

ATTACHMENT B

**VOLUME 2 DRAFT OPEN SPACE
DELIVERY PLAN**

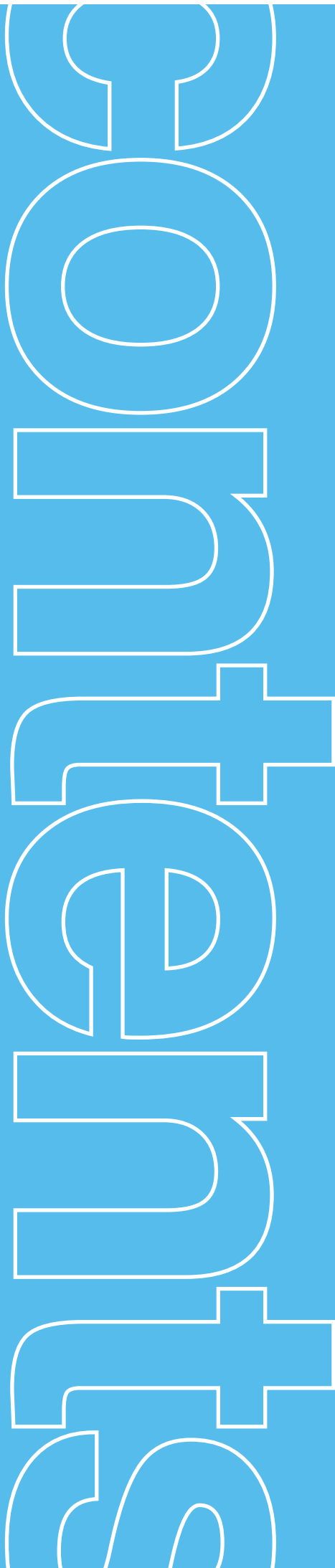


Sydney2030/Green/Global/Connected



Draft Open Space, Sports and Recreation Needs Study 2016

Volume 2
Open Space Delivery Plan



Open Space, Sports and Recreation Needs Study 2016

Volume 1 - The Strategy

Volume 2 - Open Space Delivery Plan

Volume 3 - Research and Analysis

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Pirrama Park, Pyrmont

1.0 Introduction

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

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

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

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

2.0

Setting Open Space Provision Benchmarks

2.1 Introduction

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

2.2 Recreation and Open Space Planning Guidelines for Local Government

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

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



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

2.3 A Comprehensive approach to Open Space Provision Assessment

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

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

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

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

– **Open Space Area Provision**

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

– **Open Space Distribution**

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

– **Accessibility and Connectivity**

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

– **Diversity (range of open space settings)**

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

– **Quantum Size and shape**

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

– **Quality of visitor experience**

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

2.4 Benchmark Standards

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

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

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



Sydney Park



Harmony Park, Surry Hills

3.0

Increasing Open Space Provision

3.1 The Approach to Increasing Open Space Network Provision

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

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



Sweetacres Park, Rosebery

4.0

Increasing Open Space Provision Through Dedications

4.1 Introduction

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

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

4.2 Planned Open Space Dedication

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

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

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

Table 1

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

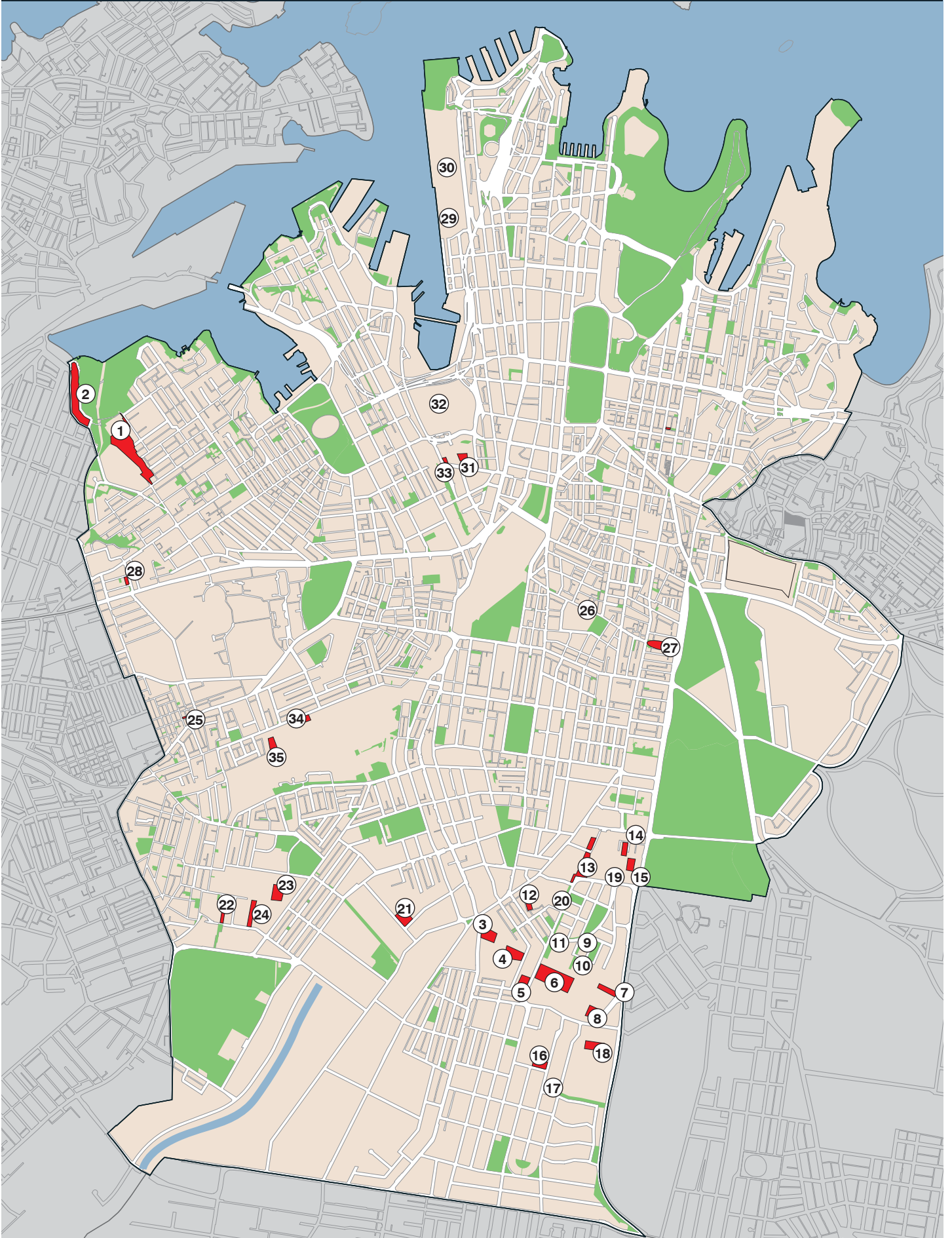
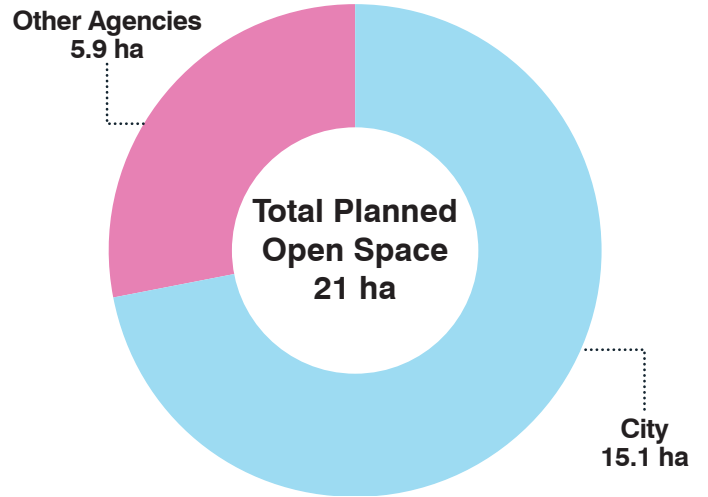
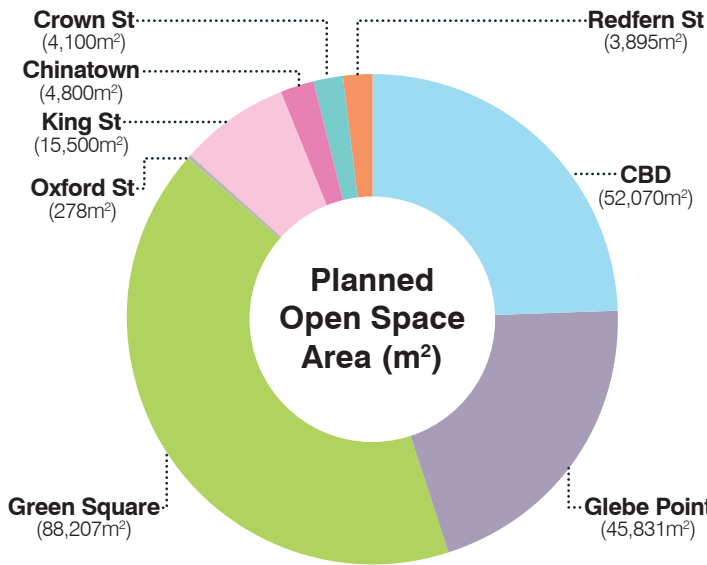


Figure 2: Planned Open Space Acquisitions / Dedications

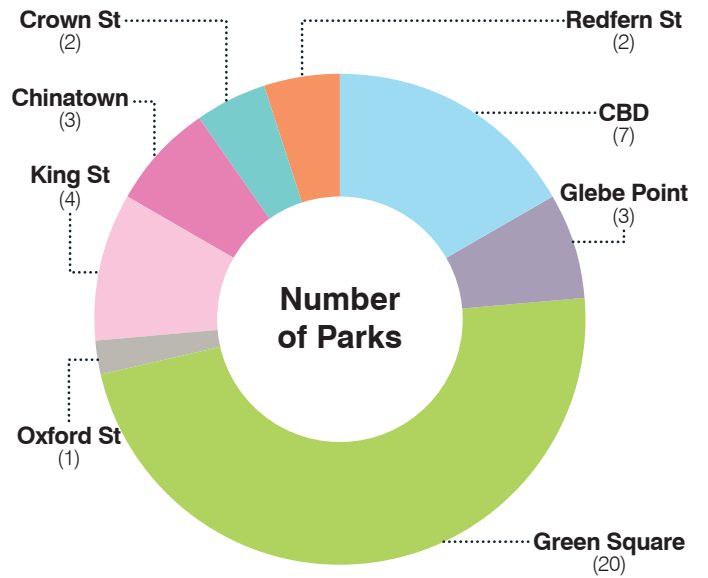
Assessment of planned open space



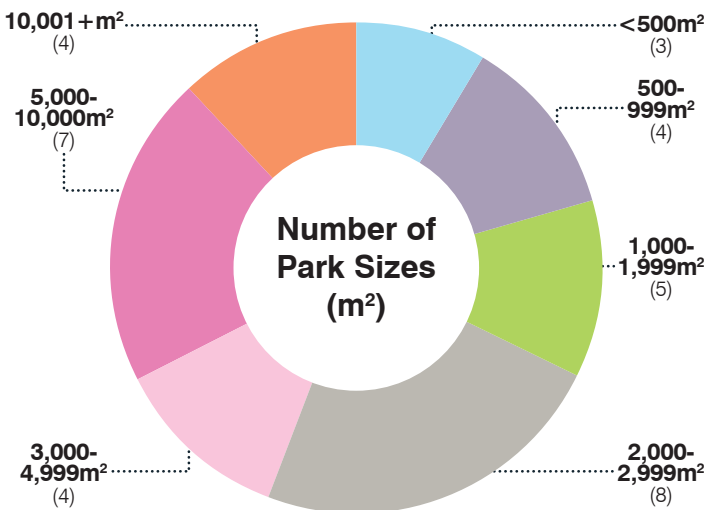
By Village



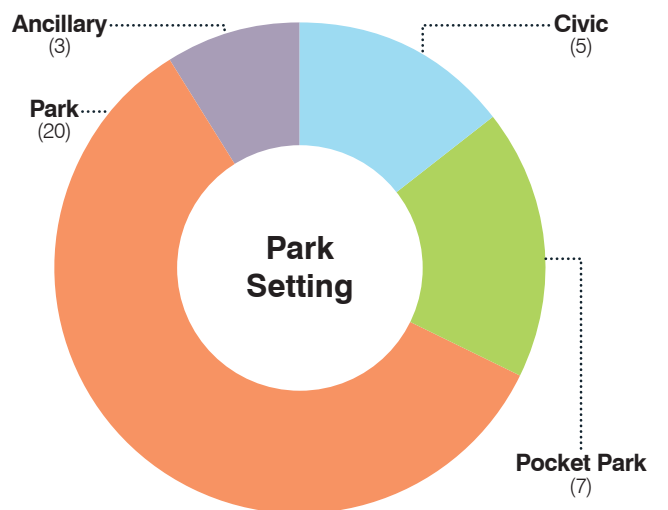
By Village



By Park Type



By Park Type





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

Harold Park

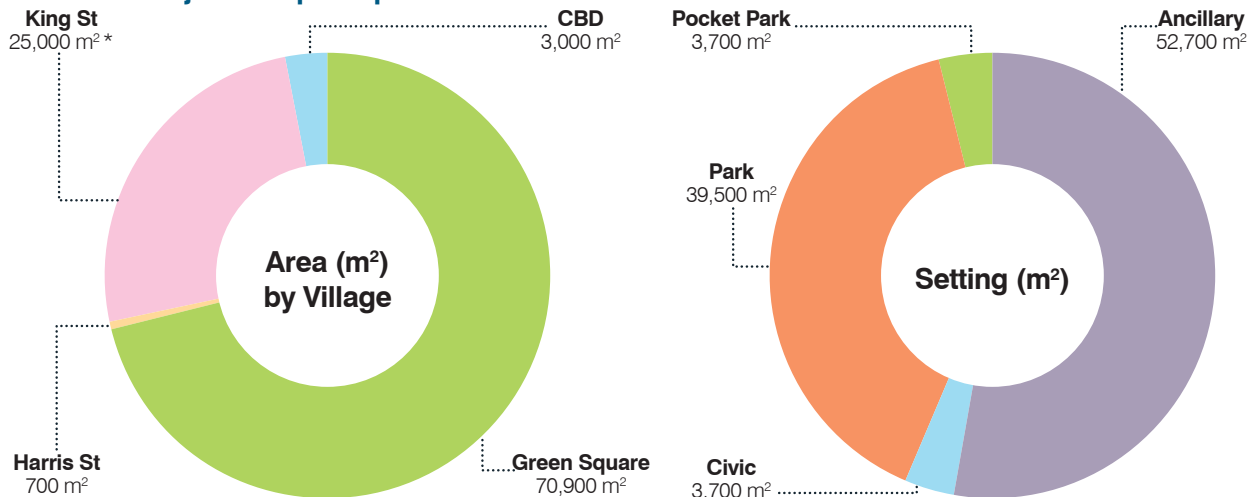
4.3 Planned Open Space Dedications

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

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

Total: 99,600m² = 9.9 Ha

Assessment of Projected Open Space Dedications



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

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





Central to Eveleigh corridor

4.4

Urban Renewal Under State Government Masterplanning

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

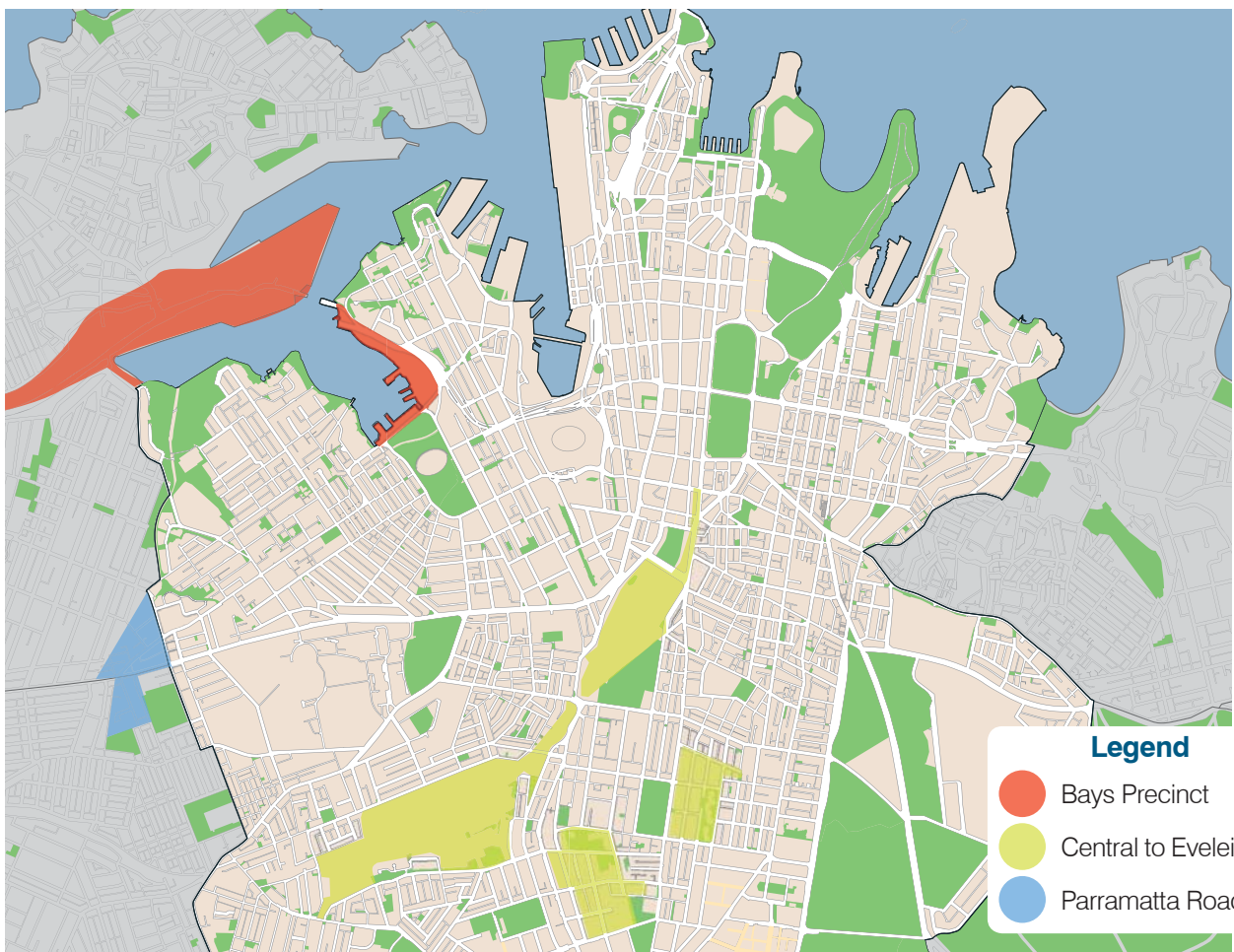
Planning for the renewal of large sites already in public ownership requires the provision of new open space and other recreational facilities needed to serve the new resident and worker populations, and support the increases in density.

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

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

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

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





Bays Precinct

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

Recommended Open Space Directions

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

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

General Principles

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

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

1. Bays Waterfront Promenade

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

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

2. Wentworth Park

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

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

3. Bays Market District

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

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

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

4. White Bay Power Station

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

5. Glebe Island

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

6. Rozelle Rail Yards

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

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

Linkages

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

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

Bays Precinct (continued)



Bays Precinct Destinations

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

Linkages

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

Parramatta Road Urban Renewal – Camperdown Precinct

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

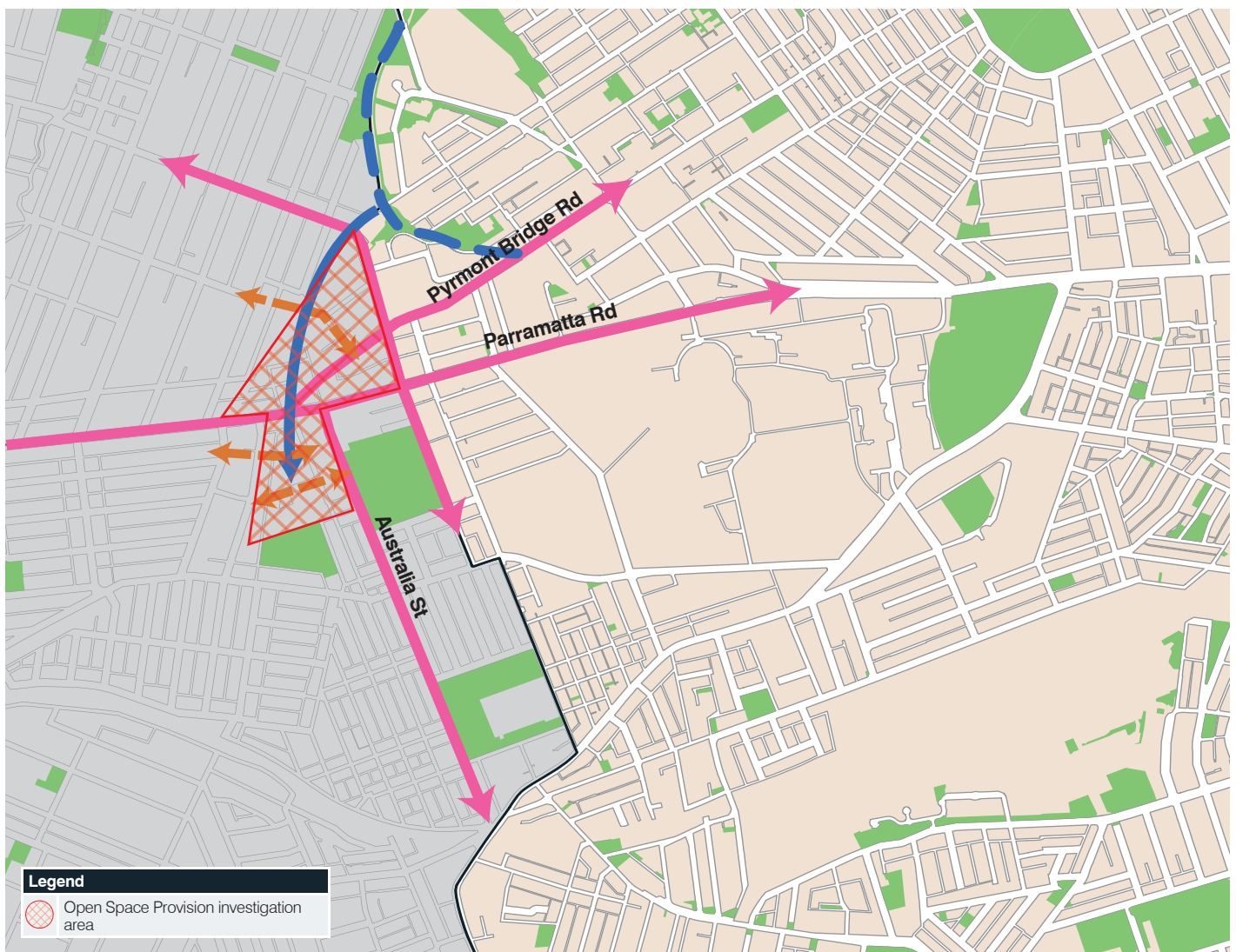
Recommended Open Space Directions and Linkages

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

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

Recommended directions / opportunities identified include:

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



Central to Eveleigh

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

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

Recommended Open Space Directions

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

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

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

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

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

General principles

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

Linkages

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

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

North Eveleigh precinct

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

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

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

South Eveleigh precinct

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

Australian Technology Park

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

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

Waterloo Estate precinct

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

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

Planning for open space at Waterloo Estate Precinct should:

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

Redfern Station precinct

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

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

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

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

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

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

Central Station precinct

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

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

Redfern Estate precinct

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

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

Lawson to Cleveland precinct

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

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

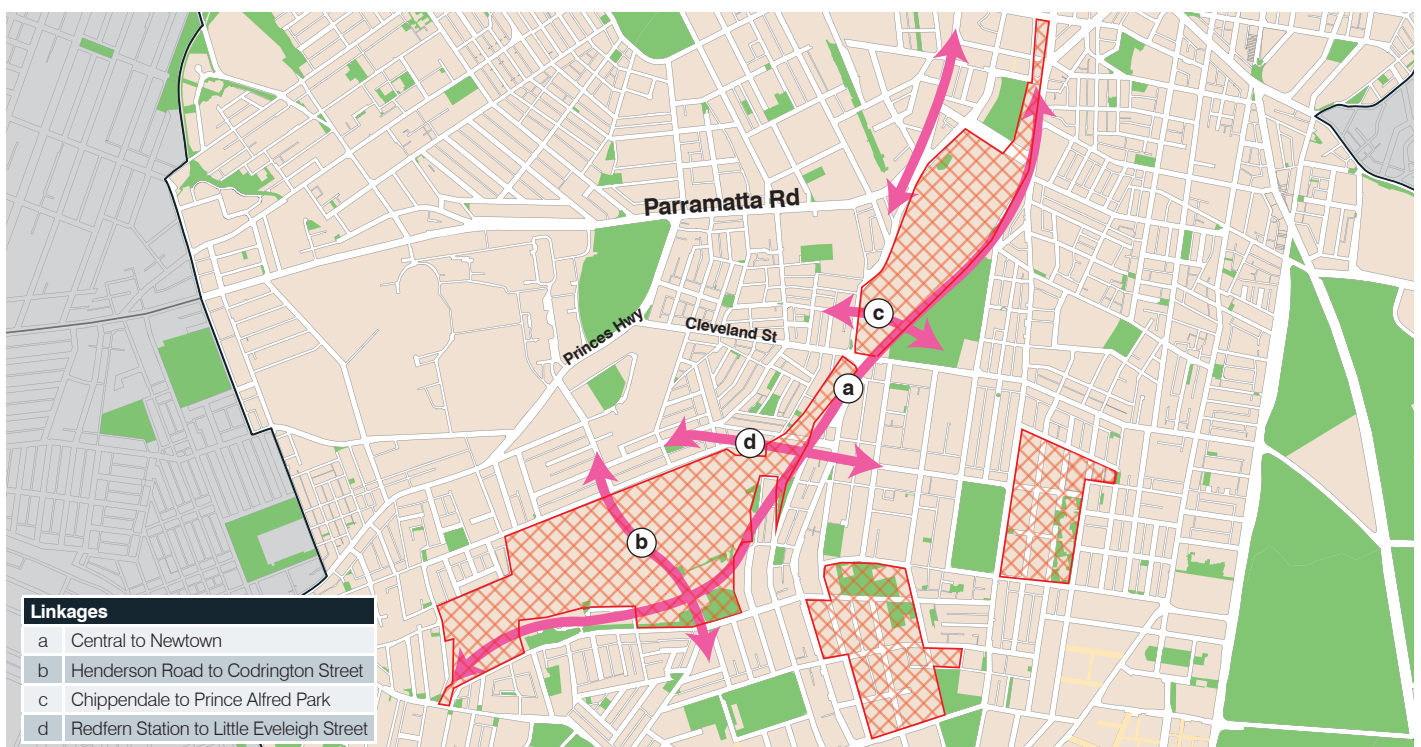


Figure 3