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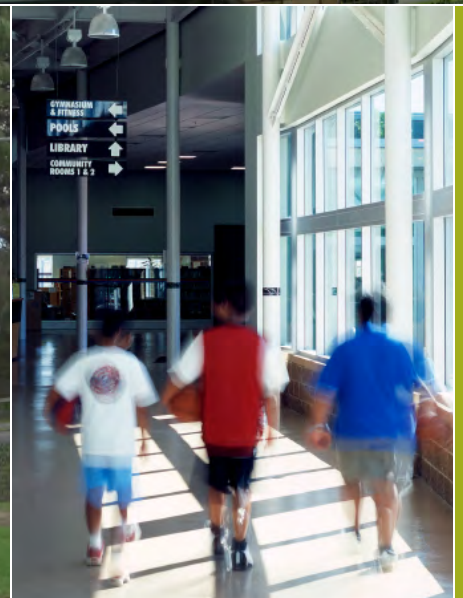
Community Planning

community
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development



COMMUNITY FACILITY AND OPEN PLACE STUDY

Shepherd's Bay Urban Renewal



Shepherd's Bay Urban Renewal Part 3A Project –
Community and Open Space Needs Study

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FINAL REPORT

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EXECUTIVE SUMMARY

BACKGROUND

This is a study of the community facility and open space needs arising from the proposed Shepherd's Bay Urban Renewal development in the lands fronting Shepherd's Bay in Meadowbank, City of Ryde. This study is in response to the Department of Planning's request, in relation to the development's Preferred Project Report for:

Further consideration of social/community infrastructure and active/passive recreation needs for future residents and whether these are met by the current provision in the area

THE SITE

The Concept Plan site (the site) is located in Meadowbank (the study area) and fronts Shepherd's Bay. The site has an area of approximately 6.9 hectares and includes properties fronting Bowden, Belmore, Church, Waterview Streets, Nancarrow and Rothersey Avenues, Constitution Road and Hamilton Crescent in the West in the suburbs of Meadowbank and Ryde. The Concept Plan site is privately owned land, this excludes all roads and other land owned by Council or other private owners.

The Preferred Option for the development proposes the following dwelling mix, with a total of 2,005 dwellings:

Figure 1 Proposed dwelling mix¹

	Number	Apt. Mix	Average Apt Size
Bed 1	200	10%	60
Bed 2	1505	75%	88
Bed 3	300	15%	115
Total	2005	100%	

Based on current household size in Meadowbank, this equates to approximately 3,809 people living in Meadowbank.

FORECAST POPULATION

Currently (2011 forecast population) there are 4,668 people living in Meadowbank. Forecasts for the Meadowbank population post-development will be 8,471 people. This is an increase of 81% and will impact on

local access to parks, open space, playground and facilities and services.

CURRENT COMMUNITY FACILITIES AND OPEN SPACE

There are currently six community facilities located within the suburb of Meadowbank within 800 metres of the site including a community centre, child care facilities, scout hall and public primary school. The area has access to two Council libraries and a new multipurpose community centre in West Ryde. There is a gymnasium on the site.

There are five open space areas and Meadowbank has a high provision of open space (30.7ha). Based on the 2011 population of 4,668 people this equates to 6.7ha per 1,000 people. This is higher than the City of Ryde average at 2.88ha per 1,000 people. The site is also connected to the Shepherd's Bay Wharf (which provides access to water based activities such as boating and fishing) and Ryde Riverwalk a recreational trail travelling along the Parramatta River foreshore.

PROPOSED COMMUNITY FACILITIES AND OPEN SPACE

The development proposes:

- 18,422m² of publicly accessible public open space (lineal north-south access routes) and 5,052m² of communal open space – totaling 23,474m² of open space. The lineal access routes will improve the general public's access and views to the Ryde Riverwalk and foreshore.
- 10,000m² of commercial space some of which can be leased for community uses.
- A new child care centre, gymnasium and medical centre are planned to be provided nearby the site.

OPEN SPACE AND COMMUNITY FACILITY CONSIDERATIONS

- The suburb of Meadowbank currently has a relatively high provision of open space with 30.7ha of open space (6.7ha per 1,000 people). This will be reduced to around 4ha per 1,000 people post development, still higher than the LGA average provision. The site faces onto the Wharf, Ryde Riverwalk and Anderson and Helene Parks.
- To encourage the general community to access the Wharf, Andersen Park, Helene Park and the Riverwalk, the open space proposed within the development site is through a number of north to

¹ Preferred Project Report – page 26

south walkways, or lineal parks, connecting Constitution Road to the foreshore.

- The development will increase the number of children and young people in the area who will need access to outdoor activities, play and hang out spaces. The playground in Anderson Park is targeted mostly at younger children and the playground in Meadowbank Park is old and also targeted at younger children.
- The City of Ryde Community Facilities Plan does not identify any particular facility needs for the Meadowbank area. A new community venue has been provided as part of a residential development at 3 Bay Drive. However, because this is within a residential building it cannot be used in the evenings (when working people need access to space) and no alcohol is permitted on the premises.

RECOMMENDED ACTIONS

Open space

- Design the north-south walkways within the development as usable, interesting and functional lineal parks that encourage community building and activation and can be used for informal recreation activities. Utilise best practice examples such as High Line Park in New York in the design. Design of these lineal parks could include:
 - communal seating and tables integrated into the landscape,
 - bbqs and grassed areas to sit and picnic,
 - informal play elements for children and young people to climb on (such as public art or tiered seating),
 - drinking water fountains,
 - water features that children can play amongst,
 - grassed areas for informal recreation,
 - games – such as hopscotch designs or chess boards incorporating into the design,
 - paths for people to walk, cycle and scooter,
 - recreation infrastructure such as outdoor ping pong tables or exercise equipment,
 - shade trees and native plantings,
 - colour and design that encourages people to sit and linger,
 - bicycle racks.

- Design the public square to encourage connections and community building between new residents and the existing community. The design could include:
 - Informal play elements for children and young people (tiered seating, public art to climb on)
 - Places for people to sit and hang out.
 - General open space where groups of people can hold small community events, congregate or hold local markets that would promote the unique foreshore environment to the wider population.
- Design private spaces within the development to allow for passive and informal recreation.

Playgrounds

- Consider enhancements to Meadowbank Park or Anderson Park playgrounds to provide better facilities for children aged from 0 to 5 and 5 to 11 years. This could include more adventure play elements, bigger slides, water play features and small bicycle tracks. Council is currently preparing its Children's Play Implementation Plan to address playground improvements across the LGA.

Community facilities

Lease part of the commercial floor space in the Signature building to a community organisation (for example, the YMCA) for management and delivery of evening, day-time and weekend community programs and activities such as dance and exercise classes, vacation care programs, seniors groups, playgroups, language classes and social group get togethers.

1 INTRODUCTION

1.1 Background

This is a study of the community facility and open space needs arising from the proposed Shepherd's Bay Urban Renewal development in the lands fronting Shepherd's Bay in Meadowbank, City of Ryde. This study is in response to the Department of Planning's request, in relation to the development's Preferred Project Report for:

Further consideration of social/community infrastructure and active/passive recreation needs for future residents and whether these are met by the current provision in the area.

Quality and appropriate community facilities are essential for the health, social wellbeing and economic prosperity of communities. They play an important role in helping communities to become more connected, to stay healthy and to develop life skills.

Parks and open spaces make for a better quality of life. They add to the character of places where people want to live, work and visit. Open spaces also provide sporting facilities, parks and meeting spaces. They provide places for people to be healthy, to connect with neighbours and friends, to stay active and to build community.

1.2 Scope of study

For the purposes of this Plan community facilities include:

- early education and care centres providing preschool, long day care and occasional care
- schools
- early childhood health centres
- community centres
- community halls, meeting rooms and function space for hire
- program delivery spaces (age specific eg. youth, seniors)
- indoor leisure centres.

For the purposes of this study, open space includes parks, outdoor courts, playgrounds and open spaces.

The site is the land fronting Shepherd's Bay in Meadowbank. The study area is the suburb of Meadowbank.

1.3 Purpose

The purpose of this Plan is to:

- Provide an assessment of the community facility and open space needs of the proposed resident population of the development.
- Provide an assessment of the community facility and open space and recreation facility needs of the wider Meadowbank community resulting from the increased resident population.
- Make recommendations in relation to the community facility and open space needs.
- Aim to complement, rather than duplicate, existing community facilities, parks and open space.
- Consider opportunities to enhance community integration to benefit the wider community.

1.4 Methodology

The methodology undertaken for this study includes:

- Audit and mapping of existing community facilities and open space servicing the study area.
- Analysis of current and projected demographics of the study area and the suburb of Meadowbank.
- Review of existing plans and strategies relating to community facility and open space needs in the study area including:
 - City of Ryde 2021 Community Strategic Plan and Community Engagement Outcomes Report.
 - City of Ryde Draft Integrated Open Space Strategy 2012.
 - City of Ryde Future Directions Community Facilities Report 2010.
- Site inspection and visits to local community facilities and open spaces.
- Interviews with Council officers and local community groups.
- Analysis of benchmarks, standards and contemporary best practice trends in the provision of community facilities and open space.

2 The site

2.1 Location

The Concept Plan site (the site) (see Figure 1) is located in Meadowbank (the study area) and fronts Shepherd's Bay. The site has an area of approximately 6.73 hectares and includes properties fronting Bowden, Belmore, Church, Waterview Streets, Nancarrow and Rothersey Avenues, Constitution Road and Hamilton Crescent in the West in the suburbs of Meadowbank and Ryde. The Concept Plan site is privately owned land, this excludes all roads and other land owned by Council or other private owners.

The site sits between the recently constructed "Waterpoint" high-density residential development, Meadowbank Commercial Centre and railway station and Meadowbank Park to the west. "Bay One" a recent high density residential development, foreshore reserve and waters of Shepherd's Bay to the east and the older style low residential development and the Meadowbank TAFE to the north.

Shepherd's Bay is serviced by bus, train and ferry. The nearby Meadowbank rail station services both the north and western lines with access to the city, Strathfield, Burwood, Parramatta, Epping and Chatswood.

Figure 2 Concept Plan Site²



2.2 Proposed dwellings

The Preferred Option for the development proposes the following dwelling mix, with a total of 2,005 dwellings:

Figure 3 Proposed dwelling mix³

	Number	Apt. Mix	Average Apt Size
Bed 1	200	10%	60
Bed 2	1505	75%	88
Bed 3	300	15%	115
Total	2005	100%	

² Concept Plan Options and Preferred Project – Shepherd's Bay Urban Renewal

³ Preferred Project Report – page 26

2.3 Proposed open space and community facilities

Community facilities

The following community facilities are proposed for the site:

- A public square (which will be in the form of open space with tiered seating) that can be used for community events and programs. This square will be 2,000m².
- 10,000m² GFA of commercial/retail/community use space within the Signature building. The Signature building will have opportunities for community groups, such as YMCA, to lease space for delivery of community programs and rental of space to the local community.
- A publicly accessible gym, child care centre and medical centre is proposed nearby the site.

Open Spaces

The site will provide 18,422m² of public open space and 5,052m² of communal open space. As can be seen in Figure 4 the site provides a number of 'lineal parks'⁴ which are access (pedestrian or cycle) from Constitution Road to Shepherd's Bay wharf and Riverwalk.

Public open spaces

The public domain will consist of a number of public spaces that support passive and active recreation. The new neighbourhood will have access to lineal parks (north south access routes approx. 20metres in width⁵), widened footpaths, and the existing foreshore parks and wharf. These lineal parks provide improved access for the general community to the foreshore and will encourage residents and the wider community to form connections.

The natural landform is recognised throughout the landscape design with split-level designs throughout. A large 9m cascade waterfall is proposed on the central promenade to define the upper and lower levels of the site. The main plaza area at the base of the waterfall will comprise outdoor seating areas, landscaping and radial

water features.

Community and private open spaces

Central communal spaces will be provided to each building in the new development. The communal spaces will be linked to the public domain and defined by fencing and landscaping.

Open space provision per person

A total of approximately 3,809 people are expected within the new development. Open space provision (public and communal open space) per person within the site equates to approximately 6m² per person.

Figure 4 Landscape Plan



⁴ Lineal parks are parks that are much wider than long.

⁵ Standards for lineal parks are that they are a minimum of 15 metres wide.

3 POLICY CONTEXT

A review of relevant City of Ryde Council policies and plans has been completed.

City of Ryde 2021 Community Strategic Plan

City of Ryde 2021 Community Strategic Plan is a long-term strategy for the City of Ryde. It aims to ensure that the City of Ryde lives up to the aspirations of our community, while meeting the challenges of the future. Many of the challenges and opportunities identified in the Plan relate to the increasing and changing resident population across the LGA:

1. *Meeting the needs of a growing population.*
2. *Addressing the needs of a changing population.*
3. *Offer suitable housing options while maintaining the characteristics of our suburbs.*
4. *Creating a strong economy and employment closer to home.*
5. *Managing the pressure of population growth on our amenity.*
6. *Adapting to Climate Change*
7. *Remaining Competitive.*

Relevant goals of the Plan include:

All residents feel supported and cared for in their community through the provision of ample services and facilities.

Residents feel secure and included in an environment where they can connect socially and are supported by neighbours.

People living in and visiting our City have access to an inclusive and diverse range of vibrant community and cultural places and spaces.

Ryde Council Community Facilities Plan

Council's Community Facilities Future Directions Report identified the five key future directions for community facilities across the City of Ryde:

1. *Locate new community facilities within key centres.*
2. *Create community hubs inclusive of multipurpose community facilities.*
3. *Maximise access and utilisation of community buildings.*

4. *Enhance and invest in sustainable community buildings.*
5. *Use a whole of Council and partnership approach to planning and delivering community facilities.*

The Community Facilities Future Directions Report 2010 recommended that although Council provides many community buildings for community groups to use, the needs of the following groups are not being met by existing community infrastructure or services:

- Culturally and linguistically diverse people - Young people - Cultural and arts. Council is currently undertaking a Cultural Spaces Plan to address cultural needs throughout the LGA.
- The City of Ryde has a diverse and growing population of migrants, and an increasing number of services to support them. Currently Council has very little capacity to accommodate or support these emerging community organisations in the current stock of community buildings.

City of Ryde Draft Integrated Open Space Plan March 2012⁶

City of Ryde currently has its Integrated Open Space Plan on public exhibition. Across Ryde, the Plan identifies:

- The principal settings by park numbers being passive parklands, with outdoor sports the second most common and natural areas and bushland being third. Outdoor sports open space is extensive in total area across the city.
- There are relatively few large passive parklands across the City (Ryde Park, Putney Park and Blenheim park being exceptions). However for the most part, the larger parks have been most recently embellished and are well used and popular.
- The Ryde Riverwalk is the most substantial river Foreshore setting and is becoming progressively better connected as the foreshore links are extended along the Parramatta River.
- Many of the outdoor sports settings (several of which are very large in area) have been embellished over time with a singular focus and offer limited additional recreation opportunity (eg. Passive park uses, play, kick-about, when not in use for sport or even for complimentary activities).

⁶ OneEightyParks and Leisure Solutions + Coulston Associates

- Large open spaces of natural areas and bushland, such as the Field of Mars or Pembroke Park are primarily located on the City's boundaries meaning that very limited bushland of any size is to be found in the heart of the City, the latter also being fragmented in terms of recreational and environmental connectivity.
- Best practice planning for urban environments recommends that all residences should be within a maximum of 400 metres (approximately 10 minutes) walking distance from public open space for basic accessibility suitable for day-to-day recreation needs. Whilst the majority of residences in the City fall within this band, some suburbs such as Top Ryde, Ryde South and West Ryde do not consistently provide such accessibility.
- Major road barriers (eg. Victoria road and Epping road) further limit such access, as also does steep topography in suburbs such as Denistone, Top Ryde and Ryde Field of Mars.
- The principal recreational linkages across the City are provided by the two rivers (the Ryde Riverwalk along the Parramatta River and the great Northern Walk along the Lane Cove River) and the creek systems such as Shrimptons, Kittys and Strangers Creeks also provide continuous trails of more than 2kms in length. However, few of these trails are connected to each other at present.
- Highest leisure and recreation participation across the City is in informal activities (walking, walking the dog, runabout, kick-about, play, picnics, BBQs, etc).
- More than 35% of the existing population participates in some form of sport and sportsgrounds in the City have high usage levels (in some cases up to 500 players per week during winter on a single ground) with use still growing (55% of the sports groups consulted confirmed expected growth).
- There is a high level of social considerations for participation in leisure and recreation activities.

Open Space Provision – Meadowbank

In relation to Meadowbank, the Plan identifies the following:

- While open space in the west of the suburb is more limited, distances from here to Meadowbank Park remain walkable and Bartlett Park (Parramatta City Council) is immediately to the north. Other than

Memorial Park and the Ryde Riverwalk path, the principal focus has been on sports in Meadowbank Park. However, the current Masterplan proposes more passive uses in the park.

- Projected annual growth is one of the higher forecast in the LGA 1.82% annual average growth which will increase demand for open space.
- Council's improvements for Ryde Riverwalk enhances accessibility to open spaces within the suburb and the cycle path/footpath across the Parramatta River provides access to the extensive open space network in Homebush Bay.
- Recent funding as part of the Sharing Sydney Harbour initiative has improved the suburbs density of open space and connectivity along the river. The density of population around the Meadowbank centre is some of the highest in the City and with an increasing residential density between Concord Road and the Rhodes Rail bridge access to river foreshore parks is reasonable. However there is a lack of kick-about space on this side of the suburb, exacerbated by a similar shortage in the adjoining suburb of Ryde South.

4 COMMUNITY PROFILE

4.1 City of Ryde overview

The population of the City of Ryde is forecast to increase from 104,116 in 2006 to 110,000 in 2021 and 118,000 in 2031. The Inner North Regional Strategy sets a dwelling target of 12,000 additional dwellings (2,002 of which will be met through this development).

The City of Ryde (the City) is located in Sydney's north-western suburbs 12 kilometres from the Sydney CBD. The City is connected to other parts of metropolitan Sydney via major road systems, rail, bus and ferry services and bounded by neighbouring councils.

The City neighbours Hornsby Shire and the Ku-ring-gai council area in the north, Willoughby City, the Lane Cove River and the Hunters Hill Municipality in the east and Parramatta City in the west.

The population of the City of Ryde is not only growing but changing. The number of older people, young people (studying and working) and people from culturally diverse backgrounds is increasing. 30% of the population currently live in units demonstrating a need for outdoor spaces and community facilities.

4.2 Current profile: Meadowbank (study area)

Population data for Meadowbank (the study area) is sourced from the ABS for Meadowbank (State Suburb).

Figure 5 Meadowbank boundaries



Total population

In 2006, Meadowbank had a total population of 2,683 people, 51.4% female and 48.6% male.

Average household size is 1.9 persons. Average number of persons per bedroom is 1.2.

Age breakdown

Table 1 provides a breakdown by age group based on 2006 ABS census data.

Table 1 Age breakdown Meadowbank

Age	No 2006	%	Sydney %
0 to 4	130	4.8	6.6
5 to 11	116	4.3	9.1
12 to 17	73	2.7	7.9
18 to 24	369	13.8	9.9
25 to 49	1461	54.5	37.8
50 to 64	383	14.3	16.6
65+	151	5.6	12.1
	2683	100%	100%

The age breakdown shows that in comparison to the wider Sydney area, Meadowbank has:

- Lower proportions of children and significantly lower proportions of young people.
- Much higher proportions of 18 to 24 year olds – most likely due to the proximity to Meadowbank TAFE.
- Much higher proportions of working age people – most likely due to proximity to employment and transport to the CBD.
- Lower proportions of people age 50 to 64 and significantly lower proportions of older people.

Cultural diversity

38% of residents stated that they were born in Australia and 62% overseas. This is significantly higher than the Sydney with 60.4% born in Australia and 39.5% overseas. The main non-English speaking places of birth were:

- China – 204 people or 7.6%
- Korea – 152 people or 5.7%
- India – 114 people or 4.2%.

52.7% of the population spoke a language other than English at home. This is significantly higher than Sydney with only 36% of the population. The main languages spoken at home other than English were:

- Mandarin – 196 people or 7.3%
- Korean – 176 people or 6.6%
- Cantonese – 129 people or 4.8%
- Arabic – 52 people or 1.9%
- Hindi – 40 people or 1.5%

The area is religiously diverse also 21.9% Catholic, 19% no religion, 9.3% Anglican, 4.0% practicing Buddhism, and 3.8% practicing Hinduism. Approximately 35% of residents practised other smaller religions. This diversity is evidenced also by the number of smaller church groups that hire the Shepherd's Bay Community Centre for church services.

Employment

1,530 people aged 15 years and over were in the labour forces. Of these 70.3% were employed full-time (63% SSD) and 17.4% were employed part time (25.7% SSD)

The most common occupations were:

- Professionals 33.5%
- Clerical and Administrative workers – 17.0%
- Managers – 12.4%
- Technicians and Trade workers – 10.7%
- Community and Personal Service Workers – 7.3%

Income

The median weekly income for persons aged 15 years and over was \$692, higher than the Sydney average at \$518. The median weekly household income was \$1,041 slightly lower than Sydney at \$1,154. The median weekly family income was similar to Sydney at \$1,333 (\$1,350 SSD).

Family type

There were 572 families in Meadowbank in 2006. 32.9% were couple families with children (much lower than SSD at 49.3%), 49.3% were couple families without children (higher than SSD at 33.2%), 12.9% were one-parent families (lower than SSD at 15.6%) and 4.9% were other families (higher than SSD at 1.7%).

Due to the large number of apartments in the area, and proximity to TAFE, family households made up 39.9% of all households (significantly lower than SSD at 68.1%). Lone person households 36.2% (significantly higher than SSD at 21.6%) and group households 5.2%. (higher than SSD at 3.9%).

Dwelling types

There were 1,441 occupied dwellings in 2006. 14.2% were separate house, 1.7% were semi-detached, row or terrace houses, townhouses 83.5% were flats, units or apartments and 0.6% were other dwellings.

4.3 Population forecasts

This section looks at population forecasts for the study area based on completed development between 2006 and 2011 and proposed growth from residents at the site.

Assumptions: Total population of the proposed development

Based on the average persons per bedroom for the suburb of Meadowbank (1.9 persons per household), the total additional population from this development will be 3,803 people (based on 2002 additional dwellings). This is more than double the 2006 population and will impact on:

- New residents' access to community facilities and open space for residents within the development site, and
- Existing and new residents' access to community facilities and open space across the broader Meadowbank area.

Population increase between 2006 and 2011

There has been considerable development in the Meadowbank area since 2006. Based on forecast.id⁷ development assumptions, an additional 1,045 dwellings⁸ have been built in the Meadowbank area between 2006 and 2011. This equates to an additional 1,985 residents giving an approximate total of 4,668 residents in the study area in 2011.

Forecast population – post development

Adding the population of the subject development (3,809) to the 2011 population of Meadowbank of 4,668

⁷ Forecast.id, City of Ryde website

⁸ 3-7 Bay Drive (199), Faraday Drive (253), Angas Street Apt (192), 9-11 Bay Drive (147), 13 Bay Drive (40), 146 Bowden Street (61), Bay One (153).

gives a forecast population of 8,477 people by the completion of the development.

Using the current 2006 proportions for residents by age group the following assumptions can be made about the future age breakdown of Meadowbank.

Table 2 Population forecast by age group 2011 to 2021

Age	No 2011	%	No. post devt. ⁹	Change
0 to 4	224	4.8	408	184
5 to 11	201	4.3	365	164
12 to 17	126	2.7	230	104
18 to 24	644	13.8	1170	526
25 to 49	2544	54.5	4620	2076
50 to 64	668	14.3	1212	544
65+	261	5.6	475	214
	4,668	100%	8,477	3809

4.4 Implications

Based on the current community profile and forecast population for the Meadowbank area, the following is anticipated in terms of demand for community facilities and open space needs:

- Doubling the population of an area will impact on access to community facilities and open space for existing residents and new residents.
- Increases in the total number of children aged 0 to 4 years will have impacts on access to long day care services in the area, in particular due to the high working population in the area. This will also increase demand for quality play spaces.
- Increases in the population of children aged 5 to 11 years will have impacts on access to local primary schools in the area. This will also increase demand for quality adventure play spaces.
- Increases in the population of 12 to 17 year olds will impact on access to secondary schools in the area. This also indicates a need for indoor and outdoor places for young people to recreate and socialise. Younger people are more active in a variety of recreational pursuits and need informal recreation spaces, facilities and services to keep them busy.

There do not appear to be any of these spaces within the site or nearby in the study area.

- Growth in numbers of residents living in apartments and lone person households will place emphasis on ease of access to local open space in the absence of backyards, in particular inform recreational spaces, places to socialise and get to know neighbours and places for community parties and events.
- High working population indicates the needs for facilities, services and activities that occur at night and on weekends – outside of work hours.
- High proportion of residents from CALD backgrounds implies the need to ensure facilities meet cultural needs. A recent study by Cred undertaken with Eastwood and West Ryde residents from culturally diverse backgrounds identified that these groups value community centres and public open spaces and like to gather and socialise in community spaces during the day, and in the evening.
- Growth in the numbers of older people will place emphasis on the need for ease of access to and within open space.

⁹ 2006 census data for Meadowbank + development completed between 2006 and 2011 + forecast population for Shepherd's Bay development.

5 AUDIT AND ASSESSMENT OF COMMUNITY FACILITIES

5.1 Background

Quality community infrastructure and services play an important role in supporting and facilitating community harmony and community connectedness. For the purposes of this study, community facilities are those indoor (built form) spaces for individuals and organisations to conduct and engage in a range of community development, recreational, social and cultural activities that enhance the community's wellbeing.

Appendix 1 provides a list of community facility types and definitions for each facility type.

5.2 Best practice trends in community facility provision

There are a number of key best practice trends relating to community facilities that will support them to be socially, economically, and environmentally sustainable. These are:

- Facilities should be multipurpose and able to adapt with changing community needs. Single purpose or standalone facilities are defined as being designed and built for one particular purpose or function, and to be used by one specific client group only, for example, a Senior Citizens' Centre. Current best practice in community facility design and provision is to provide a range of different spaces and functions within the one building. There is also evidence that demonstrates that unstaffed community halls are underutilised and that staffed and programmed community centres are much more highly utilised by community members.
- Facilities and services should be co-located to enable pooling of resources, one-stop shopping for users, and concentration of compatible services to create a community hub and more integrated and innovative

delivery should be provided as part of a community hub. The benefit of co-locating community facilities within community hubs is that it supports the integrated, efficient use of facilities, builds social networks, encourages service users to use other facilities and services co-located on site and reduces the number of motorised trips made to enhance sustainability. Where possible, locate community hubs near to other commercial, retail and community activities.

- Locate community facilities near public transport. This increases use and is more sustainable.
- Ensure community facilities are linked to pedestrian and cycle networks and public domain spaces.
- Implement sustainable management and maintenance practices to support community facilities to be financially viable in the longer-term.

5.3 Community facility levels

Community facilities service different geographic areas based on their classification of neighbourhood, district and regional facilities, defined as follows:

- Local or neighbourhood that service between 5,000-10,000 people: Catering to a local area where users predominantly walk or cycle to use the facility. Current standards for walking distance are that a facility should be within 800 metres of a residence.
- District or Activity Hub Level that services 20,000-50,000 people: Typically attracting visitors from one local government area where users will normally not drive more than 15-30 minutes.
- Regional Level Activities that services 50,000 plus people: Serving more than one local government area where users will be prepared to drive distances in excess of 30 minutes.

5.4 Audit of facilities within 800m

There are currently six community facilities located within 800 m of the site as detailed in Table 3. These facilities are mostly neighbourhood level providing child care, community meeting halls and a scouts group. One district facility, Meadowbank Primary School is also located in the area. Residents can access other facilities (libraries, function centres, hospitals, indoor leisure) in neighbouring suburbs

Table 3 Community facilities located within 800 m of study area

	Facility name	Address	Facility type	Functions	Distance from study area	Comments
1	Shepherd's Bay Community Centre	3 Bay Drive Shepherd's Bay	Community hall/venue	Function room Kitchen Meeting space	550m	This facility is called a community centre, but is actually an unstaffed community venue for hire. It is owned and operated by Council. The centre is used mostly by church groups and for playgroups during the day and on weekends. It is underground and not accessible and visible to the wider community. Because this facility is located within a residential development it is not able to be used at night and no alcohol is allowed on premises.
2	Meadowbank Multipurpose Learning Centre	Next to Meadowbank Public School. Cnr Belmore and Thistle Street Ryde	Preschool with Long Day Care	Childcare facilities Outdoor play space	600m	58 place centre. This centre currently has no vacancies.
3	Little Stars Kindergarten	Located at the 1 st Meadowbank Scouts Club. 2/2 Angas Street Meadowbank	Long Day Care	Pack away childcare service.	750m	Montesorri Childcare Centre. 2 to 5 years only. Has vacancies on all days.
4	Little Einsteins	10 Porter Street Meadowbank	Long Day Care	New Childcare facility Outdoor play space	650m	Some vacancies. New centre.
5	1 st Meadowbank Scouts	Angas Street Meadowbank	Scouts Hall (weekdays utilised as childcare centre)	Halls Storage space	750m	Scout Hall owned by Council. Scouts lease the facility to Little Stars on weekdays and use the facility weekends and nights.
6	Meadowbank Public School	Thistle Street, Ryde	Public Primary School	Public School Oval School Hall	800m	The School is currently under capacity with approximately 170 students with some room for growth. The school is working with the developer regarding community benefits.

5.5 Other facilities servicing the site

Other community facilities that service the site, but are further away include:

- St Michael's Primary School, 53 Maxim Street Meadowbank – 1.2km
- Meadowbank TAFE and Library, See Street, Meadowbank – 1.2km
- Binghi Cottage Childcare Centre, See Street, Meadowbank (onsite Meadowbank TAFE) - 1.2km
- West Ryde Library, 2 Graf Avenue West Ryde – 2.7km
- Top Ryde Library, Pope Street Ryde, 1.9km
- Ryde Secondary College, 5 Malvina Street Ryde – 5.9km
- West Ryde Community Centre, Anthony Street West Ryde – 2.4km.
- Ryde Leisure Centre, 504 Victoria Road, 3.4km

5.6 Proposed facilities

There is a DA for a new 80 place long day care centre adjacent to Little Einsteins in Porter Street. A medical centre and gymnasium is also proposed for this location.

5.7 About Benchmarks and standards

This section provides an assessment of the number of community facilities required based on best practice benchmarks and standards for community facility provision. The available benchmarks and standards for community facility provision provide a guideline only for the type of community facilities required by population size. State Government Departments and Planning Consultants developed the standards in the late 1990s and early 2000s, primarily for community facilities planning in green-fields areas where there is no existing infrastructure. Facilities and standards have been used based on those developed by the City of Sydney.

Benchmarks only give an indication of facility needs and not the specific issues raised by other indicators such as the unique demography of the area, best practice and consultation with key providers. In addition, most benchmarks and standards were developed prior to current best practice and do not reflect the major direction of multipurpose community facilities.

Appendix 2 provides a range of benchmarks and standards for provision of community facilities.

In isolation, the total future population of 8,471 residents does not indicate the need for a large range of community facilities. However, benchmarks do indicate the following community facility needs:

- 1 community hall. A new hall has been built as part of the 3 Bay Drive residential development. However, this facility is inaccessible in the evenings and is not staffed or programmed for community activities. No community services are located here.
- 1 primary school. The area already has Meadowbank Public School, which has some capacity for growth.
- The population does not reach the level to require a staffed neighbourhood centre (10-15,000 people). However, given the number of new residents a place for people to form neighbourhood connections and engage in community activities would be beneficial. There are also no neighbourhood centres in neighbouring suburbs.
- 60 additional long day care places. This demand will be met by the proposed new centre in Porter Street.

5.8 Relevant findings

Based on the facilities audit and facilities benchmarking the following is indicated in terms of community facilities:

- There is a need within Meadowbank for a community space for indoor community events such as parties, meetings, dance classes, fitness classes, social group meetings, arts and cultural activities that can be held in the evenings. The current facility at 3 Bay Drive restricts these activities. Given the large number of new residents, some programming of this space would be beneficial to build neighbourhood connections, to reduce social isolation within lone person households and provide programs for older people, young people and children.
- There is a need for additional child care. This will most likely be met by the proposed long day care centre in Porter Street.
- There will be an increase in the number of primary school age children. Meadowbank Public School will be able to address some of the expected growth.

- Residents can access other district level facilities and services in West Ryde and Top Ryde (library and multipurpose community centre) and indoor pool and leisure centre (Ryde). There is also a library at Meadowbank TAFE.

6 Audit and assessment of open space

6.1 Background

The provision of open space within neighbourhoods provides many benefits to a community. These include:

- Personal - improved physical and psychological health.
- Social and community – strengthened family and community ties, and reduction of crime and anti-social behaviour.
- Environmental – contrast to urban development, access to natural settings, improved visual landscape, and improved air quality from presence of trees.
- Economic – attracts new residents to an area, property prices are higher adjacent to parks, and savings in health costs from increased physical exercise.

For the purposes of this study, open space includes parks, outdoor courts, playgrounds and open spaces.

6.2 Best practice trends

Whilst in the past the amount of open space per person has been used as a guide to the provision of open space, recent trends focus on the provision of quality open space rather than quantity. Quality open space, as opposed to large tracts of land, provides numerous benefits to communities, particularly diverse ones such as Meadowbank as:

- They provide opportunities to participate in a number of different activities in the one place. For example, exercising on outdoor exercise equipment, walking or cycling on tracks for older people, playing in playgrounds for families with children, and courts and hang out spaces for young people.
- They provide places for a diverse range of people from different backgrounds to participate in different activities in the one park.
- They are well planned and have good facilities and therefore more highly used than empty open space and much safer.

6.3 Participation trends

Relevant trends in recreation activity participation are:

- Informal recreation activities are much more popular than active sporting activities in terms of numbers of participants.
- People have demonstrated a desire to enjoy food and beverages in public open space. This is particularly evident in culturally diverse communities where large family gatherings in public open spaces are common.
- Flexibility in provision of facilities. Changes in recreation preferences towards newer and more varied activities, which are available in more time periods.
- Interest in health and fitness.
- Activities requiring commitment for attendance at a specified time are declining in favour of activities that can be participated in informally at flexible times, such as walking, swimming, cycling and gym activities.
- Increase in demand for outdoor recreation.
- The most popular non-organised outdoor activities for children in Australia in 2009 are bike riding (60%), and skateboarding/rollerblading/riding a scooter (49%).
- In 2009 young Australian adults aged 15-24 years participated most in aerobics / fitness activities (25%), running (18%), followed by soccer-outdoor (16%), swimming (16%), walking (14%), basketball (14%), netball (12%), tennis (9%), Australian football (9%), cycling (8%), cricket – outdoor (8%), touch football and indoor soccer (7%), rugby league (6%) and touch football (6%).
- Outdoor activities in which participation rates increase with age, at least until the age of 65 years, are canoeing / kayaking, golf, fishing, sailing, walking, lawn bowls and carpet bowls.
- The most popular activities for older Australians 65 years and over in 2009 were walking (45%), aerobics / fitness (14%), golf (9%), swimming (7%), lawn bowls (7%), bush walking (4%), cycling (4%), tennis (4%), aquarobics (2%), dancing (2%), fishing (2%), weight training (2%), yoga (2%), carpet bowls (1%), martial arts (1%), and running (1%).

Activities that are popular in most adult groups, or “whole of life” activities, include swimming, tennis, tenpin bowling, dancing, cycling, bushwalking, yoga, golf, fishing, sailing and walking.

6.4 Definitions by type

Open space areas can be defined as local district or regional as detailed below.

Type	Description
Local	Local parks are small neighbourhood parks that are used by a range of community members for social activities or information leisure activities. Local parks may have some small equipment such as a playground or fitness equipment. Anderson Park is a local park.
District	District parks are larger parks that service a suburb or suburbs. They may include playing fields or courts. Meadowbank Park is a district park.
Regional	These parks are significant open space areas and may include bushland and service across local government boundaries.

to 6.7ha per 1,000 people. This is much higher than the City of Ryde at 2.88ha per 1,000 people. However, most of this open space is in the district to regional level Meadowbank Park facility.

When we add the additional population to the existing population of Meadowbank we have 8,477 residents accessing 30.7ha + 2.3ha (proposed open space). This reduces the total open space per 1,000 people to 4ha. This is still higher than the LGA average provision per 1000 people.

Within the development site itself, 6.1m2 of open space is proposed per person. Much of this space is lineal and provides north south access from Constitution Road through to the foreshore. It will need to be designed to facilitate informal recreational activities for residents.

6.5 Audit of open space

The Department of Planning has put forward default standards for local open space as follows:

- Local informal parks - 1-2 hectares in size and within 400 metres from most dwellings.
- Local outdoor sporting areas: 5 hectares in size and 1 kilometre from most dwellings.

There are currently five open space areas located within 1 km of the site providing 307,377m2 of open space. 82% of this is provided in Meadowbank Park, which is a district open space facility and accessed by a large number of people from outside the area. See Appendix 3 for a map of facilities at Meadowbank Park.

6.6 Open space calculations per person

The suburb of Meadowbank has a relatively high provision of open space with 30.7ha of open space. Based on 2011 population of 4,668 people this equates

Table 4 Audit of local parks

	Name	Address	Size	Distance from nearest site boundary	Facilities	Type
1.	Anderson Park + wharf	43 Belmore Street Meadowbank	12,500m ² ¹⁰	200m	Playground for young children Seating, BBQs. Wharf. Connects to Ryde River Walk.	Local
2.	Helene Park/Faraday Park	Bowden Street Meadowbank	10,967 m ²	200m	Grassed areas, bike and walking paths, picnic areas, toilets. Wharf. Tiered seating. Part of Ryde River Walk	Local
3.	Meadowbank Park	Constitution Road Meadowbank	251,548m ²	650m	Major sports field complex for football, soccer, cricket, baseball, hockey and netball. Bike and jogging track on Parramatta River foreshore, forming part of the Parramatta Valley Cycleway. Playground (basic style)	District
4.	Memorial Park	Meadow Crescent Meadowbank	37,452ha	650m	Picnic areas, BBQ, Toilets, Playground, cycle path, Walking track	District
5.	Ann Thorn Park	35a Constitution Road, Meadowbank	1,867m ²	2000m	Playground (younger children)	Local
			314,424m ²			

Table 5 Audit of parks servicing the study area but more than 1km from the site

	Name	Address	Size	Distance from site
1.	Jennifer Park	75a Cobham Avenue Melrose Park	19435 ha	2.4km
2.	Koonadan Reserve	163 Wharf Road West Ryde	1305 ha	2.3km

¹⁰ This site size is the size of Anderson Park (as shown in City of Ryde's Integrated Open Space Study) + the size of the wharf area

3.	Korpie Reserve	106a Lancaster Avenue Melrose Park	1968ha	2.0km
4.	Melrose Park	84-86 Lancaster Avenue, Melrose Park	5,642 ha	2.1km
5.	Sindel Reserve	53 Cobham Avenue, Melrose Park	181 ha	2.4km

6.7 Relevant findings

There are five open space areas located within 1km of the site providing a total of 307,377m² of open space. 93% of this is provided in Meadowbank Park, which is a regional open space facility and accessed by a large number of people from outside the area.

The area is also well connected to the Ryde Riverwalk a recreational trail that travels along the Parramatta River foreshore within the City of Ryde. The aim of the Riverwalk is to provide important links between existing foreshore parks and recreation spaces and enable public access to foreshore areas.

playing fields, which can be accessed by the residents.

- Residents can access indoor recreation facilities including an indoor pool at the Ryde Leisure Centre.
- A new gym will be provided nearby the site for health and fitness (currently Vince and Rose's Gym is located on site and will relocate nearby).

6.7.1 Implications

Implications for open space based on the current audit and forecast increased population:

- Anderson Park and Helene Park provide local park amenities (eg. kickabout, playground, informal play and passive recreation). These parks provide some of the only informal and local open spaces in Meadowbank.
- An increased number of people living in apartments will mean increased demand for access to this open space, and outdoor facilities for children and young people, for family gatherings and for socialising and exercising. Facility capacity and opportunities will need to keep pace with population growth.
- There is sufficient supply of bike tracks, scooter tracks and walking paths as the site is adjacent to the River Walk. Improved access routes through the development will improve the general public's access to the foreshore and Riverwalk.
- There is one new playground directly across the road from the development at Anderson Park. Children need access to play areas in short walking distance from home, particularly those living in apartments. Primary school aged children need adventure play equipment and places where they can ride bikes, scooters, and skateboards. There is a playground at Meadowbank Park. This playground is old and does not include adventure equipment for older children.
- Meadowbank Park is only a short distance from the site and provides a range of courts and

7 Stakeholder engagement

7.1 Background

Telephone interviews were conducted with two local community representatives and City of Ryde Council representatives from Community Development and Open Space Planning.

Stakeholders interviewed were:

Ken Paton – 1st Meadowbank Scouts

Melina Waibel – Meadowbank Public School P+C

Nadine Croker and Lexie McDonald (Open Space Planning) – Ryde Council

Paul Graham, Senior Community Planner – Ryde Council.

Ryde Council (facilitated by Elton Consulting) also consulted with its residents in the development of the City of Ryde 2021 Community Strategic Plan.

Outcomes relating to Meadowbank are also provided in this chapter.

7.2 Key findings: interviews

Key findings from the engagement were:

- The school accepts that the development will go ahead and that the incoming population will boost school numbers – which is of community benefit.
- The school is working with the developer to look at opportunities for partnerships in terms of community benefits arising from the development.
- Residents are unhappy with the community centre provided at 3 Bay Drive. They do not consider this to be a community centre but a community hall. It is not accessible for evenings and no alcohol is allowed meaning that use is very restricted given the high working population (who need to participate socially and recreationally afterwork) and the high number of people in apartments who need spaces for gatherings and parties.

- Residents would like a larger open space area for community gatherings – for example an open space with tiered seating where community events could occur and neighbours could get to know each other.
- Council and residents are concerned that the open space provision within the development does not provide any substantial spaces for informal leisure activities or play spaces for children. They consider that the spaces are too small and landscaped to actually support activities taking place and neighbours connecting with one another.
- Better local open space areas and facilities are needed for the increasing number of young people and for the children who will become young people to allow them to socialise, congregate and recreate locally – and to alleviate potential boredom that can cause local disruption. Adventure playgrounds like at Putney Park would be a great benefit to the area.
- A community space is needed that is accessible in the evenings and that can be programmed with community events.

7.3 Ryde 2030 Consultation Report – Themes – Hopes and Concerns¹¹.

This report contains feedback from residents used to inform the City of Ryde 2021 Community Strategic Plan. In relation to community facilities, open space and recreation for the Meadowbank area, the following hopes/themes/concerns were raised by residents:

- A library for Meadowbank.
- Access to Meadowbank park and wharf.
- Renovation of Meadowbank shops.
- Better sporting facilities for netball with lights at Meadowbank Park.
- More parks are required to counter all the high-rise buildings along Meadowbank foreshore.
- Need to make sure that services are provided to cater for all the high-rise development along Meadowbank Foreshore.

¹¹ Elton Consulting for City of Ryde

- Hope for an organic Farmer's market along the Meadowbank Foreshore.
- Renovate more outdoor areas such as Meadowbank shops and wharf area.

8 Case studies

There are a number of case studies demonstrating how innovative design and elements can create functional and popular places in small or linear areas. These case studies could be considered in the design of the development's north south access routes (lineal parks), private communal spaces and public square.

HIGH LINE PARK – NEW YORK

The High Line is a public park built on an historic freight rail line elevated above the streets on Manhattan's West Side.

The High Line is a series of long pathways that have been designed to incorporate seating, walkways, play elements, gardens (including edibles), water features, and grassed areas for seating and picnicking. This area is highly popular and much loved.



JOHNSON STREET ANNANDALE, COMMUNITY LED SEATING AND STREET FURNITURE PROJECT

Leichhardt Council improved the Johnson Street area by providing seating that encourages people to sit, talk to each other and hang around. They also worked with the community in the design of the water bubblers and other street furniture creating a harmonious public space.



POP UP PING PONG TABLES

POPP is Public Outdoor Ping Pong, free-to-use, permanent, weather-proof ping pong tables for parks and open spaces. The design of the tables can be adapted by teaming up with artists. POPP brings spaces to life with ping pong and art. Each table is an exhibition in a public or open space, exposing not only art to new admirers but ping pong to new players. And there's something strangely fulfilling about playing the world's most popular racket sport on a table that moonlights as a piece of urban art.

Outdoor ping pong tables are common internationally and now becoming more so in Sydney and Melbourne where ping pong is played outdoors on permanent tables.



Yarra Park with play elements

City of Yarra Council in Victoria is proposing closing a road to create a new park at Richmond Hill, which would be accessible for cyclist and pedestrians. The parks which would be lineal, would provide two lawn terraces which step with the slope of the land and provide seating, garden beds, two smaller sandy terraces, feature lighting for night safety and play elements for children. The paving pattern would be inspired by the stained glass windows found in the nearby historic buildings.



The location lends itself to passive recreation, with excellent views to the city. It could become a sitting, resting, viewing and gathering space for residents. The look and form of the space will be defined by the needs and visions suggested by residents during the community consultation process.

9 Recommendations

9.1 Open space and community facility considerations

- The suburb of Meadowbank currently has a relatively high provision of open space with 30.7ha of open space (6.7ha per 1,000 people). This will be reduced to around 4ha post development, still higher than the LGA average provision. While the total provision per person will remain higher than average, the City's Draft Integrated Open Space Plan identifies a lack of local open space in Meadowbank where people can participate in passive and informal activities.
- 23,474m² (or 6.1m² per person) of open space (public and communal) is proposed onsite. To encourage the general community to access the Wharf, Andersen Park, Helene Park and the Riverwalk, the open space proposed within the development site is through a number of north to south walkways connecting Constitution Road to the foreshore. These walkways are proposed to act as "lineal parks" and should be designed to encourage residents and visitors to play, sit and chat, cycle and picnic along them.
- The development will increase the number of children and young people in the area who will need access to outdoor activities, play and hang out spaces. Play is an essential part of a child's development. However, the playground in Anderson Park is targeted mostly at younger children and the playground in Meadowbank Park is old and also targeted at younger children.
- The City of Ryde Community Facilities Plan does not identify any particular facility needs for the Meadowbank area. A new community venue has been provided as part of a residential development at 3 Bay Drive. However, because this is within a residential building it cannot be used in the evenings and no alcohol is

permitted on the premises. It is mostly used by church groups and playgroups. Access to a space for evening programs and activities (such as dance and yoga classes, health and fitness and social activities) is needed to support high numbers of working people and people living in apartments.

9.2 Recommended actions

RECOMMENDED ACTIONS

Open space

- Design the north-south walkways within the development as usable, interesting and functional lineal parks that encourage community building and activation and can be used for informal recreation activities. Utilise best practice examples such as High Line Park in New York in the design. Design of these lineal parks could include:
 - communal seating and tables integrated into the landscape,
 - bbqs and grassed areas to sit and picnic,
 - informal play elements for children and young people to climb on (such as public art or tiered seating),
 - drinking water fountains,
 - water features that can children can play amongst,
 - grassed areas for informal recreation,
 - games – such as hopscotch designs or chess boards incorporating into the design,
 - paths for people to walk, cycle and scooter,
 - recreation infrastructure such as outdoor ping pong tables or exercise equipment,
 - shade trees and native plantings,
 - colour and design that encourages people to sit and linger,
 - bicycle racks.
- Design the public square to encourage connections and community building

between new residents and the existing community. The design could include:

- Informal play elements for children and young people (tiered seating, public art to climb on)
- Places for people to sit and hang out.
- General open space where groups of people can hold small community events, congregate or hold local markets that would promote the unique foreshore environment to the wider population.
- Design private spaces within the development to allow for passive and informal recreation.

Playgrounds

- Consider enhancements to Meadowbank Park or Anderson Park playgrounds to provide better facilities for children aged from 0 to 5 and 5 to 11 years. This could include more adventure play elements, bigger slides, water play features and small bicycle tracks. Council is currently preparing its Children's Play Implementation Plan to address playground improvements across the LGA.

Community facilities

- Lease part of the commercial floor space in the Signature building to a community organisation (for example, the YMCA) for management and delivery of evening, day-time and weekend community programs and activities such as dance and exercise classes, vacation care programs, seniors groups, playgroups, language classes and social group get togethers.

Appendix 1 Community facility types and definitions

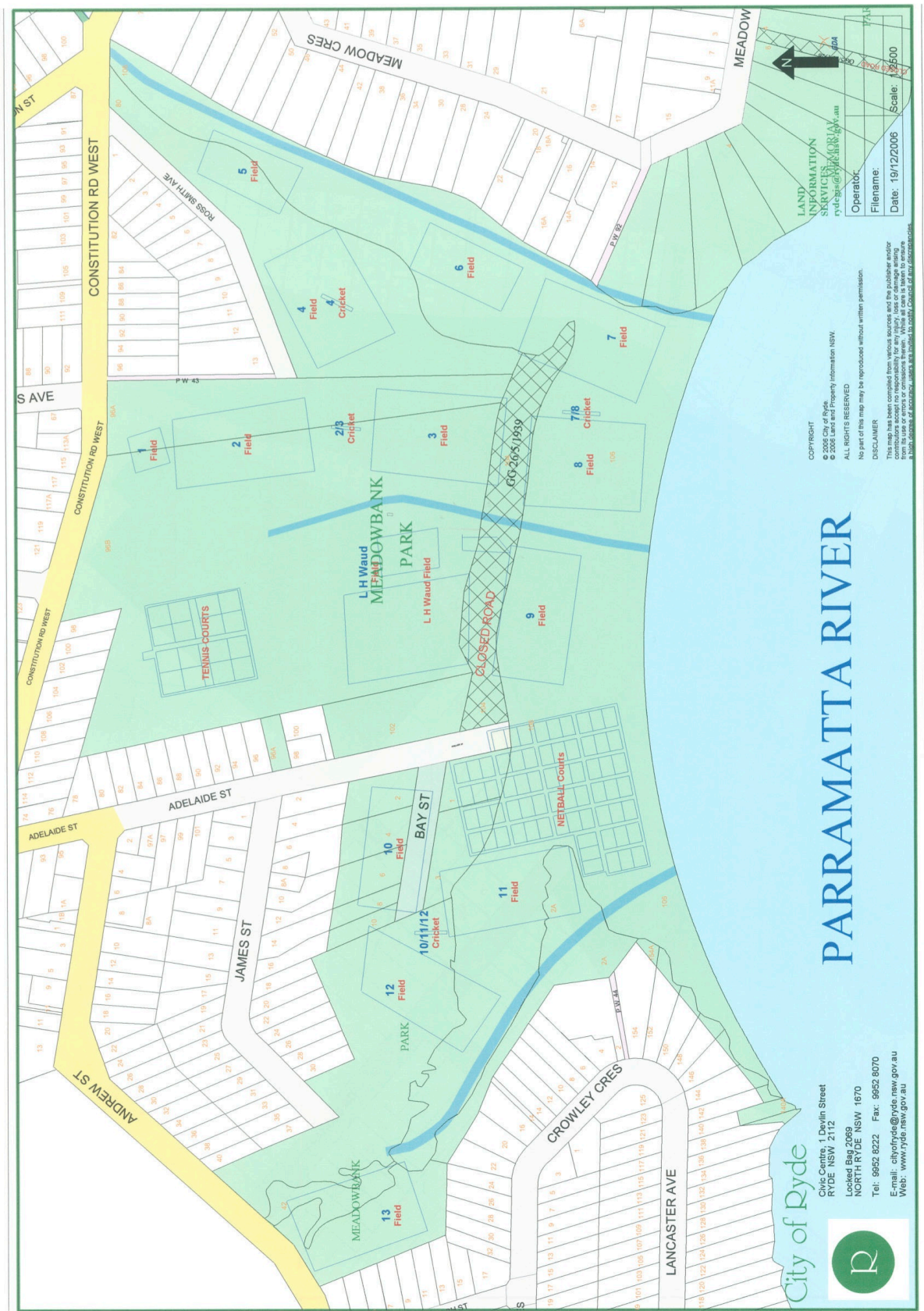
Building Asset Group	Definition
Aged + disability	This includes facilities such as senior's centres, dementia day care facilities, Meals on Wheels facilities, and facilities providing space for Federally and State funded Home and Community Care services and programs. Could include an Aged and Respite Day Centre.
Community hall	Unstaffed hall or halls for community hire for meetings, gatherings, events and functions, and program delivery.
Early Childhood Education and Care	Staffed facilities that provide pre-school, long day care or occasional care for children aged 0 to 5 years.
Early Child Health Centre	Centres providing baby health services operated by NSW Health.
Education	Facilities such as public and private primary and secondary schools, TAFES, and Universities.
Out of School Hours Care	Facility for Before and After School Care and Vacation Care services for primary school aged children.
Function Centre	Staffed facilities providing places for events, functions, and conferences. Often provided within catered and licensed premises.
Health	Facilities that provide health services, such as a community health centres, hospitals or allied health service.
Library	Local or regional library providing library services.
Multipurpose district Community Centre	A district level facility that provides more than one function in terms of the design and built form characteristics that it encompasses and the services and programs it offers. Will include multiple spaces that can be adapted and changed for various uses.
Meeting Room	Spaces set up for meetings (including tables, chairs, and equipment)
Neighbourhood Community Centre	A local or neighbourhood centre that includes a neighbourhood service providing information and referral services, community support services, programs and activities.
Indoor Leisure Centre	An indoor public or private facility providing spaces for health, fitness and recreation activities, including pool and/or courts.
Youth Centre	Facility providing space for programs and services for young people. No current example in area.

Appendix 2 Community facility benchmarks and standards

Facility category	Facility type	Standard	Responsibility
<i>Local Neighbourhood that service between 5,000-10,000 people: Catering to a local area where users predominantly walk or cycle to use the facility.</i>			
Community hall	Community hall + non-Council community hall	1: 6,000 - 15,000 people	Council/ community groups/church groups/schools.
Early education and care	Long day care, preschool, occasional care	Residents: 1 place for 33% of children aged 0 to 5 years Based on current National usage standards	Council/ community providers/ private providers.
Education	Primary school	1:7,500 people	State
Neighbourhood centre	Neighbourhood Centre	1:10-15,000 people	State/Council
<i>District or Activity Hub Level that services 20,000-50,000 people: Typically attracting visitors from one local government area where users will normally not drive more than 15-30 minutes.</i>			
Library	Library (Branch library)	State Library of NSW Guidelines provide a specific formula (Broad national standard 1: 15,000 – 30,000)	Council/State
Early Childhood Health Centre	Early Childhood Health Centre	Catchments defined by NSW Health. Outreach / home visits are now a key aspect of service delivery.	Council
Out of School Hours Care	Before and After School Care and Vacation Care	10% of the total primary school aged population	Schools/private community.
Multipurpose Community Centre	Multipurpose community centre	1: 20 – 30,000 people	Council
Function and conference centre	Function and conference centre	1:20,000 – 30,000 people	Private
Youth centre	Youth centre	1: 10,000 – 20,000 people or 1 youth centre per 3,000 people aged 13 – 19 years	Council
Senior's centre	Senior's centre	1: 15,000 – 20,000 people	Council
School	High School	1:20,000 people	State
Community health centre	Community health centre	1:20,000 – 30,000 people	State
<i>Regional Level Activities that services 50,000 plus people: Serving more than one local government area where users will be prepared to drive distances in excess of 30 minutes.</i>			
Library	Library (Central	State Library of NSW Guidelines	Council

	library)	provide a specific formula (Broad national standard 1: 50,000 – 150,000)	
Indoor leisure centre	Indoor recreation centre (dry recreation/courts)	1: 50,000 - 100,000 people	Council
	Indoor aquatic recreation centre (lap pool, learn to swim pool, hydrotherapy)	1: 30,000 - 60,000 people	Council

Appendix 3 Meadowbank Park Sportsfields



Appendix 4 Engagement outcomes summaries

Melina Maibel, Meadowbank Public School P + C

Interested in building relationships between the development and school.

The area needs a communal open space that brings the community together. Something that makes the area special. An amphitheatre style space with tiered seating would provide a place for the community to gather, perform and when not in use, children could climb and play there. The school would use this space.

People don't want more landscaped gardens being counted as open space as these are unusable and quality spaces would be better. Parks connected with cafes, exercise equipment, and play equipment.

School is undercapacity and the development will help build numbers.

Meadowbank Public School is a specialist school. It has a hall for hire for dance groups other community uses.

The school is very active and has a good amount of open space. It would be good if there were more interesting play spaces for children with water elements and ropes courses.

High Schools in the area include Ryde Secondary College, Meadowbank High School.

In terms of community facilities, the existing community centre built in 3A Bay Street has caused many residents to be upset. This is not a community centre but a hall that is underutilised because of the restrictions placed on it due to being a part of a residential building. It would be better if there was a programmed space that was accessible in the evenings (when most people need it).

People feel concerned that their access to the waterfront is going to be restricted by the development. They feel concerned about the increasing traffic on the bridge (near train station).

Ken Paton, 1st Meadowbank Scouts Club

Council owns the 1st Meadowbank Scouts Club, which the Club uses for Club activities and leases part of to Little Stars Preschool (2 to 5 year olds) which operated Monday to Friday. Club uses the facility in the evening and on weekends. Club doesn't lease the facility out to other hirers as it is too difficult with cleaning and maintenance. Gets around four enquiries a month from church groups wanting to use space and also about 1 month for people to have parties. Parties are a common enquiry as people living in flats need the space and also the Council facilities don't allow alcohol on premises. Ken thinks the area needs a community hall that is accessible in the evenings and can be used for parties and other community activities.

Although Meadowbank Park has a playground, it is not a very good one and there are not a lot of spaces for older kids to keep active. There will be families moving into the area and these children will grow up and need things to do. There is nothing to do for older kids. Also, Ken noted that in Eastwood the Chinese and Korean community use the restaurants and area at night but there is nothing to do at night in Shepherd's Bay.

Would like to make sure that the public square is a usable space and can also be used at night for community activities. Could possibly have local markets (my idea). It should not be so landscaped that no one can use it and should not be restricted by the residents. Will need facilities to make it usable such as seating, toilets, and maybe a café.

Concerned that the primary school doesn't have the physical capacity for growth. Thinks that high schools are not close enough for these children.

Paul Graham, City of Ryde

The Shepherd's Bay development will account for almost all the growth set in the Metropolitan Plan target for Ryde LGA. The area does not have community facilities to support this growth in terms of a community centre that is programmed or that can be used for night activities or to accommodate local services. Community centres need to be appropriately located near transport and within activity areas (such as the Bay Street shopping area and near the train station). Council is currently completing a Community Hubs Plan to identify locations for multipurpose community hubs across the LGA.

Nadine Croker and Lexie McDonald, Open Space Planning, City of Ryde

There are two issues in relation to the Shepherd's Bay development:

1. The needs for the future residents of the development itself
2. The open space needs for residents of Meadowbank as a whole and how the increased population will impact on this.

Council has developed a Draft Integrated Open Space Plan, which addresses the needs of Meadowbank.

In terms of open space within the development, Council does not agree that there is appropriate open space to support the residents of the Holdmark Shepherd's Bay development. The spaces are small and not useable for any community activities including children's play spaces, passive recreation, picnics, or get togethers.