

## 7 SOCIAL SUSTAINABILITY PRINCIPLES

### 7.1 BACKGROUND

This section provides a unique set of social sustainability principles for assessing social sustainability for the Ashmore precinct. The principles are based on The City of Sydney's Social Sustainability Framework, Strategic directions of Sustainable Sydney 2030, the City's previous engagement with residents about what is important to them and future planning, and best practice national and international socially sustainable developments.

### 7.2 WHAT IS SOCIAL SUSTAINABILITY

Social sustainability can be broadly defined as the maintenance and improvement of well-being for both current and future generations. It aims to balance social diversity, inclusion, stability, interaction, pride, and safety in relation to the impacts, and outcomes of urban development. The City of Sydney has developed a Draft Social Sustainability Framework. The principles according to this Framework are:

- Inter-generational equity;
- Intra-generational equity;
- Precaution; and
- Conservation of diversity.

Core Concepts of the City's Social Sustainability Framework include:

- Equity;
- Social inclusion and participation;
- Diversity;
- Quality of Life;
- Resilience and adaptation; and
- Interconnectedness

Quality of life is a key concept within social sustainability and can be defined as the degree to which societies provide living conditions conducive to health and well-being (physical, mental, social, spiritual). In addition to the social or human elements of social sustainability, there are a number of physical characteristics of social sustainability that are current best practice<sup>6</sup>:

- Safe and secure places;
- Accessibility;
- Provision of social infrastructure;
- Promotion of social interaction and inclusion through design;
- Diverse housing options; and
- Preservation of local characteristics.

### 7.3 SUSTAINABLE SYDNEY 2030

Sustainable Sydney 2030 is the City's vision for making the City, among other things: economically sound, more livable, more accessible, and more inclusive. It identifies strategic directions that reflect aspirations and qualities that the City can build on, and provide a framework for action. The directions cover a range of activities and services. Those directions take the City up to 2030, and therefore potentially within the development cycle of Ashmore. The directions that directly relate to Ashmore are detailed below.

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<sup>6</sup> Based on the work of Jan Gehl

#### *Direction 3 – Integrated transport for a connected City*

The planning framework for redevelopment of Ashmore seeks to contribute to integrated transport across the Southern areas of the City of Sydney, and a sustainable balance between private car trips, cycling, walking and public transport use.

#### *Direction 4 – A City of pedestrians and cyclists*

Ashmore offers opportunities to develop a network of safe, linked pedestrian and cycle paths that integrate both the precinct and its surrounding neighbourhoods with green spaces. The proposed street network has been designed to service local traffic only and reduce the need to use the private car for short trips.

#### *Direction 6 – Vibrant local communities and economies*

Ashmore is identified as a Local Centre in the City Plan. This will enhance its role as a new neighbourhood within the suburb of Erskineville, creating opportunities for a new "village", a place for meeting, shopping, recreating and working for the local communities.

## 7.4 PREVIOUS COMMUNITY ENGAGEMENT

### **Draft Ashmore DCP amendment**

The amendment to the Draft Ashmore DCP was exhibited from 16 December 2011 to 29 February 2012, and generated 375 submissions, with the issues raised broadly covering:

- Traffic impacts;
- Lack of adequate transport and social infrastructure;
- Insufficient open space;
- Urban design impacts including overshadowing; and
- Social impact and loss of "village character" in surrounding suburbs.

### **In Your Village engagement**

Engagement for the King Street Village "In your Village Plan," in March and April 2012, highlighted the following issues and aspirations. The *In Your Village* consultation provides a wealth of opinions on what should be the future direction of suburbs surrounding Ashmore such as Alexandria and Erskineville. These opinions vary a great deal; therefore, the key directions that come out of this consultation should strike a balance between:

- Improved residential parking, and encouraging public transport use;
- Traffic pacifying measures, and avoiding congestion;
- A safe and quiet neighbourhood, and a vibrant nightlife;
- Local foods stores within walking distance, and providing a larger supermarket; and
- A strong community focus, and a good connection to surrounding suburbs.

Some of the suggestions for a vision for the area were:

- King Street continues to be a lively and pedestrian-friendly main street filled with unique retail and food stores;
- Erskineville Village is green, low scale residential area with walkable streets connecting to the Erskineville Village Centre and beyond;
- Improvements around Newtown Station and adaptive reuse of the Tram Sheds create a creative and cultural hub linking Erskineville Road and King Street;
- Sydney Park provides expansive regional open space with leading water sustainability, inviting recreational facilities, and innovative cultural activities in the restored brick kilns;

- The area maintains its varied cultural and economic mix, with community projects and cultural activities to build connections between residents;
- Heritage buildings and facades, terraces and warehouses are preserved;
- Public art celebrates local history and communities; and
- Adequate public transport and safe walking and bike riding routes reduce vehicle congestion and allow residents to get to parks, shops, work, school and cultural facilities.

## 7.5 NATIONAL AND INTERNATIONAL CASE STUDIES

The following case studies demonstrate urban developments that were planned with the intention of creating a sustainable community within the circle of social, environmental and economic sustainability. Best practice case studies highlight the benefits of fostering community in new urban renewal areas whilst also building a connection to existing surrounding neighbourhoods.

The following provides a summary showing the key findings of these case studies and how they can be incorporated into Ashmore precinct.

Work from the University of Newcastle identified a number of key success factors<sup>7</sup> in relation to achieving a socially sustainable community which are demonstrated through these developments:

**Provision of social infrastructure:** Public facilities for basic needs, open spaces to facilitate social gatherings and public interaction, and provision of accommodation for different socioeconomic groups. Ashmore would benefit from the kind of social infrastructure demonstrated in the case studies that services the precinct, and also interacts with the surrounding suburbs.

**Availability of job opportunities:** Provision of employment and the working area offers a place for social contact and interaction, to improve the feeling of social well-being of citizens. Ashmore could benefit from strengthening the employment in the area as this would encourage walking and cycling to work, and decrease demand on the train network.

**Accessibility:** Aspirations to live, work and participate in leisure and cultural activities without travelling too far, and to be housed in areas of convenience to access certain places in daily lives, with the freedom of movement. Ashmore is situated within a vibrant area, and new residents should be able to access amenities while contributing its own new features to the larger area.

**Good urban design:** Pedestrian-oriented streetscapes, visual images of street furniture, and interconnectivity of street layouts. Ashmore is situated in an interesting area, and urban design should take advantage of the location in creating a new precinct of high-quality livability.

**Preservation of local characteristics:** Preservation of heritage items, local characteristics and distinctiveness in existing community networks has to be conserved and public art and landscapes can be utilised for this. Ashmore has a noteworthy cultural history, and a fascinating sense of place could be fostered by preservation and integration of historical elements into the precinct.

**Ability to fulfill psychological needs:** Safety and security is an essential element in every neighbourhood. A sense of belonging is essential for a community. Ashmore would benefit from efforts to foster a sense of safety and belonging since higher density developments are sometimes prone to social isolation among apartment residents.

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<sup>7</sup> Michael Y MAK and Clinton J Peakock, School of Architecture and Built Environment, The University of Newcastle Australia

## CASE STUDY 1 - SUBI CENTRO, PERTH CBD, AUSTRALIA



The Subi Centro redevelopment on former industrial land in Subiaco, located 3kms from Perth's CBD, focussed on physically reconnecting Subi Centro to Subiaco by undergrounding a rail line that had isolated the area, and concentrating new development around the train station. A hub near the station created a community space for Subi Centro, and also a point of connection with Subiaco. Subi Centro has won numerous awards, and achieved its aim was to transform a disconnected railway and industrial area into a liveable and vibrant community while maintaining the heritage feel and enhancing connectivity.

Subi Centro was to become a vibrant sustainable community offering residents a diversity of lifestyle options, the ability to work recreate and shop close to home, and the opportunity to decrease their reliance on private vehicles. The redevelopment was careful also to preserve local heritage through design and public art. Public art throughout Subi Centro preserves and reflects local heritage through the re-use and integration of industrial form and materials. The heritage of the area has been thoughtfully integrated into the development and has managed to integrate with the existing community. The redevelopment also paid close attention to fostering a sense of safety and comfort. Principles to design out crime were integral to the planning. Parks and gardens used low planting for good lines of sight, residential housing overlooked public spaces, streets and laneways were well lit, and public and private spaces were clearly defined. The centerpiece of Subi Centro is the green spine, which was considered to be a concept that significantly contributed to sense of place and social cohesion. It is a stretch of parks designed as a shared garden to balance the higher densities. A children's play area was included and very well received as a community asset. The wonderful quality of the public open spaces fostered active recreation and integrated well with what the community liked to do: walk the dog, run, cycle and bbq.

The redevelopment provided a greater diversity of housing options than most other areas of Perth at the time of the development. In 2011 in Subi Centro, 90% of the dwellings were medium or high density, compared to 60% in the City of Subiaco. Subi Centro had a mix of dwellings including single homes, townhouses and terraces, and apartments. In 2011, 1,951 residents were living in Subi Centro at the density of 27.3 persons per hectare. This density is less than the 2011 Erskineville-Eveleigh density of 53.5 persons per hectare. However, according to the Subiaco Redevelopment Authority, although Subi Centro pushed the boundaries in Perth for what was considered appropriate density at the time, in hindsight, Subi Centro was perceived to be under-populated.

In terms of social inclusion, allowing for all people to access and feel comfortable in a place means universal access, social and affordable housing and stakeholder engagement. In delivery, there was some thought that Subi Centro fostered a mono-culture of mainly professional with high incomes. Due to the success of the project, the area had very high housing prices excluding key workers and young people. The project (funded by the Federal Government's Building Better Cities Program) had a remit to provide social and affordable housing (resulting in 33 homes out of 800). The redevelopment sought to achieve this through specific government housing projects, joint ventures and developer

bonuses. The affordable and social housing that was eventually reached gave Subi Centro a richer demographic mix. Some of the key priorities of the project that support social sustainability were:

- Create a safe and comfortable environment for people;
- Encourage protection of place by preserving cultural heritage;
- Provide a greenway, which will be safe and offers a variety of experiences to meet the recreation and leisure needs of the community;
- Encourage protection of place by conserving energy;
- Make provisions for disabled access;
- Reduce traffic by making better use of public transport and placing residents within walking distance of employment; and
- Deliver housing innovation, choice and affordability.

## **CASE STUDY 2 - KELVIN GROVE URBAN VILLAGE, BRISBANE, AUSTRALIA**



The Kelvin Grove Urban Village is a 16-hectare master-planned community that demonstrates best practice in sustainable, mixed-use urban development. It is situated two kilometres from Brisbane's central business district on the site of the former Gona Army Barracks and neighbouring land which was previously mostly inaccessible to the public. A partnership between the Queensland Government and Queensland University of Technology, the Kelvin Grove Urban Village is a \$1 billion urban redevelopment that has delivered infrastructure, commercial, educational and recreational facilities. The Village's proximity to Brisbane's CBD means that it has become a hub for groups to share talent and resources.

The development bases its design on a village: with a town centre and main street that brings cohesion to the neighbourhood and blends with the wider area. The Village has a strong mixed-use main street design, and the integration with the university creates a lively environment. Away from the main street, the Village comes progressively more residential with a range of dwelling types. Kelvin Grove Urban Village illustrates a best practice in social sustainability because of its success in fostering a distinctive village character singular from, yet also complementary to, the other suburbs of Brisbane. Figure 11 illustrates the Master Plan for Kelvin Grove Village, and the integration of the Village into the surrounding neighbourhoods.



Figure 9 Master Plan for Kelvin Grove Village



The Village has emerged through a plan to create a sustainable, multi- purpose destination and fills the growing need within the Brisbane landscape for a destination that attracts creative people. The Kelvin Grove Urban Village is based on the principles of Ecological Sustainable Development, which aims to balance environmental, social and economic issues for long-term sustainability. The Kelvin Grove Urban Village promotes social sustainability through:

- The variety of housing types, tenures and market groups. In 2011 in Kelvin Grove, 46% of the dwellings were medium or high density, compared to 28% in Brisbane LGA;
- Its emphasis on community facilities and shared public space;
- The neighbourhood design;
- Including Information and Communications Technology to form a 'wired community';
- The mix of housing with university, retail and other uses;
- The high quality urban environment created by the location and the extensive infrastructure works undertaken by the Queensland Government and QUT;
- The mix of residential and university communities;
- Integrating the new and existing neighbourhoods;
- A strong main street design and diverse mix of housing make it a robust and adaptable neighbourhood structure;
- Building relationships between the university and industry;
- The Creative Industries Precinct Enterprise Centre, providing support to developing businesses in creative industries; and
- The Institute of Health and Biomedical Innovation for the development and commercialisation of research.

### CASE STUDY 3 – SIGNATURE APARTMENTS, REDFERN



Signature apartments are located in Redfern in Sydney. A resident who had been living in Signature Apartments for two years was concerned that he did not even know his next door neighbour and had made very few friends in the building. He started a Facebook site – initially as a means of providing residents an opportunity to get to know each other and foster conversations. It was promoted to residents as a way to:

- Get to know other neighbours and form friendships in the building;
- Recycle or sell any unwanted furniture, clothing, unwanted tickets to a show;
- Advertise their businesses;
- Inform others about the latest events in Redfern and surrounding areas; and
- Post ideas on how to save energy, home décor tips and recommendations for trade's people.

Figure 10 Signature Apartments communal gardens



The site has taken a life of its own and has seen a number of neighbourhood events created and managed including Signature Apartments Garage Sale, Christmas Party and Earth Hour Event.

There are two common gardens at Signature apartments.

The apartments also now have a community swap room where residents can leave goods they no longer want, or that they can borrow, and where bags of clothes can be left for a recipient family.

#### **CASE STUDY 4 – SHIRLINGTON ‘URBAN VILLAGE’, ARLINGTON COUNTY, VIRGINIA**



Shirlington “Urban Village” is located in Virginia about 5kms from Washington DC. The Shirlington urban renewal project replaced an abandoned big box store with a vibrant main street and mixed-use development. The redevelopment, which began in 2000, more than tripled the density of Shirlington.

Figure 11 Signature Theatre in Shirlington



The pride of Shirlington, and what sets it apart as a best practice development, is its vision for the village as an arts and theatre landmark. The plan for Shirlington utilised an art house theatre company as a showpiece of Shirlington's commitment to the arts, and focal point for its main street. The theatre was also an incubator for Shirlington's development into an arts hub for the larger area of Arlington. The theatre was housed in a multi-purpose theatre-library complex.

Figure 12 Streetscape in Shirlington



Shirlington was carefully planned for an exceptional pedestrian experience. Street level design -- such as outdoor dining and street furniture -- supported local character.

The theatre, and a variety of other amenities, encouraged 24 hour activity. "The mood is energetic and exciting, yet accessible and safe."

Shirlington 'Urban Village' demonstrates best practice in social sustainability by:

- Supporting an increase in density with a variety of amenities;
- Providing a defining point of interest (the theatre) for the community;
- Developing the Village as a artistic and lifestyle hub to draw in people from surrounding areas;
- Giving priority to pedestrians' experience of the place – especially in the main street area;
- Providing a balance of daytime and nighttime activities; and
- Recognising the necessity of a sustainable community to be both safe and interesting.



## 7.6 ASHMORE SOCIAL SUSTAINABILITY PRINCIPLES

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**Principle 1** *A range of housing options are available to support a socially and economically diverse mix of people to live and build their future here.*

To be socially sustainable, Ashmore precinct should be a place where different age, cultural and socio-economic groups can live through their different life stages by providing a range of dwelling types in terms of size and cost and incorporating universal design principles. Housing diversity is important because it encourages the creation of a diverse community, provides housing for a range of lifestyle choices, and supports social cohesion, connection to place and reduces social isolation for residents.

**Principle 2** *Movement within and through the precinct is pedestrian and cycle friendly, provides a positive user experience and connects to key activity hubs.*

Ashmore will be a place that encourages cycling, walking and public transport use through a network of safe, linked pedestrian and cycle paths. The reduction of individual car trips and increased transport options will contribute to local quality of life, health and wellbeing and achieving great environmental sustainability. The planning and provision of safe pedestrian and cycle routes to the site and connections to key destinations such as the train station, cafes and bars, as well as access to convenience retailing and quality recreation and community facilities is also important.

**Principle 3** *High quality, accessible and safe open space and public domain areas are provided to encourage a socially inclusive shared use of public spaces, supporting social cohesion, local health and well-being.*

Ashmore precinct will be a place that has access to quality open space and public domain areas that support neighbourhood building, and will be a sanctuary for residents with little access to private open space and that are connected to nearby district and regional spaces. Ashmore precinct will also provide an important connection to the nearby district open space areas of Sydney Park and Erskineville Oval. Spaces within Ashmore precinct will be designed and managed to be inclusive to all groups and provide for a range of activities. Quality open space at its most beneficial in Ashmore will be both an invitation to self-sustaining community activity and a reflection of the desired place character creating a local sense of pride.

**Principle 4** *There will be equitable and linked access to a range of community facilities that respond to a changing community.*

The provision of quality community facilities is a priority social issue for the City of Sydney. Community facilities play an important role in supporting community life and developing community capacity. Community facilities that respond to the needs of existing and future residents will be provided throughout the site's redevelopment and will be encouraged within private development. They must be accessible for residents of different age groups, social, cultural and economic backgrounds.

**Principle 5** *An activated place with its own unique identity reflecting the history and character of the place but one that is also part of the wider Erskineville place story and linked with neighbouring villages*

The Ashmore precinct will draw upon its Industrial and Victorian characteristics to continue building the identity of the place. Opportunities to tell the story of Ashmore precinct through the built form and public domain elements such as public art provide a visual representation of the precinct's unique personality, improves quality of life and instills a pride of place, respects the existing character of neighbouring areas, and becomes an important part of the wider place character and identity. A focus on the 'local' through the provision of a 'Village grocer' and local services and retail will support the

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daily needs of residents, complement the surrounding retail, build neighbourhood connections, and attract people from wider village areas into the precinct creating community cohesion. Local retails and grocers will provide for residents without impacting on business nearby. There will be a focus on creative industries, public art, and environmental projects including native and edible plantings.

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## 8 SOCIAL IMPACT ASSESSMENT

### 8.1 BACKGROUND

This section provides an analysis of the identified social impacts in terms of the identified Social Sustainability Principles. It is based on:

- A review of the Draft Ashmore DCP and identifying gaps in regards to achieving the desired social sustainability outcomes for the redevelopment;
- Analysis of the existing character and social context of the Ashmore precinct, the suburb of Erskineville and the wider King Street Village;
- Analysis of the current and forecast population and the impacts this has on social sustainability and diversity in the area;
- Assessment of community facility and open space demand based on current and future population characteristics, the City's planning, and benchmarks and standard;
- Analysis of the outcomes of previous engagement and submissions regarding the Draft Ashmore DCP;
- Best practice case studies; and
- City of Sydney strategic planning.

### 8.2 SOCIAL IMPACT ASSESSMENT

<p><b>PRINCIPLE 1</b></p> <p><b>A RANGE OF HOUSING OPTIONS ARE AVAILABLE TO SUPPORT A SOCIALLY AND ECONOMICALLY DIVERSE MIX OF PEOPLE TO LIVE AND BUILD THEIR FUTURE HERE.</b></p>
<p><b>Strategic drivers</b></p> <p>The Sustainable Sydney 2030 Community Strategic Plan has two strategic directions that relate to this principle. Strategic direction 8 directs housing for a diverse population by providing a variety of housing opportunities to cater to different lifestyles. Part of strategic direction 6 – vibrant local communities and economies – is to improve the quality of high density living in apartment buildings.</p>
<p><b>Social impacts</b></p> <ul style="list-style-type: none"><li>• Increased housing for CBD and inner City workers that could lead to less car dependency.</li><li>• There is no provision in the Draft Ashmore DCP for affordable housing which may exclude key workers and lower-income residents living in the area, and could result in a lack of social diversity. Social diversity could help distinguish Ashmore from neighbouring areas.</li><li>• The Draft Ashmore DCP provides for a high proportion of studio and one-bedroom apartments. The current mix at comparable developments and within the current Ashmore precinct shows that there is not a diverse social mix due to dwelling size and cost. These areas have high proportions of working aged people and low proportions of older people, and school aged children and young people. The average weekly household income is also very high. As was highlighted in the social sustainability focus groups, young people are leaving at 18-24 because the area is unaffordable, which may result in creating a lack of vibrancy, talent and creativity within the precinct. Lack of housing diversity in terms of the number of bedrooms could lead to a monoculture of people of working age. This is not socially sustainable. Having up to 45% one -bedrooms and studios will mean a very high proportion of lone person households as well as high-income residents (as they are the only ones who will be able to afford the rents of around \$500/\$600 per week). This does not encourage group households and could result in social isolation.</li><li>• The Draft Ashmore DCP does not explicitly encourage the inclusion of universal housing design outcomes. This may reduce the opportunities for housing to be easily adapted, and for residents to age in a place that they call home</li></ul>

and have built strong community connections.

- The Draft Ashmore DCP provides well for the transition of the existing areas into neighbouring sites by encouraging a mix of building typologies and heights across the development site.
- Medium density living and high numbers of studio and one-bedroom apartments may impact on residents' ability to form neighbourhood connections. Without adequate opportunities for interaction, there is an increased risk of social isolation among residents.
- Dominance of certain household types can also impact on tenancy management to the exclusion of different groups within an apartment complex.
- There is no provision or clear planning objectives within the Draft Ashmore DCP for the provision of affordable housing. The redevelopment of this site provides an opportunity to incorporate some affordable housing within an existing residential area, particularly to support key workers and their families.

Increasing numbers of high-income residents can increase gentrification, push living costs up, and push creative and young people out.

## **PRINCIPLE 2**

### **MOVEMENT WITHIN AND THROUGH THE PRECINCT IS PEDESTRIAN AND CYCLE FRIENDLY, PROVIDES A POSITIVE USER EXPERIENCE AND CONNECTS TO KEY ACTIVITY HUBS.**

#### **Strategic drivers**

The Draft Ashmore DCP states that Ashmore offers opportunities to develop a network of safe, linked pedestrian and cycle paths that integrate both the precinct and its surrounding neighbourhoods with green spaces. The proposed street network has been designed to service local traffic only, reduce the need to use the private car for short trips, and provide safe pedestrian routes to Erskineville Train Station.

King street In Your Village Integrated transport for the King Street Village Group identified:

- Safe pedestrian and cycling amenities and programs as a priority;
- Improved residential parking, and encouraging public transport use; and
- Traffic pacifying measures, and avoiding congestion.

#### **Social impacts**

- Improved pedestrian and cycle links through the site connecting Erskineville Village to Sydney Park and neighbouring Alexandria and King Street, which are recommended as part of the Draft Ashmore DCP, will improve local connections between neighbouring areas and key activity areas.
- While a majority of workers cycle, work or catch public transport to work, the increased in population will increase traffic on local roads. There will also be an increase of demand on the public transport system – particularly buses along Mitchell Road which may not have the capacity to handle additional travellers. It will be important to promote non-car transport through good design, connectivity, car share schemes and infrastructure.
- Car ownership is low across Erskineville and Ashmore. The planning and provision of safe pedestrian and cycle routes to the site, connections to key destinations such as the train stations, and access to convenience retailing and quality recreation and community facilities will be important to supporting the social sustainability of Ashmore precinct. While car ownership is generally low in this area – around 23% of people don't own a car – the community is very concerned about the impact of an additional 6,000 people on local road networks.
- It is likely that the redevelopment of the industrial land holdings will occur over many years with individual land parcels redeveloping separately and the resultant increase in traffic volumes occurring gradually as redevelopment takes place.
- An increased population will impact on access to existing public transport. While trains are well located nearby, buses are crowded from Sydney Park Road and congestion occurs on Mitchell Road and Copland Street, which



affects travel times.

### **PRINCIPLE 3**

**HIGH QUALITY, ACCESSIBLE AND SAFE OPEN SPACE AND PUBLIC DOMAIN AREAS ARE PROVIDED TO ENCOURAGE A SOCIALLY INCLUSIVE SHARED USE OF PUBLIC SPACES, SUPPORTING COMMUNITY COHESION, LOCAL HEALTH AND WELL-BEING.**

#### **Strategic drivers**

Direction 9 of Sustainable Sydney 2030 directs sustainable development, renewal and design. The amendment to the Draft Ashmore DCP contains provisions to ensure sustainable development, design excellence and environmental management through the public domain.

Section 7.5.6 of the Draft Ashmore DCP directs that integration with surrounding neighbourhoods requires the location of the main park in Ashmore provides a visual and physical link through the precinct and connects with Sydney Park and Erskineville Oval.

City of Sydney Social Sustainability Focus Groups identified that public spaces and parks are very important and people would like to see these more usable – with cafes, activities, toilets, BBQs and other facilities – not just empty green spaces. Residents greatly value their local pocket parks.

#### **Social impacts**

- The development will provide an additional 15,900m<sup>2</sup> of open space (local park, lineal park/green link, and pocket park). Additional quality open parkland and additional public domain areas will provide open space for the Ashmore precinct that can also be accessed and used by neighbouring residents of Erskineville and Alexandria, and for the future forecast population of 6,007 people in an area. The open space is to be well located to nearby district and regional open space areas and facilities. With more than 34,500 m<sup>2</sup> onsite already, this provision is sufficient open space.
- Open space provides opportunities for farmers/organic markets, 'pop-up' events and other temporary uses in public spaces.
- A range of people live in the area including families and older people as well as a high proportion of working people who may have dogs. This can create conflict between uses, and will need to be managed through good design and community-building activities. The role, usability and design of open space and the public domain within Ashmore precinct will be important due to the indicative residential typologies likely providing residents with limited private open space.
- The development provides the opportunity to improve the diversity and abundance of locally indigenous flora and fauna, and link to or enhance potential biodiversity corridors.
- Accessibility is framed within the Draft Ashmore DCP as an issue of connectivity only, so needs to focus also on how people with a disability or carers with prams can get around easily and safely.
- The development has the opportunity to direct that buildings with an interface to significant open spaces have active non-residential land uses.
- Comparable developments indicate that there will be a predominance of working age residents, which could mean that during the daytime the area is not activated.
- After work, the dominance in the neighbourhood of one socio-economic group can exclude different user types from open space and public domain areas; for example, dog walkers and families. Active versus passive recreation and the design of the park will need to manage potential user conflict.

The integration of Water Sensitive Urban Design (WSUD) into the extended open space of the Ashmore Precinct redevelopment is in direct accordance with City of Sydney's Sustainable Sydney 2030 Strategy – Direction 9: The integration of Sustainable development, design excellence and environmental management through the public domain. In this regard, WSUD returns multiple benefits in a social sustainability context. For example, the co-location of water sensitive urban design technology within open space ensures:

- Drinking water conservation by using recycled stormwater harvested at source for irrigation purposes. Essentially, drought-proofing the park and ensuring lush, green more liveable landscapes for recreational purposes;
- A reduction of stormwater pollution (water quality and quantity) into Sydney's harbour;
- Reduced greenhouse gas emissions by foregoing the need to transport treated drinking water long distances;
- Enable drought tolerant and heritage plantings that creates significant microclimates, which reduce the urban heat island effect;
- Enhancing biodiversity through the use of local provenance plantings; and
- Provision of green corridors for the safe migration of fauna within our urban environments.

#### **PRINCIPLE 4**

**THERE WILL BE EQUITABLE AND LINKED ACCESS TO A RANGE OF COMMUNITY FACILITIES THAT RESPOND TO A CHANGING COMMUNITY.**

#### **Strategic drivers**

Sustainable Sydney 2030 states that the City will provide a rich layer of accessible community-led social infrastructure, services and programs across the City.

The Integrated Community Facilities Plan aims to “develop a linked network of accessible and complementary facilities and services”. This aim is to be carried out by having each Village group:

- Provide community facilities and services within walking distance;
- Service current and future populations;
- Retain and develop its distinct character and culture; and
- Offer equitable access to resources and activity, without being duplications.

The planning objectives of the Draft Ashmore DCP for community services aims to provide for the needs of future residents and workers, respond to the existing community, and complement the existing services within the area.

#### **Social impacts**

- A high proportion of studio and one-bedroom apartments could lead to social isolation and a lack of community cohesion. There is no communal space planned onsite for local residents to get together and form local social groups or participate in community programs. While a population of 6,000 people would not necessitate a facility of its own, residents must be able to easily access a community space within walking distance of the site such as Erskineville Town Hall. Communal internal spaces are also becoming more common within private developments – providing spaces for neighbourhood gatherings, book clubs and children's parties. Best practice is to locate these spaces near high activity areas (such as near the pool or garden).
- There will be demand for community facilities created by the additional 6,007 people forecast to live in the Ashmore precinct. No community facilities are specifically highlighted in the Draft Ashmore DCP; however, the provisions do require that public and community facilities must be provided in a timely manner and to an appropriate standard. The land use objectives of the Draft Ashmore DCP do not refer specifically to community uses. An additional objective could be included that specifically encourages the provision of community facilities that meet the needs of existing and future residents.
- A new multipurpose community centre is proposed in King Street Village. This should have a cultural and family

focus and after-hours activities to support the new community.

- Erskineville and St Marys primary schools are at capacity and around 180 new primary school aged children will impact on access to local schools. Trends in similar areas show that couples do not move out to larger housing when their children reach primary school age and this will impact on Erskineville Public School, which will be at capacity. Nearby St Marys primary school has also reached capacity. However, Camdenville Public School has capacity for an additional 400 primary school aged children and is within 800 metres of the site. While all existing primary schools have an Out of School Hours Care (OSHC) services, there may also be demand for additional places and these could be accommodated at Camdenville Public School.
- Considering the high working population, an additional 360 children aged 0 to 4 years require an additional 210 places to be provided through development. Interviews with local centres identified that they are beyond capacity with up to 150 families on waiting lists and significant demand for places for babies. Anecdotally, families are having multiple children and not leaving the area as their families grow and age. The incoming population trends show similar proportions of children 0 to 4 years as Erskineville, which is higher than the LGA. This will impact on access to childcare and early childhood health centres and well as spaces for delivery of child and family programs. There is an opportunity to have specific criteria for the location or state an indicative location for community facilities – such as the location of a childcare centre on the corner of Mitchell and Macdonald Street.
- Medium density living may mean that there will be no storage facilities available to store equipment for community-led activities. In addition, if residents want to direct community-led curbside and community gardening they will need space (either privately within the development, or publically near the park) to store equipment.
- The area will be mostly medium density with most people living in apartments. These residents will need well-located communal spaces onsite that support community connections and neighbourhood activities where parties can be held.

#### **PRINCIPLE 5**

**AN ACTIVATED PLACE WITH ITS OWN UNIQUE IDENTITY REFLECTING THE HISTORY AND CHARACTER OF THE PLACE BUT ONE THAT IS ALSO PART OF THE WIDER ERSKINEVILLE PLACE STORY AND LINKED WITH NEIGHBOURING VILLAGES.**

#### **Strategic drivers**

King Street In Your Village talks about King Street as an iconic hub for public art and cultural life, and Sydney Park as celebrating the old and the new. Consultation for King Street In Your Village identified the need for:

- Local foods stores within walking distance, and providing a larger supermarket; and
- A strong community focus, and a good connection to surrounding suburbs.

Community engagement identified the need to 'respect the unique character of the surrounding areas'.

Outcomes of the Household Survey indicated a strong desire for 'village grocer' type retail such as butcher, baker, and farmers markets. It also highlighted a need for banks.

#### **Social impacts**

- The Draft Ashmore DCP could have a provision for a retail precinct that complements existing retail; for instance, a butcher, baker and fresh grocer will benefit the local area, reduce car trips and meet needs identified in the Household Survey.
- The character of the site is a mix of industrial, creative with some heritage aspects. The development provides the opportunity to renew the industrial area, to reflect its unique character and history, and connect to the character of neighbouring villages of Erskineville and Alexandria. The proposed dwelling mix and style is not out of character with neighbouring Alexandria and with existing development within the precinct, but the village and heritage character of Erskineville should be considered in terms of public space, public domain and dwelling design.

- The park and retail areas are designed to create a focal point for the new estate, to provide a defined meeting place and enable community gathering, and to provide social enterprise within the site.
- 6,007 new residents moving into a small area will need support to be connected to their place, their neighbours, and to residents in surrounding areas.
- The development creates opportunities to reflect the environmentally-aware, artistic and cultural personality of the place through temporary projects throughout the site.
- A large working age population may not support a daytime economy and activated neighbourhood, but will support a nighttime economy. This means that the services offered must complement those offered in Erskineville and surrounding areas and bring people into the area during the day.
- The community is an environmentally-conscious one, so temporary projects during development that focus on environmental activities, urban farming, water management etcetera would be good for community pride and connectivity.



## 9 IDENTIFIED SOCIAL IMPACTS AND RECOMMENDATIONS

### 9.1 BACKGROUND

This chapter provides the potential positive, negative and neutral social impacts relating to the Draft Ashmore DCP and recommends mitigation measures to address or enhance these impacts. Recommendations do not just relate to planning controls but also to community and cultural development and place making activities that could be implemented by Council to create a socially sustainable community – both within Ashmore precinct and connected to neighbouring areas.

### 9.2 SOCIAL IMPACTS AND RECOMMENDATIONS

#### PRINCIPLE 1 – A RANGE OF HOUSING OPTIONS ARE AVAILABLE TO SUPPORT A SOCIALLY AND ECONOMICALLY DIVERSE MIX OF PEOPLE TO LIVE AND BUILD THEIR FUTURE HERE.

No.	SOCIAL IMPACT	POSITIVE	NEGATIVE	NEUTRAL	RECOMMENDATIONS
1.	Increased housing for CBD and inner City workers that could lead to less car dependency.	✓			Consideration is given to encourage the inclusion of live/work units as a residential development option in recognition of the shifts in how people are working. Also, cost-effective options for small businesses should be encouraged. This may help reduce car dependency and also activate the place through the day when, given the forecast demographic, many residents will be at work.
2.	No provision for affordable housing may exclude key workers and lower-income residents living in the area and could result in a lack of social diversity, which could help distinguish Ashmore from neighbouring areas.		✓		Identify possible locations within Ashmore precinct that could be further investigated and suitable for an affordable housing provider.  There is no provision or clear planning objectives within the Draft Ashmore DCP amendment for the provision of affordable housing. The redevelopment of this site provides an opportunity to incorporate some affordable housing within an existing residential area particularly to support key workers and their families.

No.	SOCIAL IMPACT	POSITIVE	NEGATIVE	NEUTRAL	RECOMMENDATIONS
					<p>Identify possible sites where Voluntary Planning Agreements (VPA) that may include affordable housing may be appropriate.</p> <p>See Figure 12 of potential sites for affordable housing.</p>
3.	<p>Lack of housing diversity in terms of the number of bedrooms could lead to a monoculture of people of working age; this is not socially sustainable and can lead to a lack of vibrancy and creativity.</p>	✓	✓		<p>Include an additional objective as part of the Draft Ashmore DCP – provide a mix of housing, in terms of size, type and option to support a diverse residential community.</p> <p>Council should review the Draft Ashmore DCP dwelling mix matrix to ensure that it will achieve the desired social and community outcomes, while also considering the economic benefits and impacts of such a perspective requirement. Due to the expected ad hic nature of development in the future, the required dwelling mix should also be reviewed regularly to ensure that an over provision of a specific dwelling type is not created and changes in the community profile are actively responded to.</p>
4.	<p>No provision in the Draft Ashmore DCP requiring the inclusion of universal housing design principles. This could mean that people cannot age in place in the area that they call home and have community connections.</p>		✓		<p>Recommend a provision be included that encourages residential development to incorporate universal design principles to allow people to age in place. Refer to the objectives in City Plan Section 2.13.2 regarding the provision of adaptable dwelling mix.</p>
5.	<p>The Draft Ashmore DCP provides well for the transition of the existing areas into neighbouring sites.</p>	✓			<p>The Draft Ashmore DCP already provides for this through the range of building types and the varied heights across the site.</p>

No.	SOCIAL IMPACT	POSITIVE	NEGATIVE	NEUTRAL	RECOMMENDATIONS
6.	Medium density living and high numbers of studio and one bedroom apartments can impact on residents' ability to form neighbourhood connections.		✓		As occurs in lower density greenfield developments, encourage community activation programs to build neighbourhood connections, such as Meet Your Neighbour BBQs, Gardening Clubs, Cycle Groups, or "Community Champion"/Social Committees who might manage community spaces and organise community activities. Social media such as Facebook can also provide a way of connecting new residents, and informing people of news in the community over the years that the development progresses.

**PRINCIPLE 2 - MOVEMENT WITHIN AND THROUGH THE PRECINCT IS PEDESTRIAN AND CYCLE FRIENDLY, PROVIDES A POSITIVE USER EXPERIENCE AND CONNECTS TO KEY ACTIVITY HUBS.**

No.	SOCIAL IMPACT	POSITIVE	NEGATIVE	NEUTRAL	RECOMMENDATIONS
1.	Improved pedestrian and cycle links through the site connecting Erskineville Village to Sydney Park and neighbouring Alexandria and King Street.	✓			Include under 7.6.1 - a provision to ensure that safe and accessible pedestrian/cycle routes within the site are provided and that they also effectively connect into the wider existing networks.
2.	While a majority of workers cycle, work or catch public transport to work, increased car ownership in the area will increase traffic on local roads.		✓		<p>Reduce car use and encourage increased use of bicycles, walking and public transport as follows:</p> <ul style="list-style-type: none"> <li>• Include minimum bicycle parking requirements within the Draft Ashmore DCP for both residential and retail components of the development;</li> <li>• Include provision for Car Sharing Scheme Parking within the Draft Ashmore DCP. International research indicates that each car share vehicle replaces 7 – 10 privately owned vehicles from the road. Car Share to be implemented in accordance with section 2.15.2 of the City Plan;</li> <li>• Advocate for an improved bus service connecting Ashmore and Central Sydney – particularly at peak hours to encourage use of public transport;</li> <li>• Advocate for additional train services at Erskineville Station and St Peters Station;</li> <li>• Improve pedestrian and cycle links to Erskineville and St Peters Stations; and</li> <li>• Design the public domain to provide an improved experience for cyclists and pedestrians to encourage them to walk and cycle – this could include public art, greenery and bubblers.</li> </ul> <p>Manage traffic flow through the Southern Sydney Transport and Traffic Study.</p>



**PRINCIPLE 3 – HIGH QUALITY, ACCESSIBLE AND SAFE OPEN SPACE AND PUBLIC DOMAIN AREAS ARE PROVIDED TO ENCOURAGE A SOCIALLY INCLUSIVE SHARED USE OF PUBLIC SPACES, SUPPORTING COMMUNITY COHESION, LOCAL HEALTH AND WELL-BEING.**

No.	SOCIAL IMPACT	POSITIVE	NEGATIVE	NEUTRAL	RECOMMENDATIONS
1.	Additional quality open parkland and additional public domain areas will provide open space for the Ashmore precinct that can also be accessed and used by neighbouring residents of Erskineville and Alexandria.	✓			<p>The provision of open space within the Ashmore precinct should be planned in consideration of the overall network of existing open spaces. Defining the role and function of each identified open space and public domain area will provide a strategic planning approach, reduce possible conflict between different uses within a space and contribute to achieving the overall place character desired by the community and Council for Ashmore.</p> <p><b>McPherson Park (new local park)</b></p> <p>Due to the proximity to district and regional open space, and the increasing local population, the new quality local park is to be provided near the community and retail activity hub. The park should be in a central location and provide usable quality space that is not leftover land. The park should be a flexible space to accommodate a range of informal passive and active uses and experiences within defined spaces (to avoid conflict) for residents and visitors.</p> <p>Facilities should include:</p> <ul style="list-style-type: none"> <li>• BBQs;</li> <li>• Community gardens/plots similar to Tote Park;</li> <li>• Play equipment and exercise equipment;</li> <li>• Communal seating and tables;</li> <li>• Bubblers;</li> <li>• Public art;</li> </ul>

No.	SOCIAL IMPACT	POSITIVE	NEGATIVE	NEUTRAL	RECOMMENDATIONS
					<ul style="list-style-type: none"> <li>• Shade trees and native plantings;</li> <li>• Bike racks;</li> <li>• General open space where people can small community events or markets, or where they can congregate or have small parties; and</li> <li>• Variations in levels where appropriate to enable formal and informal seating (see Redfern Park and Abercrombie Street Park, Darlington).</li> </ul> <p>There should be good links to Eskineville Village to support neighbourhood use of this park.</p> <p><b>Lineal Park</b></p> <p>The 20m wide green link should act as a lineal park that includes:</p> <ul style="list-style-type: none"> <li>• Informal play elements/public art for children to climb on</li> <li>• Drinking/water fountains</li> <li>• Shade trees and native plantings</li> <li>• Games such as hopscotch or chess boards incorporated into the design (see Richmond Hills, Yarra Park, Victoria)</li> <li>• Colour and design that encourages people to site and linger</li> </ul> <p>Possible conflict between users groups (for example, dog walkers and families with children) should be recognised and effectively managed.</p>
2.	More people using the public domain means more activation of public spaces and better safety and security.	✓			<p>Section 7.5.8 of the Draft Ashmore DCP has provisions for improved safety and security in relation to all public open space. However, it is also recommended that specific provisions be included that relate to the relationship between the private and public spaces – the design of buildings should enhance opportunities for passive surveillances of the public domain particularly adjacent to the park and open space. This could include a requirement for the design of the built form to consider Safety By Design principles.</p>

No.	SOCIAL IMPACT	POSITIVE	NEGATIVE	NEUTRAL	RECOMMENDATIONS
3.	Open space provides opportunities for farmers/organic markets, 'pop-up' events and other temporary uses in public spaces.	✓			Temporary uses in the public domain should be encouraged; for example, community-based trading activities such as local markets, and 'pop-up' events and programs. Community-based trading activities may be encouraged through the inclusion of fixtures for water and power supply.
4.	A range of people live in the area including families and older peoples and the public spaces must provide equitable access for all users.			✓	Ensure that the design and location of paths, entrances and infrastructure (such as seats, bins) reduces physical barriers and allows for equitable access, particularly for those people with limited mobility.
5.	Improve the diversity and abundance of locally indigenous flora and fauna and link to or enhance potential biodiversity corridors.			✓	Open space areas should be planted with indigenous flora and fauna and link to or enhance potential biodiversity corridors in accordance with section 2.7 of the City Plan.
6.	Accessibility is framed within the Draft Ashmore DCP as an issue of connectivity only.		✓		Consider revising the Draft Ashmore DCP to provide commentary on accessibility in terms of physical accessibility for people with a disability, elderly and parents with children. Accessible design is covered in the Draft Sydney Development Control Plan 2010, Section 3. Any development in Ashmore will need to respond to general provisions in the City Plan DCP that are not covered by the Draft Ashmore DCP.
7.	Buildings with a direct interface to significant open spaces have active non-residential land uses.	✓			Buildings with a direct interface to significant open spaces should have i) active non-residential ground floor frontages and support outdoor dining, ii) encourage high activity uses (e.g. retail/hospitality uses), iii) discourage ground floor residential units but encourage ground floor residential entrances to units above, iv) adjacent open space embellishments enhance opportunities for casual social interactions and can act as community nodes.

**PRINCIPLE 4 - THERE WILL BE EQUITABLE AND LINKED ACCESS TO A RANGE OF COMMUNITY FACILITIES THAT RESPOND TO A CHANGING COMMUNITY**

No.	SOCIAL IMPACT	POSITIVE	NEGATIVE	NEUTRAL	RECOMMENDATIONS
1.	A high proportion of studio and one-bedroom apartments could lead to social isolation and a lack of community cohesion.		✓		<p>Encourage the provision of communal private spaces within developments that groups of people can utilise for neighbourhood programs and activities (for example: yoga, pilates classes, playgroups to meet, book clubs to meet, share rooms). These spaces should have a visually permeable interface to high activity areas and management planning which maximises their inclusivity. They should not be located in leftover, inactive and unusable spaces.</p> <p>Encourage the design of entry and congregation points in buildings, as well as public spaces, to encourage lingering and chance encounters. Also that the design of entry points are highly visible.</p> <p>Encourage provision of rooftop gardens or greened communal spaces with seating to encourage neighbourliness.</p>
2.	Erskineville and St Marys primary schools are at capacity and around 360 new primary school aged children will impact on access to local schools.		✓		<p>Camdenville Public School and Alexandria Park Public School are under capacity and can accommodate primary school growth in the area. Improve pedestrian and cycle links to these two schools.</p> <p>Engage with Erskineville Public School around enrolment processes to ensure that local children within area have preference.</p>
3.	Considering the high working population, an additional 360 children aged 0 to 4 years will impact on access to local childcare services which are already over capacity.		✓		<p>Encourage the provision of an additional 210 childcare places, as required under the City of Sydney Childcare DCP 2005, with places for under 2s a priority. Around 210 new childcare places will be required to be provided as part of the development. These places will be accessible to families in neighbouring areas.</p>

No.	SOCIAL IMPACT	POSITIVE	NEGATIVE	NEUTRAL	RECOMMENDATIONS
					<p>In accordance with the City Plan DCP child care centres should be located in areas that do not unreasonably impact on the amenity of surrounding residences. They should be designed to meet the needs of children in terms of design, amenity, health, access and safety.</p> <p>See Figure 15 for potential sites.</p>
4.	<p>Increased development provides opportunities for temporary community facilities that can service local and district needs.</p>	✓			<p>A new multipurpose community facility is recommended for the King Street Village as part of the Integrated Community Facilities Plan. Until this is provided, it is recommended that the Draft Ashmore DCP includes a provision to encourage temporary community facilities within disused sites that are flexible to enable a range of activities catering for all residents and to respond to future changes.</p>
5.	<p>The Draft Ashmore DCP specifies that community facilities should be encouraged and provided in a coordinated manner.</p>			✓	<p>An additional objective is included under 7.1 Land Uses - "to encourage the provision of community facilities that cater to the needs of existing and future residents."</p> <p>Section 7.8 of the Draft Ashmore DCP may benefit from a statement that links to any of Council's community/social planning documents to provide guidance on the provision of other types of community facilities other than childcare, particularly if Council has a policy position encouraging multi-purpose facilities. Opportunities for a more urban approach to the development of community facilities, such as multi-storey community/residential/retail mixed developments and shared spaces could be investigated.</p> <p>Consider providing an indicative location for community facilities within the Draft Ashmore DCP, such as a childcare centre on the corner of Mitchell</p>

No.	SOCIAL IMPACT	POSITIVE	NEGATIVE	NEUTRAL	RECOMMENDATIONS
6.	Medium density living may mean that there will be no storage facilities available to store equipment for community led activities.			✓	and Macdonald Street or a community space as part of the community/retail node. Investigate opportunities to provide a Community Share Shed for socially sustainable and community-led programs and events. This could include equipment for market stalls, toys for playgroups, community/curb garden tools, and bicycle maintenance equipment.

**PRINCIPLE 5 – AN ACTIVATED PLACE WITH ITS OWN UNIQUE IDENTITY REFLECTING THE HISTORY AND CHARACTER OF THE PLACE BUT ONE THAT IS ALSO PART OF THE WIDER ERSKINEVILLE PLACE STORY AND LINKED LINKED WITH NEIGHBOURING VILLAGES.**

No.	SOCIAL IMPACT	POSITIVE	NEGATIVE	NEUTRAL	RECOMMENDATIONS
1.	Provision of a retail precinct that complements existing retail; for instance, a butcher, baker and fresh grocer will benefit local area, reduce car trips and meet needs identified in the Household Survey.	✓			A focus on 'the local' already links in with the objective 'to reduce short trip car dependency' under 7.6: Accessibility and Amenify in the Public Domain. The Draft Ashmore DCP already requires an economic analysis to demonstrate no adverse impacts on other retail areas.
2.	The character of the site is a mix of industrial, creative, and with some heritage aspects. The development provides the opportunity to renew the industrial area to reflect its unique character and history and connect to the character of neighbouring villages of Erskineville and Alexandria.	✓			Public art and street names reflecting Metters Steel Factory history to be linked to Erskineville Village Public Art, and also the future character of the estate. A celebration of the history of site whilst recognising that the area is changing.  Foster local artists and other local employment opportunities through creative opportunities.
3.	The park and retail area are designed to create a focal point for the new estate to provide a defined meeting place and enable community gathering and to provide social enterprise within the site.	✓			Ongoing community engagement with residents and the local community as the development of Ashmore progresses to build a sense of ownership and involvement.  The role of the various public spaces and hierarchy of open spaces be defined to create a variety of experiences and accommodate the range of user groups.  Recommend dedication of social enterprise spaces as part of possible future VPAs.  Encourage activation of transitional spaces (eg. disused warehouses



No.	SOCIAL IMPACT	POSITIVE	NEGATIVE	NEUTRAL	RECOMMENDATIONS
4.	New residents will need support to be connected to their place, their neighbours and to residents in neighbouring areas.			✓	<p>awaiting redevelopment) with opportunities for creative industries – in the style of “Renew Newcastle” – as the development progresses.</p> <p>Include a clear statement at the beginning of the Draft Ashmore DCP as to what the future place character is, reflecting the aspirations of Council/Community for the future development of Ashmore Estate,</p> <p>Consideration for a place management approach, that may include the appointment of a Community Building Officer or Place Manager to support community activation in new medium density developments and across neighbourhoods including:</p> <ul style="list-style-type: none"> <li>• Building connections between neighbours within buildings;</li> <li>• Building connections between neighbours from different buildings;</li> <li>• Building connections between different neighbourhoods; and</li> <li>• Activating community spaces and promoting community events and programs.</li> </ul> <p>Notice boards should be provided as part of the developments for residents to promote community events and activities and to connect with each other.</p> <p>A communal noticeboard could be located at the open space near the community shed and managed by local residents. Social media such as Facebook may also help facilitate communication between neighbours.</p>

No.	SOCIAL IMPACT	POSITIVE	NEGATIVE	NEUTRAL	RECOMMENDATIONS
5.	Development creates opportunities to reflect the environmentally aware, artistic and cultural personality of the place through temporary projects throughout the site.	✓			<p>Identify opportunities for community herb gardens as part of developments, and engage with the community about opportunities for a community garden centrally located.</p> <p>Promote Smart Green Apartment Program.</p> <p>Encourage temporary environmental and cultural projects throughout the development. Ephemeral projects will help foster an exciting, dynamic community. Link in with Council's existing events such as Art and About and hold an event at Ashmore.</p> <p>Follow the lead of the Chippendale curb and footpath fruit, vegetable and herb gardens.</p>

Figure 13 Potential sites for affordable housing and child care facilities



## APPENDIX 1 THE DRAFT ASHMORE DCP OBJECTIVES

These objectives are taken from the Draft Ashmore DCP. The objectives relevant to achieving social outcomes for Ashmore precinct include:

1. Sense of Place	<ul style="list-style-type: none"> <li>• Is a place where people work, live and recreate</li> <li>• A place where people know their neighbours and can walk to work, and services</li> <li>• A village within the city</li> </ul>
2. Conserving Our Heritage	<ul style="list-style-type: none"> <li>• Respects, uses and interprets the precinct's and surrounding areas heritage values</li> </ul>
3. High Quality Design	<ul style="list-style-type: none"> <li>• Design that is respectful to the precinct's place and heritage</li> <li>• Design that encourages community interaction and safe public places</li> <li>• Building which are integrated with the surrounding public places and parks</li> <li>• A variety of building sizes and design that encourage a diversity of uses</li> <li>• Building designs that encourage passive surveillance of the public domain</li> </ul>
4. Diverse Use	<ul style="list-style-type: none"> <li>• A balance of mixed uses on the precinct that capitalise on its unique location and social diversity</li> <li>• Uses that complement the creative industries that are already established in the area.</li> </ul>
5. Sustainable Transport	<ul style="list-style-type: none"> <li>• An area where it is safe and pleasant to walk and cycle</li> <li>• Safe, well designed streets</li> <li>• Design, layout and management of buildings which promote walking, cycling and public transport use</li> </ul>
6. Parks and Open Space	<ul style="list-style-type: none"> <li>• Useable public open space to meet the needs to future residents and workers</li> <li>• Public open space that is accessible and safe for the whole of the community</li> </ul>
7. Public Places and Streets	<ul style="list-style-type: none"> <li>• Traffic management for a safer residential environment</li> </ul>
8. Social Diversity	<ul style="list-style-type: none"> <li>• A mix of appropriate housing types that reflect societies needs and changing work patterns</li> <li>• A diverse range of community and economic activities and uses</li> </ul>
9. Community Services	<ul style="list-style-type: none"> <li>• Community services that provide for the needs of future residents and workers</li> <li>• Services that respond to the existing community and allow integration with the new community</li> <li>• New services that complement existing services, and the services of the surrounding neighbourhoods</li> <li>• Services that are accessible to the wider community</li> <li>• Better linkages to off-precinct community services and facilities</li> </ul>
10. Environmental Leadership	<ul style="list-style-type: none"> <li>• On-going precinct management measures to prioritise walking, cycling and public transport usage</li> </ul>

## APPENDIX 2 COMMUNITY FACILITIES AND SERVICES AUDIT

This audit provides community facilities servicing the Ashmore precinct. Those facilities that are located more than 800 metres walking distance are noted.

	<b>Facility / Service</b>	<b>Facility or service</b>	<b>Category</b>	<b>Functions</b>	<b>Floor space</b>	<b>Capacity</b>
		Facility				
		Service				
	<b>LOCAL FACILITY</b>					
1.	<b>Sydney Park Community Room + CARES Facility</b> Sydney Park Road, St Peters NSW 2044 District	✓	Community Centre small	Road safety course Community room.	320m <sup>2</sup>	Capacity to be used for community activities.
2.	<b>SDN Erskineville Children's Education and Care Centre</b> 88 Swanson Street Erskineville New South Wales 2043	✓	Child Care Centre	Long Day Care Centre	NA	67 place centre. At capacity
3.	<b>Gowrie Childcare Centre</b> 1 Elliott Avenue Erskineville NSW 2043	✓	Child Care Centre	Long Day Care Centre	NA	79 place centre. At capacity with waiting list
4.	<b>Sydney Park Childcare Centre</b> 177 Mitchell Road Alexandria NSW 2015	✓	Child Care Centre	Long Day Care Centre	NA	A 45 place centre currently at capacity.
5.	<b>Alexandria Childcare Centre</b> 41 Henderson Rd Alexandria	✓	Child Care Centre	Long Day Care Centre	2,655m <sup>2</sup>	66 places at capacity with long waiting lists
6.	<b>KU Sunbeam Kindergarten</b> 8 Lyne St Alexandria	✓	Child Care Centre	Preschool	743m <sup>2</sup>	30 but only take 28. May stop taking 2 year olds as higher staff needed and can't manage with existing funding.

	Facility / Service	Facility or service	Category	Functions	Floor space	Capacity
		Facility				
	Service					
7.	<b>SDN Linthorpe St Children's Education and Care Centre</b> 3 Linthorpe Street Newtown NSW 2042	✓	Child Care Centre	Long Day Care	NA	48 place centre. Long waiting list
8.	<b>Erskineville Public School</b> Swanson Street Sydney NSW 2043	✓	Primary School	Primary School and OSHC	NA	Currently 309 children attending. 2013 estimate 360 children and that is capacity.
9.	<b>St Mary's Primary School (not in 800m radius)</b> 54 Swanson Street Erskineville NSW 2043	✓	Primary School	Catholic Primary School and OSHC	NA	187 up to 200 next year. Can only take one class per year. 70 enrolments for kindy but only 34 places.
10.	<b>Camdenville Public School + Out of School Hours Care</b> Laura Street, Newtown NSW 2042	✓	Primary School	Public School and OSHC	NA	Under capacity. Around 190 planned for next year could take up to 300. Parents would need to drive children to school.
11.	<b>Newtown Primary School</b> Norfolk Street Newtown NSW 2042	✓	Primary School	Public Primary School and OSCH	NA	290 children currently (Principal away until Monday)
	<b>DISTRICT FACILITY</b>					
12.	<b>Wunanbiri Pre-School</b> Belmont Street	✓	Child Care	Indigenous specific Preschool	NA	39 places. At capacity

	Facility / Service	Facility or service	Category	Functions	Floor space	Capacity
		Facility				
	Alexandria NSW 2015 (behind the Alexandria Park Community School)	Service				
13.	<b>Cliff Noble Centre</b> 24 Sutter St Alexandria NSW 2015 District	✓	Seniors Centre/Community Centre	Seniors Centre during day Monday to Friday. Evening and weekend venue hire.	517m2	Has capacity for increased use.
14.	<b>Alleena Home Care</b> 126 Henderson Rd Alexandria	✓	Seniors services	Aged care service for Indigenous residents	213m2	Service has capacity to address increased needs of Indigenous population.
15.	<b>Tom Foster Community Centre / Community Care (not in 800m radius)</b> 11-13 Darley Street Newtown NSW 2042	✓	Seniors Centre/Community Centre	Community centre, community garden, venue for hire. Marrickville Council facility	NA	Has capacity for more using the centre.
16.	<b>Alexandria Park Community School and Community Centre (not in 800m radius)</b> Power Avenue Alexandria NSW 2015	✓	High School + community centre	High School and community centre. Has capacity for more students.	NA	Has capacity to take more students and handle growth.
17.	<b>Newtown High School of the Performing Arts</b> 350 King Street Newtown New South Wales 2042 District	✓	High School	Selective High School with x% local enrolments.	NA	School can only take a small number of enrolments from the local area. Has NSW wide catchment for selective.



	Facility / Service	Facility or service	Category	Functions	Floor space	Capacity
		Facility				
		Service				
18.	<b>Huntley Industrial Estate/Wrap with Love</b> 4/4 Huntley Street Alexandria	✓	Community office space	Community Office Space for Wrap with Love	93m2	Office space only but capacity for more volunteers to deliver service.
19.	<b>Erskineville Town Hall</b> Erskineville Rd, Erskineville	✓	Town Hall + community office space	Community hall, office space + meeting rooms	484m2	Capacity for increased use
20.	<b>Alexandria Town Hall</b> 73 Garden St Alexandria	✓	Town Hall + community office space	AGP G: Community Office -Space South Sydney Community Aid 1: Hall & meeting room	1,023m2	Hall and meeting room available for hire.
21.	<b>King Street Theatre</b> King Street, Newtown NSW 2042	✓	Cultural Centre	Theatre/Cultural Hub Venue hire available	NA	Available for venue hire for rehearsals and functions
22.	<b>Pact Youth Theatre</b> 107-125 Railway Parade Erskineville District	✓	Cultural Centre	Youth Community Theatre + outdoor area	554m2	Popular youth theatre. Plans to relocate to new multipurpose facility.
23.	<b>Sydney Park Brick Kilns and Chimneys</b> Sydney Park Rd, Sydney Park District	✓	Cultural Centre	Vacant (used for cultural projects on occasion)	300m2	Capacity for cultural programs.

	Facility / Service	Facility or service	Category	Functions	Floor space	Capacity
		Facility				
		Service				
24.	<b>Tom Bass Sculpture School</b> Clara St Erskineville	✓	Cultural Centre/Community Office Space	Artist studio/sculpture program space	600m2	Only takes students, not publically accessible.
25.	<b>New Theatre</b> 542 King Street, Newtown NSW 2042	✓	Cultural Centre	Community theatre	NA	Popular theatre
26.	<b>Joseph Sargent Centre,</b> 6 Prospect St Erskineville	✓	Youth Centre + courts/Venue for hire	Kitchen + Office space 1: Erskineville Youth Program Outdoor playground and court	387m2	Has capacity for increased use of meeting space.
27.	<b>Twenty 10 (not in 800m radius)</b> 43/45 Bedford Street Newtown NSW 2042	✓	Youth Service/GLBTQI	Youth counselling service for GLBTQI	NA	Capacity to service the area.
	<b>REGIONAL FACILITY</b>					
	n/a					

Facility categories

Category	Description
Local	Servicing 5,000 – 10,000 people
District	Servicing 20,000 – 50,000 people
Regional	Servicing 50,000+ people

## APPENDIX 3 OPEN SPACE AUDIT

This audit provides open space areas that are accessible from the Ashmore precinct. The majority are within 800m walking distance. Those that are outside that distance are noted.

	Facility / Service	Type	Category	Functions	Approx. size
<b>LOCAL FACILITY</b>					
1.	<b>Alexandria Park Community Garden</b> Corner Buckland Street and Park Road	All	Community Garden	Shared garden areas and plots for individuals.	350m <sup>2</sup>
2.	<b>Ethel Street Playground</b> Corner Ethel and Clara Streets Erskineville NSW 2043	Children and families	Playground	A small local playground with swing, and see-saw.	300m <sup>2</sup>
3.	<b>Flora &amp; Knight Reserve</b> Flora & Knight Sts Erskineville	Children and families	Playground	A small local playground with natural shade, see-saw and tyre swing.	2,500m <sup>2</sup>
4.	<b>Harry Noble Reserve Playground</b> Fox Avenue Erskineville NSW 2043	Children and families	Playground & BBQ	A large fenced playground with shade sail catering for children of all ages. Key features include: <ul style="list-style-type: none"> <li>Climbing equipment, swings, toddler slide, spinner</li> <li>Adjacent park facilities include BBQ and picnic area</li> </ul>	14,000m <sup>2</sup>
5.	<b>Kirsova 2 Playground</b> 136-140 George Street Erskineville	Children and families	Playground	A small enclosed local playground with natural shade, swings, see-saw and rocker.	200m <sup>2</sup>
6.	<b>Kirsova 1 Playground</b> 67 McDonald Street	Children and families	Playground	A small enclosed local playground with natural shade, swings, see-	950m <sup>2</sup>

	Facility / Service	Type	Category	Functions	Approx. size
	Erskineville NSW 2043			saw and rocker.	
7.	<b>Pinkstone Playground</b> 26 Septimus Street Erskineville NSW	Children and families	Playground	A small local playground	1200m2
8.	<b>Rochford Street Playground</b> Rochford Street Erskineville	Children and families	Playground	Small local playground with swings, see-saw and slide.	1,900m2
9.	<b>South Sydney Rotary Park</b> Henderson Road Alexandria NSW 2015	All	Playground & Fitness Station	A community playground with a fitness station suitable for older children and youths located within South Sydney Rotary Park.	1,400m2
10	<b>Camdenville Park (not in 800m radius)</b> May Street St.Peters	Sporting groups	Oval and Open Space	Large oval and open space	37,000m2
11	<b>Simpson Park (not in 800m radius)</b> Campbell Street St Peters	Children and families	Playground	Small playground	9,200m2
12	<b>Renwick Street Playground</b> Alexandria	Children and families	Playground	Small playground	3,500m2
13	<b>Park Street</b> Erskineville	All	Open Space Reserve	Small park	5,000m2
14	<b>Lillian Fowler Reserve</b> Angel Street, Newtown, NSW 2042	Children and families	Playground	A small enclosed local playground with natural shade. Equipment includes swings, see-saw and adventure climbing unit.	3,500m2
15	<b>Green Ban Park</b> Albert Street Erskineville	All	Reserve / Open Space	Small park	1,900m2
16	<b>Amy Street Park</b>	All	Reserve / Open Space	Small park	1,400m2

	Facility / Service	Type	Category	Functions	Approx. size
	Amy Street				
17	<b>Matt Hogan Reserve (not in 800m radius)</b> Camden Street Newtown	Children and families	Playground	A park - two slippery dips, swings and a see-saw.	4,200m <sup>2</sup>
18	<b>Salmon Playground (not in 800m radius)</b> Station Street	Children and families	Playground	Small playground with slippery dip	1,300m <sup>2</sup>
19	<b>Wells Street St Peters (not in 800m radius)</b> Wells Street	Children and families	Playground	Small playground with slippery dip	1,900m <sup>2</sup>
<b>DISTRICT FACILITY</b>					
20	<b>Harry Noble Reserve &amp; Erskineville Oval</b> Swanson St cnr Fox Ave Erskineville NSW 2043	Sporting groups	Reserve & Oval	An oval with surrounding facilities include an enclosed and shaded playground with traditional and creative play equipment, picnic & BBQ facilities and netball rings. The park is popular with dog walkers and is an off-leash area at all times.	34,500m <sup>2</sup>

	<b>Facility / Service</b>	<b>Type</b>	<b>Category</b>	<b>Functions</b>	<b>Approx. size</b>
<b>21</b>	<b>Alexandria Park &amp; Oval</b> Buckland Street Alexandria NSW 2015	All	Oval, Tennis Court, Playground, Dog Off Leash	Sports facilities include a floodlit sports oval suitable for cricket, football and team training; two floodlit tennis courts, and a basketball court. The enclosed playground includes climbing frames, slippery dip, swings and rockers. Picnic shelters, drinking fountains, bicycle racks and toilet facilities provide further amenity for visitors. Beyond the fenced sports facilities and playgrounds, the park is an off-leash area at all times.	49,000m <sup>2</sup>
<b>22</b>	<b>Perry Park (not in 800m radius)</b> Alexandria	Sporting groups and dog owners	Basketball & Off Leash	Open space and outside/inside basketball	25,300m <sup>2</sup>
<b>23</b>	<b>Vice Chancellors Oval</b> Eveleigh	Sporting groups	Oval	Oval	9,700m <sup>2</sup>
<b>REGIONAL FACILITY</b>					

	Facility / Service	Type	Category	Functions	Approx. size
24	<b>Sydney Park</b> Sydney Park Road Alexandria NSW 2015	All	Large Playground, Open Space & Public Art	Play equipment includes giant slides, swing sets, rope bridges, sand pits, spinners, climbers with numerous musical, tactile, auditory elements and public art installations.	42,000m <sup>2</sup>

Facility categories

Category	Description
Local	Servicing 5,000 – 10,000 people
District	Servicing 20,000 – 50,000 people
Regional	Servicing 50,000+ people