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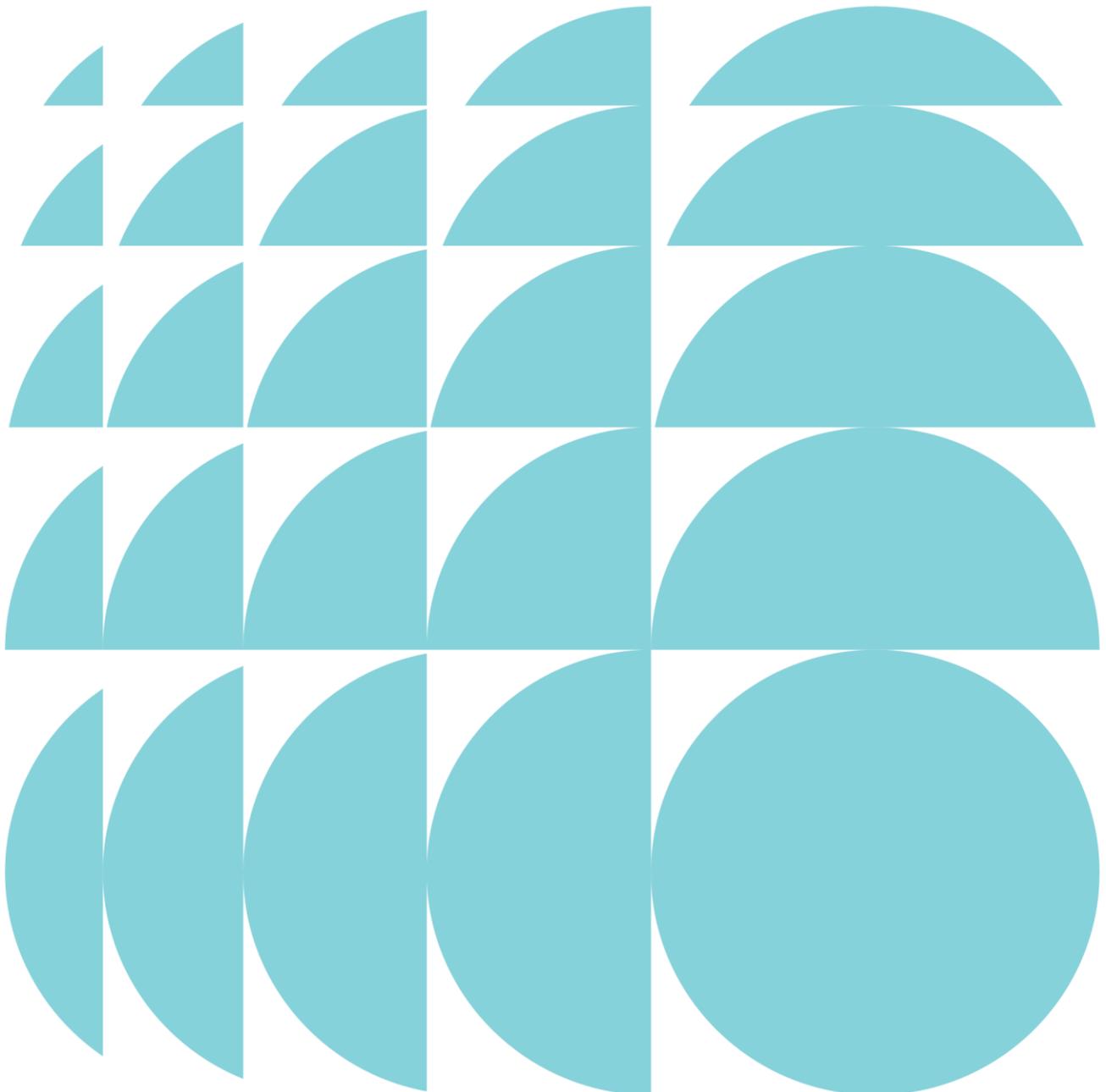


**Worker and Student Needs Study for
Bankstown CBD and Campsie Town
Centre**

**FINAL REPORT – POST-PUBLIC EXHIBITION
REVISIONS**

Prepared for City of Canterbury Bankstown

29 July 2021 | 2200344



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Executive Summary

Overview

This *Worker and Student Social Infrastructure Needs Study for Bankstown City Centre and Campsie Town Centre* has been prepared by Ethos Urban and Otium Planning Group on behalf of City of Canterbury Bankstown Council.

The purpose of this study is to provide robust research and recommendations for the delivery of social infrastructure to support existing and future workers and students in the Canterbury Bankstown LGA's two identified growth centres: Bankstown City Centre and Campsie Town Centre – now and in 2036.

This arises from Council's recognition of the importance of providing adequate infrastructure to sustain the social and economic development and success of these important strategic centres into the future.

The objectives of the *Worker and Student Social Infrastructure Needs Study* are to:

- Identify the existing and planned supply of Council and non-Council social infrastructure within these two centres
- Understand workers' and students' patterns of use of social infrastructure
- Understand workers' and students needs and desires in relation to current and future provision
- Identify gaps in provision of social infrastructure to meet student and worker needs now and to 2036.

The Study will be used to inform the development of the Bankstown City Centre and Campsie Town Centre Master Plans and corresponding Local Environmental Plan (LEP) and Development Control Plan (DCP) objectives and controls. The Study will also support the community needs assessment being undertaken by Council at the present time, which focuses on the social infrastructure needs of the city's resident community.

For the purposes of developing the needs study, social infrastructure includes Council and non-Council facilities, buildings and spaces within the boundaries of the Bankstown City Centre and Campsie Town Centre.

Defining social infrastructure

City of Canterbury Bankstown Council plays a key role in providing social infrastructure to support and sustain liveability, community health, wellbeing, and participation. Open space, recreation and community facilities provide places and spaces for people to meet, be active, connect, create and learn. They also represent an important touchpoint for Council to connect with the community through the delivery of services and amenities.

Infrastructure Australia defines social infrastructure as:

“Social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities. It helps us to be happy, safe and healthy, to learn, and to enjoy life. The network of social infrastructure contributes to social identity, inclusion and cohesion and is used by all Australians at some point in their lives, often on a daily basis. Access to high-quality, affordable social services has a direct impact on the social and economic wellbeing of all Australians.”¹

Social infrastructure is a combination of hard and soft infrastructure. Hard social infrastructure includes the facilities, buildings and spaces, and soft infrastructure includes the programs, services and networks that occur in these spaces. Built assets, such as libraries and recreation centres, facilitate the delivery of social services by governments and other service providers.

¹ Infrastructure Australia, *Australian Infrastructure Audit 2019*, <https://www.infrastructureaustralia.gov.au/sites/default/files/2019-08/Australian%20Infrastructure%20Audit%202019%20-%206.%20Social%20Infrastructure.pdf>

This Study focuses on the built assets that Council is primarily responsible for, or has chosen to play a role in delivering. Council is only one provider of social infrastructure in the Canterbury Bankstown LGA. Examples of social infrastructure owned and/or managed by Council include:

- Integrated multipurpose facilities
- Local community facilities, e.g. community centres, scout halls
- Childcare centres
- Cultural facilities, e.g. arts centres
- Recreation facilities, e.g. aquatic and leisure centres
- Sportsfields
- Parks.

Social infrastructure for workers and students

Needs analysis for social infrastructure is generally undertaken on the basis of demand from residents.² However, through this study, Council has recognised that major employment centres such as Bankstown City Centre and Campsie Town Centre, are also likely to be significant demand for social infrastructure from students and workers. Additionally, flexible, high quality and contemporary social infrastructure within these centres can play a role in attracting businesses and investment in these centres.

As these centres grow, they will attract students and workers of all ages with a diverse range of needs. Qualitative research undertaken for this study has identified that workers and students in Bankstown City Centre and Campsie Town Centre have different patterns of use for social infrastructure compared to residents.

Key trends in social infrastructure use by workers and students, compared to residents, include:

- Preference for “drop in” facilities and informal activities, including libraries and open space, rather than programmed facilities, such as community centres
- More likely to walk to social infrastructure from workplaces or places of study, rather than drive or catch public transport
- Convenience is a key driver of worker and student demand for social infrastructure, including opening hours and location

These trends are explored in more detail in **Part C** of this report. An analysis of which infrastructure is used by workers and students is included at **Appendix A**.

Council’s role in delivering social infrastructure

City of Canterbury Bankstown Council plays a key role in providing social infrastructure to support and sustain the liveability and wellbeing of the residents, workers and students in the Canterbury Bankstown LGA.

Delivering adequate and appropriate social infrastructure, including community facilities, is fundamental to achieving City of Canterbury-Bankstown’s vision of a city that is “thriving, dynamic, real”.³ Council’s existing portfolio of social infrastructure includes libraries, community centres, parks and recreation facilities that support local residents’ wellbeing. With a large a fast-growing community, Council now faces a range of challenges and opportunities in meeting resident, worker and student needs for social infrastructure over the next two decades – challenges and opportunities for which this analysis provides insights and guidance.

However, it is also noted Council is only one provider of community spaces within the LGA, and Council is not solely responsible for meeting demand for community facilities. Recognising local government as only one provider of community space within a broader network of community facilities will assist Council to identify a clear pathway for better manage growing demand for community facilities now and into the future, through a multi-pronged approach.

² Council has previously undertaken a study into the social infrastructure needs of residents to 2036: *Community Needs Analysis*, Ethos Urban, 2019.

³ City of Canterbury Bankstown 2017, *Community Strategic Plan*.

Methodology

The Worker and Student Social Infrastructure Needs Study has been undertaken in the following stages:

- **Stage 1:** Defining worker and student infrastructure, i.e. identifying assumptions to underpin the needs study, including defining infrastructure likely to be used by workers and students
- **Stage 2:** Identifying current and planned supply of social infrastructure within Bankstown City Centre and Campsie Town Centre, including mapping of infrastructure within study areas
- **Stage 3:** Consultation with workers and students to inform the evidence-based needs assessment and test assumptions underpinning the study. The consultation phase involved:
 - Online survey (195 responses)
 - Stakeholder interviews with venue managers and Council officers (10 interviews)
 - Focus groups (one with Council staff, one with students and one with workers)
 - Engagement with school students.

The detailed outcomes of the engagement phase of this study are included in the separate *Consultation Outcomes Report* (Ethos Urban and Otium, 2020).

- **Stage 4:** Needs analysis to identify current and forecast gaps in provision of social infrastructure to support worker and student needs, including development of a needs analysis framework based on outcomes of consultation
- **Stage 5:** Recommendations for future provision and delivery of social infrastructure in Bankstown City Centre and Campsie Town Centre to inform the master plans for these two centres.

Bankstown City Centre: Current context

Bankstown City Centre is the largest employment centre in the CBCity LGA and is located in the western side of the LGA. The precinct includes a range of regional anchors for CBCity LGA and the broader South District, including: Bankstown Central shopping centre, Bankstown TAFE campus, Bankstown Arts Centre, Bankstown Library and Knowledge Centre, government and commercial offices.

Bankstown City Centre has been identified by the Greater Sydney Commission as an emerging health and education precinct, and a Western Sydney University vertical campus is planned to be delivered in the centre. The area has been earmarked for student, resident and employment growth by state and local governments.

Bankstown City Centre includes a major railway station (Bankstown Station), which is serviced by the train lines that connect the centre to surrounding employment and population centres, which will be upgraded to Metro standards by 2024.

A review of the relevant strategic policy and planning context for the Bankstown City Centre highlights the following key drivers for the precinct:

- **Planning for student, worker and population growth** – State and local government has earmarked Bankstown City Centre as a major metropolitan centre, forecast to undergo significant growth in the number of students, workers and residents living in and accessing the centre every day.
- **Harnessing the transformative impact of new investment in the Bankstown City Centre** – The delivery of a new Western Sydney University campus, public transport upgrades and a potential new hospital within Bankstown City Centre will lead to an increase in the number of education, knowledge intensive jobs in this precinct, as well as enhancing the connectivity of Bankstown to other centres in Greater Sydney.
- **Improving public domain and amenity** – Council has prepared a public domain masterplan for Bankstown City Centre, which aims to improve the pedestrian experience of the area. It focuses on improving urban amenity, supporting active transport including, widening of foot paths, creating slower vehicle speeds, introducing separate cycling footpaths and planting more street trees and rain gardens and delivering areas for outdoor café seating.
- **Enhancing entertainment and night life options** – To activate streets and enhance the night time economy of Bankstown City Centre, new opportunities for entertainment, arts and culture are needed in the centre.

- **Deliver infrastructure to support Bankstown City Centre’s growth** – To support forecast growth in the centre, upgrades to social and other infrastructure will be required, including non-traditional forms of Council infrastructure (e.g. events and conferencing facilities, co-working spaces) to support Bankstown’s health, education and commercial role.

As Bankstown City Centre is a major centre within the LGA, there is a concentration of major social infrastructure in the centre, which serves the “daytime” population of students and workers as well as the residents who live in and around the Bankstown City Centre. There is a diverse range of Council-owned community facilities, including Bankstown Library and Knowledge Centre, Bankstown Arts Centre and Bryan Brown Theatre. There is also a number of key parks and open space areas, including Paul Keating Park and Bankstown City Gardens/Memorial Park. There are non-Council community facilities and recreation facilities, including Bankstown Sports Club.

In 2016, the number of residents in the Bankstown City Centre was 16,500, and the numbers of students and workers visiting the Bankstown City Centre on a daily basis from outside the study area were 6,890 and 8,920 respectively. This was a total of 32,310 students, workers and residents accessing Bankstown City Centre each day.

The number of students, workers and residents accessing the study area is forecast to increase significantly by 2036. In 2036, the number of residents in Bankstown City Centre is forecast to increase to 45,815, as well as 23,000 workers and 10,560 students accessing the centre from outside the study area each day. This is a total of 82,375 residents, students and workers accessing the study area each day.

Campsie Town Centre: current context

Campsie Town Centre is the second largest employment centre in the CBCity LGA and is located in the eastern side of the LGA. The precinct currently functions as a town centre with a central high street along Beamish Street. Canterbury Hospital is the major regional anchor in the centre, and there is a range of infrastructure in the area that serves the Canterbury Bankstown LGA, including Campsie Library and Knowledge Centre and Canterbury Aquatic Centre.

Campsie Town Centre is an important transport hub for rail and bus routes, and contains a major railway station (Campsie Station). By 2024, this railway line will be upgraded to Metro standards, with high capacity, high frequency connections to surrounding centres.

Campsie Town Centre has been identified by the Greater Sydney Commission as a strategic centre and has been earmarked for resident and worker growth, catalysed by the delivery of the Sydney Metro, which will significantly enhance the accessibility of Campsie to surrounding centres.

A review of the relevant strategic policy and planning context for the Campsie Town Centre highlights the following key drivers for the precinct:

- **Planning for worker and population growth** – State and local government has earmarked Campsie Town Centre as a strategic centre, forecast to undergo significant growth in the number of workers and residents living in and accessing the centre every day.
- **Harnessing the impact of the Sydney Metro** – the delivery of Sydney Metro City & Southwest will significantly enhance the connectivity of Campsie as a centre, and attract new employment opportunities and housing to the centre.
- **Improving pedestrian amenity** – Campsie currently experiences challenges related to traffic congestion and limited parking, and improving traffic flows and the public domain would improve the pedestrian amenity of Beamish Street.
- **Enhancing food and beverage options along Beamish Street**– It is a state and local priority to activate Beamish Street as an “eat street” to underpin the development of Campsie’s night time economy.

In 2016, the number of residents in the Campsie Town Centre was 24,500, and the numbers of students and workers visiting the Campsie Town Centre on a daily basis from outside the study area were 1,750 and 3,800 respectively. This was a total of 30,050 students, workers and residents accessing Campsie Town Centre each day.

The number of students, workers and residents accessing the study area is forecast to increase significantly by 2036. In 2036, the number of residents in Campsie Town Centre is forecast to increase to 39,371, as well as 5,900 workers and 2,240 students accessing the centre each day. This is a total of 47,511 residents, students and workers accessing the study area each day.

There is a significant concentration of Council and non-Council social infrastructure within the Campsie Town Centre, including Campsie Library and Knowledge Centre, the Orion Centre. There are a diverse range of parks and open spaces, including Tasker Park, Anzac Park and Anzac Mall, as well as recreation facilities including Canterbury Aquatic and Leisure Centre and Canterbury Olympic Ice Rink.

Worker and student needs analysis

Planning for future provision of social infrastructure is essential to support a sustainable growth in Bankstown City Centre and Campsie Town Centre. This Study sets out the findings of the worker and student needs analysis that has been methodically undertaken help to understand the gaps in provision and inform recommendations for future provision.

The findings of the needs analysis drew on two data sets:

- **Qualitative** (i.e. findings of online survey, interviews, focus groups). The qualitative methodology aimed to capture feedback from workers, students and venue managers who are currently using and managing social infrastructure in these two centres; and
- **Quantitative** (i.e. development of benchmarks, mapping and gap analysis). The quantitative methodology involved developing a nuanced benchmark for social infrastructure demand based on the outcomes of the qualitative research, and then applying this to current and forecast student and worker numbers to identify forecast gaps in provision of social infrastructure.

In combination, these data sets provide a robust and nuanced assessment of student and worker demand for social infrastructure in these two centres – now and to 2036.

Developing a methodology to assess the likely needs for a future population of workers and students requires a combination of approaches. There are qualitative assessments and quantitative techniques that can contribute, but overall, the mix of information is analysed and interpreted through the “lens” of our professional experience.

This *triangulation* of qualitative and quantitative data sources is the basis for understanding the likely needs of the target populations.

Key overall findings – qualitative research

The outcomes of the qualitative research highlighted the following overarching findings for worker and student use of social infrastructure in *both* centres:

- Preference for “drop in” and informal activities
- Workers and students most likely to walk to social infrastructure
- Convenience is a key driver of worker and student demand for social infrastructure
- Desire for enhanced public domain amenity
- Desire for increased night time activation
- Need for improve pedestrian experience and walkability
- Need to address negative community perceptions of safety.

Key findings – Bankstown City Centre

The following section provides a brief overview of the key findings of the qualitative and quantitative needs analysis for Bankstown City Centre:

- Parks and open spaces, are the facilities most frequently used by both students and workers. These facilities are used for a range of purposes, including walking, lunchtime and after work socialising and restoration, eating

lunch and access to nature. The next most popular facility type was libraries, which are used for studying, work and meeting purposes.

- The most commonly used facilities in Bankstown City Centre were Bankstown Library and Knowledge Centre and Paul Keating Park, which are co-located with the WSU Bankstown Campus, Bankstown Central shopping centre, existing and future commercial offices.
- Lack of walkability, poor perceptions of safety and need to revitalise public domain and streetscapes are key barriers to accessing social infrastructure in Bankstown City Centre for workers and students.
- There is very high need for additional parkland and public space in the Bankstown City Centre. The existing open space and recreation network is currently at or nearing capacity, and there are limited opportunities to provide new or expanded local parks.
- There is demand for additional multipurpose community space for programs, studying, meetings and gathering. Demand for these spaces are currently met by the large Bankstown Library and Knowledge Centre. Due to the regional scale of this facility, it is likely that future demand from workers and students can be met in the existing facility – however, internal renovations and reconfiguration of spaces may be required to support changing patterns of use over time.

Key findings – Campsie Town Centre

The following section provides a brief overview of the key findings of the qualitative and quantitative needs analysis for Campsie Town Centre:

- Parks and open spaces, are the facilities most frequently used by both students and workers. These facilities are used for a range of purposes, including walking, lunchtime and after work socialising and restoration, eating lunch and access to nature. The next most popular facility type was libraries, which are used for studying, work and meeting purposes.
- The most commonly used facilities in Campsie Town Centre were Campsie Library, Anzac Park and Cooks River Parklands.
- Lack of walkability, traffic congestion and the need to revitalise public domain and streetscapes are key barriers to accessing social infrastructure in Campsie Town Centre for workers and students.
- There is need for additional parkland and public space in the Campsie Town Centre. The existing open space and recreation network is currently at or nearing capacity, and there are limited opportunities to provide new or expanded local parks.
- There is demand for additional multipurpose community space for programs, studying, meetings and gathering. Demand for these spaces are currently met by the Campsie Library and Knowledge Centre, which is highly utilised and contains a mix of study spaces, program spaces, seating and a children's area. However, the library is not of a sufficient size to meet demand to 2036, and a library/multipurpose community facility of approximately 2900sqm will be required to meet demand from residents, students and workers to 2036.

Directions for social infrastructure provision and amenity improvements to 2036

The outcomes of qualitative and quantitative analysis have been drawn on to identify strategic directions to guide the provision of social infrastructure to support the growing number of workers and students in Bankstown City Centre and Campsie Town Centre.

Strategic directions

The following directions provide overarching recommendations which apply to both centres, and are not social-infrastructure specific:

- Enhancing the amenity of the public domain
- Activating the night time economy
- Improving walkability/pedestrian permeability
- Delivering greener streets and improving the connectivity of spaces

- Improving community safety and perceptions of safety
- Exploring opportunities for partnerships for provision

Strategic directions for Bankstown City Centre Master Plan

The qualitative and quantitative analysis has identified the following key directions for social infrastructure to support workers and students in Bankstown City Centre:

- **Parks, sport and recreation facilities**
 - Negotiate with La Salle College to investigate acquisition or shared use/dual provision over the school fields for long term open space and sporting use;
 - Investigate options for provision of large multi-purpose indoor sport and recreation centre of 4 + courts with a footprint of around 5000m² or larger (excluding parking). This should be subject to future feasibility assessment and potential commercial provision or partnership.;
 - Investigate opportunities for provision of synthetic fields on roof tops or as part of CBD developments;
 - Confirm the provision of indoor program or sporting space as part of WSU campus and encourage design for community access .
 - No loss of any existing open space and seek to expand parks in the centre through conversion of adjacent uses (such as carparks) - in particular explore options for expanding Paul Keating Park;
 - Secure new public open space in the city centre where possible as a result of new developments aiming for minimum areas of 5000m² through consolidation with existing spec or planned space.
 - Identify additional opportunities for new parks through conversion of road and carpark areas. This could include public space/open space on rooftops;
 - Encourage reduced building footprints and increased podium and street level public space to complement nearby open space areas or to create small nodes
 - Consider mechanisms to support/ encourage additional commercial gym and fitness facilities servicing the centre;
 - Include program space of around 400sqm in the proposed multi-purpose indoor sport centre or as part of other developments with minimum areas of 100sqm per space.
 - Establish larger running loop combining existing open space areas, the proposed Metro Green space Corridor and Green active streets;
 - Increase connectivity to and permeability of, open space areas and green corridors
- **Open space network connections:** With limited opportunity for additional public open space, the connectivity of existing public spaces and open spaces via green corridors and green walkable streets will be critical in providing access and encouraging physical activity. Bankstown City Centre does not have any significant waterway network to leverage a long term green way/ blue way plan from. However there are a number of opportunities including:
 - The planned green space corridor along the Metro route (which will supersede the rail line);
 - Connectivity to Paul Keating Park from the Metro line;
 - Connectivity to Griffith Park and linkage to Memorial Park;
 - Linking Bankstown City Gardens to Stevens Reserve;
 - Utilising open space along Stacey St to connect to the north and Apex Reserve;
 - Connecting to RM Campbell Park;
 - The linkage from Bankstown Memorial Park down to Ruse Park;
 - Access to Roads and Maritime NSW land along Stacey St for a green space and active transport link (subject to final design of Stacey St and negotiations with RMS);

- Build on existing green street treatment at Olympic Parade to link Griffith Park to Bankstown Memorial Park via Chapel St;
- Resolve connectivity barriers in Ruse Park/ Saltpan Creek.
- **Community facilities**
 - In collaboration with Western Sydney University, identify opportunities for broader community use of WSU Bankstown campus facilities, to meet the needs of workers, business and residents in Bankstown City Centre. This may include opportunities for the community to hire meeting rooms or conference facilities on campus, or extending university library hours to enable use by school students.
 - In collaboration with Western Sydney University, identify opportunities for university students to use Bryan Brown Theatre for events and gatherings.
 - Identify opportunities to enhance utilisation of community meeting rooms within Bryan Brown Theatre by workers and students.
 - Undertake research to monitor impact of Western Sydney University campus on Bankstown Library and Knowledge Centre, i.e. monitor usage of the facility by tertiary students.
 - Identify opportunities to expand Bankstown Arts Centre programming to meet student needs. For example, there may be opportunities for pop-up workshops or events within local schools.
 - Explore opportunities to reconfigure and/or renovate Bankstown Library and Knowledge Centre to accommodate increased demand from students and workers.
 - Identify opportunities for pop-up library services within local schools during peak periods (i.e. exam times) after school and on weekends to support secondary school students.
 - Explore opportunities to expand Bankstown Arts Centre to meet occasional demand for cultural and creative spaces and programs from students and workers.

Strategic directions for Campsie Town Centre Master Plan

The qualitative and quantitative analysis has identified the following key directions for social infrastructure to support workers and students in Campsie Town Centre:

- **Parks, sport and recreation facilities**
 - No loss of existing parks and identify opportunities to expand existing parks/open spaces through conversion of adjacent uses. Consider any options emerging through reviews of the traffic network or parking areas.
 - Explore options to now or in the future to provide parks or open space on rooftops.
 - Encourage reduced building footprints and increased podium and street level public space to complement nearby open space areas or to create small nodes
 - Leverage the greenspace corridor proposed for the Metro to increase connectivity and create multiple smaller informal park nodes.
 - Expand capacity/ continue with planned improvements at Canterbury Leisure and Aquatic Facility including longer term consideration of including indoor sports capability.
 - Include floor space allowances in new developments(including commercial and residential) for program areas and possibly commercial gym/fitness.
 - Invest in developing a vibrant and accessible open space corridor with a continuous path way and recreation nodes along the Cooks River corridor and increase active transport connections to the corridor.
 - Create larger loop using Metro Green Space Corridor, Cooks River and open space along the north west rail corridor.
 - Deliver a minimum 5 km running/walking riding loop using off-road path networks in green space/open space as much as possible.
 - Investigate the potential for a shared provision project with Harcourt School for an indoor sports facility.

- Consider providing additional outdoor (multi-use) courts in Tasker Park.
- **Open space network connections:** With limited opportunity for additional public open space in Campsie Town Centre, the connectivity of existing public spaces and open spaces via green corridors and green walkable streets will be critical in providing access and encouraging physical activity. There are a number of opportunities to improve open space network connections including:
 - The Metro Greenspace Corridor;
 - Cooks River, including increased connectivity providing access to future opportunities such as the redevelopment of the old Canterbury Racecourse
 - Utilising Beamish Street to connect the centre to Lofts Gardens and north to the Cooks River;
 - Connecting the Belmore Precinct to Tasker Park;
 - Providing a greenspace corridor along the NW rail line;
 - Linking Rudd Park to the town centre via First Avenue and the rail/metro corridors.
- **Community facilities**
 - In the short term, explore opportunities to provide pop-up and interim cultural and creative uses within the Orion Centre to meet demand from students and workers for after work and after school activities.
 - In the short term, identify opportunities to better connect the Canterbury Hospital precinct with community facilities within Campsie Town Centre, e.g. pop-up library services at Canterbury Hospital, e.g. kiosk for “click and collect” books.
 - In the longer term, deliver an expanded Campsie Library and Knowledge Centre (of at least 2,900sqm) to accommodate increased demand from students and workers, as well as residents, for flexible, multipurpose community space. This could be delivered within a Civic Precinct on the site of the former Canterbury Council administration building, on Beamish Street, co-located with the Orion Centre. Considerations for this facility could include:
 - Opportunities to create an iconic building that enhances the sense of place and identity for this major centre within the CBCity LGA. The existing library within Campsie is well-utilised but has limited visual prominence – a new iconic building located on the high street would enhance the utilisation of the facility and maximise Council’s investment in this space.
 - Enhanced connections to Beamish Street to increase the visual prominence of the library. Opportunities to enhance the connections between this future facility and the vibrant cultural, commercial and retail activity along Beamish Street, e.g. indoor-outdoor spaces within the integrated community facility to facilitate markets, outdoor dining and events showcasing local producers and businesses.
 - Connections to the Orion Centre and other community facilities within walking distance, recognising synergies and delivering an integrated cultural and creative precinct for Campsie.
 - Explore opportunities to deliver cultural and creative spaces within Campsie Town Centre to meet occasional demand for cultural and creative spaces and programs from students and workers. The Orion Centre, with its frontage to Beamish Street, distinctive heritage façade, existing venue spaces and proximity to the station, would provide an excellent opportunity to create a new facility in this area.

Part A: Introduction and approach

1.0 Introduction

1.1 Background

In July 2020, City of Canterbury Bankstown Council (Council) engaged Ethos Urban, in partnership with Otium Planning Group, to prepare a Worker and Student Social Infrastructure Needs Study for Bankstown City Centre and Campsie Town Centre.

City of Canterbury Bankstown Council plays a key role in providing social infrastructure to support and sustain the liveability and wellbeing of the residents, workers and students in the Canterbury Bankstown LGA.

Parks, recreation facilities, libraries and cultural and creative spaces and other social infrastructure are important places through which social cohesion and social capital is fostered over time by bringing diverse community members together; providing spaces for communities to connect, create and learn. They are also an important touchpoint for Council and the community, through the delivery of amenities and services.

Delivering adequate and appropriate social infrastructure, including community facilities, is fundamental to achieving City of Canterbury-Bankstown's vision of a city that is "thriving, dynamic, real." CBCity aspires to a place where:

"Our communities are safe, strong, caring for each other and inclusive of all. We have good access to the services we need and use them well. Our people are healthy in mind and body... we are a place of incredible activity and opportunity... We remember, we celebrate and we dream. Our people are proud of themselves, proud of their roots and proud of our City..." (CSP, p.17)

Council's existing portfolio of social infrastructure includes libraries, community centres, parks and recreation facilities that support local residents' wellbeing. With a large a fast-growing community, Council now faces a range of challenges and opportunities in meeting community needs for social infrastructure over the next two decades – challenges and opportunities for which this analysis provides insights and guidance.

1.2 Purpose and objectives

The purpose of this study is to provide robust research and recommendations for the delivery of social infrastructure to support existing and future workers and students in the Canterbury Bankstown LGA's two identified growth centres: Bankstown City Centre and Campsie Town Centre – now and in 2036.

This arises from Council's recognition of the importance of providing adequate infrastructure to sustain the social and economic development and success of these important strategic centres into the future.

The objectives of the Worker and Student Social Infrastructure Needs Study are to:

- Identify the existing and planned supply of Council and non-Council social infrastructure within these two centres;
- Understand workers' and students' patterns of use of social infrastructure;
- Understand workers' and students needs and desires in relation to current and future provision, and
- Identify gaps in provision of social infrastructure to meet student and worker needs now and to 2036.

The Study will be used to inform the development of the Bankstown City Centre and Campsie Town Centre Master Plans and corresponding Local Environmental Plan (LEP) and Development Control Plan (DCP) objectives and controls. The Study will also support the community needs assessment being undertaken by Council at the present time, which focuses on the social infrastructure needs of the city's resident community.

For the purposes of developing the needs study, social infrastructure includes Council and non-Council facilities, buildings and spaces within the boundaries of the Bankstown City Centre and Campsie Town Centre.

1.3 Methodology

The Worker and Student Social Infrastructure Needs Study has been undertaken in the following stages:

- **Stage 1:** Defining worker and student infrastructure, i.e. identifying assumptions to underpin the needs study, including defining infrastructure likely to be used by workers and students
- **Stage 2:** Identifying current and planned supply of social infrastructure within Bankstown City Centre and Campsie Town Centre, including mapping of infrastructure within study areas
- **Stage 3:** Consultation with workers and students to inform the evidence-based needs assessment and test assumptions underpinning the study. The consultation phase involved:
 - Online survey (195 responses)
 - Stakeholder interviews with venue managers and Council officers (10 interviews)
 - Focus groups (one with Council staff, one with students and one with workers)
 - Engagement with school students.

The detailed outcomes of the engagement phase of this study are included in the separate *Consultation Outcomes Report* (Ethos Urban and Otium, 2020).

- **Stage 4:** Needs analysis to identify current and forecast gaps in provision of social infrastructure to support worker and student needs, including development of a needs analysis framework based on outcomes of consultation
- **Stage 5:** Recommendations for future provision and delivery of social infrastructure in Bankstown City Centre and Campsie Town Centre to inform the master plans for these two centres.

1.4 Council's role in social infrastructure provision

Council is responsible for the delivery of certain types of social infrastructure, including libraries, community facilities, parks and recreation facilities.

Council may also choose to play a role in the delivery of other types of social infrastructure due to market failure (e.g. provision of co-working spaces, affordable studios for artists), or where it sees it has a role to play in advocating on behalf of the community for adequate provision.

However, Council is only one provider of community spaces within the LGA, and Council is not solely responsible for meeting demand for community facilities.

Recognising local government as only one provider of community space within a broader network of community facilities will assist Council to identify a clear pathway for better manage growing demand for community facilities now and into the future, through a multi-pronged approach.

1.5 Structure of this report

This report is structured into the following sections:

- **Part A: Introduction and approach**
 - **Section 1.0** – Introduction, including an overview of the purpose and objectives of the report
 - **Section 2.0** – Approach to the needs analysis, including an overview of the methodology applied in this needs analysis, including both qualitative and quantitative approaches.
- **Part B: Current context**
 - **Section 3.0** – Bankstown City Centre context, including an overview of the strategic and social context of the precinct
 - **Section 4.0** – Bankstown City Centre – current and planned social infrastructure supply, including an overview of the current and planned provision of community facilities, open space and recreation facilities in this precinct
 - **Section 5.0** – Campsie Town Centre context, including an overview of the strategic and social context of the precinct
 - **Section 6.0** – Campsie Town Centre – current and planned social infrastructure supply, including an overview of the current and planned provision of community facilities, open space and recreation facilities in this precinct.
- **Part C: Study findings**
 - **Section 7.0**– Overarching findings, including an overview of the key findings of qualitative research,
 - **Section 8.0** – Quantitative analysis, including development of benchmarks and gap analysis
 - **Section 9.0** – Bankstown City Centre findings, including outcomes of the qualitative and quantitative needs analysis
 - **Section 10.0** – Campsie Town Centre findings, including outcomes of the qualitative and quantitative needs analysis
 - **Section 11.0** - Directions, including recommendations for provision of social infrastructure to support workers and students in the Bankstown City Centre and Campsie Town Centre to 2036.
 - **Section 12.0** – Alignment with the master plans, includes commentary analysing the alignment between the strategic directions of the Bankstown City Centre and Campsie Town Centre master plans and the recommendations of this study.

2.0 Approach to the needs analysis

2.1 Introduction

Planning for future provision of social infrastructure is essential to support a sustainable growth in Bankstown City Centre and Campsie Town Centre. This Study sets out the findings of the worker and student needs analysis that has been methodically undertaken help to understand the gaps in provision and inform recommendations for future provision.

This chapter outlines the methodology used to assess the existing provision of community facilities, open space and recreation facilities in Bankstown City Centre and Campsie Town Centre, including discussion on the benchmarks used to undertake the analysis.

The findings of the needs analysis drew on two data sets:

- **Qualitative** (i.e. findings of online survey, interviews, focus groups). The qualitative methodology aimed to capture feedback from workers, students and venue managers who are currently using and managing social infrastructure in these two centres; and
- **Quantitative** (i.e. development of benchmarks, mapping and gap analysis). The quantitative methodology involved developing a nuanced benchmark for social infrastructure demand based on the outcomes of the qualitative research, and then applying this to current and forecast student and worker numbers to identify forecast gaps in provision of social infrastructure.

In combination, these data sets provide a robust and nuanced assessment of student and worker demand for social infrastructure in these two centres – now and to 2036.

Developing a methodology to assess the likely needs for a future population of workers and students requires a combination of approaches. There are qualitative assessments and quantitative techniques that can contribute, but overall, the mix of information is analysed and interpreted through the “lens” of our professional experience.

This *triangulation* of qualitative and quantitative data sources is the basis for understanding the likely needs of the target populations.

2.2 Defining social infrastructure

City of Canterbury Bankstown Council plays a key role in providing social infrastructure to support and sustain liveability, community health, wellbeing, and participation. Open space, recreation and community facilities provide places and spaces for people to meet, be active, connect, create and learn. They also represent an important touchpoint for Council to connect with the community through the delivery of services and amenities.

Infrastructure Australia defines social infrastructure as:

“Social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities. It helps us to be happy, safe and healthy, to learn, and to enjoy life. The network of social infrastructure contributes to social identity, inclusion and cohesion and is used by all Australians at some point in their lives, often on a daily basis. Access to high-quality, affordable social services has a direct impact on the social and economic wellbeing of all Australians.”⁴

Social infrastructure is a combination of hard and soft infrastructure. Hard social infrastructure includes the facilities, buildings and spaces, and soft infrastructure includes the programs, services and networks that occur in these spaces. Built assets, such as libraries and recreation centres, facilitate the delivery of social services by governments and other service providers.

This Study focuses on the built assets that Council is primarily responsible for, or has chosen to play a role in delivering. Council is only one provider of social infrastructure in the Canterbury Bankstown LGA.

⁴ Infrastructure Australia, *Australian Infrastructure Audit 2019*, <https://www.infrastructureaustralia.gov.au/sites/default/files/2019-08/Australian%20Infrastructure%20Audit%202019%20-%206.%20Social%20Infrastructure.pdf>

Examples of social infrastructure owned and/or managed by Council include:

- Integrated multipurpose facilities
- Local community facilities, e.g. community centres, scout halls
- Childcare centres
- Cultural facilities, e.g. arts centres
- Recreation facilities, e.g. aquatic and leisure centres
- Sportsfields
- Parks.

2.3 Social infrastructure for workers and students

Needs analysis for social infrastructure is generally undertaken on the basis of demand from residents.⁵ However, in major employment centres such as Bankstown City Centre and Campsie Town Centre, there is also likely to be significant demand for social infrastructure from students and workers.

As these centres grow, they will attract students and workers of all ages with a diverse range of needs. Qualitative research undertaken for this study has identified that workers and students in Bankstown City Centre and Campsie Town Centre have different patterns of use for social infrastructure compared to residents.

Key trends in social infrastructure use by workers and students, compared to residents, include:

- Preference for “drop in” facilities and informal activities, including libraries and open space, rather than programmed facilities, such as community centres
- More likely to walk to social infrastructure from workplaces or places of study, rather than drive or catch public transport
- Convenience is a key driver of worker and student demand for social infrastructure, including opening hours and location

These trends are explored in more detail in **Part C** of this report. An analysis of which infrastructure is used by workers and students is included at **Appendix A**.

2.4 Assumptions underpinning the analysis

The project team has developed a range of assumptions that underpinned the needs analysis. These assumptions were tested with Council.

- Workers and students may have different patterns of use of social infrastructure compared to residents. This assumption has been supported through the qualitative analysis undertaken for this study. A comprehensive list of social infrastructure that supports students and workers, including rationale for why it is likely to be used by students and workers as well as residents is included at **Appendix A**.
- Many workers and students are likely to have already been counted in the resident needs analysis, e.g.:
 - 42% of the workforce of the LGA are also residents (ABS Census 2016), whose demand has already been assessed in the previous Resident Demand Study – this proportion is likely to be broadly reflected in Bankstown City Centre (where the predominant office space is located) and Campsie Town Centre, as the key employment centres.
 - A significant portion of students would also be residents (the majority of school students, and many TAFE and future WSU University (planned) Bankstown campus students) – so again, would have been accounted for in resident demand analysis.
- Workers and students may use social infrastructure in Campsie and Bankstown at different times compared to residents:

⁵ Council has previously undertaken a study into the social infrastructure needs of residents to 2036: *Community Needs Analysis*, Ethos Urban, 2019.

- Based on analysis of trends for social infrastructure use, it is likely that demand from workers and students on city centre infrastructure is likely to overlap with resident demand.
- Town centres with mixed-use development containing high-density residential, commercial and educational development can generate a substantial daytime demand for open space and access to sport and recreation facilities.
- A key driver for participation is convenience, with participants seeking options that fit into their other lifestyle choices and schedules. As such, there is increased demand by workers (and students) to participate in sport and recreation activities, particularly exercise, fitness, and social sports before work, during lunch breaks and after work. For students this includes times outside of lectures and their on-campus commitments.
- Understanding the capacity of existing social infrastructure and identifying new opportunities to accommodate demand arising from students and workers in the future will be critical to planning for Campsie and Bankstown CBD.
- Council is one provider of social infrastructure in the broader network, and there will be opportunities for a mix of social infrastructure providers (e.g. private, not for profit, state government) to meet demand.
- The category of students includes primary, secondary and tertiary students. These groups are likely to have different needs and usage patterns.
- The category of workers will need to be understood in different ways; e.g. tradespeople typically work outside of city centres, office workers and retail workers will have different needs and usage patterns.
- Consideration of catchments will be tailored to this study, and distinct from catchment planning approaches applied to resident needs. The following considerations will be relevant in determining catchments for this study:
 - Infrastructure within walking distance of key employment nodes (i.e., at a very localised level, what's the strongest concentration of workforce, and what's within walking distance of that);
 - Also, infrastructure near transport nodes (train stations mainly), where workers may go on their way home,
 - Open space catchments will be distinct from community facilities catchments, in terms of regional infrastructure potentially being more relevant here.
- Bankstown City Centre may also play a role in providing regional infrastructure for students/workers as part of the broader Bankstown City Centre/Bankstown Airport Collaboration area. However, qualitative analysis undertaken to inform this study indicates that the vast majority of students and workers accessing social infrastructure in these centres walk to facilities, and therefore it is unlikely that workers at Bankstown Airport are likely to access social infrastructure in Bankstown City Centre at lunchtime or after work.

2.5 Qualitative methodology

The qualitative methodology for this project was based in extensive stakeholder and community engagement with workers and students currently using social infrastructure in the Campsie Town Centre and Bankstown City Centre.

The engagement approach was developed in close collaboration with Council including representatives from planning, communications and engagement. It was designed to be practical and effective in capturing valuable feedback from workers, students and venue managers who are currently using and managing social infrastructure in Campsie Town Centre and Bankstown City Centre.

The objectives of the consultation were to understand workers' and students:

- Patterns of social infrastructure use (i.e. how often and for what purpose the community use social infrastructure in these centres);
- Understand worker and student views and perceptions about social infrastructure in Campsie and Bankstown including:
 - Likes and dislikes;
 - Satisfaction levels;
 - Unmet needs, and

- Community aspirations.
- Priorities for future social infrastructure provision.

The engagement techniques used in during the consultation period included:

- Online survey (195 responses);
- Interview with venue managers (10 interviewees);
- Focus groups with students, workers and Council officers (three focus groups with 30 attendees in total), and
- Engagement with schools (one school, including 41 students, participated in the classroom activity).

The engagement approach has led to a rich and detailed array of qualitative information, and provides a consistent picture of social infrastructure use by students and workers.

The detailed outcomes of the engagement process are provided in the Consultation Outcomes report.

2.6 Quantitative methodology

The quantitative methodology for this project involved the following steps:

- Mapping of current and planned social infrastructure, including identifying which education facilities and workplaces are within walking distance of social infrastructure (see **Section 4.1** and **6.1**);
- Drawing on the outcomes of qualitative research to develop an appropriate benchmark for provision of social infrastructure in the two centres to accommodate the needs and demands of students and workers – in terms of community facilities types and floorspace; open space types and land area (see **Section 8.0**);
- Accessing reliable data sources on participation in sport and recreation activities to inform the analysis, and
- Undertaking a gap analysis, i.e. applying the benchmarks to current and forecast student and worker numbers to identify forecast gaps in provision of social infrastructure, in order to derive recommendations for future provision to address identified gaps (see **Section 9.3** and **10.3**).

Part B: Current context

3.0 Bankstown City Centre context

The following section provide an overview of the strategic context of the Bankstown City Centre, including a review of the geographic and spatial context and policy and planning drivers relevant to the delivery of social infrastructure within the Bankstown City Centre precinct.

3.1 Bankstown City Centre Master plan study area – contextual overview

Bankstown City Centre is the largest employment centre in the CBCity LGA and is located in the western side of the LGA. An aerial image of the study area is shown in **Figure 1**. The precinct includes a range of regional anchors for CBCity LGA and the broader South District, including:

- Bankstown Central shopping centre
- Bankstown TAFE campus
- Bankstown Arts Centre
- Bankstown Library and Knowledge Centre
- Government and commercial offices.

Bankstown City Centre has been identified by the Greater Sydney Commission as an emerging health and education precinct, and a Western Sydney University vertical campus is planned to be delivered in the centre. The area has been earmarked for student, resident and employment growth by state and local governments.

Bankstown City Centre includes a major railway station (Bankstown Station), which is serviced by the following train lines that connect the centre to surrounding employment and population centres:

- T2 Inner West and Leppington – including stops at Parramatta and the City Circle
- T3 Liverpool or Lidcombe to City – including stops at Liverpool and Strathfield.

By 2024, this railway line will be upgraded to Metro standards, with high capacity, high frequency connections to surrounding centres.



Figure 1 Bankstown City Centre precinct

Source: CBCity, 2020.

3.2 Strategic policy and planning context

3.2.1 Key strategic policy and planning drivers

A review of the relevant strategic policy and planning context for the Bankstown City Centre highlights the following key drivers for the precinct:

- **Planning for student, worker and population growth** – State and local government has earmarked Bankstown City Centre as a major metropolitan centre, forecast to undergo significant growth in the number of students, workers and residents living in and accessing the centre every day.
- **Harnessing the transformative impact of new investment in the Bankstown City Centre** – The delivery of a new Western Sydney University campus, public transport upgrades and a potential new hospital within Bankstown City Centre will lead to an increase in the number of education, knowledge intensive jobs in this precinct, as well as enhancing the connectivity of Bankstown to other centres in Greater Sydney.
- **Improving public domain and amenity** – Council has prepared a public domain masterplan for Bankstown City Centre, which aims to improve the pedestrian experience of the area. It focuses on improving urban amenity, supporting active transport including, widening of foot paths, creating slower vehicle speeds, introducing separate cycling footpaths and planting more street trees and rain gardens and delivering areas for outdoor café seating.
- **Enhancing entertainment and night life options** – To activate streets and enhance the night time economy of Bankstown City Centre, new opportunities for entertainment, arts and culture are needed in the centre.
- **Deliver infrastructure to support Bankstown City Centre’s growth** – To support forecast growth in the centre, upgrades to social and other infrastructure will be required, including non-traditional forms of Council infrastructure (e.g. events and conferencing facilities, co-working spaces) to support Bankstown’s health, education and commercial role.

3.2.2 NSW Government drivers

The South District Plan (Greater Sydney Commission, 2018) has recognises the importance of Bankstown as a large centre with a diverse range of healthcare, community and civic services that support the broader South District.

The existing transport interchange, and future Metro connection, supports a large catchment and connects residents, students and workers in Bankstown City Centre to Sydney CBD, Chatswood, Macquarie Park and Liverpool. The improved frequency and reduced travel times enabled by the delivery of the Metro have the potential to attract jobs and housing development to Bankstown City Centre, while a new WSU campus will diversify and activate the centre. This will have an economic flow-on effect, creating opportunities for more local jobs, including knowledge-intensive jobs. The following employment targets for Bankstown City Centre have been identified by the GSC (Table 1).

Table 1 Employment targets set by the Greater Sydney Commission

Target	Bankstown
2016 estimate	12,100
2036 baseline target	17,000
2036 higher target	25,000

Source: South District Plan, Greater Sydney Commission (2018)

The GSC envisages:

“a highly productive, economically vibrant and liveable centre, leveraging the initiatives already underway, especially with the potential of a health and education precinct.” (South District Plan, p.66)

The South District Plan identifies the following key directions for Bankstown City Centre to 2036:

- *Support links between Bankstown-Lidcombe Hospital, allied health services and links to tertiary education and research facilities to grow the emerging health and education precinct.*
- *Encourage new lifestyle and entertainment uses to activate streets and grow the night-time economy.*
- *Facilitate the attraction of office and commercial floor space and provide opportunities to allow commercial and retail activities to innovate.*
- *Encourage activation of secondary streets.*
- *Enhance the quality of Paul Keating Park.*
- *Improve and integrate the transport interchange and city centre.*

Bankstown has also been identified as a collaboration area by the Greater Sydney Commission, and the *Bankstown City Centre and Bankstown Airport Place Strategy* has been developed in partnership between Council and the GSC to guide the area’s transition from a suburban centre to a distinctive health, academic, research and training precinct by leveraging government and institutional investments. The Place Strategy will guide the development of Bankstown City Centre’s Structure and Master Plans including:

- *Improving walking and cycling links.*
- *Developing minimum planning standards for a well-designed built environment.*
- *Promoting Bankstown as a cultural anchor and investigating a regional-scale arts and cultural facility in Bankstown City Centre.*
- *Encouraging short to medium term accommodation and student housing in the CBD.*
- *Developing and implementing a Night Time Economy.*
- *Clustering the acute hospital and health services with related research and educational uses in Bankstown City Centre.*
- *Investigate locating a private hospital in Bankstown CBD, and how it would complement the redeveloped Bankstown Hospital (public) and create employment.*
- *Develop or retrofit multipurpose facilities to provide specialised resources that support creative activities in Bankstown Arts Centre and other locations.*

3.2.3 City of Canterbury Bankstown Council drivers

It is Council’s vision that Bankstown City Centre will continue to be the premier location for commerce, civic, cultural, administrative and social activity for the LGA, and expand to become significant at a metropolitan level.

Council supports the growth target identified by the Greater Sydney Commission and is targeting the delivery of 25,000 total jobs, 25,000 students and 12,500 additional dwellings by 2036.

Council’s Draft LSPS (2020) identifies the following strategic directions for Bankstown City Centre:

- *Provide 25,000 jobs and plan for the 25,000 students within Bankstown City Centre by 2036.*
- *Create a commercial core for premium commercial and civic development in Bankstown City Centre, anchored by the university, public and private hospital and other institutional development.*
- *Plan for significant increase in education, knowledge intensive and cultural jobs in Bankstown City Centre, focused along the Chapel Road precinct.*

- Encourage student housing in Bankstown City Centre to support the growing education role of the City and Bankstown Aviation and Technology Precinct.
- Encourage student housing in Bankstown City Centre.
- Ensure no net loss of employment floor space.
- Plan capacity for tourist and visitor accommodation, event, conferencing, meeting space and arts and cultural facilities that support Bankstown’s health, education and commercial role.

Council has also recently adopted a *Complete Streets Master Plan* for Bankstown City Centre (October 2019). This document guides the public domain of the City, identifying street and transport upgrades to improve the overall amenity of the City Centre.

The Masterplan contains a number of directions to enhance the urban amenity of Bankstown City Centre and support active transport including, widening of foot paths, creating slower vehicle speeds, introducing separate cycling footpaths and constructing more street trees, rain gardens and areas for outdoor café seating.

3.3 Community profile – students and workers

For the purposes of this analysis, a study area has been formed using SA1 boundaries that best reflect the Bankstown City Centre Precinct as defined by City of Canterbury Bankstown Council (see **Figure 2**).

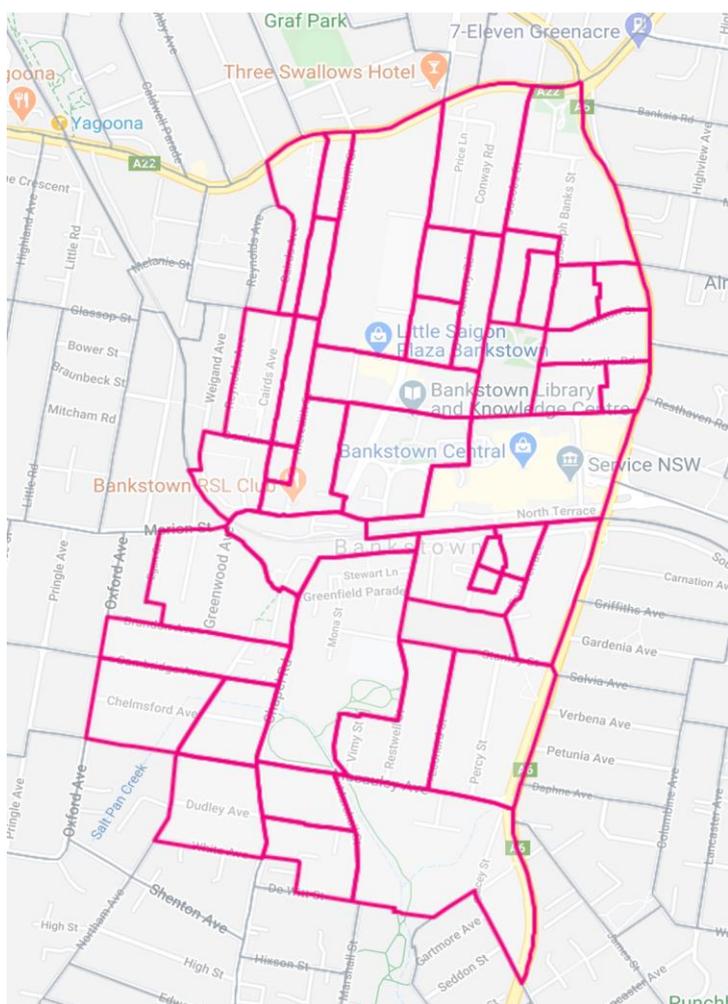


Figure 2 Bankstown City Centre study area (SA1s)

Source: Remplan; City of Canterbury Bankstown Council, 2020

3.3.1 Current profile (2016 - 2019)

Residents

Across Canterbury Bankstown LGA in 2019, there were an estimated 377,917 persons residing in the LGA. Of these residents 17,825 (4.7%) live in Bankstown City Centre. The total population of Bankstown City Centre has increased significantly over recent years, growing at an average annual rate of 0.51% between 2011 and 2019 (ABS 2019).

The small share of residents residing within Bankstown City Centre demonstrates that these activity centres do not have a large resident population. However, it is likely that the resident population will increase over the near to medium term, driven by ongoing urban consolidation and infrastructure investment in the study area. Council's LSPS has adopted a target of 12,500 additional dwellings in the study area to 2036.

Students

Analysis undertaken to inform this report has identified that there are approximately 5,056 primary and secondary students and 4,500 tertiary students currently accessing Bankstown City Centre. A breakdown of student numbers by education institution is shown in **Table 2** below.

Table 2 Enrolments by institution, 2019

Education institution	Sector	Type	Number of enrolments (2019)
St Euphemia College	Independent	Combined	692
La Salle Catholic College	Catholic	Secondary	519
Bankstown Girls High School	Government	Secondary	551
Yagoona Public School	Government	Primary	530
St Felix Catholic Primary School	Catholic	Primary	421
Bankstown Public School	Government	Primary	896
St Brendan's Catholic Primary School	Catholic	Primary	362
Bankstown North Public School	Government	Primary	377
Bankstown Senior College	Government	Secondary	412
Bankstown West Public School	Government	Primary	296
Bankstown TAFE College	TAFE	Tertiary	4500
Total			9847

Source: myschool.edu.au; LSPS, 2020.

Workers

Taking into account results from the latest ABS Census of Population and Housing, there were an estimated 9,700 persons working in Bankstown in 2016.⁶

This employment data reinforces the current role Bankstown City Centre as an activity and employment centres within CBCity LGA, and more broadly within the South District, offering a diverse range of jobs to local and regional residents.

⁶ TPA Travel Zone Projection Data estimates 2016 knowledge/H&E/Population servicing jobs for Bankstown City Centre at 10,320. However, the ABS 2016 figure of 9,700 jobs was used as the base number for Bankstown City Centre in this report. The use of this lower base number ensures infrastructure planning accounts for the maximum additional number of workers to 25,000 by 2036.

Health care and social assistance is the largest industry group within Bankstown (17.4%). There is also a large number and share of workers in industries including retail trade, accommodation and food services, professional, scientific and technical services, education and training, and public administration and training.

An analysis of Journey to Work data from the ABS Census of Population and Housing shows that there were an estimated 780 persons living and working within Bankstown City Centre.

A comprehensive analysis of the employment profile of Bankstown City Centre is included at **Appendix B**.

3.3.2 Forecast growth and change (2036)

The following section provides an overview of the forecast growth of residents, students and workers in Bankstown City Centre to 2036. Bankstown City Centre is forecast to undergo significant growth over the next twenty years.

Residents

The number of residents in the Bankstown is forecast to increase from 16,500 in 2016 to 45,815 in 2036, an increase of 178% over twenty years.

Table 3 Resident population forecasts, 2016-2036

2016			2036		
Population	Dwellings	Average Household size	Population	Dwellings	Average Household size
16,500	6,200	2.66	45,815	18,700	2.45**

Source: ABS, 2016; City of Canterbury Bankstown Council.

Workers

The number of workers in Bankstown City Centre is forecast to increase from 9,700 in 2016 to 25,000 in 2036, in line with Greater Sydney Commission targets. A summary of the number of workers living in the study area, and outside the study area is shown at **Table 5** below.

Table 4 Employment forecasts

<u>Bankstown</u>	2016	2036
Knowledge Intensive	2,910	7,480
Health and Education	2,810	9,780
Population Serving	3,200	5,850
Industrial	290	650
Total*	9,700	25,000

Source: SGS Economics and Planning, 2020

* Total includes not stated and not applicable

Students

The number of students (including primary, secondary and tertiary students) daily visiting Bankstown City Centre is forecast to increase from 9,840 *My school, ACARA*) in 2016 to 15,090 in 2036. This reflects the addition of the WSU Bankstown campus, which will include 10,000 enrolments (but approximately 2,000 daily visits from students to the centre).⁷

⁷ Western Sydney University 2019, SSDA – WSU Bankstown campus.

A summary of the number of students living in the study area, and outside the study area is shown at **Table 5** below.

Table 5 Students and workers living within and outside the study area

Number	
Workers	
Current (2016)	
Living in the study area (<i>i.e. have been counted in the resident needs analysis</i>) ⁸	780
Living outside the study area	8,920
Total	9,700
Forecast (2036)	
Living in the study area (<i>i.e. have been counted in the resident needs analysis</i>)	2,000
Living outside the study area	23,000
Total	25,000
STUDENTS	
Current (2019)	
Living in the study area (<i>i.e. have been counted in the resident needs analysis</i>)	2,950
Living outside the study area	6,890
Total	9,840
Forecast (2036)	
Living in the study area (<i>i.e. have been counted in the resident needs analysis</i>)	4,530
Living outside the study area	10,560
Total	15,090

Source: ABS 2016, My School, Ethos Urban

⁸ Council's resident needs analysis study (*Community Needs Analysis*, Ethos Urban, 2019) used 2016 population data, available through Council's .id community profile (<https://profile.id.com.au/canterbury-bankstown>) in 2019.

4.0 Bankstown City Centre – current and planned social infrastructure supply

The following chapter draws on the outcomes of the mapping analysis and stakeholder consultation to provide an overview of the current levels of social infrastructure provision in Bankstown City Centre.

4.1 Overview of current and planned provision

As Bankstown City Centre is the largest employment centre in the CBCity LGA, and one of the largest centres in the South District, there is a significant concentration of Council and non-Council social infrastructure within the centre.

4.1.1 Community facilities

Current community facility provision

The following community facilities and spaces are located within the Bankstown City Centre:

- Council-owned community facilities within the Bankstown City Centre study area include:
 - One library (Bankstown Library and Knowledge Centre)
 - Two cultural and creative facilities (Bankstown Arts Centre and Bryan Brown Theatre)
 - Three local community facilities (Bankstown Memorial Oval Media Centre, Yagoona Community Centre and Bankstown Women’s Health Centre)
 - Two childcare centres owned by Council but operated by non-Council providers (KU Yagoona Preschool and Uniting Dove Cottage Early Learning Bankstown).
- There are 46 non-Council community facilities within the Bankstown City centre, including Bankstown Sports Club, health and medical facilities, places of worship, community services, schools and artist studios. Some of these facilities contain spaces available to hire to the broader community.

These facilities are shown in **Figure 3** below.

Planned or proposed community facility provision

The new Western Sydney University campus will provide a range of non-Council community facilities to support the needs of approximately 2,000 students and staff on the campus each day. The relevant elements in the proposed campus are:

- Shared study and breakout zones (5,570sqm)
- Conference facilities (931sqm)
- Hub social spaces (650sqm)
- Library (1897sqm)
- Balconies/Terraces (3233sqm)

4.1.2 Open space, sport and recreation

Current open space, sport and recreation facility provision

There is currently a variety of open spaces, sport and recreation facilities in Bankstown City Centre. These are shown in **Figure 4** below.

The current supply of open space, sport and recreation in the Bankstown City Centre is:

- Parks and open space:
 - 6 Pocket parks (less than 0.3 Ha) totalling 0.76 Ha
 - 6 Local parks totalling 4.74 Ha
 - 2 District Parks totalling 8.7 Ha (including 1 sporting precinct with 2 ovals - Bankstown Memorial and Graham Thomas)

- Part of Ruse Park (District) with open space and habitat corridor (Salt Pan Ck), approx.. 1.63Ha
- There are no council managed indoor facilities however within the Memorial Oval- Graham Thomas sports precinct there is the John Mackay Sports Centre- providing indoor cricket and similar sports (managed by Bankstown Cricket Club).

In addition to the above, the following “other” open space is available

- Council owned/managed Carpark areas 1.2 Ha
- 2 public space/plazas (Civic Precinct-part of Paul Keating park, and City Plaza) totalling 1 Ha

There are a range of other non-council indoor sport and fitness facilities detailed at **Section 4.2.1**.

Planned or proposed open space, sport and recreation improvements

A number of potential projects have been identified in prior planning the most significant being the Western Sydney University Campus. The currently available information does not indicate any significant level of provision in regard to sport and recreation facilities. In fact, it appears that the campus will be relying heavily on off-campus open space and facilities to support the needs of approximately 2000 students and staff each day.

Notably, it does not appear that any indoor sporting facilities are proposed and the vertical format and small site mean that public space/ open space needs will not be provided for on campus.

Other relevant proposals include the Bankstown CBD property Renewal Strategy recommends that the carpark on Brandon Av, adjacent to Griffiths Park be converted to an indoor multi-purpose centre. The site areas is around 2000m² and this is small if a viable multi purpose sport, indoor recreation facility was to be planned. A feasibility would be needed to determine if a multilevel design could create a facility with sufficient floor area to be financially sustainable.

There are multiple upgrades and improvements planned for the study area, which are listed in **Table 6** over page.

Table 6 Planned open space, recreation and sport provision

Site Name	New or upgrade	Description	Size (sqm)	Notes
Proposed new open space	New	VPA- Bankstown Central Shopping Centre	5,000	
New De Witt Reserve	New	Acquisition of RE1 zoned land?	130sqm	Contribution Plan - OS1
30 Raymond Street	New	Small land between two buildings	170sqm	Contribution Plan - OS2
Ruse Park <i>Just outside of study area</i>	Upgrade	Capital works to increase carrying capacity Implement high priority actions from Masterplan		Contribution Plan - OS12 Contribution Plan - OS23
Paul Keating Park	Upgrade	Implement high priority actions from Masterplan Also identified in Parks and Playground Strategy		Contribution Plan - OS20
Griffith Park	Upgrade	Implement high priority actions from Masterplan Also identified in Parks and Playground Strategy		Contribution Plan - OS21
Alice Park	Upgrade	Upgrade of facilities works may include landscaping, amenities, street furniture and lighting Also identified in Parks and Playground Strategy		Contribution Plan - OS23
Stevens Reserve	Upgrade	Upgrade of facilities works may include landscaping, amenities, street furniture and lighting Also identified in Parks and Playground Strategy		Contribution Plan - OS23
Cairds Reserve <i>(just outside the study area)</i>	Upgrade	Upgrade of facilities works may include landscaping, amenities, street furniture and lighting		Contribution Plan - OS23
Campbell Reserve	Upgrade	Upgrade of facilities works may include landscaping, amenities, street furniture and lighting		Contribution Plan - OS23
Bankstown City Gardens	Upgrade	Upgrade of facilities works may include landscaping, amenities, street furniture and lighting Also identified in Parks and Playground Strategy		Contribution Plan - OS23
Mcleods Reserve	Upgrade	Identified in Parks and Playground Strategy		
Apex Park	Upgrade	Identified in Parks and Playground Strategy		
Graham Thomas Oval	Upgrade	Identified in Parks and Playground Strategy		



Figure 3 Bankstown City Centre - community facility provision



Figure 4 Bankstown City Centre – open space and recreation facility provision

4.2 Bankstown City Centre – community facilities

4.2.1 Location and distribution

Council-owned community facilities within the study area are well-located, generally close to public transport and daily living needs. Community facilities are generally concentrated within walking distance of Bankstown Station, Bankstown Central shopping centre, shops along Chapel Road, The Appian Way and Featherstone Street, school and commercial offices and are therefore within walking distance of schools, tertiary facilities and employment.

The most significant community facility within the study area is Bankstown Library and Knowledge Centre (**Figure 5**), which is co-located with Paul Keating Park, Bryan Brown Theatre and the site of the Bankstown campus of Western Sydney University, and within walking distance of Bankstown Central shopping centre.

The largest non-Council community facility within the study area is Bankstown Sports Club, which is located to the south of the railway line, and is within walking distance of Bankstown Arts Centre (**Figure 6**), Memorial Oval and shops along Saigon Place.

The railway line and station (**Figure 7**) poses a significant barrier to walkability within the precinct, and stakeholder consultation has indicated that users of community facilities tend to stay on the side of the railway line where their place of employment or study is located.

4.2.2 Quality – condition and suitability

Council-owned community facilities within the study area are of variable quality, and some facilities require upgrades to better meet community needs and/or to expand their capacity.

Bankstown Library and Knowledge Centre, and Bryan Brown Theatre, were recently revitalised, and re-opened in 2014. Bankstown Arts Centre, while recently renovated, has a limited number of flexible indoor spaces, and stakeholder consultation has highlighted that expansions to this facility could enable it to accommodate a broader range of activities and higher utilisation.

4.2.3 Usage and utilisation

Consultation with workers and students has identified that the following Council-owned community facilities are well-utilised by these groups:

- Bankstown Library and Knowledge Centre:
 - Workers – use the café within this facility for meetings, use the library floorspace for remote working;
 - Students – use the library components of this facility for study after school, and on weekends during exam time.
- Bankstown Arts Centre:
 - Used occasionally by workers and students for after school and after work programs, e.g. poetry slam, art classes.

Other Council-owned community facilities in the Bankstown City Centre are generally not used by students and workers, and are instead accessed by residents of the broader catchment (resident demand for Council-owned community facilities is analysed in the *Community Needs Analysis* prepared by Ethos Urban in 2019).

4.2.4 Non-Council community facilities

The most significant non-Council community facility in the Bankstown City Centre is Bankstown Sports Club (**Figure 8**), which features food and drink retailers, performance spaces, meeting rooms and a large hotel. The facility was recently expanded and redeveloped, and is in excellent condition.

Stakeholder consultation has indicated that this facility is well utilised by the following groups:

- Workers – use the sports club for work lunches and occasionally meetings; itinerant workers staying at the hotel use the sports club for entertainment and food and drink purposes; the large event spaces within the venue are occasionally hired by businesses in the area.
- Students – generally do not use the sports club during the week, however the management of the sports club has planned to create new offerings to attract future university students to utilise the venue.

The facility is well utilised by residents of the surrounding area.



Figure 5 – Bankstown Library and Knowledge Centre

Source: Ethos Urban



Figure 6 – Bankstown Arts Centre

Source: Ethos Urban

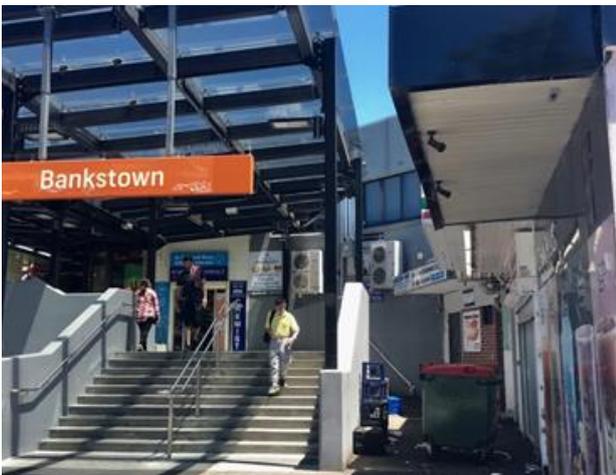


Figure 7 – Bankstown Station

Source: Ethos Urban



Figure 8 – Bankstown Sports Club

Source: Ethos Urban

4.3 Bankstown City Centre - open space and recreation facilities

Bankstown City Centre (the study area) has a number of key parks and open space areas which service the CBD “daytime” population of students and workers as well as the residents who live in and around the CBD.

There are no aquatic centres in the study area and two indoor sport centres. The Bankstown PCYC has a half sports court and program rooms and the John Mackay Sports Centre at Bankstown Memorial Oval, managed by Bankstown Cricket Club caters for indoor cricket and other indoor sports compatible with the synthetic surface.

There are two significant parks: Paul Keating Park (see **Figure 9** and **Figure 10**), north of the rail line, which has a major social and community focus and acts as civic space for the city centre; and Bankstown City Gardens/Memorial Park, south of the rail line which provides a higher order destination park and play space used by residents and the daytime population (students and workers).

The rail line is a significant barrier to walking and cycling connections between north and south and the planned development of a green space corridor along the alignment of the proposed metro is strongly supported along with increased connectivity across the alignment.

Bankstown Memorial Oval and City Gardens (see **Figure 11** and **Figure 12**) forms a large mixed-use precinct that connects via a green corridor/ habitat link through to Ruse Park and this is a key connector in the overall green space network for the city.

There are a number of commercial exercise and fitness centres operating and the major commercial facility is the Bankstown Sports Club with a large hospitality and events complex as well as the smaller Bankstown Sports Bowls Club which has two greens and offers a range of activities.



Figure 9 – Paul Keating Park

Source: Ethos Urban



Figure 10 – Playground at Paul Keating Park

Source: Ethos Urban



Figure 11 – Memorial Oval

Source: postcardsydney.com



Figure 12 – Bankstown City Gardens

Source: *Ethos Urban*

Table 7 - Open Space, Sport and Recreation Supply in Bankstown

Map ID	Facility Name	Type	Size m2	Hierarchy	Key Facilities
--	52 Bankstown City Plaza Bankstown	Other	487.8		Not open space but concrete plaza
--	72A Restwell Street Bankstown	Other	272.4		Carpark
	Bankstown Interchange	Other	8452.4		Car park and plaza next to train station. Some shade trees to the east
--	Swane Reserve	Other	2855.9		Parking and plaza, not open space
--	Jacobs Reserve	Other	914.9		Not open space Potential for it to be community hall
5	Civic Precinct	Other	9517.6	District	Forms part of Paul Keating Park
--	Olympic Reserve	Other	964.9	Pocket	Potentially part of 6
--	Strata Reserve	Other	476.5		Land locked drainage site. Not open space
2	Bankstown Memorial Park and City Gardens	Sports field and Urban Park	72937.00	District	City Gardens and informal OS approx.. .2.73 Ha- Memorial Oval-2.75 Ha Graham Thomas Oval 1.82 Ha
10	Apex Park	Urban Park	10845.60	Local	Large Open space and playspaces
7	Chelmsford Reserve	Urban Park	3947.71	Local	Large undeveloped open space
a.	Cos Egan Reserve	Urban Park	1393.13	Pocket	Undeveloped green space
b.	Courthouse Reserve	Urban Park	2516.14	Pocket	Green space with seating
d.	Eather Place Reserve	Urban Park	1300.74	Pocket	Undeveloped green space

Map ID	Facility Name	Type	Size m2	Hierarchy	Key Facilities
6	Griffith Park	Urban Park	6844.89	Local	Parkland south of Olympic dv and adj to BSC Bowls club
11	McLeod Reserve	Urban Park	7460.17	Local	Green space with path and exercise equipment
5	Paul Keating Park	Urban Park	13700.00	District	Large green space, suitable for events
c.	Phil English Reserve	Urban Park	719.47	Pocket	Civic park/ open space opposite Paul Keating Pk
e.	Raymond Street Reserve	Urban Park	749.99	Pocket	Undeveloped green space
9	RM Campbell Reserve	Urban Park	9876.23	Local	Large Open space and playspaces
8	Stevens Reserve	Urban Park	8379.65	Local	Undeveloped green space
1	Ruse Park Part	Urban Park	16300.00	District	Part of large Open Space and habitat corridor linking to sport field south. with Rugby field outside catchment
	Anytime Fitness Bankstown	Other Indoor			Gym/ fitness
	F45 Training Bankstown	Other Indoor			Gym/ fitness
	Fitness House 24/7	Other Indoor			Gym/ fitness
	Fitness House Ladies	Other Indoor			Gym/ fitness
	John Mackay Indoor Sports Centre	Other Indoor			Indoor cricket centre- managed by club.
	Runaway Fitness Womens	Other Indoor			Gym/ fitness
	UFC GYM Bankstown	Other Indoor			Gym/ fitness
	PCYC Bankstown	Other Indoor			1/2 court, boxing, Martial arts/ program rooms.
	Monkey Mania	Other indoor			Commercial children's indoor play gym
	Bankstown Sports Bowls	Other Indoor			Bankstown Sport Club managed
	Crunch Fitness Bankstown	Other Indoor			Gym/ fitness

4.3.1 Location and distribution

As shown in **Figure 13** over page, there are a variety of pocket parks, local parks and district parks throughout the Bankstown City Centre.

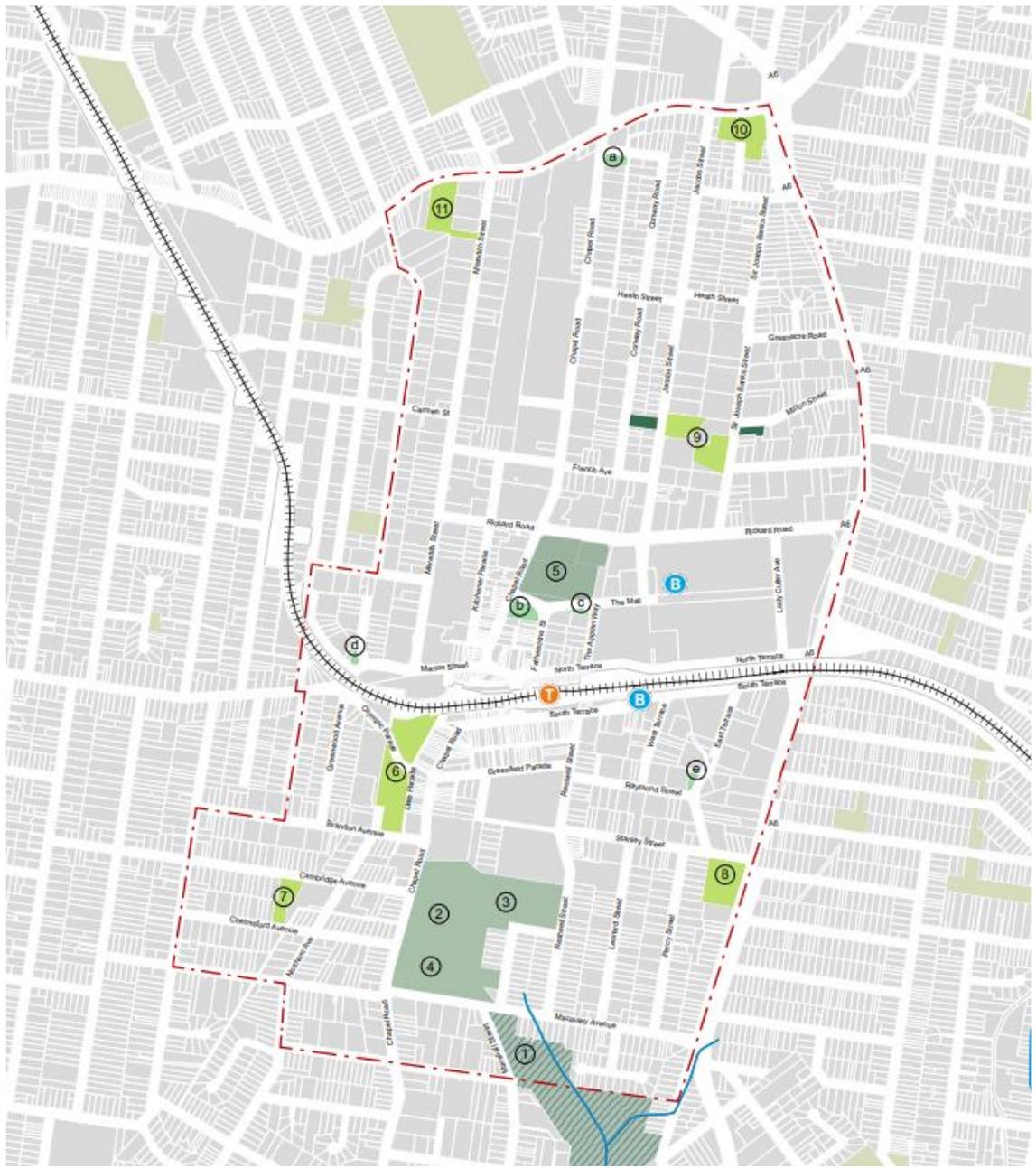
A key part of providing for worker and student needs is considering their opportunities for access to parks and facilities within appropriate distances. Indications from qualitative research is that walking will be a dominant mode for the target population.

For residential needs a 5 minute-400m distance is considered the preferred performance measure, however the *Draft Greener Places Design Guide* also acknowledges the impact of tower living which is comparable to Office towers and the proposed vertical campus at WSU.

For these higher density urban settings walking access within 200m of the ground floor is recommended (to accommodate vertical travel time). The Phase One Report for the Bankstown City Centre Master Plan analysed walkability for the open space areas, as shown in **Figure 14** below.

This map illustrates that generally there is access to open space within 400 m walking distance for the majority of the city centre. Within the greatest concentration of workers and students (once the WSU campus is built) -around the station and rail line, 200m access is reasonable on the northern side, but lacking on the south.

There are issues emerging with the barriers created by the rail line and major roads. The future metro corridor is a chance to improve connectivity and this should be prioritised in the planning for the green space corridor that will be developed along the Metro alignment.



Legend

- Bankstown City Centre Analysis Catchment
 - Bankstown Station
 - Bus Interchange
 - Railway Corridor
 - Regional Park
 - LEP RE1 zone
 - District Park
 - Town Centre/Local Park
 - Pocket Park
 -
- | | | |
|---|---|--|
| <p>Regional Park</p> <p>1. Salt Pan Creek</p> <p>District Parks</p> <p>2. Memorial Oval Park
3. Bankstown City Gardens
4. Graham Oval Thomas
5. Paul Keating Park</p> <p>Pocket Parks</p> <p>a. Cos Egan Reserve
b. Court House Reserve
c. Phil English Reserve
d. Eather Place Reserve
e. 25 East Terrace</p> | <p>Town Centre/Local Parks</p> <p>6. Griffith Park
7. Chelmsford Reserve
8. Stevens Reserve
9. RM Campbell Reserve
10. Apex Reserve
11. Mcleod Reserve</p> | |
|---|---|--|

Figure 13 Bankstown City Centre - open space distribution

Source: City of Canterbury Bankstown Council, Place Character Study 2020.

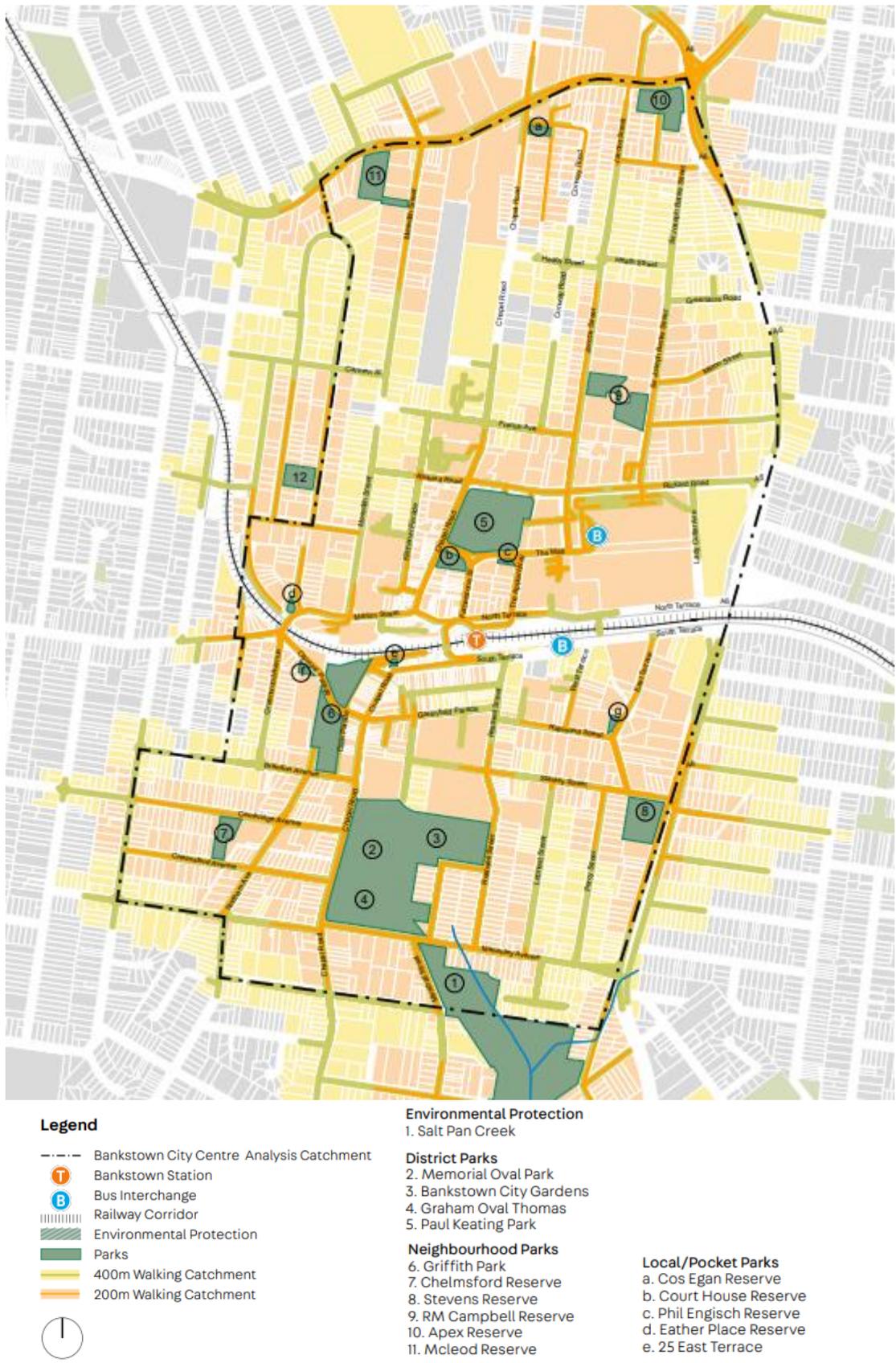


Figure 14 Bankstown City Centre - walkability of open space

Source: City of Canterbury Bankstown Council, Place Character Study 2020.

4.3.2 Quality – condition and suitability

The parks and sporting spaces in Bankstown are generally of good quality with the larger parks showing significant investment in activations and facilities. Some of the smaller parks or open space areas lack the size to be overly functional and mostly provide green space with minimal activations, often assisting urban connectivity. The sporting fields and supporting infrastructure are in good condition and have strong vibrant clubs involved.

Problems at the heart

At the heart of Bankstown city centre is the “hard working” Paul Keating Park and adjacent civic spaces. This space and adjacent Civic Precinct (which also hosts the council chambers) is relatively small and yet is a key destination and public space for the city centre. Paul Keating Park is undersized for the current demand and has no additional capacity for future resident, student or worker growth. It provides multiple functions and was consistently identified as a significant open space in community and stakeholder engagement.

The lack of public open space and public space in the centre is a current issue and, with growth, will become more urgent. There are many times more space given to carparking than open space⁹ and additional capacity is needed now and in the future. It is important that all existing open space in the centre be protected and where possible be expanded to more sustainable sizes. Increased use of public transit systems due to the metro should enable some reclamation.

Survey and interview responses indicate Paul Keating Park is a highly used destination. Around 43% of survey respondents are using the park once or more times per week (25% multiple times). If we project an average daily use by workers at around 20%, then based on the current worker population (9,700) alone that is nearly 2000 workers per day using a space around 1.37Ha. If only 50% of these use the park during their lunch break, along with students, shoppers and residents, it is clear there can be little capacity left in this park.

Limited connectivity and permeability in Bankstown City Centre

A notable issue for parks and sporting open space in the study area is permeability and connectivity. There are several reserves where road frontage is limited and access is via “gaps” in residential lots. In some cases this limited “perimeter exposure”, combined with the barriers created by rail and higher volume roads, will act as a barrier to use and a lack of passive surveillance heightens personal safety fears.

With limited opportunity for additional public open space, the connectivity of existing public spaces and open spaces via green corridors and green walkable streets will be critical in providing access and encouraging physical activity.

4.3.3 Usage and utilisation

The main use profile for workers is:

- Before work and after work for social sport, formal sport training, exercise, general recreation and social interaction;
- During the work period for lunch or other breaks. Sometimes for general informal use (sitting and eating lunch) and for exercise or social interaction;
- This includes use of both open space and built facilities. For built facilities however they are more likely to be used before or after work to participate in organised programs (such as fitness) or self-directed training and exercise.

For school students the use profile is more likely to be:

- Before school for social interaction or to participate in organised training or other programs that may be related to school sport or just self-organised;
- After school use of a range of facilities including libraries or other spaces for study, social interaction or indoor recreation activity;
- After school to participate in club organised training or organised fitness or active recreation programs, and

⁹ A rough comparison in the immediate area north of the rail line- Paul Keating Park and adjacent civic space offers around 1.4 Ha of functional open space/public space, in contrast there is more than 7 Ha of space given to car parking.

- Formal school use of sporting fields and facilities during school hours.

For TAFE and Tertiary Students use is likely to be quite variable due to the variation in individual class and learning schedules. The key differences are expected to be:

- Social and group use is less likely in early mornings but more likely throughout the day in the “breaks” between classes/ activities
- Group use is likely, including for spontaneous and informal sport and exercise/ active recreation
- Day use and late afternoon use likely for social groups
- Formal sport or learning use unlikely unless specific to a particular course
- Use for individual fitness and exercise could occur throughout the day as well as early mornings and late afternoons/ evenings.

Sporting field utilisation

The Bankstown study area has the following council managed formal sport fields within one precinct.

- Bankstown Memorial Oval (turf wicket)
- Graham Thomas Oval (turf wicket)
- Turf practice nets

In addition, the complex also contains the John McKay Indoor Complex- cricket training centre (club managed).

Sporting use includes:

- Summer - Saturdays and Sundays all day for cricket
- Winter - no booked club use

Schools use includes:

- Graham Thomas Oval – Monday to Friday 9 am to 3 pm
- Memorial Oval – Monday to Thursday 12 pm – 2 pm.

Analysis of booking data for school use of fields indicates very high daytime use by schools and that the following daytime bookings are available:

- 1 field (am only) x 4 days (Memorial Oval)
- 1 field x 1 day (Memorial Oval)

A detailed assessment of the capacity of existing open space and recreation facilities in Bankstown City Centre is provided at **Section 9.3.1**.

4.3.4 Non-Council facilities

The non-Council sport and fitness facilities include:

- PCYC Bankstown- ½ court, boxing, martial arts, indoor programs, youth programs
- Anytime Fitness Bankstown
- F45 Training Bankstown
- Fitness House 24/7
- Fitness House Ladies
- Runaway Fitness Women's
- UFC GYM Bankstown
- Crunch Fitness Bankstown.

Other sport and recreation facilities include:

- Bankstown Sports Club (large hospitality and licensed venue with entertainment precinct and event capacity)
- Bankstown Sports Bowls-BSC (2 green bowls club with licensed venue and a range of programs encouraging community level/ social participation) managed by Bankstown Sports ClubMonkey Mania (commercial recreation – children's indoor play gym and activity space) located in Bankstown Sports Club Entertainment Precinct.

School and TAFE Facilities available for public use

In general, there is very limited community use of school facilities at public or independent school campuses. None of the schools (except La Salle Catholic College) have extensive facilities and there is a high reliance on council sporting fields to meet curricula sport needs and school/ interschool sport needs.

The field and court sport area owned by La Salle College and adjacent to the TAFE campus represents the best opportunity for future shared use sporting infrastructure.

5.0 Campsie Town Centre context

The following section provide an overview of the strategic context of the Campsie Town Centre, including a review of the geographic and spatial context and policy and planning drivers relevant to the delivery of social infrastructure within the Campsie Town Centre precinct.

5.1 Campsie Town Centre Master plan study area – contextual overview

Campsie Town Centre is the second largest employment centre in the CBCity LGA and is located in the eastern side of the LGA. An aerial image of the study area is shown in **Figure 15**. The precinct currently functions as a town centre with a central high street along Beamish Street.

Canterbury Hospital is the major regional anchor in the centre, and there is a range of infrastructure in the area that serves the Canterbury Bankstown LGA, including Campsie Library and Knowledge Centre and Canterbury Aquatic Centre.

Campsie Town Centre has been identified by the Greater Sydney Commission as a strategic centre and has been earmarked for resident and worker growth, catalysed by the delivery of the Sydney Metro, which will significantly enhance the accessibility of Campsie to surrounding centres.

Campsie Town Centre is an important transport hub for rail and bus routes, and contains a major railway station (Campsie Station), which is serviced by the T3 Liverpool or Lidcombe to City line – including stops at Liverpool and Strathfield. By 2024, this railway line will be upgraded to Metro standards, with high capacity, high frequency connections to surrounding centres.

5.1.1 Key strategic policy and planning drivers

A review of the relevant strategic policy and planning context for the Campsie Town Centre highlights the following key drivers for the precinct:

- **Planning for worker and population growth** – State and local government has earmarked Campsie Town Centre as a strategic centre, forecast to undergo significant growth in the number of workers and residents living in and accessing the centre every day.
- **Harnessing the impact of the Sydney Metro** – the delivery of Sydney Metro City & Southwest will significantly enhance the connectivity of Campsie as a centre, and attract new employment opportunities and housing to the centre.
- **Improving pedestrian amenity** – Campsie currently experiences challenges related to traffic congestion and limited parking, and improving traffic flows and the public domain would improve the pedestrian amenity of Beamish Street.
- **Enhancing food and beverage options along Beamish Street**– It is a state and local priority to activate Beamish Street as an “eat street” to underpin the development of Campsie’s night time economy.



Figure 15 Campsie Town Centre precinct

Source: CBCity, 2020.

5.1.2 NSW Government drivers

The South District Plan (Greater Sydney Commission, 2018) recognises the importance of Campsie as a large centre with healthcare and commercial services that support the broader South District.

The existing transport interchange, and future Metro connection, support a large catchment and connects residents, students and workers in Campsie Town Centre to Sydney CBD, and Bankstown. The improved frequency and reduced travel times enabled by the delivery of the Metro has the potential to attract jobs and housing development to Campsie Town Centre.

To support growth, there is a need to reduce congestion and improve traffic flows, enhance the public domain and pedestrian experience of Campsie Town Centre.

The following employment targets for Campsie Town Centre have been identified by the GSC (**Table 8**).

Table 8 Employment targets set by the Greater Sydney Commission

Target	Number of jobs
2016 estimate	4,800
2036 baseline target	7,000
2036 higher target	7,500

Source: South District Plan, Greater Sydney Commission (2018)

The South District Plan identifies the following key directions for Campsie City Centre to 2036:

- *Strengthen Beamish Street's role as an eat street to grow the night-time economy*
- *Encourage activation of secondary streets*
- *Strengthen links to Canterbury Hospital and surrounding allied health services*
- *Manage traffic and parking to reduce impacts on pedestrian amenity, especially on Beamish Street*
- *Improve the appearance of the existing rail (freight) corridor.* (p.68)

5.1.3 City of Canterbury Bankstown Council drivers

It is Council's vision that Campsie Town Centre will act as the key civic, cultural, recreation, retail and local employment hub for the eastern part of the City. Future growth in Campsie Town Centre will leverage investment in the Sydney Metro and Interchange at Campsie Station, the presence of Canterbury Hospital and its proximity to the Cooks River, Tasker Park and the Canterbury Leisure and Aquatics Centre to become a destination centre. Campsie is also a distinct night time and dining precinct.

Council supports the growth target identified by the Greater Sydney Commission and is targeting the delivery of 7,500 total jobs and 5,600 additional dwellings in the centre by 2036. After Bankstown City Centre, Campsie will provide the second highest amount of housing growth in the city.

Council's Draft LSPS (2020) identifies the following strategic directions for Campsie Town Centre:

- *Create capacity for employment and cultural uses, retailers and housing to create an 'Eastern Lifestyle and Medical Precinct' to support its designation as a Strategic Centre*
- *Provide capacity for 7,500 jobs in Campsie, and maintain active floor space on the ground floor*
- *Build on the opportunities to enhance the role of Canterbury Hospital as an employment hub and economic stimulus for the precinct*
- *Ensure no net loss of employment floor space*
- *Enhance links to the Cooks River*

5.2 Community profile – students and workers

For the purposes of this analysis, a study area has been formed using SA1 boundaries that best reflect the Campsie Town Centre as defined by City of Canterbury Bankstown Council (see **Figure 16** over page) . To analyse the worker profile of Campsie Town Centre, an alternate study area was formed using DZN boundaries that best align with the existing study area (see **Figure 19**).

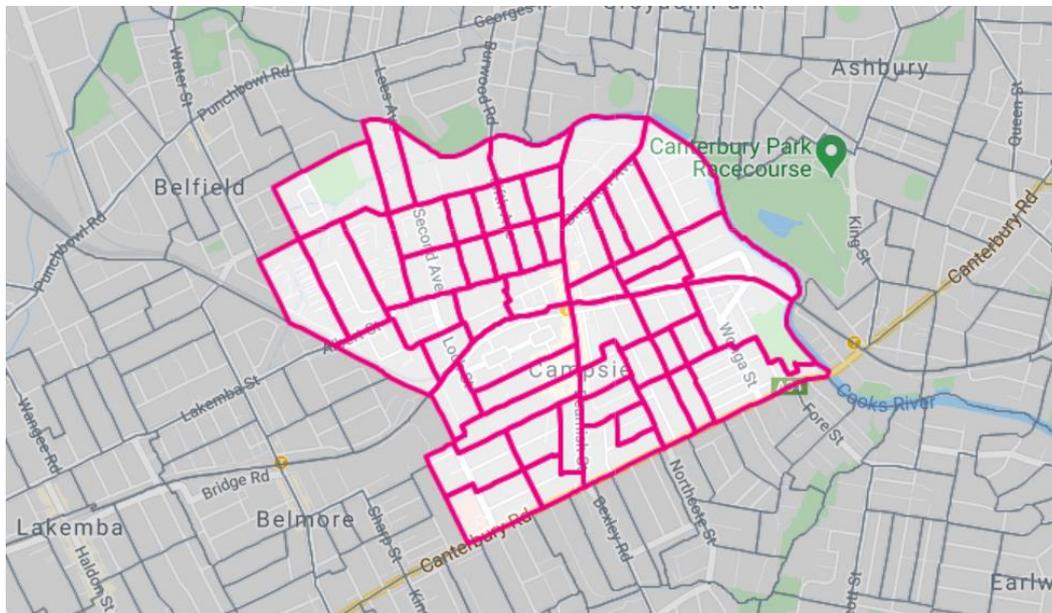


Figure 16 Campsie Town Centre study area (SA1s)

Source: Remplan; Ethos Urban, 2020.

5.2.1 Current profile (2016 - 2019)

Residents

Across Canterbury Bankstown LGA in 2019, there were an estimated 377,917 persons residing in the LGA. Of these residents, 27,007 (or 7.1%) reside within Campsie. The total population of Campsie and Bankstown has increased significantly over recent years, growing at an average annual rate of 1.89% between 2011 and 2019 (ABS 2019).

The small share of residents residing within Campsie demonstrates that this activity centre does not have a large resident population. However, it is likely that the resident population will increase over the near to medium term, driven by ongoing urban consolidation and infrastructure investment in the study areas.

The historical growth data shows that Campsie is accommodating a large share of population growth within Canterbury Bankstown LGA. As such, it is conceivable that new businesses and jobs growth will be supported by the growing population in Campsie.

Workers

Taking into account results from the latest ABS Census of Population and Housing, there were an estimated 4,800 workers in Campsie 2016, representing a smaller share (6.2%) of LGA workers. In total, Canterbury Bankstown LGA supported an estimated 87,964 jobs within Greater Sydney in 2016.

Campsie notably has a large profile of health care and social assistance workers, representing the largest industry group at 37%. The number and share of health care workers in Campsie is expected to increase, following the recent identification of Campsie and the Eastern Lifestyle and Medical Precinct, which will accommodate a greater number of health care services and facilities within Canterbury Bankstown LGA.

An analysis of Journey to Work data from the ABS Census of Population and Housing shows that there were an estimated 1,000 persons living and working within Campsie.

A comprehensive analysis of the employment profile of Campsie Town Centre is included at **Appendix B**.

Students

Analysis undertaken to inform this report has identified that there were approximately 2,500 primary and secondary students currently accessing Campsie Town Centre in 2019 (based on data from My School [myschool.edu.au] 2019). A breakdown of student numbers by education institution is shown in **Table 9**.

Table 9 Enrolments by institution, 2019

Education institution	Sector	Type	Number of enrolments (2019)
Belmore Boys High School	Campsie	Government	374
St Michael's Catholic Primary School	Campsie	Catholic	314
Canterbury South High School	Campsie	Government	287
Harcourt Public School	Campsie	Government	504
St Mel's Catholic Primary School	Campsie	Catholic	321
Campsie Public School	Campsie	Government	700
Total			2500

Source: myschool.edu.au; LSPS, 2020.

5.2.2 Forecast growth and change (2036)

The following section provides an overview of the forecast growth of residents, students and workers in Campsie Town Centre to 2036.

Residents

The number of residents in the Campsie Town Centre is forecast to increase from 24,500 in 2016 to 39,371 in 2036, in increase of 60.7% over twenty years.

Table 10 Resident population forecasts, 2016-2036

2016			2036		
Population	Dwellings	Average Household size	Population	Dwellings	Average Household size
24,500	8,700	2.75	39,371	15,260	2.45

Source: ABS, 2016; City of Canterbury Bankstown Council.

Workers

The number of workers in Campsie Town Centre is forecast to increase from 4,800 in 2016 to 7,500 in 2036, in line with Greater Sydney Commission targets. A summary of the number of workers living in the study area, and outside the study area is shown at below.

Table 11 Employment forecasts

Campsie	2016	2036
Knowledge Intensive	340	470
Health and Education	1,890	3,540
Population Serving	2,400	3,290
Industrial	170	210
Total*	4,800	7,500

Source: SGS Economics and Planning, 2020.

Students

The number of students (primary and secondary) daily visiting Campsie Town City Centre is forecast to increase from 2,500 in 2019 (*My School, Acara 2019*) to 3,200 in 2036. A summary of the number of students living in the study area, and outside the study area is shown at below.

Table 12 Students and workers living within and outside the study area

Number	
Workers	
Current (2016)	
Living in the study area (<i>i.e. have been counted in the resident needs analysis</i>) ¹⁰	1,000
Living outside the study area	3,800
Total	4,800
Forecast (2036)	
Living in the study area (<i>i.e. have been counted in the resident needs analysis</i>)	1,600
Living outside the study area	5,900
Total	7,500
STUDENTS	
Current (2019)	
Living in the study area (<i>i.e. have been counted in the resident needs analysis</i>)	750
Living outside the study area	1750
Total	2500
Forecast (2036)	
Living in the study area (<i>i.e. have been counted in the resident needs analysis</i>)	960
Living outside the study area	2,240
Total	3,200

¹⁰ Council's resident needs analysis study (*Community Needs Analysis*, Ethos Urban, 2019) used 2016 population data, available through Council's .id community profile (<https://profile.id.com.au/canterbury-bankstown/>) in 2019.

6.0 Campsie Town Centre – current and planned social infrastructure supply

6.1 Overview of current and planned provision

Campsie Town Centre is the second largest centre in the CBCity LGA, the former major centre of the Canterbury LGA, and is one of the largest centres in the South District. Therefore, there is a significant concentration of Council and non-Council social infrastructure within the Campsie Town Centre. The following facilities and spaces are located within the precinct:

- Council-owned community facilities within the Campsie Town Centre study area include:
 - One library (Campsie Library and Knowledge Centre);
 - Four local community facilities (Orion Centre, Carrington Centre, Campsie Men’s Shed, Campsie Early Childhood Centre, Anzac Mall Women’s Rest Centre); and
 - Two childcare centres operated by non-Council providers (Campsie Occasional Care).
- There are 25 non-Council community facilities within the Campsie Town Centre, including Campsie RSL.
- Council owned open spaces in Campsie Town Centre include:

The existing Open Space Sport and Recreation supply in Campsie Town Centre could be summarised as:

- 11 Pocket Park/ Enviro Greenspace corridors totalling 5.61 Ha
- 2 pocket parks/ street reserves totalling 0.26 Ha
- 3 laneways/ pocket park totalling 0.33 Ha
- 8 local parks totalling 8.5 Ha
- 3 District Parks including:
 - Rudd Park (sport and recreation) 5.4 Ha
 - Tasker Park (sport, recreation and facilities) 6.1 Ha
 - Belmore Sport and Recreation Precinct (outside the study area) 9.3 Ha
- Canterbury Aquatic and Leisure Centre
- Canterbury Olympic Ice Rink
- 6 commercial gym/fitness centres
- 1 private learn to swim school

An overview of the provision of social infrastructure in Campsie Town Centre is provided at **Figure 18** and **Figure 19** over page.

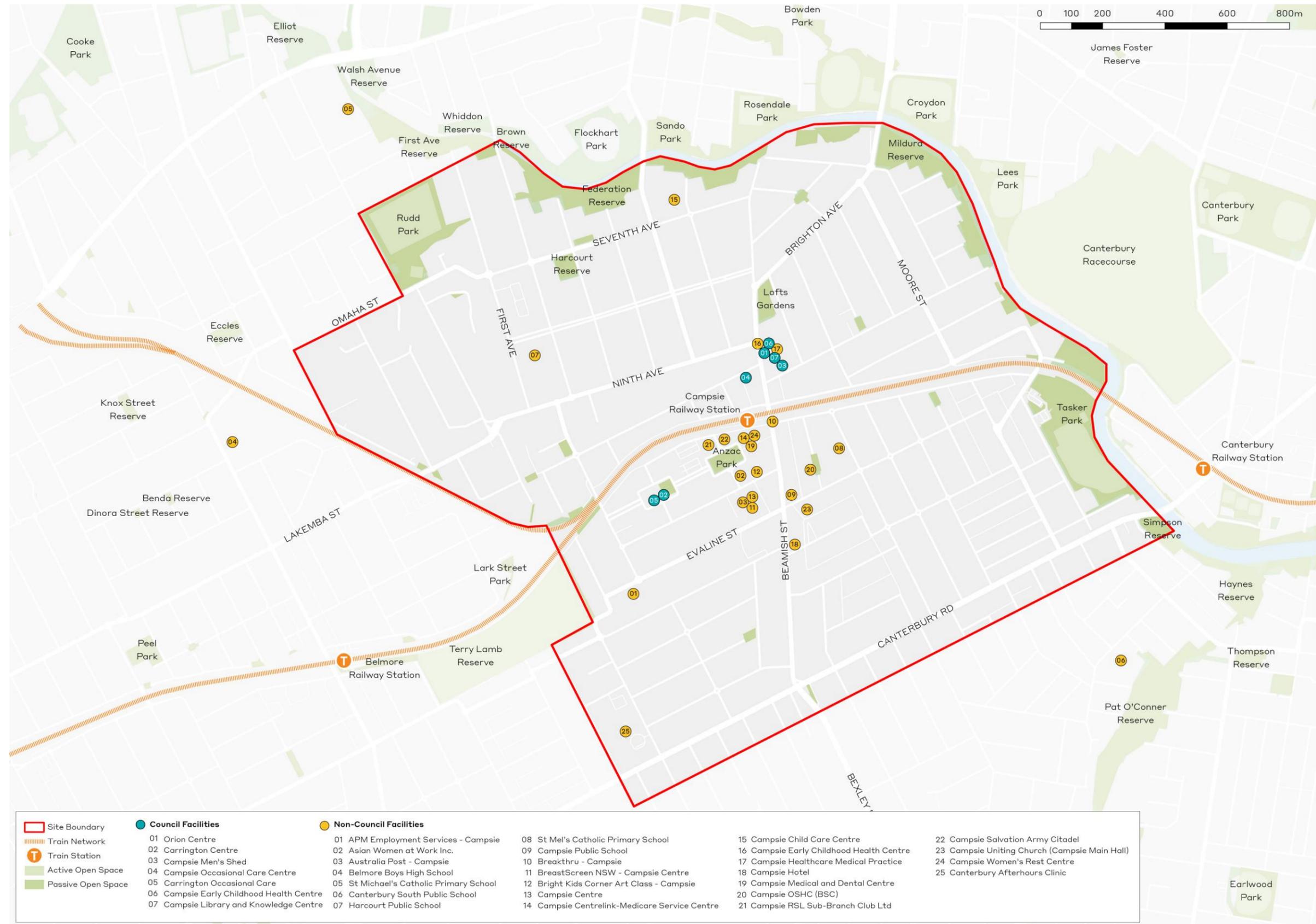


Figure 17 Campsie Town Centre – community facility provision

Source: Ethos Urban

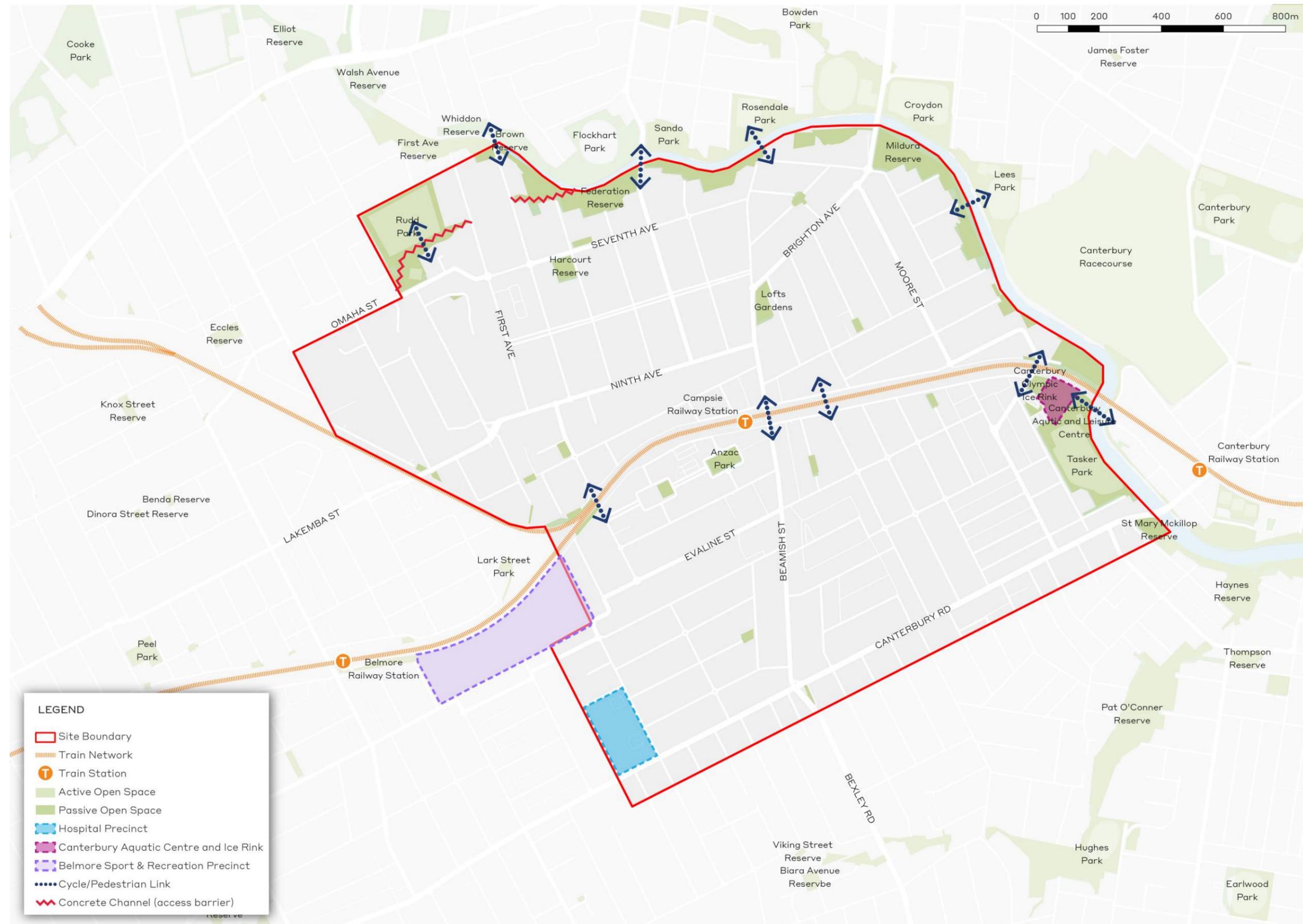


Figure 18 Campsie Town Centre – open space and recreation facility provision

Source: Ethos Urban

6.2 Campsie Town Centre – community facilities

6.2.1 Location and distribution

Council-owned community facilities within the study area are well-located, generally close to public transport and daily living needs. Community facilities are generally concentrated within walking distance of Campsie Station (**Figure 19**) along the main street (Beamish Street - **Figure 20**)

The most significant community facility within the study area is Campsie Library and Knowledge Centre, which is located on the ground floor of the Campsie Centre shopping mall, facing Amy Street (**Figure 21**). Although the library is close to Beamish Street, it does not face this main street, reducing its visual prominence within the centre. Additionally, the library is not visually prominent within the shopping centre. Campsie Library and Knowledge Centre is located a short distance from Anzac Mall, a major public space within Campsie Town Centre, and the Carrington Centre, a local community facility currently leased to a community service provider.

There is a significant concentration of Council-owned community facilities at the northern end of Beamish Street, including the Orion Centre, a former cinema and current events venue (**Figure 22**), Canterbury Council's former administration building and Campsie Men's Shed.

Council-owned community facilities in this study area are generally within walking distance of places of work – however, community facilities along Beamish Street are generally not walkable to Canterbury Hospital, a major employment hub in the study area. Similarly, schools within the study area are not generally within walking distance of Council-owned community facilities.

6.2.2 Quality – condition and suitability

Council-owned community facilities within the study area are of variable quality, and some facilities require upgrades to better meet community needs and/or to expand their capacity.

Stakeholder consultation has indicated that the most significant Council-owned community facilities in the study area are Campsie Library and the Orion Centre. These facilities are both in need of upgrades to enhance condition and utilisation.

Campsie Library and Knowledge Centre, while currently well-utilised, has poor visibility from both the street and within the shopping centre. As Campsie Library is located within a shopping mall, upgrades to this facility and to wayfinding currently need to be undertaken in partnership with centre management.

There are opportunities to deliver an improved library, with greater visibility, quality and capacity, as part of a Civic Precinct at the former Canterbury Council administration building site, rather than upgrading the existing library within the shopping centre.

In addition, there are opportunities to significantly revitalise the Orion Centre to accommodate potential creative and cultural uses, while revitalising the existing site of Council's administration building.

6.2.3 Usage and utilisation

Consultation with workers and students has identified that the following Council-owned community facilities are well-utilised by these groups:

- Campsie Library and Knowledge Centre:
 - Workers – occasionally use the library floorspace for remote working. Previously, programs targeted at local businesses have been run at the library, but were not well attended by businesses and workers from Campsie.
 - Students – use the library components of this facility for study after school, and on weekends during exam time, as well as participating in programs.

Based on the outcomes of qualitative research undertaken for this study, Council-owned community facilities in the Campsie Town Centre are generally not used by students and workers. Instead, it is likely that other community

facilities are instead accessed by residents of the broader catchment (resident demand for Council-owned community facilities is analysed in the *Community Needs Analysis* prepared by Ethos Urban in 2019).

6.2.4 Non-Council community facilities

The most significant non-Council community facility in the Campsie Town Centre is Campsie RSL, and there is a wide array of other non-Council community facilities in the study area.



Figure 19 – Campsie Station

Source: Ethos Urban.



Figure 20 – Beamish Street

Source: Ethos Urban.



Figure 21 – Campsie Library

Source: CBCity.nsw.gov.au



Figure 22 – Orion Centre

Source: Ethos Urban.

6.3 Open space and recreation facilities

Campsie Town Centre has a diverse supply of parks, open space and facilities within the study area and areas adjacent (see **Table 13** over page).

Like Bankstown, the rail line creates a major barrier to access and compounding this are major roads, waterways, and open drains that further limit access. Increasing connectivity, permeability and access will help to leverage existing assets to provide for growth.

While the Cooks River open space corridor offers a significant opportunity, it has multiple issues with connectivity which limit the recreation benefit the corridor can provide.

Supply of public open space and facilities within the town centre-around the rail station are generally poor and the main central public spaces are Anzac Square (including the mall, see **Figure 25** and **Figure 26**) and Carrington Square. These are south of the railway line. North of the line, Lofts Gardens is the closest park and civic space adjacent to the Council offices.

The Cooks River is a defining landscape feature in the east and north of the study area and the majority of parks and council owned facilities are located on the boundaries.

Tasker Park (**Figure 23**) on the eastern border is a significant resource hosting the Canterbury Leisure and Aquatic Centre (**Figure 24**), the Ice Rink and sporting fields. It is complemented by the Belmore Sport and Recreation Precinct / just outside the study area in the west, and Rudd Park in the north which supports sport and recreation use.

A growing health and medical precinct is centred around Canterbury Hospital in the south west of the study area.



Figure 23 – Tasker Park

Source: Ethos Urban.



Figure 24 – Canterbury Leisure and Aquatic Centre

Source: Ethos Urban.



Figure 25 – Anzac Mall

Source: Ethos Urban.



Figure 26 – Anzac Mall

Source: Ethos Urban.

Table 13 Open space and recreation facilities in Campsie Town Centre

MAP ID	Facility Name	Type	Size m2	Hierarchy	Key Facilities
	Canterbury Leisure And Aquatic Centre	Aquatic	8,400 (incl in total for Tasker Park)	District	50m ,15 m warm indoor, warm o/d toddler, H&F centre, cardio studio, weights, BBQ,
	Canterbury Olympic Ice Rink	Other indoor	3,300 (incl in total for Tasker Park)		Ice Sports Centre- leased.
4	Cooks River	Enviro park/green space corridor	48624.00	Local	Undeveloped linear Open Space Various sections and links
12	Bruce Avenue Reserve	Enviro park/green space corridor	490.34	Pocket	Undeveloped Space
13	Statham Street Reserve	Enviro park/green space corridor	284.43	Pocket	Green space, undeveloped
16	Neate Reserve	Enviro park/green space corridor	940.41	Pocket	Undeveloped space next to rail line
18	Third Avenue Reserve	Enviro park/green space corridor	1079.68	Pocket	Undeveloped space opposite Harcourt Reserve
19	Shelley Street Closure	Enviro park/green space corridor	1165.09	Pocket	Some kickabout space and laneway

MAP ID	Facility Name	Type	Size m2	Hierarchy	Key Facilities
20	Dryden Street Reserve	Enviro park/green space corridor	821.89	Pocket	Formal Laneway with seating
21	Nowra Lane Reserve	Enviro park/green space corridor	423.20	Pocket	Informal Laneway
14	Lilian Lane Reserve	Other	2069.04	pocket	Laneway
15	Lincoln Street Reserve	Other	350.98	Pocket	Laneway
22	Oswald Street Reserve	Other	847.98	Pocket	Laneway
24	Marlowe Street Reserve	Enviro park/green space corridor	1177.68	Pocket	Park acting as laneway. Connects to Beaumont St
TBC	Bexley Road Reserve	Enviro park/green space corridor	577.57	Pocket	green traffic island?
1	Rudd Park	Sports field	53875.35	District	4 junior cricket fields with soccer overlays. 2 tennis courts and playspace
2	<i>Belmore Sport and Recreation Precinct</i>	<i>Sports field</i>	<i>92123.00 (outside study area – on western boundary.)</i>	<i>District</i>	<i>Large Sports precinct. With 3 sports fields, 3 bowling greens, open space parkland (not in study area)</i>
3	Tasker Park	Sports field	61091.09	District	Cricket Ovals with one outdoor court
5	Little Tasker Park	Urban Park	11038.11	Local	Undeveloped open space
6	Carrington Gardens	Urban Park	3090.00	Local	Formal gardens, Green Space, Seating. (excl Childcare Centre)
7	Anzac Park	Urban Park	4638.07	Local	Playground, Exercise Equipment
8	Harcourt Reserve	Urban Park	4100.32	Local	Developed Park with playground
9	Lofts Garden	Urban Park	4765.81	Local	Green space with Parking. Next to Council Building
10	Federation Reserve	Urban Park	30061.20	Local	Large Open Space, Shade Structure in the middle
11	Midura Reserve	Urban Park	17090.76	Local	Large open space with playspace
17	Loch Street Reserve	Urban Park	1431.46	Pocket	Small park with playspace

MAP ID	Facility Name	Type	Size m2	Hierarchy	Key Facilities
23	Harold Street Reserve	Urban Park	1200.65	Pocket	Playspaces in street end
TBC	Saint Mary MacKillop Reserve	Urban Park	10220.63	Local	Large play space with kickabout area -only 0.5 ha in study area
TBC	Baltimore St Closure/ Albert Street Reserve	Enviro park/green space corridor	527.05	Pocket	Opposite 12. Trees next to drainage

Commercial facilities					
	<i>Anytime Fitness Campsie</i>	<i>Other indoor</i>			<i>Gym Fitness</i>
	<i>Fitness Nepal</i>	<i>Other indoor</i>			<i>Gym Fitness</i>
	<i>Move With Matt</i>	<i>Other indoor</i>			<i>Gym Fitness</i>
	<i>Snap Fitness Canterbury</i>	<i>Other indoor</i>			<i>Gym Fitness</i>
	<i>Trination Fitness Campsie</i>	<i>Other indoor</i>			<i>Gym Fitness</i>
	<i>Vibe Fitness Campsie</i>	<i>Other indoor</i>			<i>Gym Fitness</i>
	<i>Future Swim Canterbury</i>	<i>Aquatic</i>			<i>Learn to Swim</i>

6.3.1 Location and distribution

As shown in Figure 27 below, there are a variety of pocket parks, local parks and district parks throughout the Bankstown City Centre. Sport facilities include the formal sports fields and greens at Belmore Sport and Recreation Precinct; tennis and field sport at Rudd Park and; the aquatic, ice sport and field sport facilities in Tasker Park.

The Campsie Place Character Analysis prepared by City of Canterbury Bankstown Council for the Master Plan analysed walkable access for the town centre (see **Figure 28**).

A key part of providing for worker and student needs is considering their opportunities for access to parks and facilities within appropriate distances. For primary and secondary schools which have limited provision of on-site open space this may be an important consideration in any plan to accommodate student growth. Campsie Public School and the adjacent St Mels Catholic Primary School have extremely poor provision of open space for students. The small area of converted road creating “Harold St Reserve” is locally critical and in need of expansion. There is little public open space nearby and any master planning for the future of the study area should be seeking state support for additional open space to be provided through conversion of other uses.

Indications from qualitative research is that walking will be a dominant mode for the target population. For residential needs a 5 minute-400m distance is considered the preferred performance measure, however the *Draft Greener Places Design Guide* also acknowledges the impact of tower living which is comparable to Office towers. For these higher density urban settings walking access within 200m of the ground floor is recommended (to accommodate vertical travel time).

The analysis in Figure 12 illustrates that for the main centre walkable access is good, however a key area of employment is likely to be the hospital and access from there to public open space is 400m or longer and this could be a concern when considering the needs of health workers. Provision of on site open space will be needed to service workers, visitors and patients..

Anzac Square and Lofts Garden would be the most important parks/ public spaces for the centre of the study area. Anzac Square is already heavily used and Lofts Garden is likely to see increased demand as the worker and student population grows in Campsie Town Centre. These are important to retain and where possible complement their capacity with additional space or linkage to nearby spaces.



Figure 27 Campsie Town Centre - open space distribution

Source: City of Canterbury Bankstown Council, Place Character Study 2020

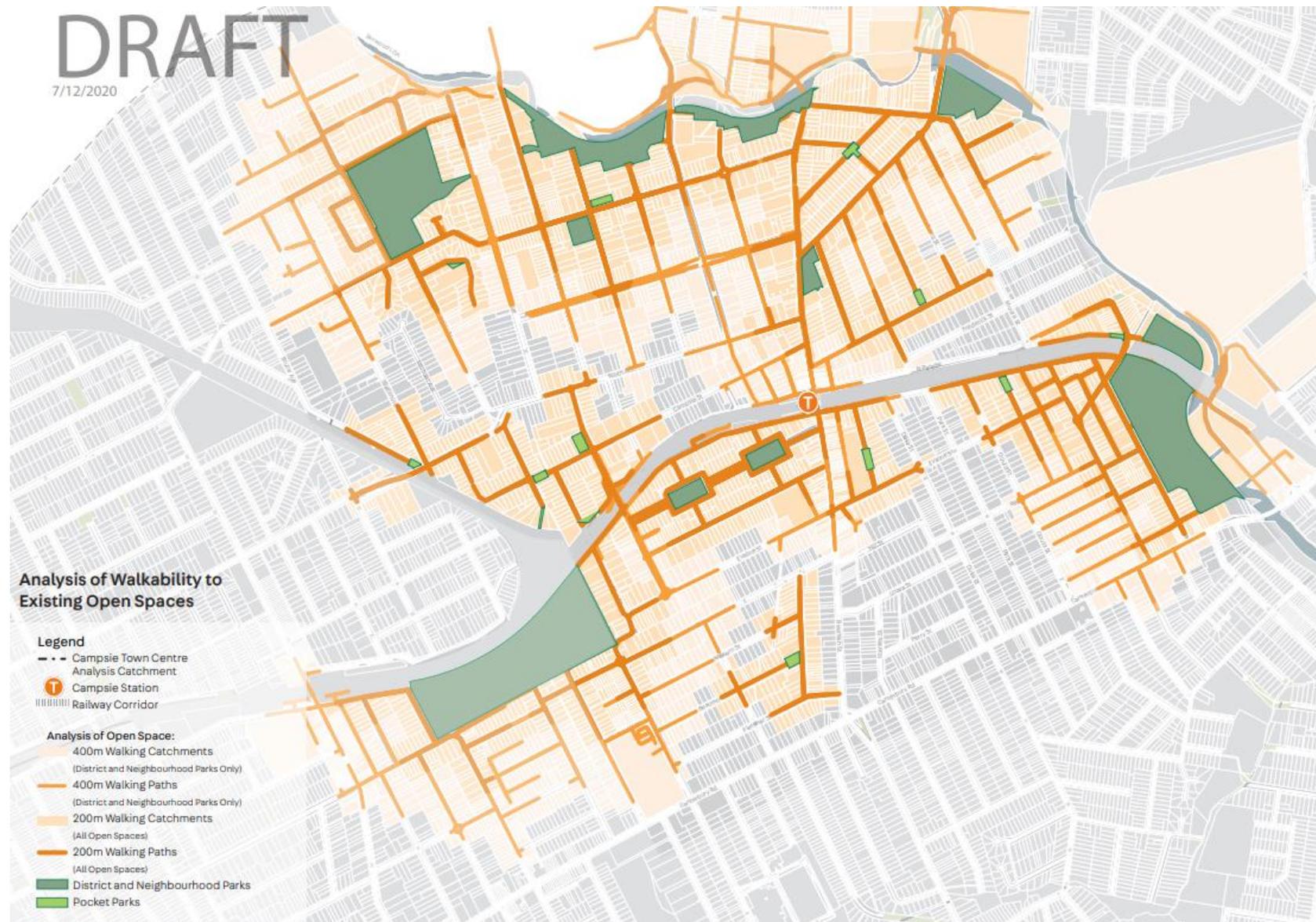


Figure 28 Campsie Town Centre – walkable access to open space

Source: City of Canterbury Bankstown Council, Place Character Study 2020

6.3.2 Quality – condition and suitability

Quality of existing parks and facilities is generally good with plans already in place for additional investment to upgrade the Aquatic Centre and improve active transport links to several parks. Of note is the generally poor activation of open space along the Cooks River. Limited access points, lack of pathways, sections with poor physical and visual access and minimal supportive infrastructure. A comprehensive master plan for the Cooks River open space corridor could set a long- term strategy for staged development and upgrading.

Connectivity and permeability

A notable issue for parks and sporting open space in the study area is permeability and connectivity. There are several reserves where road frontage is limited and access is via “gaps” in residential lots. In some cases, this limited “perimeter exposure”, combined with the barriers created by rail and higher volume roads, will act as a barrier to use and a lack of passive surveillance heightens personal safety fears. Further there are a number of drainage lines / infrastructure corridors that create movement and access barriers, fragmenting parks and rendering some parts non-functional as a recreation resource.

Access to Rudd Park from within the study area is very limited and further complicated by a concrete drain creating an additional barrier (see **Figure 29**). Rudd Park has two concrete drains dissecting the park and reducing access. A pedestrian crossing is provided near the sport courts. The residential lots on two sides of the park further impede permeability. Similarly, Federation Reserve has poor road frontage and additional barriers from stormwater infrastructure facing Fifth Avenue.



Figure 29 Concrete drains, Rudd Park

Source: Google Earth, 2020.

Similarly, Belmore Sport and Recreation Precinct has poor access and permeability with the rail corridor and adjacent residential uses limiting visible and physical access.



Figure 30 Accessibility challenges, Belmore Sport and Recreation Precinct

Source: Google Earth, 2020.

More importantly, the study area has significant opportunities to create a number of linear open spaces and improved connectivity utilising the Cooks River and the proposed Metro Green Space Corridor. The Cooks River Corridor has sections on the Campsie side, where residential and other adjacent land uses and lack of path infrastructure create critical “breaks” in connectivity.

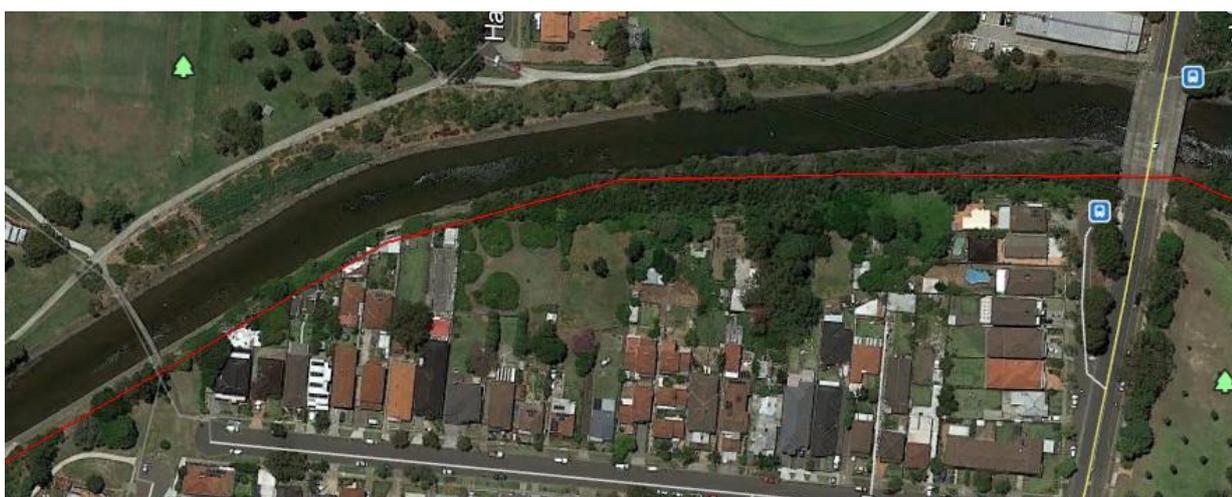


Figure 31 - Cooks River Corridor

Source: Google Earth, 2021.

6.3.3 Usage and utilisation

The main use profile for workers is:

- Before work and after work for social sport, formal sport training, exercise, general recreation and social interaction.
- During the work period for lunch or other breaks. Sometimes for general informal use (sitting and eating lunch) and for exercise or social interaction.
- This includes use of both open space and built facilities. For built facilities however they are more likely to be used before or after work to participate in organised programs (such as fitness) or self-directed training and exercise.

For students the use profile is more likely to be:

- Before school for social interaction or to participate in organised training or other programs that may be related to school sport or just self-organised.
- After school use of a range of facilities including libraries or other spaces for study, social interaction or indoor recreation activity.
- After school to participate in club organised training or organised fitness or active recreation programs.
- Formal school use of sporting fields and facilities

Sporting field use

The Campsie Study Area contains the following outdoor sport facilities:

- Rudd Park - 4 full size multi-use fields (cricket- football); 1 mini field; grass netball courts and 2 tennis courts (club managed)
- Belmore Sport and Recreation precinct – 3 rectangular fields; informal training space in Terry Lamb Reserve; 3 green Lawn bowls complex.
- Tasker Park – 2 cricket/ football multi-use spaces; rectangular training field; grass hockey field and; multi-use outdoor sports court

Current school use of Council fields

School use of available space during weekdays is:

- No school use of formal fields at Belmore Precinct but use of the informal space at Terry Lamb 1 day a week
- Rudd Park (4 full size and mini) used heavily on Tuesdays, Wednesdays and Fridays
- Tasker Park (3 fields and hockey) used every afternoon Wed-Friday

Analysis of school booking data indicates that the following availability during the day:

- 3 fields x 2 days (Tasker)
- 4.5 fields pm x 2 days (Rudd)
- 4.5 fields (am only) x 5 days (Rudd)
- 1 fields x 4 days (Belmore Precinct).

6.3.4 Non-Council facilities

The non-Council sport and fitness facilities include:

- Anytime Fitness Campsie
- Fitness Nepal

- Move With Matt
- Snap Fitness Canterbury
- Trination Fitness Campsie
- Vibe Fitness Campsie
- FutureSwim Canterbury– Learn to Swim school.

School facilities available for community use

In general, there is no or very limited community use of school facilities at public or independent school campuses. None of the schools have extensive facilities and there is a high reliance on council sporting fields to meet curricula sport needs and school/ interschool sport needs.

Part C: Needs analysis

7.0 Qualitative research findings

7.1 Introduction

The following section provides an overview of the key findings of the qualitative research process, and describes how these findings were used to develop appropriate benchmarks to be subsequently applied to forecast student and worker demand for social infrastructure to 2036.

7.2 Key findings of qualitative research

The following findings of the qualitative research are relevant to both centres. The research involved online surveys, interviews with venue managers, focus groups (further details of the methodology are provided at **Section 1.3**). The comprehensive analysis of the qualitative research findings is included in a separate *Consultation Outcomes Report* (Ethos Urban, October 2020).

7.2.1 Preference for “drop-in” and informal activities

There is a strong preference by students and workers to undertake informal activities in social infrastructure in both Campsie Town Centre and Bankstown City Centre.

- The activities undertaken most commonly in Council-owned indoor community facilities are meeting friends; relaxing; studying; and physical activity (e.g. yoga).
- The activities most frequently undertaken in Council-owned parks include eating lunch; spending time with children/ family; enjoying nature; and exercising (e.g. running, walking, workouts).
- The activities most frequently undertaken in Council-owned recreation facilities in Campsie and Bankstown include using the café (e.g. at Canterbury Leisure and Aquatic Centre) or exercising alone or with friends.

The preference for informal activities from students and workers reinforces that convenience is a key driver for accessing social infrastructure for these groups, who are unlikely to have significant time during the day due to work and study commitments.

Facilities and spaces that require bookings may experience limited demand from students and workers in these centres.

7.2.2 Workers and students most likely to walk to social infrastructure

In both Bankstown City Centre and Campsie Town Centre, the majority of students and workers walk to facilities and parks from their workplace or place of study.

This may indicate that:

- Relative accessibility and walkability are key factors in the utilisation of social infrastructure in these centres;
- Infrastructure located within Bankstown City Centre and Campsie Town Centre is likely serving a highly localised catchment of workers and students, rather than attracting workers from surrounding employment centres (e.g. Bankstown Airport).
- Workers at Canterbury Hospital (located within the Campsie Town Centre) are relatively disconnected from walkable social infrastructure within Campsie Town Centre.

Consultation also found that while workers and students generally walk to social infrastructure, to access their workplace, campus or school they generally drive. Some students and workers identified that lack of parking is a barrier for accessing their primary destination in Bankstown City Centre and Campsie Town Centre (i.e. their place of work or study). There is a lack of available and affordable parking spaces in both centres, and public transport is not direct/frequent enough to divert people from driving.

Consultation also identified there are also significant walkability issues in both centres, including pedestrian barriers posed by the train line which divide these centres and increase travel times. Additionally, in Campsie Town Centre, lack of wayfinding signage and poor amenity of the streetscape contribute towards limited walkability.

7.2.3 Convenience is a key driver of worker and student demand for social infrastructure

Convenience is a key driver of usage and utilisation of social infrastructure in both centres.

- Most workers wanted to access social infrastructure during the day or in the afternoon/straight after work or study.
- For students, the use of social infrastructure largely revolves around students’ class schedules.

7.2.4 Desire for enhanced public domain amenity

Consultation with students, workers and Council staff highlighted that there is a need to improve the public domain in both Campsie and Bankstown centres to ensure that these spaces are “inviting” (see **Figure 32** to **Figure 35**).

Public spaces in Bankstown City Centre (e.g. Paul Keating Park) are currently highly utilised by students and workers, particularly at lunchtime, while similar spaces (e.g. Anzac Park) in Campsie are utilised to a lesser extent.

Consultation highlighted opportunities to enhance utilisation of these spaces through improving lighting, increasing seating, diversifying the range of food and beverage options along these key streets and spaces, and incorporating art with public space.



Figure 32 – Bankstown City Centre public domain

Source: Ethos Urban.



Figure 33 – Campsie Town Centre public domain

Source: Ethos Urban.

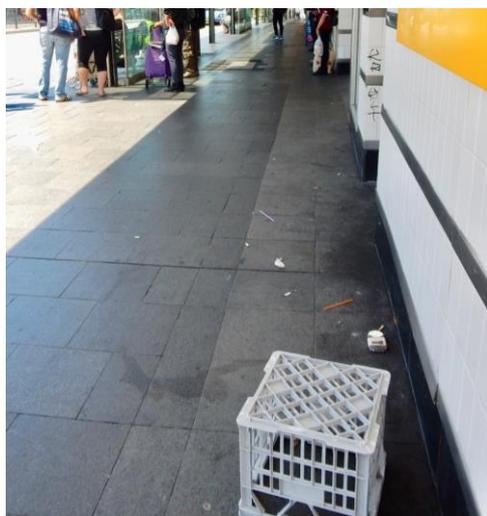


Figure 34 – Litter in Bankstown City Centre

Source: Ethos Urban.



Figure 35 – Litter in Campsie Town Centre

Source: Ethos Urban.

7.2.5 Desire for increased night time activation

Workers and tertiary students have stated that they desire both Bankstown City Centre and Campsie Town Centre to be more activated and livelier during the day and night, to encourage students and workers to linger in these centres.

Interventions to enhance activation could include entertainment, arts and creative activities, improved lighting, enhanced food and beverage options and events (e.g. Night Noodle Markets, buskers, outdoor dining, entertainment etc). The current lack of activation in these centres has contribute to poor perceptions of safety.

7.2.6 Need for improved pedestrian experience and walkability

Workers and students generally walk to access social infrastructure in Campsie Town Centre and Bankstown City Centre, even though they may drive to access their workplace or place of study. The walkability of these centres is therefore a key issue in enhancing the accessibility of social infrastructure for students and workers.

Both Campsie Town Centre and Bankstown City Centre are bisected by above ground railway lines, which pose significant barriers. The railway line is a significant barrier to moving easily within the centre, extending travel times, which can be an issue for students and workers who have limited time to access facilities and spaces during the day. There is also a lack of direct pedestrian routes to key facilities in these two centres e.g. Bankstown Library and Knowledge Centre.

Pedestrian experience and amenity within Campsie Town Centre and Bankstown City Centre is also limited, and there are opportunities to enhance the experience of these areas through streetscape improvements.

7.2.7 Need to address negative community perceptions of safety

Some workers and students also identified that areas of Campsie Town Centre and Bankstown City Centre feel unsafe after dark.

Dimly lit walking areas, graffiti large and empty parking lots and limited activation contribute to workers and students feeling unsafe accessing facilities after work (see **Figure 36** and **Figure 37**).



Figure 36 – Graffiti in Griffith Park, Bankstown City Centre

Source: Ethos Urban.

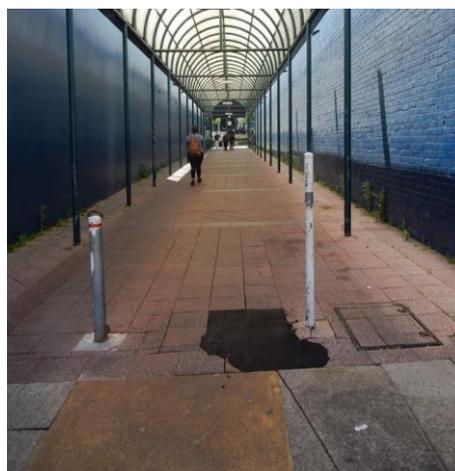


Figure 37 – Laneway lacking activation, Bankstown City Centre

Source: Ethos Urban.

8.0 Quantitative analysis: development of benchmarks

8.1 Introduction

The gap analysis for this project is underpinned by benchmarks for worker and student demand for social infrastructure. The benchmarks developed for this project have been deeply informed by the qualitative research component of this study, which identified:

- Typology - What types of social infrastructure in Campsie and Bankstown are used by workers and students;
- Uses - What activities are students and workers use social infrastructure for in Campsie and Bankstown;
- Frequency - How frequently different types of social infrastructure in Campsie and Bankstown are used by workers and students.

In response to these qualitative findings, nuanced benchmarks have been developed to understand current and forecast gaps in social infrastructure provision to meet worker and student needs.

Section 8.2 explains the methodology for developing open space and recreation benchmarks.

Section 8.3 explains the methodology for developing community facilities benchmarks.

8.2 Open space and recreation benchmarks

Approach to assessing need for open space and recreation

Not all needs can be translated to a specific quantum as a guide to provision. For recreation and use of public open space and parks, needs may be more effectively described as demand for a range of recreation opportunities. A single space may host multiple opportunities and provision planning must focus on assessing capacity to provide these opportunities or the available strategies for increasing capacity through acquiring additional space, reconfiguring existing spaces, or investment in existing assets to increase capacity.

Compounding the above is the change in activity preferences over time as new activities or modes of participation emerge. A good example is the impact of Covid-19 and the observed increase in use of local parks, path networks and open spaces for exercise and activity. For some, this period has been a rediscovery of local assets and use of assets that increased during travel restrictions and appears to have stayed at higher levels than before the pandemic response.

This increased use has highlighted inadequacy of supply in many areas and catalysed significant comment and debate on social and mainstream media about the importance of providing more open space in our urban areas.

While the future activity preferences will always be uncertain, the most successful approach is to ensure that parks, public spaces and facilities are provided with excess capacity (not to minimums) and that the quality of the land, accessibility and dimensions all support a diverse range of uses and can be reconfigured over time.

For workers and students, there are no common benchmarks in use and the development of a provision framework can include some quantitative measures – however much depends on the individual area being planned for and the diversity, quality and capacity of existing infrastructure.

The assessment of need and development of potential response or strategies is a combination of quantitative and qualitative assessment. Multiple data sources have been accessed to consider:

- Assessed needs – identified in surveys and population and participation analysis including statistical data from ABS and Ausplay used for modelling demand;
- Expressed needs – arising from community engagement and direct requests made by the population;
- Inferred needs – identified from reviewing similar studies and other work involving comparable populations;
- Observed needs – those needs/ demands observed by facility and park managers, including use characteristics, peak demand times and trends in participation;

- Undeclared needs – or undefined needs, those that are latent in the population and not evident in community engagement or expressed demand. These are “guessed at” using comparisons and observations of trends in wider populations.

The data sources that have been reviewed to inform this needs analysis are identified below.

Physical activity participation in NSW and City of Canterbury Bankstown

Ausplay data indicates that for NSW the top activities are walking, fitness/gym and swimming (see **Figure 38**). The highest levels of demand are for self-directed activity and outdoor exercise and fitness with access to swimming facilities also indicated as a priority.

Ausplay has built data sets for LGA level analysis and for Canterbury Bankstown reports the following top activities: walking, fitness/gym and swimming. Notably, the analysis indicates a much higher participation rate in Football (soccer) for the LGA, a higher participation rate for swimming and dancing and lower rates for yoga, cycling and bushwalking (see **Figure 39**).



Figure 38 Top recreation activities in NSW, 2020

Source: Ausplay, 2020.

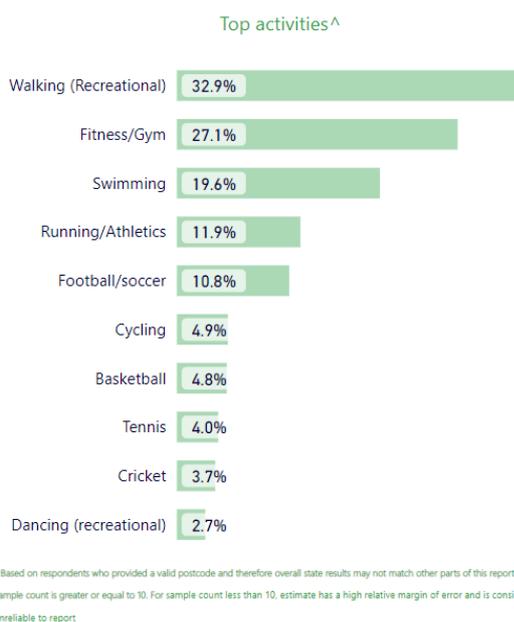


Figure 39 Top recreation activities in Canterbury Bankstown LGA, 2020

Source: Ausplay, 2020.

Worker and student demand compared with resident demand

If we consider the worker and student population, the demand from this population will be different to residents as this “daytime” population may also be using parks and facilities elsewhere. Critically, there is also a portion of the student and worker populations who live in the study area, this population has already been considered in work exploring and planning for residential needs. The remaining population will, in effect, create additional demand but at a lower rate than residents as their demand is split between the location of their work or campus and their place of residence.

The draft *Greener Places Design Guide* suggests that “day” populations¹¹ could be considered (at a minimum) to generate demand at around 10% of a residential population.

Based on the survey and focus groups findings and the reported use by park and facility managers, it is likely that actual demand for workers and students, is more than this 10%. The “day” population referred to in *Greener Places* also includes shoppers and those visiting for recreation, access to services and similar other day visit purposes. Workers and Students, as a subset, are more likely to use open space and recreation facilities as they are there regularly and will be seeking access to their preferred social, sport or recreation activities in times compatible with their daily schedule.

This is supported in the survey findings.

For example the survey findings for Bankstown indicated that for workers and students:

- Around 28% used Bankstown City Gardens, 31% weekly and 7.7% several times a week
- Nearly 70% use Paul Keating Park, 17.8% weekly and a further 25% multiple times a week
- Nearly 20% used Griffiths Park and 12.5% weekly and 12.5% multiple times a week.

In Campsie, results were similar:

- 37.5% using Tasker Park – 33.3% weekly and 14.8% several times a week
- 49.4% using Anzac Park – 27% weekly and 21.6% several times a week
- 49.4% using Cooks River open space v- 25.7% weekly and the same multiple times a week.
- 19.3 % using Loftus Gardens - 33.3% weekly and 26.7% several times a week
- 32.5% using The Leisure and Aquatic Centre – the dominant frequency was monthly at 55%

Given the frequent use of parks and open spaces and the increasing trends for participation in exercise and fitness (Ausplay reports that participation in non-sport related physical activity has increased more than 20% to 74.5% in the last 20 years), the suggested rate is to assess student and worker demand at 25% of residential demand. As discussed previously, this “subset” of the daytime population are regulars in the study areas, and based on the analysis and engagement results, are more likely to use open space, sport and recreation facilities than other groups within the overall daytime population (such as shoppers and those accessing services or entertainment).

Capacity to accommodate growth and maintaining current rates of provision

While the current range of activities and the times of use can generally be accommodated within the existing open space, sport and recreation infrastructure, the key issue is how to assess the available capacity of the current infrastructure.

The *Draft Greener Places Design Guide* (GANSW 2020) suggests that a general measure can be the population within a certain catchment of a park and the capacity limits are expressed as the resulting population to area ratio (counting the functional area of the park/open space). In brief, the capacity limits are proposed as:

¹¹ Daytime populations are those that are not resident and are present for the “day” to study, work, shop or access services. Students and workers would be considered a subset of the overall “day” population.

- Small parks- Local Parks are deemed to be at capacity if more than 1500 residents per 5000m² of parkland are within 500 m;
- District Sport Parks are deemed to be at capacity if population per hectare exceeds 1000;
- District and Larger Parks are deemed to be at capacity if more than 5000 people /0.5 Ha within a 5 km catchment.

The capacity limits are not designed to be converted to provision standards- rather they are a broader tool to ensure that when planning for future demand the available capacity of existing assets can be considered against a quantitative measure.

Council's Urban Design Team undertook capacity assessments for access to local recreation parks within each study area. They used a ratio of 3.3m² per person as the threshold.

For Bankstown they found that:

- 5/13 parks had available capacity.
- 1/13 parks had very limited additional capacity.
- 7/13 parks had no capacity or were over capacity.

For Campsie they found:

- 6/21 had available capacity.
- 15/21 were over capacity.

Public open space for recreation – current provision

The public open spaces that provide for informal recreation and park activities (i.e. not organised sport) are central to planning for worker and student needs. The analysis of supply for the two study areas indicates:

Bankstown has:

- About 10.7 Ha of open space (excluding sporting space and carparks/ plazas)
- For residents this equates to around 0.65 Ha/ 1000

Campsie has:

- About 35.4 Ha of open space excluding sporting areas (about 4.86 Ha of this is green space corridor along the Cooks River with little or no development for recreation use)
- For residents this equates to around 1.45 Ha/ 1000

Adopting a midpoint between these two supply rates is suggested as a reasonable benchmark. Especially given that the analysis suggests that there is significant under provision in Bankstown, particularly in terms of sufficient parks of a suitable size in the city centre.

Therefore 1 Ha/1000 is suggested as the midpoint and desirable “floor” for provision across the two centres. This, in turn, could suggest that planning for Bankstown should seek to bring the rate of provision up and that planning for Campsie can utilise some available capacity before needing additional space. Noting that much of the unused capacity in Campsie exists along the Cooks River and does not meet local walkability requirements and improved active transport networks are required to address this..

This numerical benchmark of 1 Ha/1000 for general parkland and recreation is offered only as a guide as the issues of local walkable access to parks that are fit for purpose and have sufficient capacity is the critical issue for workers and students. It is also acknowledged that achieving a higher level of provision in Bankstown would be very difficult and a number of adaptive strategies will be needed to improve supply

Planning for workers and students

In the above context, the rate of residential provision can be discounted to reflect the reduced overall demand from workers and students. As discussed previously the survey and engagement data suggests that a rate of 25% of residential demand could be applied. This means that additional public open space for general recreation could be assessed at around 0.25 Ha/1000 for workers and students. Further, a number of workers and students live within the study area and the demand arising from this cohort would be included in assessment of current and future residential demand.

The proposed benchmark is 0.25 Ha per 1000 workers and students living outside the study area.

For built facilities such as indoor sports courts and aquatic centres, the capacity can be assessed against Otium's Demand Analysis Model and qualified with the interview data from facility managers.

Otium Demand Analysis Model and Sporting Provision

Another key source of data to allow a modelling of demand is the Ausplay physical activity participation survey data sets. This is an ongoing program and with quarterly sampling it is building high confidence levels at national and state populations and improving regional and LGA specific data.

Otium has developed a *Demand Analysis Model* that utilises the following data to project current or future facility and activity demand:

- The Ausplay participation data for adults and children
- If available, local participation data to generate an alternate model for consideration
- A facility capacity and utilisation model
- Calibrations to adjust the hours of operation, thresholds for additional facility needed, the playing surface capacity, the mix of lit/unlit fields, mix of indoor/outdoor courts etc.

The Demand Analysis Model does consider some informal outdoor recreation but is primarily focused on sporting facilities.

As discussed above, to use the Demand Analysis Model for student and worker populations, the population has been discounted to 25% to provide an equivalent residential demand. Complete data for all potential activities was not available for the LGA so the NSW wide data has been used for the model. This is reasonable as the worker population particularly will have a significant proportion that resides outside the LGA. If we model a student and worker (day time) population of 20,000 this equates to the same level of demand generated for 5000 residents.

The model predicts the following for an example population of 20,000 workers and students:

- Around 300 people would participate in oval based sport (AFL, cricket, athletics);
- Around 565 would participate in rectangular field based sports;
- About 350 would play netball or tennis;
- 405 would be seeking indoor sports such as basketball, volleyball and futsal;
- 150 would be involved in sports on greens or other surfaces (e.g. hockey);
- 800 will be seeking indoor program and activity spaces to participate in activities such as yoga (430 people) and martial arts (110);
- The above generates demand for:
 - about 7 Ha of outdoor sporting field, green and court space (including 1 oval, 1 rectangular field, 2 outdoor courts);
 - About 1000m² of indoor recreation and program space;
 - 1 indoor court.

The model also identifies likely demand for self-organised outdoor activity and likely frequency:

- Walking: approx. 810 people walking for exercise 5 or more times a week and an anticipated 1679 at least once or more per week.
- Cycling: approx. 384 people cycling once or more per week
- Running and jogging: 516 people once or more per week and 248 five or more times a week

Defining a provision model or framework

The Draft Greener Places Design Guide indicates an approach to provision planning that considers the *Recreation Opportunity Outcome*. That is, it defines the type or group of activities/ outdoor recreation opportunities that should be provided and the preferred level of access (local and walkable vs district or further).

Using this approach and informed by the research, engagement analysis and existing planning, the following suggested list of recreation and open space needs has been developed for the *student and worker population* (see **Table 14**).

Table 14 Defining likely needs for students and workers - recreation opportunity approach

Workers needs	Primary and secondary students	Tertiary and TAFE students
<ul style="list-style-type: none"> • Lunch time access to parks and open spaces for exercise, social sport, relaxation, meals and socialising • Post work access to public open space, and public spaces for exercise, social sport, socialising • Pre and post work access to formal sporting spaces for training and participation in programs. • Access to indoor gym and fitness facilities for pre, post and lunch time slots. • Access to indoor sports facilities for social competition and training • Access to aquatic facilities for lap swimming , squad and other fitness programs • Access to extended path or trail networks for running, walking or cycling for exercise and fitness. 	<ul style="list-style-type: none"> • Secondary student demand for after school- sport and fitness in parks and sport fields • After school access to public space/Public Open Space for socialising • Access to indoor “quiet” spaces such as libraries for study after school. • Daytime access to formal sport facilities for organised school based activity • Older students need access to exercise and fitness programs in public parks (running groups, boot camp etc), before and after school. • After school social focused around key spaces close to transit hub and retail aligned public open space • Access to indoor sport and Aquatic facilities for school programs and competition • Access to indoor program and activity spaces for indoor health and recreation program participation • High need for walkable/rideable access. 	<ul style="list-style-type: none"> • Main demand likely to be lunch time and afternoon evening but highly variable in response to learning schedules. • Access to parks and open spaces for socialising, eating and general relaxation. • Access to parks or public spaces for larger gatherings and group events • Need for active/field spaces for social sport (day and afternoon) • Need for access to parks and other spaces for exercise and fitness • Access to indoor sports for social and formal competition and training • Access to health and fitness programs • Access to indoor spaces for events • Access to aquatic facilities for general fitness, training and competition • Walkable and rideable access important.

Suggested provision rates or approaches have been developed based on the qualitative and quantitative data discussed previously (see **Table 15**). The following framework has been developed using an expression of “needs” to align with the overall intent of the report.

While it is not a traditional approach to benchmarks, it reflects the complexity of planning for this population and the emerging open space and recreation planning approaches such as those used in the Draft Greener Places Design Guide. .

Table 15 Provision framework (Benchmarks) for workers and students

Recreation or open space need	Provision approach	Comment
Locally accessible open space supporting socialising, eating meals and relaxation	Ensure walkable access to parks and public spaces withing 200-400 m.	Provision of additional parks and public open space required if available capacity considered inadequate.
Larger open space areas supporting active recreation and social/informal sport	<p>Ideally new public open space areas would be a minimum of 5000m² but as per Greener Places, smaller areas are supported in higher density residential environments. Assessing capacity of existing spaces to accommodate growth is integral</p> <p>No net reduction in Provision: Capacity for growth is a key issue and ensuring that the level of provision does not fall below current rates should be considered in planning.</p> <p>This means that for workers and students (living outside the study area) 0.25 Ha /1000 is the desired benchmark to ensure reasonable provision and to ensure no reduction in current levels of provision (provided that additional land is also provided to meet residential growth).</p> <p>Provide some larger spaces supporting small events, place making activity, and allowing for informal active recreation or social games. Preferred access is 400-800 m. (up to 10 minutes walk).Minimum areas preferred at 2 Ha. However the combination of civic spaces, parks and adjacent public space (such paths and circulation areas) may complement smaller areas.</p>	<p>Access distance and preferred minimum area based on Greener Places.</p> <p>Current supply in Bankstown has no capacity for future residential, worker and student growth. The existing level of provision of open space for general recreation (excluding sport) for Residents in the study area is around 0.65 Ha./1000.¹² For Campsie the current rate of provision of open space for general recreation (excluding sport) for Residents is around 1.45 Ha/ 1000).</p>
Formal sporting spaces for training and social and club competition	Additional land at 0.25 Ha per 1000 workers and students living outside the study area	<p>Based on 25% of residential demand (as discussed previously).</p> <p>The Demand Model indicates around 1.6 Ha per 1000 for residential demand however field overlay and sharing patterns (with worker and student use being mostly daytime demand) suggest a reduction to around 1 Ha/1000 would be reasonable. Greener Places supports this as a “minimum” with a recommended capacity measure of 1 ha/1000 residents.</p> <p>Therefore the recommended provision rate for workers and students is 25% of 1 ha per 1000 students and workers.</p> <p>Providing synthetic playing fields or outdoor courts on rooftops may be an effective solution to providing additional capacity with efficient space use .</p>
Indoor gym and fitness	Commercial facility and subject to market. In general workers and residents are equally likely to use local facilities. School and uni students less certain due to potential on campus provision.	Current rate of provision of commercial gym/fitness facilities in Campsie and Bankstown is around 1 facility per 5000 population (including residents and non-discounted worker and students living outside the study area).

¹² Bankstown Open Space Strategy 2022 (CBC Background Report p72) identified a total open space supply of around 0.73 Ha/ 1000. This figure removes the approx 4.5 ha which is used for formal sport.

Recreation or open space need	Provision approach	Comment
	Likely demand around 1 per 10,000 population including residents, workers and students (population demand not discounted for workers and students as they would generate similar demand to residents)	There is additional capacity in the Aquatic Centre with planned expansion and improvements and trends indicate that commercial provision may favour larger more multi-purpose centres. A conservative demand rate is recommended as a guide only due to the multiple commercial viability issues involved. As a guide only the suggested provision rate is -reduced from the current supply rate, and should be used with caution as there are many commercial considerations.
Indoor sports courts	1 multi-use court per 20,000 population (including residents, and non- resident workers and students)	Based on participation rates, demand modelling and the higher likelihood of this population participating in social competition and being less likely to use outdoor court facilities. May have more demand for basketball and futsal than some other sports.
Indoor program and activity space	25 m2 per 1000 workers and students living outside the study area	Based on 25% of residential demand of 100m2 per 1000 residents.
Larger open space areas or extended path networks and linear green space supporting running, walking and cycling for exercise	Minimum 5 km loop available within 5-10 minutes	Could be a mix of parks, linear open space, paths on green streets etc.
Indoor and outdoor event and larger group spaces	No benchmark estimated. General indications are that there is a need for spaces within each study area, able to accommodate 500+ attendees in a community or large group event.	Could be provided via commercial facilities and large public space areas.
Aquatic facilities	No benchmark as contemporary provision models suggest catchments of 50,000+ for sustainable facilities providing a diverse range of activity and wet and dry spaces. Demand generated could be considered against available capacity and accommodated in upgrades proposed for existing Aquatic Centres. Estimate that 14% of the worker and student population will use aquatic facilities at least weekly. Predominantly during the day or after work/attending a campus.	Based on the limited sample at Campsie 55% of worker and student respondents would use the Aquatic centre at least monthly. Most of this use is during the day or after work. If the monthly demand is translated to weekly, then around 14% of the total student and worker population will generate additional weekly demand. If this is compared with Ausplay data for the LGA- swimming as an activity is around 19.6% and for NSW 17.3%. it is likely that 14% would be a reasonable projection and may even be slightly under the real demand.
Indoor “quiet” spaces for study	Included in Community Facilities	

8.3 Community facilities benchmarks

As planning for community facilities is generally conducted on the basis of resident demand, there are limited examples of benchmarks for analysing student and worker demand for community facilities.

While there are established benchmarks for provision of child care places that have been used in comparable city centre locations (i.e. Sydney CBD), there are no widely-available benchmarks for worker and student demand for community facilities that could be applied to these centres.

Therefore, Ethos Urban has drawn on the outcomes of demographic analysis and qualitative analysis undertaken with the community to identify benchmarks for community facilities that are tailored to patterns of use by students and workers in these two centres.

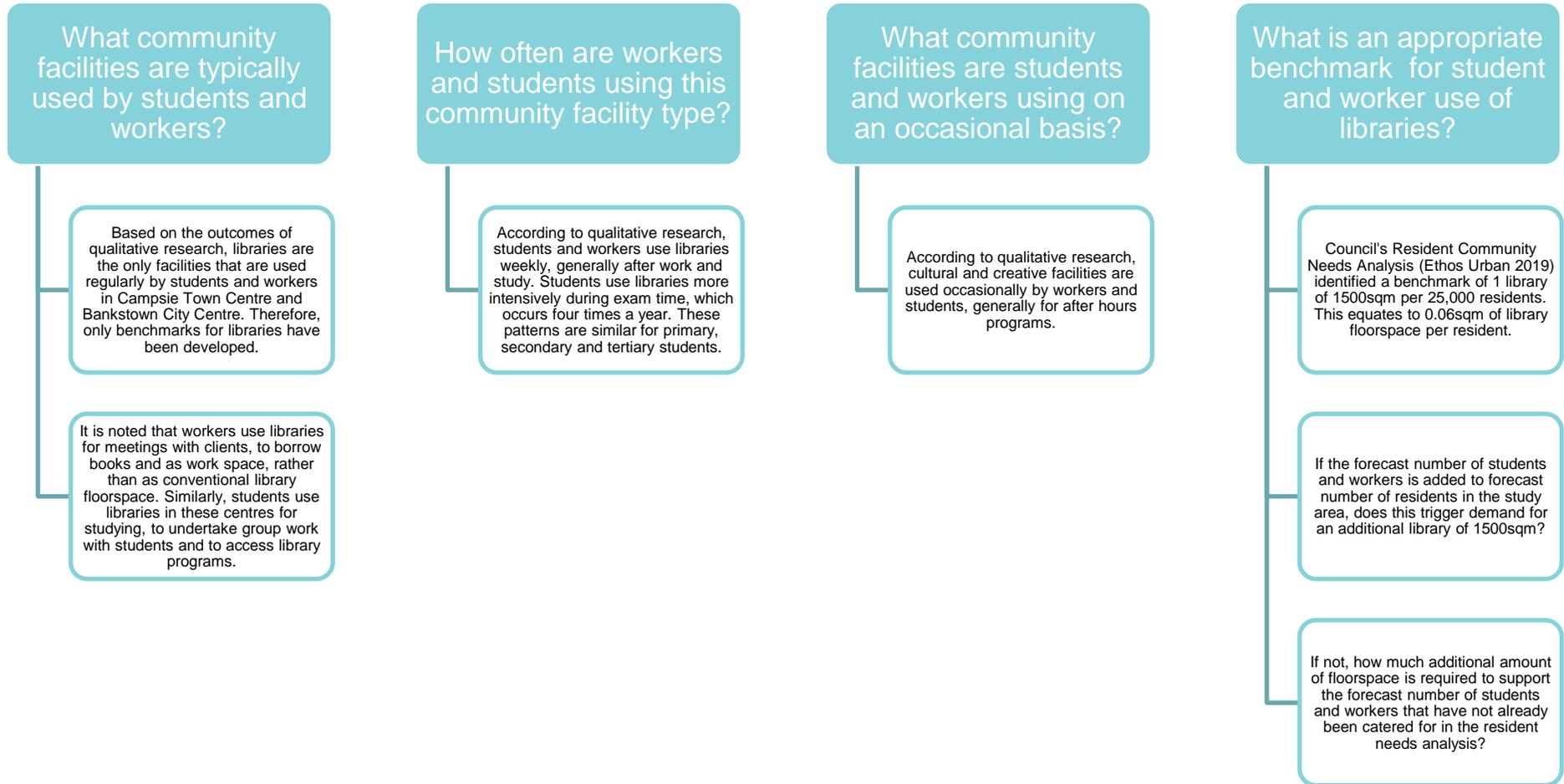
The following process (see **Figure 40**) was undertaken to develop benchmarks for worker and student demand for community facilities in Campsie Town Centre and Bankstown City Centre.

The outcomes of the qualitative analysis identified that libraries are the type of community facility used most frequently by workers and students in these centres, and therefore this is the only form of community facility for which a benchmark has been developed. As identified over page, a benchmark of 60sqm of library floorspace per 1,000 students and workers has been developed, and is applied throughout this report to understand likely gaps in provision of libraries.

Other types of social infrastructure (e.g. cultural and creative facilities) will experience additional demand to a minor extent, though not enough to warrant development of specific benchmark.

It is noted that workers and to a lesser extent students generally drive demand for childcare places in city centre locations. However, demand for childcare was not raised during the qualitative research. This may warrant further investigation.

Figure 40 Process undertaken to develop community facilities benchmarks



8.4 Gap analysis: applying the benchmarks

Benchmarks provide a numeric analysis of community need based on a prescribed set of best practice principles. They are a tool to provide guidance on the quantum, size and location of community facilities in a given area, in relation to population size and geographic catchment. Benchmarks provide guidance on a good level of facilities provision, which we use in the context of our broader understanding of an area, which takes into account a rich range of qualitative information, as well as quantitative information.

Benchmarks are not a one-size-fits all tool and they need to be used with care. It is important to note that benchmarks represent only one aspect of Canterbury Bankstown's broader decision-making process and always should be evaluated against other qualitative measures such as usage, condition and strategic priorities.

Worker and student forecasts

In order to apply the benchmarks to understand community needs in the future (to 2036), student and worker population forecasts have been prepared for the Bankstown and Campsie centres.

The following table provides a summary of the number of students and workers in each study area in 2016 and 2036. The study areas are shown in **Figure 2** and **Figure 16**. These totals have been divided into:

- Students and workers living within the study areas (i.e. students and workers whose needs would have been counted in the resident needs analysis completed in 2019);
- Students and workers living outside the study area but within the broader LGA or outside the LGA (i.e. students and workers whose demand is additional to demand generated by residents of the study areas).

Table 16 Residents, students and workers in the study area

	Bankstown City Centre	Campsie Town Centre
Residents		
Current (2016)	16500	24500
Forecast (2036)	45,815	39,371
Workers		
Current (2016)		
Living in the study area (i.e. have been counted in the resident needs analysis)	780	1000
Living outside the study area	8920	3,800
Total	9700	4800
Forecast (2036)		
Living in the study area (i.e. have been counted in the resident needs analysis)	2000	1600
Living outside the study area	23000	5900
Total	25000	7500
Students		
Current (2019)		
Living in the study area (i.e. have been counted in the resident needs analysis)	2950	750
Living outside the study area	6890	1750
Total	9840	2500
Forecast (2036)		
Living in the study area (i.e. have been counted in the resident needs analysis)	4530	960
Living outside the study area	10560	2240
Total	15090	3200

Sources and data notes:Worker numbers:

- Data on the place of usual residence of workers in the Campsie and Bankstown Study Areas is sourced from the Australian Bureau of Statistics, Census of Population and Housing, 2016.
- Forecast worker numbers have been sourced from Canterbury Bankstown Council, and the Upper range was adopted. These forecasts reflect the targets in the South District Plan (Greater Sydney Commission, 2018). To calculate forecast place of usual residence of Campsie and Bankstown workers, the ratio of resident workers (sourced from the ABS) has been applied to 2019 and 2036 worker numbers.

Student Numbers

- Data on the place of usual residence of students in the Campsie and Bankstown Study Areas has been estimated with reference to the Australian Bureau of Statistics Census of Population and Housing 2016, Canterbury Bankstown Council Enrolment numbers, and Study Area school enrolment numbers, as sourced from annual reports.
- The projected enrolment numbers within each study area have been estimated based on the 2019 rates of students within the LGA plus any future developments.
- Forecast enrolment numbers factor in growth as well as 'known' educational developments only. For the purposes of this analysis, this includes WSU Bankstown only.

- *Due to the lack of available data (including through privacy concerns) relating to students' place of usual residence in Campsie and Bankstown, the proportion of resident workers in Campsie and Bankstown has been used as a proxy.*
- *The place of usual residence of workers in Campsie and Bankstown (as sourced from the ABS Census of Population and Housing) show that:*
 - *21% of workers live in the study area;*
 - *30% of workers live outside of the study area but in the LGA; and*
 - *49% of workers live outside of the LGA.*
- *It has been assumed that the proportion of resident students in Campsie and Bankstown will be higher than resident workers. This is due to the fact that students (particularly primary and secondary students) are more likely to study close to their home, while workers will typically travel greater distances to their place of work. As such, using the place of residence for study area workers as a guide, the following rates have been adopted and applied in the forecasts:*
 - *30% of students live in Campsie and Bankstown;*
 - *30% of students live outside the Campsie or Bankstown but within the LGA; and*
 - *40% of students live outside of the LGA.*

9.0 Bankstown City Centre findings

This section draws on the outcomes of qualitative and quantitative research to identify key gaps in provision of social infrastructure for students and workers within Bankstown City Centre.

9.1 Summary findings

- Parks and open spaces, are the facilities most frequently used by both students and workers. These facilities are used for a range of purposes, including walking, lunchtime and after work socialising and restoration, eating lunch and access to nature. The next most popular facility type was libraries, which are used for studying, work and meeting purposes.
- The most commonly used facilities in Bankstown City Centre were Bankstown Library and Knowledge Centre and Paul Keating Park, which are co-located with the WSU Bankstown Campus, Bankstown Central shopping centre, existing and future commercial offices.
- Lack of walkability, poor perceptions of safety and need to revitalise public domain and streetscapes are key barriers to accessing social infrastructure in Bankstown City Centre for workers and students.
- There is very high need for additional parkland and public space in the Bankstown City Centre. The existing open space and recreation network is currently at or nearing capacity, and there are limited opportunities to provide new or expanded local parks.
- There is demand for additional multipurpose community space for programs, studying, meetings and gathering. Demand for these spaces are currently met by the large Bankstown Library and Knowledge Centre. Due to the regional scale of this facility, it is likely that future demand from workers and students can be met in the existing facility – however, internal renovations and reconfiguration of spaces may be required to support changing patterns of use over time.

9.2 Qualitative findings

The following section provides an overview of the themes and issues arising from the qualitative research undertaken to inform this study (i.e. online surveys, interviews and focus groups). This section is structured into three parts:

- Overarching findings, which relate to general patterns of social infrastructure use by students and workers in Bankstown City Centre;
- Open space and recreation findings;
- Community facility findings.

The comprehensive analysis of the qualitative research findings is included in a separate *Consultation Outcomes Report* (Ethos Urban, October 2020).

9.2.1 Overarching findings

- Key usage patterns identified for existing social infrastructure in Bankstown City Centre:
 - Parks and open spaces are the social infrastructure type most frequently used by both students and workers. These facilities are used for a range of purposes, including walking, lunchtime and after work socialising and restoration, eating lunch and access to nature. These facilities are not generally used for formal recreation (i.e. sporting competitions). The next most popular facility type was libraries, which are used for studying, work and meeting purposes.
 - The most commonly used facilities in Bankstown City Centre were Bankstown Library and Knowledge Centre and Paul Keating Park, which are co-located with the WSU Bankstown Campus, Bankstown Central shopping centre, existing and future commercial offices.
 - Bankstown Arts Centre is used occasionally by students and workers to undertake cultural and creative programs.

- The majority of students and workers walk to facilities and parks from their workplace or place of study, and therefore it is likely that accessibility and walkability are key factors in the utilisation of social infrastructure in Bankstown City Centre.
- Convenience is a key driver of usage and utilisation of social infrastructure in Bankstown City Centre. Most respondents wanted to access social infrastructure during the day or in the afternoon/straight after work.
- Workers and students are less likely to utilise some venues due to time factors i.e. venue opening hours/programs not extending long past work and school hours.
- Students primarily use facilities during the week, as university events and activities are primarily held on weekdays. Students' use of social infrastructure is restricted by class scheduling, childcare responsibilities, work requirements and venue operating hours restrict access to students.
- Public spaces (e.g. Saigon Place) are very active during the day, utilised by workers for informal gatherings, ordering coffee, getting lunch etc. Public seating areas are also heavily used by these groups.
- The most commonly used non-Council facilities in Bankstown City Centre were Bankstown Sports Club, commercial gyms, places of worship and schools.
- Key barriers to accessing social infrastructure in Bankstown City Centre for students and workers include:
 - Lack of walkability. The railway line is a significant barrier to moving easily within the centre, and there is a lack of direct pedestrian routes to key facilities, e.g. Bankstown Library and Knowledge Centre.
 - Poor perceptions of safety. Dimly lit walking areas and parking lots also make workers feel unsafe accessing facilities after work.
 - Need to invigorate public domain and streetscape. Existing streets in Bankstown City Centre can seem “unappealing” due to lack of lighting and inactiveness after 5pm.
 - Lack of parking. This includes a lack of available and affordable parking spaces in Bankstown City Centre, which means it is difficult to access social infrastructure after hours.
- Current unmet needs and aspirations for social infrastructure in Bankstown City Centre:
 - Workers and tertiary students desire Bankstown City Centre to be more activated and livelier during the day and night. Interventions to enhance activation could include entertainment, arts and creative activities, improved lighting, enhanced food and beverage options and events (e.g. Night Noodle Markets, buskers, outdoor dining, entertainment etc). The current lack of activation in these centres has contribute to poor perceptions of safety.
 - There is concern across the stakeholder groups that the new Western Sydney University campus in Bankstown City Centre will place significant pressure on existing social infrastructure in the area, including Paul Keating Park, and may lead to conflicts between users.
 - Demand for increased informal gathering spaces i.e. open space and public seating for people to hang out.

9.2.2 Open space and recreation facilities

- Key usage patterns identified for existing open space and recreation facilities in Bankstown City Centre include:
 - Open space for informal recreation is a key priority for both students and workers. Paul Keating Park is an important space for passive recreation in the Bankstown City Centre but requires improved seating and spaces for people to eat lunch etc. to support worker and student needs. There is also a need to improve traffic access and circulation near Paul Keating Park.
 - Open spaces are used throughout the day in Bankstown City Centre, while commercial gyms are generally used before work.
 - The activities most frequently undertaken by workers and students in Council-owned parks include eating lunch; spending time with children/ family; enjoying nature; and exercising (e.g. running, walking, workouts). These activities are undertaken at least weekly. Other activities, e.g. formal sport competition or training; exercising using outdoor fitness equipment; and acts of worship or prayer are less likely to be undertaken very frequently by users.

- Outdoor activity (running, walking, organized sport) largely takes place outside of work hours as lunch breaks don't provide enough time.
- School students frequently use open spaces throughout Bankstown City Centre after school, to socialise with their friends and families.
- Students (at WSU Milperra) generally utilise indoor sporting facilities for formal sporting activities, i.e. badminton, basketball and table tennis, as well as undertaking organised sport through university programs.
- University events are often held in open public space due to a lack of green space on the existing WSU Milperra campus. Students have indicated they are likely to use Paul Keating Park for outdoor events and activities when the future WSU Bankstown campus opens.
- Key barriers to accessing open space and recreation facilities in Bankstown City Centre for students and workers include:
 - Limited walkability across the centre to enable access to open space and recreation facilities during lunch breaks and after work.
 - Lack of capacity of existing open spaces, including limited seating to enable socialising.
 - Conflicts over use due to lack of space and demand from a range of different groups. There is concern that students from the WSU Bankstown campus will place additional pressure on over-stretched open spaces in the Bankstown City Centre.
- Current unmet needs and aspirations for open space and recreation facilities in Bankstown City Centre:
 - There is demand for additional sport, exercise and wellbeing activities in the centre; This includes spaces for exercise and safe running/walking/riding loops offering extended distances.¹³
 - There is a need to increase the capacity of the open space network within Bankstown, including Bankstown Memorial Oval -City Gardens Precinct and Paul Keating Park. This may include opportunities to better connect these key destinations with the rest of the City Centre via walking paths and perimeter pathing, increase connectivity to other parks via green street and active transport links and to improve lighting across the active transport network to facilitate higher levels of use.

9.2.3 Community facilities

- Key usage patterns identified for existing community facilities in Bankstown City Centre include:
 - Bankstown Library and Knowledge Centre is the Council-owned community facility most heavily utilised by both students and workers in the Bankstown City Centre. It is used for a range of activities including studying, reading, meetings, group work for students and working. Students use the BLaKC intensively during exam periods.
 - Bankstown Sport Club is used heavily by workers in the Bankstown City Centre for informal meetings, lunch breaks, team meetings, group lunches etc. It is often busy from 10am – 4pm. Currently it is used infrequently by students.
 - Cultural and creative facilities in Bankstown City Centre (i.e. Bankstown Arts Centre and Bryan Brown Theatre) are used occasionally by students and workers. Bankstown Arts Centre is popular among students for after-school programs and slam poetry events.
 - The activities most commonly undertaken in Council-owned indoor community facilities are meeting friends; relaxing; studying; and physical activity (e.g. yoga). In Bankstown City Centre, some facilities are also used for acts or worship and education activities (e.g. language class, workshop). These activities are generally undertaken at least weekly, while other activities (e.g. family gatherings, arts and cultural activities) are undertaken more infrequently.
 - Bankstown Arts Centre, Bankstown Sports Club and the Bryan Brown Theatre have each seen a significant decrease in direct usage as a result of COVID.
- Key barriers to accessing community facilities in Bankstown City Centre for students and workers include:

¹³ For example a 5 km running loop with minimal road crossings (interruptions) will take about 35 minutes on average to run and about an hour to walk. It offers a popular distance and duration for exercise. The same loop can offer "there and back" shorter distances for walking as 30 minute lunch our exercise etc.

- Limited walkability across the centre to enable access to community facilities during lunch breaks and after work.
- Lack of parking to access community facilities after work/study hours.
- Existing students of WSU Milperra have noted that:
 - There is a lack of places to gather and socialise on campus, and university clubs often have to seek out external venues for events and meetings. This is a significant cost to clubs and societies on campus.
 - Organised events can be hard to manage due to lack of space and tension between formal bookings and informal use of university facilities.
- There is concern that the future WSU Bankstown campus will share similar challenges.
- Lack of space in some Council facilities to accommodate a broader range of community activities.
- Current unmet needs and aspirations for community facilities in Bankstown City Centre:
 - Increased activations and improved lighting to enhance perceptions of safety at night;
 - Increased creative events in community facilities e.g. lunchtime markets, night time events;
 - Additional tutoring activities in the library
 - Opportunities for co-working spaces.

9.3 Quantitative findings

The following section provides an overview of the outcomes of the gap analysis as identified in **Section 8.4**.

In 2016, the number of residents in the Bankstown City Centre was 16,500, and the numbers of students and workers visiting the Bankstown City Centre on a daily basis from outside the study area were 6,890 and 8,920 respectively. This was a total of 32,310 students, workers and residents accessing Bankstown City Centre each day.

The number of students, workers and residents accessing the study area is forecast to increase significantly by 2036. In 2036, the number of residents in Bankstown City Centre is forecast to increase to 45,815, as well as 23,000 workers and 10,560 students accessing the centre from outside the study area each day. This is a total of 83,300 residents, students and workers accessing the study area each day.

9.3.1 Open space and recreation

The following section provides a needs assessment for open space and recreation opportunities within Bankstown City Centre, comprising an analysis of current capacity, and assessment of likely demand from students and workers against the benchmarks developed in **Section 8.2**).

Capacity assessment

Using the capacity metrics identified in **Section 8.2** for a broad assessment the following general observations about the capacity of supply to accommodate any increased demand can be made based on the following assumptions:

- Current Residential population – 16,500 (2016 census);
- Current Worker Population – 9700 (780 resident in study area);
- Current Student Population – 9840 (2950 resident in the study area).

For the supply of **locally accessible open space** the mapping in **Section 4.3** illustrates that generally, walkable access is available. For the resident population the ratio of local and pocket parks to population equates to around 1500 residents per 0.5 Ha of park. *This indicates that across the study area the current supply is likely to have limited capacity.*

The analysis undertaken by the Urban Design Team found that when considering population within walkable catchments for existing local parks:

- 5/13 parks had available capacity.
- 1/13 parks had very limited additional capacity.
- 7/13 parks had no capacity or were over capacity.

Note that those that are overcapacity mean excess demand and this excess consumes available capacity in other parks when considering the whole study area.

For **District Parks** access, travel times are good with two different parks available and additional (but undeveloped) space in Ruse Park and along Saltpan Creek in the south of the study area. However, one of the district parks (Bankstown Memorial is predominantly sport, and the other (Paul Keating) is small and services the city centre and higher density growth area.

If just the area available in District Parks for general recreation is considered, then across the study area residential demand to supply returns 1424 residents per 0.5 Ha- well under the suggested capacity limit of 5000 per 0.5 Ha. While this suggests there is available capacity, this is only true for the south of the study area where, Bankstown Memorial Park and Ruse Park can offer accessible supply. North of the rail line there are no other district opportunities except for Paul Keating Park which is only 1.37 Ha (of useable open space/public space) and undersized for a district park.

As discussed previously, taken as an overall supply figure the available open space for recreation (local and district) is around 0.65 Ha/1000 and well below a desirable benchmark of 1 Ha/1000 for residents only. If the current residential population and the discounted demand from workers and students living outside the study area is considered then this reduces further to 0.52 Ha/1000.

There is unlikely to be any additional capacity available to accommodate growth here. Additional public space and open space will be needed, and will require conversion of other uses (such as car parking) and hybrid or shared use solutions such as use of roof tops for public open space.

Sporting Park supply for residential demand also exceeds the suggested capacity limits with the demand ratio equating to 3700 residents per Ha for a desired rate of 1000 residents/ Ha. However, it should be noted that there are other sporting areas outside and close to the study area all of which appear to have strong use and the analysis suggests that there is limited no capacity to accommodate growth.

Worker and student demand

As discussed in Section 8.2 a discounted demand rate of 25% (for workers and students living outside the study area) has been adopted to project demand.

In addition to this the survey findings indicated that for workers and students:

- Around 28% used Bankstown City Gardens, 31% weekly and 7.7% several times a week
- Nearly 70% use Paul Keating Park, 17.8% weekly and a further 25% multiple times a week
- Nearly 20% used Griffiths Park and 12.5% weekly and 12.5% multiple times a week.

Given the frequent use of parks and open spaces and the increasing trends for participation in exercise and fitness, **the suggested rate of 25% of residential demand** is supported.

This means that a combined worker and student population who live outside the study area (and represent additional demand) of 15,810 equates to equivalent residential demand of nearly 4,000 extra residents (3,952). The impact of this additional demand means that:

- Local park capacity is exceeded;
- District Park supply may still have capacity overall, but capacity at Paul Keating is exhausted and there is a deficit in the north of the study area;
- Supply of sporting open space is further challenged with combined (resident, worker and student) local demand bringing the provision rate to 4545 to 1 ha and suggesting a significant shortage.

Needs assessment

As discussed above, the supply of parks and open space within the Bankstown City Centre is very limited and existing demand already exceeds supply. Use by students and workers is predominantly daytime use with some indications that evening use may be moderate for workers participating in training and fitness.

The relevant population assessment is:

- 2016 resident population of 16,500 (including 3,730 workers and students living in the study area)
- 2016 daytime population of students and workers who live outside the study area – 15,810;
- 2016 Equivalent residential demand from workers and students living outside the study area (at 25%) – 3,952;
- Supply of local open space and sporting fields and facilities probably has no capacity to accommodate demand growth from residential , worker and student populations.;
- 2036 resident population increases significantly to 45,815 (an additional 29,315 including around 6,530 resident workers and students)
- 2036 – student numbers living outside the study area increase significantly to 10,560 – with an anticipated 2000 per day expected to be generated by the WSU campus;
- 2036 – the worker population (living outside study area) more than doubling to 23,000;
- 2036 – total population of students and workers(living outside the study area) equals 33,560 equivalent to residential demand (at 25%) of 8,390 .
- In 2036 there will be an estimated:
 - 29,315 additional residents (including 6,524 workers and students living in the study area)
 - 17,750 additional workers and students (who live outside the study area) equating to a discounted demand from 4,438 residents
 - a total additional population of 47,065.

Based on the benchmarks the following quantitative assessment is offered (see **Table 17**).

Table 17 Worker and student needs assessment for Bankstown City Centre

Recreation or open space need	Provision implication	Options
Locally accessible open space supporting socialising, eating meals and relaxation	<ul style="list-style-type: none"> • High need for additional parkland and public space in the City Centre. • No available capacity in the City Centre 	<ul style="list-style-type: none"> • Expand existing parks/open spaces by closing adjacent roads or carparks. • Convert some carpark area to parkland including carpark rooftops.
Larger open space areas supporting active recreation and social/informal sport	<ul style="list-style-type: none"> • Residential growth will create significant demand for new public open space • The increased demand from WSU and doubling of worker population indicates that additional centrally located larger open spaces are needed both north and south of the metro line. • There are limited options for additional land • An additional 4.44 Ha (to service additional Workers and Students living outside the study area) of open space is desirable. 	<ul style="list-style-type: none"> • Leverage the greenspace corridor proposed for the Metro to increase connectivity and create multiple smaller informal park nodes. • Acquire additional land for parks • Improve complimentary public space outcomes through design controls on building footprints and increasing podium level public space.
Formal sporting spaces for training and social and club competition	<ul style="list-style-type: none"> • Existing supply deficit. • There are limited options for additional land and supply is supplemented with several sporting parks close to the study area. • Limited capacity to accommodate school demand- however school population growth is lower- the main growth is University and this may not generate the same level of daytime demand. 	<ul style="list-style-type: none"> • Utilise available capacity at Memorial Park/ Graham Thomas Oval. • Negotiate access to the La Salle College fields for out of hours community use (approx. 1.7Ha available) • Provide synthetic fields with higher capacity. Consider for Ruse Park and

Recreation or open space need	Provision implication	Options
	<ul style="list-style-type: none"> For an additional 17,750 workers and students living outside the study area an additional 0.25 Ha/1000 equates to potential demand for 4.4 ha of land for sport. 	<ul style="list-style-type: none"> the La Salle College land) as well as on built solutions Increase multi-storey car parks and use the roof for a synthetic field and park space. Significant residential growth (29,315) adds to demand substantially and emphasises need for additional land.
Indoor gym and fitness	<ul style="list-style-type: none"> An additional resident population of around 29,315 along with an additional 17,750 workers and students (living outside the study area) means a potential additional demand from about 47,065 persons. this could generate significant commercial demand particularly from the large increase in workers and students. An additional 4-5 smaller centres may be viable 	<ul style="list-style-type: none"> Commercial operators should be considered in planning for new buildings with floor space considerations/ opportunities for indoor gym and fitness. WSU may provide an indoor gym fitness facility. Expansion of capacity at existing facilities where possible.
Indoor sports courts	<ul style="list-style-type: none"> Lack of existing indoor sports facilities in Bankstown. PCYC has only half court and reports high utilisation. A new multicourt indoor sports centre with a minimum 2-3 courts is indicated for additional resident, worker and student demand. The lack of existing supply and the total projected 2036 population of residents, workers and students of 63,268 strongly supports additional indoor court capacity Contemporary planning suggests a larger centre with 4 + courts, program space and gym/fitness to cater for resident and day population demand should be investigated. 	<ul style="list-style-type: none"> Secure space for a new multi-court indoor sport and fitness centre (minimum 5000m2 for a 4 court + fitness and program space). Consider indoor facility needs in planning for multi-storey development with allocation of floor space for a new centre. Confirm WSU planning and if any opportunity exists for inclusion. Planning for a new centre should consider other indoor program demand as well (see below)
Indoor program and activity space	<ul style="list-style-type: none"> An additional 440 m2 of indoor program space is indicated to meet demand from additional workers and students living outside the study area.. Additional demand from massive increase in resident numbers will compete with limited available and planned space. 	<ul style="list-style-type: none"> Include program space in multi-purpose centre indicated above. Confirm level of program provision in WSU campus. Include floor space allowances in new developments including commercial and residential. Minimum functional area for a program room is around 100m2
Larger open space areas or extended path networks and linear green space supporting running, walking and cycling for exercise	<ul style="list-style-type: none"> On average around 2800 additional people walking for exercise (worker and student population) weekly or more often. 644 additional cyclists weekly or more frequently. 865 additional runners or joggers once or more per week. Combined potential daily peaks of 2000+ 	<ul style="list-style-type: none"> Create additional trail and greenspace links along the Metro and use green streets to create active transport connections Capitalise on the connection from Memorial Park to Ruse Park Negotiate with RMS to access the open space beside Stacey Street for active open space subject to the final design of the Stacey Street upgrade.
Indoor and outdoor event and larger group spaces	<ul style="list-style-type: none"> No benchmark estimated. Need for spaces able to accommodate 500+ . 	<ul style="list-style-type: none"> Could be provided via commercial facilities and large public space areas.

Recreation or open space need	Provision implication	Options
Aquatic facilities	<ul style="list-style-type: none"> • Provision subject to LGA wide aquatic facility strategy. • Growth in worker and student population (living outside study area) does not indicate additional facility required. • Estimate that 14% of the worker and student population will use aquatic facilities at least weekly. Predominantly during the day or after work. For Bankstown this means a potential 4700 additional weekly visits (swimmers) to be accommodated. • If this is compared with Ausplay data for the LGA- swimming as an activity is around 19.6% and increase in demand from residential growth also needs consideration. 	<ul style="list-style-type: none"> • Consider the capacity of existing facilities and planned upgrades in the catchment as per council's Aquatic Facilities Strategy. • Combined with increased resident population in the study area and surrounds there is an indication that additional capacity may be required by 2036. The existing strategy should be reviewed to confirm this level of demand can be accommodated with the planned infrastructure in the current Aquatic Facilities Strategy.
Indoor "quiet" spaces for study	<ul style="list-style-type: none"> • Included in Community Facilities supply analysis. 	

9.3.2 Community facilities

In 2016, there was a total of 32,310 students, workers and residents accessing Bankstown City Centre each day. Students and workers (15,810 visitors per day) generate demand for 948sqm of library floorspace above resident demand (1500sqm). This indicates demand for one library of approximately 2,500sqm. This demand is currently met by the Bankstown Library and Knowledge Centre, a large, state of the art library of 13,065sqm.

The Bankstown Library and Knowledge Centre is a contemporary, best practice integrated multipurpose community facility, including a large library, theatre and café space. It also has a underground parking. The BLaKC is co-located with a large park and public plaza that is frequently activated through programming. It is a short walk from Bankstown Station and Interchange.

The BLaKC is accessible to workers and visitors to the Bankstown CBD, as well as residents and the surrounding community. The BLaKC acts as a central anchor within the Chapel Road urban spine, providing a free, public, accessible space for the community to gather, connect and undertake lifelong learning activities. To activate and enhance the utilisation of the BLaKC, an LGA-level perspective will need to be taken into account.

However, consultation with Council staff has indicated that while the BLaKC is a high quality, fit for purpose, well-located facility, utilisation of this facility could be improved. There may be a need to undertake research (e.g. post-occupancy evaluation) with users and the broader community to understand patterns of use and barriers to accessing this facility. This research may identify "quick fixes" that will enhance the utilisation of the facility.

In 2036, demand from students and workers (10,560 and 23,000 respectively) will generate demand for an additional 2,013sqm of library floorspace, above and beyond resident demand for approximately 3000sqm of library floorspace. This demand can be met in the future by the existing Bankstown Library and Knowledge Centre, although internal renovations and reconfiguration of spaces may be required to support changing patterns of demand from students and workers.

10.0 Campsie Town Centre findings

This section draws on the outcomes of qualitative and quantitative research to identify key gaps in provision of social infrastructure for students and workers within Campsie Town Centre.

10.1 Summary findings

- Parks and open spaces, are the facilities most frequently used by both students and workers. These facilities are used for a range of purposes, including walking, lunchtime and after work socialising and restoration, eating lunch and access to nature. The next most popular facility type was libraries, which are used for studying, work and meeting purposes.
- The most commonly used facilities in Campsie Town Centre were Campsie Library, Anzac Park and Cooks River Parklands.
- Lack of walkability, traffic congestion and the need to revitalise public domain and streetscapes are key barriers to accessing social infrastructure in Campsie Town Centre for workers and students.
- There is need for additional parkland and public space in the Campsie Town Centre to provide for worker and student needs as well as the anticipated residential growth and increased residential density.. The existing open space and recreation network is currently at or nearing capacity, and there are limited opportunities to provide new or expanded local parks. Expanding access to and development within linear systems such the Cooks River and the Metro Green Space corridor will be integral to meeting needs.
- There is demand for additional multipurpose community space for programs, studying, meetings and gathering. Demand for these spaces are currently met by the Campsie Library and Knowledge Centre, which is highly utilised and contains a mix of study spaces, program spaces, seating and a children's area. However, the library is not of a sufficient size to meet demand to 2036, and a library/multipurpose community facility of approximately 2900sqm will be required to meet demand from residents, students and workers to 2036.

10.2 Qualitative findings

The following section provides an overview of the themes and issues arising from the qualitative research undertaken to inform this study (i.e. online surveys, interviews and focus groups). This section is structured into three parts:

- Overarching findings, which relate to general patterns of social infrastructure use by students and workers in Campsie Town Centre;
- Open space and recreation findings;
- Community facility findings.

The comprehensive analysis of the qualitative research findings is included in a separate *Consultation Outcomes Report* (Ethos Urban, October 2020).

10.2.1 Overarching findings

- Key usage patterns identified for existing social infrastructure in Campsie Town Centre include:
 - There are limited numbers of tertiary students within Campsie Town Centre as there is no TAFE or university campus in the area. Demand on social infrastructure in this study area comes predominantly from workers and school students.
 - Parks and open spaces are the social infrastructure type most frequently used by both students and workers. These facilities are used for a range of purposes, including walking, lunchtime and after work socialising and restoration, eating lunch and access to nature. The next most popular facility type was libraries, which are used for studying, work and meeting purposes.
 - The most commonly used facilities in Campsie were Campsie Library, Anzac Park and Cooks River Parklands.

- The majority of students and workers walk to facilities and parks from their workplace or place of study, and therefore it is likely that accessibility and walkability are key factors in the utilisation of social infrastructure in Campsie Town Centre.
- Convenience is a key driver of usage and utilisation of social infrastructure in Campsie Town Centre. Most respondents wanted to access social infrastructure during the day or in the afternoon/straight after work.
- Key barriers to accessing social infrastructure in Campsie Town Centre for students and workers include:
 - Need to invigorate public domain and streetscape. Existing streets and public spaces in Campsie Town Centre can seem “unappealing” due to lack of lighting and inactiveness after 5pm (e.g. Anzac Mall, Beamish Street).
 - Low perceptions of safety at night, due to a lack of night time activation and diversity of businesses along Beamish Street.
 - Limited walkability across the Campsie Town Centre due to the railway line.
 - It is also noted that while most students and workers walk to social infrastructure within Campsie Town Centre, they have also complained that lack of parking and congestion is a barrier to accessing their primary destinations (i.e. place of work or study).
- Current unmet needs and aspirations for social infrastructure in Campsie Town Centre:
 - Demand for increased fitness and gym equipment in parks, more open spaces,
 - Increased activation of public space and community facilities, including local markets, outdoor dining, art activities and a movie theatre to encourage students and workers to linger in the area after dark on weekdays.

10.2.2 Open space and recreation

- Key usage patterns identified for existing open space and recreation facilities in Campsie Town Centre include:
 - Open space for informal recreation is a key priority for both students and workers, who generally use these spaces for informal recreation, e.g. walking, eating lunch, socialising.
 - Anzac Park is the most significant public space within Campsie Town Centre, however it requires significant revitalisation to improve its condition and utilisation. The space is currently used by some tai chi groups and by workers for eating lunch.
 - Workers use walking tracks in the area, generally at lunchtime (i.e. Cooks River Parklands track).
 - Tasker Park and Canterbury Leisure and Aquatic Centre are other major open spaces and recreation facilities frequently used by workers and students.
- Key barriers to accessing open space and recreation facilities in Campsie Town Centre for students and workers include:
 - Anzac Mall is not currently “inviting” and requires upgrades and reconfiguration to accommodate a broader range of users and higher use.
 - Canterbury Hospital staff require more accessible green space and eateries in proximity to Canterbury Hospital, which is a major employer in the area but currently fairly isolated from Campsie Town Centre.
 - There is a need to increase the capacity of Canterbury Aquatic and Leisure centre, including improved 25m and 50m pools to facilitate more school events, and increased change space to facilitate increased school groups. Council currently has plans to expand and improve the facility which should address many of these issues.
 - There is a need to improve the quality of Canterbury Ice Rink to better attract workers and corporate events. There are opportunities to activate the Aquatic and Leisure Centre, Tasker Park and Ice Rink as a recreation precinct and enable sharing of facilities to increase energy efficiency.
 - Lack of access to linear open space opportunities and poor connectivity for public use (e.g. Cooks River)
 - Access to open space can be impeded by high volume roads, waterway corridors and concrete drainage systems.

- Poor levels of road frontage in some parks create barriers to access and reduce permeability for users.
- Current unmet needs and aspirations for open space and recreation facilities in Campsie Town Centre:
 - Anzac Mall is not inviting to the public and needs to integrate more cultural and creative activity.
 - Opportunities to enhance Canterbury Aquatic and Leisure Centre and Canterbury Ice Rink as a recreation precinct in the eastern part of CBCity LGA.

10.2.3 Community facilities

- Key usage patterns identified for existing community facilities in Campsie Town Centre include:
 - Campsie Library and Knowledge Centre is the Council-owned community facility most heavily utilised by both students and workers in the Campsie Town Centre. It is used for a range of activities including studying, reading, meetings, group work for students and programs for young students.
 - The activities most commonly undertaken in Council-owned indoor community facilities are meeting friends; relaxing; studying; and physical activity. These facilities include Campsie Library and Knowledge Centre, Canterbury Ice Rink, Carrington Centre and the Orion Centre.
 - The majority of Council-owned community facilities in Campsie Town Centre require bookings or are leased to community services, and are used predominantly by residents of the surrounding area – rather than students and workers.
- Key barriers to accessing community facilities in Campsie Town Centre for students and workers include:
 - Lack of capacity within Campsie Library and Knowledge Centre, and need to revitalise the space to improve flexibility and align with contemporary trends in community facility provision. However, the library is located at the ground floor of the Campsie Centre shopping mall, and expansion and renovation of the facility would need to be undertaken in partnership with the shopping centre management.
- Current unmet needs and aspirations for community facilities in Campsie Town Centre:
 - Demand for increased options for cultural and creative activities after work and at night. This could include in the Orion Centre on Beamish Street, or within an expanded Civic Precinct on Beamish Street.

10.3 Quantitative findings

The following section provides an overview of the outcomes of the gap analysis as identified in **Section 10.3**.

In 2016, the number of residents in the Campsie Town Centre was 24,500, and the numbers of students and workers visiting the Campsie Town Centre on a daily basis from outside the study area were 1,750 and 3,800 respectively. This was a total of 30,050 students, workers and residents accessing Campsie Town Centre each day.

The number of students, workers and residents accessing the study area is forecast to increase significantly by 2036. In 2036, the number of residents in Campsie Town Centre is forecast to increase to 39,371, as well as 5,900 workers and 2,240 students accessing the centre each day. This is a total of 47,511 residents, students and workers accessing the study area each day.

10.3.1 Open space and recreation

The following section provides a needs assessment for open space and recreation opportunities within Campsie City Centre, comprising an analysis of current capacity, and assessment of likely demand from students and workers against the benchmarks developed in **Section 8.0**.

Capacity assessment

Using the capacity metrics identified in **Section 8.2** for a broad assessment the following general observations about the capacity of supply to accommodate any increased demand can be made based on the following assumptions:

- Current Residential population – 24,500 (2016 census)
- Current Worker Population – 4,800 (1000 resident in study area)
- Current Student Population – 2,500 (750 resident in the study area)

For the supply of **locally accessible open space** the mapping in **Section 6.3.1** illustrates that generally walkable access is available. For the resident population the ratio of local and pocket parks to population equates to around 1398 residents per 0.5 Ha of park. *This indicates that the current supply is at capacity (1500 people per 0.5 Ha).* However, there are significant areas of environmental and riverine open space along the Cooks River which could contribute to supply outside of the town centre.

The Urban Design Team mapped residential population within walking catchments of local open space to determine capacity and found:

- 6/21 had available capacity.
- 15/21 were over capacity.

For **District Parks** access there are 3 district parks in the north, east and west (including Terry Lamb Reserve just outside the boundary), and travel times are good. However, these are all primarily sport parks and the area available for recreation is less than would be desirable for a planned district recreation park.

The supply is complemented with open space areas along the Cooks River. If just the area available for general recreation (within District Parks) is considered, then across the study area residential demand to supply returns 3412 residents per 0.5 Ha - *Under the suggested capacity limit of 5000 per 0.5 Ha.*

Sporting Park supply for residential demand is also at capacity with the demand ratio equating to 1,431 residents per Ha for a desired rate of 1,000/ Ha. This supply includes Terry Lamb Reserve and it should be noted that there are other sporting areas outside and close to the study area, many just on the other side of the Cooks River. In addition, Council has commenced planning for the old Canterbury Park Racecourse which may deliver additional sporting facilities.

Worker and Student Demand

As discussed previously, the suggested general discount rate for student and worker demand is at 25% of residential demand. This figure is supported in the survey findings that indicate that for Workers and Students:

- 37.5% using Tasker Park – 33.3% weekly and 14.8% several times a week
- 49.4% using Anzac Park – 27% weekly and 21.6% several times a week
- 49.4% using Cooks River open space - 25.7% weekly and the same multiple times a week.
- 19.3 % using Loftus Gardens - 33.3% weekly and 26.7% several times a week

The combined worker and student population who live outside the study area (and represent additional demand) of 5550 equates to equivalent residential demand of nearly 1388 extra residents. The impact of this additional demand means that:

- Local park capacity is very close to the capacity threshold (1,477per 0.5 Ha) particularly in the town centre where most of the employment is focused;
- District Park supply still has capacity overall, but there is a lack of larger spaces in the centre of the study area;
- Supply of sporting open space has further diminished bringing the provision rate to 1512 to 1 Ha.

Needs assessment

As discussed above, the supply of parks and open space within the town centre is very limited and existing demand (within the town centre) already exceeds supply. Overall, the supply of open space may have capacity, however there are issues with proximity, connectivity and the lack of recreation infrastructure in resources such as Cooks River. Use by students and workers is predominantly daytime use with some indications that evening use may be moderate for workers participating in training and fitness.

The relevant population assessment is:

- 2016 daytime population of students and workers who live outside the study area is 5,550;
- 2016 Equivalent residential demand (at 25%) is 1,388;
- Population (resident) increase from 2016 to 2036 is 15,560;
- 2036 - student numbers (living outside the study area) increase slightly (490) no significant impact on demand;
- 2036 - the worker population (living outside study area) increasing by about 2,100;
- 2036 - equivalent residential demand of additional Student and Worker populations (2,590) (at 25%) is 648.

Based on the benchmarks the following quantitative assessment is offered:

Table 18 Needs assessment for Campsie Town Centre

Recreation or Open Space Need	Provision Implication	Options
Locally accessible open space supporting socialising, eating meals and relaxation	<ul style="list-style-type: none"> • Need for additional parkland and public space in the CBD due to undersupply and moderate demand growth. • No available capacity in the CBD once increased demand from residential growth of 15,560 is considered • There are limited options for additional land • Additional demand for local open space limited and equates to approximately 0.64 Ha 	<ul style="list-style-type: none"> • Consider opportunities for expansion of existing parks/open spaces by closing adjacent roads or carparks. through modifying road networks or closing some carparking spaces. • Convert some carpark area to parkland including potential rooftop open space • Leverage the greenspace corridor proposed for the Metro to increase connectivity and create multiple smaller informal park nodes. • Take advantage of the potential to develop a strong open space based activity loop using the Cooks River, Metro Greenspace Corridor and strong active transport links on green streets. • Improve connectivity (active transport and greenspace linkage) to Cooks River. • Improve access along and provision of recreation nodes, in Cooks River corridor. • Improve complimentary public space outcomes through design controls on building footprints and increasing podium and street level public space.
Larger open space areas supporting active recreation and social/informal sport		
Formal sporting spaces for training and social and club competition	<ul style="list-style-type: none"> • For a combined 2,590 additional workers and students who live outside the study area this could generate demand for an additional 0.64 ha. • Existing supply limited. However significant daytime capacity identified, and this is anticipated to be sufficient. 	<ul style="list-style-type: none"> • Utilise available capacity – no additional outdoor sporting spaces recommended.

Recreation or Open Space Need	Provision Implication	Options
Indoor gym and fitness	<ul style="list-style-type: none"> An additional total population (residents + workers and students living outside the study area) of around 18,150 is projected, this may generate additional commercial demand particularly from the increase in workers. An additional 1-2 centres may be needed 	<ul style="list-style-type: none"> Commercial operators should be considered in planning for new buildings with floor space considerations Expansion of capacity at the Canterbury Leisure and Aquatic Centre may be sufficient to address demand.
Indoor sports courts	<ul style="list-style-type: none"> Lack of existing indoor sports facilities in Campsie. Worker and student population growth maybe sufficient to generate demand for an indoor court. When combined with residential demand The total population in 2036 will be around 48,200 and there may be a case for a two court provision as part of another facility. 	<ul style="list-style-type: none"> Consider options for including indoor sports capability as part of refurbishing/expanding Canterbury Leisure and Aquatic Facility. Include courts as part of any future multi-purpose centre that may be planned. Investigate shared provision with Harcourt Public School campus Provide additional public outdoor courts in Tasker Park
Indoor program and activity space	<ul style="list-style-type: none"> Limited demand for indoor program space to meet additional worker and student needs (64 m2) Additional demand from increase in resident numbers will compete with limited available and planned space. 	<ul style="list-style-type: none"> Include additional program space in any new /expanded community facility-multi-purpose centre . Program space will be included in the expanded Aquatic and Leisure Centre.. Minimum functional area for a program room is around 100m2
Larger open space areas or extended path networks and linear green space supporting running, walking and cycling for exercise	<ul style="list-style-type: none"> On average around 630 additional people walking for exercise (worker and student population) weekly or more often. 176 additional cyclists weekly or more frequently. 206 additional runners or joggers once or more per week. Combined potential daily peaks of 500+ additional demand. 	<ul style="list-style-type: none"> Create additional trail and greenspace links along the Metro and use green streets to create active transport connections Invest in the Cooks River corridor and connections to the corridor. Create larger loop using Metro, Cooks River and open space along the north west rail corridor. Develop linkages using active transport/ footpath connections to key parks such as Tasker and Federation Reserve.
Indoor and outdoor event and larger group spaces	No benchmark estimated. Need for spaces able to accommodate 500+ users for events and large group gatherings (this will service workers and students as well as residents. .	<ul style="list-style-type: none"> Could be provided via commercial facilities and large public space areas.
Aquatic facilities	<ul style="list-style-type: none"> Provision should be subject to LGA wide aquatic facility planning. Estimate that 14% of worker and student population will use aquatic facilities at least weekly. Predominantly during the day or after work. For Campsie this means a potential 362 additional weekly swim visits to be accommodated. 	<ul style="list-style-type: none"> Continue with planned upgrades at the Aquatic Centre which should meet with additional capacity needed for residential and day time population demand.
Indoor “quiet” spaces for study	Included in Community Facilities supply analysis.	

10.3.2 Community facilities

In 2016, there was a total of 30,050 students, workers and residents accessing Campsie Town Centre each day. Students and workers (5,550 visitors per day) generate demand for 333sqm of library floorspace above resident demand (1500sqm). This indicates demand for one library of approximately 2,000sqm. This demand is currently met by the Campsie Library and Knowledge Centre.

Campsie Library is a reasonably sized library integrated within the Campsie Shopping Centre. It is a short walk from Campsie Station and Beamish Street, and well-located close to residents' daily living needs. It is the most highly utilised of CBCity's libraries and contains a mix of study spaces, program spaces, seating and a children's area. The space is well maintained and recently refurbished. Challenges associated with the existing facility include – poor visibility and wayfinding from Amy Street, which reduce the prominence of the facility when accessed from the street, and risks associated with the redevelopment of the centre. If the Campsie Shopping Centre is redeveloped, the facility may be taken offline, however, it may also provide an opportunity to redevelop and enhance the quality of the facility.

In 2036, demand from students and workers (8,140 daily visits in total) will generate demand for an additional 488sqm of library floorspace, above and beyond resident demand for approximately 2,400sqm of library floorspace.

This indicates demand for an expanded library in Campsie of approximately 2,900sqm to meet demand from students and workers, as well as residents.

As discussed below, there is a significant opportunity to deliver new library floorspace as part of a new Civic Precinct on Beamish Street. The delivery of a new integrated multipurpose community facility including library floorspace, at this location, would resolve a number of the challenges identified with the existing Campsie Library, while meeting student and worker (as well as resident) demand.

11.0 Directions for social infrastructure provision and amenity improvements to 2036

The following section draws on the findings of the qualitative and quantitative analysis to identify strategic directions to guide the provision of social infrastructure to support the growing number of workers and students in Bankstown City Centre and Campsie Town Centre.

This section is divided into four parts:

- Strategic directions – providing overarching recommendations which apply to both centres, and are not social-infrastructure specific;
- Directions for specific social infrastructure types;
- Directions to inform Bankstown City Centre Master Plan;
- Directions to inform Campsie Town Centre Master Plan.

Note on findings: It became clear through the research that the social sustainability and success of these centres will be impacted not just by social infrastructure provision improvements, but also by broader civic amenity, public domain and liveability improvements. This came through so strongly in the qualitative research process, that our strategic directions and recommendations arising from this study address more than purely social infrastructure provision.

11.1 Strategic directions for improving civic amenity and liveability

The following section identifies strategic directions arising from the outcomes of qualitative and quantitative research, to support students and workers in the centres. These recommendations apply to both Campsie Town Centre and Bankstown City Centre, and are not specific to social infrastructure.

11.1.1 Enhancing the amenity of the public domain

Consultation with students, workers and Council staff highlighted that there is a need to improve the public domain in both Campsie and Bankstown centres to ensure that these spaces are “inviting”.

Opportunities to enhance the public domain could include:

- Taking a coordinated approach to improving public domain, i.e.
 - Implementing the Complete Streets Masterplan for Bankstown City Centre;
 - Developing and implementing a public domain masterplan for Campsie Town Centre.
- Improving the public domain of these centres (with a focus on streets surrounding the respective stations) by:
 - Improving lighting;
 - Increasing seating (see **Figure 41** and **Figure 42**);
 - Incorporating public art that is responsive to the setting;
 - Diversifying the range of food and beverage options along key streets;
 - Activating frontages along the edge of shopping centres and commercial buildings to encourage street life (see **Figure 43** and **Figure 44**);
 - Incorporating green elements and planting to improve amenity and reduce urban heat island.



Figure 41 – Outdoor seating, Bankstown City Centre

Source: Ethos Urban.



Figure 42 – Outdoor seating, Bankstown City Centre

Source: Ethos Urban.



Figure 43 – Daytime activation, Bankstown City Centre

Source: Ethos Urban.



Figure 44 – Daytime activation, Campsie Town Centre

Source: Ethos Urban.

11.1.2 Activating the night time economy

Consultation with students, workers and Council staff highlighted that there is a need to activate both centres at night, to encourage students and workers to linger in these centres after work and study, and to improve perceptions of safety after dark.

Opportunities to encourage the night time economy in these centres could include:

- Developing a night time economy strategy for the Canterbury Bankstown LGA (as recommended in the LSPS);
- Diversifying the range of activities available after dark e.g. creative and cultural uses, buskers, outdoor dining, food and beverage options, cinemas;
- Enhancing connections to public transport;
- Encouraging events and festivals within the centres (e.g. Night Noodle Markets).

11.1.3 Improving walkability/ pedestrian permeability

With the acquisition of new land for parks or facilities a limited prospect in both study areas, strategies to leverage the capacity of all assets will be critical. A key strategy will be to “network” the parks and open space areas. Increasing active transport connections to larger spaces on the boundaries of the study area and to major opportunities such as Cooks River will help to offset lack of supply in the city centre or town centre.

Research and qualitative enquiry has indicated that the walking environment is critical to encouraging active recreation and meeting that daytime demand. While proximity may not be optimal, people are more likely to walk further to access a park or public space if the walking/riding environment is safe and enjoyable.

11.1.4 Delivering greener streets and improving the connectivity of spaces

A number of green street/ active transport opportunities have already been identified in current planning and these are all supported. However, permeability is critical and increasing the number of connections across the future Metro line and into and through existing open space areas should be a priority. The success of the strategy to “network parks and open space areas” relies on a combination of realising planned outcomes such as the Metro Green Space Corridor, and the effective development of active and green streets which cater for walking, cycling and running in a shaded, appealing and low traffic volume or speed environment (see **Figure 45** and **Figure 46**).



Figure 45 – Green streetscape, Bankstown City Centre

Source: Ethos Urban.



Figure 46 – Landscaping, Campsie Town Centre

Source: Ethos Urban.

11.1.5 Improving community safety and perceptions of safety

Through the qualitative research, some workers and students also identified that areas of Campsie Town Centre and Bankstown City Centre feel unsafe after dark. Opportunities to improve perceptions of safety could include:

- Improving lighting with public spaces, near key transport hubs and along key walking routes;
- Improve lighting, activation and surveillance within parking lots;
- Increase activation after dark.

These improvements will have a significant impact on workers’ and students’ perceptions of safety in the centres, particularly after dark.

11.1.6 Exploring opportunities for partnerships for provision

As noted through the quantitative analysis, there is a very limited amount of space for delivering community facilities/open space in these two centres. Therefore, Council may wish to seek opportunities for partnerships and collaboration with other stakeholders in these centres to enable shared use of facilities.

Local governments are increasingly acting as a “space broker” – engaging in strategic partnerships with other levels of government and community-based organisation to enable access to community facility floorspace.

There are a number of schools, places of worship, cultural clubs and sports clubs across the two centres which provide a range of community spaces and venues – and where there are significant opportunities to collaborate other providers to increase access to non-Council facilities for workers and students.

Council could consider opportunities for partnerships with the following stakeholders:

- Western Sydney University
- NSW Department of Education
- Bankstown Sports Club
- Bankstown TAFE
- Bankstown Central shopping centre.

For open space and recreation, the key opportunities are:

- Partnerships with schools, TAFE and Western Sydney University to provide new or upgraded facilities;
- Enabling commercial provision of facilities such as gym/fitness centres through considerations in planning provisions;
- Working with other state government agencies (such as RMS) to increase public access to and use of other open space.

11.2 Strategic directions for provision of specific social infrastructure types

As identified through qualitative and quantitative research, the key types of social infrastructure utilised by workers and students in these two centres are:

- Libraries;
- Childcare;
- Cultural and creative uses;
- Public open space, sport and recreation.

Directions for these types of social infrastructure are included below.

11.2.1 Libraries

Each study area includes one library that is currently meeting demand from students, workers and residents. Qualitative research undertaken for this study indicates that libraries are the community facility most frequently accessed by students and workers in the two centres.

The contemporary library is increasingly evolving into a hub for education, health, entertainment, work and social connection. Rather than a traditional reference library centred on physical resources, libraries are adapting into multipurpose spaces that support the community. The findings of this study reinforce this trend. Workers use libraries for a wide range of activities, including meetings with clients, to borrow books and as work space, rather than as conventional library floorspace. Similarly, students use libraries in these centres for studying, to undertake group work with students and to access library programs.

Increasingly, libraries need to provide flexible and adaptable space for diverse programs and user needs, including free Wi-Fi, co-working spaces, study spaces, physical and online resources, events and programs, makerspaces,

cafes and space for visitors to “hang out”. Best practice in libraries provision also highlights the “high street” model of community facility provision. Libraries and community facilities that are well-integrated with local shopping strips, co-located with daily living needs and major public transport nodes, are likely to be well-activated and highly utilised.

To meet demand from workers and students, libraries in the study areas will need to be increasingly flexible, adaptable and multipurpose – to function as “third places” for students and workers – and residents. “Third places” are spaces for informal community gatherings that are local, accessible and inclusive. They help to bring people together, enhancing community cohesion and strengthening the social fabric of the local community. Community facilities (particularly libraries) are increasingly expected to function as a “community living room” where people of all ages can spend time outside their home, school and work spaces.

Libraries provide access to this “non-programmed” space where community members are able to “hang out” without needing to formally book space, engage with staff or participate in activities. Non-programmed spaces, or “community lounges” generally include couches, chairs, tables and reading material (and typically an adjoining café) encourage people to linger, meet each other and connect.

To meet the needs of workers and students in Campsie Town Centre and Bankstown City Centre, Council may seek to enhance the quality and diversity of its library network, and expand available library floorspace. This will enable the delivery of a diverse range of library and learning programs to meet the needs of students and workers within the Canterbury Bankstown GA.

To enhance the existing library network to meet the needs of workers and students, it is recommended that Council focus on the following future directions

- Ensure that libraries are flexible and adaptable spaces to accommodate a range of uses, including:
 - Flexible meeting spaces;
 - Non-programmed spaces;
 - Seating areas.
- Consider opportunities for library programming after work hours, targeted at workers and students.

11.2.2 Childcare

The qualitative research undertaken with workers and students did not identify unmet demand for childcare places in these two centres. However, increasing numbers of non-resident workers, and to a lesser extent students, generally drives demand for childcare places located in centres (based on comparable evidence from Sydney CBD and Parramatta CBD).

There are a number of reasons that the qualitative research may not have indicated demand for childcare places in Campsie Town Centre and Bankstown City Centre:

- There may be limited demand for long day care places due to the demographic profile of the area, e.g. cultural preference for family day care, care provided by grandparents etc.;
- The worker profile of these centres may not currently drive demand for long day care places (e.g. high numbers of retail workers who may be working shiftwork, compared with office-based workers);
- Existing adequate supply of childcare in centres.

Council may wish to undertake further research demand into patterns of demand for childcare places in these two centres.

11.2.3 Cultural and creative facilities

Qualitative research has indicated that workers and students are occasional users of Bankstown Arts Centre, to undertake cultural and creative programs and participate in events.

Consultation has indicated unmet demand for cultural and creative spaces and activations across both centres. These needs could be met through:

- Identifying opportunities to expand existing cultural and creative facilities (i.e. Bankstown Arts Centre). There are no standard floorspace benchmarks for cultural and creative facilities in NSW, and the ideal floorspace for an expanded Bankstown Arts Centre would be subject to feasibility.
- Developing a new Cultural and Creative Precinct within Campsie Town Centre on the site of the former Canterbury Council administration building. This Precinct would provide a new civic focal point for Campsie Town Centre, while providing additional floorspace for cultural and community uses to meet growing demand from workers, students and residents.
- Incorporating cultural and creative spaces within existing community facilities (e.g. Orion Centre, Campsie Library and Knowledge Centre);
- Exploring opportunities for public art within public domain of both centres;
- Exploring opportunities for temporary activations of public space with art – in collaboration with Bankstown Arts Centre.

11.2.4 Public open space, sport and recreation

The strategic directions or planning priorities for open space, sport and recreation are:

- No loss of existing public open space;
- Identifying opportunities to expand existing areas in the city/town centres through conversion of adjacent carparking space;
- Build on existing assets and use green streets and active transport to “network open space infrastructure”;
- Investigate partnerships with education sector for access to space or shared provision;
- Work with state agencies to open up “other” open space for public use (such as land owned by RMS, land along the Cooks River and unused land adjacent to rail corridors);
- Long term planning and feasibility for new multi-purpose centres where indicated;
- Continue to invest in existing built assets and expand capacity;
- Ensure planning scheme other strategic documents support innovative solutions such as use of roof tops for open space or sporting areas.

11.3 Strategic directions for Bankstown City Centre Master Plan

The qualitative and quantitative analysis has identified the following key directions for social infrastructure to support workers and students in Bankstown City Centre. The recommendations of this section are summarised at **Figure 47** over page.

11.3.1 Open space and recreation

Parks, sport and recreation facilities

- Negotiate with La Salle College to investigate acquisition or shared use/dual provision over the school fields for long term open space and sporting use;
- Investigate options for provision of large multi-purpose indoor sport and recreation centre of 4 + courts with a footprint of around 5000m² or larger (excluding parking). This should be subject to future feasibility assessment and potential commercial provision or partnership.;
- Investigate opportunities for provision of synthetic fields on roof tops or as part of CBD developments;
- Confirm the provision of indoor program or sporting space as part of WSU campus and encourage design for community access .
- No loss of any existing open space and seek to expand parks in the centre through conversion of adjacent uses (such as carparks) - in particular explore options for expanding Paul Keating Park;
- Secure new public open space in the city centre where possible as a result of new developments aiming for minimum areas of 5000m² through consolidation with existing spec or planned space.

- Identify additional opportunities for new parks through conversion of road and carpark areas. This could include public space/open space on rooftops;
- Encourage reduced building footprints and increased podium and street level public space to complement nearby open space areas or to create small nodes
- Consider mechanisms to support/ encourage additional commercial gym and fitness facilities servicing the centre;
- Include program space of around 400sqm in the proposed multi-purpose indoor sport centre or as part of other developments with minimum areas of 100sqm per space.
- Establish larger running loop combining existing open space areas, the proposed Metro Green Space Corridor and Green active streets;
- Increase connectivity to and permeability of open space areas and green corridors

Open space network connections

With limited opportunity for additional public open space, the connectivity of existing public spaces and open spaces via green corridors and green walkable streets will be critical in providing access and encouraging physical activity. Bankstown City Centre does not have any significant waterway network to leverage a long term green way/ blue way plan from. However, there are a number of opportunities including:

- Panned green space corridor along the Metro route (which will supersede the rail line);
- Connectivity to Paul Keating Park from the Metro line;
- Connectivity to Griffith Park and linkage to Memorial Park;
- Linking Bankstown City Gardens to Stevens Reserve;
- Utilising open space along Stacey St to connect to the north and Apex Reserve;
- Connecting to RM Campbell Park;
- The linkage from Bankstown Memorial Park down to Ruse Park;
- Access to Roads and Maritime NSW land along Stacey St for a green space and active transport link (subject to final design of Stacey St and negotiations with RMS);
- Build on existing green street treatment at Olympic Parade to link Griffith Park to Bankstown Memorial Park via Chapel St;
- Resolve connectivity barriers in Ruse Park/ Saltpan Creek.

11.3.2 Community facilities

Recommendations for delivery of community facilities to support the needs of workers and students in Bankstown City Centre include:

Short-medium term

- In collaboration with Western Sydney University, identify opportunities for broader community use of WSU Bankstown campus facilities, to meet the needs of workers, business and residents in Bankstown City Centre. This may include opportunities for the community to hire meeting rooms or conference facilities on campus, or extending university library hours to enable use by school students.
- In collaboration with Western Sydney University, identify opportunities for university students to use Bryan Brown Theatre for events and gatherings.
- Identify opportunities to enhance utilisation of community meeting rooms within Bryan Brown Theatre by workers and students.
- Undertake research to monitor impact of Western Sydney University campus on Bankstown Library and Knowledge Centre, i.e. monitor usage of the facility by tertiary students.

- Identify opportunities to expand Bankstown Arts Centre programming to meet student needs. For example, there may be opportunities for pop-up workshops or events within local schools.

Long term

- Explore opportunities to reconfigure and/or renovate Bankstown Library and Knowledge Centre to accommodate increased demand from students and workers. This may include:
 - Converting shelf space to program space;
 - Increase availability of meeting rooms for use by students and workers;
 - Increasing the amount of quiet study space;
 - Increasing “click and collect” services to free up space for quiet study;
 - Expanding library café opening hours to enable use of the space for group work and meetings.
- Identify opportunities for pop-up library services within local schools during peak periods (i.e. exam times) after school and on weekends to support secondary school students.
- Explore opportunities to expand Bankstown Arts Centre to meet occasional demand for cultural and creative spaces and programs from students and workers. This could include:
 - Larger exhibition and events space;
 - Increase studio space;
 - Flexible rooms for community-based arts activities (pottery, dance classes).



Figure 47 Directions and opportunities, Bankstown City Centre

11.4 Strategic directions for Campsie Town Centre Master Plan

The qualitative and quantitative analysis has identified the following key directions for social infrastructure to support workers and students in Campsie Town Centre. The recommendations of this section are summarised at **Figure 48** over page.

11.4.1 Open space and recreation

Parks, sport and recreation facilities

- No loss of existing parks and identify opportunities to expand existing parks/open spaces through conversion of adjacent uses. Consider any options emerging through reviews of the traffic network or parking areas.
- Explore options to now or in the future to provide parks or open space on rooftops.
- Encourage reduced building footprints and increased podium and street level public space to complement nearby open space areas or to create small nodes
- Leverage the greenspace corridor proposed for the Metro to increase connectivity and create multiple smaller informal park nodes.
- Expand capacity/ continue with planned improvements at Canterbury Leisure and Aquatic Facility including longer term consideration of including indoor sports capability.
- Include floor space allowances in new developments(including commercial and residential) for program areas and possibly commercial gym/fitness.
- Invest in developing a vibrant and accessible open space corridor with a continuous path way and recreation nodes along the Cooks River corridor and increase active transport connections to the corridor.
- Create green route using Metro Green Space Corridor, Cooks River and open space along the north west rail corridor.
- Deliver a minimum 5 km running/walking riding loop using off-road path networks in green space/open space as much as possible.
- Investigate the potential for a shared provision project with Harcourt School for an indoor sports facility.
- Consider providing additional outdoor (multi-use) courts in Tasker Park.

Open space network connections

With limited opportunity for additional public open space in Campsie Town Centre, the connectivity of existing public spaces and open spaces via green corridors and green walkable streets will be critical in providing access and encouraging physical activity. There are a number of opportunities to improve open space network connections including:

- The Metro Greenspace Corridor;
- Cooks River, including increased connectivity providing access to future opportunities such as the redevelopment of the old Canterbury Racecourse
- Utilising Beamish Street to connect the centre to Lofts Gardens and north to the Cooks River
- Connecting the Belmore Precinct to Tasker Park
- Providing a greenspace corridor along the NW rail line
- Linking Rudd Park to the town centre via First Avenue and the rail/metro corridors.

11.4.2 Community facilities

Recommendations for delivery of community facilities to support the needs of workers and students in Campsie Town Centre include:

Short-medium term

- Explore opportunities to provide pop-up and interim cultural and creative uses within the Orion Centre to meet demand from students and workers for after work and after school activities.
- Identify opportunities to better connect the Canterbury Hospital precinct with community facilities within Campsie Town Centre, e.g. pop-up library services at Canterbury Hospital, e.g. kiosk for “click and collect” books.

Long term

- Deliver an expanded Campsie Library and Knowledge Centre (of at least 2,900sqm) to accommodate increased demand from students and workers, as well as residents, for flexible, multipurpose community space. This could be delivered within a Civic Precinct on the site of the former Canterbury Council administration building, on Beamish Street, co-located with the Orion Centre. Considerations for this facility could include:
 - Opportunities to create an iconic building that enhances the sense of place and identity for this major centre within the CBCity LGA. The existing library within Campsie is well-utilised but has limited visual prominence – a new iconic building located on the high street would enhance the utilisation of the facility and maximise Council’s investment in this space.
 - Enhanced connections to Beamish Street to increase the visual prominence of the library. Opportunities to enhance the connections between this future facility and the vibrant cultural, commercial and retail activity along Beamish Street, e.g. indoor-outdoor spaces within the integrated community facility to facilitate markets, outdoor dining and events showcasing local producers and businesses.
 - Connections to the Orion Centre and other community facilities within walking distance, recognising synergies and delivering an integrated cultural and creative precinct for Campsie.
- Explore opportunities to deliver cultural and creative spaces within Campsie Town Centre to meet occasional demand for cultural and creative spaces and programs from students and workers. The Orion Centre, with its frontage to Beamish Street, distinctive heritage façade, existing venue spaces and proximity to the station, would provide an excellent opportunity to create a new facility in this area. A new cultural and creative hub in Campsie Town Centre could include:
 - Exhibition, performance and events space for after work creative activities (e.g. markets, exhibition openings, screenings, performances);
 - Studio spaces for hire;
 - Flexible rooms for community-based arts activities (pottery, dance classes).

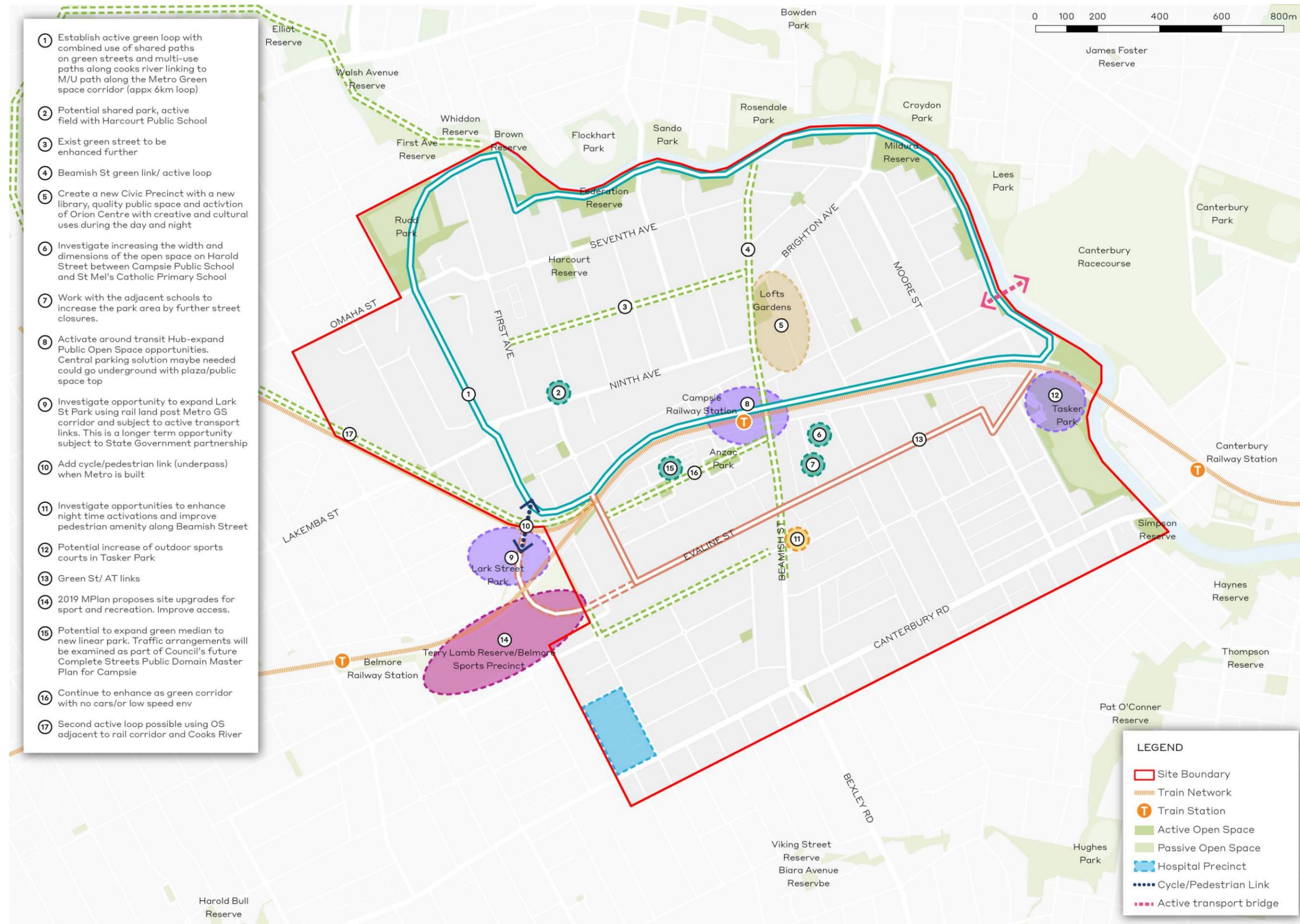


Figure 48 Directions and opportunities, Campsie Town Centre

12.0 Alignment with master plans

The following section provides a concise overview of how the Bankstown City Centre and Campsie Town Centre Master Plan have incorporated the recommendations of this report.

12.1 Alignment with Bankstown City Centre Master Plan

12.1.1 Open space and recreation

The Bankstown City Centre Master Plan is comprehensive and includes majority of open space and recreation strategic directions outlined by this *Worker and Student Demand Study*. In particular:

- **Additional public open spaces:** The proposed provision of three additional public open spaces is strongly supported which will be supported by enhanced connections to the existing open space network, shared use of school spaces and the addition of private open spaces.
- **Open space accessibility metrics:** The inclusion of key accessibility metrics of 200m walking distance to open space in high density areas and 400m walking distance in other areas aligns with Government Architect of NSW guidelines (Greener Places Design Guide) and is supported.
- **Reinforcing importance of Paul Keating Park:** The focus of Paul Keating Park as the premier civic park for the LGA including the implementation of the Paul Keating Park is supported and aligns with this Study.
- **Additional active transport connections:** It is noted that there are a number of new connections and linkages designed to facilitate greater movement of pedestrians and cycle user between key destinations including open space sites. The Framework identifies these links in the form of 'shared streets/lanes', cycle links and the proposed Sydney Metro Walking and Cycling Corridor.

The following additional directions could be considered for incorporation within the Draft Bankstown City Centre Master Plan:

- **Potential open spaces along Stacey Street:** It is recommended that Council consider opportunities for open space along Stacey Street in the long term, as part of a future upgrade to the corridor. Left over space in this area could be considered for open space for active recreation subject to the finalisation of the plans for the Stacey Street corridor upgrade by RMS.
- **Residential intensification within close proximity of existing and proposed open spaces (200m):** While this Study focuses on student and worker needs, it should be noted that access to public open space should also consider the capacity of those spaces to accommodate additional residential and non-residential demand. Residential intensification should be located where the public open space resources can support the increased demand.
- **Multi-purpose indoor sports facilities including one centre of at least 1,500 sqm with courts, retention of the PCYC facility and a future facility on 459 Chapel Road:** This study identifies 5,000sqm+ required for the provision of a 4+ court facility. A 1,500 sqm would likely only provide one court which is unlikely to be operationally viable on its own. The two indoor court facilities at the PCYC site and 459 Chapel Road is likely to satisfy part of the demand for indoor recreational facilities in Bankstown.
- **Potential running loop:** In the longer term, as per the recommendations of this Study, consider opportunities to establish a larger running loop combining existing open space areas, the proposed Metro Green space Corridor and Green active streets.

12.1.2 Community facilities

The Bankstown City Centre Master Plan is comprehensive and includes the majority of community facility directions outlined by this *Worker and Student Demand Study*. In particular:

- **Recognising the importance of cultural and community facilities in supporting a growing and evolving community:** The Master Plan highlights the importance of ensuring that population growth in Bankstown City Centre is supported by community and cultural facilities, and recognises the role of high quality, iconic community facilities in servicing the resident, worker and student population, as well as supporting users from across Canterbury-Bankstown and beyond.
- **Recognition of existing and forecast gaps in community facilities provision:** Across Bankstown City Centre, there are a number of existing and emerging community facilities gaps, which are well recognised in the Master Plan, including indoor program space within an upgraded multipurpose centre, additional library floorspace, expansion of Bankstown Arts Centre.
- **Potential role of WSU Bankstown campus in meeting demand for spaces:** The Master Plan recognises that the new WSU campus will contain a broad range of meeting rooms, conference spaces and program spaces that could be made accessible to the broader community.
- **Proposed upgrades and expansion of key community facilities:** The Master Plan includes recommendations from this study to:
 - Upgrade and enhance Bankstown Arts Centre to include larger exhibition and events space, studio space and increased rooms for community-based arts activities
 - Reconfigure and/or renovate Bankstown Library and Knowledge Centre to accommodate increased demand from residents, students and workers
- **Amenity, liveability and accessibility:** The broader directions of the Master Plan also support improved walkability and pedestrian permeability, greening of streets, supporting the night time economy and enhancing the amenity of the public domain. These recommendations, while not social infrastructure-specific, support the findings of this study that workers and residents are seeking improved amenity and liveability in Bankstown City Centre.

The following additional comments could be considered for incorporation within the Bankstown City Centre Master Plan:

- **New multipurpose community centre at Griffiths Park:** This direction did not arise from the recommendations of the Worker and Student Needs Study. The research undertaken for this study indicated that workers and students are unlikely to use community centres, preferring libraries, creative facilities and open spaces as their key facilities. However, the scale of residential growth, and the nature of Bankstown City Centre as the largest centre across the LGA supports demand for delivery of new community centre floorspace in this area. Council could consider the following directions for the community facility at Griffiths Park, to complement the recommendations of this study:
 - Office and consulting space for local community service providers, recognising the role of Bankstown City Centre as the major service centre across the LGA
 - Recognising the proximity of Griffiths Park and Bankstown Arts Centre, to activate the area as a community and cultural precinct (e.g. shared programming with Bankstown Arts Centre).

12.2 Alignment with Campsie Town Centre Master Plan

12.2.1 Open space and recreation

The Draft Campsie City Centre Master Plan is comprehensive and includes the majority of open space and recreation strategic directions outlined by this study. In particular:

- **Place-based approach:** The Master Plan takes a place-based approach that looks to leverage the opportunities presented by the Cooks River. This is well supported by a range of activated streets and proposed connecting shared pathways.
- **Additional open spaces:** The Campsie Town Centre Master Plan identifies a series of public open space enhancements, including embellishment of existing open spaces, proposed additional open spaces and strategic land acquisitions along the Cooks River.
- **Improved open space network:** The Urban Design Framework Plan proposes the introduction of a network of neighbourhood, pocket parks and small urban plazas or pedestrian malls, along with the extension of existing open spaces. Consideration to quality, safety, capacity and functionality to be given when planning for these spaces.
- **Capacity of existing open space:** Increasing densities around open space will need to carefully consider the capacity of public open space sites. Additionally, increased development surrounding the Cooks River will need to ensure development controls provide well designed and activated interfaces between the built form and the River.
- **Canterbury Leisure and Aquatic Facility:** The Master Plan recognises the importance and value of Canterbury Leisure and Aquatic Facility.

The following additional directions could be considered by Council:

- **Cooks River Foreshore Trail:** Seek to ensure that barrier free recreation loops can be achieved of at least 5kms. Similar to the Nepean 'Great River Walk' in Penrith.
- **Reinforce potential for collaboration to meet community needs:** Potential to introduce an additional action under Objective 1.1 of the Draft Master Plan that talks to the opportunity to progress shared use and joint use agreements.

12.2.2 Community facilities

The Campsie Town Centre Master Plan is comprehensive and includes the majority of community facility directions outlined by this *Worker and Student Demand Study*. In particular:

- **Recognising the importance of cultural and community facilities in supporting a growing and evolving community:** The Master Plan highlights the importance of ensuring that population growth in Campsie Town Centre Centre is supported by community and cultural facilities, and recognises the role of high quality, iconic community facilities in servicing the resident and worker population.
- **Recognition of existing and forecast gaps in community facilities provision:** Across Campsie City Centre, there are a number of existing and emerging community facilities gaps, which are well recognised in the Master Plan, including additional library floor space and cultural and creative spaces. The recommended civic and cultural hub (discussed below) would contribute towards addressing those needs.
- **New civic and cultural hub:** The Master Plan includes a new civic and cultural hub, located at the existing civic precinct. This hub will include an expanded Loft Gardens, adaptive reuse of the Orion Centre, new community civic and cultural facilities included a new and expanded library, multi-purpose facilities and the consolidation of other community facilities from across Campsie. This Master Plan direction is strongly supported, and is aligned with the findings of this study.
- **Amenity, liveability and accessibility:** The broader directions of the Master Plan also support improved walkability and pedestrian permeability, greening of streets, supporting the night time economy and enhancing the amenity of the public domain. These recommendations, while not social infrastructure-specific, support the

findings of this study that workers and residents are seeking improved amenity and liveability in Campsie Town Centre.

The following additional comments could be considered for incorporation within the Campsie Town Centre Master Plan:

- **Relocation of Council facilities from Carrington Centre:** This direction did not arise from the recommendations of the Worker and Student Needs Study. Council may wish to consider whether existing Council functions in the Carrington Centre will be included within the new civic and cultural hub on Beamish Street (which would offer improved visibility and accessibility for services). There is strong demand for open space across Campsie Town Centre, so the recommendation to return this area to the park is supported, if the services are re-located elsewhere and there is no loss of community service accessibility for workers and residents in Campsie.
- **A mix of community facilities across Campsie Town Centre:** The Master Plan recommends consolidating existing facilities and services within Campsie Town Centre into the new Civic and Cultural Hub, including the relocation of services within the Carrington Centre and Campsie Library. While this Study supports the relocation of the Library to a new hub, to improve its design, visibility and utilisation, the relocation of all community services into a single site may not serve some community needs. Council could consider providing smaller, more localised facilities in other areas of the centre focused on meeting needs for more localised facilities. This could include spaces to access more sensitive services, such as drug and alcohol or domestic and family violence counselling, as these services may not be appropriate to be located within the proposed hub.

Appendix A. List of social infrastructure used by students and workers

The following table provides a comprehensive list of social infrastructure in the Bankstown and Campsie Centres, which has been generated from previous studies of Council and non-Council facilities undertaken by Ethos Urban, as well as Council's previous social infrastructure planning work.

The project team workshopped this infrastructure list in collaboration with Council, to ascertain social infrastructure types considered likely – or unlikely (*items in red*) – to be accessed by students and workers. The rationale for these decisions is also set out below.

This list of infrastructure has been tested through consultation with workers and students over the course of the project.

Infrastructure type	Supports students and workers?	Rationale
Council-owned		
Community facilities		
Integrated multipurpose community facilities (e.g. Bankstown Library and Knowledge Centre)	Yes	These facilities have spaces for recreation and community-based programs that workers and students may access, as well as support services for students.
Libraries (e.g. Campsie Library)	Yes	Libraries are used frequently by students for study purposes; occasionally by workers, and potentially by workers in the area with children, who may use children's programming at the library.
Local community facilities (e.g. Carrington Centre, Orion Centre)	Yes	These facilities have spaces for recreation and community based programs that workers and students may access, as well as support services for students.
Cultural and creative facilities (e.g. Bankstown Arts Centre, Bryan Brown Theatre)	Yes	Workers and students likely to access performance spaces after work, potentially participate in creative programs. Students may also use these facilities during the day between classes.
Childcare centres and preschools	Yes	Used by workers in major centres, including by university staff.
Open space and recreation		
Gathering spaces e.g. public plazas, local parks	Yes	Used by workers and students for lunchtimes and after work/study. Anecdotal evidence from Council that there is high demand from schools to use local parks.
Fitness and exercise stations	Yes	Used by workers and students for lunchtimes and after work/study.
Off-leash dog areas	No	Unlikely to be used by workers or students. These spaces are more likely to be used by residents, who will walk their dogs close to home.
Pathways and cycle ways	Yes	Used by workers and students running at lunchtime/ before/after work; may be used for commuting purposes, particularly when connected with other transport modes.
Youth recreation facilities e.g. skate park, PCYC	Yes	Unlikely to be used by workers or university students, may be used by high school students after school.
Community gardens	No	Unlikely to be used by workers or students, who are more likely to use community gardens close to home on weekends.

Infrastructure type	Supports students and workers?	Rationale
Play spaces	No	Unlikely to be used by workers or students, who are more likely to take children/families to spaces close to their homes.
Sports fields	Yes	Sports fields can be used intensively by workers and students for lunchtime and after work sport (e.g. The Domain in Sydney CBD). Tertiary students may also use sports fields between classes for formal and informal sport.
Courts (e.g. netball, basketball)	Yes	Can be used by workers and students for lunchtime and after work sport.
Aquatic facilities	Yes	Can be used by workers and students for lunchtime and after work lap swimming and aquatic activities.
Indoor recreation facilities	Yes	Can be used by workers and students for lunchtime and after work fitness/exercise/sport.
Non-Council facilities		
Community facilities		
Bowling clubs	No	Unlikely to be used by workers or students. The demographic for these facilities is more likely to be older, and to access facilities close to their homes.
Childcare centres (private or NFP)	Yes	Used by workers in major centres, as well as by students, e.g. day care centres connected to a uni campus.
Co-working spaces	Yes	Likely to be used by workers in major centres, and potentially by students.
Cultural and creative facilities, outdoor performance spaces	Yes	Non-Council owned galleries / pottery studios can be used after work by students and workers.
Early childhood health centres	No	Unlikely to be used by workers or students, residents would access facilities close to their homes.
Schools	Yes	Used by school students. It is noted that this infrastructure is not delivered by Council.
Higher education facilities, e.g. universities, TAFE	Yes	Likely to be used by students. It is noted that this infrastructure is not delivered by Council.
Hospitals	Yes	Assuming that in an emergency, students and workers will access the closest hospital. Medical/nursing/healthcare students may also use these facilities for training purposes – however it is noted that worker/student population in these areas is unlikely to trigger demand for an additional hospital in these centres. Health Infrastructure has undertaken an in-depth needs analysis for public hospitals.
Medical centres	Yes	Medical centres may be used after work hours by students and workers in these centres.
Libraries	Yes	Some campus libraries are accessible to the public/alumni- but restrict borrowing. Further, there is potential for conference/meeting spaces to be hired to the public. However, this infrastructure is not delivered by Council.
Local community facilities (e.g. scout and guide halls, senior citizens centres)	No	Unlikely to be used by workers or students, residents would access facilities close to their homes.
Men's sheds	No	Unlikely to be used by workers or students, residents would access facilities close to their homes.

Infrastructure type	Supports students and workers?	Rationale
Registered and licensed clubs (e.g. Bankstown Sports Club)	Yes	Likely to be used by workers and students due to location in centres and dining/entertainment offering.
Religious facilities	Yes	Some workers and students may need to access religious facilities in these centres during working hours for prayers or reflection.
Event and conferencing facilities	Yes	Likely to be used by workers and students during work hours.
Open space and recreation		
Non-Council owned sport and recreation facilities (e.g. university owned aquatic facilities or sportsgrounds)	Yes	Potentially used for social / lunchtime sport by workers and students. <i>NB: Need to confirm with WSU whether they have planned for additional facilities for students to be delivered in Bankstown CBD.</i>
Gym/fitness facilities e.g. F45	Yes	Used by workers and students at lunchtime and before/after work.
Sportsgrounds in schools	No	Cannot be used by workers and students during working hours due to school student demand. Council is trying to partner with Schools Infrastructure to diversify and open the use of school open space for other users through the Joint Schools Program, so it is important to note this infrastructure as part of the study (for use in school holidays and after hours).

Appendix B. Demographic and employment profile

Table 19 Worker Profile Data

Category	Bankstown	Campsie	Canterbury Bankstown LGA
<u>Occupation</u>	-	-	-
Managers	9.6%	8.4%	14.0%
Professionals	24.2%	27.1%	27.0%
Technicians and Trades Workers	7.0%	10.1%	10.7%
Community and Personal Service Workers	17.5%	16.7%	9.6%
Clerical and Administrative Workers	16.1%	12.8%	15.0%
Sales Workers	15.2%	11.1%	9.2%
Machinery Operators and Drivers	2.5%	3.7%	5.5%
Labourers	5.4%	8.0%	7.0%
Inadequately described	1.3%	0.8%	1.1%
Not stated	1.0%	1.1%	0.8%
<u>Number of employees</u>			
Nil employees	6.8%	10%	-
1-19 employees	6.3%	7.8%	-
20 or more employees	0.3%	0.2%	-
Not stated	0.1%	0.0%	-
Not applicable	86.4%	81.2%	-
<u>Method of travel to work</u>			
Public Transport	11.16%	11.40%	7.69%
Vehicle	72.70%	66.55%	77.10%
Active Transport	3.73%	7.46%	2.90%
Other Mode	0.48%	0.50%	0.56%
Worked at home or Did not go to work	11.08%	12.79%	10.60%
Mode not stated	1.05%	1.16%	1.17%
Not applicable	0.00%	0.00%	0.00%
<u>Distance to Work</u>			
<i>Nil distance</i>	3.13%	7.88%	7.22%
<i>Over 0 km to less than 1 km</i>	4.01%	9.23%	4.29%
1 km to less than 2.5 km	10.26%	12.75%	8.54%
2.5 km to less than 5 km	15.26%	14.72%	13.15%
5 km to less than 10 km	20.47%	22.32%	19.79%
10 km to less than 20 km	28.44%	20.21%	25.44%
20 km to less than 30 km	9.77%	8.03%	10.98%
30 km to less than 50 km	6.15%	3.63%	7.50%
50 km to less than 100 km	1.61%	0.98%	2.11%
100 km to less than 250 km	0.25%	0.17%	0.44%
250 km and over	0.5%	0.2%	0.5%
Not applicable	0.06%	0.16%	0.06%

Source: Canterbury Bankstown Council

Table 20 Profile of Residents, 2016

Category	Bankstown	Campsie	Canterbury Bankstown LGA
<u>Income</u>			
Median individual income (annual)	\$23,900	\$25,100	\$26,170
Variation from Greater Sydney median	-36.20%	-33.00%	-30.10%
% of persons (15 years or older) earning \$1,000pw or more	19.10%	20.80%	25.00%
Median household income (annual)	\$55,180	\$64,000	\$67,690
Variation from Greater Sydney median	-40.20%	-30.60%	-26.60%
% of Households earning \$2,500pw or more	9.40%	15.40%	20.30%
<u>Age Structure</u>			
0- 4 years	2.3%	6.1%	7.2%
5-19 years	4.4%	15.1%	19.6%
25-64 years	3.9%	67.1%	59.2%
64-84 years	3.3%	10.1%	11.8%
85 and over years	6.4%	1.7%	2.2%
Median Age (years)	31.3	33.7	35.5
<u>Country of Birth</u>			
Australia	33.0%	29.0%	50.0%
<i>Aboriginal and Torres Strait Islanders</i>	0.3%	0.4%	0.7%
Overseas Born	59.0%	65.0%	44.1%
<i>% speak English only at home</i>	18.0%	8.6%	19.7%
<u>Household Composition</u>			
<i>Couple families with children</i>	30.8%	30.2%	35.1%
<i>Couple families without children</i>	14.6%	20.4%	16.5%
One parent families	12.2%	11.4%	11.5%
One family household: Other family	1.5%	1.9%	1.5%
Group Household	3.5%	5.9%	2.9%
Lone Person Household	18.0%	15.7%	17.4%
Multi family household	2.7%	4.3%	3.8%
Visitor only household	0.9%	0.8%	0.5%
Other not classified households	6.9%	4.0%	4.3%
Not Applicable	7.2%	5.6%	6.5%
<u>Dwelling Structure (Occupied Private Dwellings)</u>			
Separate house	14.5%	24.0%	56.1%
Semi-detached, row or terrace house, townhouse etc.	5.4%	15.2%	16.0%
Flat, unit or apartment	78.3%	60.7%	26.8%
Shop top housing	0.1%	0.0%	0.6%
Other dwelling	0.0%	0.1%	0.0%
<i>Not stated/not applicable</i>	0.5%	94.3%	0.5%
Average household size	2.9	2.9	3
<u>Tenure Type (Occupied Private Dwellings)</u>			
Owned outright	13.9%	20.0%	26.9%
Owned with a mortgage	19.4%	20.3%	26.3%

Rented	49.4%	46.5%	32.8%
Being purchased under a shared equity scheme	0.2%	0.1%	0.1%
Other	0.3%	0.3%	0.4%
Not state/not applicable	17.0%	12.6%	13.6%
<u>Attending Education (% of those attending)</u>			
	-	-	-
Pre-school	6.90%	4.30%	6.30%
Infants/Primary Total	30.7%	25.30%	33.30%
<i>Government</i>	63.70%	75.90%	61.30%
<i>Catholic</i>	18.60%	21.30%	23.20%
<i>Other</i>	17.80%	2.80%	15.50%
Secondary Total	21.20%	21.00%	26.10%
<i>Government</i>	69.90%	74.20%	59.60%
<i>Catholic</i>	16.30%	19.90%	26.00%
<i>Other</i>	13.80%	5.90%	14.40%
Technical or Further Educational Institution	11.10%	10.00%	8.00%
University or other Tertiary Institution	22.80%	31.00%	21.80%
Other type of educational institution	7.40%	8.40%	4.50%
<i>% of total population attending education</i>	<i>25.70%</i>	<i>25.70%</i>	<i>25.90%</i>
<u>Level of Highest Educational Attainment</u>			
	-	-	-
Bachelor or postgraduate degree	18.1%	20.8%	15.7%
Advanced diploma or diploma	7.1%	7.7%	6.8%
Vocational	26.2%	36.9%	36.8%
Secondary School	32.6%	7.1%	8.3%
No qualification	2.3%	2.4%	2.2%
Not stated/not applicable	31.5%	22.9%	28.0%
Inadequately described	2.1%	2.2%	2.4%
<u>Employment Status</u>			
	-	-	-
Unemployed/ looking for work	11.90%	9.30%	8.20%
Labour force participation rate	57.30%	61.70%	58.20%

Source: Canterbury Bankstown Council