

Attachment J

**Danks Street South -
Social Infrastructure Appraisal**

Danks Street South Social Infrastructure Appraisal

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Danks Street South, Waterloo



Contents

1. Introduction	2
2. Site Identification and Characteristics.....	3
3. Planning Proposal.....	10
4. Policy Context.....	12
5. Policy Review.....	17
6. Social Infrastructure Provision.....	22
7. Conclusions	35
Appendix 1	36

1. Introduction

This Social Infrastructure Appraisal has been prepared to support the planning proposal for Danks Street South (DSS) which seeks to facilitate delivery of approximately 1,275 new homes and new community infrastructure including two public parks, a publicly-accessible plaza and new local streets. The planning proposal, detailed further in Section 3, received a Gateway Determination in February 2017 recommending that an amendment to the Sydney Local Environmental Plan (LEP) 2012 could be progressed subject to a number of conditions, including the requirement for public exhibition. The public exhibition highlighted a number of public concerns, including the absence of sufficient essential services, social infrastructure and open space to support the proposed development.

Green Square, including the Danks Street South precinct, is a rapidly changing urban renewal area with a planned growth in population to 61,000 people by 2030. Supporting the communities of Green Square involves nurturing and celebrating qualities of existing communities and neighbourhoods, as well as incoming communities. It relies on effectively managing the social impacts of the urban renewal process and associated population growth.

Social sustainability and the provision of sufficient social infrastructure is a vital part of any urban renewal.

Social sustainability can be broadly defined as the maintenance and improvement of social wellbeing for current and future generations. In the context of Green Square, social sustainability is about supporting the development of the community that is strongly connected through a shared sense of trust and vision of the future. The provision of social infrastructure can influence and help to strengthen the social sustainability of an area.

Social infrastructure and services play a crucial role in supporting community connectedness and the development of social capital. This is particularly important in the case of a community that is rapidly growing and changing. The social infrastructure needed to serve a community depends on the size and characteristics of that community, including age and cultural background.

This Appraisal investigates whether there is sufficient social infrastructure (existing and planned) to accommodate future planned growth within the DSS precinct and wider area.

Overview

Section 2 of this report provides a description of the precinct and its characteristics, Section 3 provides further details of the planning proposal and Section 4 sets out the policy context of the site and wider area and Section 5 sets out an assessment of how the City of Sydney is seeking to achieve the targets and directions in the policies. Section 6 details the existing and proposed social infrastructure around Danks Street South and the wider Green Square area. A conclusion follows in Section 7.

2. Site Identification and Characteristics

The DSS precinct is in the southern part of the City of Sydney Local Government Area in the suburb of Waterloo. Approximately 80% of the precinct is within the Green Square Urban Renewal Area, with the remainder within Redfern Street Village. It is approximately a one kilometre walk from the centre of the precinct to the Green Square train station, and a 1.4 kilometre walk from the Waterloo station.

The precinct is not within Urban Growth's Waterloo investigation area.

A location plan detailing the precinct boundary is at Figure 1. The site is bounded by Danks Street, Bourke Street, McEvoy Street and Morehead Street. Figure 2 shows the DSS precinct in the wider context of the Green Square Urban Renewal Area.

Figure 1 Danks Street South Precinct – Boundary (red line)



Figure 2 Danks Street South Precinct – Context Map



Precinct characteristics

The total site area is approximately 92,500 square metres and comprises 11 lots which range from 140 square metres to 19,350 square metres.

The precinct is relatively flat with a small cross fall of approximately 4 metres from north to south.

Existing development

The DSS precinct is currently occupied by warehouse buildings, some industrial strata units, a dry cleaners, and redundant / derelict land. It is also occupied by retail / commercial spaces which provide predominantly bespoke specialised furniture showrooms, bathroom fixtures and fitting showrooms. There are further bespoke retail, cafes, restaurants and some warehouses on Danks Street.

The industrial strata units between Young and Morehead Street were constructed in approximately 1990. The warehouses at 207-229 Young Street were constructed in the late 1980s, and the warehouses on Bourke Street are significantly older, but are not heritage listed.

There are four heritage listed buildings in the precinct. Two are owned by Sydney Water and date back to 1920s. The third building is an electricity sub-station owned by Ausgrid and dates back to around 1915. The fourth building is on Young Street and is part of a larger commercial development, dating back to early 1990s.

The two Sydney Water buildings, the Valve House and the Pump House, and the electricity sub-station are still operational, housing infrastructure that provides electricity to the area and drinking water to the eastern suburbs.

Currently there are a few vacant tenancies across the DSS precinct.

Figure 3 to Figure 6 illustrate the area.



Figure 3 James Richardson Furniture, Young Street



Figure 4 vacant land within Dahua Site



Figure 5 Sydney Water heritage listed building and surrounding vacant land



Figure 6 Sydney Water heritage listed building

Surrounding area

The site is surrounded by predominantly residential development. The Crown Square development, on the eastern side of Bourke Street, was completed by Meriton in 2010. It is mostly residential development with some retail uses including a supermarket, childcare, café and serviced apartments. Building heights in Crown Square range from four storeys to 15 storeys.

The Divercity development, part of the Lachlan neighbourhood, lies to the south east of the DSS precinct, on the opposite side of Bourke Street and south of Lachlan Street. This development was completed around 2013. It is a predominantly residential development with building heights ranging from six to 12 storeys. There are some local retail / restaurants at ground floor, mostly concentrated on Bourke Street and a small plaza area.

The Moore Park Gardens development to the north was completed in 2000. It has building heights ranging from five to 20 storeys.

The buildings to the south of McEvoy Street are relatively low scale, predominantly commercial and light industrial warehouses. They provide a range of products and services such as hairdressing, car accessories, a service station and film school.

The area to the west of Morehead Street is the Waterloo Conservation Area. This area is predominantly residential one and two storey Victorian terraces.

Danks Street to the north provides a range of bespoke retail, including art galleries fine rugs and furnishings / designer furniture, electrical appliances (Winnings) and a timber yard. It also has wholefood shops, some cafes and restaurants. Some low scale, 4 storey residential redevelopment has occurred on Danks Street over the past 3-5 years.

History of Green Square

Green Square has a rich and unique history which is being overlayed with new urban development.

The diverse neighbourhoods of Green Square are rich in history – particularly from the periods of the early settlers and working classes who established themselves in the area from the 1940s, as evidenced by old factories that are being reused for retail and food outlets, the terraces of former workers cottages that are now dedicated conservation areas and those factories that made a wide range of famous Australian products, including 'Minties', 'Jaffas', 'Akubra' hats and 'Kooka' ovens. This history is conveyed in the new and proposed streets and open spaces via interpretive public art, creative installations and street and park names that reference the rich characteristics and people of the area. This approach will be continued within any redevelopment of DSS to ensure the history of the area it is not lost.

(Further information on culture and public art is set out in Section 5.)

Green Square is now being transformed into a vibrant and sustainable urban place, with a diverse mix of housing, open space, offices, shops and facilities that will act as a focal point for the wider City South area.

Demographics of Green Square

There are a number of data sources available that provide up to date information on Green Square to understand more about the people living in the area.

Profile id

Profile id collates the 2016 census data for the City of Sydney which can be broken down into statistics for Green Square.

The age breakdown of residents in Green Square in 2016 is as follows:

Age	Percentage
0-24	30
25-49	59
50-74	10
75+	1

This identifies that there is a high proportion of working age residents, particularly in the age range of 25-49. There is also a high number of people under 25. Within Green Square, social infrastructure will need to be planned accordingly, meeting everyone's needs.

Profile id also identifies that in 2016 21.8% of the community of Green Square were born overseas in China, this figure is nearly double that in 2011 of 10.6%. In 2016, 45% of people in Green Square spoke a non-English language at home, compared with 36% for City of Sydney and 37% in 2011. These figures highlight the importance of planning for an inclusive, welcoming community, providing social infrastructure that is accessible to all people from a range of countries who speak languages other than English.

MyPlace: Community Survey - Green Square

A survey has been undertaken by the faculty of the Built Environment, University NSW to understand the demographics of the Green Square community, opportunities and barriers to social interaction and the opinion and satisfaction with the area of local residents. The survey captured approximately 1,000 residents.

The results found that 73% of residents moved to the Green Square area because of the proximity to the CBD, 48% because of proximity to public transport, 44% because of lifestyle and 32% because of good facilities and services in the area. People most like the proximity to Sydney CBD about living in the area (84%), convenient location (71%), access to public transport (56%) and parks and green spaces (48%).

The respondents were asked about their neighbours. A high rate of respondents (65%) agreed that they would be willing to help their neighbour if needed, 25% strongly agreed, 8% neither agree nor disagree, 1% disagree and no respondents strongly disagreed. 11% strongly agreed, that, if needed, they could get help from their neighbours, 37% of respondents agreed, 35% neither agreed nor disagreed, 13% disagreed and 3% strongly disagreed.

The respondents were also asked to what extent they feel part of their community in their local area. 6% stated very strongly, 27% stated strongly, 36% stated neutral, 20% stated not much and 11% stated not at all.



These figures confirm that the location, particularly the proximity to the CBD and the public transport, has attracted people to the area. The results suggest that people could rely on their neighbours if needed which encourages a community feel in the area. The figures do not suggest that the existing social infrastructure is a pull factor for living in the area and more steps can be taken to assist residents to feel part of their local community.

The MyPlace community survey will be an ongoing exercise to monitor levels of social cohesion and interaction in Green Square over time so that the City can identify how it might best support the community's social wellbeing associated with environmental, economic and social changes in the area

3. Planning Proposal

The planning proposal at Danks Street South would allow for:

- around 1,275 new homes, including affordable housing for key workers
- two public parks totalling 5,400 square metres for recreation and small events
- new local streets, including shared zones and green links that prioritise walking and cycling
- public square of 1,400 square metres around the heritage-listed Sydney Water Valve House building.

The draft planning controls seek to amend the maximum building heights in the precinct. Most buildings will be between four and six storeys, with one 20-storey tower and one 12-storey tall building (reduced from 16 storeys following public consultation). These maximum building heights are similar to other developments in the vicinity.

Intended Outcomes

The intended outcome of the planning proposal is to:

- enable the orderly redevelopment of the Danks Street South Precinct for residential, retail and commercial uses
- facilitate the delivery of market housing and services in an area with good access to public transport, social infrastructure, employment opportunities, goods and services
- ensure that new development responds appropriately to the surrounding built form context
- ensure that existing and future neighbouring properties and the public domain receive appropriate solar access and
- facilitate the delivery of significant public benefits including two new parks, a new plaza and new streets.

Gateway Determination

The Gateway Determination for the planning proposal was received in February 2017 which recommended that an amendment to the Sydney Local Environmental Plan (LEP) 2012 should proceed subject to conditions, which included supporting studies to be updated and consultation to be undertaken with a number of government agencies and the community. Consultation with agencies is on-going.

Community Responses

The planning proposal was exhibited in May 2017 and over 260 submissions were received from the community.

The main issues were:

- concern over the heights of the 16 and 20-storey buildings on the former Sydney Water site
- density of development and its impact on the character of Waterloo
- loss of amenity, sunlight and views

- lack of public transport infrastructure – concern that redevelopment of the site will put further stress on public transport infrastructure which isn't meeting current demand
- traffic and parking impacts.

During the community consultation it also emerged that residents have concerns over the loss of community and the impact on the sense of neighbourhood as a result of the planning proposal.

As a result of the responses received and the Gateway Determination, additional work is being undertaken by the City of Sydney. This Appraisal has been prepared to support the planning proposal, to determine whether there is sufficient existing or planned social infrastructure to accommodate future planned growth within the precinct and wider area.

4. Policy Context

The policy context for social infrastructure provision in Green Square, including DSS, is set out below. As highlighted in Section 1, the City has a strong focus on planned social infrastructure to ensure there is sufficient provision to encourage active and inclusive communities. Given the extent of planned urban renewal at Green Square to provide 61,000 homes to 2030, this is an important element of planning in the area.

Sustainable Sydney 2030 Community Strategic Plan 2017-2021

The purpose of the Community Strategic Plan is to identify the community's main priorities and aspirations for the future and to identify how to achieve these goals. The 10 targets are set to make the city more sustainable. The 10 directions provide a framework for actions to be carried out to achieve a sustainable Sydney.

Target 3 sets the housing target for the city, 48,000 additional dwellings for increased diversity of household types, including a greater share of families. The planning proposal seeks to deliver a number of these dwellings within the Green Square area.

Target 8 sets out that every resident will be within reasonable walking distance to most local services, including fresh food, childcare, health services and leisure, social, learning and cultural infrastructure. The planning proposal will create a vibrant neighbourhood with a mix of uses, community facilities and open spaces. This includes the provision of community infrastructure including a recreation spine, with parks that provide opportunities for social interaction, relaxation and passive recreation uses. It also retains culture in the area, with the plaza surrounding the heritage listed buildings which are integrated into the design. The future residents of DSS will also have access to the many new and planned community services and facilities in the wider Green Square area.

Direction 4 – a city for walking and cycling. This sets an objective for the city to have a network of accessible, safe, connected pedestrian and cycling paths integrated with green space. Another objective seeks to increase the number of people who choose to walk and cycle in the city. The planning proposal encourages cycling and walking with pedestrian and cycle links proposed through the site. Supporting infrastructure will also be provided within any redevelopment to further encourage this.

Direction 6 – resilient and inclusive local communities. One objective for this direction is equitable access to community facilities and places, parks and recreational facilities to support wellbeing in daily life. This is an important consideration at Green Square and is a focus on the redevelopment of the precinct, with particular emphasis at the Town Centre to provide community facilities and services. This is discussed further in Section 6. The ongoing UNSW MyPlace survey (discussed further in Section 2) will also help to monitor levels of social cohesion and interaction in Green Square's community, including DSS, so that the City can identify how it might best support the community.

Direction 9 – sustainable development, renewal and design recognises the role of open spaces and social infrastructure, such as parks, pools, libraries and community facilities for communities. One objective states that Sydney plans for the long-term and the benefit of future generations. Green Square is included as a case study within this direction, it sets out how Green Square has been developing and will

continue to develop up to 2030 with more than 305,000 new residential dwellings expected to be built in this time. The case study highlights the importance of representing the people who will live in Green Square in the future, for which the City is an advocate and has planned extensive facilities for the community as set out in Section 5 of this assessment.

Direction 10 – Implementation through effective governance and partnerships. One objective is the community is engaged and active in shaping the future of the city. The City of Sydney is focussed on engaging with the local community within Green Square to ensure their needs are met through consultation and community events. This is discussed further in Section 5.

Sydney Development Control Plan 2012

The Sydney Development Control Plan (DCP) applies to the Danks Street South precinct. It provides detailed planning and design guidelines to support the planning controls in the Local Environment Plan. There are a number of controls set within the DCP that require social infrastructure and encourage community connectedness.

There are requirements for:

- proposed streets that will run through the site
- active frontages that encourage footfall
- through site link that will run through the site
- proposed open space to be provided on the site
- public domain set back of 3m along Bourke Street

All of these controls ensure a high quality standard of development that encourage more opportunity for community interaction and connectedness.

City of Sydney Development Contributions Plan

This Plan sets out section 94 contributions required by development to be made towards the provision, extension or augmentation of local infrastructure required as a consequence of development within the Plan's boundary, which includes Green Square. The Plan also provides the framework for the collection of the contributions and ensures the existing community is not unreasonably burdened by the provision of local infrastructure required either partly or fully as a result of development in the area.

The Plan identifies key works such as major new transit corridors and public open spaces that the section 94 contributions will fund, thus minimising impact of development in Green Square.

The funding collated from section 94 contributions is not sufficient to fund all of the infrastructure required at Green Square. Other funding is provided by the City, State government and partnerships with the private sector through the Community Infrastructure contribution which applies in Green Square in Sydney LEP.

Together these funding mechanisms help to ensure there is sufficient infrastructure to support existing and new residents in Green Square. The infrastructure delivered encourages community and social involvement of residents, e.g. the delivery of open space.

Green Square Infrastructure Strategy and Plan

The Green Square Infrastructure Plan was endorsed by Council in 2015 and sets out the key forms of infrastructure needed to serve the community of Green Square. The

City's community facilities planning is focused on ensuring that facilities will continue to meet the social, cultural and recreation needs of current and future population.

Some of the new facilities to be provided at Green Square, either planned or under construction, including the new aquatic centre, creative arts facilities and open spaces, are expected to draw people from a wider geographic area than the local neighbourhood. They have been designed to accommodate this wider demand.

Primarily, localised facilities and services are being delivered in Green Square by the City of Sydney with the intention of delivering excellent local amenity and supporting the current and incoming communities connecting with each other and enjoying a high quality of life.

The Plan sets out actions in relation to social infrastructure, a timeframe and responsibility to undertake the action to ensure there is sufficient provision of social infrastructure within the Green Square. Further details are set out in Section 6.

Open Space, Sports and Recreation Needs Study 2016

This Study provides a series of directions and recommendations for future planning, provision, development and management of public open space and recreation facilities located in the City. It considers the necessary provision of open space and recreation facilities with the expected population of 281,000 residents by 2036 in the City.

The Study recognises that there will be a projected 36ha of open space added to the City's network by 2030 which will increase the site area of open space by 16.2%, resulting in an increase of the current provision to 14.8% of the total land area.

Over \$400 million has been allocated to parks, sports and recreation facilities in the City's 10 Year Capital Works Program. This will include better planning for the existing network – upgrades to existing parks including Hyde Park in the CBD and Victoria Park in Green Square, ongoing rollout of small parks renewal program, capacity improvements to sports fields and support facilities such as signage, park furniture and accessible toilets.

The Study recommends a sub-regional approach to open space and recreation facility planning as there is a shortage of available land, high use of current sports grounds and continuing pressure for more and better facilities which cannot be met by one Council alone. An integrated approach will strategically identify, plan, develop and manage opportunities for recreation facilities that meet demands of users.

Creative City Cultural Policy and Action Plan 2014

The Creative City Cultural Policy and Action Plan sets out what respondents want to see in the City in terms of cultural events.

The Plan acknowledges that the City's property portfolio and infrastructure assets can be used effectively to support its cultural goals.

The Plan sets out six strategic priorities relating to culture in the City. These include:

- Strategic Priority 1 – precinct distinctiveness and creativity in the public domain
- Strategic Priority 2 – new avenues for creative participation
- Strategic Priority 3 – sector sustainability – surviving and thriving
- Strategic Priority 4 – Improving access – creating markets
- Strategic Priority 5 – sharing knowledge

A number of initiatives are set out to deliver these priorities in the City. The strategic priorities need to be taken into account when planning for social infrastructure within Danks Street South and the wider Green Square area. Further information on how these are considered are set out at Section 5.

An Open and Creative City: planning for culture and the night time economy (discussion paper, October 2017)

The vision of the discussion paper is for a lively and diverse evening economy. A number of actions are set out across the areas of a diverse evening economy, more small-scale cultural uses, and fair management of entertainment noise.

This seeks a number of amendments to planning controls to allow for more flexibility to encourage a lively and diverse evening economy within the City. Within the Green Square area, this includes allowing minimal impact small-scale cultural uses without development consent and amplified music. These proposals are subject to a number of criteria, which individual events would need to comply with.

Once these changes are made to the planning controls, this will make it easier to plan and host community and cultural events in Green Square, encouraging social interaction and community belonging.

Draft Greater Sydney Region Plan (October 2017)

The draft Greater Sydney Region Plan was released for exhibition until December 2017 by the Greater Sydney Commission. It sets out a vision for Greater Sydney for the next 40 years.

The Plan encourages flexible designs and agreements for shared use to provide new opportunities for social infrastructure – including sporting fields, meeting rooms, schools and community facilities that can be adapted for use by a cross section of the community. Two strategies are set out on the delivery of social infrastructure to meet future needs and optimising the use of available public land for social infrastructure.

Revised Draft Eastern City District Plan (October 2017)

The Revised Draft Eastern City District Plan (District Plan) was released for exhibition until December 2017 by the Greater Sydney Commission. The District Plan sets a number of priorities for the Eastern City to deliver a liveable, productive and sustainable City. This includes a priority relating specifically to providing services and social infrastructure to meet people's changing needs.

The Plan highlights the importance of the right local mix of services, programs and social infrastructure at the heart of walkable neighbourhoods to support socially connected, active and healthy lives. The Plan continues by informing how this can be delivered, including co-located community facilities, improving accessibility and the provision of shared and flexible uses.

Summary

It is evident from the policy context that the City of Sydney and the Greater Sydney Commission consider social infrastructure to be a high priority for development within the City and the Greater Sydney region. In particular, the City has a number of policies and guiding principles that require social infrastructure or encourage the

design of development to be more community friendly e.g. provision of open space or through-site links.

5. Policy Review

This Section sets out how the City is working to achieve the policy objectives and targets of the City identified in Section 4 relating to social infrastructure with particular reference to Danks Street South and Green Square Town Centre.

Sustainable Sydney 2030 Community Strategic Plan 2017-2021

Within Sustainable Sydney 2030, Target 8 sets out that every resident will be within a reasonable walking distance to most local services, including fresh food, childcare, health services and leisure, social, learning and cultural infrastructure.

The urban renewal at Green Square has been planned to provide the existing and new residents with sufficient, high quality facilities and infrastructure that are highly accessible for all of the community. Some of these facilities are already provided at Green Square, and some are under construction. As the population increases further, facilities will be planned / are in the pipeline to address additional need and demand. This will continue to be monitored and assessed by the City to ensure there are sufficient infrastructure and facilities for residents. This is also important to continue to attract new residents to the area given the planned growth and to ensure Green Square continues to develop into a vibrant, sustainable and connected community.

Direction 6 relates to resilient and inclusive local communities. One objective for this direction is equitable access to community facilities and places, parks and recreational facilities to support wellbeing in daily life. This objective sets how Sydney aims to be in relation to this direction in 2030. This includes communities being well served by high quality facilities that meet needs and aspirations, having quality places and spaces where the community can take part in cultural life and build connections with people from a range of backgrounds and social infrastructure being responsive to the needs of the changing communities.

Significant planning within the City and collaboration with State government and site owners / developers are undertaken to identify where there is a shortfall or a requirement for the provision of certain facilities, infrastructure or community events within Green Square. These partnerships collaborate to develop these, usually provided through the City, the State government or development contributions. This encourages improved social conditions and communication is on-going with the community in terms of specific needs in the area.

As detailed above, an Infrastructure Strategy and Plan has been prepared for Green Square to identify and plan the required infrastructure to support a population of 61,000 people anticipated in 2030. This Plan is monitored and updated by the City to identify where needs change and how these will be addressed. This also assists in prioritising and directing investment and funding for community facilities and infrastructure in Green Square.

The City is also currently preparing a Social Sustainability Action Plan which will set out the City's aspirations for a socially sustainable city. It will outline a vision, guiding principles and the City's role in strengthening wellbeing and resilience. The vision of the Plan is a city for all. Once the Plan is finalised, this will be used as a guide to strengthen the wellbeing and resilience of our communities through our commitment to social justice and inclusion.

Direction 9 relates to sustainable development, renewal and design. The Direction recognises the role of open spaces and social infrastructure, such as parks, pools, libraries and community facilities for communities. As highlighted in Section 4, Green Square is a case study within this Direction.

As set out in the Green Square Infrastructure Strategy and Plan, achieving sustainable urban renewal is a major consideration that shapes the evolution of Green Square. The City encourages development to exceed minimum BASIX scores and encourages development that implements the principles of ecologically sustainable design. The City undertakes a number of other initiatives and enforces specific planning controls to encourage sustainable development at Green Square which will also apply to the redevelopment of Danks Street South.

Creative City Cultural Policy and Action Plan 2014

As highlighted in Section 4, the Action Plan sets out six Strategic Priorities and a number of Strategic Initiatives to deliver these Priorities. These are considered below in terms of how the ongoing urban renewal at Green Square and planning proposal will assist with realising each Priority's creative and cultural goals.

Strategic Priority 1 – precinct distinctiveness and creativity in the public domain

The City is commissioning a range of new permanent and temporary public artworks that will shape the personality and character of Green Square. These will explore the historical, cultural and ecological elements of the area. Further information can be found in Section 6.

The Green Square public art strategy is an important element of the urban renewal of the area. It is backed by significant City funding and presents an exciting opportunity to create unique artwork that will become part of the fabric of our parks, squares and public spaces.

Strategic Priority 2 – new avenues for creative participation

Joynton Avenue Creative Centre is due to open in early 2018 which will provide creative space as well as outdoor event space for the community. This will be a hub of activity providing artists and creative practitioners with space to try out new ideas, connect and collaborate. Further information can be found in Section 6.

Overlooking the new Matron Ruby Grant Park, the outdoor space will be available to hire for activities ranging from yoga classes and tai chi, to painting classes and outdoor exhibitions.

There will be a new artist-run gallery, bespoke jewellery benches and a variety of co-working spaces for creative entrepreneurs – for lease at affordable rates.

With a wide offer at the Creative Centre, it will cater for a range of the community, encourage creative thinking, give people the opportunity to express themselves and provide another accessible meeting place.

Accordingly, it will assist in achieving this Priority within the Action Plan.

Strategic Priority 3 – sector sustainability – surviving and thriving

One of the goals relating to this Priority encourages delivering an increased number of creative spaces throughout the City. The planned provision in Green Square seeks to assist with meeting this Priority.

The release of *An Open and Creative City: planning for culture and the night time economy discussion paper*, detailed in Section 4, has started the actions set out under this Priority, which include setting up temporary or permanent live-music or performance in the City. The City will continue to monitor and action these to encourage the delivery and support of business and creative opportunities.

Strategic Priority 4 – Improving access – creating markets

The creative facility at Green Square will encourage higher levels of participation and engagement in cultural and creative life. To ensure accessibility and awareness, 107 Projects has been selected to manage the Centre on the City's behalf. They will be responsible for overseeing the centre's daily operation, attracting creative tenants for each space and developing programmes and activities that engage with local communities and the creative sector.

Strategic Priority 5 – sharing knowledge

A new library is under construction within Green Square Town Centre. It will house community rooms, reading rooms and a technology suite. Along with an acoustically designed music room, featuring a baby grand piano, available for practice and small recitals. Free Wi-Fi will allow access to the library's world-class e-resources. These facilities will welcome and encourage learning for all ages. The library and plaza will host a number of events for local residents which will facilitate knowledge sharing and encourage social interaction.

In addition, a community development co-ordinator helps to facilitate community integration within the area. This role involves sharing knowledge and advising residents of events and facilities in the local area. The co-ordinator can also be used as a point of contact in the local area if residents have any questions or they want an event or facilities to be promoted.

Further information is provided in Section 6.

Health Impact Assessment

A *Health Impact Assessment* (HIA) has been prepared for Green Square by the Health Equity Research and Development Unit, a unit of the Population Health in Sydney Local Health District and a research hub of the University of New South Wales.

This provides an assessment of the Green Square Infrastructure and Strategy Plan. The HIA aims to:

1. identify the potential (direct and indirect) health effects of the Green Square development as outlined in the Draft Infrastructure Strategy and Plan
2. recommend strategies and actions to be taken to provide better health outcomes for residents of Green Square
3. strengthen the ways in which the Green Square development can promote health and reduce health inequalities.

The HIA identifies the potential health impacts of the Green Square urban renewal and provides recommendations on what should be done to minimise health impacts on the community. These recommendations cover a wide range of issues, the recommendations relating to social infrastructure are set out below:

Schools: it is recommended that five primary schools are provided in the area as a key health priority. As discussed further in Section 6 of this Appraisal, there are two schools in close proximity to Green Square and also a new school to be provided at which has recently been announced. The City is aware of the requirement for

schools in Green Square, however, schools are delivered by state government, not local government, and this will need to be addressed by Department of Education. The City will continue to advocate for delivery of sufficient school places to meet the needs of the area.

Permeability / Connectivity: providing active transport that promotes walking and cycling and reduces the need for car use is key to a healthy development. The City is continuously working to connect the precincts of Green Square through considered and high-quality design of built form and the public domain so residents and visitors can access the neighbourhood through cycleways, interconnected pedestrian pathways and a range of public transport. These connections are detailed at Section 6.

There are also risks highlighted that limit the connectivity of Green Square, including a reliance on redevelopment to deliver improved amenity. However, this is something the City is continuing to improve as the urban renewal area develops.

The planning proposal at Danks Street South encourages permeability and connectivity through providing a public domain structure that has an identity and providing safe spaces that prioritise walking and cycling. The design of the redevelopment provides shared zones, open spaces and pedestrian and cycle links to integrate Danks Street South into the wider Green Square.

Green Space: the HIA recognises that there is a lack of green space within Green Square, proportionate to the number of residents. Again, this is an issue that the City is continuing to address.

As detailed further in Section 6, there are a number of proposed open spaces and parks planned in Green Square. Within the Town Centre, Matron Ruby Park is nearing completion, the Drying Green is expected to be completed at the end of 2018 and Gunyama Park is expected to be completed in late 2019. Mulgu Park is in the pipeline with details of development to be confirmed in due course.

A significant number of public open spaces and parks are planned for or under construction within Green Square which will boost the existing provision as residents move into the area. In addition, the provision at Danks Street South will cater for the new residents and will increase the overall supply of open space at Green Square.

Over \$400 million has been allocated to the parks and recreation facilities in the City's 10 Year Works Program, the roll-out of which is monitored and adjusted as necessary over time.

Social and Community Facilities: the HIA acknowledges the City's efforts to provide leisure facilities at Green Square. It is recommended that a forum on youth and migrant social and recreational infrastructure in collaboration with Sydney Local Health District and local youth services is held. The City will consider this recommendation and undertake a forum if this is something that is feasible and provides benefits for the community.

Conclusion

It is evident that the City is continually planning for the provision of social infrastructure and significant development is currently being undertaken at Green Square to ensure there is sufficient public infrastructure and community facilities.

The City has a number of action plans / strategies in place to encourage and monitor the implementation of sustainable development and a creative and cultural City. These are at the forefront of planning within the redevelopment at Green Square.



The City continually monitors the delivery of community infrastructure and changing community priorities over time. It also continues to work with private developers and advocate with the State to secure important community infrastructure outside of the City's direct control.

6. Social Infrastructure Provision

Social infrastructure needs to be a key consideration within any development or redevelopment of a site or precinct to ensure any existing and new residents have reasonable services and facilities in the area.

As highlighted in Section 1, social infrastructure and services play a critical role in supporting community connectedness and the development of social capital. This is particularly important in the case of a community that is rapidly growing and transforming, like Green Square. The social infrastructure needed at Green Square should serve the people living in the area, which has a high proportion of people aged 0-24 years and 25-49 years and also an ethnic mix to serve the community needs.

Social infrastructure is typically provided on a basis of applied service planning methodologies, which may include particular population or geographic benchmarks or catchments. Some social infrastructure, such as child care centres, libraries and community centres, are delivered on a local basis, whereas other forms of social infrastructure, including tertiary education facilities and hospitals, are delivered on a regional basis or catchment serving a larger population.

Within any redevelopment of Danks Street South and the wider Green Square, social infrastructure is at the forefront of planning to ensure the community can access a range of local and regional social infrastructure and have a feeling of belonging in the area.

As each precinct evolves, parks, public art and community gathering places will add to their character.

An overview of social infrastructure is set out below, including existing social infrastructure within Green Square and the Redfern Street Village and planned social infrastructure for Danks Street South and the wider Green Square area. This focuses mainly on provision at Green Square as the City's infrastructure planning for the Green Square area has taken into account the future redevelopment and associated new residents in Danks Street South.

Community Development and Events

As Green Square is one of the fastest growing and most diverse areas in Sydney, a community development co-ordinator at the City helps to facilitate community integration. The co-ordinator acts to foster co-operative relationships and establish partnerships between communities, non-government organisations, the City and the broader Sydney community, with a strong focus on the Green Square community. The co-ordinator works collaboratively with the different units within the City to ensure coordination of social and community matters and programs. One of the Actions within the Green Square Infrastructure Strategy and Plan is for the City to continue to monitor the work being undertaken by the Community Development Co-ordinator, and this is ongoing.

The role to date has achieved many positive outcomes for Green Square which encourage community engagement, making residents feel more included and welcomes new residents in the area. It includes exciting new initiatives and regular or one-off community events which have been identified through community consultation and relationship building with the community. The events aim to be inclusive of all members of the community. They are advertised on the City's website and people can also sign up to a weekly community newsletter for updates on what

is going on in the area. The newsletter is also issued in simplified Chinese, given the high Chinese population at Green Square.

This has seen a number of local residents regularly attending and enjoying community and informative events. These include celebrating a milestone in a development, resident focus groups, and drop-in days / information hubs for planning proposals in the area.

Figure 7 shows a Green Square Welcome Event held on 21 October 2017 which attracted 150-200 people from the local community and community groups and was very positively received.



Figure 7 image from the Green Square Welcome event 21 October 2017

The Green Square newsletter is an informative publication which updates residents on development and events happening in the local area. It also raises awareness of local community groups in the area, encouraging residents to get involved. It also directs people to the City of Sydney website that is regularly updated and includes 'an A-Z of Green Square Life' which provides helpful information about living in the area.

Urban City Space teams have also been created which consist of multi-disciplinary approaches seeking to integrate use of community facilities to be delivered sustainably.

There are also a number of events within the nearby Redfern Street village which all residents can attend, these events are also advertised on the City's website. These events display the cultural, ethnic and economic diversity of the village.

Future programmes and initiatives will continue to be introduced and run, it is important these are designed to ensure that all members of the Green Square community and surrounding precincts feel welcome and are able to participate in their area of interest or need.

Placemaking

Placemaking encompasses a broad range of ideas and philosophies, but it is a concept that combines both tangible elements, such as hard infrastructure and physical assets, with intangible attributes, such as community spirit, lifestyles and character, to deliver a place or neighbourhood that is appropriate to the area, its residents, visitors and workers.

It is a process that promotes community ownership, is often community driven and can gear a community with the knowledge and ability to create public places that have character, will provide a range of lifestyle opportunities, promotes activation, uniqueness, individuality and a sense of wellbeing.

The City is increasingly focusing on placemaking strategies and programmes appropriate to Green Square, which are co-ordinated by a place manager. An Action within the Green Square Infrastructure Strategy and Plan, to be led by the place manager, is to continue to develop and implement placemaking strategies and programmes. This is an on-going action for the responsibility of the City with State agencies and the community.

The planning proposal for Danks Street South has considered placemaking to ensure a high quality and liveable environment is created. The urban design principles that would inform the recommended development scenario in relation to public domain are:

- providing a public domain structure that has an identity
- providing safe spaces that prioritise walking and cycling
- creating open space where the design integrates the history of the area with future user recreation needs
- providing a strong identifiable landscape character within all public spaces.

The planning proposal provides two parks totalling 5,460qm for recreation and small events. This will provide improved amenity and passive recreation for the community. New local streets, including shared zones, and a 1,500sqm publicly accessible plaza area, surrounding the heritage buildings, have been designed to encourage the community to meet and socialise in these areas. The design of each will reflect a sense of place and support community interaction. They will be complemented by commercial and retail uses for residents and visitors, increasing footfall and the vitality in the area.

These uses will also be supported by a range of facilities at Green Square Town Centre. The Town Centre has a multipurpose space known as the Social Corner and Woolworths Supermarket, both important facilities as the population of Green Square grows. As detailed below, there are a number of community facilities in the Town Centre nearing completion, these will provide a focal point and a community hub to encourage social interaction and activity in the Town Centre. Given the scale of these facilities and their accessible location, they are expected to attract and serve residents from Danks Street South.

Heritage and public art

The integration of public art into the built environment over the short and long term will reflect the growth of Green Square as an emerging area. Green Square residents won't have to travel far to experience culture and creativity.

The purpose of public art in Green Square is to:

- Engage with the local and new community of residents, workers and visitors.

- Identify and highlight issues of art and the Green Square ecology.
- Address the historical and cultural elements of Green Square.

Public art is a key action of Sustainable Sydney 2030 to create a 'lively and engaging city' and a 'cultural and creative city' and be a 'leading environmental performer'.

Accordingly, heritage and public art is a key feature at Green Square which provides points of interest in the area and reminds residents of its history.

In 2013 Council endorsed the Green Square Public Art Implementation Plan which included the development of permanent and temporary public art. The permanent artworks currently underway include:

- Stream – a commission in the yet to be constructed Drying Green Park (as detailed below). The artwork by Melbourne based artist, Kerri Poliness, has been developed in collaboration with the landscape architects and will be delivered as part of the park construction. Carefully integrated into the stairs and paved areas of the park, the artwork provides coloured lighting and references the geometry and manifestation of waves across a variety of phenomena such as water, sound, energy, light, geomorphology, and migration. This artwork is to be completed in 2018.
- While I Live I Will Grow – a project by Maria Fernando-Cardoso in the forecourt of the Green Infrastructure Centre. Located at a key entry point to the new community and cultural precinct, formerly the Royal South Sydney Hospital site, this living artwork incorporates sandstone and bottle trees that will grow with the community. This artwork was opened in May 2018.
- Connecting Project – an artist is expected to be engaged to design a major public art project tasked with physically and conceptually connecting the Green Square Town Centre and Epsom precinct public domain areas (i.e. Library and Plaza, Drying Green Park, former Royal South Sydney Hospital site, Gunyama Park and Aquatic Centre and the Zetland Open Space). The commissioning process is currently underway.

A series of temporary public art projects to engage with existing and future communities in the Green Square Town Centre will provide opportunities for greater integration of artistic expression and community engagement. A model similar to the City's laneway art program will be used. This program demonstrated how temporary public art can be a unique way of testing ideas that can permanently transform public spaces and communities in the city. The Artist brief for Temporary Public Art Projects in Green Square will be developed in early 2019.

In addition to these projects, public artworks will be incorporated into the Library, Plaza and Gunyama Park and Aquatic Centre as part of the international design competition winning entries. These permanent public artworks include:

- Bangala – an artwork by Jonathan Jones to be installed as part of the Gunyama Park and Aquatic Centre designed by Andrew Burgess Architects. Bangala are Eora bark vessels for containing and carrying fresh water. These oversized bangala made from folded bronze sheets will acknowledge the enduring presence of Eora culture within the landscape, the dichotomy of architectural salt water within a freshwater environment and the site's ongoing aquatic usage. This artwork is to be completed in 2018.
- Cloud Nation – an artwork by artist duo Claire Healy and Sean Cordeiro. The artwork comprised of a repurposed vintage aircraft, recalls the fictional island of Laputa from Jonathon Swift's classic novel Gulliver's Travels, an island inhabited by people with a love of learning and culture. With its surface transformed into a meticulously crafted miniature world, the aircraft will be suspended inside the library although people will be able to view the plane in

close detail via binoculars to be located outside the library at plaza level. Cloud Nation will be installed in early 2018.

- Highwater – an artwork by Michael Thomas Hill and Indigo Hanlee working as part of the Sydney-based design studio Lightwell. Local weather patterns and tidal information will be displayed in abstract watercolours on high resolution LED screens in the public plaza outside the Green Square Library. Integrated sensors and live data feeds will be digitally coded to animate the sequence of vivid watercolours. A complementary interface will allow visitors to understand the data, colours and patterns in real time and see visual summaries of local environmental conditions over the day, week and year. Highwater will be installed in early 2018.

The history and heritage of the area is expressed in the streets via interpretive public art, creative installations and street and park names that make reference to the rich characteristics and people of the area. Interpretation of the past is visible in many of the neighbourhoods, which supports new and long-term residents to connect to the place, for instance the Chinese community through their history with market gardening in the area.

Cycling and walking

The City is continuously connecting the precincts of Green Square through considered and high-quality design so residents and visitors can access the neighbourhood through cycleways, interconnected pedestrian pathways and a range of public transport.

As Green Square has developed, the Development Control Plan's vision of permeable street blocks, through-site links, wide setbacks, new lanes and streets, and public domain upgrades is being delivered, offering improved amenity for walking and cycling. This high level of amenity encourages active transport over car trips, which means more people are out and about, more lively streets, increased patronage of local businesses and a higher chance of spontaneous social interactions. Provisions to encourage cycling and walking include:

Bourke St shared path

North of Green Square, a separated cycleway connects to Surry Hills and Oxford St. Shared paths on Bourke St continue the connection through Green Square. Occasional gaps exist in this connection where development is yet to occur.

Joynton Ave

A wide setback on Joynton Ave forms a high quality pedestrian corridor parallel to Bourke St. A raised boardwalk over a rain garden provides separation from traffic on Joynton Ave, and connects to an off-road footpath within Mary O'Brien Reserve. Stage 3 of The Rope Walk will provide another off-road connection from Joynton Ave north to Archibald Ave and the Bourke St shared path.

Gadigal Ave

Gadigal Ave offers very good cycling and pedestrian amenity, and continuous footpaths in Joynton Park offer separation from traffic. In future Gadigal Ave will connect north between O'Dea Ave and Lachlan St, and south to Zetland Ave, forming the Eastern Transit Corridor.

New boulevards

Geddes Ave, Paul St, Zetland Ave and the Ashmore to Green Square connector are major new roads planned for Green Square, and all will feature high pedestrian and cycling amenity including separated cycle ways, wide footpaths and verge plantings.

New Town Centre street grid

Green Square Town Centre DCP proposes a fine grain network of streets, with main roads featuring bike paths, zones of ground floor retail activation, and wide, high quality footpaths throughout. The proposed design of these streets will encourage walking and cycling and contribute to the success of the area as a bustling, high activity town centre.

Through site links

Adding to the permeability of Green Square and protected active transport links away from roads is a network of green links and pedestrian/cycle links through development sites. A significant green link in North Rosebery is proposed, connecting Botany Rd to Rothschild Ave, and multiple new links will connect Bourke St to Sam Sing St and Gadigal Ave.

Risks

Given the reliance on redevelopment to deliver improved amenity, there are amenity gaps where development hasn't occurred, including along key corridors and the surrounding blocks outside the urban renewal area. Some sites have no development planned for the short to medium term, and so gaps in cycling and pedestrian upgrades will need to be delivered independent of development.

The proposed Alexandria to Moore Park connection will form a significant barrier across Green Square, possibly impeding the free flow of pedestrian and cycling access from north of Lachlan St to the rest of Green Square. One opportunity from this project is to improve cycling and pedestrian amenity at the intersection of McEvoy St, Lachlan St and Bourke St, but the final design of this intersection is yet to be determined.

The City will continue to monitor these risks and take action where necessary and possible to encourage active transport further.

Community and cultural facilities

The Green Square community will need access to a diverse range of local and regional community and cultural facilities. The community at Danks Street South will have a range of community facilities provided in this precinct (as detailed in Section 3). They will also have the access to excellent local community and cultural facilities in the wider Green Square area, including the Town Centre. Neighbouring Redfern Street Village also has a diverse range of community assets.

Cumulatively, these will encourage an active, healthy lifestyle, connecting people to enjoy a high quality of life.

A detailed community and cultural facilities assessment at Danks Street South is attached at Appendix 1. This considers facilities in Green Square Village Group and Redfern Street Village Group.

The assessment sets out additional detail of the community facilities, whether there is demand for additional facilities, supply in the area, whether it is feasible or there is an opportunity to provide the facility within the Danks Street South proposal.

The wider facilities – existing and proposed - for the existing and new residents are detailed below.

There are a number of actions within the Green Square Infrastructure Strategy and Plan which detail and support the delivery of these facilities and they are all on course to be delivered in 2018/2019.

Libraries

There is a good provision of libraries within Green Square and the wider area, and an additional library under construction.

Green Square Library, due to open to the public in July 2018, is located in the Green Square Plaza, a focal point of the Town Centre. It will be a branch library in the City's network with a large floor area of 2,500sqm and includes a Neighbourhood Service Centre, a computer training room, music rehearsal space, function and meeting rooms and an amphitheatre. This facility will provide for the whole community, from children, working age residents to people in retirement. This will provide a meeting point with a public plaza, a glass tower and public art, which will act as an 'open community living room'.

Tote Library is located at Joynton Avenue, close to Green Square Town Centre. It is a community building with a library and meeting spaces. It also hosts weekly story time for children, including a bilingual one.

Waterloo Library, on Elizabeth Street within Redfern Street Village, is in very close proximity to Danks Street South. This provides an extensive collection of books, CDs and DVDs and also has internet access and public access computer. There are also weekly events for children from 0-5 years.

Local Community Facilities

The Community and Cultural Facilities Assessment (appendix 1) recognises that the existing provision of local community facilities is currently above supply. There are significant community facilities planned in the area, this is to address the large growth that has recently occurred and will occur in the future. Given the planned population of 61,000, extensive provision of facilities is planned in the area, including the following.

Creative / Community Centres

There is a high rate of provision in Redfern Street and there is a new major facility planned at Green Square Town Centre, accordingly there is sufficient provision.

The **Green Square Creative Centre** under construction involves the adaptive reuse of two heritage buildings on the former South Sydney Hospital site to provide facilities and spaces to meet the cultural, social, recreation, and information needs of the local and wider regional community. It includes a range of uses, including artist and creative spaces, classrooms, community hire space and an outdoor function space, to provide useable areas for the warmer months. The Creative Centre is due to open to the public in early 2018. The new precinct will be connected by a new park – Matron Grant Park – and a community garden which is nearing completion.

Banga Community Shed will be provided in the former pathology building and will host practical workshop facilities and will be operated by the community group, the Bower Reuse and Repair Centre. It is expected to be up and running in early 2018.

Pine Street Creative Arts Centre is a community arts facility and gallery within Chippendale which aims to encourage, stimulate and promote local arts and cultural activities.

The **Redfern Community Centre** is a multipurpose facility located at Hugo Street in Redfern. It seeks to create and strengthen social links through shared cultural and recreational pursuits with a focus on art, music, culture, employment and training, and community events.

Child Care Facilities

The Community and Cultural Facilities Assessment demonstrates that there is a need for childcare in the vicinity, however, there are a number of Development Assessments in the pipeline that, if constructed by 2021, would address this shortfall in Green Square. This includes the provision of Waranara Early Education Centre which recently opened at Green Square. There would remain a slight shortfall in Redfern Street. Childcare is permissible within the precinct, but is not required or incentivised and is therefore not planned.

The construction of the **Waranara Early Education Centre** is now completed at Joynton Avenue and will provide between 74 and 79 places through the adaptive reuse of the former Outpatients Building on the former South Sydney Hospital site. It is currently awaiting service establishment in early 2018.

This high quality designed centre with contemporary features, including a wraparound verandah, will provide spaces for children within Green Square. This will encourage community connectedness through allowing children to live and attend child care in their local area, complementing other childcare facilities in the wider area.

Alexandria Child Care Centre is located at Henderson Road. It provides long day child care facilities for infants from six weeks to six years.

Redfern Occasional Childcare is located on Pitt Street in Redfern and provides occasional care for children from six weeks to six years.

Leisure / Recreation Centres

Gunyama Aquatic and Recreation Centre will provide the largest pool complex built in Sydney since the 2000 Olympic, comprising a 50m heated outdoor pool, with a 'beach pool', 25m heated indoor program pool, an indoor leisure pool and a heated hydrotherapy pool. These facilities will be complemented with a decked area, outdoor space and a café. This is due for completion by late 2019.

These facilities will also encourage people to gather in the community, have an active lifestyle and also offer an opportunity for them to relax as they will have high quality facilities on their doorstep. They will contribute to the neighbourhood at Green Square, creating a highly liveable and attractive area and are exemplar of how the City is committed to creating an active, exciting community.

The Redfern Village Group has two indoor courts which are not part of the City. Green Square has two basketball courts, there is planned major upgrade and expansion of these. Within the vicinity, **Prince Alfred Park** in Surry Hills provides **Prince Alfred Park Pool** and **Jensen's Tennis Centre**.

Locally there is sufficient supply for leisure and recreation, however, there is an LGA-wide need (and beyond) which is likely to create capacity issues. Financially and technically it is unlikely that any further provision can be provided within the Danks Street South precinct. The City is investigating opportunities to co-share active sports pitches with other sites across the LGA.

Schools

It has recently been announced that a new school is to be developed at Green Square by NSW Government. This will address the increase in school-age

population anticipated at Green Square and will provide a benefit of children being able to attend a school in their local area. Further details are unknown at this stage.

Following a lengthy advocacy process by the City, the Department of Education is to redevelop Alexandria Park Community School to provide up to 1,000 primary school and 1,200 secondary school students. This will provide improved facilities, supporting modern teaching, maximise outdoor green space and will consolidate the two former sites in one at Park Road.

The redevelopment is due to be ready for occupation in 2022.

The Department of Education also has plans for the redevelopment of the Mitchell Road Campus in Alexandria to provide a new specialist high school facility for Cleveland Intensive English High School. The facilities will enhance the latest learning technology and reflect future-focused learning principles. The redevelopment will also cater for the increased student numbers over the school year. The campus is expected to be completed and ready for occupation in 2018.

These projects will provide schools facilities for an increase of children anticipated in the Green Square area. The provision of these schools will contribute to the community life which will be strengthened further by children living near each other being able to go to the same school.

These new schools are also likely to have community events which will make residents and school children in the area feel welcome and foster a sense of belonging.

As highlighted above, some facilities are provided by State Government or else the private sector. NSW Department of Education (DoE) is responsible for ensuring sufficient primary and secondary school places are available to meet local communities' needs. Therefore, as the need for school places increases at Green Square, DoE will have to address this need, ensuring there are enough spaces for the population. The City will continue to advocate for the area's residents.

Open Space

The City is recognised as a key leader in delivering high quality open spaces that cater for a range of uses and activities. The delivery of open space is essential to ensure a healthy, vibrant and sustainable community and will be key to the liveability of Green Square.

The City generally relies on development to provide smaller local parks. In Green Square the new open spaces are identified in the planning controls.

There are a number of parks within Green Square and the wider area (illustrated in Figure 8) and a number of others planned to ensure there is sufficient provision for the new residents in the area. Table 1, following, also details the existing and proposed open space at Green Square and the wider area.

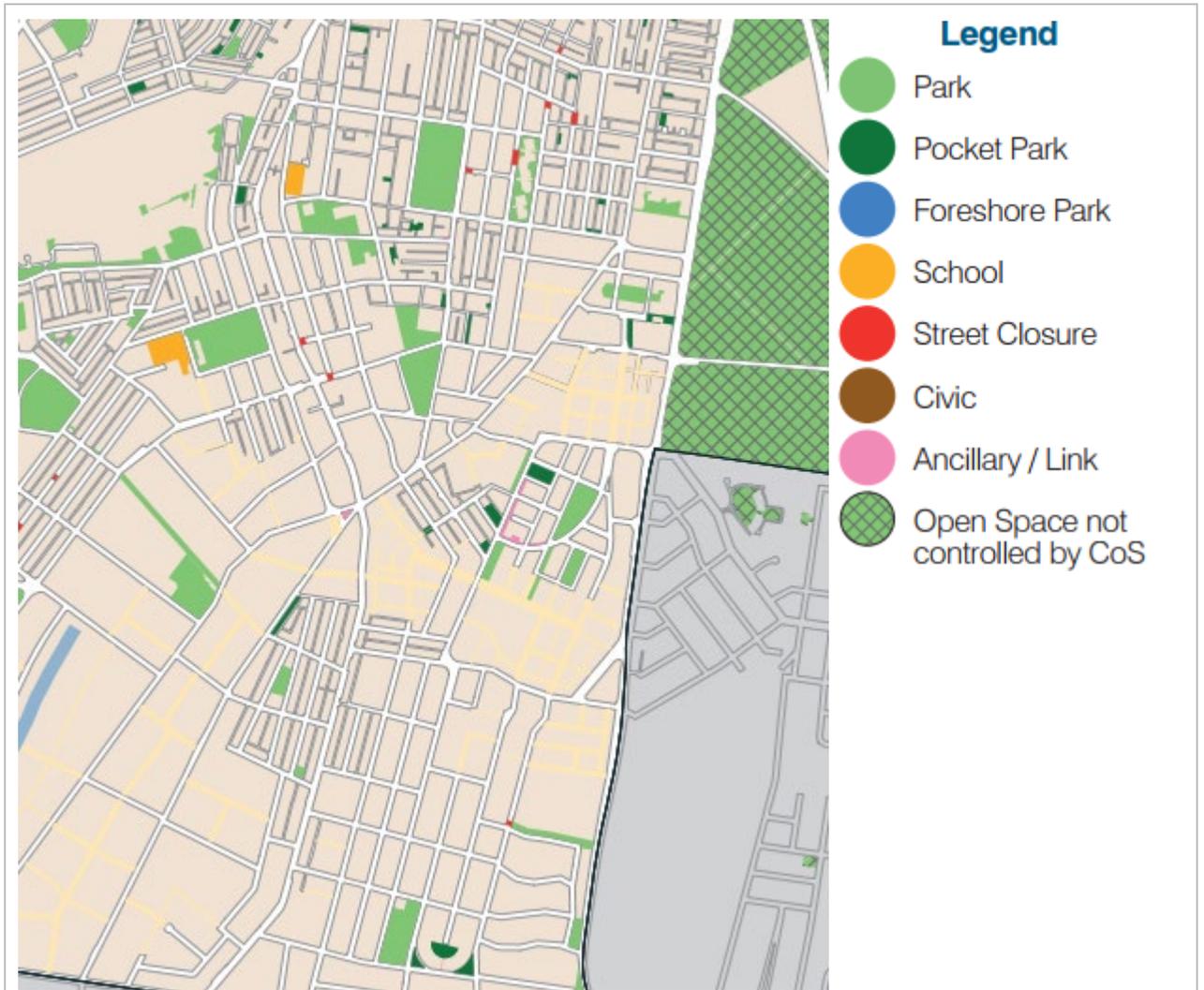


Figure 8 existing open space in Green Square and the wider area (extract from the *Open Space, Sports and Recreation Needs Study 2016*)

Table 1 existing and proposed open space facilities within nearby Green Square and major open spaces in the wider area.

Park	Existing / Proposed	Area	Type	Size
Alexandria Park	Existing	Alexandria	Active recreation, passive recreation, tennis courts, basketball court, children's playground, off-leash dog park	47,000sqm
Redfern Park and Oval	Existing	Redfern	Grandstand stadium, passive recreation,	48,000sqm

			children's playground, BBQ facilities	
Prince Alfred Park	Existing	Surry Hills	Active recreation, passive recreation, outdoor pool, tennis courts, basketball courts, off-leash dog park, children's playground, BBQ facilities, outdoor fitness equipment	75,000sqm
The Drying Green	Proposed. To be completed by end of 2018.	Green Square Town Centre	Passive recreation, BBQ facilities	6200sqm
Perry Park	Existing with planned improvements including indoor and outdoor multipurpose courts. Expected to be completed by end of 2018.	Alexandria	Active recreation, passive recreation, children's playground, tennis courts, off-leash dog park	24,000sqm
Waterloo Park and Oval	Existing with planned improvements proposed, including an outdoor fitness hub.	Waterloo	Active recreation, outdoor fitness equipment, children's playground, skatepark, off-leash dog park	15,000sqm (Waterloo Park) 20,000sqm (Waterloo Oval and skatepark)
Sydney Park	Existing	Alexandria	Passive recreation, active recreation, children's playground, BBQ facilities, off-leash dog park	40ha
Turruwul Park	Existing	Rosebery	Active recreation, outdoor fitness equipment, children's playground, tennis courts	25,000sqm
Beaconsfield Park	Existing	Green Square Urban Renewal Area - Beaconsfield	Active recreation, passive recreation, children's playground,	5300sqm

			BBQ facilities, off-leash dog park	
Gunyama Park and Aquatic Centre	Under construction, to be completed end of 2019.	Green Square Urban Renewal Area - Epsom Park	Indoor and outdoor pool, active recreation, passive recreation, indoor gym, children's playground	7000sqm (Aquatic centre) 16,500sqm (Gunyama Park)
Joynton Park	Existing	Green Square Urban Renewal Area – Victoria Park	Passive recreation, BBQ facilities, off-leash dog park	16,000sqm
Centennial Park and Moore Park	Existing	Sydney	Active recreation, passive recreation, BBQ facilities, golf course, tennis courts, basketball courts	189ha (Centennial Park) 115ha (Moore Park) 26ha (Queens Park)
Wulaba Park	Existing	Green Square Urban Renewal Area - Lachlan	Passive recreation, children's playground, BBQ facilities	4000sqm
Dyuralya Square	Proposed. Construction is due to start in early 2018.	Green Square Urban Renewal Area – Lachlan	Public plaza, passive recreation	2000sqm
Matron Ruby Grant Park	Recently completed.	Green Square Town Centre	Passive recreation, children's playground	750sqm
Southern Cross Drive Reserve (including Kimberley Grove and Bannerman Crescent reserves)	Existing, with upgrades planned for 2018.	Rosebery	Passive recreation, children's playground, off-leash dog park	13,000sqm
Sweetacres Park	Existing	Green Square Urban Renewal Area – North Rosebery	Passive recreation, children's playground	5000sqm
Janet Beirne Reserve	Existing	Green Square Urban Renewal Area – Beaconsfield	Passive recreation, children's playground, BBQ facilities	1500sqm

Mulgu Park	Proposed, in the pipeline.	Green Square Urban Renewal Area – Epsom Park	Passive recreation, BBQ facilities	2500sqm
The Rope Walk Park	Part existing, part under construction	Green Square Urban Renewal Area – Lachlan	Passive recreation, children's playground	8500sqm (total once completed)
Tote Park	Existing	Green Square Urban Renewal Area – Victoria Park	Passive recreation, children's playground	3000sqm
Nuffield Park	Existing	Green Square Urban Renewal Area – Victoria Park	Passive recreation, basketball courts	6500sqm
Mary O'Brien Reserve / Mary O'Brien Park	Existing	Green Square Urban Renewal Area – Zetland	Passive recreation, children's playground, BBQ facilities	7000sqm

These parks range in size and facilities from pocket playground with equipment for toddlers and younger children, neighbourhood playground with equipment of children for all ages, to regional playgrounds with large play areas with equipment for all ages. This is an extensive list demonstrating that there is significant provision of open space and playgrounds within the wider Green Square area.

The planned Drying Green Park is of significant scale - 6200 square metres centrally located in the Town Centre. The project is due to be completed by the end of 2018. A unique design will be delivered, including water features and public art for a park that can sustain intensive use in this high pedestrian traffic location.

As highlighted in Section 3, the planning proposal at Danks Street South will provide significant high quality open space comprising two public parks totalling 5400 square metres for recreation and small events and a plaza.

Over \$400 million has been allocated to the parks and recreation facilities in the City's 10 Year Works Program. Where necessary this will be allocated in Green Square to complement those community facilities being provided in the area through the redevelopment process.

There will be sufficient existing and proposed public open space for the community to enjoy, encourage healthy lifestyles, interaction, physical exercise and activity between residents and visitors. This provision of outdoor space will also result in more footfall and activation for local businesses.

Summary

There are significant existing and planned community facilities within Green Square and sufficient planned provision at Danks Street South. A range of initiatives are also in place to promote use and ownership of these services and facilities, thereby encouraging community interaction and connectedness.

7. Conclusions

This Danks Street South Social Infrastructure Provision Appraisal has been prepared to supplement the planning proposal at Danks Street South, following public comments received during the exhibition of the planning proposal which highlighted the concern of a loss of community and the impact on the sense of neighbourhood following the redevelopment of the precinct.

This Appraisal demonstrates that the provision of social infrastructure at Danks Street South and within the wider Green Square / Redfern Street area is at the forefront of planning at the City, being a common and important thread throughout the City's planning policy. It also demonstrates that the extent of social infrastructure within Green Square and Redfern Village will meet the needs of new residents at Danks Street South, following the redevelopment of the precinct.

There is significant existing provision of social infrastructure at Green Square and Redfern and a significant additional amount either planned or under construction in the area to complement this. The City also continues to advocate for the provision of services and facilities outside of the City's direct control.

The Appraisal also identifies the myriad initiatives in place to foster community engagement and ownership of the area and its local services and facilities. Ongoing research will also enable the City to monitor the social infrastructure needs within the area over time and plan for this accordingly.

Once complete, the redevelopment of Green Square will deliver significant public infrastructure and community facilities to meet the needs of the existing and future population, which, including the new residents of Danks Street South, is expected to total 61,000 residents by 2030.

Appendix 1

Community and Cultural Facilities Assessment – Danks Street South

This provides a rapid assessment of community facilities provision and need in relation to the Danks Street South Precinct according to the City’s framework for planning community facilities.

Context

The Danks Street South Precinct straddles the boundary of the Redfern Street Village Group (Redfern Street) and Green Square Village Group (Green Square), as such provision in both areas is relevant and considered below.

Community Facilities Assessment	Summary
<p>Child care:</p> <p>The actual supply of child care in June 2016 in Green Square is 1,227 with a gap in need of 350 places, in Redfern Street there were 570 places with a need of 154.</p> <p>Both Village Groups have a relatively strong pipeline of DAs with child care proposed. For example, if all proposed child care DA’s in Green Square are constructed by 2021 they would provide slightly higher rates than estimated need (+70 places), in Redfern Street there would be a shortfall in need of places (-50). Note however that the delivery of these depends on developers proceeding with developments as proposed, which is uncertain.</p>	<p>✓ <i>Demand.</i> Yes there is demand, and precinct growth figures have been incorporated into the assessment.</p> <p>~ <i>Supply.</i> Currently below provision in both Village Groups. Potential for demand to be met through pipeline, but not certain.</p> <p>✓ <i>Technical and financial feasibility.</i> It is technically and financially feasible to deliver child care on this site.</p> <p>~✓ <i>Opportunity.</i> There are multiple opportunities. Child care is permissible, but is not required or incentivised under the planning guidelines.</p>
<p>Libraries:</p> <p>There are two libraries (Waterloo Town Hall, and The Tote) in close proximity to the site (approx. 450-550m).</p> <p>While the Waterloo Town Hall library is slightly below the City’s good practice guidance for size and is an older facility so therefore harder to achieve sustainability objectives, these facilities are otherwise rated well against quality criteria.</p> <p>A major new library achieving design excellence is under construction in the Green Square Town</p>	<p>✓ <i>Demand.</i> Yes there is demand, and precinct growth figures have been incorporated into the assessment.</p> <p>✓ <i>Supply.</i> Currently good provision in both Village Groups with design excellence to be provided in Green Square.</p>

Centre which is approximately 1km from the site. There are potential sites for a full-sized branch library in the Redfern Village which can be included in future planning.

Feasibility and opportunity are not relevant in this instance given good existing supply.

Local community facilities:

There is a higher than guiding benchmark provision of local community facilities (7 facilities Redfern Street and 5 facilities in Green Square vs. a target of 3-4).

However, the significant population growth in, particularly in Green Square, but also in Redfern Street mean that any repurposing away from community facilities use would be unlikely.

Communal spaces in apartment buildings. There is an important opportunity to encourage communal spaces within private buildings. There are also opportunities to encourage communal facilities that can be designed to be bookable and physically accessible for public use as an income source.

✓ *Demand.* Yes there is demand, and precinct growth figures have been incorporated into the assessment.

✓ *Supply.* Currently above recommended provision

Feasibility and opportunity are not relevant in this instance given good existing supply.

Enhanced communal spaces in apartment buildings.

✓ *Feasibility and opportunity.* There are multiple opportunities to encourage.

Infrastructure for community activities in the public domain. There are important opportunities to encourage use of public open space for small scale community activities by providing a) a park design and servicing to accommodate small events, b) storage space for temporary equipment (tables, chairs, gazebos, bbq), c) responsive plan of management to enable this.

Enhanced opportunities for infrastructure to support small scale community activities in public open spaces and parks.

✓ *Demand, feasibility and opportunity.* There are opportunities to provide infrastructure for these activities.

Cultural and creative facilities: There are three facilities providing cultural and creative facilities in the Redfern Street which is a high rate of provision. A major cultural facility, Joynton Ave Creative Centre in Green Square Town Centre, will be completed soon and will achieve design excellence.

✓ *Demand.* Yes there is demand, and precinct growth figures have been incorporated into the assessment.

✓ *Supply.* Currently above recommended provision

Feasibility and opportunity are not relevant in this instance given good existing supply.

Indoor recreation facilities: While LGA need is significantly under guiding benchmark provision, the Redfern Village Group has two non-CoS indoor courts. Green Square currently has two basketball courts and a major upgrade and expansion to these is in the construction pipeline.

✓ *Demand.* Yes there is demand, and precinct growth figures have been incorporated into the assessment.

~ *Supply.* Good local supply, however, LGA-wide need means

Opportunities to include indoor recreation are promoted, noting however the likely substantial technical and financial feasibility constraints.

utilisation by LGA and beyond catchment creates capacity issues.

~**X** *Technical and financial feasibility.* It is unlikely to be technically and financially feasible to deliver indoor recreation on this site.

~ *Opportunity.* There are likely to be limited opportunities to deliver indoor recreation on the site.

Multipurpose community facilities: Redfern Community Centre is classed as a multipurpose facility. A major community facilities cluster is under construction in Green Square.

✓ *Demand.* Yes there is demand, and precinct growth figures have been incorporated into the assessment.

✓ *Supply.* Currently meets required provision.

Feasibility and opportunity are not relevant in this instance given good existing supply
