



Infrastructure needs analysis

Glebe Mid-Rise Project

Client: NSW Land and Housing Corporation

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1 Introduction

1.1 Background and purpose

NSW Land and Housing Corporation (LAHC) is preparing a Planning Proposal for the redevelopment of two adjacent social housing sites in Glebe, located at 2A-2D Wentworth Park Road and 17-31 Cowper Street. The proposal is for the creation of a medium density, mixed tenure residential development of approximately 74 dwellings.

The project seeks to increase social housing provision on the site. The future social housing dwellings will become part of a mixed tenure development where social housing will constitute just less than half of the total dwellings.

The proposed increase in dwellings may have the potential to create additional demand for some forms of infrastructure and services. To identify this potential additional demand, and to satisfy Council requirements for the Planning Proposal, this study will:

- » Provide an analysis of local and state infrastructure needs, including child care, open space, community and social infrastructure, cultural, educational, and health infrastructure
- » Examine retail and other urban services needs with respect to the proposed uses and development outcomes
- » Assess the provision of community, retail and other non-residential uses onsite, aligned with infrastructure needs within and around the site.

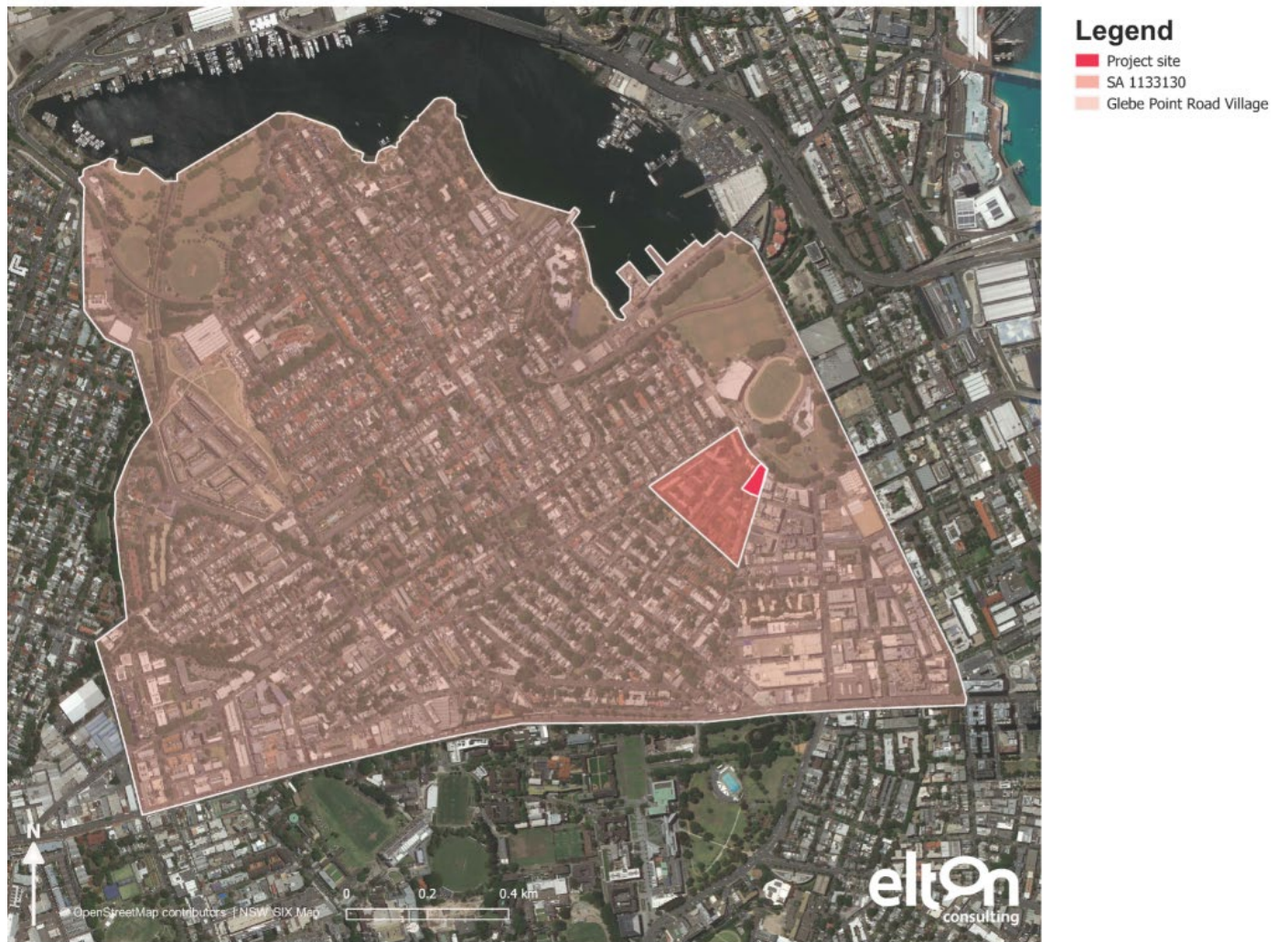
The City of Sydney and the Greater Sydney Commission have strongly emphasised the importance of creating great places across the City. From the City of Villages and the Local Strategic Planning Statement to the Eastern City District Plan it is recognised that great places are made up of many elements. These include local jobs, schools, parks, shops and services like health and child care accessible by public transport and by walking. This Infrastructure Needs Analysis will be viewed within this policy context and the focus on the creation of walkable and liveable places with good access to the required infrastructure and services.

1.2 Methodology and approach

The preparation of this study has involved a review of:

- » The strategic and policy context relevant to this study
- » An analysis of existing infrastructure provision in the area
- » The redevelopment plans and other technical studies
- » The community engagement findings to date
- » Trends, best practice and benchmarks in relation to community infrastructure provision.

Figure 1 Site Location Map



2 Background and context

This section discusses the relevant State and local policy framework and implications for the infrastructure needs analysis.

2.1 State Policy Framework

2.1.1 Eastern City District Plan, Greater Sydney Commission, 2016

The Eastern City District Plan provides a broad strategic planning framework for this project. Many of the key directions and priorities are specifically relevant to both infrastructure provision and the creation of liveable communities.

One of the key directions of the District Plan refers to “aligning growth with infrastructure, including transport, social and green infrastructure” and also “aligning land use and infrastructure planning will maximise the use of existing infrastructure”.

The District Plan also has a strong focus on the creation of liveable communities with a particular emphasis on vibrant, local communities that encourage walkability and proximity to infrastructure and services. The District Plan states “This focus on accessibility, inclusion and safety when designing and building neighbourhoods, public transport and transport interchanges, places and homes will encourage a greater cross-section of people to lead physically active and socially connected lives”.

As part of its encouragement of liveable communities the District Plan promotes diversity. It mentions specifically ‘social housing’ as it states “creating communities where social housing is part of the same urban fabric as private and affordable housing; where people have good access to transport and employment, community facilities and open spaces which can therefore provide a better social housing experience”

2.1.2 Future Directions for Social Housing in NSW, Family and Community Services, 2016

The Future Direction for Social Housing outlines the New South Wales Government’s vision for social housing from 2015 to 2025. The vision is underpinned by three strategic priorities, including the following one with specific relevance to this study:

- » A better social experience
 - > Creating a social housing system which is flexible and responsive to individuals’ needs
 - > Employ a place-making approach to building communities which focusing on improved education, health training and employment outcomes
 - > Build strong and positive community identity through community healing, social programs and the physical environment.

2.1.3 Open space planning in NSW

The Government Architect Office’s (GAO) draft **Open Space for Recreation Guide** (2018) provides a framework for the planning, design and delivery of open space and green infrastructure for various levels of government in NSW. Underpinning the *Guide* is six performance criteria for open space with associated performance indicators. These include:

- » **Accessibility and connectivity** – For high density areas (more than 60-100 dwellings per ha) residents should be within a 2-3 minute walk to local, district or regional open space. Passive surveillance and adjacency to other public areas helps increase a sense of safety and perceptions of access, further promoting use and activating spaces.
- » **Distribution** – Places where people live, work and study should all be within close proximity to open space. The distribution of different sized open spaces should be fair and equal with all residents being able to access a range of spaces. All homes should have access to a range of different sized spaces as follows:
 - > **Regional** (greater than 5 hectares) to be located with 5-10 kilometres or up to 30 minutes travel time
 - > **District** (2-5 ha) to be located within 2 kilometres or a 25 minute walk
 - > **Local** (0.1 – 0.5 ha) to be located within 400 metres.
- » **Size and shape** – Open space should meet shape and size requirements to ensure the space can function at maximum capacity with the size and shape reflecting the intended use. In high density areas size is important in ensuring there is sufficient space to meet demand. The desirable minimum size for a local park is 3,000 m² but can be smaller in a high density area, as small as 1,500 m².
- » **Quantity** – Ensuring there is enough open space for the local community is important in preventing overcrowding and overuse. Quantity is directly linked to open space provision rates.
- » **Quality** – Quality of open space is strongly linked to attracting use and activation. Factors which impact quality include visual and physical access, landscape setting, condition of facilities, maintenance, number of activations within the space, size/shape/topography, adjacent land uses, amount of vegetation, and biodiversity outcomes. Quality is described as **more important than quantity** in the Guide.
- » **Diversity** – The range of open space types within an area determines the opportunities for passive and active recreation in the community. This includes categories such as local play for children, different type of recreational activities and on-leash dog exercise.

Together these performance criteria identify key considerations for successful and equitable access to open space.

In addition, in high density areas:

- » All residents should be within walking distance of playgrounds e.g. 300m (0-5 age group) or 400m (5-12 age groups)
- » Older children should be within 10 minutes of walking or cycling of an active play space, and those aged 13-20 within 600-800m of youth spaces
- » All residents should also be within 1,000m of an active recreation space
- » All residents should also be within 1,500m of a large community outdoor recreation area
- » Fitness and exercise space should be provided within 300m
- » Trail and path-based recreation to be provided within 400m
- » At least two forms of organised sport and recreation within 20 minutes of safe walking or 15 minutes cycling e.g. fields, courts, indoor sports, aquatic facilities.

2.2 City of Sydney policy framework

2.2.1 City Plan 2036, Local Strategic Planning Statement (Draft)

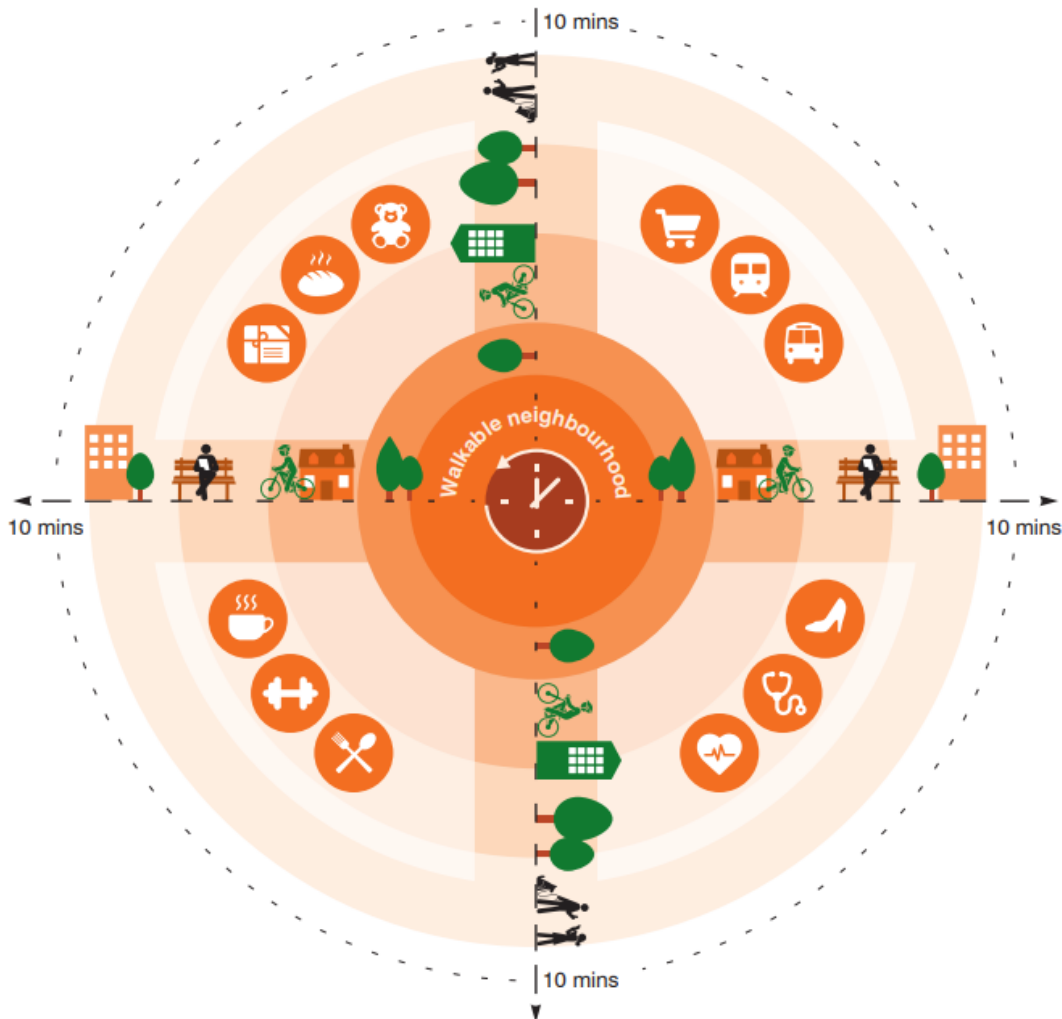
The City's Local Strategic Planning Statement (LSPS) identifies the following planning priorities that have relevance to this Study.

Table 1 LSPS priorities

Planning priority	Objective	Comments and implications for this study
Movement for walkable neighbourhoods and a connected city	To plan local neighbourhoods so people have access to daily needs within a 5–10 minute walk, advocate for mass transit and transport services, ensure land uses match mobility investment and managing roads to reduce impacts and create great places.	<p>Broadway is identified as a precinct with universities and retail precincts that attract intense flows of workers and is an opportunity for improvements in walkability.</p> <p>The LSPS advocates for a new metro station (as part of Metro West) in Pyrmont, across Wentworth Park from the subject site.</p>
Supporting community wellbeing with social infrastructure	To plan, collaborate and partner with others to deliver local infrastructure, such as open space and community and cultural facilities, and state infrastructure, such as health, education and emergency services for the wellbeing of our changing community.	<p>Open Space</p> <p>With reference to the City's Open Space Study, the City is working to improve the quality, accessibility and functionality of <u>existing</u> open spaces. New and expanded open space will be prioritised where demand is greatest.</p> <p>Proximity of open space is also important, with the target for all residents to be within 400 metres of a local park.</p> <p>The subject site is identified within a 200m buffer of Wentworth Park.</p> <p>Social infrastructure</p> <p>There is an increase in demand for affordable creative space, especially by smaller and not-for-profit enterprises</p> <p>The City will focus more on centrally locating multipurpose facilities that are adaptable for a range of programs</p>
A creative and socially connected city	To take a people-focused approach to planning and place making, create inclusive and accessible places and improve planning to support cultural activity and spaces	<p>Community members will have ready access to a range of facilities and services to support their daily lives in vibrant neighbourhoods, including libraries, parks, community centres, theatres, schools and pools.</p> <p>Cultural uses are identified as a strategic need, with small art galleries, performance spaces and music venues, co-working spaces, startups and social enterprises, described as incubators for Sydney's creative life. A cultural infrastructure strategy is being developed.</p> <p>Improving the accessibility of the public domain for people of all ages and abilities – with a focus on children and young people, older people, and people with a disability – including through the delivery and</p>

Planning priority	Objective	Comments and implications for this study
		<p>improvement of inclusive and accessible public spaces, amenities and facilities, is a key priority action.</p> <p>Including cultural infrastructure and creative workspaces into NSW projects is encouraged.</p> <p>In NSW Government projects, the inclusion of soundproof music practice rooms and communal rooms for entertainment and sharing tools, domestic equipment and children’s toys, is encouraged.</p>
<p>Creating great places</p>	<p>To plan for accessible local centres and high streets to be the heart of local communities, protect the character of our distinctive heritage neighbourhoods and iconic places, and deliver design excellence and high amenity in the built environment.</p>	<p>In general, the LSPS supports walkable neighbourhoods and the idea of a 10 minute walkable neighbourhood, represented by Figure 1 below.</p> <p>The aim is for the community is within an easy 5 to 10 minute walk of daily needs, including fresh food, parks, public transport (providing connections to other opportunities and services), local community services and primary health services.</p>

Figure 2 Walkable neighbourhoods



2.2.2 Sustainable Sydney 2030: Community Strategic Plan 2017-2021, City of Sydney

The purpose of the City of Sydney's *Sustainable Sydney 2030* is to balance social, economic and environmental needs and goals. It proposes an approach which considers the City's economy, ecology, society and culture. The vision for a sustainable Sydney is built on three pillars of sustainable development:

- » **Green** – environmental and economic performance which is sustainable and environmentally friendly and includes active and green transport links. Housing opportunities which are connected to transport, jobs, facilities, services and open space is key priority.
- » **Global** – maintains a reputation as an international gateway for business and tourism by ensuring premium job opportunities and services to support a high quality of life (such as child care, social, cultural and open space facilities). Sydney will continue to be a city which embraces cultural diversity.
- » **Connected** – a network of Villages support by centres will continue to support local residents. Focusing on active and public transport between villages and Sydney CBD will increase the connectedness of Sydney.

The Community Strategic Plan includes 10 strategic directions for a Sustainable Sydney. Strategic directions of specific relevance include:

- » **Direction 6: Resilient and inclusive local communities**

Resilient cities have a strong focus on social sustainability and communities which *naturally pull together in times of stress or crisis, rather than tear apart*¹. Local neighbourhoods and Villages are framed as local centres of activity providing opportunities for socialising, connection and cultural life. It is the role of Local Government, non-government organisations and partnerships to nurture these spaces. **A key goal for the City of Sydney is for neighbours to know each other.**

Equitable access to social infrastructure is discussed as an important principle in addressing social and economic inequalities.

- » **Direction 8: Housing for a diverse community**

The City of Sydney to deliver a range of housing options which provide housing choice within the market. This includes affordable rental housing delivered by community housing providers and public social housing.

2.2.3 A City for All: Social Sustainability Policy and Action Plan 2018-2028, 2018

Through its four following strategic directions, the Policy seeks to encourage community sustainability and wellbeing.

The Plan seeks to increase the positive social impact of urban development and renewal through the delivery of social infrastructure, ensuring the community's needs and aspirations are met over time.

The Policy encourages connected and socially cohesive communities, and seeks to support "social connectedness in social housing precincts" and "social networks in urban renewal areas", as well as community participation during projects. The following points discussed by the City of Sydney in the Plan are important:

- » Improving social housing residents' wellbeing and access to opportunity. This includes food security, access to facilities and services, and technology
- » Improve social housing safety and amenity, including reducing crime and fear of crime, improving property management and maintenance, and activation of shared spaces

¹ Pg. 76

- » Support increased social connection in and between diverse communities (including social housing communities) and encourage intergenerational relationships to reduce risk of social isolation
- » Form partnerships with government departments, non-government organisations, community organisations and local business to achieve positive social and health outcomes
- » Foster a sense of belonging in new urban renewal projects and existing communities through strengthening social connections and the public domain.

2.2.4 Open Space, Sports and Recreational Needs Study 2016

In the City of Sydney, three out of four residents (74.5%) live in high density dwellings (defined as dwellings which include flats in three or more storey blocks). In most cases, residents in high density dwellings have less access to private backyards, gardens and greenspaces due to the lack of private spaces traditionally associated with detached and semi-detached dwellings. Consequently, public parks take on an increasingly important role as spaces for residents to relax, play and exercise. In densely populated areas these spaces come under increased pressure due to the lack of private green spaces and high volume of residents living in local catchments.

Ensuring residents have access to adequate green space has become a fundamental component of urban planning and a critical issue for densifying areas of Sydney. The City of Sydney's *Open Space, Sports and Recreational Needs Study 2016* (the *Needs Study*) outlines a series of directions and recommendations to guide future planning, provision, development and management of public open space and recreational facilities within the City. The issue of delivering quality open space will continue to grow for the City of Sydney as urban renewal projects continue.

Challenges and Strategies for Addressing Open Space Shortfall Across the City of Sydney

The City of Sydney is well serviced by a network of small green open spaces scattered across the City, however the provision of district and regional size open space is relatively low. Restrictions to the delivery of larger sized open space in areas with greater population density include:

- » Land value with significantly higher land prices in urban and inner-city locations
- » Infill development with increasing population densities increasing demand where land availability is limited.

To address these challenges, the *Needs Study* outlines strategic directions aimed to deliver adequate open space and recreational opportunities for a growing population. The directions with relevance to public open space include:

- » **1. More open space for a growing population** – through a combination of suitable land acquisitions and developing partnerships/agreements with other agencies (such as Government departments, trusts and universities) to create new publicly accessible open space in the City of Sydney
- » **2. Better parks, sport and recreational facilities** – with limited opportunity to increase the quantum of open space, the focus is on improvements which increase the capacity, quality, diversity, useability and accessibility of open spaces to ensure they function and deliver the greatest benefits possible
- » **5. Linking the network** – continue to increase active transport links between open spaces and recreational facilities. This will include building on the Sydney Green Grid and improving linkages through activation
- » **6. Involving the community** – continue the City of Sydney's community engagement practices regarding existing and new spaces as well as promoting existing and new open spaces. This includes encouraging community run events in open spaces
- » **8. Looking after our parks, sport and recreation facilities** – maintain a high quality of open space in the City of Sydney through planning and delivery of ongoing maintenance and asset management both now and into the future
- » **9. Beyond the boundary** – look beyond the administrative boundary of the City of Sydney for opportunities to meet open space and recreation needs. This will include partnerships with other councils and

aligning strategic goals with the Greater Sydney Commission and the Sydney Green Grid to deliver coordinated outcomes.

The *Needs Study* recognises the challenge of delivering new large open spaces and consequently has proposed a range of directions which aim on improving existing spaces and seeking new partnership opportunities both within and outside the LGA. In this context, all open space in the City is highly valuable, in high demand and needs to function at its full capacity to support a network which is over capacity.

Delivering Open Space in the Glebe Point Road Village

The *Needs Study* categorises local areas by 'villages'. The site is located within the Glebe Point Road Village which includes the suburbs of Glebe and Forest Lodge.

The Glebe Point Road Village has the second highest number of pocket parks in the LGA. It has access to two open spaces larger than 50,000m² (Wentworth Park and Victoria Park), which only three Villages in the LGA do.

Challenges and Strategies for Addressing Open Space Shortfall Across the Glebe Point Road Village

In order to address the challenges that the City faces, strategic objectives have been identified for each Village.

For the Glebe Point Road Village, renewal projects such as the Bays Precinct, the Blackwattle Bay District and multiple developments in Camperdown are expected to place increasing pressure on the existing open space shortfall, while also providing some additional open space. However, it is noted that there are only a few new park spaces planned within these developments. The objectives of relevance for this report in the Glebe Point Road Village include:

- » Relocation of the greyhound racing facility at Wentworth Park to increase public open space
- » Open space provisions and linkages associated with the Bays Precinct Urban Renewal
- » Ongoing improvement program for local neighbourhood parks
- » Investigate afterhours access to open space at the Sydney Secondary College.

Together these objectives aim to increase the amount of public open space, increase the function of existing open space and continue to support pocket and neighbourhood parks around the Village.

Implications for this study

Based on the above, implications for social infrastructure, open space, retail and services include:

- » The recommendations from the City of Sydney Open Space, Sport and Recreation Needs Study 2016 should be considered
- » Community members will have ready access to a range of facilities and services to support their daily lives in vibrant neighbourhoods, including libraries, parks, community centres, theatres, schools and pools. These facilities should be easily accessible for people of all ages and abilities, a focus on children and young people, older people, and people with a disability,
- » Cultural uses such as small art galleries, performance spaces and music venues, co-working spaces, startups and social enterprises are another priority for the City
- » Local and neighbourhood centres, and mixed-use zones, are the focus for accessing daily needs and essential services.
- » The LSPS identifies opportunities for NSW Government to incorporate social and cultural infrastructure within government projects, such as creative workspaces, communal rooms for entertainment and children. The Bays Precinct is an example of a relevant project in proximity to the Glebe site.

In relation to open space:

- » The priority is to improve the quality and useability of existing open spaces, with upgrades being planned for Wentworth Park. The Glebe site is directly adjacent to Wentworth Park and any improvements would be accessible to future residents of this project.
- » All residents are to be within 200 metres of quality, functional open space in higher density areas with the subject site being within 50 metres of MJ Doherty Reserve and Wentworth Park, and within 400 metres of additional smaller parks/playgrounds.
- » Additional linkages associated with the Bays Precinct Urban Renewal project will also increase the quality and quantity of open space in the Glebe Point Road Village.

3 Existing infrastructure analysis

As discussed in the previous section, the LSPS supports walkable neighbourhoods, with the aim for the community to be within an easy 5 to 10-minute walk of daily needs, including fresh food, parks, public transport (providing connections to other opportunities and services), local community services and primary health services.

This section describes existing social infrastructure, open space and retail within this range of distance. It also describes facilities, spaces and services that are being planned in the local area and will provide additional opportunities to existing and future residents.

3.1 Social infrastructure

3.1.1 Existing facilities and services

The City of Sydney's LSPS describes the following examples of community and cultural infrastructure:

- » Libraries
- » Community centres, which provide a range of programs and activities
- » Community meeting rooms and kiosks
- » Subsidised office, industrial and retail space for a range of community, creative and cultural tenancies
- » Theatres, halls and outdoor spaces for use by the performing arts, festivals, events and community groups
- » Early childhood education and care.

Social infrastructure also includes schools, hospitals, major cultural institutions, emergency services, which are facilities of district or regional scale, typically provided by the NSW Government. Facilities of a district or regional level service a broader catchment than the local area.

Social infrastructure also includes private or not-for-profit providers such as private child care centres or general practitioners/dentists.

Table 2 lists the community facilities and services that exist within 800 metres of the project site. Existing facilities and services are also shown by Figure 2 below.

It is noted that the subject site currently provides 15 short term dwellings (crisis accommodation).

Table 2 Existing community facilities and services within 800m

Category	Description
Support services	<ul style="list-style-type: none"> » Metro Assists: Supports families with children from birth to 18 years of age from Aboriginal and CALD communities with a focus on supporting families to keep their children and young people healthy and safe. The Inner West family programs cover Glebe » The Benevolent Society (head office in Glebe): programs and services to support older Australians, people with disabilities, children and families » St John's Church: has a weekly playgroup and emergency and food assistance » Anglicare Inner West Sydney Family Support Services » Annecto (St John's Road), services for older people and people with disabilities » Haymarket Foundation (Chippendale) delivering alcohol and other drugs programs, HIV/AOD integrated care, counselling, post rehab skills program

Category	Description
	<ul style="list-style-type: none"> » Homelessness Outreach Support Team at FACS » Community Restorative Centre Chippendale, NSW agency supporting people involved in the criminal justice system and their families. It provides specialist through-care, post-release, and re-integration programs for people transitioning from prison into the community in NSW » The Miranda Project Canterbury: an innovative, gender specific approach to assisting vulnerable women attending court, on community orders or exiting prison » Babana Aboriginal – Benledi House (186 Glebe Point Rd, Glebe): run programs to support Aboriginal people – health, employment, mental health, and also runs men’s groups » Glebe Youth Service Inc.: support programs and activities for young people » Youth support services/courses operate out of the library branches (refer below)
Community centres	<ul style="list-style-type: none"> » Glebe School Community Centre (TreeHouse) Family Centre, including playgroups, parent support, employment pathways » St Helen’s Community Centre » Ultimo Community Centre (jointly with the Ultimo Library branch) » Old Fire Station, used by Concerned Older Women’s Group, Glebe Area Tenants group, the Neighbourhood Advisory Board (NAB), the Glebe Society, the Forest Lodge and Glebe Coordination Group (FLAG), as well as mothers’ groups and men’s groups, art classes etc, Glebe Montessori Academy » Uniting Harris Community Centre » Other community spaces for hire (for example Franklyn Park Community Space owned and managed by Council)
Libraries	<ul style="list-style-type: none"> » Ultimo Library branch (jointly with Ultimo Community Centre) » Glebe Library branch (co-located with Glebe Customer Service Centre)
Child care	<ul style="list-style-type: none"> » Community child care: Broughton St kindergarten (council managed): preschool for children aged 3 to 5 years, with relief program » SDN Glebe Education and Care centre, with Aboriginal and Torres Strait Islander Early Childhood Scholarships (for two days a week). <p>A number of private child care centres exist within 800m but may be less accessible because of higher fees: Amigos Preschool and long day care, Only about children, Ultimo Children’s Program child care, Magic pudding child care centre, Mindchamps Early learning/preschool at Broadway</p>
Education	<ul style="list-style-type: none"> » Three governments schools (Glebe Primary, Ultimo Primary, Sydney Secondary College Blackwattle Bay campus,) <p>The site is within the Glebe Primary school zone.</p> <p>The subject site is within the Sydney Secondary College Blackwattle Bay and Balmain campuses zones.</p> <ul style="list-style-type: none"> » Four non-government schools (St James Catholic Primary, International Grammar School, Australia Performing Arts Grammar School)

Category	Description
Tertiary education	Five universities or tertiary education facilities (University of Sydney, University of Technology Sydney, Notre Dame University, TAFE Broadway, Torrens University).
Health and clinics	<ul style="list-style-type: none"> » Glebe Early Childhood Health Centre (NSW Health) – child (0-5 years) and family free health services within Glebe Town Hall » Bulk billing clinics: Glebe Medical Centre, Glebe Family Medical Practice, Myhealth Medical Centre » Other private practices: Broadway General Practice, Montrose Medical Practice

The various facilities that exist in the area offer a range of support services, including the following that may have relevance for the future residents of the development:

- » Family support services, with services for children, playgrounds, emergency and food assistance
- » Youth support including sports related programs
- » Women specific support services
- » Men specific support services
- » Services for older people
- » Services for people with disabilities
- » Employment support
- » Alcohol and drug programs and counselling
- » Mental health care
- » Homelessness outreach
- » Support for people involved in the criminal justice system.

Figure 2 Existing social infrastructure



Legend

- Site
- 200m catchment
- 400m catchment / 5 minute walk
- 800m catchment / 10 minute walk

Child Care

- 1 Broughton St kindergarten
- 2 SDN Glebe Education and Care centre
- 3 Amigoos Preschool and long day care
- 4 Only about children
- 5 Ultimo Children's Program child care
- 6 Magic pudding child care centre
- 7 Mindchamps Early learning/preschool
- 8 Glebe Montessori Academy

Community Centre

- 1 Glebe School Community Centre
- 2 St Helen's Community Centre
- 3 Ultimo Community Centre
- 4 Benledi House
- 5 Franklyn St Park Community Space
- 6 Glebe Old Fire Station
- 7 Glebe Town Hall
- 8 Uniting Harris Community Centre

Education

- 1 Glebe Public School
- 2 Sydney Secondary College Blackwattle Bay
- 3 Ultimo Public School (temporary)
- 4 St James Catholic Primary School
- 5 International Grammar School
- 6 Australian Performing Arts Grammar School
- 7 Ultimo Public School

- TAFE Ultimo
- Torrens University
- University of Notre Dame
- University of Sydney
- University of Technology Sydney

Support Services

- 1 The Benevolent Society
- 2 St John's Church
- 3 Anglicare Inner West Sydney Family Support Services
- 4 Annecto
- 5 Glebe House
- 6 Detour House Glebe
- 7 Babana Aboriginal Men's Group Incorporated
- 8 Glebe Youth Service Inc.
- 10 Glebe Customer Service Centre

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Health

- 1 Glebe Medical Practice
- 2 Glebe Family Medical Practice
- 3 Myhealth Medical Centre
- 4 Broadway General Practice
- 5 Montrose Medical Practice
- 6 Glebe Early Childhood Health

Library

- 1 Ultimo Library Branch
- 2 Glebe Library

3.1.2 Planned facilities and services

The City of Sydney is investigating the use of the Glebe Town Hall, which was recently restored, as a fully funded and staffed community centre. The facility is located approximately 850m from the site.

A notice of meeting on 9 March 2020 resulted in the following decision:

- (i) the Glebe Society have asked Council to establish "a fully staffed Community Centre" at Glebe Town Hall, in line with Council's review of its community facilities;*
- (ii) the Glebe Society's concerns that "gaining a booking to use [Glebe] community venues involves a complex application process, which is especially difficult for unincorporated groups without insurance," and that "access to an unstaffed venue on booking days can be cumbersome and time-consuming";*
- (iii) the valuable services provided to the Glebe community by the Glebe Community Development Project, which ceased operations in November 2019;*
- (iv) the City provides a range of existing services in Glebe, including the Glebe Neighbourhood Service Centre, the Harold Park Community Hall and St Helen's Community Centre; and*
- (v) the City has invested in making Glebe safer, more accessible and more people friendly, including through the completion of the Glebe foreshore walk and improving the Cardigan Street Reserve*

The CEO's recommendation dated 9 March 2020 is as follows:

- » *Investigate how services in Glebe might be consolidated and made more accessible to a wider range of constituents, particularly focusing on the needs of older residents.*
- » *Investigate options for service provision in Glebe, and report back via CEO update.*
- » *Solicit input from Glebe community organisations like the Glebe Society, the Coalition of Glebe Groups, Glebe Connected, Glebe Community Development Project, local Aboriginal elders and others to discover where the City's service provision in Glebe could be enhanced, and incorporate feedback into delivering the Social Sustainability Policy & Action Plan's commitment to 'ensuring our community facilities continue to respond to changing community needs and preferences by analysing user trends, emerging unmet demands and opportunities to improve delivery.*

The City's plans for Glebe Town Hall and its other community facilities in the Glebe Village Area should be monitored and be an issue for further consultation between LAHC and the City of Sydney.

Implications for this study

Based on the above, it is noted that:

- » There is no community health centre within walking distance of the site
- » An early childhood health centre exists 1km from the site which slightly exceeds a reasonable walking distance
- » There is one Council operated child care centre (Broughton Street Kindergarten)
- » The site is within 200m of three primary schools, one high school and one combined school
- » A range of facilities and spaces provide social support services, including two libraries within 600m and 900m
- » The City of Sydney is examining the potential for enhancements to Glebe Town Hall.

3.2 Open space and recreation

3.2.1 Existing facilities and spaces

Table 3 lists the open spaces and recreation facilities that exist within 800 metres of the project site. Existing open spaces and recreation facilities are also shown by Figure 3 below.

It is noted that the subject site is adjacent to MJ Doherty Reserve, described in the table.

Table 3 Existing open spaces and recreation facilities within 800m

Type	Description	Comments
Local		
MJ Doherty Reserve (directly adjacent to site)	» Playground	» Mainly used by local residents
	» BBQ facilities Area: Approximately 980m ²	» Informal uses
Other local open spaces	» Glebe Street Playground	Provide a variety of local open space amenities including a range of playgrounds and informal play space.
	» Franklyn Street Playground	
	» Minogue Reserve	
	» Mary Ann Street Park	
	» Fig Lane Reserve	
	» Quarry Green	
	» Dr HJ Foley Rest Park	
	» Sarah Peninton Reserve	
» St James Park.		
District / regional		
Wentworth Park²	» 1 formal sporting field (Wentworth Park Sporting Complex Trust) – not publicly accessible	As a formal active recreation space, the Park is used by a number of sports clubs, including:
	» 4 Council owned floodlit multipurpose fields	
	» Cricket nets	
	» Fitness stations	
	» Playground	
	» Informal grassed area	
	» Amenities	
	Area: Approximately 13.5ha (including Wentworth Park Sporting Complex Trust)	
	» Michael Cusack's Gaelic Football	
	» Kings Old Boys Rugby Union	
	» University of Notre Dame Rugby	
	» Balmain and District Football Club	
	» Glebe Gorillas Football Club	
	» Sydney University Football	
	» Sydney University Soccer	
	» Sydney Oztag	

² City of Sydney Open Space, Sport and Recreation Needs Study 2016

		<ul style="list-style-type: none"> » IGSSA Competition Soccer » UTS Ultimate Frisbee » Schools <p>Additional upgrades are being planned (see below)</p>
Victoria Park	<ul style="list-style-type: none"> » Adjacent the University of Sydney campus » Victoria Park Pool 	Being on the other side of Paramatta Road, this reserve will be less accessible from the subject site.
Glebe Foreshore Walk	<p>Council recently completed the final stage of the walk:</p> <ul style="list-style-type: none"> » 2.2km waterfront pathway for walkers and cyclists » Links in with Wentworth Park » Safe access to the water, canoe storage racks, bike racks 	Additional improvements are planned as part of the Bays Precinct (see below)
Ian Thorpe Aquatic Centre	<ul style="list-style-type: none"> » Three swimming pools » Gym 	
Indoor recreation	<ul style="list-style-type: none"> » Ultimo Community Centre » Peter Forsyth Auditorium: full-size multipurpose court (basketball, indoor soccer, volleyball and netball also used for community activities, dance, tai chi) 	

The City of Sydney also runs community sports programs including at the Ultimo Community Centre and Peter Forsyth Auditorium.

The Glebe-Leichhardt PCYC operates out of the 800m catchment but is within a 200m walk.

MJ Doherty Reserve currently provides a playground, barbecue facilities, seating and green space for local residents. It is viewed as a more intimate and local space to complement the larger, more regional level open space available at Wentworth Park which is directly across the road from the site.

Figure 3 Open space context for site



Legend

- Foreshore Walk
- Site
- 200m catchment
- 400m catchment / 5 minute walk
- 800m catchment / 10 minute walk

Aquatic

- 1 Ian Thorpe Aquatic Centre
- 2 Victoria Park Pool

District Open Space / Active

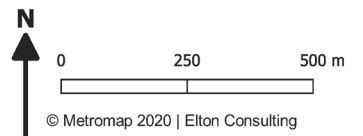
- 1 Wentworth Park

Local Open Spaces

- 1 Blackwattle Bay Park
- 2 Dr HJ Foley Rest Park
- 3 Fig Lane Reserve
- 4 Franklyn Street Playground
- 5 Glebe Library Park
- 6 Glebe Street Playground
- 7 John Street Reserve
- 8 Mary Ann Street Reserve
- 9 Minogue Reserve
- 10 MJ Doherty Reserve
- 11 Pocket Park
- 12 Sarah Peninton Reserve
- 13 St James Park Playground
- 14 Victoria Park

Recreation

- 1 Glebe Tennis Courts
- 2 Indoor Sports (Ultimo Community Centre)
- 3 PCYC
- 4 Peter Forsyth Auditorium Sports Complex



3.2.2 Planned facilities and services

Wentworth Park

City of Sydney's Open Space, Sport and Recreation Needs Study identifies the following in relation to Wentworth Park:

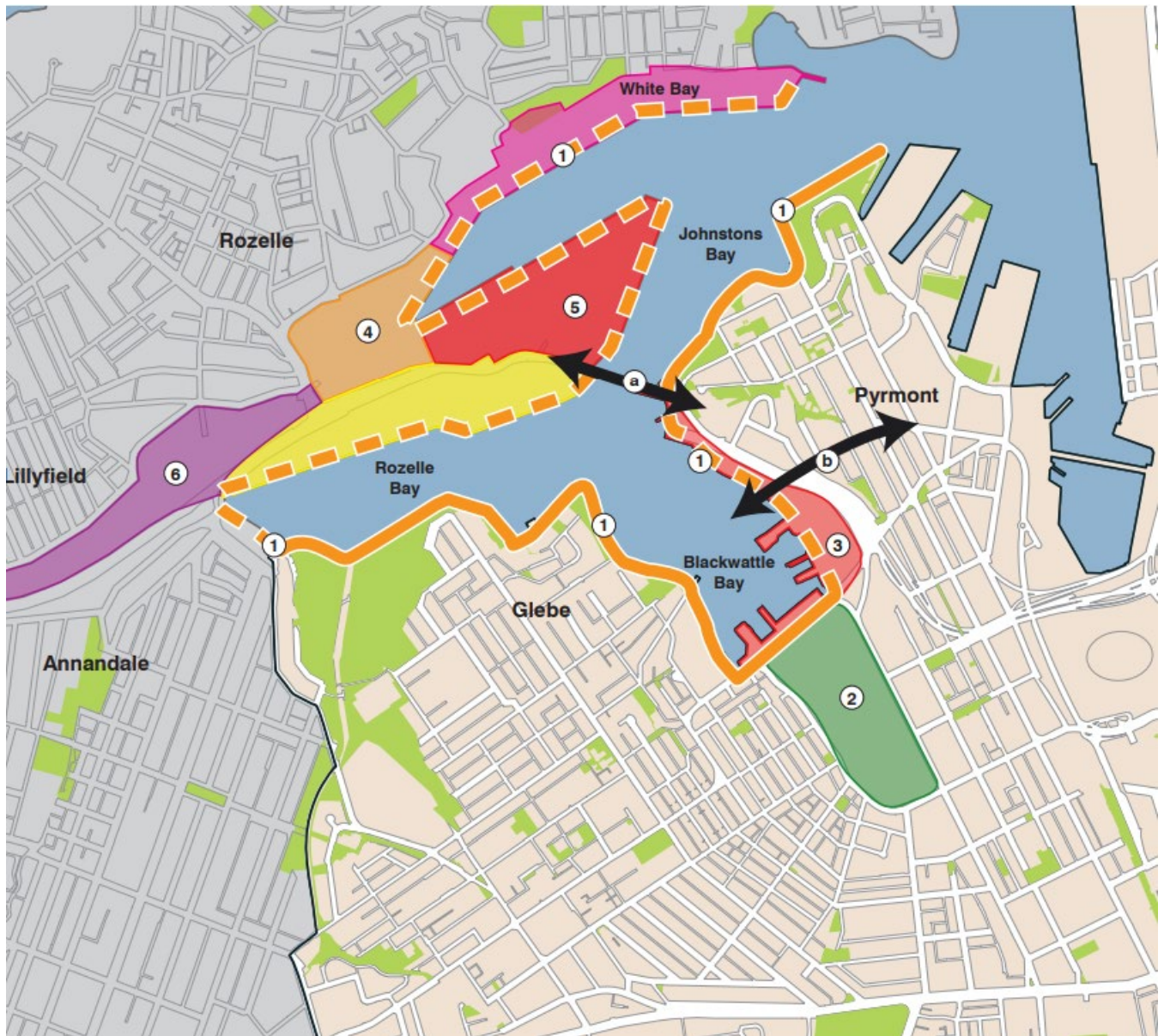
- » Upgrade Wentworth Park, including potential upgrade to the four fields to synthetic surfaces, addition of multipurpose outdoor courts and amenity upgrade
- » Access to the internal Wentworth Park racing track will be improved
- » Opening up the racing track as a full-time sporting field is advocated for
- » The feasibility of an indoor sports court will be investigated as part of any redevelopment of the Wentworth Park Sporting Complex should greyhound racing cease at Wentworth Park.
- » Connectivity with future Bays Precinct.

Bays Market District / Blackwattle Bay

The City of Sydney's Open Space, Sport and Recreation Needs Study also discussed ongoing master planning progressing for the Bays District with future residential communities. The Precinct is planned to include 5.5 kilometres of continuous and uninterrupted pedestrian and cycle access along the foreshore from Pyrmont to Rozelle (Waterfront Promenade numbered 1 in Figure 4 below).

Wentworth Park (2 on the figure below) will be integrated as part of the master plan, giving improved access to future residents of the project site, to new and embellished open space opportunities of regional scale.

Figure 4 Future Bays Precinct³



³ City of Sydney Open Space, Sport and Recreation Needs Study 2016

Implications for this study

- » MJ Doherty Reserve plays an important role in delivering fair, accessible and no cost open space to residents in the immediate vicinity of the site. While the Reserve and the proposed development site are within close proximity to Wentworth Park, the scale, location and design of the MJ Doherty Reserve ensures it provides a localised and more intimate space, accessible through smaller, low traffic streets and with a primary focus on serving very local community needs.
- » The Glebe Point Road Village has a high proportion of pocket parks accessible from the subject site.
- » The project site is within 50 metres of Wentworth Park. Wentworth Park provides immediate access to a large scale passive and active recreation space. Significant upgrades are also planned for this reserve.
- » Significant upgrades and particularly open space improvements are being undertaken (Wentworth Park, Bays Precinct) which represent significant opportunities for existing and future residents in the area.

3.3 Retail services

3.3.1 Existing retail and urban services environment

The City of Sydney emphasises the importance of the five to ten minute walking catchment in planning for liveable communities and 'creating great places'. This relates to access to fresh food, parks, public transport, community and health care services within a reasonable walking distance for most people.

Retail demand and access for this project is considered at two primary levels. Firstly, what retail and services opportunities are available in the immediate proximity of the site defined in this case as within 400 metres or an approximately five minute walk. The second level is what is accessible in a slightly larger radius but still within 800 metres or what is considered an approximately ten minute walk.

Within a 400 metre radius (or an approximately five minute walk) from the site are:

- » A small local market or convenience store (the New Corner Store) at 95 Cowper Street (175 metres from site) where bread, milk and other daily essentials are available
- » Two cafes, Mezzo Café on Wentworth Park Road (75 metres from site) and Café Mbassy across Wentworth Park on Wattle Street (350 metres)
- » A Japanese restaurant (Harada) on Wentworth Park Road (130 metres)
- » Glebe Community Op Shop at 133 Glebe Street selling pre-loved clothes and accessories (around 400 metres).

When considering a larger walking catchment of up to 800 metres (or an approximately ten minute walk). There are a number of additional retail services in the area of the site. Broadway Shopping Centre is within between 500-600 metres from the site. This is a large sub-regional shopping centre that contains 150 retail and service businesses. Aldi, Coles, and Harris Farm Markets as its major food providers. Other major retailers include Kmart and Target. The Broadway Shopping Centre includes numerous banking options including ANZ, Commonwealth, NAB, St George and Westpac. Services available at the Centre include Australia Post, medical centres, pharmacies, dentists, optometrists, physiotherapy and pathology.

The Glebe Point Road Village shopping district is within a similar 500-600 metre walking distance depending on which part is accessed. The City of Sydney identifies 900 different businesses are part of this main street precinct⁴. Glebe Point Road is one of the City of Sydney's true village main streets that provides a diverse range of smaller, more independent stores and retail options for local residents. Glebe Point Road is a well-known café and restaurant strip with a wide variety of options at varying price points. In addition, Glebe Point Road is also a traditional main street in that it contains a diverse array of retail and service offerings including smaller supermarkets like Foodworks, bookshops, fruit and vegetable markets, bakeries, pharmacies, newsagencies, convenience stores, hairdressers, liquor stores, St Vincent de Paul second hand shop, library, child care and the Glebe Primary School (which hosts weekend markets).

The City of Sydney's figures show the composition of businesses and services on Glebe Point Road:

- » Food and Drink (26.5%) including cafes, restaurants, bars, takeaway shops
- » Retail and Personal Services (21.1%) including Glebe IGA, hair dressers, dry cleaning, chemist
- » Professional and Business Services (7.3%)
- » Creative Industries (7.3%) including co-working spaces.

In the future, residents of the site will also have access to the retail and other services planned for Blackwattle Bay as part of the NSW Government's plans for redevelopment of the Bays Precinct. It is not clear at this stage whether the retail offer planned for this precinct will meet daily needs of future residents of Cowper Street and

⁴ City of Sydney Glebe Point Road Village webpage, www.cityofsydney.nsw.gov.au

Wentworth Park Road. It is apparent, however, that the Blackwattle Bay precinct will include a new Sydney Fish Market that will provide local residents with access to fresh seafood.

Figure 5 Retail and other services

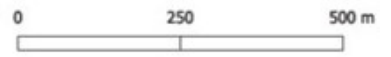


Legend

- Glebe Point Road
- Site
- 200m catchment
- 400m catchment / 5 minute walk
- 800m catchment / 10 minute walk

Retail/Urban

- 1 The New Corner Store
- 2 Mezzo Cafe
- 3 Cafe Mbasey
- 4 Harada
- 5 Glebe Community Op Shop
- 6 Glebe Point Road
- 7 Broadway
- 8 Bays Precinct



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3.3.2 Future opportunities

As part of the ongoing master planning process for the Bays District, the Sydney Fish Markets will be relocated to Bridge Road in Glebe. The Fish Markets will present additional opportunities for future residents of the site for additional access to food retail, shops, markets and food and drink premises. While this will be of some benefit to future residents it is unclear as to how much it will address daily needs for retail goods and services.

As part of other residential development occurring in the local area, it is expected that ground level active frontages will be encouraged, in the form of retail, cafes or similar uses.

Implications for this study

The subject site is within a particularly active and competitive environment, being within walking distance of Glebe Point Road and Broadway which provide significant retail and service opportunities, and a number of additional retail/commercial uses and services.

A range of supermarkets targeting different price points are available in Broadway and Glebe Point Road providing access to affordable options.

4 Existing demand

To understand the current community, the following sources were used for the demographic analysis:

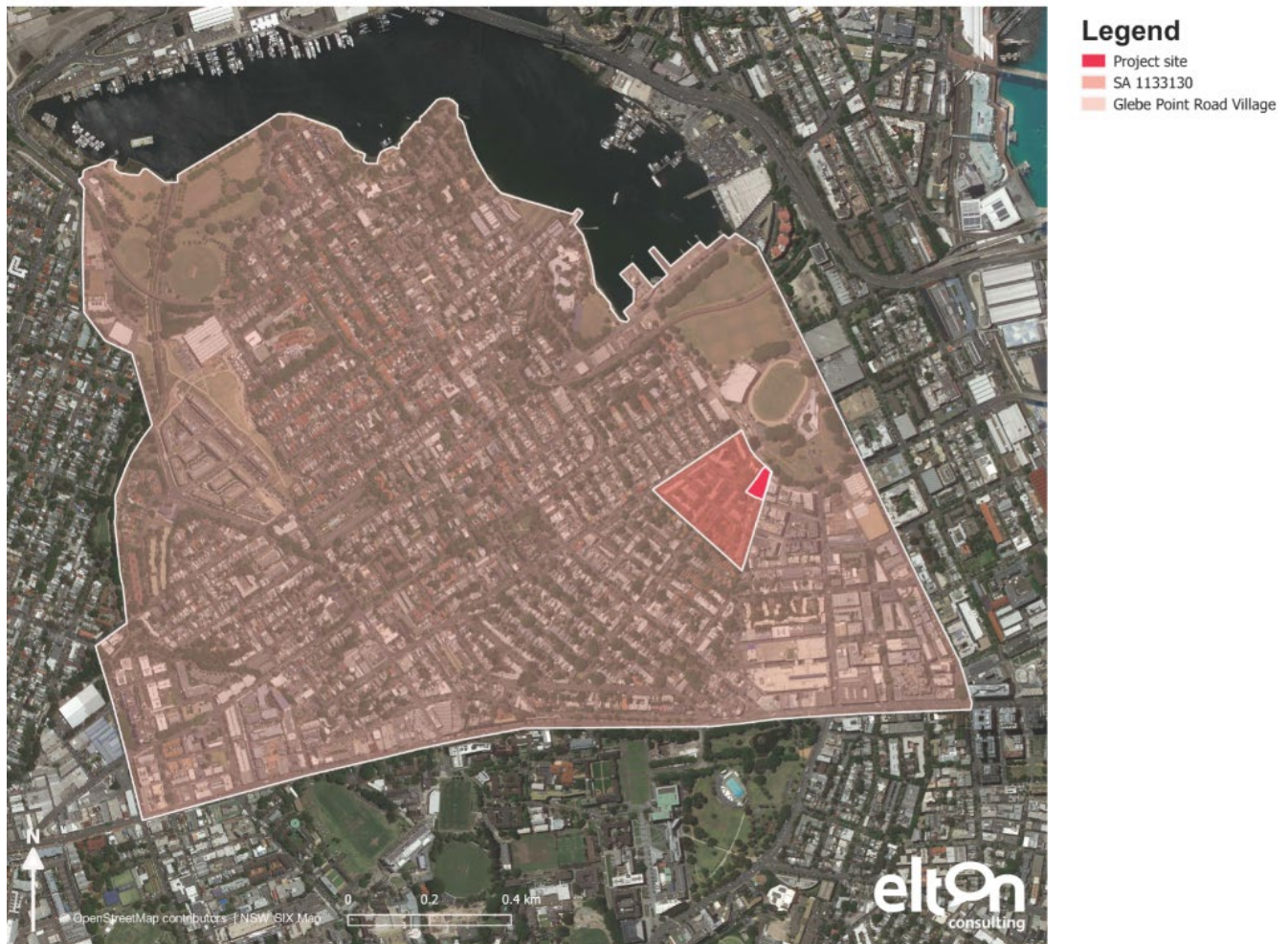
- » Profile.id, 2016 for demographic information about the existing population including the Glebe Point Road Village
- » Australian Bureau of Statistics, 2016 for demographic information about the existing population including the local area and the City of Sydney comparisons
- » Information about social housing tenants provided by LAHC.

4.1 Geographies used in this report

For the purpose of this study, three geographical scales were selected to better understand the local community surrounding the project area:

- » SA1 1133130 (the local area – shown in **Figure 6**)
- » Glebe Point Road Village (shown in **Figure 6**)
- » City of Sydney LGA.

Figure 6 Site context



4.2 Existing demand

4.2.1 Key socio-demographic characteristics

The key socio-demographic characteristics of the local community are shown in Table 4 below.

Table 4 Key socio-demographic characteristics

	The local area		Glebe Point Road Village		City of Sydney	
Population 2016	503		22,706		208,384	
ERP 2018	N/A		25,935		240,229	
Median age	52		32		32	
AGE						
0 to 4	16	3.2%	805	3.5%	6,977	3.3%
5 to 11	12	2.4%	728	3.2%	5,238	2.5%
12 to 17	17	3.4%	665	2.9%	3,927	1.9%
18 to 24	38	7.6%	4,331	19.1%	34,866	16.7%
25 to 34	93	18.5%	6,278	27.6%	68,867	33.0%
35 to 49	82	16.3%	4,548	20.0%	45,295	21.7%
50 to 59	73	14.5%	2,217	9.8%	18,838	9.0%
60 to 69	101	20.1%	1,839	8.1%	13,551	6.5%
70 to 84	63	12.5%	1,083	4.8%	9,035	4.3%
85+	8	1.6%	212	0.9%	1,790	0.9%
HOUSEHOLDS						
Couple with children	13	4.3%	1,177	11.2%	9,310	9.5%
Couple without children	36	11.8%	2,565	24.3%	25,397	25.9%
One parent families	47	15.5%	553	5.2%	3,974	4.1%
Lone person	144	47.4%	3,510	33.3%	31,852	32.5%
Group	15	4.9%	1,334	12.7%	13,239	13.5%
Average household size	1.60		1.99		1.97	
TENURE						
Moved address in the last 5 years	157	33.1%	12,890	60.8%	119,414	59.3%
DIVERSITY						
Aboriginal or Torres Strait Islander	35	6.9%	347	1.5%	2,417	1.2%
People born overseas	173	34.1%	9,752	43.1%	99,422	47.7%
Language other than English	145	28.9%	7,387	32.6%	75,246	36.1%

The key findings are summarised below:

- » The local area has a significantly older population than Glebe Point Road Village and the City of Sydney with a median age of 52
- » There is a large proportion of older residents (aged 60+) compared to the Village and the City of Sydney, with the 60-69 service age group the largest age group in the local area
- » There is a smaller proportion of children aged 0-11 in the local area compared to the Glebe Point Road Village, but this proportion is relatively similar to that of City of Sydney
- » There is a larger proportion of children aged 12-17 compared to Glebe Point Road Village and City of Sydney
- » There is a significantly smaller proportion of young adults (18-34) in the local area compared to the Glebe Point Road Village and the City of Sydney
- » The local area has a large proportion of lone person and single parent households compared to the Glebe Point Road Village and the City of Sydney, with a significantly smaller proportion of couples with or without children and group households
- » Comparatively low average household size reflects the large proportion of lone person households in the local area
- » The local area includes a significantly larger proportion of Aboriginal or Torres Strait Islander residents than the Glebe Point Road Village and the City of Sydney
- » The local area has a smaller proportion of people born overseas, reflected by small proportions of overseas born residents and language other than English spoken at home
- » Compared to the Glebe Point Road Village and City of Sydney, the local area has a lower proportion of resident migration with only 33.1% of residents having moved to the area in the last five years – compared to 60.8% in the Village and 59.3% in the LGA.

Importantly, more than half of the residents in the local area are social housing tenants (52.6%). This is significantly higher than either comparison area and will consequently define some of the demographic characteristics of the local community. These are further refined in the following section.

4.2.2 Social housing profile

While information about social housing tenants is kept confidential, the following information was provided by LAHC and is based on the relevant allocation zone for Glebe. As of June 2018, there were 1494 registered applicants for social housing in this zone, 438 of which were on the priority waitlist. This data also shows that the main demographic groups were:

- » Applicants with dependent children (24% of all applicants)
- » Older men over the age of 55 (12%)
- » Aboriginal and Torres Strait Islander people (12%)
- » Older women over the age of 55 (9%)
- » Homeless people and those sleeping rough (8%)
- » Young people under the age of 25 (7%)
- » People with a disability (4%)
- » Women and children leaving domestic and family violence (7 families).

Existing needs and implications

The key findings are summarised below:

- » Residents of the immediate area are more economically disadvantaged with high unemployment, high proportions of low-income households and low median household income (compared to Glebe Point Road Village and the City of Sydney)
- » More than half of the residents in the local area are social housing tenants (52.6%) with potentially a range of needs including physical/mental health support, drug/alcohol dependencies, employment/financial support
- » A higher proportion of residents in the local area are identified as needing disability assistance
- » There may be a need for support for victims of domestic violence
- » While not always a direct relationship, it is possible that social isolation may be more prevalent in the local area due to the large proportion of single person households. Many of these households are also likely to be older person households, further intensifying issues of social isolation and loneliness.

The area immediate to the site displays a level of relative disadvantage compared to Glebe Point Road Village and the wider City. The higher proportion of social housing residents, ageing population and relatively high levels of people in need of assistance, suggests that the accessible and equitable access to social infrastructure, spaces and services are important planning considerations for this and other projects in the area.

5 Future demand

To understand future community demand, the following sources were used for the demographic analysis:

- » Forecast.id 2016 for population projection data (last updated February, 2019)
- » Yield information provided by LAHC for the redevelopment project.

5.1.1 Future community

A total of 74 dwellings are proposed as part of the redevelopment, including:

- » 35 social housing units at 2 Wentworth Street, in a seven level building with two studios, 26 one bed units, and seven two-bed units
- » 39 market dwellings, including 14 one bed units, 20 two bed units and 5 three bed units.

It is forecast that the future population of the redeveloped site would total approximately 134 people.

Compared to the existing community of the site, it is expected that:

- » There will be a higher number of social housing tenants within the site, with some families with children
- » Using an average household size of 1.60, there may be approximately 56 social housing tenants
- » There will be a new community of private renters/owners, who are more likely to resemble the characteristics of the broader Glebe/Glebe Point Road area. Using an average household size of 1.99, approximately 78 new residents can be expected.

5.1.2 Future broader community

Based on 2016 Census data from Forecast.id, the total population of the Glebe Point Road Village is expected to have a total increase of 3,608 between 2016 and 2041.

The majority of this growth is expected to occur between 2016 and 2021 with a proportional increase of 13.0% compared to between 0.3% and 0.6% for the following five-year periods, compared to faster growth rates in the broader City of Sydney.

Table 7 below includes population forecast figures for the Glebe Point Road Village and City of Sydney as well as population change over the five-year periods.

Table 5 Future community

	Glebe Point Road Village		City of Sydney	
	POPULATION FORECAST			
	Number	5-year change	Number	5-year change
2016	24,117		224,211	
2021	27,241	+13.0%	267,014	+19.1%
2026	27,313	+0.3%	299,879	+12.3%
2031	27,399	+0.3%	322,514	+7.5%
2036	27,572	+0.6%	339,498	+5.3%
2041	27,725	+0.5%	354,255	+4.3%

Source: Forecast .id, (2020)

Key growth areas

Major developments are being undertaken between Cowper Street and Bay Street to the south east of the development site. This includes public and private housing. Approved developments include:

- » West End (private) 232 dwellings, Elger Street Glebe (construction nearly completed)
- » Proposal for 495 dwellings, including 159 social housing dwellings, 91 affordable housing and 247 private dwellings, on Cowper Street
- » City West Housing with 99 affordable homes approved at Wentworth Street, Glebe (construction in progress).

It is noted that LAHC recently completed the construction of a new social housing development including 158 additional seniors' units and 28 group homes (Elger Street, Glebe) in the local area, to be managed by Bridge Housing.

Bays Precinct

Ongoing master planning is progressing for the Bays Precinct with the option for the inclusion of future residential communities.

5.1.3 Implications

- » The proposed redevelopment will result in approximately 114 new residents on the site (increasing from 20 to 134 residents)
- » The forecast population increase of the Glebe Point Road Village from 2016 to 2041 is 3,608 people (increasing from 24,117 to 27,725)
- » Following the redevelopment, there will be a higher number of social housing tenants, with an opportunity for some families with children to access the development. Using an average household size of 1.60, there will be approximately 56 social housing tenants
- » There will be a new community of private renters/owners, who are more likely to resemble the characteristics of the broader Glebe/Glebe Point Road area. Using an average household size of 1.99, approximately 78 new residents can be expected, including young adults in lone or group households, and couples with or without children, mostly younger children.
- » The local area is undergoing significant change, with numerous approved or new residential development, increasing demands for social infrastructure, open space and retail. These new developments will increase demands for a range of infrastructure and services
- » Open space improvements are being undertaken (Wentworth Park, Bays Precinct) which represent opportunities for existing and future residents in the area.

6 Trends and benchmarks

This section of the study examines both the trends and relevant City of Sydney benchmarks used to inform community infrastructure planning. As noted here both trends and benchmarks need to be applied contextually with an appreciation of both the type, scale and location of the proposed development and its context within the urban fabric of existing neighbourhoods.

6.1 Trends

Generally speaking, trends in community infrastructure provision have focussed on size and scale, co-location, multipurpose, flexible use, and the activation of places through community facilities and similar uses. These trends have led towards the creation of community hub type facilities or precincts where larger, multipurpose facilities are located in highly accessible locations like activity centres, main streets, village centres, etc.

In an inner urban environment like Glebe the traditional trends in community infrastructure provision need to be adapted to context. This context is captured in a number of the City's planning documents which emphasise the importance of walkable catchments and the creation of great places. In areas with a reasonably high residential density facility provision needs to be balanced between community demand and asset management. A significant challenge for local governments like the City of Sydney is the effective operation, management and maintenance of the wide array of community facilities assets that the City owns.

While each new individual development will inevitably create some demand, it is not feasible nor desirable for each development to provide its own form of community infrastructure. This would result in a disparate network of small-scale fragmented community spaces that create operation, management and maintenance issues and fail to provide significant community benefits. Each development, however, should contribute to the future provision of community facilities in a way that is commensurate to the increased demand they create.

For example, while creating larger district multipurpose community centres in long established inner areas like Glebe is a significant challenge; the urban renewal of these areas may present future opportunities. For example, the creation of the Blackwattle Bay Precinct adjacent to Glebe provides a unique opportunity for the creation of new district scale facilities that could address the needs of both the Blackwattle Bay and nearby suburb populations.

6.2 Benchmarks

While there are no nationally recognised benchmarks for community infrastructure and services, general standards of provision have been developed by the City of Sydney and through a range of other projects.

6.2.1 Community facilities

With particular reference to community facilities planning (community centres, libraries, and child care) the City of Sydney released their Development Contributions Plan during 2016. The table below summarises the key community facility types covered by the Development Contributions Plan.

Table 6 Community facilities planning benchmarks

Facility Type	Description	Benchmark	Floor space	Visitor and worker demand
Integrated multipurpose facilities (district)	Act as a community focal point due to their scale, quality and diversity of services. Typically comprise multipurpose community meeting and activity space integrated or co-located with libraries, children's services and indoor recreation facilities	A minimum of 1 facility per village of 20,000 to 30,000 residents	At least 2,000 sqm of multipurpose floor space, aiming for at least 2,500 sqm where possible	Plan assumes no demand generated by visitors or workers
Local community facilities	Typically small or single-use facilities. Small facilities include multipurpose facilities that are smaller than the City's benchmark of 1,200 sqm. Single-use facilities include standalone neighbourhood service centres and single purpose youth and over 55s centres	3–4 facilities per village of 20,000 to 30,000 residents	A minimum floor space of 400 sqm per facility	Plan assumes no demand generated by visitors or workers
Libraries	Libraries may be standalone facilities or co-located within integrated multipurpose facility; often form the core component of such complexes.	A minimum of one substantial branch library in each village of 20,000 to 30,000 residents	A minimum of 1,400 sqm per branch library (can be part of integrated multipurpose facility) aiming for 1,500 sqm	Plan assumes no demand generated by visitors or workers
Child care centres/pre-schools	Provision is recommended at a village level, based on the following:	Residents: one (1) child care place per 2 children (aged 0–5 years), equivalent to one (1) place per 48 residents outside the CBD		One place for every 75 workers

In addition to the benchmarks outlined in the previous table, Elton Consulting typically recommends (as a starting point) a rate of provision of about 80sqm internal floor area for every 1,000 people for community centre space. This is based on analysis of comparative rates of provision from a range of local government areas and derived through the testing of provision rates on a number of successful projects.

Based on these standards it can be seen that a development the scale of the proposed LAHC development at Glebe does not, in itself, warrant the provision of a community centre or library. It will generate some demand for a small number of additional child care places.

6.2.2 Open space and recreation

The City of Sydney Development Contributions Plan 2015 identifies that 4.9m² of local open space per resident would be required to maintain 2015 local open space provision rates for the Western district of the City. It is also recognised that this level of provision is particularly difficult to achieve in denser urban areas particularly with smaller land parcels. Requirements for open space can also be guided by the NSW Government Architect's Office draft Public Space Guidelines.

Government Architect's Guidelines

As discussed above, the following guidelines for open space planning in high density areas should be considered.

Table 7 Open space planning guidelines

Type	Requirement
Open space	All residents within 200m (2–3 minutes walk) to a local, district, or regional park
Play spaces	All residents should be within walking distance of playgrounds e.g. 300m (0-5 age group) or 400m (5-12 age groups) Older children should be within 10 minutes of walking or cycling of an active play space, and those aged 13-20 within 600-800m of youth spaces
Outdoor recreation	All residents should also be within 1,500m of a large community outdoor recreation area
Path-based recreation	Trail and path-based recreation to be provided within 400m
Active recreation	All residents should also be within 1,000m of an active recreation space At least two forms of organised sport and recreation within 20 minutes of safe walking or 15 minute cycling e.g. fields, courts, indoor sports, aquatic facilities. Fitness and exercise space should be provided within 300m

7 Engagement findings

This section summarises the findings collected through engagement undertaken to date on this project. Early consultation enabled the project team to engage with the local community through two community sessions held in November 2019 at MJ Doherty Reserve.

This study has not yet been informed by stakeholder engagement with Council and government agencies.

7.1 Engagement methods

Early consultation was organised and undertaken by LAHC and attended by Elton Consulting.

Feedback was collected through:

- » Feedback forms
- » Verbal conversations and note taking
- » Online submissions

LAHC has estimated that approximately 50 people attended the drop-in sessions.

7.2 Feedback on social infrastructure

Social infrastructure and the provision of services was raised multiple times in submissions.

It was mentioned that:

- » Social housing tenants are vulnerable and the current site meets their needs
- » The site is poorly served by public transport but there is good accessibility of schools, play spaces, playing fields, open spaces.
- » There is a 'proliferation' of existing services in Glebe with unused capacity (Benevolent Society for example) or the Old Fire Station which should be refurbished

The demand for an additional community facility space within the project site was questioned. It was suggested that there could be financial contributions made to existing services and facilities instead of providing a new space. It was also suggested that local providers of social services should be consulted.

7.2.1 Open space

MJ Doherty Reserve

Many respondents suggested that the Reserve should stay as is. This reflects satisfaction with relatively recent improvements made to the reserve by the City of Sydney. If improvements were to be made suggestions included:

- » A shelter for the BBQ to encourage further use and increased comfort for users
- » Additional seating and benches
- » Upgrades to the playground, including new surface, upgraded equipment, and additional playground equipment
- » A community board in the park
- » Dog litter bags and dog waste bins to encourage owners to pick up after their dogs
- » Bubblers with dog bowls to support dog walking activities.

Concerns were expressed in relation to potential overshadowing of the Reserve by the future development, and that the trees should be retained.

7.3 Other discussion points

Other discussion points included:

- » Safety was a topic raised during consultation with the community, particularly in relation to MJ Doherty Reserve. The reserve was described by some as feeling 'unsafe' or 'not a safe vibe'. One community member commented on the lack of passive surveillance as a factor contributing to feeling unsafe in the Reserve and another one on the lack of lighting. Specific mention was also made to littered used syringes in the Reserve.
- » Anti-social behaviour was raised by many community members specifically in relation to drug dealing and drug use. Community members have the perception the Reserve is a 'waiting space' for local drug deals (somewhere for people to wait for dealers to contact them or wait for a friend who is purchasing from a dealer). It was also commented that dog walking in the Reserve is often a cover for public drug deals.
- » Demand for retail at this location was questioned
- » There was a clear message from the local community that their strong neighbourhood ties should be protected as it was felt that neighbours actively look after each other's wellbeing. A community member expressed that "existing intergenerational communities must be actively protected", which was a sentiment repeated by attendees of the community drop-ins.

8 Needs assessment

This section discusses likely needs associated with the proposal and development outcomes. The City of Sydney's LSPS identifies that the most important community needs include access to fresh food, parks, public transport (providing connections to other opportunities and services), local community services and primary health services.

It has been shown that the health and wellbeing of public housing tenants can be influenced by the adequate provision of social and health care services (Crawford and Sainsbury). In addition, it is important to ensure that there is capacity in the existing local network of social infrastructure to address future demands created by the new development. This includes health and social services, as well as education, child care, community facilities such as community centres, and open space and recreation.

8.1 Community facilities and services

The LSPS identifies that the subject site is within a reasonable proximity to a wide range of community facilities and services including community centre, GP, library, primary schools, and a recreation facility.

8.1.1 Community facilities

Using benchmarks and community profile identified in the previous section, Table 11 below summarises the likely needs associated with the proposal.

Table 8 Community facilities planning benchmarks

Facility type	Benchmark	Needs associated with the proposal
Child care centres/pre-schools	Provision is recommended at a village level, based on the following: - Residents: one (1) child care place per 2 children (aged 0–5 years), equivalent to one (1) place per 48 residents outside the CBD Assume average of 46 places per child care centre (contributions plan)	Using a conservative proportion of 4% of children aged 0-5 years, there could be between 6 and 7 children in the future development, representing approximately 3 child care places. Child care is also provided through private facilities on an on demand-basis.
Integrated multipurpose facilities	- A minimum of one (1) integrated multipurpose facility per village of 20,000–30,000 residents	n/a – see notes below
Libraries	- A minimum of one (1) substantial branch library in each village of 20,000–30,000 residents, based on NSW State Library standards applied to this population size	n/a – see notes below
Community facility	80sqm per 1,000 people	n/a – see notes below

The City of Sydney Contributions Plans identifies that five community facilities are provided in the Glebe Point Road Village, and states that facilities meet the City's benchmarks and existing population's needs in the Glebe Point Road Village.

However:

- » The Plan also mentions that while local community facilities in the Glebe Point Road Village meet the existing population’s needs, the village does not contain an integrated multipurpose facility.
- » Additionally, the new population will increase demand on existing local community facilities and contribute to demand for a new local community facility.
- » The City of Sydney’s LSPS also identifies that there are opportunities for NSW Government to incorporate social and cultural infrastructure within government projects, such as creative workspaces, communal rooms for entertainment and children.

This should be considered in the context of the scale of the Glebe development in relation to the overall projected growth of the Glebe Point Road Village area. As shown in the Future Demand section of this report, the total projected increase in population from this development (114 people) is approximately 3.2% of the total projected population increase for the Glebe Village area from 2016 to 2041 (3,608 people).

8.1.2 Social housing and specific needs

Glebe is within the Marrickville/Leichhardt (CS3) allocation zone for social housing, with the following cohorts identified as likely profiles of future social housing tenants. Table 12 identifies specific social infrastructure and services needs for each cohort, based on information provided by LAHC.

Table 9 Social infrastructure needs by cohort

	Characteristics and potential vulnerabilities	Potential needs for services or facilities	Existing services in the local area
Young people under the age of 25	<p>May live in unstable housing conditions or sleep rough</p> <p>May have interrupted access to education/training</p> <p>May have witnessed violence in their home, been in out of home care, or have a mental health condition</p> <p>Vulnerable to the risk of homelessness</p>	<p>Education/ training programs/ pathways</p> <p>Health services</p> <p>Young people specific services, employment support</p> <p>Night-time activities, play spaces, teen activities, healthy eating, sports programs, open space</p>	<p>Education facilities</p> <p>Glebe Youth Service Inc.</p> <p>Councils’ youth services</p> <p>Youth Employment Partnership</p> <p>Youth services at Glebe Library, Ultimo Library</p> <p>Glebe PCYC</p> <p>Bulk-billing clinics</p> <p>Anglicare Inner West Sydney Family Support Services</p>
Applicants with dependent children	<p>More likely to require family support services, in addition to individual support services</p>	<p>Health, child care, education and employment support</p> <p>Open space and sports, play spaces</p> <p>Teen activities, healthy eating</p>	<p>Education facilities</p> <p>Glebe Early Childhood Health Centre</p> <p>Glebe Youth Service Inc.</p> <p>Metro Assists</p> <p>Glebe School Community Centre</p> <p>Anglicare Inner West Sydney Family Support Services</p>
Older women over the age of 55	<p>More at risk to face domestic violence, relationship breakdown, financial difficulty and limited superannuation, and more at risk of homelessness</p>	<p>Need a safe space of their own</p> <p>Support services, employment pathways</p> <p>Safety</p>	<p>Annecto</p> <p>Bridge Housing</p>

	Characteristics and potential vulnerabilities	Potential needs for services or facilities	Existing services in the local area
	Rapidly growing demographic in the homeless population		
Older men over the age of 55	Large proportion of chronically homeless are older men. Likely to continue due to ageing trends and declining rates of home ownership among older people	Support services	Annecto Bridge Housing
Women and children leaving domestic and family violence		Support services Education, child care support, health care Open space/play space Employment support/pathways	Glebe Early Childhood Health Centre (NSW Health) St Vincent DE Paul WAGEC DVNSW Education facilities St John’s Church playgroup Anglicare Family Support services
People sleeping rough	High rates of health problems, mental health disorders, traumas, cognitive impairment, suicide and other premature deaths. Some have disability needs Those with a mental health issue are more likely to have drug/alcohol problems.	Services to reduce repeat homelessness. Health care – physical and mental health, drug and alcohol Employment support	The Haymarket Centre/ Haymarket Foundation Glebe House
People with a disability		General support services and services dedicated to people with disabilities Accessibility to facilities Transport	PeoplePlus Haymarket Annecto City of Sydney services
Aboriginal and Torres Strait Islander people	Intergenerational socio-economic disadvantage Health issues More likely to become homeless	Culturally appropriate services	Glebe Early Childhood Health Centre Education facilities Babana Aboriginal Metro Assists
People exiting justice custody			Glebe House Community Restorative Centre Chippendale Miranda Project Canterbury

The analysis further indicated possible shortage in services addressing the needs of older men, people escaping domestic violence, people with a disability, Aboriginal people and people exiting justice custody.

On-site provision

The current plans for the property's redevelopment include 200 square metres of non-residential space. The use of that space is yet to be determined. While LAHC's original plans contemplated partnering with a specific community organisation to occupy the space, feedback from the community has prompted a reassessment of this approach.

The non-residential space will be subject to an expression of interest process. This process would likely be open to both commercial and community uses. It is the case that conditions of the process would require any potential use of the space to be compatible with the development and the future community housing provider operation of the site.

8.2 Open space and recreation

Based on anticipated demographics for the subject site, it is anticipated that future residents of the development will require access to passive open space, with small numbers requiring access to more specific forms of open space or recreation spaces.

Open space needs are summarised below.

Table 10 Open space needs

Type	Requirement	Existing facilities	Needs
Open space	All residents within 200m (2–3 minutes walk) to a local, district, or regional park	MJ Doherty Reserve Wentworth Park	n/a
Play spaces	All residents should be within walking distance of playgrounds e.g. 300m (0-5 age group) or 400m (5-12 age groups)	MJ Doherty Reserve Wentworth Park	Potential need for play space for younger age groups
	Older children should be within 10 minutes of walking or cycling of an active play space, and those aged 13-20 within 600-800m of youth spaces	Wentworth Park, Ultimo Community/Recreation Centre	n/a
Outdoor recreation	All residents should also be within 1,500m of a large community outdoor recreation area	Wentworth Park Jubilee Park	n/a
Path-based recreation	Trail and path-based recreation to be provided within 400m	Glebe foreshore within 450 metres	n/a
Active recreation	All residents should also be within 1,000m of an active recreation space	Wentworth Park Jubilee Park	n/a
	At least two forms of organised sport and recreation within 20 minutes of safe walking or 15 minute cycling e.g. fields, courts, indoor sports, aquatic facilities.	Wentworth Park fields, Glebe Tennis courts, Ian Thorpe swimming pool	n/a
	Fitness and exercise space should be provided within 300m	Wentworth Park	n/a

The site is well located in relation to existing open spaces with access to the more local and intimately scaled MJ Doherty Reserve as well as the larger and more district-serving Wentworth Park. The MJ Doherty Reserve is considered to be adequate to respond to future immediate needs of residents to access open space. The proximity of Wentworth Park, a one minute walk away from the project site, will also address recreation needs

and provides a larger space for various uses. Given the proximity to these existing spaces, any on-site provision of public open space is impractical. In this situation, an appropriate and commensurate contribution to embellishment of public open space in the area is a more practical and achievable outcome.

It has been identified through previous engagement that there is a need for play equipment for younger age groups, at the MJ Doherty Reserve and at Wentworth Park. Outdoor courts were also identified as a need in previous engagement.

Safety was also identified as a limitation for using open spaces in the area, and it will be important to ensure that the future design allows safe access to MJ Doherty Reserve and increases passive surveillance. In this sense the proposed development could enhance the safety of MJ Doherty Reserve potentially increasing its useability and enhancing its role as a community asset.

8.2.1 Retail and other services

In terms of access to fresh food and supermarket, the proximity of the major Broadway precinct (approximately 500m) and Glebe Point Road area is considered highly suitable. Other options exist in similar proximity to the subject site which should respond to existing and future needs.

8.3 Recommendations for the proposal

This study has identified that:

- » The future population associated with the proposal is unlikely to trigger demands for new facilities or spaces, however will contribute to existing demands for social infrastructure, open spaces, recreation, retail and other services
- » Future residents will have access to a range of open and recreation spaces, some of which are or will be upgraded, which are likely to address future needs
- » There could be an opportunity to activate MJ Doherty Reserve via a range of programs or events, to ensure it is seen as a lively and welcoming space for local residents and the broader community. There may be a range of activities, classes and groups that could be held within MJ Doherty Reserve to increase its use and position it clearly as a safe, welcoming and inclusive community space.
- » There may be shortages of some types of community facilities such as community health centres, child care centres or fully funded community spaces
- » The City of Sydney's LSPS identifies that local centres and activity streets are a focus for the community's social and cultural life and support health and wellbeing. Glebe Point Road, Broadway, and future Blackwattle Bay activation provide significant opportunities for the site and future residents
- » The City of Sydney also encourages the NSW Government to look into providing some level of social or cultural infrastructure within government projects and there could be an opportunity to provide community spaces, co-working spaces or retail uses onsite
- » There is no consensus in the community in relation to the proposed non-residential element of the site. While suggestions were made for its use, the actual use of the space as a community space was questioned. LAHC is not pre-determining the use of the non-residential space and will undertake an expression of interest process in the future
- » Social housing tenancy is associated with higher levels of need. It is therefore important to ensure that adequate levels of support are provided in the local area. There are a number of services and facilities operating in Glebe, and further consultation should occur with these providers to assess additional needs that need to be further addressed.

9 Conclusion

The scale of the Glebe development, constituting approximately 3.2% of the area's future projected population growth, does not warrant the creation of any significant new community infrastructure. However, cumulative demand is a significant challenge for urban areas subject to infill development and incremental growth. Although the City's contributions plan identifies five community facilities in the Glebe Point Road Village area, it also identifies a lack of a district level multipurpose community centre. While the demand for such a facility from the proposed redevelopment is relatively small, contributions will be paid in accordance with City of Sydney's contributions plan.

In relation to open space, the proposed redevelopment will generate demand for additional public open space but the direct provision of that space on site is both impractical and likely to be undesirable (in terms of providing a small open space that the City would have to manage and maintain next to the existing MJ Doherty Reserve and Wentworth Park). The City of Sydney recognises that opportunities for the creation of new open space is limited in dense urban environments and that contributions for embellishments or investment in existing and district level spaces is a more desirable outcome. The future redevelopment of the Blackwattle Bay Precinct will provide additional open space and recreation opportunities close to the site.

Similarly for retail, considering both the wide array of accessible retail options within close proximity to the site, and the relatively modest overall projected population, it is unlikely that the redevelopment will create sufficient demand to require significant additional retail provision. Currently the site has access to cafes and convenience stores within 200 metres for daily needs and a significant array of retail and other services within the wider 800 metre radius. The proximity to both Glebe Point Road and the Broadway Shopping Centre provides both a wide range of options and choice in terms of cost, shopping experience, type of retailer, etc.

LHC's plans for the project include 200 square metres of non-residential space. This could take the form of some form of commercial or possibly a community use. Any future use would need to be compatible with the nature of the development including its community housing provider management. This space may help to address any additional demands for either commercial or community space generated by the development.

