

# Airds Bradbury Renewal Project Open Space Review and Strategy

Report Stages 1-4

January 2011

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# 1 Introduction

The following four reports comprise the Open Space Review and Strategy for the Airds Bradbury Renewal Project. The reports have been prepared for Landcom on behalf of Housing NSW. Urbis conducted the project over a fifteen month period since October 2009 to January 2011. Four reports were prepared as follows:

Stage 1: completed in October 2009

Stage 2: completed in May 2010

Stage 3: completed in December 2010

Stage 4: completed in January 2011

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# Stage One

October 2009

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**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

Director	Jackie Ohlin
Senior Consultant	Hesham Raslan
Consultant	Leah Poulton, Petra Cranshaw

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# 1 Introduction

The Airds Bradbury Renewal Project is one of a number of regeneration projects currently underway by Housing NSW in its larger public housing areas.

The project is part of the Living Communities initiative which aims to improve areas of public housing areas by improving homes and public spaces; building community capacity and improving services and opportunities for residents. The Living Communities approach is considered to have been successful in the renewal of the Minto and Bonnyrigg public housing areas, and places a strong emphasis on partnerships and engagement of residents, communities and stakeholders.

There has already been significant physical and social capital development work in Airds-Bradbury since the mid 1990s. This renewal project will build upon this to transform the area to ensure Airds Bradbury has a socially diverse and sustainable future. There has been significant work undertaken by Housing NSW and other agencies to address various physical, social and economic issues in the area.

In summary, the current plan aims to reduce the concentration of public housing from 95% to 30% (over ten to fifteen years) with 250 – 300 new private houses to be built and up to 400 existing public houses sold on the private market when tenants vacate. Housing NSW has identified 12 townhouse precincts as redevelopment opportunities. Landcom is managing a review of the current master plan on behalf of the project partners. The Open Space Review and Strategy is to be prepared as part of this process.

Stage One of the Project involved an overview of background information. This included gathering and reviewing background information and documentation and a review of earlier work undertaken in preparing the Community Facilities and Open Space Study prepared for Airds in 2002 by BBC consulting services.

Stage One also included preparation of an open spaces audit involving liaison with Campbelltown City Council and extraction of information including size, location, current role and function, ownership, LEP zoning, range of uses and activities, nature of sports played, range of ancillary uses, car parking and other facilities.

Stage One also involved GIS mapping of the audit, and included a review of the demographic profile of the existing communities and quantitative analysis of open space supply in relation to the existing populations for Airds-Bradbury.

## 2 Open Space and Community Facilities Audit

The following section examines the quantity of open space that currently exists within the Airds Bradbury area. Whilst acknowledging the move away from applying rigid quantity standards within open space planning, from a strategic planning perspective there is an identified need to better understand the composition and scale of the regional open space network.

### 2.1 Open space

The Airds Bradbury area has quite a significant amount of a range of types of open space. The current classification of sites is not helpful for management and analysis purposes. Many sites that are formally classified as 'Bushland' and 'Pocket Park' are actually small patches of incidental and amenity green space within residential areas. Many of these spaces are not currently serving a recreational function and in some cases may contribute to fear of crime or be unsafe.

Grass verges between residential areas and main roads are a proportion of the overall quantity of space in the area. Many of these spaces, although serving an amenity function, do not contain pedestrian or cycle paths and do not serve a recreation function.

A large tract of bushland – including Smiths Creek Reserve – runs along the north western side of the area and represents a large proportion of the overall open space in the area. However, this space may not be accessible to the community. There is also a corridor of amenity green space running along the northern and north eastern edges of the area which may also be currently unusable.

There are also two large areas classified as sportsground: Riley Park (25,800m<sup>2</sup>) and Kevin Wheatley Reserve (85,500m<sup>2</sup>). These are located in the centre of the site and both spaces have public conveniences located in or near them. Kevin Wheatley Reserve includes outdoor sports areas and a playground. There is an area classified as green corridor called Brindley Park (7,000m<sup>2</sup>) adjoining Kevin Wheatley Reserve. Brindley Park has a playground.

The Airds Bradbury area also accommodates a significant area of school playing fields which, combined with the number of playgrounds, suggest that the area has the potential to be able to cope with an increase of younger people and families.

The large local park called Merino Park occupies part of the southern end of the area. This park has an area of 23,300m<sup>2</sup> but its only amenity is park furniture. There are also several small areas of amenity green space, for example Laccoke Reserve in the south and Emperor Park in the north. Laccoke Reserve has a playground

The area is bordered on the east by a large amount of open space classified as bushland.

### 2.2 Open space classifications and hierarchy

Council owned open spaces have been classified according to the Local Government Act categories and are held within Council's asset register. For consistency, the Urbis audit has retained these classifications in the GIS database that accompanies this report.

However, in order to provide a more rigorous analysis of the composition of the open space network, Urbis has undertaken drive-by site visits to all Council owned open spaces within the LGA and provided an updated category reflective of how sites are currently used (for analysis purposes only<sup>1</sup>). Key points in relation to this re-categorisation include:

- Urbis observed that many sites are currently classified by Council as Pocket Parks whereas in reality many of these sites are not serving a park function nor do they have any play equipment.

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<sup>1</sup> Note that the new Urbis classification does not imply a rezoning of sites is necessarily recommended under the Local Government Act. The new classification is for internal use only as a more appropriate descriptor of current land use than the formal classification under the Act allows.



Many of these sites are small patches of grass within residential streets serving minimal amenity or recreation function. Many of these sites appear to be 'remainder' pieces of land.

- Many sites have been formally classified by Council as 'Bushland' in that they may originally have been bushland, or form the fringes of bushland or contain several established trees. However on observing these sites it is apparent that many of those classified as 'Bushland' are actually serving a defined park function and contain play equipment used by the community for recreation purposes.
- Although these spaces assist in giving the LGA its green character, the sheer quantity of this type of space may present a financial burden on Council to keep these spaces well maintained. Many of these spaces offer minimal amenity or recreation value and these have been highlighted.

## 2.3 Community Facilities

The area has one youth centre, three community/neighbourhood centres and a hall nearby. These are distributed unevenly across Airds Bradbury, resulting in a potential lack of access to community facilities for residents in the north east and north west of the area.

The youth centre is called Airds Bradbury Youth Centre which has a floor space of 253m<sup>2</sup> and is located on the western side of the area and is adjacent to Smiths Creek Reserve. It includes male and female bathrooms.

The three community centres are Airds N.H.C., Airds N.H.C. – Campbelltown Child and Family Centre and Families First Building. Airds N.H.C. and Airds N.H.C. – Campbelltown Child and Family Centres are located next to one another in the centre of the area. Airds N.H.C. has male and female bathrooms but Airds N.H.C. – Campbelltown Child and Family Centre is a portable building. The Families First Building is located in the south of the area. This is not a Council-owned building.

Public Convenience facilities include the Kevin Wheatley Amenities located in Kevin Wheatley Reserve and the Riley Park Amenities located in Riley Park. The Kevin Wheatley Amenities have eight male showers and the Riley Park Amenities have seven male showers.

### 3 Policy Context for Open Space and Community Facilities Planning

The following section provides a summary of state and local policy and recent strategy documents of relevance to this study.

#### 3.1 Airds-Bradbury Specific Guidance

##### 3.1.1 Community Facilities and Open Space Study for the Airds Neighbourhood Renewal Masterplan Area, BBC Consulting Planners, 2002

This 2002 Community Facilities and Open Spaces Study for the Airds Neighbourhood Renewal Masterplan Area was premised to provide for the needs of the master planning process undertaken for the precinct in the early 2000s, which sought to provide a “framework for a revitalised and vibrant Airds Centre that would act as a focal point for that community”. The Study was informed by desktop research, and provided a needs assessment around key social and environmental infrastructure to support the development of private housing opportunities in the area, and subsequent shift in the area’s population composition. To this end, the BBC Study was relatively broad-brush in its approach, identifying that “the needs of the future residents are anticipated to be somewhat different from those of the existing Airds community, but similar to those of the Bradbury community”. The study, however, did not identify the likely nature or extent of likely demographic shifts that would arise with redevelopment of the area, other than that the result would be an additional 580 residents, that all new dwellings would be in private ownership, and that there would be an expectation that strategies would be “put in place to integrate the new and existing communities”.

The report identified the following issues which may be of consideration in future master planning and precinct development for Airds-Bradbury:

- There is a lack of community facilities and services for young people in Airds, and that the existing Youth Centre is run down and requires upgrading. There are large numbers of children within the existing community, and it is anticipated that the future development of Airds will attract families with children
- There are no current aged services offered in Airds, with existing services offered several kilometres away from the area in central Campbelltown. The existing population of Airds is also noted as ageing, and the current neighbourhood centre does not cater for all the needs of the community
- There is a lack of public transport in the area, and this creates access barriers for young people and other groups in society in the way they can feasibly access facilities and services.

The report identified the potential need for a multi-functional community centre to provide for a wide range of facilities and services for children and young people, people with a disability, indigenous people and people from non-English speaking backgrounds.

Planning for future open space in the area needs to take account of issues such as securitisation of public space and the rationalisation of open space lands that are surplus to needs. In these respects, the report identified the quantum of existing open space in the area as very high, at around 37 hectares, and as such, noted that there is requirement for a program of embellishment and upgrading of certain existing areas of open space, particularly where quality is very low. It was also noted that any future public space in the area should be safe, useable and easily accessible, with opportunities provided to Campbelltown City Council to rationalise other areas of open space which are not useable or well-patronised.

### 3.1.2 Ecology and Bushfire Planning Investigation, Airds Bradbury Renewal Project, Draft Report January 2009

The Ecology and Bushfire Planning Investigation Draft Report provides an investigation of bushfire and ecology risks within the Airds-Bradbury urban renewal area, and suggests possible conservation and mitigation measures to be considered in future master planning and precinct development. In addition to accommodating an extensive social housing estate, and a number of institutional land uses clustered fairly centrally (including a juvenile justice centre and several schools), includes some fragments of Cumberland plain woodland in the Airds area, and potential habitat areas for species of significance such as the Koala.

The Investigation Draft Report notes that there a generally low diversity of fauna species has been recorded in the area during surveys, corresponding to the poor quality and limited array of habitat types and features. The fauna species recorded in the study area are typically common, wide-ranging and relatively disturbance-tolerant species.

The Report identifies the following flora and fauna constraints which need to be accounted for in future site master planning and precinct development activity:

#### *Cumberland Plain Woodland*

A disturbed, yet viable remnant of Cumberland Plain Woodland has been found to the north of the existing shopping centre, and is approximately 5 hectares in size. The Draft Investigation Report recommends that the entire remnant patch be retained as a bushland reserve, and allowed to regenerate. However, it is recognised that this may raise bushfire risk, safety and social issues.

#### *Habitat considerations for the Cumberland Plain Land Snail*

The Cumberland Plain Land Snail would pose a constraint to vegetation clearing only in its areas of habitat, which is Cumberland Plain Woodland which is already protected as an 'endangered ecological community' under NSW legislation.

#### *Koala habitat considerations*

While the Koala appears to utilise lands fringing Bradbury-Airds, it occasionally ventures into the study area from the east. The Draft Investigation Report recommends that any further development within the locality of Airds should have regard to increasing the protection of the Koala, and maintaining some accessible treed areas as a potential refuge from bushfire for animals resident in the Georges River,

The recommendations for conservation outlined in the Draft Investigation Report include:

- Additional planting of Koala feed tree species around the Tharawal/Kevin Wheatley complex and within the narrow open space corridor between Boonoke Place and Templeton Way, to provide a bushfire refuge for Koalas.
- Implementation of Koala protection measures, as recommended in the Campbelltown Koala Plan of Management. Measures identified could include better street lighting to minimise risk of Koalas being hit by vehicles and regular patrols by Council rangers to collect roaming dogs.

## 3.2 Planning for open space and recreation

### 3.2.1 Outdoor Recreation and Open Space Planning Guidelines for Local Government; NSW Department of Planning, 1992

The Outdoor Recreation and Open Space Planning Guidelines, prepared by Manidis Roberts consultants on behalf of the Department of Planning advises Councils in the preparation of open space plans. It provides models of methodologies when dealing with developed areas, infill areas and new release areas. Whilst acknowledging that these guidelines are now fairly outdated, key points include:

- Highlighting the benefits of the dual use of drainage networks as open space.
- Recommending a classification system for spaces and facilities, including regional, district and local level classifications with an assessment of conditions.
- Consideration of maintenance conditions and costing; with maintenance comprising the dominant expense for Councils' recreation budgets and with opportunities to review maintenance standards following earlier examples from Canberra (1970s) and more recently Melbourne and Adelaide.
- Provide advice in relation to standard setting in open space planning, moving towards a local needs based approach and away from a quantitative approach. The guidelines question the appropriateness of applying the 2.83ha per 1000 head of population benchmark which has typically been applied based originally on the UK Playing Fields Association 7 acre standard.
- Placing heavy emphasis on quantitative standards is criticised and the value of providing open space systems that are responsive to local needs and place a strong emphasis on quality is highlighted.

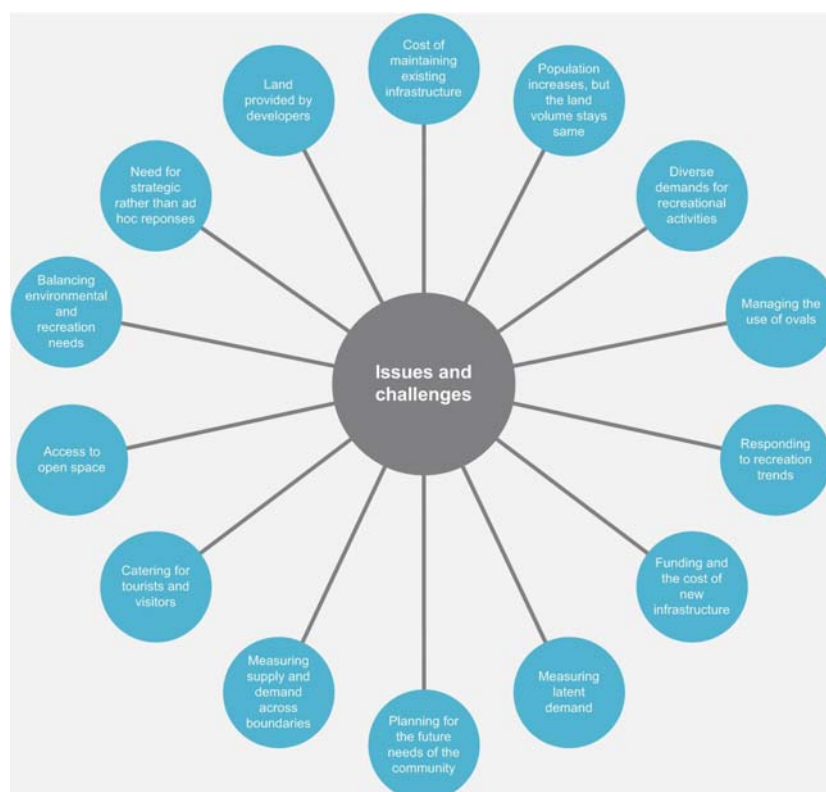
### 3.2.2 Review of Open Space Guidelines, SGS Economics, 2008

SGS Economics, with H&M Planning, was working on behalf of the Department of Planning to update the Recreation and Open Space guidelines for Local Government. We understand that, currently there are no up to date state wide guidelines available for the preparation of open space strategies. During preparation of the Guidelines, consultations were undertaken including all Sydney Metropolitan Councils and select Regional Councils (including Campbelltown City Council) to identify current issues and challenges in relation to recreational and open space planning. It is understood that a significant shift in community expectations and key issues and challenges in relation to open space and recreation planning have been identified with key points summarised in Figures 1 and 2 below.

Figure 1 – Shift in community expectations towards recreation and open space



Figure 2 – Issues and challenges for recreation and open space planning



### 3.2.3 Premier's Council for Active Living - Open Space Design Principles, 2004

The Premier's Council for Active Living was established in 2004 with the aim of strengthening the physical and social environments in which communities engage in active living, including the provision

of planning and design guidelines in six focus areas; cities, towns and neighbourhoods, walking and cycling routes, public transport, streets, retail areas and open space.

Relevant Open Space Design Principles encompass:

- Provision of open space within safe, comfortable walking distance from dwellings, as well as in or adjacent to key destinations, such as town centres.
- Connecting public open space to the local and regional walking and cycling network with safe pedestrian crossings leading to or near park entrances.
- Encouraging active recreation through the provision of a range of well-designed facilities such as children's play equipment, basketball rings, cricket practice nets, netball courts and tennis courts.
- Creating and maintaining attractive and pleasant places for people to walk, cycle, train, sit, meet and talk.
- Promotion of safety and amenity through good design, such as drought-resistant shade trees, natural surveillance from surrounding uses, seating, lighting and clear and convenient entry points.
- Clustering of compatible land uses within or at the edge of parks or open space corridors, such as cafes and restaurants, child care centres and indoor leisure/sports centres. This will help reduce the land required for parking and improve accessibility.

### 3.3 Planning Policy Context

#### 3.3.1 Sydney Metropolitan Strategy, NSW Department of Planning, 2005

The Sydney Metropolitan Strategy provides the impetus for further detailed planning at regional and subregional level to achieve an aggregate of goals relating to the development and expansion of the Sydney Metropolitan Area. It provides a key mechanism in contributing to State Plan priorities as they relate to transport, investment and regional development.

With regard to growth, the Metropolitan Strategy highlights the following:

- The population of Sydney will increase by 1.1 million in the next 25 years.
- There will be an additional 640,000 new homes built.
- There will be an additional 500,000 jobs created, 89,000 of which will be in South Western Sydney.
- A hierarchy of centres, including major centres, specialised centres and regional cities will characterise the urban domain. These centres will reflect a different quantum of functions with relation to functions such as employment and retail.
- Campbelltown is defined as a 'major centre', which is the major shopping and business centre for the surrounding area with taller office and residential buildings, central community facilities and a minimum of 8,000 jobs.

#### 3.3.2 South West Subregion - Draft Subregional Strategy, NSW Department of Planning, 2007

The South West Subregional Strategy provides the framework for future housing and employment growth in the South Western Sydney LGAs of Liverpool, Wollondilly, Camden and Campbelltown. The

Strategy identifies an additional 155,000 dwellings for the subregion, 40,000 of which will be infill development, 15,000 as part of land release programs and 100,000 in the South West Growth Centre to the north of Campbelltown LGA.

With relation to planning and development, the Draft Subregional Strategy identifies a residential population target of 151,000 within the Campbelltown LGA by 2031, with designation of the city as a major centre. The Draft Strategy allocates responsibility to Council to undertake land banking for higher densities in the long term, and to identify areas in Ingleburn and Minto, in conjunction with the Department of Planning, to allow for the future development of industrial activities requiring large sites.

The Draft Subregional Strategy sets a target of 24,653 additional dwellings in the LGA by 2031, 81% of which (19,953 dwellings) will be constructed on infill sites, with the remainder (4,700 dwellings) to be built on greenfield sites. With relation to open space and recreation, the South West Draft Subregional Strategy highlights the following points:

- Campbelltown Sports Stadium at Leumeah as a regionally important recreation venue.
- Regional recreation areas are generally located a considerable distance away from residential areas.
- Rural areas in the Campbelltown LGA generally have limited access to local and regional open space areas.
- The majority of open space is sensitive bushland and often rugged terrain; hence limiting recreational uses.
- Flooding is a constraint to recreational uses along the Georges River.

A number of key directions for the future development of the region are provided in the Strategy. From a recreation and open space planning perspective, further reference to key direction no.7 (recognition and support of the rural character of the subregion) and key direction no.8 (protection of resource lands) is recommended in developing strategies that retain and promote heritage aspects of open space, and that recognise the economic and biophysical value of existing land reserves where appropriate.

The Strategy identifies opportunities to improve access to waterways and pedestrian links between bushland, parks and centres.

### 3.3.3 Campbelltown Local Environmental Plan (LEP)

There are currently several LEPs in place that apply to different areas of the LGA. A new comprehensive LEP in accordance with the standard template is in the process of being developed. LEPs in place include:

#### ▪ **Campbelltown (Urban Area) Local Environmental Plan 2002**

The Campbelltown (Urban Area) LEP provides controls on development for the urban area of the LGA and consolidates and simplifies existing controls. It establishes a framework of controls relating to specific types of development and specific areas to be provided by development control plans.

The LEP provides for a number of zonings with open space and recreation implications, including Zone 6 (a)—Local Open Space Zone, Zone 6 (b)—Regional Open Space Zone, Zone 6 (c)—Private Open Space Zone, Zone 9—Community Uses Zone and Zone 8 (b)—National Parks and Nature Reserves Zone. Additionally, the LEP makes provision for four environmental protection zonings (100 Ha, 2 Ha, 1 Ha and 0.4 Ha).

#### ▪ **Campbelltown Local Environmental Plan—District 8 (Central Hills Lands)**

The District 8 LEP aims to ensure that the Central Hills Lands District of Campbelltown retains the rural character that was envisaged for it during the planning that preceded urbanisation. The LEP contains a number of relevant provisions to open space planning, including protection of local environmental heritage (including Sydney Water Supply Upper Canal, Ingleburn Dam and Campbelltown Reservoir) tree preservation orders, and development conditions which recognise site topography and aesthetics (including preservation of the escarpment and prohibition of development on steep lands).

#### ▪ **Campbelltown Local Environmental Plan No 32**

Campbelltown LEP No.32 aims to ensure the protection of the natural bushland, particularly that which is located in and on the slopes of valleys, allowing the development of dwellings in bushland settings whilst at the same time providing for reasonable safety in the event of bushfire. By controlling the nature and variety of development, to be in sympathy with the intrinsic qualities of the subject land, the LEP also seeks to maintain the biophysical integrity of the land by protecting watercourses and streams, and by preventing premature subdivision of lands for development.

#### ▪ **Campbelltown Local Environmental Plan No 209—Exempt Development**

Campbelltown LEP No.209 (Exempt Development) provides for exempt development to allow small scale, low impact development to proceed in an efficient manner. The LEP seeks to maintain the amenity of residential areas by ensuring that a certain amount of private open space is retained on each residential property.

### 3.3.4 Campbelltown Development Control Plans

Approximately fifteen development control plans are known to apply across the LGA. From a recreation and open space planning perspective, relevant references include:

- *Development Control Plan No.49 – Rural Environmental Protection Subdivision and Dwelling Policy:* Part 5 of DCP No.49 provides for development conditions associated with the provision of services and amenities in the local domain.
- Section 31 of Part 5 (DCP 49) addresses open space in the form of public reserves and requires that a public reserve contribution be required for the creation of new lots in the subdivision of land within the District Interim Development Orders.
- It is noted that a public reserve contribution is not required for the subdivision of land within the Georges River Catchment Open Space Area, the Central Hills Lands Scenic Protection Area or for rural land.
- The *Campbelltown Sustainable City Development Control Plan 2007* (Vol 1) is of primary relevance to development occurring within the Campbelltown Council area, by setting requirements for private open space in residential, industrial and commercial buildings.



### 3.4 Section 94 Contributions Planning

#### 3.4.1 Section 94 Plans, Campbelltown City Council

A number of Section 94 plans apply in the Campbelltown local government area. All Section 94 plans apply the following typology when categorising parks:

- Type 1 Park – includes an item of playground equipment and park seating along with tree planting, koppe log barriers and water services.
  - Type 2 Park – include park seating but no playground equipment, along with tree planting, koppe log barriers and water services.
  - Type 3 Park – Includes tree planting, koppe log barriers and water services only.
- 
- The trend for Council to move away from pocket parks to fewer (but larger) district parks with centralised facilities.
  - Anticipated short-term residential growth placing stress on facilities within the Campbelltown/Macarthur CBD area, with increasing impact on transport systems.
  - Industrial and commercial growth also impacting the local area transport network, through an increase in traffic generation.

It is noted that facilities provision in Campbelltown is currently strong; the City currently has a total of twenty-two halls of varying sizes throughout the LGA with a population of circa 145,000 residents; which equates to approximately 7,000 residents per centre. Other issues of note include:

The following Section 94 plans relate specifically to the provision of open space and/or community facilities:

**Section 94 Contributions Plan No.8 – Planning District No. 6, St Helens Park**

- This Section 94 plan applies to development occurring in lots referred to in Campbelltown Council's Development Control Plan No.91, which may be developed for two-lot integrated housing if they are greater than 700 square metres in size.
- Contributions under this Section 94 plan are to be used in the provision of additional public open space in St Helens Park to meet the needs of residents.

**Section 94 Contributions Plan No.3 – Planning District 3, Bow Bowling**

- This Section 94 plan makes provision for allocations to the development of five reserves in Bow Bowling, including provisions for a neighbourhood centre and clubroom, tennis courts and a cycleway.

**Section 94 Contributions Plan No.1 – Planning District 4, Raby, Eagle Vale & Eschol Park, Blairmount and Kearns**

- This Section 94 plan outlines partial funding for a total of five reserves and full funding for a multi-purpose centre and all-season playing field at Clark Reserve in Kearns.
- The plan also makes provision for two reserves in Blairmount including an all season playing field and amenities building and provision toward a total of twenty-three reserves in the Eagle Vale/Eschol Park area.
- Full allocation is also premised for a swimming pool at Eagle Vale Pool Complex.

**Section 94 Contributions Plan No.5 – Planning District 5, Blair Athol**

- This Section 94 plan outlines works at the Maryfields and Blair Athol reserves.

**Section 94 Contributions Plan No.2 – Planning District 6, Rosemeadow, Ambarvale, Glen Alpine and St Helens Park**

- This Section 94 plan outlines planning for contributions to ten reserves in the St Helens Park area, with funding for a multi-purpose centre on Kellerman Drive.
- A total of twelve reserves are planned for the Glen Alpine area, including a multi-purpose centre and tennis courts on Englorie Park Drive and all-season playing fields at Rosemeadow Sports Complex.
- It is noted that an excess 2,055 square metres of open space has been provided at St Helens Park.

**Section 94 Contributions Plan No.4 – Planning District 6, Kilbride**

- This Section 94 plan was adopted for the development of the Kilbride Aged and Disabled Persons Development, located to the south east of Rosemeadow.
- The plan identifies an open space area including provision for a lookout, picnic area, access road and car parking, fitness trail and toilet block.
- The site plan also identifies native bushland for regeneration, which is to be retained as a wildlife corridor.

### 3.4.2 Campbelltown 2025, Campbelltown City Council, 2004

Campbelltown 2025 is a long term planning strategy for the City of Campbelltown. The strategy identifies that there is currently a lack of pools, skate parks and affordable recreation activities for a range of user groups. In addition to this, through a process of community consultation and public input it was identified that the community would like more youth facilities, along with more open spaces and trees.

One of the six strategic directions provided within the strategy is Building and Maintaining Quality Public Infrastructure, which includes sporting, recreation, cultural and community facilities and public open space. The desired outcomes include:

- Protection of natural resources from the impacts of urban and rural activity.
- Sustainable system of local infrastructure that has the capacity and capability to satisfy the demands of both existing and future demands.
- Well utilised local infrastructure.
- New infrastructure that exhibits 'best practice' design and construction techniques.
- Minimal maintenance requirements over the long term.

## 3.5 Social and Cultural Planning

### 3.5.1 Campbelltown Social Plan, Campbelltown City Council, 2004

The Social Plan aims to influence the underlying factors that determine quality of life in the LGA. Nine focus areas are identified within the plan including Recreation and Culture. The desired outcomes of this focus area include:

- Accessible sport, recreation and cultural opportunities.
- A city where physical activity is valued and leads to improved health outcomes.
- Community needs are addressed through developing new and existing recreational and cultural facilities and programs.

It is noted that while Campbelltown residents identified a need for more recreation facilities, the large supply of existing facilities indicates a lack of awareness regarding the existing supply.

Strategies outlined in the plans that need to be put in place to address the issue of recreation and culture include:

- The need for a Skate Park strategy.
- Maintenance schedule for playing fields.
- Investigation of cost-effective access to recreational facilities.
- Development and implementation of a strategy for long-term sustainability of sporting and cultural facilities.
- Development and implementation of a co-ordinated approach to the promotion and marketing of existing recreation and cultural facilities.
- Culturally appropriate recreational programs.

### 3.5.2 Campbelltown Draft Cultural Plan, Campbelltown City Council, 2004

The Campbelltown Draft Cultural Plan aims to facilitate the integration of services across Council, thus maximising opportunities and resources. The plan acknowledges that urban and landscape design, land use planning, parks, playgrounds and recreation facilities are all included within cultural development.

It is identified that the development of a Public Art Masterplan and Implementation Program along with urban design initiatives will enhance and revitalise streets, precincts, open space and promote community pride and engagement with cultural activity in the public domain.

### 3.5.3 Campbelltown Safer Towns Program, Campbelltown City Council, 2005

The Safer Town Program - Campbelltown City Crime Prevention Plan - aims to prevent and reduce crime within the LGA through a range of strategies.

- Key Priority Area One aims to reduce fear of crime and encourage appropriate use of public space through increasing the number of people using public spaces which increases natural surveillance. The aim of this strategy is to develop programs to increase the utilisation of public space.

### 3.5.4 Campbelltown City Youth Strategy, Campbelltown Coordination Group, 2002

The Campbelltown City Youth Strategy addresses issues for young people in Campbelltown over a 5-10 year period. One of the aims of the strategy is to provide a holistic service delivery and infrastructure model that is sustainable and accessible for young people up to the age of 25.

- Priority Area 3- Community Space and Facilities - has the goal of improving youth access to community space and facilities. One of the strategies to achieve this is to conduct a Youth Facilities and Services Study.

### 3.5.5 Campbelltown Local Government Area Aboriginal Heritage Study, Navin Officer Heritage Consultants, 2002

One of the key aims of the Aboriginal Heritage Study is to promote greater understanding of Aboriginal heritage within Campbelltown.

The study highlights the potential survival of rock shelter sites, scarred trees and grinding grooves in the open space reserves along the incised creek corridors. Similarly, the relatively undisturbed margins of playing field reserves may also hold value as Aboriginal archaeological sites.

Part of the study addresses issues raised during consultations with Aboriginal community organisations. The following issues arose in relation to use of open space:

- Recent archaeological surveys conducted in urbanised open space areas of Campbelltown have confirmed that some Aboriginal sites remain within these contexts, emphasising the need to conduct cultural heritage impact assessments wherever remnant pre-urban land surfaces survive.
- Rock shelters frequently remain within or near urbanised landscapes along drainage corridors and open space reserves, placing the sites within recreational zones.

### 3.5.6 Draft Disability Action Plan

Campbelltown Draft Disability Action Plan is a strategic document that identifies and commits Council to a proactive approach to planning, implementing, reviewing and monitoring initiatives and outcomes over the next 5 years. The plan contains 4 key focus areas with specific strategies to achieve the desired outcomes:

- Key Focus Area 1: Physical Access is relevant to the provision of open space within the Campbelltown LGA.

Overall outcomes are:

- Buildings, facilities, services and events operated by Campbelltown City Council are accessible to people who have a disability.
- Future developments, housing and planning initiatives take into account the access needs of people with a disability.

Specific strategies identified include:

- Ensuring that parks and nature reserves are accessible to people with a disability.
- Establish at least one accessible playground and sensory area within the Campbelltown LGA.

## 3.6 Planning for Transport and Accessibility

### 3.6.1 Campbelltown and Camden Council's Integrated Transport Study, Reports 1 & 2, 2006

An integrated transport strategy was prepared by consultants GHD for Campbelltown and Camden Councils. The aims of the strategy include the integration of existing transport strategies across the Campbelltown and Camden LGAs, the integration of land use planning with transport objectives and policies and the development of an implementation strategy for transport improvements in both Council areas.

The strategy highlights:

- The numerous barriers to walking and cycling in the wider region, including a lack of infrastructure, safety concerns, long trip distances and an urban form that privileges movements by private transport forms, such as private vehicles, to the detriment of other transport modes.
- In many parts of the region public transport does not provide a viable transport choice with low levels of integration with the wider Sydney public transport network.
- There is the perception that services are irregular and unreliable, placing emphasis on the development of cycling and walking based transport options as an alternative to high levels of motor vehicle use.
- The strategy identifies the opportunity for increased walking and cycling through a wide range of tools to promote these activities, rather than just infrastructure responses.

### 3.6.2 Campbelltown City Council Bicycle Plan, 2001

The Bicycle Plan provides an overview of cycle travel in the LGA, identifying potential users of facilities, funding sources and responsible authorities for the development of related infrastructure. Importantly, the Plan identifies several assessment priorities for expansion of the regional bicycle network, including:

- Locating high use cycle routes in areas identified in the cyclist survey.
- Linking isolated sections of cycleway across the LGA.
- Developing cycleway infrastructure in close proximity to schools, shopping centres, railway stations and recreational areas.
- Development of bicycle paths on heavily trafficked roads.
- Locations with a high recreational use, including sporting venues.

Council's survey of cyclists (conducted in 1998) identified that the majority of people who use cycleway infrastructure and facilities are recreational users (77%) with a further 17% cycling their journey to work (17%) and 6% cycling to school.

Cyclists surveyed identified marked on-road cycle lanes, recreational cycle paths in parks, bicycle parking facilities and the development of off-road cycle paths as key priority areas. While most cyclists in the area ride for recreational purposes, there is evidence that many cyclists are not willing to use on-road cycle facilities due to perceived safety issues around riding on the road.

On-road cycle paths often provide a more direct path of access between trip generators and are considerably cheaper to provide (\$10,000 per kilometre of cycle path, compared to up to \$140,000 per kilometre for off-road paths). The Plan cites the opportunity to convert selected footpath systems into dual use networks for both cyclists and pedestrians, which have been designed to go through open space networks and public lands.

External funding sources identified by the Bicycle Plan include the RTA (dollar for dollar grant matching), NSW Department of Sport funding through a Capital Assistance Program, Federal Government funding and corporate contribution or sponsorship.

## 3.7 Open Space and Environmental Management

### 3.7.1 Parks Plans of Management

A number of Plans of Management (POM) exist for parks in the LGA. These include POMs for Ingleburn Reserve, Marsden Park, Simmos Beach Reserve, Pembroke Reserve and Noorumba Reserve, and include a significant level of detail on issues relating to local use, environmental conditions, management aims and strategies summarised as follows:



#### **Noorumba Reserve Plan of Management, Campbelltown City Council, 2004**

- The Noorumba Reserve covers an area of 60 hectares and is ecologically important, containing Cumberland Plain Woodland and some 39 plant species of regional significance. The park is also one of the largest known areas of Cumberland Plain Woodland in public ownership in south western Sydney. Opportunities are identified in the POM for the provision of minimum impact passive recreation facilities, with the potential to appeal to a wide section of the community.

#### **Simmos Beach Reserve Plan of Management, Ecological Australia, 2006**

- Simmos Beach Reserve covers an area of 33 hectares and is part of a transition zone between the sandstone based vegetation communities of the Holsworthy area and the shale based soils to the west. Two flora species listed as endangered in the Threatened Species Conservation Act 1995 are known to occur in the reserve. Opportunities identified in the POM include conducting a disabilities audit of walking tracks and recreation facilities in the Reserve, protecting Aboriginal Cultural heritage items, upgrading/ replacing facilities in accordance with maintenance schedules, providing low-key vandal proof signage (including interpretative signage) and constructing appropriate barriers to prevent access from neighbouring property.

#### **Ingleburn Reserve Plan of Management, Campbelltown City Council, 2003**

- The Ingleburn Reserve contains important flora and fauna assets, including the endangered shale/ sandstone transition forest and Cumberland Plain Woodland. The Reserve is also a habitat of the Koala, which is listed as vulnerable under the Threatened Species Act 1995. The POM identified the large Carpark, accommodating 40 cars, as being in degraded condition and used for littering, dumping and a range of anti-social activities. The POM identifies the possibility of closing the un-sealed roads that exist within the park to vehicular traffic and re-classifying the Reserve as community land under Section 47F of the Local Government Act.

#### **Marsden Park Plan of Management, Landcom, 2003**

- Marsden Park is a partially regenerated bushland reserve, part of which has been developed as a public recreation reserve with a stormwater management function. The park contains remnant Cumberland Plain Woodland, and is located at the centre of the Link Site, where the local area DCP allows for a future population of 1200 persons.

#### **Pembroke Park Plan of Management, Campbelltown City Council, 2004**

- Pembroke Park covers an area of 7 hectares and is utilised for passive recreation activities such as picnicking, walking and informal games, with particularly high community usage on weekends and during school holidays. Lawn areas in the park are generally reported to be poor, and an abundance of informal tracks and unrestrained access have led to extensive soil compaction. The POM hence identifies the need to provide and maintain tracks that are designed and constructed to a high quality, and to restrict public use of natural areas to main pedestrian tracks.

### **3.7.2 Draft Comprehensive Koala Plan of Management, Australian Koala Foundation and Campbelltown City Council, 2005**

The draft Comprehensive Koala Plan of Management aims to evaluate and rank Koala habitat throughout the Campbelltown LGA as well as identify priority conservation areas and strategies to

protect Koala habitat. One of the specific provisions in relation to open space is that all designated off-leash dog exercise areas within the LGA must not conflict with identified 'Preferred' or 'Supplementary' Koala Habitat. A Koala Habitat Map for the Campbelltown LGA has been prepared detailing the locations of this habitat.

### 3.7.3 NSW Government Flood Prone Land Policy

The Flood Prone Land policy aims to reduce the impact of flooding and flood liability on individual owners and occupiers, by utilising a merit approach to all development decisions undertaken in floodplain locations. The policy encourages the development of ecologically sensitive planning and development controls at the local level.

The policy gives individual Council's responsibility for the determination of appropriate planning and development controls. These include flood planning levels, to manage future flood risk, while making provision for financial and technical support at state levels in developing planning controls. It provides relief from land tax, council rates and water and sewerage rates on vacant lands which cannot be developed due to their flood prone nature.



## 4 Sub-regional Demographic Profile

### 4.1 Airds Demographic Profile: Implications for Open Space and Community Facilities

A review of the ABS statistics and in particular the 2006 Census data reveals some important information about Airds. Airds is primarily a public housing suburb within the Campbelltown LGA and has one of the highest levels of disadvantage in Sydney and Australia. This is reflected through the Socio-Economic Indexes for Areas (SEIFA), with Airds having an index of 600.1, making it one of the most deeply disadvantaged communities in Sydney and Australia. The majority of the housing in Airds (94.4%) is rented public housing. In Airds, only 18% of the population have completed Year 12 or equivalent. This is significantly lower when compared to NSW as a whole, which has 43.8% of its population having attained the same level of education. This low level of education may reflect the suburb's high level of disadvantage, the type of employment in which the residents work and their income levels.

Airds has a high proportion of Indigenous persons (13.2%) within its population (2.1% for NSW as a whole). Key languages spoken at home include English, Samoan, Arabic, Spanish, Tongan and Polish (see **Table 1.1**). Given the high Indigenous population and culturally diverse background of Airds' residents, open space and community facilities should therefore be culturally relevant. This includes providing activities which pertain to, and involve different cultural groups and should involve both design and management strategies.

While the majority of the Airds population is Australian born, a significant proportion of Airds residents were born overseas. Other countries of origin include:

- New Zealand, 3.9%
- Samoa, 2.3%
- Lebanon, 1%.

As shown by **Table 1.2**, the community of Airds is predominantly young (with 16.8% of the population aged 15-24 years, compared with 27.4% for Sydney SD). Furthermore, the suburb has a significantly high proportion of children (25% aged 5-14 years; compared with 13.5%, for NSW as a whole). The high proportion of young people suggests that there will be a fundamental need for both passive and active recreational areas as well as affordable options for participation in organised recreational activities in open space and community facilities.

**Table 1.3** shows that the median household income for Airds is \$503, which is significantly lower than the NSW average of \$1036. Thus, the high proportion of unemployed persons and low household income mean that the provision of affordable open space and activities is a key issue when planning the recreational needs for the residents of Airds. The high proportion of one-parent families and particularly the high proportion of females suggests that any open space in Airds should be safe, including having adequate lighting and design for safety. Recreational playgrounds in open spaces should be adequately equipped and shaded.

The suburb also has a higher proportion of females (54.9%) to males (45.9%) compared with NSW as a whole (50.7% and 49.3%); never married (49.3%) or separated/divorced persons (18.9%) compared with NSW as a whole (32.7% and 11.0% respectively). Employment is a key issue. Airds has a high number of unemployed persons (27.5%, with 5.9% for NSW as a whole) and the proportion of those engaged in full-time work is substantially lower for Airds (42.1%) than for NSW as a whole (60.8%). However, the proportion of people in part-time employment, at 23%, is comparable with that for NSW as a whole (27.2%), suggesting greater opportunities around creation of part-time or family-friendly employment hours. A significantly high 54.6% of families in Airds are one-parent families (see **Table 1.4**).

The most common responses for religious affiliation for persons usually resident in Airds were Anglican 28.0%, Catholic 25.6%, No Religion 12.1%, Islam 3.0% and Latter Day Saints 3.0%. This demonstrates

that there are a significantly higher proportion of people who are Anglican in Airds when compared with the NSW average of 21.8%. The high proportion of people in Airds with a religious faith is reflected through the number of religious institutions found in the area.

In Airds, the most common responses for occupation for employed persons usually resident were Labourers 26.0%, Machinery Operators and Drivers 17.4%, Technicians and Trades Workers 12.2%, Community and Personal Service Workers 11.5% and Sales Workers 11.1%. The proportion of Labourers is significantly higher than the NSW average of 9.5% as well as the number of Machinery Operators and Drivers (the NSW average is 6.4%). Moreover, the most common industries of employment for persons aged 15 years and over were Cafes, Restaurants and Takeaway Food Services 4.8%, Manufacturing 4.0%, Residential Care Services 3.8%, Road Freight Transport 3.7% and Building Cleaning, Pest Control and Gardening Services 3.2%. These statistics indicate that manufacturing, residential care services, road freight transport are significant employment industries found in Airds.

## 4.2 Bradbury Demographic Profile: Implications for Open Space and Community Facilities

By contrast to Airds, Bradbury presents a demographic profile more similar to that for NSW as a whole across a range of characteristics, in terms of age, marital and employment status. Bradbury is also a suburb within the Campbelltown LGA. The SEIFA index for Bradbury is 971.2, meaning that it has a much lower level of disadvantage when compared with Airds and even the LGA SEIFA index for the whole of Campbelltown (954.5).

Key languages spoken at home in Bradbury include English, Arabic, Samoan, Spanish, Italian and Croatian (see **Table 1.1**). Thus, the culturally diverse background of Bradbury's residents should be factored into when designing embellishments to open space and community facilities. This should also include providing activities which pertain to, and involve different cultural groups and may involve both design and management strategies. Bradbury has a slightly higher proportion of overseas-born residents from:

- England, 4.9% (4.3% for Australia as a whole)
- Scotland, 1.1% (0.7% for Australia as a whole)
- Philippines, 1.1% (0.6% for Australia as a whole)
- South Africa, 1% (0.5% for Australia as a whole)<sup>2</sup>.

**Table 1.2** illustrates that the age demographics for Bradbury are very similar when compared to NSW as a whole. **Table 1.3** shows that the median household income for Bradbury is \$1066, which is approximately the same amount as the NSW average of \$1036. The proportion of unemployed persons in Bradbury is 6.1% which is also approximately the same as the NSW average of 5.9%.

Bradbury also has a higher proportion (21.2%) of single parent families, compared with 16.1% of NSW as a whole (see **Table 1.4**). The suburb also has a high proportion of family households of 75.5% when compared to the NSW average of 67.9%. The high proportion of one-parent families and family households in general indicates that there needs to be provision of adequate open space and community facilities, which are family-oriented and safe, but also adaptable for the longer-term. Recreational playgrounds in open spaces should be adequately equipped and shaded. The proportion of public housing in Bradbury is 25.7%. The indigenous population of Bradbury is comparable to that for NSW as a whole.

The most common responses for religious affiliation for persons usually resident in Bradbury were Catholic 30.2%, Anglican 26.1%, No Religion 12.4%, Islam 3.4% and Presbyterian and Reformed 3.3%. This indicates that the suburb has a higher proportion of Christians, when compared to the NSW

<sup>2</sup> ABS 2006 Census

average of 28.2% being Catholic and 26.1% Anglican. The high proportion of people in Bradbury with a religious faith is reflected through the number of religious institutions found in the area.

Approximately 36% of Bradbury's residents have completed Year 12 or equivalent, which is below the NSW average of 43.8%. This may reflect the type of employment where its residents work. The most common responses for occupation for employed were Clerical and Administrative Workers 18.9%, Technicians and Trades Workers 16.0%, Professionals 13.3%, Machinery Operators and Drivers 10.6% and Labourers 10.4%. This illustrates that Bradbury has a high proportion of its workforce employed as Machinery Operators and Drivers (compared with 6.4% for the NSW average) and a lower proportion of Professionals (compared with 21.2% of NSW as a whole). Furthermore, the most common industries of employment for persons aged 15 years and over were School Education 5.4%, Road Freight Transport 3.8%, Hospitals 3.2%, Supermarket and Grocery Stores 3.2% and Cafes, Restaurants and Takeaway Food Services 3.1%. Bradbury has a significantly higher proportion of its population working in Road Freight Transport when compared with NSW as a whole.

### 4.3 Selected Demographic Indicators

Table 1.1 – Selected Demographic Indicators 2006

Characteristic	NSW	Sydney SD	Campbelltown LGA	Camden LGA	Airids	Bradbury	Minto	Rosemeadow	Glenfield	Ingleburn	Macquarie Fields
Total Population	6,549,177	4,119,190	143,076	49,645	3,742	9,239	10,986	7,415	6,759	13,540	12,973
No. Private Dwellings	2,728,719	1,643,675	50,218	16,973	1,238	3,506	3,793	2,390	2,397	5,222	4,756
% Born Overseas	23.8%	31.7%	26.2%	15.5%	17.6%	21.8%	32.2%	25.5%	32.7%	30.7%	30.0%
Languages spoken at home Other than English	Arabic (2.5%)	Arabic (3.9%)	Arabic (2.7%)	Italian (1.6%)	Samoan (5.5%)	Arabic (2.1%)	Bengali (4.8%)	Spanish (3.9%)	Arabic (2.7%)	Bengali (2.4%)	Arabic (4.0%)
	Cantonese (2.0%)	Cantonese (3.0%)	Spanish (1.7%)	Spanish (0.8%)	Arabic (3.0%)	Samoan (1.3%)	Samoan (3.5%)	Arabic (2.4%)	Hindi (2.6%)	Hindi (2.0%)	Samoan (2.8%)
	Mandarin (1.5%)	Mandarin (2.3%)	Samoan (1.7%)	Arabic (0.7%)	Spanish (1.4%)	Spanish (1.2%)	Hindi (3.1%)	Vietnamese (2.1%)	Bengali (1.7%)	Arabic (1.9%)	Hindi (2.6%)
% Indigenous	Italian (1.3%)	Greek (1.9%)	Hindi (1.6%)	Cantonese (0.7%)	Tongan (1.1%)	Italian (0.6%)	Arabic (1.9%)	Lao (1.8%)	Cantonese (1.7%)	Spanish (1.7%)	Bengali (2.0%)
	2.1%	1.1%	2.7%	1.3%	13.2%	2.7%	3.8%	2.4%	1.5%	1.5%	3.2%

(Source: ABS Census 2006)

4.4 Age Profile

The table below details the age profile of the Bonnyrigg Estate in the context of the surrounding areas.

Table 1.2 – Age Profile 2006

Age Profile (BO4)	NSW	Sydney SD	Campbelltown LGA	Airids	Bradbury	Minto	Rosemeadow	Glenfield	Ingleburn	Macquarie Fields
0-4 yrs	420,434	270,814	4,234	367	647	960	627	376	820	1,029
% 0-4 yrs	6.4%	6.6%	8.5%	9.8%	7.0%	8.7%	8.5%	5.6%	6.1%	7.9%
5-14 yrs	878,483	534,214	8,453	936	1,327	2,043	1,400	875	1,987	2,266
% 5-14 yrs	13.4%	13.0%	17.0%	25.0%	14.4%	18.6%	18.9%	12.9%	14.7%	17.5%
15-24 yrs	871,714	569,896	6,695	630	1,379	1,763	1,226	1,137	2,089	2,048
% 15-24 yrs	13.3%	13.8%	13.5%	16.8%	14.9%	16.0%	16.5%	16.8%	15.4%	15.8%
25-54 yrs	2,753,218	1,816,105	21,687	1,269	3,642	4,643	3,163	2,710	5,869	5,318
% 25-54 yrs	42%	44.1%	43.7%	33.9%	39.4%	42.3%	42.7%	40.1%	43.3%	41.0%
55-64 yrs	719,551	422,182	4,355	359	1,237	951	553	682	1,394	1,363
% 55-64 yrs	11.0%	10.2%	8.8%	9.6%	13.4%	8.7%	7.5%	10.1%	10.3%	10.5%
65 yrs +	905,778	505,979	4,223	181	1,008	627	448	978	1,382	951
% 65 yrs +	13.8%	12.3%	8.5%	4.8%	10.9%	5.7%	6.0%	14.5%	10.2%	7.3%

(Source: ABS Census 2006)

4.5 Income and Loans

The following table compares data on loan repayments, rent and household income.

Table 1.3 – Selected Demographic Indicators 2006 (Means)\* (Occupied Private Dwellings)

Selected Means	NSW	Sydney SD	Campbelltown LGA	Camden LGA	Airids	Bradbury	Minto	Rosemeadow	Glenfield	Ingleburn	Macquarie Fields
Median Age (years) (B04)	37	35	32	32	23	34	29	29	37	37	37
Mean Monthly Housing Loan Repayments (B33)	\$1517	\$1800	\$1500	\$1800	\$867	\$1500	\$1452	\$1,396	\$1,452	\$1,450	\$1,400
Median Rent	\$210	\$250	\$185	\$250	\$120	\$195	\$165	\$195	\$190	\$190	\$170
Median Household Income (B28)	\$1036	\$1154	\$1066	\$1353	\$503	\$1066	\$883	\$1,093	\$1080	\$1,053	\$859

(Source: ABS Census 2006)

4.6 Family Type

Table 1.4 – Family Type

Characteristic	NSW	Sydney SD	Campbelltown LGA	Camden LGA	Airds	Bradbury	Minto	Rosemeadow	Glenfield	Ingleburn	Macquarie Fields
Total Families	1,716,220	1,063,384	37,901	13,539	938	2,539	2,821	1,927	1,607	3,702	3,310
% Couple Family with children	46.2%	49.3%	50.7%	56.6%	31.9%	44.0%	50.1%	53.3%	51.5%	48.7%	46.2%
% Couple Family without Children	36.0%	33.2%	25.3%	28.5%	12.2%	33.2%	20.0%	21.3%	28.3%	29.3%	22.8%
% One Parent family	16.1%	15.6%	22.6%	14.0%	54.6%	21.2%	28.0%	24.0%	19.2%	20.2%	29.3%
% Family Households	67.9%	68.1%	76.9%	81.4%	75.6%	75.5%	76.2%	80.9%	69.9%	72.1%	71.4%
% Lone Person Households	22.8%	21.6%	16.8%	13.7%	17.0%	18.1%	17.4%	13.8%	19.6%	21.5%	19.8%
% Group Households	3.5%	3.9%	1.9%	1.7%	1.2%	2.4%	2.1%	1.8%	1.9%	2.2%	2.0%

(Source: ABS Census 2006)  
Note 1: All data from QuickStats tables  
Note 2: Household data calculated as a % of private occupied dwellings

## 4.7 Implications for Open Space and Community Facilities Planning

The following issues are likely to be important in the provision of open space and community facilities in the Airds-Bradbury area:

- Airds is primarily a public housing suburb and has one of the highest levels of disadvantage in Sydney. The Socio-Economic Indexes for Areas (SEIFA) ranks the suburb as having an index of 600.1 with the majority of the housing (94.4%) being rented public housing. These issues may make it difficult to establish a permanent sense of place within the private domain, with tenants of public housing often being limited by tenancy requirements that limit their ability to modify the private domain.
- While Bradbury has a higher socio-economic profile than Airds, it is important to recognise that the area still has large pockets of socio-economic disadvantage, and that the relatively high household income averages recorded for that suburb likely belie high levels of income inequality between residents of public housing and private housing in that area. For example, while Bradbury reported an average level of household income broadly equivalent to that averaged across NSW, approximately one quarter of residents in the area live in public housing tenants, and there is likely to be a considerable income gap between households across these property tenure categories.
- A large number of young people in the area may mean that territoriality in public space is also an important issue. Public and open spaces which have good opportunities for passive surveillance, are well lit and which incorporate a range of active and passive uses are likely to be important. Opportunities to limit the potential for territorialisation of public space by social groups and anti-social behaviour would also draw on the development of appropriate open space management practices and policies.
- Very low levels of education were reported for Airds, with only 18% of the population having completed Year 12 or equivalent. While this has limited ramifications for the provision of open space, it suggests that community facilities provided in the area should include those which can accommodate adult and community education functions, ranging from adult literacy and numeracy programs, through to those which provide opportunities for building social capital, particularly between cultural and ethnic groups, and between older and younger residents. It is generally held that lower levels of education can imply lower levels of social capital in later life. Provision of low-cost (or subsidised) activities or services is an important consideration.
- A high proportion of Indigenous persons (13.2%) live in Airds (2.1% for NSW as a whole), with high levels of cultural and linguistic diversity suggesting the importance of ensuring that open space and community facilities should be culturally relevant. This includes providing activities which pertain to, and involve different cultural groups and may involve both design and management strategies.
- Both Airds and Bradbury have a high proportion of family households (approximately 75%) suggesting that safe and easily accessible play areas are likely to be important for existing residents. Removal or redevelopment of play areas or equipment is thus likely to be a contentious issue in the community, and needs to be considered in decisions around the development and rationalisation of existing open space.
- Adaptability in design will also be critical, both as the population ages, and changes to accommodate new population types. While there are still largely unknown, it is understood that residential aged care will be part of the proposed new model for Airds Bradbury.



## Stage Two

May 2010

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**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

Director	Jackie Ohlin
Senior Consultant	Hesham Raslan
Consultant	Ben Dowler
Group Support	Jill Yeomans



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# 1 Introduction

Stage 2 follows an initial Stage (Stage 1) of the Open Space Review and Strategy Study. Stage 1 focused on the review of relevant documents, an open space audit and demographic profiling. The review of background information included earlier work undertaken in preparing the Community Facilities and Open Space study prepared for Airds in 2002 by BBC Consulting. The Open Space audit involved extraction of information including; size, location, current role and function, ownership, LEP zoning, range of uses and activities, nature of sports played, range of ancillary uses and other facilities. This Stage also involved GIS mapping.

## 2 Quantitative analysis of open space

### 2.1 Open Space in Campbelltown

An audit previously conducted by Urbis revealed that the total Council and non-Council open space within Campbelltown LGA is a total of approximately **26,540 ha** within the LGA boundaries.

- A total of 17,645 ha of open space had high or medium biodiversity value, with an additional 922 ha of open space requiring further investigation to ascertain its biodiversity value.
- A total of 4,677 ha of open space accommodated endangered ecological communities (EECs), including Shale Sandstone Transition Forest (2,392 ha), Cumberland Plain Woodland (1,814 ha), Sydney Coastal River Flat Forest (308 ha), Sydney Turpentine Ironbark Forest (86 ha), Moist Shale Woodland (61 ha), and Western Sydney Dry Rainforest (5 ha).
- Approximately only **1,748ha** of the total open space supply in the LGA is Council owned, publicly accessible land. This highlights the vast supply of open space areas which are not within Council ownership that surround the main residential settlements. These are owned by the Department of Defence, Department of Planning or Department of Education and Training.
- Excluding road verges/median strips, the quantity of Council owned land equates to **12.2 ha per 1000** population as of 2006 census population forecast to reduce to **8.90 ha per 1000** as of 2031 taking into account the population increase over this period.<sup>[2]</sup>
- The largest proportion of Council owned open space within the LGA is bushland (589ha) which equates to 34% of total open space. 25% of all open space is active sportsgrounds.
- The smallest categories of open space are Regional Parks with only 0.2% of the total supply. This however is indicative of the fact that the parks have not been correctly classified by Council in terms of their catchment.
- Pocket Parks only contribute 4.3% of the total supply and therefore contrary to popular opinion this type of space is actually fairly minor compared with amenity green space which is greater in quantity.

### 2.2 Open Space in Airs Bradbury

Airs and Bradbury fall within the Central District of Campbelltown Council. The following highlights key points in relation to the supply of Council-owned open spaces across the District.

- Within the Central District there is currently **481 ha** of Council-owned open space equating to **11.9 ha per 1,000** persons of the population as of 2006, reducing to **9.12 ha per 1,000** persons of the population as of 2031 (assuming only currently scheduled redevelopment and natural population growth).
- Within the Central District, the proportion of Bushland (or natural/semi-natural) space is by far the largest proportion of total space (61.5%) with significant sites including:
  - Smiths Creek Reserve (97 ha)
  - Woolwash Reserve (75 ha)
  - Kanbyugal Reserve (40 ha).
- The popular **Koshigaya Park** (3.4ha) (currently the only designated Regional Park in the LGA) is centrally located in the district.

Designated parks in the study area include: Kevin Wheatley Reserve (including KL Jarvis Field), Riley Park, Merino Park, Deane Park, Baden Powell Reserve Peppin Park and Brindley Park as well as informal open space areas.

Of the total study area of 165.99 ha, open space in the study area comprises:

- Special uses open space (including major parks) 34.58 ha
- Major Parks (17.60 ha)
- Public Purposes Corridor (easement) (14.94ha)
- Community uses (0.37ha).

An earlier study by Urbis indicated the following provision for the suburb of Airds (which includes most of the study area). This is as follows:

- Sportsgrounds (71.4ha)
- Pocket parks (13.5 ha)
- Open Space and Bushland (111.5ha).

The average rate for hectares per 1,000 persons for the Central District is 11.3 ha per 1,000 persons. Airds is substantially higher with 30.82 ha per 1,000 persons.

## 2.3 Adequacy of overall provision

Table 1, below summarises basic recommended provision levels for recreation and sporting open space for areas of a similar urban density to Campbelltown LGA throughout Australia.

It is clear that in comparison with these standards, there is a significantly higher level of provision of open space in Campbelltown LGA and within Airds Bradbury than is recommended in these areas at present.

Table 1 – Recommended Provision Levels throughout Australia compared with Campbelltown current supply

Local Government Area	Ratio – ha per 1,000 population
<i>Campbelltown (NSW)</i>	<i>12.2 ha / 1,000</i>
Logan (QLD)	3.7 ha / 1,000
Wyndham* (WA)	2.6 ha / 1,000
Brimbank (VIC)	4 ha / 1,000
Brisbane (QLD)	5 ha / 1,000
Casey (VIC)	5 ha / 1,000

Source: Urbis 2008

\* Note that Wyndham's assumes that all sports fields are co-located with schools.

Table 2, below, compares the supply of open space in Campbelltown LGA with that of neighbouring LGAs. At 12.2 ha per 1000 population currently, Campbelltown LGA has a higher provision of open space than nearby LGAs.<sup>[3]</sup> Even when excluding all of the bushland areas (the category that generally comprises the largest sites), the LGA still has larger open space provision than surrounding LGAs and

is still well in excess of the only existing Australian standard provision for open space of 2.83 ha per 1000 persons.

Table 2 – Comparison of open space supply with that of neighbouring LGAs

	Population (2006)	Total ha non-regional open space*	Ratio – ha per 1,000 population
<i>Campbelltown LGA (total space)</i>	147,661	2015 ha	12.2 ha / 1,000
Liverpool LGA	164,603	1,034 ha	6.3 ha/1000
Fairfield LGA	179,893	527 ha	2.9 ha/1000
Bankstown LGA	170,489	538 ha	3.2 ha/1000
Baulkham Hills LGA	159,391	1253 ha	7.9 ha/1000

Source: Quoted in Liverpool City-wide Recreation Strategy 2020 updated with current population figures by Urbis

This synthesis of current provision suggests that, in the proposed redevelopment plans for the study area, there is potential to consider open space rationalisation, facility co-location or complementary uses which may assist in delivering improved appropriateness and quality of provision for residents as well as cost-benefits for the providers of assets.

### 3 Findings from qualitative study of current needs

The Straight Talk *Airde Outside* report identifies a series of qualitative responses from current residents in the study area, regarding their use of and needs in relation to open space. While the quantum of open space is not at issue, the report notes that there are significant concerns about the adequacy of open space in terms of its current poor quality and utility (with spaces and facilities being generally rundown, in poor condition, broken, littered, graffitied or not adequately maintained). Some key findings indicate that many residents do not use open space at all. Of those who do, use of informal space near to their home is most popular. Riley Park was the most popular formal open space - used by 30 per cent of respondents. There were very low participation rates (23%) reported by respondents in organised sport.

On a positive note, many respondents indicated that they enjoy using walking paths and living in an area with surrounding bushland. Many young people were among respondents who did not enjoy the presence of graffiti in their area.

The report lists a number of modest requests from respondents in relation to their open space needs. These include:

- Improved maintenance of open space and better quality fixtures
- Installation of barbeques to create social spaces
- Areas for quiet reflection/provision of seating
- Installation of play equipment for active play spaces
- Shading/trees
- Good walking paths
- Skate/BMX park
- Activities and programs in parks
- Community art
- Toilets
- Improved lighting.

These requirements can be incorporated into future planned open space improvements.



## 4 Indicative population projections and social mix

In the proposed redevelopment, Landcom and Housing NSW propose to reduce the concentration of public housing from 95% to 30% (over ten to fifteen years) with 250-300 new private houses to be built and up to 400 existing public houses sold on the private market when tenants vacate. The other 70% will be developed as private ownership housing. Housing NSW has identified 12 townhouse precincts as potential redevelopment opportunities. This open space strategy is being prepared as part of a masterplanning process.

There is currently a total of 1,468 existing lots within the Airds-Bradbury study area. Of these, there are 526 lots across the 12 designated precincts (Heathfield, Prell, Elmslea, Ryeland, Romney, Southdown, Mamre, Katella, Rawdon, Dalkieth, Kingston and Cardew). There are also 942 existing lots located within the “additional precincts” (Tiverton, Peppin, Argo, Green Gate, Merino Park, Summers, Croft, Creigan, Dean, Car and Private Dwellings Oldbury Road) and 88 that are in existing private ownership. There are currently no existing lots within the “new development precincts”, with a total of three private ownerships. Urbis’ Urban Design team have provided three possible options for the redesign of the study area, each providing different scenarios for housing yield. The following outlines the three options as well as potential recommendations regarding open space for the **preferred option** (Option 2).

Option 1 (yellow) seeks to provide an additional 363 new dwellings with a total net gain of 155 dwellings. There will be a loss of 6 dwellings within the 12 precincts designated above. An additional 188 dwellings are proposed for new development precincts and no extra dwellings within the additional precincts.

Option 2 (yellow and blue) is the **preferred option** and seeks to provide an additional 943 new dwellings with a total net gain of 216 dwellings. It is envisaged that there will be a total loss of 39 dwellings across the 12 precincts listed above. An additional 273 dwellings are proposed for new development precincts and a loss of 18 dwellings within the additional precincts.

Option 3 (yellow, blue and orange) seeks to provide an additional 1,695 new dwellings with a total net gain of 227 new dwellings. There will be a loss of 36 dwellings within the 12 precincts designated. An additional 273 new dwellings are proposed for new development precincts and a total loss of 10 dwellings within the additional precincts.

The *Draft Integrated Social Sustainability and Health Impact Assessment and Plan* prepared by Straight Talk identified a potential social mix for the study area as being:

- 2 parent families with 2 children
- Aged 25-40 years
- Cultural background specified, but not that important
- Income level \$70K (one parent working full-time and one working part-time).

This has been used to develop population projections based on the three potential housing yield scenarios, as follows.

Table 3 – Population Projections – Airds Precincts (2026)

	Option 1	Option 2	Option 3
Total Dwellings	1,623	1,684	1,695
Total Population	6,492	6,736	6,780
<i>Net Gain New Dwellings</i>	155	216	227
<b>Net Population Gain</b>	<b>620</b>	<b>864</b>	<b>908</b>

- Assumes household composition of 4 persons, as informed by potential social mix for population change provided by *Straight Talk*.

Even with a population gain of 45% from the 2006 Census for most populous option resulting from the proposed redevelopment, the overall open space within the study area remains generous at 18.29 ha per 1000 persons to the year 2026 (ie 15+years from the present).

Importantly, there are also some further assumptions about the potential social mix which need to be taken into account. They are that, based on migration patterns over the past five years (inter-Censal period), the incoming population is more than likely to be drawn from surrounding suburbs, within the LGA or from adjoining LGAs of Liverpool, Fairfield or Bankstown, and hence will reflect the cultural profile of the broader region. This will add to the current cultural diversity of the study area, which includes a significant proportion of Indigenous people (13.2% compared with 2.5% for Australia as a whole) as well as people from New Zealand (3.9% compared with 2% for Australia as a whole), Samoa (2.3% compared with 0.1% for Australia as a whole and Lebanon (1% compared with 0.4% for Australia as a whole).

The future profile will include both ends of the population age spectrum: young, aspirational home buyers and those renting both in the private rental market and in public housing and potentially increased numbers of older people in planned residential aged care accommodation. While Campbelltown LGA has a very young population when compared with Australia as a whole, and this is reflected in its current open space provision, there will be a need for open space planning to be more accommodating in the future of the changing needs of an ageing population, for both active and passive recreational pursuits. As the Australian Institute of Welfare notes, life expectancy in Australia has been increasing almost continually throughout the last century and into this century. At age 65, Australia's men can expect to live for a further 18.5 years and women for another 21.6 years.<sup>[1]</sup>

A further consideration in open space planning and provision is the need to plan with resolution of potential conflicting uses in mind.

This potential social mix suggests that, as the physical and social profile of the community changes, it will be critically important to ensure that there is flexibility built into planning for and design regarding specific *types* of open space provision. As indicated above, even with the proposed redevelopment, current open space provision is regarded as sufficient to 2026. Given the cultural diversity evident across the Campbelltown community (including in the study area), a key to meeting community needs will be engagement of local communities in future embellishment of existing open space, both to ensure cultural appropriateness of the types of proposed improvements and to encourage 'buy-in' and ownership of these communal spaces among community members.

This will require future planned consultations with respective population groups to ensure that their current uses and preferences for use of open space and community facilities is understood, respected and able to be accommodated both in design and in plans of management. Urbis has earlier suggested that Council and other State government agencies operating in the area may also wish to consider offering traineeship programs for young people, in partnership with TAFE, around landscaping, ground-keeping, grounds maintenance or bushcare. We consider these are particularly critical for areas, such as Airds, where there are high numbers of young people and high unemployment rates. They are also important for urban infill projects, to help build bonds between new and existing communities and where District Parks are likely to be subject to a greater degree of intensity of use and increased demand for a range of activities. Community development techniques which both promote community engagement and assist in bridging gaps between existing and new communities are therefore vital in.

Further, open space development needs to reflect the distinctness and difference of each local place, around which community members can develop a sense of attachment and celebration. In this regard there will be a need to ensure local community engagement so that 'place-making', including community art, may also be part of the community engagement and ownership-building process.

## 5 Potential open space types

Based upon the NSW Growth Centres Commission *Guiding Threshold for the provision of social infrastructure*, an overall provision of open space of 2.83 ha per 100 persons is considered appropriate for residential communities. Within this provision, potential types of open space across the study area, which address the population cohorts described above, for a community of between 5,000 and 9,000 people are likely to need to include:

\*A district park or facility (although this is largely accounted for in the current provision of bushland in the study area)

\*2-3 Local parks, potentially incorporating:

- 2-3 sporting fields:(eg potentially Australian Rules, rugby and soccer pitches and cricket wickets)
- 4 netball courts
- 2 double court tennis courts
- A bowling green
- Areas for other activities, eg boules, horseshoes
- Children's playgrounds and equipment
- Skate park/BMX track
- Dog exercise areas
- Sensory gardens
- Landscaping
- Seating/bins
- Appropriate lighting
- Barbeques
- Toilet facilities.

\*2-3 Small parks (potentially incorporating play equipment and informal space, BBQs, shelters, etc).

Other types of uses which will be vital in the proposed redevelopment will include formal open space (such as performance or meeting space which may adjoin a shopping plaza or community facility); appropriately graded walking and bicycle trails (important for connectivity both within the suburb and between suburbs, particularly between Airds and Bradbury, both for healthy activity and ease of access to other regional facilities); community gardens and water features.

Factors which will contribute to open space design, management and maintenance being flexible and responsive to the needs of both incoming and existing residents are:

- Willingness to consult with community members (both existing and incoming) about aspects of design
- Community development/community partnership programs which meaningfully engage residents in facility, program or activity management and which provide employment, training or capacity building for community members
- Funding programs which provide activities in open spaces for broad community enjoyment
- Creating spaces which are legible, connected and accessible (both physical and equitable access).

## 6 Potential for rationalisation

While it is noted that Council wishes to retain the current level of provision of playing fields, this matter should be carefully considered alongside the information emanating from the qualitative study, which indicates few study respondents currently engage in organised sport. Gaining a better understanding of the reasons for this, as well as tapping into the particular sporting proclivities of incoming residents, will help to guide policy and service responses. However, from anecdotal information, it would appear that considerable re-investment by Council and relevant government agencies (potentially with business partnerships) would be required to encourage community engagement with organised sporting programs. Along with these approaches, relocation of current sporting facilities to improve access in the redeveloped area may be beneficial.

Co-location of sporting facilities near to staffed multi-purpose community facilities (especially if operated through a community partnership model) is considered one approach to addressing vandalism and graffiti at sporting facilities which might otherwise be vacant or isolated for long periods.

Similarly, co-location of recreational facilities with educational institutions offers opportunities which are cost-beneficial in terms of provision, as well as providing a strategy for maximising utilisation. This would, however, require consultation with the Department of Education and Training regarding current policy in terms of after hours access, maintenance and security.

Encouraging complementary uses, eg walking/cycling paths in APZs; detention basins in playing fields and use of the Sydney Water easement for future open space development is also recommended.

The further potential for rationalisation occurs through absorption of the current 'wasted' open space between cul de sacs, laneways and roads in the townhouse precinct. These can currently harbour anti-social behaviour and can be reconfigured through design options to provide improved outcomes for new and incoming residents.

Ensuring 'nesting' of uses within Local parks (eg passive and active recreation mixes, playgrounds, sensory gardens). This not only provides something for different age group and characteristics (thereby encouraging community interaction) but enables a focus of resources and activities in one location which can lead to substantially enhanced quality of park improvements.

Given the strong affinity for local residents with The Pond, there is potential to relocate this feature to a more suitable location, possibly adjacent to a community hub and undertake an upgrade.

At a meeting including Council staff, Landcom, StraightTalk and Urbis on 10 May 2010 to discuss open space preferences, Council indicated that parks which it considered had low retention value included Cheviot Park and Merino Park. Staff noted that Baden Powell Reserve was not part of the open space they had under consideration for Airds and also had low retention value. They indicated that Riley Park (24803 sq metres) and Kevin Wheatley Reserve (71701sq metres) had higher retention value, in particular owing to the potential for enhanced playing fields. It was noted that Tharawal Aboriginal Corporation was likely to remain in situ within Kevin Wheatley Reserve. Retention of the basketball courts, but in a different location, was also regarded as a high priority.

## 7 Provisional Recommendations

The open space review and strategy for Airds-Bradbury has determined that there is an oversupply of open space within the study area which will still be in evidence in 2026, under the redevelopment option with the greatest projected population increase. Landcom and Housing NSW plan to redevelop the area to be responsive to both place and community; to be multifunctional and adaptable and to promote diversity and social interaction, health and well being, equity and accessibility and embody environmental and financial sustainability. Rationalisation of open space is recommended and should be conducted in accord with the quantum of population projections; assumptions about population characteristics and the preferred design options. It will be crucial to ensure that these objectives are met across the entire design process and the final outcome.

While the possibility for Airds to host a regional facility within the South west sector of metropolitan Sydney would not only provide the greater region with access to such services but also potentially assist in defining a sense of place, pride and connection within the local community, this is not considered a high priority, given more pressing needs for rationalisation and enhancement of existing open space and embellishments.

Local parks should embrace a richer mix of social and cultural activities and improvements. Following on from the discussion with Council and other consultants referred to in the section above, we would recommend retention of open space areas equivalent to Riley Park and Kevin Wheatley Reserve. These should incorporate formal playing fields with informal open space adjoining, and with appropriate bicycle and footpath linkages. Should it not be possible to retain the playing fields in their current locations, we would recommend these be located so that they are accessible, with good visual and physical connections with surrounding activities, including from roadways or residential developments, to promote casual surveillance and reduce the potential for anti-social behaviour.

Co-location of open space and facilities should occur where possible, with agencies being encouraged to vigorously pursue appropriate opportunities to co-locate current or proposed State Government facilities alongside open space. Similarly, complementary uses should be encouraged in the design process.

Limiting the number of small parks within the study area is a viable option, as these are often difficult to service and may only meet the needs of the population fleetingly. Given the abundance of open space within the study area, however, what would be recommended as an alternative is a strong network of landscaped bicycle/walking paths which provide both journey and connectivity with destinations. This should include better connectivity between Airds and Bradbury. Walking/bicycle paths should be well lit and safe. More densely populated precincts would be ideal for smaller passive open spaces that cater for immediate residents providing a smaller portion of open space, seating facilities, natural shade and play equipment.

Encouraging complementary uses, eg walking/cycling paths in APZs; detention basins in playing fields and use of the Sydney Water easement for future open space development is also recommended.

The further potential for rationalisation occurs through absorption of the current 'wasted' open space between cul de sacs, laneways and roads in the townhouse precinct. These can currently harbour anti-social behaviour and can be reconfigured through design options to provide improved outcomes for new and incoming residents.

In order to appropriately respond to the needs of people with a disability, playgrounds designed in Universal Urban Design principles should be encouraged. Further, accessible design should be a key feature of open space improvements including toilets for people with a disability with adult change facilities. This will also be important for the continuing enjoyment of open space by older people with specific needs.

Further consultation with potential incoming populations (as determined by identifying key characteristics including age, income, cultural background, etc) is advised to both inform specific types of open space revision within parks but also preferences in usage and design features and to engender

community ownership. A similar process of ongoing engagement is recommended for the existing community.

The development of genuine community partnerships with Council, key government agencies and business are a potentially strong community building mechanism for future facility, program or activity management which can reduce Council and agency costs and for the provide much needed community employment and training.

Appropriate use of lighting, signage, street and park furniture is encouraged in the design phase. In keeping with the desire to encourage place-making activities, artist commissions for these and other features in the public domain which both engage with and build community capacity as part of their brief are to be encouraged.

These proposals now become part of the Enquiry By Design process, which will include extensive mapping and overlaying of potential open space uses.

## Stage Three

December 2010

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## **URBIS STAFF RESPONSIBLE FOR THIS REPORT:**

Director	Jackie Ohlin
Associate Director	Roger Swinbourne
Senior Consultant	Colin Mackin
Group Support	Ali Rees
Job Code	KAJ40309



Urbis Social Planning and Social Research team has received ISO 20252 certification, the new international quality standard for Market and Social Research, for the provision of social policy research and evaluation, social planning, community consultation, market and communications research.

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# 1 Introduction

This report follows on from the Airds Bradbury open space review (Stage 2) and provides details on the findings of the charette process and the assessment of open space requirements.

Section 1 of this report identifies the key findings of the community consultation as informed by the Enquiry By Design process and the feedback from the charette and includes the views of the community in relation to:

- open spaces requirements, fittings, fixtures and furniture;
- linkages within and between open spaces;
- the maintenance of bushland areas and informal recreation spaces and walking tracks; and
- specific activities associated with open space and the formal and informal recreation spaces desirable for the community.

Section 2 provides an outline of the open space requirements and indicates which areas are marked for retention and disposal of as part of the Airds Bradbury redevelopment. This report will inform Stage 4 of the redevelopment and indicate the open spaces required, and the type of uses desired, by the local community, to be considered in the urban design masterplan for open space management in the Airds Bradbury Estate.

## 2 Enquiry by design workshop process

The following feedback relating to Open Space in Airds Bradbury was compiled as a result of attendance at the Enquiry by Design Workshop, held 20-22 May 2010, and includes feedback from community members and agencies attending (separate feedback from agencies was obtained through a Workshop on 5 May 2010 and will be taken into consideration for the Stage 4 report; there was also a separate meeting with 9 Council representatives regarding open space for Airds).

The feedback from the Enquiry By Design Workshop in relation to open space is summarised according to key themes which emerged throughout the consultation process, as follows:

### Parks

- Well-appointed, informal open space adjacent to the town centre was seen by many as desirable, with proximity to community facilities
- The need for toilets in parks was noted
- A park adjacent to the Town Centre was seen as ideal by many residents/participants
- The need for playgrounds for children of a range of ages was identified
- A cleaned up and landscaped Pond was seen by many to be ideal
- Lighting within parks was suggested
- Seating, BBQs and shelter were identified as necessary additions to parks or open space
- Parks surrounded by roads were seen as safer, in that they allowed for adjacent parking (rather than 'on reserve' parking) and surveillance

### Linkages

- Bicycle and walking paths linking within Airds and with Campbelltown and other suburbs was identified as a need for promoting fitness and ensuring better connections for all residents with activity centres such as the town centre and schools and with each other
- Provision for multiple uses (eg walking/bicycle trails and APZs, retention basins with recreational areas and/or recreational activities within easements) was noted
- The provision of a wildlife corridor from Georges River to the Cumberland Plain Woodland area was seen as highly desirable

### Bushland

- Additional planting to integrated with bushland was suggested
- Programs to clean up the surrounding bushland were suggested
- Upgrading The Woolwash was seen as one way of maintaining connections with nearby bushland
- Walking tracks through adjacent bushland were also seen as desirable – trailbike tracks were not

### Specific purpose activities

- The need for a skate park/skating activity was noted
- The need to upgrade current playing fields was noted. Specific mention was made of the need for soccer fields, a cricket wicket, rugby league field, a running track and basketball courts. Netball courts were not identified by community members as currently required. A demand for volleyball was also noted.
- The potential requirement for an off-leash area for dogs was noted.

## Commentary

The above comments can be generally supported and integrated into any of the three master plan options discussed at the Workshop. Refinement of these, together with the provision of Principles and Guidelines and preliminary cost estimates, will be the subject of Stage 4 of this project.

It should be noted that, while the above grouping of themed ideas provides a useful summary of the views of those present at the Workshop, it may not be an exhaustive reflection of needs for the current residents of Airds. For example, some residents indicated that there was no requirement for netball courts in Airds. However, provision for this activity is strongly suggested, based upon the demographic profile, and provision in this regard could be accommodated by multi-use hoops/backboards.

While noting the need identified in Stage 2 for the rationalisation of open space in Airds, another key factor will be the need to build in sufficient flexibility around provision and types of open space to cater to as yet unidentified needs of an incoming and changing population. These may include particular cultural design considerations and/or specific activities.

### 3 Open space assessment

The completion of the charette and post discussions with Council informed the development of open space maps to be considered as part of Stage 3. There are two maps, one provides a summary of the quantum of existing open space, and a further map which identifies the priorities for location and retention. This information is prepared to inform the master plan preparation and provide recommendations on an appropriate overall quantum of open space and to identify the community and council preferences for the location and potential consolidation of open space.

#### 3.1 Existing open space within the study area

There are two quantum of open space identified including the zoned open space and the Department of Lands defined open space. There is significant land zoned for open space within the master plan area, some of which is not considered to be functional open space. These include the back of block or open space zoned along road easements. The open space identified by the Department of Lands includes the functional parks and facilities. Both numbers are provided in the table below but for the purposes of identifying an appropriate provision standard the land defined by the Department of Lands has been used.

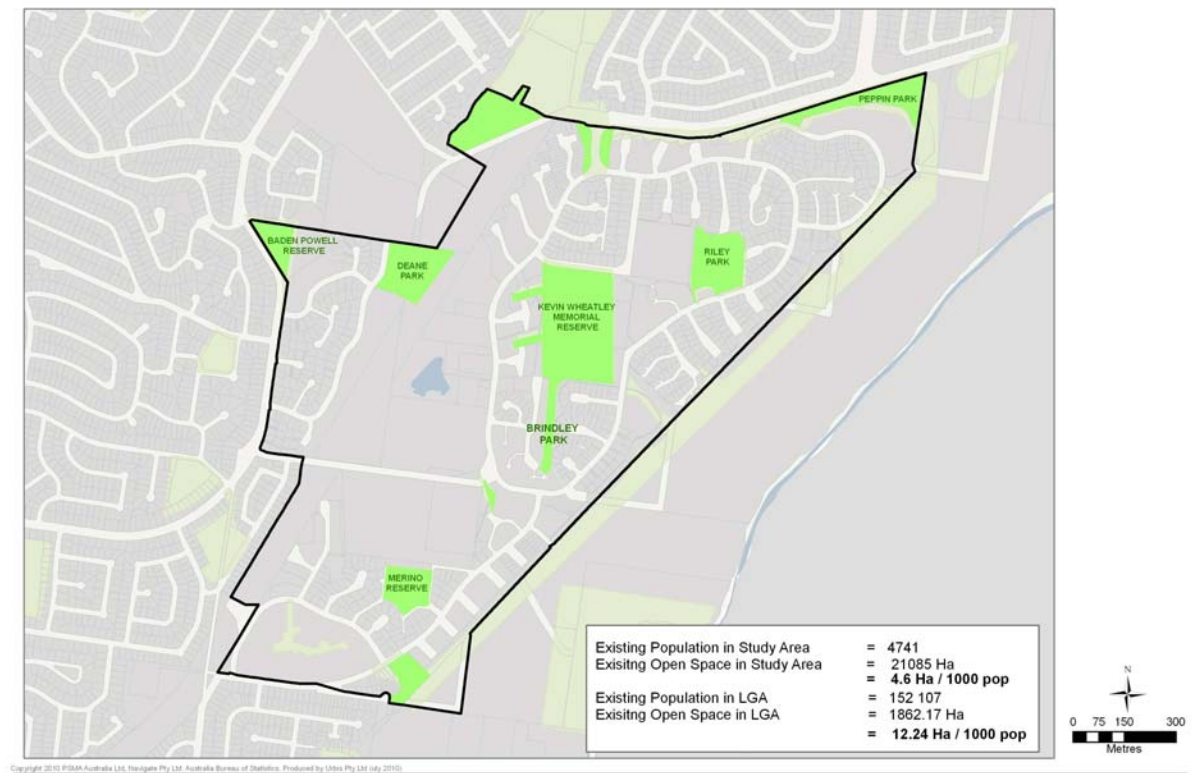
Table 1 – Open space provision

	Council zoned open space in Study Area	Dpt of Lands defined parks in the Study Area	Dpt of Lands defined parks in Campbelltown LGA	GCC minimum standard of provision
Open space	34.59 ha	21.85 ha	1862.17 ha	19.06 ha
Population	4,741 people (2009)	4,741 people (2009)	152,107 people (2009)	6,736 people (forecast)
Ha/1000 ppl	Not appropriate	4.61 ha / 1000	12.24 ha / 1000	2.83 ha / 1000

The quantum of open space utilises standard benchmarks which are generally based on a quantity per 1,000 population. This is a benchmark that does not include an assessment of appropriate function, access, quality etc but provides a good benchmark for the overall provision within the master planning process. The proposed minimum open space provision is based on the NSW Growth Centres benchmark of 2.83ha of open space per 1000 population<sup>1</sup>. It is based on a forecast population within the Study Area of 6,736 people in 1,684 dwellings post re development as forecast by *Straight Talk*.

<sup>1</sup> <http://www.gcc.nsw.gov.au/report-27.html>

Figure 1 – Open space quantity map

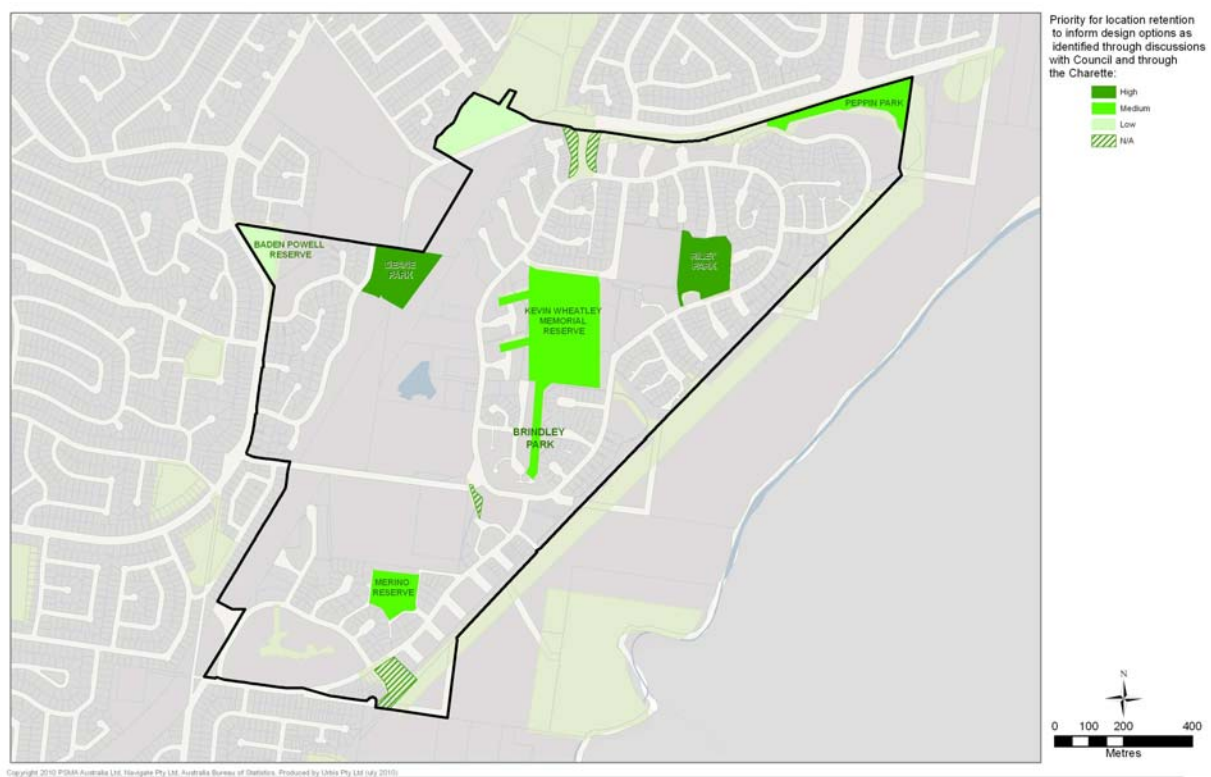


Source: Urbis, 2010

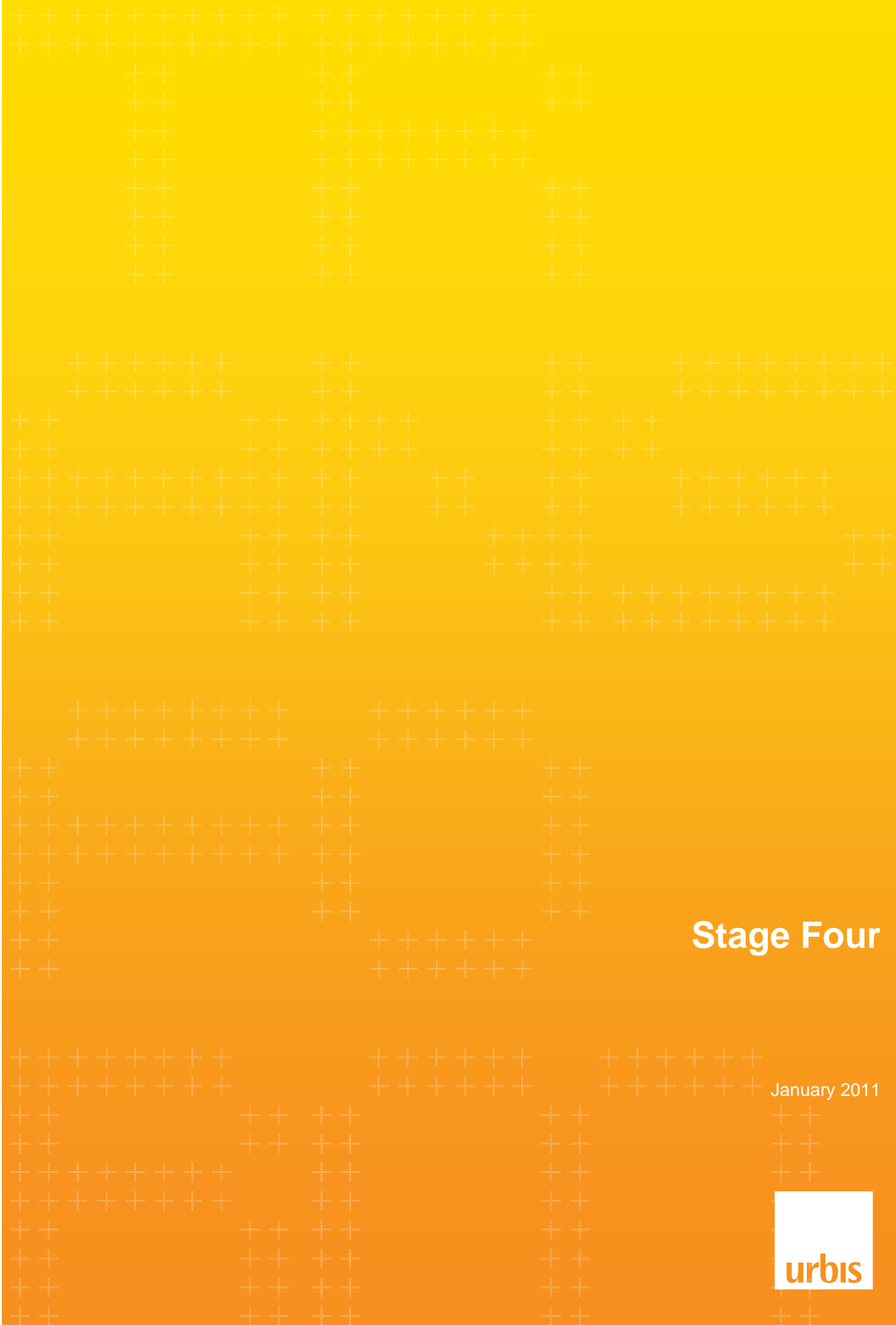
### 3.2 Priorities for location retention to inform master planning

The following map shows the identified priorities for location retention to inform the design options as identified through discussions with council and through the charrette. This identifies the parks which are considered valuable and functional in their current location as having a high priority for retention and those that were considered less as low priority. This is to assist the master planners in identifying opportunities for relocation or consolidation and will be considered in the development of the master plan options. We will then refine the role and function for open space areas; address principles and guidelines and undertake preliminary cost estimates of these option(s) in the final stage of our work on this project.

Figure 2 – Open space priority map



Source: Urbis, 2010



# Stage Four

January 2011





## **URBIS STAFF RESPONSIBLE FOR THIS REPORT:**

Director	Jackie Ohlin
Senior Consultant	Colin Mackin
	Lucinda Molloy
Group Support	Ali Rees
Job Code	KAJ40309



Urbis Social Planning and Social Research team has received ISO 20252 certification, the new international quality standard for Market and Social Research, for the provision of social policy research and evaluation, social planning, community consultation, market and communications research.

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# 1 Introduction

This stage of the project follows on from a consideration as to the appropriate quantum and priorities for open space in the redeveloped Airds Bradbury estate (Stage 3). This report recommends functional uses for each of the open space areas identified in the preferred option master plan and considers the facilities, fixtures and security measures associated with each use.

Underpinning these functional considerations are the cultural and historical values associated with current open space provision insofar as these are known. This report identifies the need to retain these attributes as part of the redevelopment process maintaining community connectivity with open spaces and retaining the sense of identity and sense of place that sustainable and well used open spaces can provide.

Section 2 of this report considers the designated open spaces on a case by case basis and recommends preferred uses associated with each open space and details the community infrastructure, fixtures and furniture required in each area.

Further to this assessment of open space use and infrastructure, section 2 of this report recommends the connection of community space with current cultural values and indicates that sustainable, well used open spaces should retain a strong sense of place for the community. Open space should reflect cultural and historical values that strengthen community identity. Effective open space management demands that cultural values are not obscured during the design and implementation phase.

Section 3 of this report provides a series of principles and guidelines associated with effective open space management. The principles and guidelines underpin the recommendations made in section 2.

A qualitative assessment of open space needs is provided in section 4 of this report. This methodology is different from a standard benchmarking approach based purely on population numbers, and identifies the needs of the community through assessment of the demographic indicators and requirements of different community groups within the local population. A thorough analysis of the open space areas in Campbelltown LGA was undertaken in a previous study and the focus of analysis here is the Airds Bradbury estate and the requirements of the existing and incoming populations.

Section 5 of this report considers the preceding sections in total and recommends the use of open space areas as set out in section 2, based upon the principles and guidelines and the benchmarking in sections 3 and 4, respectively.

## 2 Review of preferred design option

This section of the report reviews the functionality of the preferred design option in relation to the values and expectations of the local community and the opportunities and constraints identified in the BBC Consulting Planners report *Community Facilities and Open Space Study Prepared for the Airds Neighbourhood Renewal Mater Plan Area (2002)*, the Straight Talk *Airds Outside* report and the community charette conducted in May 2010. It follows that the adequacy and functionality of the preferred design option can be assessed through the satisfaction of community values and expectations and identified community requirements.

Three concept plans were considered as part of the open space design process and Option 2 became the preferred open space concept plan delivered by Urbis Urban Design and endorsed by the community charette.

### 2.1 Preferred option - concept plan

The preferred option seeks to provide an additional 1,224 new dwellings with a total net gain of 462 dwellings.

Based on the existing and future socio-demographic profiles of the Study Area the population is expected to total approximately 5,680 by 2026 (Heather Nesbitt Planning and Community Dimensions report 2010). This population profile will comprise of the following breakdown:

- Total number of public housing dwellings will more than halve from 1,457 persons in 2010 to 630 persons in 2026.
- Increases in the total number of private dwellings from around 91 persons to 1,474 persons by 2026

The open space identified as part of the preferred option includes 19.67ha consisting of Deane Park and the Pond which are connected to the northern part of the Sydney Water easement ending at Georges River Road; Riley Park to the east; and Merino Reserve to the south. The concept plan indicates that these larger open spaces and a number of smaller bushland interfaces will provide open space for the community consistent with the 2.83ha/1000 of population benchmark recommended by the NSW Growth Centres Commission. An opportunity exists to include a range of different facilities, recreational activities and physical attributes within these open space areas to meet current community needs and to have sufficient flexibility to respond to the needs of incoming populations.

#### 2.1.1 Community values and expectations

Values can be defined as aspects and attributes which are held in high regard or esteem by people; expectations are the full realisation of these sentiments. The BBC Consulting Planners report (2002) and the Straight Talk report identified a number of existing values associated with open space in Airds Bradbury. Further to this a community charette involving key stakeholders and community members was undertaken to identify the expectations of the local community in relation to open space redevelopment. It is in the context of the findings from each of these processes that the preferred option has been reviewed.

During the community consultation processes a wide range of community values and expectations in relation to provision of open space were identified, these included:

- |  |  |
|--|--|
| ▪ A park adjacent to the Town Centre was seen as ideal by many residents/participants            | ▪ A cleaned up and landscaped Pond was seen by many to be ideal  |
| ▪ Parks surrounded by roads were seen as safer, they allow for adjacent parking and surveillance | ▪ Upgraded playing fields, to include soccer fields, a cricket wicket, rugby league field, a running track and |

basketball courts

- Improved safety and security in public spaces
- Activities and programs in parks
- Support for sporting groups
- Maintenance of parkland better quality fixtures
- Facilities for young people, including a skate ramp and a BMX track
- Installation of barbeques to create social spaces
- Installation of play equipment for active play spaces
- Areas for other activities, eg boules, horseshoes
- Dog exercise areas
- Improved lighting
- Volunteer programs and incentives
- Community Art
- Toilets and public amenities
- Walking and cycling paths within Airds and connecting to other suburbs, promotes fitness and better connectivity
- Areas for quiet reflection and provision of seating
- Shading and trees
- Sensory garden and landscaping
- New community facilities within a multi-functional 'one stop shop' centre.

Retaining these values and realising expectations in relation to the provision of open space in Airds Bradbury should increase the sustainability and promote the use of open spaces. This will create a more integrated and interactive community, creating an environment that is appreciated by existing and incoming residents.

Further factors which will contribute to the sustainability of open spaces that meet the needs of the both incoming and existing residents are:

- Willingness to consult with community members about aspects of design
- Community partnership programs which meaningfully engage residents in facility, program or activity management and which provide employment, training and capacity building for community members
- Funding programs which provide activities in open spaces for broad community enjoyment
- Creating spaces which are legible, connected and accessible (both physical and equitable access).
- Need to emphasise that planning for incoming populations will require further consultation to ensure that needs are met and values are appropriately reflected in design and function

Open spaces have a greater role in a community than recreational activity areas. They have significance and meaning for the community and represent historical and cultural values that reinforce identity, allow for quiet reflection, promote connectivity and promote a sense of place. It is important to identify these attributes within the local community and provide open space that reflects these values.

An assessment of the cultural value of the intended open space areas is recommended and design of new infrastructure should be sympathetic to the promotion of cultural and historical values.

Stage 1 of Urbis's investigations regarding the Airds Bradbury redevelopment project identified a diverse cultural mix within the local population with large Aboriginal (13.2%), New Zealander (3.9%), Samoan (2.3%) and Lebanese (1.0%) resident populations complementing the majority of the population who identify themselves as Australian. Such diversity should be reflected in the provision of open space, providing areas with which the community can identify, which will promote use and social interaction.

Harnessing the requirements of such a diverse local population and the incoming population, whose cultural attributes are largely unknown, will be a key challenge to the delivery and management of open space areas. The development of genuine community partnerships with Council, key government agencies and business are a potentially strong community building mechanism for future facility, program or activity management which can reduce Council and agency costs and for the provide much needed community employment and training in the ongoing maintenance of facilities.

This review will identify the role and function of each open space area in the preferred option. This will include the nature of preferred uses and sports played, identification of ancillary facilities associated with uses and the design, location and number of park fixtures and furniture required.

## 2.2 Nature of preferred recreational uses

The preferred option identifies 19.67 ha of open space for the current and future community of Airds Bradbury including Deane Park and the Pond and the northern part of the Sydney Water easement, Riley Park to the east, Merino Reserve to the south and smaller areas of bushland that interface with the Georges River Parkway Reserve on the eastern aspect of the study area.

A detailed analysis of each open space will assess the extent to which intended uses meets the requirements of the current and future population and identified cultural mix of the community.

### 2.2.1 Deane Park, the Pond and easement corridor

Deane Park, the Pond and the northern part of the Sydney Water easement includes 11.86 ha of open space. While this area is not large enough to form a district park it does represent the largest combined area of open space within the Airds Bradbury estate. The close proximity of the Georges River Parkway bushland area and its extensive use by the community obviates the need for a large district park.

The combined area represents the most appropriate location of both formal and informal recreational space and the incorporation for multi-purpose community facilities.

#### *Formal recreational space*

The formal recreational open space will incorporate 2 sports fields for rugby league/rugby union. Community facilities including shower, toilets and changing areas and a kiosk facility will be required to support these sports fields. The kiosk facility should create a locus for social interaction and spectators will increase passive surveillance.

The large area available within Deane Park presents an opportunity to co-locate basketball courts with the larger rugby fields, satisfying demands for formal recreational areas of this kind and providing different options to local people in the same setting.

Formal spaces for rugby league were identified by the community during the charette process as a vital community resource.

#### *Informal recreational space*

The informal space will include bushland and a number of cycling and walking paths. Provision of public art along the route of walking paths can increase the use of these areas and represent community values within the development, increasing community connection with the open space and engendering territorial reinforcement and maintenance of areas.

The community charette identified a need for further activities such as boules and quoits that are more passive in nature but provide a recreational focus for less active community members. Co-location with walking pathways or picnic and barbeque areas would be the appropriate place for games of this kind allowing the activity to be integrated and connected to other recreational activities.

The easement to the north and the Pond to the south of Deane Park offer both educational and informal recreational options to the local community and are readily accessible from the major roads of Riverside Drive and Campbellfield Avenue. The Pond requires thorough remediation and this was identified as

part of the charette as an important primary objective. Improving the Pond and creating an informal space with passive recreation and educational qualities will satisfy community demands for open space of this kind. The Pond also presents opportunities for co-location of children's play areas and picnic and barbeque facilities (separated by a road or other barrier).

The combination of different open space types with different recreational and educational features will provide a range of options to the local population. Park furniture and fixtures in the form of community art in diverse cultural designs will encourage the use of open spaces by different community groups and spaces with cultural and historical significance should be integrated with new infrastructure.

### *Range of community facilities and uses*

It was noted in Stage 2 of Urbis's investigations that Campbelltown LGA and Airs have a young population. As Deane Park represents the largest open space it may be the most suitable site to locate a BMX track and/or skate park for use by young people. Provision of services and facilities for the young population was identified as a crucial objective of open space provision and the close proximity of Airs High School and Briar Road Primary School on Briar Road will encourage use of this kind.

Older population groups will require areas in which they can walk dogs or find time to casually enjoy the open space and designated settings, including gardens, should be provided for these purposes. Both on-leash and off-leash areas for dog exercise should be incorporated, offering different uses and bins and dog litter collecting equipment should be made available to maintain the amenity of the open space area.

Seating, picnic areas and barbeques and shading over children's playground equipment should also form part of the park furniture to allow residents to use the park for non-formal recreation and to increase social interaction. Seating should be made available in shaded and open settings and along pathways and bins should be located close to seating, picnic and barbeque areas.

### *Integration and separation*

Low intensity activity areas such as seating and picnic and barbeque areas should be set close to but separate from more formal organised activities to allow for passive surveillance and increase integration. To mitigate the possibility of one activity adversely affecting another walking paths and children's play areas or park furniture, such as community art, trees and plantings, can be situated to act as natural but unobtrusive barriers. If fencing is thought to provide the most appropriate barrier it should be low-scale and permeable to promote public safety, surveillance and access.

### *Co-location with parking and retail development*

The open space should interface with the intended shopping precinct at the intersection of Riverside Drive and Campbellfield Avenue offering connection with community services and facilities. Adequate controlled parking should be available adjacent to the park at the south eastern corner. There is an opportunity to provide surrounding parallel parking.

It is essential that the spaces provided in this area are well lit and provide safety and security for local people, with good passive surveillance and lines of sight from neighbouring areas. The close proximity of the redeveloped retail area, car parking and community facilities will provide increased surveillance in this regard.

Lighting is important for pathways and access and egress areas to and from the park but the lighting of play areas or ancillary facilities should be avoided after dark to discourage use as meeting places for young people. Evidence suggests that well lit formal open space areas can become a locus for the development of anti-social behaviour.

## **2.2.2 Riley Park**

Riley Park is located adjacent to John Warby Primary School at 27 Deans Road and provides formal recreational space for residents in the north eastern part of the development. This local park contains 2.3 ha of open space and should adequately accommodate two full size soccer fields and an AFL oval.

Space between the two soccer fields can accommodate a synthetic or turf cricket wicket providing 3 alternative formal recreation activities to the local community. Changing facilities should be incorporated as part of a pavilion or clubhouse with showers, toilets and a kitchen and kiosk facility to provide refreshments and a locus for spectator interaction.

Close proximity to the local primary school provides young children with easy access to playing fields which will increase the opportunities for involvement in recreational activities.

Informal areas will be set on the perimeter of the playing fields and will incorporate a children's play area complete with shade sail for protection from the sun and synthetic or porous surfaces to prevent injury from falls.

### 2.2.3 Merino Reserve

A further recreation area is designated as part of the preferred option in the form of the Merino Reserve in the southern part of the Airds Bradbury estate. This area contains 1 ha of open space and is appropriate for informal recreation activities and play and activity areas for young children.

Children's play equipment and a basketball or tennis court can be located in this area. The charette identified the need for seating, barbeques and shade in open spaces and this area offers the opportunity to provide these facilities on a small scale that would increase community interaction whilst offering recreational facilities for young and older children and their families.

The limited space on offer in this area would require thorough planning for the facilities and uses intended but it is important that residents in the southern part of the Airds development area have access to open space and facilities at a level comparable to residents living closer to the other open space areas.

One advantage of the Merino Reserve is proximity to the Georges River Parkway where bushland and walking activities can be pursued, providing a point of difference to the type of recreational activity intended for the Merino Reserve.

### 2.2.4 Tharawal Aboriginal Co-operative

The Kevin Wheatley Reserve will be redeveloped as part of the preferred option for the Airds Bradbury masterplan, changing the current land use from open space to residential dwellings. The Tharawal Aboriginal Co-operative building located in the north eastern part of the Kevin Wheatley Reserve is to be retained under the proposed masterplan.

Airds has a large Aboriginal resident population (13.2%)<sup>1</sup>. Ongoing interaction and engagement with the Tharawal Aboriginal Co-operative will be critically important to ensure both their inclusion in future planning for this site and to maximise interaction with incoming communities.

### 2.2.5 Remaining open space areas

The remaining open spaces are identified as linear open spaces or bushland connectivity areas and constitute 3.95 ha of land. The primary purpose of these areas is to provide interface with the Georges River Parkway bushland area and provide the community with access to the Parkway and the informal or educational activities this area presents.

An important function of these areas is to create a seamless interface with the bushland adjacent and application of indigenous plantings will create this affect. The importance of the connection with the adjacent bushland should not prevent these open space areas from providing recreational opportunities. Seating and walking and cycle pathways can be incorporated into these areas to afford a degree of functional use particularly if cycle and walking paths are developed to connect to the open

<sup>1</sup> Australian Bureau of Statistics, 2006.



spaces in other parts of the development area, creating inter-connectivity of all open spaces and reducing isolation.

The development of cycleways and walking paths that link between the different open space areas and the Georges River Parkway will provide an informal circuit for residents, promoting the use of the open spaces by all residents and increasing fitness and recreational opportunities. Inter-connectivity of open spaces will create a greater sense of integration for the community as a whole.

### 3 Design guidelines for open space planning

The following principles and guidelines should underpin the quantum, location and hierarchy of open space in Airds Bradbury. These derive from consultations with residents in Airds and with Campbelltown City Council, Landcom and other Government agencies; and include international and national good practice.

They include:

- Open spaces should be designed and constructed to a fit for purpose standard with an appropriate mix of facilities.
- Open space should be designed to consider and reflect context, history and the future use of the space.
- Design of open spaces should be contemporary in nature and innovative.
- Passive parks should cater for a broad range of users by providing a mix of spaces and planting to support both structured and informal recreational activities.
- Active recreation reserves should be designed to maximise co-location and sharing opportunities between complementary sports and adjoining school facilities
- Parks should contain both cleared open areas for unstructured activities, as well as areas for shade and shelter.
- The appropriate mix of infrastructure in parks should be provided to the satisfaction of the responsible Authority.
- The open space network should be enhanced by careful design of residential, community and commercial development adjacent to it. The primary frontage of development that immediately abuts open space areas should address and promote use and surveillance of the parkland.
- Development abutting open space should be well articulated and facilitate passive surveillance with windows, balconies, and pedestrian access points.
- Development should avoid the rear of properties or blank walls abutting open spaces.
- Where fencing is required it should be low scale and permeable to facilitate public safety and surveillance.
- Landscaping of adjoining development should complement the park landscape design.
- Park buildings should be sited and designed to integrate with and complement landscaping and should not dominate the parkland or adjacent residential development.
- Park buildings should be sited to frame park spaces and should avoid splitting up otherwise usable and effective spaces.
- Park buildings should be both functional and aesthetic in design, with orientation, materials choices, design detailing and plant and equipment to minimise resource use and maximise sustainability performance.
- Material choice should complement the proposed landscape character.
- Surrounding land uses should provide passive surveillance to adjoining open space and planting design should promote a highly visible public realm.
- The detailed design of open spaces that immediately abut development should complement and enhance the function and safety of that development.
- Open space path systems should facilitate clear, direct and easy movement to and from key destinations.
- Lighting in open spaces should be restricted to key pedestrian thoroughfares to encourage safe pedestrian movement throughout the network, but discourage inappropriate use of main parkland areas after dark.

- 
- Park infrastructure such as playgrounds, shelters, BBQs, picnic tables, toilets etc should be clustered in nodes. Park planting themes should enhance and complement these nodes.
  - Park seating should be provided at appropriate intervals along any open space path networks.
  - Public toilet facilities should be integrated with pavilion and clubhouses.
  - Park infrastructure should ideally be both functional and aesthetic in design.
  - Use of bollards and fencing should be well targeted, maximise transparency and generally kept to a minimum.
  - Where car parking is required within parks, it should be sensitively designed to minimise large areas of hard surfaces and maximise tree and ground level planting. Safe pedestrian access should be integrated within car park designs.

These principles provide a set of criteria developed to inform good open space management in Airds in relation to interface with other land uses and the management and maintenance of designated open spaces and facilities.

## 4 Open space benchmarks, current provisions and demographic trends in the local community

This section provides a qualitative assessment of open space needs for Airds Bradbury. We have taken in to consideration open space benchmarks; usage and demographic trends in the community; and current open space provisions in Bradbury and surrounding suburbs.

We have provided and taken in to consideration the open space planning benchmarks and standards as adopted by the NSW Department of Planning, NSW Growth Centres Commission (GCC) and the NSW Department of Sport and Recreation. Whilst we have not directly applied these standards it is important to consider them in relation to the population forecast for the Study Area, which is approximately 6,073 residents by 2026 (Heather Nesbitt Planning and Community Dimensions report 2010).

As a result, standard benchmarking has been eschewed in favour of an approach that identifies the demographic trends within the community and delivers a mix of recommendations based on the requirements of the current and future population.

Table 1 – Benchmarking and provision of open space and recreational facilities in Airds-Bradbury

Facility / service	Standard benchmark	Usage and trends	Proposed provision
<b>Open space and recreation facilities requirements</b>			
General parkland (passive open space)	<b>Sydney Sub-regional Strategy Standard:</b> 1.50ha per 1000 people	Consultation noted the importance of informal recreation spaces for picnics, BBQs, dog exercise, relaxation etc.  General open space would be accessible to all members of the community increasing the scope for social interaction.	<b>Provision:</b> Large open space area at Deane Park, The Pond and connecting bushland corridor. Includes the Koala Park and the bushland interface with Georges River Parkland. There will be open space fringe areas surrounding formal open space.  <b>Considerations:</b> The inclusion of passive recreation facilities such as picnic areas, BBQs, walking tracks, parkland furniture and signage and areas for informal games or activities. Potential to include public art.
Local park	<b>Department of Planning Standard (1989):</b> 1 per 4,000 people <b>Typical land take:</b> <b>Approximately 1,000m<sup>2</sup> to 1ha</b>	Preference is for co-location with larger open space but still within a 400m walking distance.  A range of park sizes desired.  Consultation noted the need for local parks for families and children.	<b>Provision:</b> One allocated local park within the development (Merino Reserve). Other informal provision is provided in district park and sports field.  <b>Typical land take:</b> 1ha total formal provision in the form of local neighbourhood park.  <b>Considerations:</b> 400m radius and co-location with local centres. An additional passive recreation space will be provided in the informal provision of linear parks.
Sports fields - local	<b>Department of Planning Standard (1989):</b> 1 per 3,000 people <b>Department of Sport and Recreation:</b>	The provision of sports fields should consider the mix of possible field uses. This includes soccer, rugby union and rugby league. These	<b>Provision:</b> Two sports fields proposed with one containing two soccer fields and the other containing two rugby fields.  Provision of two rugby fields

Facility / service	Standard benchmark	Usage and trends	Proposed provision
	1 per 2,000 people <b>GCC standard:</b> 1 per 10,000 <b>Typical land take:</b> 3ha + (1 cricket oval and 2 sport fields - Field - Larger base module: 120m x 80m - Smaller base module: 100m x 70m	fields can also be used for cricket if arranged appropriately. Population forecasts indicate 38% of the population under the age of 18 by 2026 (Heather Nesbitt 2010). The young population and target market may increase local demand on sports fields.	considered as part of larger park area (Deane park). <b>Considerations:</b> Consider co-location with schools as encouraged in the Community Use of School Facilities Policy (NSW Department of Education and Training). Equity of access to formal recreation spaces across development.
Cricket ovals	<b>NSW Land Commission Standard:</b> 1 per 2200 people <b>Department of Planning Standard (1989):</b> 1 per 2,000 people <b>Typical land take:</b> 2ha	Consultation noted the need to provide a cricket oval. Population forecasts indicate 38% of the population under the age of 18 by 2026 (Heather Nesbitt 2010).  The young population and target market may increase local demand on cricket ovals.	<b>Provision:</b> One provided as part of local sports fields with opportunities for co-location <b>Considerations:</b> Provided as co-location with soccer fields and facilities with 2 soccer fields and 1 cricket oval preferred. Located in Riley Park
Basketball courts – local	<b>NSW Land Commission Standard:</b> 1 per 1,000 people <b>Department of Planning Standard (1989):</b> 1 per 2119 people; <b>GCC Standard</b> 1 per 10,000	Consultation with the community identified the need for basketball courts.	<b>Provision:</b> 4 local courts proposed (Merino Reserve (1); Deane Park (3)). <b>Considerations:</b> Synthetic coating will enable co-location with mini soccer fields (private providers) Co-locate with Deane Park.
Lawn bowls	<b>Provision Standard:</b> 1 per 30,000 people <b>Typical land take:</b> 1ha	Population projections show a decrease in the number of older residents aged over 65 years with 40% of the existing residents in this age group to be rehoused (Heather Nesbitt 2010).	<b>Provision:</b> Not required at this stage. <b>Consideration:</b> Consider provision possibly as part of aged care facilities.
Youth activities centre	<b>No standard benchmark</b>	Consultation noted that there was a desire for facilities for young people, including a skate ramp and BMX track.	<b>Provision:</b> Proposed to co-locate in Deane Park. Youth activities considered in association with mixed-use centre in co-location with youth centre. <b>Considerations:</b> Identify potential opportunities near community centres and local sports fields. Co-location preferred. Potential for extensions to community centres or other facilities, for example sports clubs.

Facility / service	Standard benchmark	Usage and trends	Proposed provision
Children's playground	<b>Sydney Sub-regional Strategy Standard:</b> 1 per 1000 people <b>Typical land take:</b> 0.1 ha - 0.4ha	Consultation with the local community identified a desire for play equipment and active play spaces for children. Stage 2 of Urbis's investigations revealed that Campbelltown LGA and Airds have a young population.	<b>Provision:</b> Provided in association with each local open space or sports fields. <b>Considerations:</b> Need for hierarchy of provision – 'central' – all abilities playgrounds (x2) associated with passive open space. Include local playground, play space, central play area (co-located with passive open space areas).

Source: Urbis, 2010

The following table summarises the type, number and area of proposed open space.

Table 2 – Summary of proposed open space provision

Facility/service	Number	Total Area
Local Park	1	1 ha
Sports fields - local	2	4 ha
Cricket Ovals	1 (part of sport field)	Calculated as part of local sports fields
Basketball Courts - local	4	0.8 ha
Lawn bowls	0	0
Children's Playground	4	0.8 ha
Passive open space	Throughout masterplan	13.07 ha
TOTAL	-	19.67 ha

## Recommendation

We recommend the adoption of the proposals for preferred masterplan option for open space as outlined. These include:

- Deane Park to include 2 sports fields for rugby league/union with changing facilities and a kiosk area and collocation of basketball courts;
- Remediation of the Pond to provide recreational and educational opportunities for local population;
- Riley Park to include co-location of 2 full size soccer fields, an AFL oval and a cricket pitch, providing three recreational options on the site;
- Mini basketball court located in the Merino Reserve and co-location of children's play equipment;
- Consultation with the Tharawal Aboriginal Co-operative and local indigenous community on specific use;
- Development of children's play apparatus and activity areas co-located with informal recreation areas, Deane Park and Merino Park.
- Informal recreation areas in Deane Park with walking and low intensity activity areas;
- Cycle and walking paths in Deane Park connecting to bushland area in the northern part of the open space; and
- Connection of all open space areas by walking and cycle paths and provision of seating and shading, community art, park furniture and plantings consistent with local flora.

The preferred option meets the requirements of the local population in an equitable and practical way and reflects the open space objectives determined through the community consultation and charette exercises.

A formal Crime Prevention Through Environmental Design (CPTED) assessment was not commissioned as part of this study, however principles of active and passive surveillance have been included in our considerations and proposals for design development. We would recommend that a formal CPTED assessment of open space designs and interaction with surrounding areas be undertaken at the appropriate time.

We recommend ongoing consultation with incoming population to better understand open space requirements and to provide uses consistent with consultation findings. This approach will promote ongoing and sustainable open space which is well used and an integral part of the Airds community.

# Appendix A      Open space and recreation facilities provision standards

## Open space and recreation facilities provision standards

There are no definitive global best practice provision standards for sports facilities and open space. Standards should be used in conjunction with local supply, demand analysis participation rates and considerate of the local site context. It is also recognised that the way in which open spaces are categorised and audited varies between government areas and therefore it is not possible to accurately compare one area to another. However it is useful to provide a review of appropriate benchmarks against commonly applied standards used elsewhere in the world.

The use of standards of provision for open space has a long history dating back to the nineteenth century. Some international examples that have been developed throughout the 20<sup>th</sup> century include the British National Playing Fields Association standard of 2.43ha of open space per 1,000 population and the U.S.A National Recreation Association standard of 4ha of open space per 1,000 population.<sup>2</sup> The standard that has been widely used in the New South Wales context since the 1940s is the standard of 2.83 hectares of open space per 1,000 population, although, the idea of fixed planning standards for open space across Australia has become less favoured since the 1970s. The limitations of a standard provision for open space have been documented by a number of scholars. As a result of this recreation planners have encouraged the adoption of a 'needs-based' approach to open space and recreation planning.

The Open Space Planning Standards Report 2008 conducted by the University of Technology Sydney states that the use of 'standard' in the context of planning for leisure is used in five ways. These are further explained within the report<sup>3</sup> and include:

- fixed standards
- area-percentage standard
- catchment area-based standards
- facility standard
- local standards.

In terms of local provision Table 3 over page, compares the supply of open space in other regional LGAs. It is important to note that some LGAs have a higher provision of open space as they include bushland reserves.

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<sup>2</sup> Veal, A, J, Open Space Planning Standards Australia: Working Paper 5, School of Leisure, Sport and Tourism, 2008, Sydney, p. 3.

<sup>3</sup> Ibid, p. 4.



Table 3 – Comparison of open space supply with that of neighbouring LGAs.

	Population (2006)	Total ha non-regional open space*	Ratio – ha per 1,000 population
Campbelltown LGA	147,661	2015 ha	12.2 ha / 1,000
Liverpool LGA	164,603	1,034 ha	6.3 ha/1000
Baulkham Hills LGA	159,391	1253 ha	7.9 ha/1000
Fairfield LGA	179,893	527 ha	2.9 ha/1000
Bankstown LGA	170,489	538 ha	3.2 ha/1000

Source: Quoted in Liverpool City-wide Recreation Strategy 2020 updated with current population figures by Urbis

Out of reference the following table provides examples of the level of provision of open space common to the US, Canada, the UK and Australia.

Table 4 – International examples of open space quantity standards

Source	Standard/ Level of provision
City of Vancouver (USA) Urban Parks, Recreation and Open Space Plan	<ul style="list-style-type: none"> <li>2ha neighbourhood/community parks per 1000 pop</li> <li>0.4ha urban open space per 1000 pop</li> <li>4.9ha total open space per 1000 pop</li> </ul>
National Recreation and Park Association (USA) (LA County Regional Open Space program)	<ul style="list-style-type: none"> <li>4.3ha open space per 1000 pop</li> </ul>
National Playing Field Association (UK)	<ul style="list-style-type: none"> <li>2.4ha open space per 1000 pop</li> </ul>
Ministry of Culture and Recreation Canada (Blue Mountains Recreation & Sports Strategy)	<ul style="list-style-type: none"> <li>8ha open space per 1000 pop</li> </ul>
NSW Department of Planning, Australia (currently being revised)	<ul style="list-style-type: none"> <li>2.83ha total open space per 1000 pop</li> <li>1.2ha sports grounds per 1000 pop</li> </ul>

The following table provides a recent set of provision standards that have been applied to the Sydney subregional growth strategy.

Table 5 – Sydney subregional strategy standards

Facility type	Provision benchmark per 1000 population	Unit
General parkland	1.50	Hectares
Ovals, sports grounds	0.63	Fields
Netball courts	0.40	Courts
Tennis courts	0.29	Courts
Multi-purpose leisure centres	0.02	Centres

Skate Parks	0.10	Facilities
BMX tracks	0.07	Facilities
Indoor sports courts	0.10	Courts
Playgrounds	1.00	Facilities
Dog exercise areas	0.17	Areas
Pre-school and child care centres	8.00	Places
Youth centres	0.10	Facilities
Performing arts, cultural centres space	14.00	Sq metres
Exhibition space	13.30	Sq metres
Library space	40.00	Sq metres
Multi-purpose community centre	50.00	Sq metres

Table 6 below provides a range of comparative open space benchmarking standards that are being used in the development of new release areas in Sydney. It also references the Department of Planning's frequently quoted provision standard of 2.83 ha per 1,000 population, which has been widely used in the past and applied across Australia by local councils as an open space planning standard

Table 6 – Comparative open space quantity standards for other new release areas (ha/1,000 pop.)

Type of Open Space	Southern Hoxton Park Provision (ha)	Hoxton Park Stage 2 Provision (ha)	Fairfield Bonnyrigg/ Wetherill Park (ha)	New Release Warriewood (ha)	DUAP Guidelines (ha)
Sportsgrounds	0.80	1.55	na	0.76	1.2
Other sport facilities (including large neighbourhood parks)	0.25	na	na	na	0.23
Playground/sma ll parks	0.30	0.16	na	0.65	0.40
Other Parks	0.29	0.97	na	1.01	1.00
Total	1.64	2.68	2.71 - 3.82	2.42	2.83

Source: "Building a Socially Sustainable Community" (Heather Nesbitt Planning). This report was prepared to inform the planning of Southern Hoxton Park.

\*: Only includes sites classified in audit as Pocket Parks \*\*Only includes sites classified in audit as Local Parks, District Parks and Regional Parks

The Sydney Growth Centres Commission has a set of community open space standards to inform the Development Code in the Growth Centres Commission Briefing Paper (2003). They are provided in table 7 below.

Table 7 – GCC Community Open Space Standards

Type of facility	Benchmark (number per population)
Overall Open Space	2.83ha:1,000 people
Neighbourhood Open Space	1:2,000
Local Open Space	1:10,000
District Open Space	1:100,000
Local Sports Ground	1:10,000
District Sports Ground	1:30,000
Regional Sports Ground	1:200,000
Local Tennis Centre	1:10,000
District Tennis Centre	1:30,000
Equestrian	1:30,000
Lawn Bowls	1:30,000
Netball/Basketball Local	1:10,000
Netball/Basketball District	1:30,000
District Aquatic Centre	1:100,000
Regional Aquatic/ Indoor Sports Centre	1:300,000

Source: Growth Centres Commission (2003) Briefing Paper to inform the Development Code

Sydney  
Level 21, 321 Kent Street  
Sydney, NSW 2000  
Tel: +612 8233 9900  
Fax: +612 8233 9966

Brisbane  
Level 12, 120 Edward Street  
Brisbane, QLD 4000  
Tel: +617 3007 3800  
Fax: +617 3007 3811

Dubai  
Level 4, Attareen Building,  
Saaha Offices, Old Town Island  
Downtown Burj Dubai, UAE  
Tel: +971 4 4200212  
Fax: +971 4 4200209

Melbourne  
Level 12, 120 Collins Street  
Melbourne, VIC 3000  
Tel: +613 8663 4888  
Fax: +613 8663 4999

Perth  
Ground Floor, 53 Ord Street  
West Perth, WA 6005  
Tel: +618 9346 0500  
Fax: +618 9321 7790

Australia • Asia • Middle East  
[www.urbis.com.au](http://www.urbis.com.au)  
[info@urbis.com.au](mailto:info@urbis.com.au)