

OPEN SPACE AND RECREATION NEEDS ANALYSIS

EASTLAKES SHOPPING CENTRE



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TABLE OF CONTENTS

Executive Summary	i
1. Introduction	1
1.1. Legislative requirement	1
1.2. Methodology	1
2. The proposal	3
2.1. Proposed modifications	3
3. Strategic context	4
3.1. Eastern City District Plan (2018)	4
3.2. Government Architect NSW Greener Places (2018)	4
3.3. City of Botany Bay S94 Development Contributions Plan (2016)	5
3.4. City of Botany Bay Direction Paper: Vision 2040 (2014)	5
3.5. Botany Bay Planning Strategy 2031 (2009)	6
4. Community context	7
4.1. Population projections	8
4.2. Population of the development	8
4.3. Implications for this report	8
5. Open space context	10
5.1. Sports and recreation context	10
5.2. Open space with the development	11
6. Stakeholder consultation	14
6.1.1. Council consultation	14
6.1.2. Elton Consulting	15
7. Benchmarking	16
7.1. Open space quantity	16
7.2. Open space quality	16
7.3. Implications for this report	16
8. Response to the SEARs	17
8.1. Conclusion	18
Disclaimer	20

Appendix A	Demographic table
Appendix B	Population projections
Appendix C	Council Correspondence
Appendix D	Audit of provision

FIGURES:

Figure 1 – Site context	12
Figure 2 – Surrounding open space and recreational facilities	13

TABLES:

Table 1 – Methodology	1
Table 3 – Proposed occupancy rates	8
Table 2 – Open space within 400m of the site	10
Table 4 – Eastlakes Reserve feedback summary	14
Table 5 – Elton Consulting consultation feedback	15
Table 6 – Open space provision	16

EXECUTIVE SUMMARY

Urbis Pty Ltd. (**Urbis**) has been engaged by Crown Group to prepare an Open Space and Recreation Needs Analysis (this report) in relation to a modification of the existing Part 3A Project Approval (MP09_0146) for the redevelopment of Eastlakes Shopping Centre.

Eastlakes Shopping Centre is located at 19A Evans Avenue and 193A Gardeners Road Eastlakes and is separated into landholdings on either side of Evans Avenue, known as the 'North Site' and 'South Site'. The proposed modification relates exclusively to the South Site (the site) and compromises general site improvements relating to the configuration of the ground floor retail podium and public domain interfaces, and modifications to all residential tower envelopes.

RESPONSE TO SEARS

This needs analysis has been undertaken to fulfil the requirements of Section 8 of the SEARs – Public domain/open space. The SEARS requires the needs analysis to:

Provide an open space and recreation needs analysis identifying the needs and requirements of the Eastlakes community, now and into the future, as well as any opportunities to deliver the Green Grid.

- Current needs of the Eastlakes community:
 - There is an existing shortfall of open space in Eastlakes suburb which will increase with future development.
 - Eastlakes suburb predominately contains small areas of passive open space with limited embellishment and recreational value.
 - Eastlakes Sports Centre is the only recreation facility in Eastlakes suburb, which provides two lawn bowling greens and associated club facilities to members. Recreation facilities in the broader study area are predominately private golf courses. Private open space may be incompatible with the existing Eastlakes community given the low socio-economic profile of the area.
 - There are a high proportion of children and families which is likely to create a demand for active open space and recreation facilities.
 - Consultation outcomes indicate there is demand for accessible pathways and improved pedestrian and cycleway connections.
 - Based on this needs analysis, there is a need for additional open space and improvements to the existing open space network in Eastlakes suburb to meet the needs of the current Eastlakes community.
- Future needs of the Eastlakes community:
 - Population growth in Botany Bay LGA is expected to place increased demand on the existing open space in Eastlakes suburb.
 - The rise in high density living is expected to create a demand on public open space as the availability of private open space areas (e.g. backyards) decrease.
 - There are limited opportunities to increase the quantity of public open space. Therefore, improvements to the quality of open space are required to meet future demand and ensure spaces are multi-use and durable.
 - Eastlakes will experience an ageing population which is expected to create a demand for accessible, quality passive open space.
 - Based on this needs analysis, there is limited opportunities to increase the quantity of open space and improvements to the existing open space network will be required to meet the needs of the changing Eastlakes community and increase demand for open space.

The needs analysis should identify the future role of Eastlakes Reserve to cater for increased density in the Eastlakes local centre.

- The future role of Eastlakes Reserve:
 - Eastlakes Reserve is the largest and most significant area of open space within the Eastlakes suburb and adjoins the western boundary of the proposal.
 - Reflecting its importance, Eastlakes Reserve was recently upgraded in November 2017 by Council to include a new playground, fitness station, outdoor ping pong table, outdoor furniture, pathways and landscaping works.
 - With the upgrade of Eastlakes shopping centre and projected growth in the population within the LGA, it is anticipated that recreational demand placed on Eastlakes Reserve will increase. Users of the park are likely to be diverse, including local residents, shopping centre visitors and workers.
 - Council have identified further works, which are currently unfunded, to upgrade Eastlakes Reserve to cater for more users and increase its durability. These works include:
 - Further upgrades to paths;
 - New gazebo/shelter/rotunda;
 - Provision of second fitness station;
 - Additional senior play items; and
 - Basketball court renewal.
 - Based on this needs analysis, the role of Eastlakes Reserve will become increasingly important to provide for the recreational needs of Eastlakes suburb.

Demonstrate how the proposal meets the open space and recreation needs of the existing residents of the Eastlakes, given the identified shortfall of accessible open space across the LGA.

- The following works are proposed as part of the development to meet the open space and recreational needs of the incoming residents and existing Eastlakes community:
 - **Activate frontage:** The existing shopping centre currently has a poor interface with Eastlakes Reserve, with no visual connection between the sites. The proposal aims to improve this interface by:
 - Activating the park frontage with outdoor terraces, including elevated outdoor seating area and food and beverage activation that extends hours of passive surveillance.
 - Providing a new shared pathway for pedestrians and cyclists along the eastern boundary of Eastlakes Reserve, in alignment with Racecourse Plaza.
 - Managing existing topographical changes within Eastlakes Reserve through amphitheatre steps that provide both casual and event seating, maximising further opportunities for activation.
 - **Private open space:** The development includes provision for 7,856 sqm (0.78ha) of communal, resident-only areas located on the roof podium and the main building. These communal areas will enhance residential amenity and provide passive recreation spaces for socialising, a pool and playground. By providing spaces with the development, it's recognised the communal areas will contribute to offsetting the slight increase (0.04ha) in the existing shortfall of open space within the Eastlakes community generated by the incoming residents.
 - **Offer of Public Benefit:** Crown Group are preparing an offer of public benefit (OPB) which will be executed following determination of the proposal. The proposed OPB, dated 11 October 2019, has been developed in response to consultation with Council, retailers and residents. The OPB will propose upgrades to public spaces including:
 - Provision of public domain upgrades to include new paving, roundabout between Evans and Racecourse Avenue and street tree plantings for Council owned land immediately adjacent to the proposed development capped to \$100,000 (extent to be agreed with Council) to improve safety and amenity for residents.

- An additional monetary contribution capped at \$1,550,000 to be used exclusively for upgrades to or establishment of new community facilities and public spaces within a 2km radius of the site. This is to include park upgrades within the centre.
- A commitment to an Affordable Housing contribution equivalent to 10% of the total number of additional apartments proposed in the Modification Application, equivalent to an estimated market value of \$3,000,000.

CONCLUSION

This needs assessment has addressed Section 8 of the SEARs – Public domain/open space. This assessment has found that there is an existing shortfall of open space in Eastlakes suburb and limited recreation opportunities for the Eastlakes community. The open space network will come under increased pressure from a growing population and improvements will be required to address demand and a changing population. The proposed modification includes design approaches to improve Eastlakes Reserve and provides a public benefit offering to assist in addressing some of the challenges identified in this report.

1. INTRODUCTION

Urbis Pty Ltd. (**Urbis**) has been engaged by Crown Group to prepare an Open Space and Recreation Needs Analysis (this report) in relation to Modification 4 (MOD 4) of the existing Part 3A Project Approval (MP09_0146) for the redevelopment of Eastlakes Shopping Centre.

Eastlakes Shopping Centre is located at 19A Evans Avenue and 193A Gardeners Road Eastlakes. It is separated into landholdings on either side of Evans Avenue, known as the 'North Site' and 'South Site'. The proposed modification relates exclusively to the South Site (the site) and comprises general site improvements relating to the configuration of the ground floor retail podium and public domain interfaces, and modifications to all residential tower envelopes.

1.1. REPORT BACKGROUND

MOD 4 was submitted to the Department of Planning, Industry and Environment (DPIE) on 31 August 2018. The Modification Report and associated technical reports, including this Open Space and Recreational Needs Analysis (dated 30 August 2018), was placed on public exhibition between 1 and 30 November 2018.

Since this time, the proposal scheme has changed in response to the community and agency submissions received. This report has been updated to reflect the new project design. It will be submitted as part of the Response to Submission (RtS) and Preferred Project Report (PPR) relating to the updated MOD 4 to MP09_0146.

1.2. LEGISLATIVE REQUIREMENT

A request was made to the Minister for Secretary's Environmental Assessment Requirements (SEARs) under Section 75W of the *Environmental Planning and Assessment Act 1979* (EP&A Act), to change the terms of approval for the South Site of Eastlakes Shopping Centre (MP 09_0146). The SEARs were issued on 8 May 2018.

This needs analysis has been undertaken to fulfil the requirements issued by SEARs Section 8 – Public domain/open space to:

- *Provide an open space and recreation needs analysis identifying the needs and requirements of the Eastlakes community, now and into the future, as well as any opportunities to deliver the Green Grid. The needs analysis should identify the future role of Eastlakes Reserve to cater for increased density in the Eastlakes local centre.*
- *Demonstrate how the proposal meets the open space and recreation needs of the existing residents of the Eastlakes, given the identified shortfall of accessible open space across the LGA.*

1.3. METHODOLOGY

The following tasks were undertaken as part of this needs analysis:

Table 1 – Methodology

Stage	Details
Completed in 2018	
Stage 1: Scoping	<ul style="list-style-type: none">• Review of relevant policies to understand the open space and recreation context at a local and state level.• Review of development concept plans.
Stage 2: Profiling	<ul style="list-style-type: none">• Review of current and future demographic profile of the study area.

Stage	Details
	<ul style="list-style-type: none"> • Audit of open space and recreational facilities in the study area. • Consultation with Bayside Council.
Stage 3: Assessment and recommendations	<ul style="list-style-type: none"> • Benchmarking assessment of open space and recreational facilities in the surrounding area. • Recommendations to address the SEARs requirements.
Completed in 2019	
Stage 4: Analysis of revised scheme	<ul style="list-style-type: none"> • Review of new development concept plans. • Updating benchmarking assessment and recommendations to address SEARs requirements. • Preparation and finalisation of report.

2. THE PROPOSAL

The south site contains Eastlakes Shopping Centre with frontages to Evans Avenue to the north, Barber Avenue to the east and south and Eastlakes Reserve to the west and is located in Bayside Council Local Government Area (LGA).

Eastlakes shopping centre is currently a multi-storey development which accommodates over 60 stores, including Woolworths and Aldi. At grade, basement and some rooftop parking are also provided on site to service the shopping centre.

The south site is predominately surrounded by medium density, residential flat buildings to the east and south of the site.

2.1. PROPOSED MODIFICATIONS

Modification 4 to MP09_0146 seeks approval for the following modifications to the South Site:

- **Ground Floor Retail and Level 1 Commercial Layout** – Expansion and reconfiguration of the ground floor commercial floor plate to improve internal circulation, layout and public domain interface. A double height awning along the entire park frontage is also proposed to provide opportunities for outdoor dining while responding to its westerly orientation. The proposal also expands the non-residential component to the Level 1 podium level which consists of a series of retail/commercial tenancies and a 75-place childcare centre separated from the residential component of the podium level.
- **Residential Podium** - Reconfiguration of residential apartments to the east and separated by mechanical plants, ensuring privacy from commercial uses. Amended landscaping on podium level.
- **Residential Buildings** – Modifications to the building envelopes and design of the facades of the residential buildings above the retail podium, including:
 - Consolidation of the number of residential buildings from six to five comprising two feature buildings framing Eastlakes reserve and three lower scale buildings behind.
 - Increase in height ranging between four to 11 storeys above the retail podium.
 - Increase in residential apartments to 361 in total for the south site.
- **Basement Car Park** – Provision of four levels of basement car parking and a total of 916 parking spaces (including 95 accessible spaces) and 16 motorcycle spaces.
- **Tree Removal and Landscaping** – Removal of seven existing trees offset by replacement planting and landscape embellishments throughout the site.
- **General Site Improvements** – No change to the approved location but refinement of design of key site services including vehicular access driveways and the loading dock.
- **Operating Hours** – The proposed hours of operation of the commercial component is 6am and 10pm daily. The proposed hours of operation of the loading dock and waste removal/collection is 5am and 10pm daily.

3. STRATEGIC CONTEXT

The following section provides a review of the key state and local government policies which have been undertaken to inform the open space and recreation assessment.

It should be noted that Bayside Council (the Council) was formed in September 2016 from the merger of Botany Bay and Rockdale Councils and is in the process of adopting policies to reflect the new council. As a result, the below section includes policies that remain in place from the former City of Botany Bay Council.

3.1. EASTERN CITY DISTRICT PLAN (2018)

The *Eastern City District Plan (2018)* (the District Plan) is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. The District Plans relate to the longer-term metropolitan planning for Greater Sydney.

The District Plan contains four key themes that represent the planning priorities for each district, with relevant planning priorities to guide delivery. Planning priorities of relevance to this report include:

- Increase walkable access to local centres;
- Increased access to open space;
- Increased urban tree canopy and delivering Green Grid connections; and
- Delivering high quality open space.

Currently, close to 98% of residents within the District live within 400m of open space. The District Plan recognises there are limited opportunities to increase the quantity of public open space in the District. As such, improvements to the quality and distribution of open space are emphasised in the delivery of open space. Key open space considerations for the District include to:

- Locate high density development (60 dwellings per hectare) within 200m of open space, with all dwellings within 400m.
- Provide quality open space in high density neighbourhoods which is durable, multi-purpose and accessible to a range of users.
- Manage the demand for active open space through shared open space and facilities, such as through joint use arrangements with private facilities or with schools.

The District Plan includes key priorities relating to Greater Sydney's Green Grid, which aims to provide green links to support walking, cycling and community access to open space across Sydney. The Green Grid Priority Corridor 4: Mill Stream and Botany Wetlands Open Space Corridor is located in proximity to the site. The corridor extends from Botany Bay and Sydney Airport through The Australian, Lakes, Eastlakes and Bonnie Doon golf courses to Centennial Park. Public access and use is limited in this corridor, with the Green Grid project providing an opportunity for improved north-south access and cross-district access.

3.2. GOVERNMENT ARCHITECT NSW GREENER PLACES (2018)

The Government Architect NSW *Greener Places (2018)* is a draft Green Infrastructure policy produced to guide the delivery of Green Infrastructure to create a healthier, more liveable and sustainable urban environment.

Greener Places identifies four key principles to help guide the delivery of Green Infrastructure as follows:

- **Integration:** combine Green Infrastructure with urban development and grey infrastructure.
- **Connectivity:** create an interconnected network of open space.
- **Multifunctionality:** deliver multiple ecosystem services simultaneously.
- **Participation:** involve stakeholders in development and implementation.

3.3. CITY OF BOTANY BAY S94 DEVELOPMENT CONTRIBUTIONS PLAN (2016)

The *City of Botany Bay S94 Development Contributions Plan (2016)* (the Contributions Plan) identifies the types of facilities and services which are required to meet the demands from new development and nominates contributions that the Council can levy for the construction of these works.

Council currently manages 124 hectares of open space, which equates to 2.45 hectares per 1,000 people. The Contributions Plan recognises that standard benchmarks (i.e. the commonly used 2.83 ha per 1,000 people) should be used as broad guidelines only and not relied on as definitive indicators of need. Standard benchmarks should be used in conjunction with quality and locational appropriateness criteria, as identified in locally specific research.

An assessment of open space and recreational facilities undertaken in 2012 identified the following:

- An imbalance in the supply of different types of open space with large numbers of pocket parks and too few larger parks with the capacity to provide a diversity of recreational opportunities (i.e. play, 'kick about', rest, group gathering and picnic activities); and
- Moderately uneven distribution of parks in the LGA with relatively poor access to 'local parks' in Mascot, Roseberry and Hillsdale.

There is expected to be a demand for open space and recreational facilities in the Botany Bay LGA to meet the needs of the incoming population. Due to the limited opportunities to acquire land for open space in the LGA, the existing supply of open space (2.45 hectares per 1,000 people) is considered an appropriate benchmark for determining the future needs of residents and workers.

The embellishment of existing open space to increase capacity and usability is proposed as an appropriate alternative to land acquisition. The carrying capacity of open space can be enhanced through:

- Extending the number of usable hours (e.g. floodlighting and turf improvements)
- Hardening of facilities (e.g. constructing walking and cycling tracks)
- Expansion of facilities (e.g. larger playgrounds, additional toilets and amenities)
- Provision of new facilities (e.g. picnic areas, new play areas, exercise stations)

Eastlakes Reserve, located adjacent to the subject site, is identified in the works plan for upgrade works totalling \$500,000. These works include the provision of landscaping, furniture, a fitness station, shade structure and playground in the reserve.

3.4. CITY OF BOTANY BAY DIRECTION PAPER: VISION 2040 (2014)

The *City of Botany Bay Direction Paper: Vision 2040 (2014)* (the Directions Paper) outlines the vision for the City based on community consultation feedback. The Directions Paper is structured around six key themes and 25 specific priorities which reflect this feedback.

The Directions Paper outlines the needs for increased passive and active recreational facilities to meet the demands of the growing population. Key recreation and open space priorities of relevance to this proposal include:

- Upgrade parklands to increase feeling of safety during day and at night.
- Increase and improve pedestrian and cycle paths to enhance access connections.
- Upgrade park facilities for both active and passive recreation for all ages including through:
 - Shared cycle and pedestrian paths that link the Millponds to Centennial Park and the CBD
 - Develop more playing fields to accommodate a growing population
 - Redevelop Sire Joseph Banks Park to provide greater choice of activities, level of safety and more amenities
 - Develop a multi-function sport and leisure centre that is open all year at Botany Aquatic Centre

- Transform Eastlakes Golf Course into a major public park, reinstating public access to Botany Wetlands.

3.5. BOTANY BAY PLANNING STRATEGY 2031 (2009)

The *Botany Bay Planning Strategy 2031 (2009)* (the Planning Strategy) was developed as part of the Botany Bay Local Environmental Plan 2013. The Strategy provides an understanding of the planning and economic framework within the City of Botany Bay and addresses key economic areas for the city.

The Planning Strategy identifies the need to provide passive open space to cater for the expected increase in older people within the LGA. Improving the quality and access to open space in the LGA is considered a key principle in the strategy.

The Planning Strategy also identifies issues and opportunities relating to the intensification of Eastlakes Centre. The existing poor interface between open space and the retail core, and the lack of permeability for pedestrians was identified as an issue with the intensification of the Centre.

4. COMMUNITY CONTEXT

The following section contains an analysis of the demographic characteristics for Eastlakes suburb based on 2016 ABS Census data. The demographics characteristics of Botany Bay LGA and Sydney – City and Inner Statistical Area 4 (Inner Sydney) have been utilised for comparison purposes. A complete demographic table is contained in **Appendix A**.

Density

Eastlakes is densely populated with larger households than Inner Sydney.

- Eastlakes and Botany Bay LGA have a larger household size of 2.6 and 2.7 persons per household compared to 2.2 in Inner Sydney.
- The majority of the suburb live in flats or apartments (70.3%), compared to 52% in Botany Bay LGA.

Children and families

Eastlakes is a family area, home to families with children.

- The majority of the population live in family households (64.9%), compared to 52.6% of the Inner Sydney population.
- More than half (50.6%) of the population are couples with children families compared to only 30.7% of Inner Sydney.
- Nearly a quarter (24%) of the population are aged between 0-19 years, compared to only 13.6% of Inner Sydney.

Ageing population

Eastlakes has an ageing population.

- Eastlakes also has a considerable older population, with a sixth (16.5%) of the population aged 65 years and over, compared to only 13% of Botany Bay LGA and 9.4% of Inner Sydney.
- The higher rates of lone person households in Eastlakes (28.9%) compared to Botany Bay LGA (23.0%), reflects the older population rate in the suburb.

Culturally diverse

Eastlakes is culturally and linguistically diverse.

- The majority of the population are born overseas (60.2%) which is higher than Botany Bay LGA (52.4%) and Inner Sydney (55.4%).
- Only a third (33.1%) of the population speak English only at home compared to half (49.2%) of the Botany Bay LGA.
- The majority of people born overseas were from Asian countries, with Bangladesh (6.8%) representing the top overseas country of birth, followed by China (5.1%) and Indonesia (4.5%).

Income and access

Eastlakes is a relatively disadvantaged area.

- The suburb has a considerably lower weekly household income (\$1,051) compared to Botany Bay LGA (\$1,626) and Inner Sydney (1,894).
- SEIFA results also indicate Eastlakes is moderately to severely disadvantaged across all indices, particularly in the area of economic resources. This is likely driven by the suburb's lower household incomes and higher unemployment rates.
- Car ownership rates are low, with a quarter (24%) of the population not owning a motor vehicle, which is considerably higher compared with Botany Bay LGA (15.3%).

4.1. POPULATION PROJECTIONS

The following section provides a high level analysis of the projected population for Botany Bay LGA based on ABS data obtained from the NSW Department of Planning. The population in Botany Bay LGA is expected to increase from 48,450 persons in 2016 to 72,700 in 2036. Key findings include:

- Botany Bay LGA will experience strong population growth, with the population increasing by 50% from 2016 to 2036.
- The population will still be characterised by a young, family population, with 23.7% expected to be aged 0-19 years by 2036. The 40-49 year age group is also expected to experience the largest population growth, increasing by 7.7% from 2016, which is consistent with a family profile.
- Botany Bay LGA is also expected to experience an aging population, with 17.7% of the population expected to be aged 65 years and over by 2036, compared to only 13% in 2016.

4.2. POPULATION OF THE DEVELOPMENT

The proposal will contain 361 residential apartments for the site. Based on the City of Botany Bay's Section 7.11 Contribution Plan occupancy rates, this would represent a total incoming population of 679 people. **Table 2** outlines the breakdown of the projected population by dwelling type.

Table 2 – Proposed occupancy rates

Dwelling type	Dwelling number	Housing occupancy rate	Projected population
Studio	32	1.31	42
1 bedroom	164	1.4	230
2 bedroom	126	2.3	290
3 bedroom	39	3.0	117
Total	361	N/A	679

4.3. IMPLICATIONS FOR THIS REPORT

The above community profile indicates there will be a demand for different types of open space and recreational facilities based on the demographics of Eastlakes suburb. Demographic trends of relevance to this report include:

- High proportion of children and families indicating a potential increased demand for play areas and formal recreational facilities such as sportsgrounds and indoor recreation centres. Close to two thirds (63%) of Australian children participate in organised out-of-school sports each week and a quarter (25%) participate at least three times a week¹.
- An ageing population which may create a demand for accessible open space which can facilitate passive recreation uses, whole-of-life sports (e.g. bowls, tennis) and enhance social well-being.
- A highly diverse population creating a demand for accessible and inclusive open space areas, which reflect the needs of Culturally and Linguistically Diverse (CALD) communities.
- Potential demand for 'global sports' such as table tennis, soccer and badminton², reflecting the sporting preferences of migrant communities, particularly those from Asian countries.

¹ Australian Sports Commission April 2018- AusPlay Focus: Children's participation in organised physical activity outside of school hours

² Australian Government Independent Sport Panel 2009, The Future of Sport in Australia ('The Crawford Report')

- Dominance of medium density housing which may increase the demand on public open space as access to private open space areas (e.g. backyards) decrease.
- A relatively economically disadvantage community and low car ownership rates, creating a demand for publicly available open space located within walking distance of residential homes or connected via public transport links.
- An incoming population which is expected to be dominated by couples and couples with families, which may create a demand for active open space.

5. OPEN SPACE CONTEXT

Figure 1 and **Figure 2** outline the public open space (land zoned RE1) and sports and recreational facilities surrounding the site.

The site is within walking distance (400m) of six areas of passive open space. These areas are considered local open space, designed to serve the surrounding neighbourhood. In general, there is minimal embellishment of the open space and limited recreational value. The open space network is also used as connection through residential areas to the Eastlakes Shopping Centre.

Eastlakes Reserve is the most significant area of open space within 400m of the site. It adjoins the western boundary of the site and was upgraded in November 2017 to include a new playground, fitness station, outdoor ping pong table, outdoor furniture, pathways and landscaping works. Eastlakes Public School is also within walking distance and has playing fields that boarder Southern Cross Drive.

Table 3 provides a summary of the public open space within 400m of the site. Within 3km of the site there are 80 areas of public open space areas, including areas of regional significance, such Sydney Park (A76) and Fernley Grounds (A80), which forms part of Centennial Parklands.

Table 3 – Open space within 400m of the site

Public open space within 400m	Detail
Eastlakes Reserve	Local park with recently upgraded facilities, including shaded area, picnic areas, seating and barbeques.
Jerome Dowling Reserve	Pocket park with a traditional children's playground and seating. The park provides access from Mascot Drive to Barber Avenue and onward to the Eastlakes Shopping Centre.
Bridget Tight Reserve	Local level park that provides for passive recreation and a children's playground. The park is connected to Eastlakes Reserve via pedestrian crossing on Evans Avenue.
Florence Reserve	A local park, with pedestrian and cycling connection to Gardeners Roads. The park contains a memorial commemorating the Australian Light Horse Regiment. The park is also co-located with Eastlakes community centre
Edmund Thornton Reserve	Pocket park with children's swings and slide.
Leon Lachal Reserve	Pocket park and thoroughfare, with a community garden.

5.1. SPORTS AND RECREATION CONTEXT

The site is in proximity of a network of private golf courses, which is the predominate form of sports and recreation around the site. The golf courses are situated in the Green Grid Priority Corridor 4, which runs around the east of the site from Botany Bay to Centennial Park. Botany Wetlands is located within Eastlakes Golf Course (B2) and contains a series of interconnected ponds and former supply dams.

Other sports and recreational facilities within walking distance of the site include Eastlakes Sports Club which provides two lawn bowling greens and associated club facilities for members. Within 3km of the site include Mutch Park Squash and Tennis Centre (B7), Botany Aquatic Centre (B6) and ES Marks Athletics Field (B12).

5.2. OPEN SPACE WITH THE DEVELOPMENT

The development includes provision for 7,856 sqm (0.78ha) of communal, resident-only areas located on the level 1 lower podium and level 2 upper podium to service the incoming development population. These communal areas aim to enhance residential amenity and provide passive recreation spaces for socialising, a pool and playground.

The existing shopping centre currently has a poor interface with Eastlakes Reserve, with no visual connection between the sites. The proposal aims to improve this interface by:

- Activating the park frontage with outdoor terraces, including elevated outdoor seating area and food and beverage activation that extends hours of passive surveillance.
- Providing a new shared pathway for pedestrians and cyclists along the eastern boundary of Eastlakes Reserve, in alignment with Racecourse Plaza.
- Managing existing topographical changes within Eastlakes Reserve through amphitheatre steps that provide both casual and event seating, maximising further opportunities for activation.

Figure 1 – Site context



Source: Urbis

Figure 2 – Surrounding open space and recreational facilities



Source: Urbis

6. STAKEHOLDER CONSULTATION

6.1.1. Council consultation

As part of this report, Urbis contacted Council to gain an understanding of the needs of the local area. A copy of the correspondence provided by Council is contained in **Appendix C**.

Council will develop an open space and recreation needs and demographic analysis as part of the development of the Eastlakes Town Centre Masterplan and the new Bayside Local Environmental Plan (LEP). Until this is finalised, Council were unable to provide comment on the demand for open space and/or recreational facilities in the LGA. However, Council were able to provide feedback on the use of Eastlakes Reserve which is summarised below in **Table 4**.

Table 4 – Eastlakes Reserve feedback summary

Eastlakes Reserve	Detail
Current users and activities	<p>Eastlakes Reserve is regularly used by:</p> <ul style="list-style-type: none"> • Young children/families from surrounding apartments; • Youth; • Older men; • Informal soccer and volleyball games by various community groups; • Informal playgrounds using the reserve as an extension to the indoor space used by South East Community Groups; and • The annual March Multicultural Fair hosted by Council. In 2018, 5,000 people attended this event.
Completed upgrade works	<p>Council recently completed a playground renewal and park embellishments at Eastlakes Reserve which included:</p> <ul style="list-style-type: none"> • New playground catering to age 2 – 12 years; • Shade structure; • Associated picnic areas, tree grove, landscaping; • Paths and furniture; and • Fitness station and ping pong table.
Potential upgrade works	<p>Additional projects which have not been commission for Eastlakes Reserve include:</p> <ul style="list-style-type: none"> • Further upgrades to paths; • New gazebo/shelter/rotunda; • Provision of a second fitness station; • Additional senior play items; and • Basketball court renewal.

Eastlakes Reserve	Detail
	Surrounding Eastlakes Reserve there is also the opportunity for public domain improvements as well as improvements to some of the other Reserves to support the increased residential population.

6.1.2. Elton Consulting

Elton Consulting were engaged by Crown Group to undertake community and stakeholder consultation in relation to the proposal. Consultation activities were run over several weeks from May 2018 and included a dedicated project website, pop-up sessions in the centre, distribution of local flyers and stakeholder meetings.

Table 5 outlines the key consultation feedback in relation to open space and recreational facilities.

Table 5 – Elton Consulting consultation feedback

Stakeholder group	Feedback
Community	<ul style="list-style-type: none"> • Designs to encourage people out into the area improving the sense of community would be appreciated. • Attendees liked the open design and liked that the shopping centre would continue to be a meeting place for people. • People expressed support for the way the centre design incorporated the surrounding green area and flowed into the park. • People really liked Council's upgrade of the park and said this has brought people out into the area and with more people around they felt safer. • People would like to see general fitness spaces and a play area and playgroup for new mums in the area. • Comments that pedestrian and cycling connections to Kingsford need to be improved. • Requests for better walkways through and around the shopping centre.
Bayside Council	<ul style="list-style-type: none"> • Investigate options for the way the local centre interfaces with and addresses the local park. • Potential projects identified for the Eastlakes Reserve include further upgrades to paths, a new gazebo/shelter/rotunda, an additional fitness station and senior play items and renewal of basketball court.
South Eastern Community Connect (SECC)	<ul style="list-style-type: none"> • Accessibility and walkability is an issue as local footpaths providing access to the centre and nearby public open space are narrow and not well maintained.
Eastlakes Public School	<ul style="list-style-type: none"> • Any extra amenities in the park would be great; skateboard area, cycleways.
Land and Housing Corporation (LAHC)	<ul style="list-style-type: none"> • Access is quite difficult for pedestrians as the local footpath network is poor for people with mobility issues. The local streetscape appearance is also poor. People within social housing have viewed improvements to the park favourably.

Source: Adapted from Elton Consulting Outcome Report: Eastlakes Shopping Centre Community Engagement Strategy and Implementation

7. BENCHMARKING

7.1. OPEN SPACE QUANTITY

The following assessment aims to identify the provision of open space required to meet the needs of the Eastlakes community and the incoming population associated with the proposal. For the purposes of this assessment, the Eastlakes community is defined as the suburb of Eastlakes. This assessment has been based on the following information:

- An existing Eastlakes (suburb) population of 6,912 people.
- An incoming residential development population of 679 residents based on 361 apartments.
- An open space benchmark of 2.45ha per 1,000 people, as stated in Botany Bay Section 7.11 Contributions Plan.
- The population calculations do not allow for a worker population, which is likely to increase from the current environment if the proposal is approved.

Based on the benchmarking assessment in **Table 6**, there is an existing shortfall of open space in the Eastlakes community which will increase slightly with the proposed development population. There is also a shortfall of open space in the surrounding 3km radius from the site, indicating a lack of publicly accessible open space in the broader area.

Table 6 – Open space provision

User group	Benchmark	Existing provision	Existing provision ratio	Future provision ratio
Eastlakes community	2.45 ha; 1,000 people	2.8ha (within Eastlakes suburb)	0.41ha; 1,000 people	0.37ha; 1,000 people
Broader area (within 3km of the site)	2.45 ha; 1,000 people	248.92 ha (within 3km) 119,633 people	2.08 ha; 1,000 people	2.07 ha; 1,000 people

7.2. OPEN SPACE QUALITY

The Eastlakes community are generally within proximity to local open space, with most residents located within 400m of open space. Incoming residents from the proposal will be located within 200m of open space (Eastlakes Reserve).

Open space within the community is predominately passive and has limited embellishment. The open space areas are generally catered for young children, with play equipment being the most common form of supporting infrastructure provided.

The quality of open space is poor in terms of recreational value. The open space areas have limited uses and generally do not cater for a variety of age groups and their associated recreational needs. Linkages and connections between open space and residential areas are also poor, with consultation outcomes indicating pathways and cycling connections need to be upgraded and widened.

7.3. IMPLICATIONS FOR THIS REPORT

Based on this benchmarking study, Eastlakes community has an overall deficit of open space and lacks access to open space which caters for the needs of a variety of age groups and recreational activities.

The incoming population from the development will contribute to a slight increase (0.04ha) in the existing shortfall of open space within the Eastlakes community. The provision of 7,856 sqm (0.78ha) of communal, resident-only open areas within the development will offset this shortfall slightly.

8. RESPONSE TO THE SEARS

This needs analysis has been undertaken to fulfil the requirements of Section 8 of the SEARs – Public domain/open space. The SEARS requires the needs analysis to:

Provide an open space and recreation needs analysis identifying the needs and requirements of the Eastlakes community, now and into the future, as well as any opportunities to deliver the Green Grid.

- Current needs of the Eastlakes community:
 - There is an existing shortfall of open space in Eastlakes suburb which will increase with future development.
 - Eastlakes suburb predominately contains small areas of passive open space with limited embellishment and recreational value.
 - Eastlakes Sports Centre is the only recreation facility in Eastlakes suburb, which provides two lawn bowling greens and associated club facilities to members. Recreation facilities in the broader study area are predominately private golf courses. Private open space may be incompatible with the existing Eastlakes community given the low socio-economic profile of the area.
 - There are a high proportion of children and families which is likely to create a demand for active open space and recreation facilities.
 - Consultation outcomes indicate there is demand for accessible pathways and improved pedestrian and cycleway connections.
 - Based on this needs analysis, there is a need for additional open space and improvements to the existing open space network in Eastlakes suburb to meet the needs of the current Eastlakes community.
- Future needs of the Eastlakes community:
 - Population growth in Botany Bay LGA is expected to place increased demand on the existing open space in Eastlakes suburb.
 - The rise in high density living is expected to create a demand on public open space as the availability of private open space areas (e.g. backyards) decrease.
 - There are limited opportunities to increase the quantity of public open space. Therefore, improvements to the quality of open space are required to meet future demand and ensure spaces are multi-use and durable.
 - Eastlakes will experience an ageing population which is expected to create a demand for accessible, quality passive open space.
 - Based on this needs analysis, there is limited opportunities to increase the quantity of open space and improvements to the existing open space network will be required to meet the needs of the changing Eastlakes community and increase demand for open space.

The needs analysis should identify the future role of Eastlakes Reserve to cater for increased density in the Eastlakes local centre.

- The future role of Eastlakes Reserve:
 - Eastlakes Reserve is the largest and most significant area of open space within the Eastlakes suburb and adjoins the western boundary of the proposal.
 - Reflecting its importance, Eastlakes Reserve was recently upgraded in November 2017 by Council to include a new playground, fitness station, outdoor ping pong table, outdoor furniture, pathways and landscaping works.
 - With the upgrade of Eastlakes shopping centre and projected growth in the population within the LGA, it is anticipated that recreational demand placed on Eastlakes Reserve will increase. Users of the park are likely to be diverse, including local residents, shopping centre visitors and workers.

- Council have identified further works, which are currently unfunded, to upgrade Eastlakes Reserve to cater for more users and increase its durability. These works include:
 - Further upgrades to paths;
 - New gazebo/shelter/rotunda;
 - Provision of second fitness station;
 - Additional senior play items; and
 - Basketball court renewal.
- Based on this needs analysis, the role of Eastlakes Reserve will become increasingly important to provide for the recreational needs of Eastlakes suburb.

Demonstrate how the proposal meets the open space and recreation needs of the existing residents of the Eastlakes, given the identified shortfall of accessible open space across the LGA.

- The following works are proposed as part of the development to meet the open space and recreational needs of the incoming residents and existing Eastlakes community:
 - **Activate frontage:** The existing shopping centre currently has a poor interface with Eastlakes Reserve, with no visual connection between the sites. The proposal aims to improve this interface by:
 - Activating the park frontage with outdoor terraces, including elevated outdoor seating area and food and beverage activation that extends hours of passive surveillance.
 - Providing a new shared pathway for pedestrians and cyclists along the eastern boundary of Eastlakes Reserve, in alignment with Racecourse Plaza.
 - Managing existing topographical changes within Eastlakes Reserve through amphitheatre steps that provide both casual and event seating, maximising further opportunities for activation.
 - **Private open space:** The development includes provision for 7,856 sqm (0.78ha) of communal, resident-only areas located on the roof podium and the main building. These communal areas will enhance residential amenity and provide passive recreation spaces for socialising, a pool and playground. By providing spaces with the development, it's recognised the communal areas will contribute to offsetting the slight increase (0.04ha) in the existing shortfall of open space within the Eastlakes community generated by the incoming residents.
 - **Offer of Public Benefit:** Crown Group are preparing an offer of public benefit (OPB) which will be executed following determination of the proposal. The proposed OPB, dated 11 October 2019, has been developed in response to consultation with Council, retailers and residents. The OPB will propose upgrades to public spaces including:
 - Provision of public domain upgrades to include new paving, roundabout between Evans and Racecourse Avenue and street tree plantings for Council owned land immediately adjacent to the proposed development capped to \$100,000 (extent to be agreed with Council) to improve safety and amenity for residents.
 - An additional monetary contribution capped at \$1,550,000 to be used exclusively for upgrades to or establishment of new community facilities and public spaces within a 2km radius of the site. This is to include park upgrades within the centre.
 - A commitment to an Affordable Housing contribution equivalent to 10% of the total number of additional apartments proposed in the Modification Application, equivalent to an estimated market value of \$3,000,000.

CONCLUSION

This needs assessment has addressed Section 8 of the SEARs – Public domain/open space. This assessment has found that there is an existing shortfall of open space in Eastlakes suburb and limited recreation opportunities for the Eastlakes community. The open space network will come under increased pressure from a growing population and improvements will be required to address demand and a changing

population. The proposed modification includes design approaches to improve Eastlakes Reserve and provides a public benefit offering to assist in addressing some of the challenges identified in this report.

DISCLAIMER

This report is dated 14 October 2019 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Crown Group (**Instructing Party**) for the purpose of Open space/recreation needs analysis (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A DEMOGRAPHIC TABLE

Table 7 – Demographic table – 2016 ABS Census data

Data item	Eastlakes suburb	Botany Bay LGA	Sydney – City and Inner South (Statistical Area 4)
Population	6,912	46,654	315,551
Median age	36	35	33
Average people per household	2.6	2.7	2.2
Age distribution (%)			
Aged 0-4	6.6%	6.2%	4.1%
Aged 5-9	6.1%	5.7%	3.0%
Aged 10-14	5.4%	5.0%	2.4%
Aged 15-19	5.9%	5.7%	4.1%
Aged 20-24	7.3%	8.1%	11.8%
Aged 25-29	7.2%	9.4%	15.6%
Aged 30-34	8.1%	9.3%	13.6%
Aged 35-39	7.6%	8.0%	9.3%
Aged 40-44	6.8%	7.3%	7.2%
Aged 45-49	6.8%	6.5%	6.0%
Aged 50-54	5.9%	6.0%	5.3%
Aged 55-59	5.1%	5.1%	4.5%
Aged 60-64	4.9%	4.4%	3.8%
Aged 65-69	4.8%	3.8%	3.2%
Aged 70-74	3.7%	3.2%	2.2%
Aged 75-79	3.7%	2.6%	1.7%
Aged 80-84	2.4%	1.8%	1.2%
Aged 85+	1.9%	1.6%	1.1%
Country of birth and Indigenous identification (%)			
Australia	39.8%	48.6%	44.6%
Born overseas country #1	Bangladesh: 6.8%	China: 5.8%	China: 7.6%

Data item	Eastlakes suburb	Botany Bay LGA	Sydney – City and Inner South (Statistical Area 4)
Born overseas country #2	China: 5.1%	Indonesia: 3.9%	England: 4.0%
Born overseas country #3	Indonesia: 4.5%	Bangladesh: 2.5%	Thailand: 2.5%
Aboriginal or Torres Strait Islander	1.1%	1.7	1.3%
Language spoken at home (%)			
English only	33.1%	49.2%	53.5%
Language other than English #1	Bengali: 8.6%	Mandarin: 5.8%	Mandarin: 7.7%
Language other than English #2	Greek: 7.1%	Greek: 4.5%	Cantonese: 2.7%
Language other than English #3	Indonesian: 4.9%	Indonesian: 4.2%	Thai: 2.4%
Family composition (%)			
Couple family without children	28.0%	33.6%	53.6%
Couple family with children	50.6%	47.6%	30.7%
One parent family	18.2%	16.0%	12.0%
Other family	3.2%	2.9%	3.6%
Household composition (%)			
Family households	64.9%	69.9%	52.6%
Lone person households	28.9%	23.0%	33.5%
Group households	6.2%	7.1%	13.9%
Dwelling structure (%)			
Separate house	27.0%	33.4%	10.7%
Semi-detached	2.4%	13.2%	21.3%
Flat or apartment	70.3%	52.2%	66.5%
Other dwelling	0.1%	0.7%	0.8%
Occupation (%)			

Data item	Eastlakes suburb	Botany Bay LGA	Sydney – City and Inner South (Statistical Area 4)
Professionals	18.6%	22.4%	35.6%
Technicians and Trades Workers	13.0%	12.2%	8.8%
Clerical and Administrative Workers	12.9%	15.3%	12.0%
Managers	8.6%	12.8%	15.9%
Sales Workers	12.1%	9.7%	7.8%
Labourers	11.5%	8.5%	5.6%
Community and Personal Service Workers	11.5%	10.8%	10.1%
Machinery Operators and Drivers	9.5%	6.4%	2.4%
Unemployed	8.6%	5.6%	5.7%
Income (\$)			
Median personal weekly income	\$495	\$720	\$904
Median family weekly income	\$1,384	\$1,921	\$2,369
Median household weekly income	\$1,051	\$1,626	\$1,894
Level of highest educational attainment (%)			
Year 9 or below	9.5%	7.3%	3.7%
Year 10	8.1%	8.3%	4.1%
Year 11	2.6%	2.7%	1.8%
Year 12	22.0%	19.8%	17.7%
Certificate level I-IV	9.4%	11.6%	6.9%
Advanced Diploma and Diploma level	8.5%	9.1%	8.6%
Bachelor Degree level and above	25.1%	27.0%	40.9%

Data item	Eastlakes suburb	Botany Bay LGA	Sydney – City and Inner South (Statistical Area 4)
Motor vehicles (%)			
None	24.0%	15.3%	32.4%
1 motor vehicle	43.0%	42.6%	44.2%
2 motor vehicle	19.7%	28.6%	15.5%
3 or more vehicles	7.5%	9.6%	3.7%

SEIFA

The Socio-Economic Indexes for Areas (SEIFA) has been developed by the Australian Bureau of Statistics (ABS) to provide an overview of social and economic wellbeing and welfare of communities across a range of spatial scales. Four indices have been developed, as follows:

- Index of Relative Socio-Economic Disadvantage: focuses primarily on disadvantage, and is derived from Census variables like low income, low educational attainment, unemployment, and dwellings without motor vehicles.
- Index of Relative Socio-Economic Advantage and Disadvantage: is a continuum of advantage (high values) to disadvantage (low values) and is derived from Census variables related to both advantage and disadvantage.
- Index of Economic Resources: focuses on financial aspects of advantage and disadvantage, using Census variables relating to residents' incomes, housing expenditure and assets.
- Index of Education and Occupation: includes Census variables relating to the educational attainment, employment and vocational skills.

Scores: A lower score indicates that an area is relatively disadvantaged compared to an area with a higher score. The area with the lowest score is given a decile of 1, the area with the second lowest score is given a decile of 2 and so on, up to the area with the highest score is given the highest decile.

	Disadvantage		Advantage and disadvantage		Economic resources		Education and occupation	
	Score	Decile	Score	Decile	Score	Decile	Score	Decile
Botany Bay LGA	1001	7	1028	9	968	4	1029	9
Eastlakes (suburb)	913	2	941	3	887	1	975	5

SEIFA results indicate Eastlakes is moderately to severely disadvantaged in all indices, particularly in the area of economic resources. This is likely driven by the suburb's lower household incomes and higher unemployment rates.

APPENDIX B POPULATION PROJECTIONS

Table 8 – Botany Bay LGA, population projections

Botany Bay LGA	Year						
	2016	2021	2026	2031	2036	% of 2036 population	% change 2016 - 2036
Aged 0 to 4	3,300	4,150	4,750	4,650	4,550	6.3%	2.6%
Aged 5 to 9	2,950	3,650	4,050	4,450	4,400	6.1%	3.0%
Aged 10 to 14	2,550	3,200	3,600	3,900	4,250	5.8%	3.5%
Aged 15 to 19	2,450	3,000	3,400	3,750	4,000	5.5%	3.2%
Aged 20 to 24	3,150	3,550	3,700	3,950	4,300	5.9%	2.4%
Aged 25 to 29	3,950	4,650	4,400	4,400	4,650	6.4%	1.4%
Aged 30 to 34	4,450	5,400	5,200	4,900	4,950	6.8%	1.0%
Aged 35 to 39	4,050	5,550	5,700	5,400	5,250	7.2%	2.5%
Aged 40 to 44	3,700	4,650	5,550	5,600	5,350	7.4%	3.4%
Aged 45 to 49	3,250	3,950	4,550	5,300	5,350	7.4%	4.3%
Aged 50 to 54	2,850	3,400	3,900	4,350	5,050	6.9%	4.5%
Aged 55 to 59	2,500	2,950	3,350	3,750	4,150	5.7%	3.4%
Aged 60 to 64	2,350	2,650	3,000	3,300	3,700	5.1%	2.8%
Aged 65 to 69	2,000	2,400	2,650	2,950	3,250	4.5%	2.6%
Aged 70 to 74	1,750	2,050	2,350	2,600	2,900	4.0%	2.4%
Aged 75 to 79	1,350	1,700	1,950	2,250	2,500	3.4%	2.4%
Aged 80 to 84	950	1,200	1,500	1,700	2,000	2.8%	2.2%
Aged 85 +	950	1,200	1,450	1,800	2,200	3.0%	2.6%
Total persons	48,450	59,300	65,000	68,950	72,700	-	50.1%
Change	-	10,850	5,700	3,950	3,750	-	-
Growth rate (%)	-	4.1%	1.8%	1.2%	1.1%	-	-

Source: ABS Census 2016 from Department of Planning and Environment

APPENDIX C COUNCIL CORRESPONDENCE



Bayside Council

Serving Our Community

6 July 2018

Our Ref SF18/376

Contact Alexandra Vandine [REDACTED]

Alice Noney
Urbis
Level 23, Darling Park Tower 2
201 Sussex Street
SYDNEY NSW 2000

Dear Alyce

Re: SEARs Eastlakes Shopping Centre Open Space Needs Analysis

Thank you for your letter requesting information about Eastlakes Reserve. Please find below Council's response to your questions:

1. Who are the current users of Eastlakes Reserve? Is the reserve used regularly?

The Eastlakes Reserve is regularly used by the following groups:

- Young children/ families from the surrounding apartments,
- Youth,
- Older men,
- Informal soccer and volleyball games by various community groups,
- Informal playgroups use the space as an extension to the indoor space used by South East Community Groups, and
- Council also hosts an annual Multicultural Fair at the Reserve in March. In 2018 5,000 people attended this event.

2. We aware the reserve was recently upgraded – are there other facilities which are needed in the reserve?

Council has recently completed a playground renewal and park embellishments at Eastlakes Reserve. The work included

- new playground catering to age 2-12 years,
- shade structure,
- associated picnic areas, tree grove, landscaping,
- paths and furniture, and
- fitness station and ping-pong table.

Additional potential projects identified for the Reserve which have not been commissioned include:

- further upgrade to paths,
- new gazebo/shelter/rotunda,
- provision of 2nd fitness station
- additional senior play items, and
- basketball court renewal

Eastgardens Customer Service Centre

Westfield Eastgardens
152 Bunnerong Road
Eastgardens NSW 2036, Australia
ABN 80 690 785 443 Branch 004

Rockdale Customer Service Centre

444-446 Princes Highway
Rockdale NSW 2216, Australia
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Postal address: PO Box 21, Rockdale NSW 2216



Telephone Interpreter Services - 131 450

Τηλεφωνικές Υπηρεσίες Διερμηνέων

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Surrounding the Reserve there is also the opportunity for public domain improvements as well as improvements to some of the other Reserves to support the increased residential population.

3. The SEARs identified a shortfall of accessible open space across the LGA. Is there a demand for open space and/or recreational facilities in the LGA?

4. What impact will the future profile of local population have on the demand for open space and/or recreational facilities?

Response:

Bayside Council has recently commenced preparation of the Eastlakes Town Centre Masterplan and the new Bayside Local Environmental Plan. As part of this process, Council will be developing an open space and recreation needs, and demographic analysis. Once these documents are completed Council will provide a response to above questions

5. Does Council have identified priorities in relation to the Green Grid in Eastlakes or in the LGA?

Response:

Please refer to Council's Direction Paper 'Vision 2040'

<http://www.botanybay.nsw.gov.au/About-Council/Major-Projects-at-Council/Vision-2040>

and the Botany Bay Planning Strategy 2031

<http://www.botanybay.nsw.gov.au/Planning-Development/Planning-Controls-Policies/Botany-Bay-Planning-Strategy-2031>

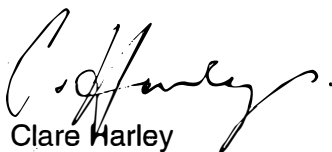
6. Are there any adopted Council policies/strategies relating to open space and recreational facilities?

Response:

Please refer to the response at 3 and 4, above.

have any further questions please do not hesitate to contact Alexandra Vandine on

Yours sincerely



Clare Harley
Manager Strategic Planning

APPENDIX D AUDIT OF PROVISION

Table 9 – Type table caption here.

Number	Name	Category
A1	Eastlakes Reserve	Open space
A2	Jerome Dowling Reserve	Open space
A3	Bridget Tight Reserve	Open space
A4	Florence Avenue Reserve	Open space
A5	Edmund Thornton Reserve	Open space
A6	Leon Lachal Reserve	Open space
A7	Vernon Avenue Reserve	Open space
A8	Griffith Park	Open space
A9	Bannerman Crescent Reserve	Open space
A10	El Alamein Park	Open space
A11	Crete Reserve	Open space
A12	Tarakan Reserve	Open space
A13	Kensington Rotary Reserve	Open space
A14	Turruwull Park	Open space
A15	Jos Wiggins Park	Open space
A16	L'estrage Park	Open space
A17	Fitzpatrick Park	Open space
A18	Kensington Park	Open space
A19	Lauriston Park	Open space
A20	Lever Street Reserve	Open space
A21	Sparks Street Reserve	Open space
A22	Haig Park	Open space
A23	Dacey Gardens	Open space
A24	Mascot Memorial Park	Open space
A25	Todd Reserve	Open space
A26	Ingram Street Reserve	Open space
A27	Janet Bierne Reserve	Open space
A28	Hughes Avenue Reserve	Open space
A29	Rowland Park	Open space

Number	Name	Category
A30	Elphick Avenue Reserve	Open space
A31	Wentworth Avenue Reserve	Open space
A32	Robey Street Reserve	Open space
A33	Chant Reserve	Open space
A34	Les Bridges Playground	Open space
A35	Lionel Bowen Park	Open space
A36	Dr Darragh Reserve	Open space
A37	Glanville Reserve	Open space
A38	Beaconsfield Park	Open space
A39	Jellicoe Park	Open space
A40	Gaiarine Gardens	Open space
A41	Mcburney Avenue Reserve	Open space
A42	Nuffield Park	Open space
A43	Booralee Park	Open space
A44	Firmstone Reserve	Open space
A45	Wills Reserve	Open space
A46	Unnamed Reserve	Open space
A47	Shaw Reserve	Open space
A48	John Curtin Reserve	Open space
A49	Mcconville Reserve	Open space
A50	Harris Reserve	Open space
A51	Joyton Park	Open space
A52	Mary Obrien Reserve	Open space
A53	Morgan Street Reserve	Open space
A54	Paine Reserve	Open space
A55	Nancy Bird-Walton Reserve	Open space
A56	Tote Park	Open space
A57	Kokoda Memorial Park	Open space
A58	Simeon Pearce Park	Open space
A59	Perry Park	Open space

Number	Name	Category
A60	Royal Randwick Racecourse	Open space
A61	Snape Park	Open space
A62	Garnet Jackson Reserve	Open space
A63	Coleman Reserve	Open space
A64	Writtle Park	Open space
A65	Wall Reserve	Open space
A66	Waterloo Park	Open space
A67	George Dan Reserve	Open space
A68	Benvenue Reserve	Open space
A69	Tay Reserve	Open space
A70	Nagle Park	Open space
A71	Unnamed Reserve	Open space
A72	Kynaston Avenue Reserve	Open space
A73	Ash Paddock	Open space
A74	High Cross Park	Open space
A75	Mount Carmel Reserve	Open space
A76	Sydney Park	Open space
A77	Moore Park	Open space
A78	Muller Reserve	Open space
A79	Tobruk Reserve	Open space
A80	Fearnley Grounds	Open space
B1	Eastlakes Sports Club	Sports and recreation
B2	Eastlakes Golf Course	Sports and recreation
B3	The Lakes Golf Course	Sports and recreation
B4	The Australian Golf Course	Sports and recreation
B3	The Lakes Golf Course	Sports and recreation
B2	Eastlakes Golf Course	Sports and recreation
B5	Boonie Doon Golf Course	Sports and recreation
B6	Botany Aquatic Centre	Sports and recreation
B7	Mutch Park Squash And Tennis Centre	Sports and recreation

Number	Name	Category
B8	All Sorts Indoor Sports	Sports and recreation
B9	Alexandria Basketball Stadium	Sports and recreation
B10	Snape Park Tennis Courts	Sports and recreation
B11	Botany Athletic Centre	Sports and recreation
B12	E S Marks Athletics Field	Sports and recreation



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