

5.0

City Open Space Acquisition Program

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

The City's Open Space Acquisition Program will:

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

a) Draft City of Sydney Development Contributions Plan, 2015

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

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

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

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

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

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

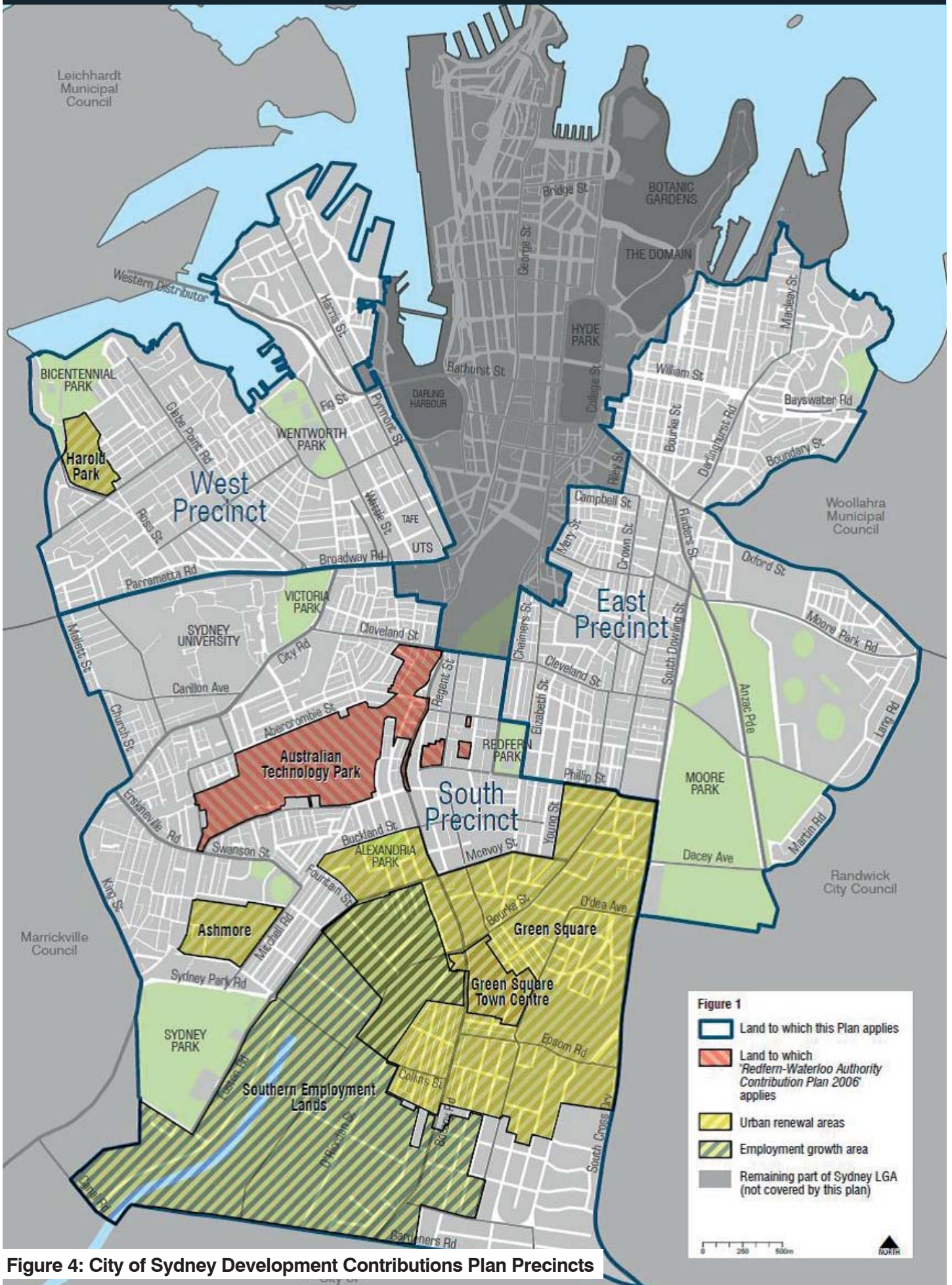


Figure 4: City of Sydney Development Contributions Plan Precincts

b) Acquisition Priorities

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

1. Sports Field / Active Recreation Provision

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

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

2. Local Park Distribution

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

3. Acquisition for linkages

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

4. Provision to Enlarge Existing Open Space

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

c) Acquisition Criteria and Rationale

Land capability assessment

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

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

Acquisition Priorities					
Criteria	Provision for Sports Fields	Local Park Provision	Provision to Enlarge Existing Open Space	Provision for Linkages	Notes
Size / dimension suitable for intended recreation purposes	<p>Half field</p> <p>68x50m field dimension</p> <p>Allow 5,000-8,000m²</p> <p>Full field</p> <p>120 x 75m field dimension</p> <p>Allow 20,000-25,000m²</p>	<p>Preferably, acquisitions should be a minimum of 3,000-5,000m² for local parks unless site will increase area of adjoining open space to create a larger park.</p>	<p>Adjoins existing heavily used open space area and have the potential to alleviate use pressures and/or has capability to extend or provide diversity recreation offer.</p>	<p>Land needs to provide connections between open space that provides diversity of recreation opportunities.</p> <p>Width of linkage to be minimum 10m</p> <p>Minimum width for access corridors is 10m</p> <p>The purpose of linkage provision is access and does not negate the need to provide open space and recreational opportunities when assessing overall provision.</p>	<p>Upper limit of the minimum size is preferred which allows the accommodation of a variety and diversity of open space uses and amenity.</p> <p>Spaces need to be large enough to have a sense of openness and opportunities to create a green space.</p> <p>For sports field aim for larger size for multi-purpose format rather to specific sporting code</p>

Draft Open Space, Sports and Recreation Needs Study 2016

Acquisition Priorities (Continued)					
Criteria	Provision for Sports Fields	Local Park Provision	Provision to Enlarge Existing Open Space	Provision for Linkages	Notes
Shape and Orientation	<p>Preferably, land should be of regular shapes (square or rectangular) to allow flexibility for active recreation.</p> <p>Able to accommodate fields.</p> <p>Preferably a North South orientation.</p>	<p>Preferably, land should be of regular shapes (square or rectangular) to allow flexibility for useable open space.</p>	<p>Land should be of regular shapes (square or rectangular) and adjoin existing open space to form a contiguous unit to maximise potential recreation use opportunities.</p>	<p>Linear space acceptable.</p>	<p>Long narrow parks are generally unacceptable unless the prime function is for linking larger park areas.</p> <p>Generally these will not be considered as recreational open space for dedication.</p>
Site Boundary	<p>The site should clearly demonstrate that it is public open space.</p> <p>Min 50% road frontage.</p> <p>Corner street frontages are preferable to ensure identification as a public place and contribute to security and surveillance of the site.</p>			<p>Active edges surveillance along link should be assessed</p>	
Gradient	<p>Maximum slope 1:4. Suitable for intended purpose (generally flat and usable) and create access issues for mobility impaired;</p>				
Comfort / Amenity/ Microclimate	<p>Provide good solar access and protection from wind and traffic noise.</p> <p>Parks should receive 3 hours direct sunlight mid winter (9am-3pm) and 5 hours direct sunlight 9am-3pm September 22.</p>				<p>Site should have the potential to provide a visually attractive and pleasant environment for users.</p>
Access to users / population	<p>Sports fields location not contingent on achieving proximity benchmark to all residents however a 2km distribution to all residents is optimal.</p>	<p>All residents should be within a ten minute walk (approx 400m) of local open space.</p>	-	-	-
	<p>Site must provide for safe and convenient access.</p> <p>Land not separated from catchment by physical barriers, such as busy roads.</p>				
Accessibility	<p>Location and park landscape should maximise access for people with mobility difficulties.</p>				-
Connectivity	<p>The site should be located on identified pedestrian and cycle routes (Liveable Green Network) and offer potential to link to adjoining open space.</p>				-
Assessment of negative amenity impacts of intended use	<p>Sports needs light and noise potential impacts on neighbouring residential amenity</p>	<p>Assessment of the influence of current / future adjoining landuse on recreational potential of acquisition site</p>	<p>Assessment of the influence of current / future adjoining landuse on recreational potential of acquisition site</p>	<p>Assessment of the influence of current / future adjoining landuse on recreational, ecological potential of acquisition site</p>	-
Land Quality and Tenure	<p>Not constrained by onerous / cost prohibitive contaminated land restrictions or property easements, strata title.</p>				<p>Assessing the land quality will minimise development and maintenance costs and ensure long term flexibility in use of the park.</p>

Table 2

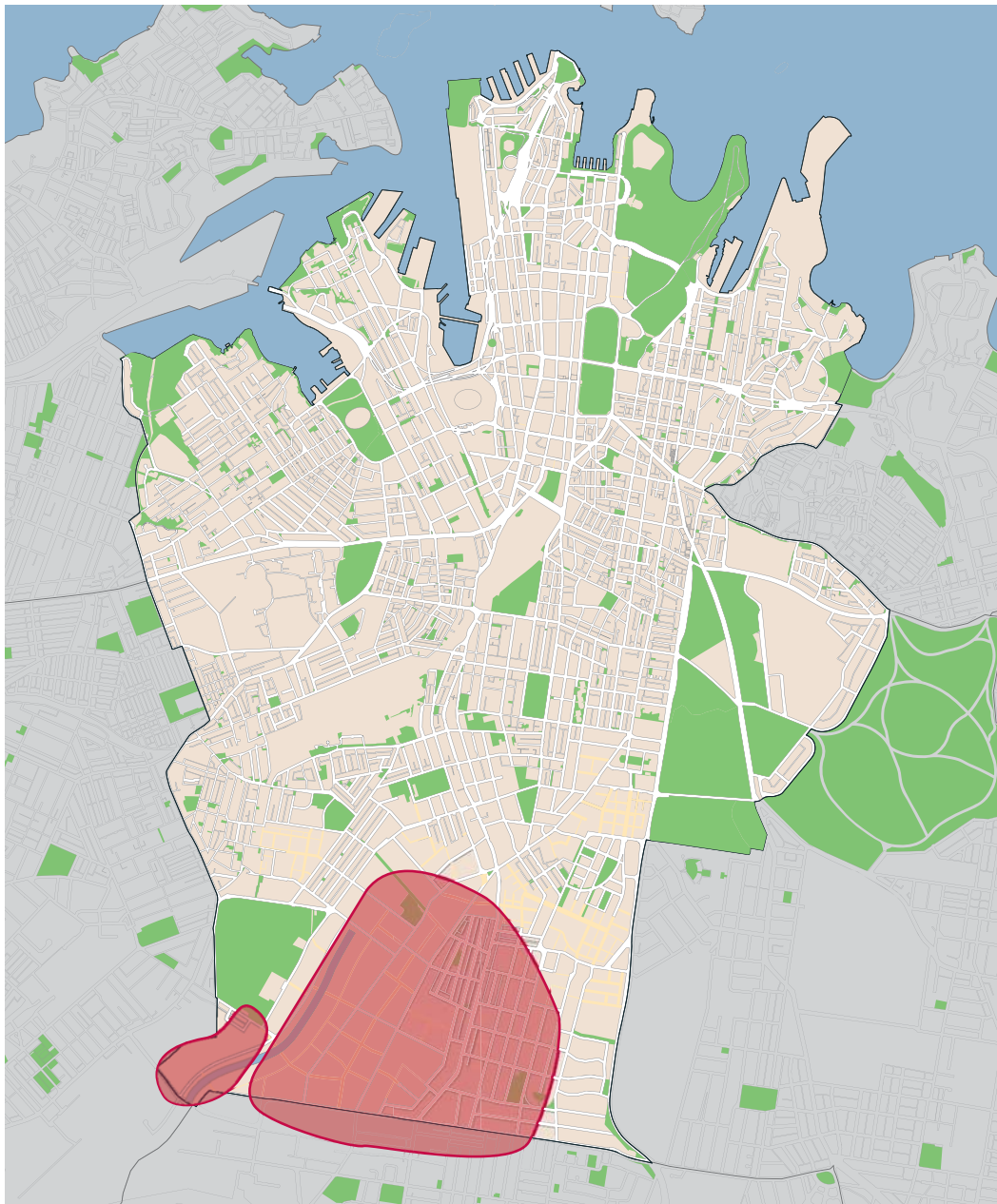
Opportunity Mapping – Priority Locations for Future Open Space Acquisition

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

a) Acquisition for New Sportsfields

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

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



● Open Space Acquisition Investigation Area - Sportsfields

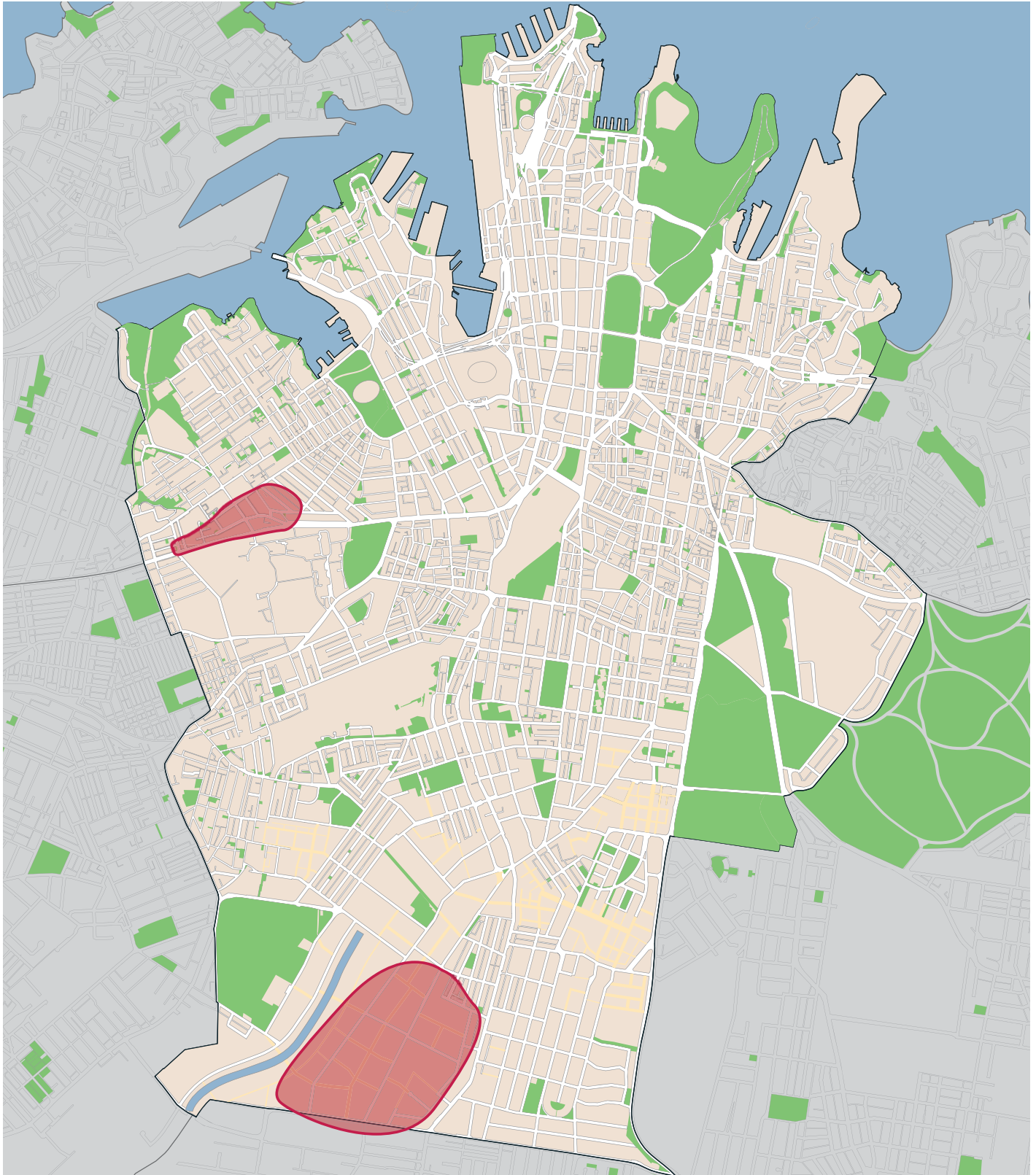
Figure 5

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

b) Acquisition for New Local Parks

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

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



Open Space Acquisition Investigation Area - Local Parks

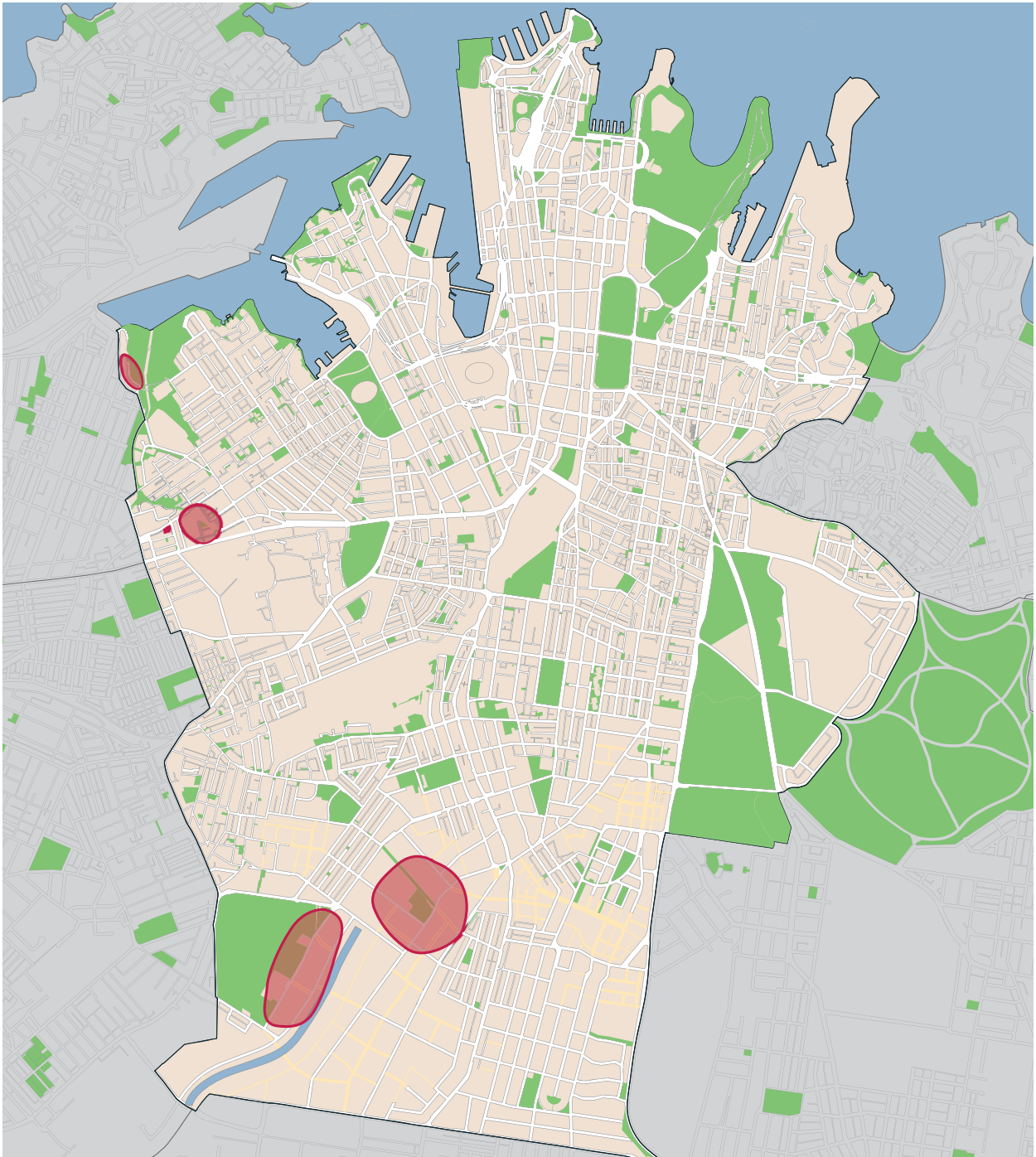
Figure 6

(c) Acquisition to Enlarge Existing Open Space

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

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

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



● Open Space Acquisition Investigation Area - Enlarging Existing Open Space

Figure 7

d) Acquisition for Linkages

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

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

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

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

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

Linkage across Alexandra Canal to Sydney Park

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

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

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

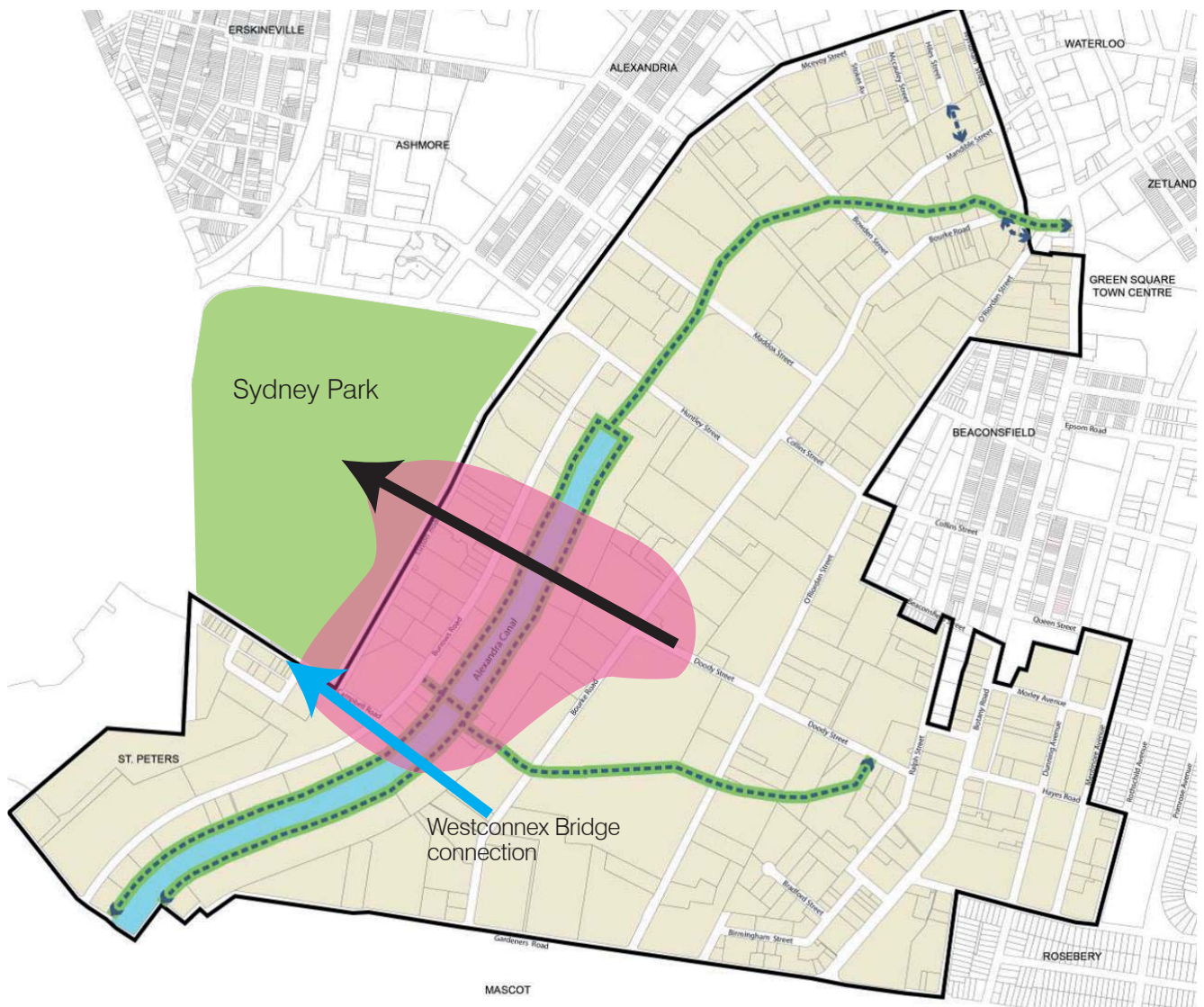


Figure 8

Summary

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

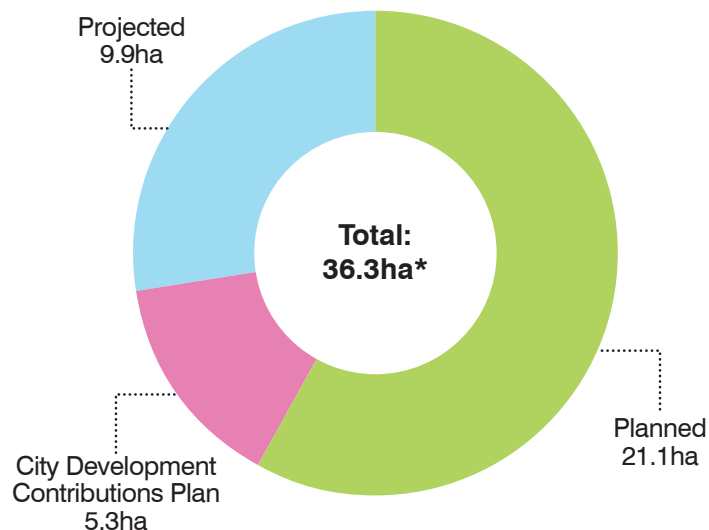
* Available area identified – amount acquired subject to available S.94 funding

Draft City of Sydney Development Contributions Plan

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

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

Estimated New Open Space Provision by 2030



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

6.0

Making More of What We Have

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

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

6.1 Improvement and Embellishment

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

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

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

6.2 Enhanced Pedestrian and Cycling Connections

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

Refer to Volume 3, Section 4.

6.3 Rethinking Existing Open Space

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

Moore Park Golf Course

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

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



Wentworth Park

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



Victoria Barracks frontage

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



Darlinghurst Court House Lawn Frontage

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





Moore Park Golf Course

6.4 Partnerships / Shared Use

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

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

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

Partnership models could include:

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

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

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

Alexandria Park Community School

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



National Centre of Indigenous Excellence

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



Newtown Performing Arts School

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



Plunkett St School, Woolloomooloo

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



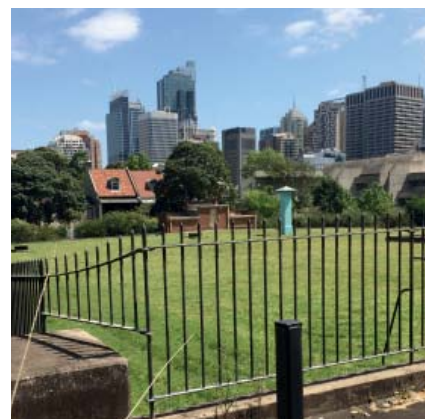
Sydney Secondary College, Glebe

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



Crown Street Reservoir Site, Surry Hills

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



6.5 Other Opportunities to Improve Open Space Provision

a) Considering The Street as Public Recreation Space

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

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

Examples include:

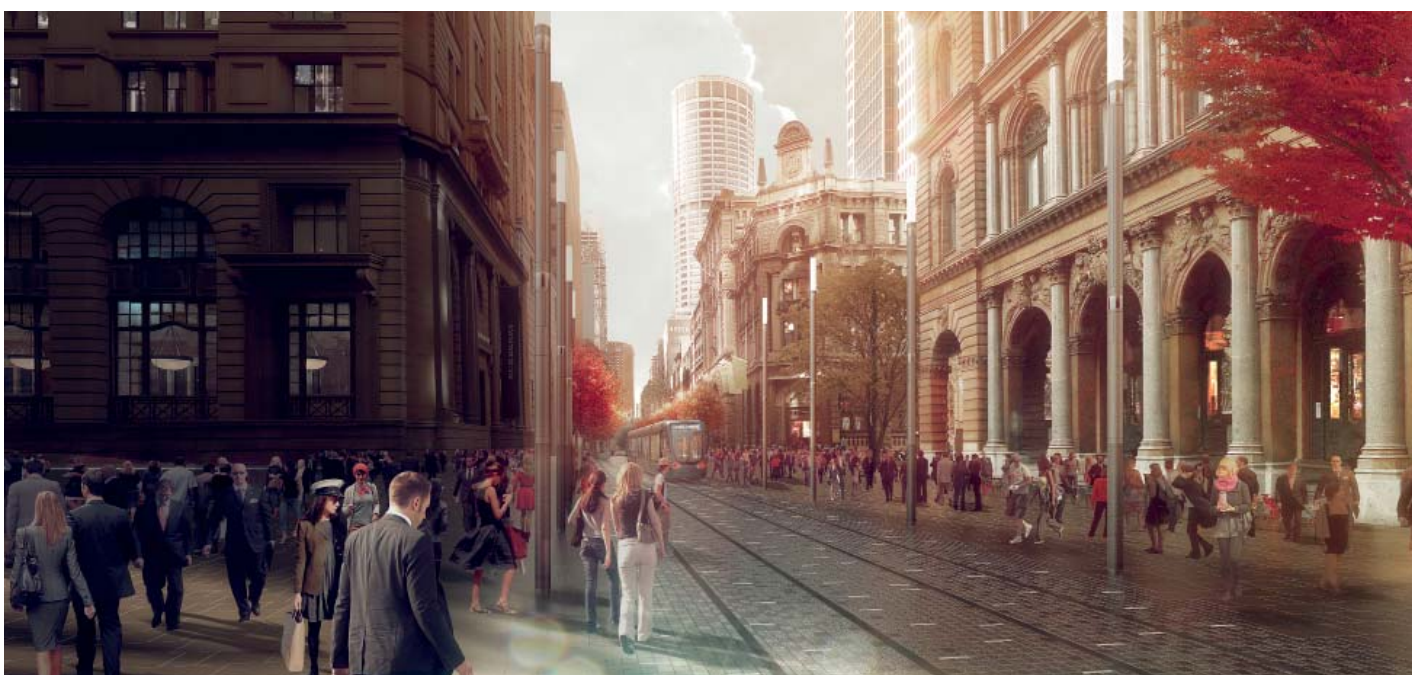
Thomas Street, Haymarket

Creation of new public space in Haymarket



George Street

800m pedestrian zone along George Street Light Rail



(b) Green Roofs

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

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

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

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

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



(c) Protecting What We Have

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

7.0

Conclusion

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

Appendix 1.0

Default standards for Open Space Planning in NSW

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

(Department of Planning 2010)

Default standards for open space planning in NSW

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

(Page is intentionally left blank)



Sydney2030/Green/Global/Connected