 fields total)	0.2
Outdoor fitness	1 station for 15,000 people	0.2
Indoor courts	1 per 20,000	0.1



## SCENARIO 2 - 1,500 DWELLINGS

TABLE 9 - COMMUNITY FACILITIES BENCHMARKING - SCENARIO 2

Asset type	Benchmark	Existing infrastructure in Warwick Farm	Demand		
			Precinct only (1,500 dwellings)	Warwick Farm Forecast pop. (forecast.id)	Supply
Population			3,523	15,140	
Multipurpose Community Centre (No.)	1:10,000 to 20,000 people	0	0.2	1.0	-0.8
Branch library	1:10,000-15,000 people	0	0.2	1.0	-1.0
	42m2 per 1000 people	0	144.3	635.9	-
Mobile Library Service	1: 2500+	0	1.4	6.1	-
Youth Facilities	1:15,000 to 20,000 people	0	0.2	1.0	-1.0
Youth activities and worker	1:5,000 people	0	0.7	3.0	-3.0
Long Day Care (0 to 4)	One place per 8 children aged 0-4	-	33.9	149.4	-
Pre-School (0-4)	One place per 10 children aged 0-4	-	27.1	119.5	-
Early education and care combined		318	61.0	268.8	49.2
Out of School Hours Care	1:5,000 people	1	0.7	3.0	-2.0
Secondary School	1 per 6,000 to 7,500 new dwellings		0.2	0.6	
Primary School	1 per 2,000 to 2500 dwellings		0.7	1.9	
Residential aged care	80 places per 1,000 people aged 70+	0	21.4	94.5	-94.5
Outreach community health services	1:3000 to 5000 people	0	0.9	5.0	-5.0
Satellite community health centre	1:10-15,000 people	0	0.3	1.5	-1.5
Hospital beds	3:1000 people	0	10.3	45.4	-45.4
General practitioners	0.96 GPs per 1000 people	1	3.3	14.5	-13.5
Dental services	1:2500 people	0	1.4	6.1	-6.1
Pharmacy	1:2500 people	1	1.4	6.1	-5.1
Police stations	1 police station for every 20,000 people	0	0.2	0.8	-0.8
Ambulance Station	1:20,000 people	0	0.3	0.8	-0.8

TABLE 9 - RECREATION AND OPEN SPACE BENCHMARKING - SCENARIO 2

Asset type	Benchmark	Demand (precinct site only - 1,500 dwellings, 3,435 people)
Open Space	20% of site DPE and CoS in greenfield development	6ha
Open space	2.0 ha of open space per 1,000 residents (Split is 80% local open space and 20% district open space)	(6.9)
Sports fields	0.83 ha of sports fields per 1,000 residents	(2.9)
Sub-total		9.7
Major/destination parks	1 per 20,000 people	0.2
District Parks (average size >5ha, minimum size 2ha)	1 per 5000 people	0.7
Local Parks (average size > 0.5ha, minimum size 0.3ha)	1 per 2500 people	1.4
Multi purpose outdoor courts	1: 4200 people	0.3
Young playground	1 playground for every 500 children aged 0-4	0.5
Older playground	1 playground for every 500 children aged 5 to 11 yrs	0.5
District sports groups	1:10,000 (2 double playing fields - 4 fields total)	0.3
Outdoor fitness	1 station for 15,000 people	0.2
Indoor courts	1 per 20,000	0.2

## SCENARIO 3 - 2,000 DWELLINGS

TABLE 9 - COMMUNITY FACILITIES BENCHMARKING - SCENARIO 3

Asset type	Benchmark	Existing infrastructure in Warwick Farm	Demand		
			Precinct only (2,000 dwellings)	Warwick Farm Forecast pop. (forecast.id)	Supply
Population			4,580	15,140	
Multipurpose Community Centre (No.)	1:10,000 to 20,000 people	0	0.3	1.0	-0.8
Branch library	1:10,000-15,000 people	0	0.3	1.0	-1.0
	42m2 per 1000 people	0	192.4	635.9	-
Mobile Library Service	1: 2500+	0	1.8	-	-
Youth Facilities	1:15,000 to 20,000 people	0	0.3	1.0	-1.0
Youth activities and worker	1:5,000 people	0	0.9	3.0	-3.0
Long Day Care (0 to 4)	One place per 8 children aged 0-4	-	45.2	149.4	-
Pre-School (0-4)	One place per 10 children aged 0-4	-	36.1	119.5	-
Early education and care combined		318	81.3	268.8	49.2
Out of School Hours Care	1:5,000 people	1	0.9	3.0	-2.0
Secondary School	1 per 6,000 to 7,500 new dwellings		0.3	0.6	
Primary School	1 per 2,000 to 2500 dwellings		0.9	1.9	
Residential aged care	80 places per 1,000 people aged 70+	0	28.6	94.5	-94.5
Outreach community health services	1:3000 to 5000 people	0	1.1	5.0	-5.0
Satellite community health centre	1:10-15,000 people	0	0.4	1.5	-1.5
Hospital beds	3:1000 people	0	13.7	45.4	-45.4
General practitioners	0.96 GPs per 1000 people	1	4.4	14.5	-13.5
Dental services	1:2500 people	0	1.8	6.1	-6.1
Pharmacy	1:2500 people	1	1.8	6.1	-5.1
Police stations	1 police station for every 20,000 people	0	0.2	0.8	-0.8
Ambulance Station	1:20,000 people	0	0.5	0.8	-0.8

TABLE 9 - RECREATION AND OPEN SPACE BENCHMARKING - SCENARIO 3

Asset type	Benchmark	Demand (precinct site only - 2,000 dwellings, 4,580 people)
Open Space	20% of site DPE and CoS in greenfield development	6ha
Open space	2.0 ha of open space per 1,000 residents (Split is 80% local open space and 20% district open space)	9.2
Sports fields	0.83 ha of sports fields per 1,000 residents	3.8
Sub-total		13.0
Major/destination parks	1 per 20,000 people	0.2
District Parks (average size >5ha, minimum size 2ha)	1 per 5000 people	0.9
Local Parks (average size > 0.5ha, minimum size 0.3ha)	1 per 2500 people	1.8
Multi purpose outdoor courts	1: 4200 people	0.5
Young playground	1 playground for every 500 children aged 0-4	0.7
Older playground	1 playground for every 500 children aged 5 to 11 yrs	0.7
District sports groups	1:10,000 (2 double playing fields - 4 fields total)	0.5
Outdoor fitness	1 station for 15,000 people	0.3
Indoor courts	1 per 20,000	0.2