

APPENDIX A- Excerpt from the Bayside Social Infrastructure Study

The following are extracts from the Bayside Social Infrastructure Study to back up the Urban Design comments in Bayside Council's submission:

1.6.3 Catchment Five

Catchment Five 2019 (29,500) - 2036 (37,453)

Mascot Station Precinct, Mascot Environs, Mascot, Rosebery, Eastlakes and Daceyville

Recommendation
Reference

Recommendation

Community Facilities:

C5- CF

1. Expand and renew existing local community facilities, including Mascot Seniors Centre, and potential functions to provide in these facilities.
2. Deliver an integrated multipurpose community facility of at least 2,000-2,500 sqm in Mascot, within walking distance of Mascot Train Station.

Open Space Sport and Recreation:

Key planning needs:

- Less than half the benchmark supply of open space for recreation, existing deficit of 32.5 Ha and an additional 12 Ha required for growth.
- Less than half the benchmark for sporting open space with a deficit of 16 Ha and an additional 8 Ha required for growth.
- Eastlakes and Mascot have poor access to local open space. Numerous access barriers from transport infrastructure.
- Existing under supply of tennis courts and with growth, an additional 6 courts indicated. At least 2 of these to be multi-use.
- Current undersupply and growth indicate a 3-court indoor sport and recreation centre required needing around 3,600 sqm.
- Around 2,400 sqm of other indoor sport and recreation space needed.

Catchment Five 2019 (29,500) - 2036 (37,453)**Mascot Station Precinct, Mascot Environs, Mascot, Rosebery, Eastlakes and Daceyville**

Recommendation Reference	Recommendation
	• 2-3 new play spaces required near growth areas at Mascot. • 1 additional outdoor youth space required. • 1 additional off leash dog area required. • Additional outdoor exercise opportunities needed.
C5- OSR	3. Seek opportunities for provision of recreation space as part of other community facilities along with increased community access to indoor sport and recreation space at schools. 4. Identify opportunities for 2,400 sqm of indoor recreation program and activity rooms as part of other community facilities and social infrastructure. Should be provided across a number of facilities with no one space below 200 sqm. 5. Ensure the proposed integrated multi-purpose facility includes program rooms for recreation and possibly 2-3 indoor sports courts which would increase floor area by at least 2000-3,000 sqm (see below) 6. Subject to the city-wide indoor sports facility study and planning for Recommendation 5 above, prepare a feasibility study for a new 3 court indoor sport and recreation facility with gym and fitness to meet current and future demand for Catchments 5 and 6. Planning should allow for minimum footprint of 3,600 sqm. Ideal locations are close to major public transport hubs such as Mascot Station and Mascot Park. If this is integrated with (5) above, then courts could be reduced to 2 and supplemented with additional activity and program space and community access to school courts. 7. Support the linear open space proposed along Alexandria Canal in Mascot and investigate opportunities to build on this corridor with additional green linkages. 8. Investigate opportunity for shared sports field, active spaces and indoor sport at Mascot Public School, and JJ Cahill Memorial School. 9. Continue to investigate opportunities to convert other open space to active uses and multiple use. 10. Planning for high density growth must provide additional parkland and public space. Road frontage should be a minimum 50% for all public open space. 11. Provide at least 1 additional off leash area close to Mascot.

2.3.5 Catchment 5 - Mascot Station Precinct, Mascot Environs, Mascot, Rosebery, Eastlakes and Daceyville

Catchment 5 comprises the small areas of Mascot, Rosebery, Eastlakes and Daceyville. The catchment includes a diverse mix of land uses, including nationally significant industrial land, low density residential and high-density renewal areas. It excludes Sydney Airport.

The catchment is adjacent to Sydney Airport, and there are industrial uses, freight and logistics corridors and other airport-related uses included in this catchment that are important to the economic functioning of Greater Sydney - but can pose a barrier to accessing infrastructure to the west of the catchment.

Catchment 5 also includes one train line (Mascot Station) and two major roads (Gardeners Road and Southern Cross Drive), which have high volumes of traffic, including trucks. There are two large golf courses which also limit accessibility to the east. Sydney Water is a major landowner in this catchment.

Mascot is a strategic centre and Eastlakes is a local centre. Remaining centres have been designated as neighbourhood level centres. Mascot Town Centre has had significant growth in recent years with further undeveloped sites still to be developed for high density residential and mixed-use purposes. The catchment is also within walking distance to new development and social infrastructure at Green Square, including Green Square Library and Gunyama Park Aquatic and Recreation Centre (to be opened in early 2020). However, consultation with City of Sydney Council has indicated that these facilities have not been designed to cater for growth from outside the City of Sydney LGA.

Catchment 5 is forecast to grow by 27.0 % - from 29,500 residents in 2019 to 37,453 residents in 2036. This represents a relatively high rate of growth compared with other catchments in the LGA.

Areas of advantage and disadvantage within Bayside LGA: - Bayside LGA scores 1028 on the SEIFA index of relative advantage and disadvantage, lower than the Greater Sydney average (1040). SEIFA is a measure of access to material and social resources, and their ability to participate in society. - There are significant areas of relative advantage in Bayside LGA (including the new growth areas of Mascot and Wolli Creek) and disadvantage (including Eastlakes and Daceyville, where there are concentrations of social housing).	Across the Bayside LGA there may be issues of social isolation, loneliness and depression associated with disadvantage. In this context, social infrastructure will play a vital role in supporting social sustainability and connecting people with services, groups and activities that enable interaction and participation in daily life and foster social connectedness and social capital building.
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Catchment	Small areas included	Key demographic characteristics	Considerations for planning
Catchment 5	Mascot Station Precinct, Mascot Station Precinct and Environs, Mascot - Outside Precinct, Rosebery, Eastlakes, Daceyville	26.1 % of residents are aged 25-34 years (Bayside LGA = 19.7 %) 18.2 % of households earn less than \$650 per week (Bayside LGA = 17.1 %) 41.1 % of households are renting their home from a private landlord (Bayside LGA = 32.4 %) 56.2 % of dwellings are high density (Bayside LGA = 40.8 %)	recreation facilities that are open after working hours. - Catchments with a concentration of low-income households (e.g. some parts of Catchment 5) will require access to free or low-cost community facilities to access programs and services, as well as lifelong learning opportunities in Council's libraries. - Catchments with a high proportion of renters (e.g., Catchment 4 and 5) may have more transient populations, where residents will need spaces to connect with each other and build networks.
Catchment 6	Botany - Banksmeadow, Hillsdale - Eastgardens, Pagewood	25.4 % of households are couples with children under 15 years (Bayside LGA = 21.3 %)	

3.3.1 Estimated 2019 Population and Growth to 2036 within Planning Catchments.

The following table summarises the current estimated population and growth estimates used for the Planning Catchments.

Table 8 - Population and Growth in Planning Catchments

Catchment	Small areas included	2019	2026	2036	Growth 2019-2036
Catchment 1	Carlton, Kogarah (East), Kogarah (West), Monterey, Ramsgate - Ramsgate Beach, Sandringham - Dolls Point, Sans Souci	33,375	34,493	34,479	1,104
Catchment 2	Kingsgrove, Bexley North, Bexley, Bardwell Park, Turrella-Bardwell Valley	36,279	34,493	37,225	946
Catchment 3	Rockdale, Banksia, Brighton Le Sands - Kyeemagh - Mascot	31,292	35,833	37,746	6,454
Catchment 4	Arncliffe, Wolli Creek - Bonar Street Precinct	23,399	29,735	33,042	9,643
Catchment 5	Mascot Station Precinct, Mascot Station Precinct and Environs, Mascot - Outside Precinct, Rosebery, Eastlakes, Daceyville	29,500	36,802	37,453	7,953
Catchment 6	Botany - Banksmeadow, Hillsdale - Eastgardens, Pagewood	25,000	30,792	32,879	7,879
	TOTALS	178,845	202,148	212,824	33,979

Source: <https://forecast.id.com.au/baysidensw>

Note: rounding errors create minor differences in totals (Forecast id has total growth to 2036 as 212,836).

Quality of facilities

Facilities in Catchment 5 are of a mixed quality, and the majority of facilities need significant upgrades to enhance their utilisation - including increased floor space, improvements to location and accessibility and improved wayfinding. It is noted that three facilities (Mascot Library, Mascot Long Day Care and Botany Family Day Care) have been recently renovated.

Mascot Library, Mascot Senior Citizen and Eastlakes Scout Hall will not adequately cater for the growth in the area and that high-quality multi-purpose, flexible and accessible facilities are required. Further assessment and engagement will be required on whether to upgrade and/or repurpose existing facilities and/or develop new ones.

- **Catchment 5 has the worst outcomes** with less than half the city-wide average Ha/1,000 for supply. Additionally, the average size of parks is very small (0.29 Ha) and it has the 3rd highest population per park ratio.
- Catchments 2 and 4 also have a lower-than-average supply rate of open space.
- Catchment 4 has the highest ratio of people per park.

Based on the above, the recommended average rate of supply could be set at 1.6 Ha/1,000 for general recreation to ensure that there is no net loss of public open space.

The above results become even more significant when considered against the current anticipated population growth in each catchment.

If the objective of future provision was to maintain the current citywide average, then the following implications would emerge.

Table 19 Open Space for Recreation Demand using Supply rate 1.6 Ha/1,000 (current city average)

Catchment	Suburbs	Population 2019	Additional Pop to 2036	Current surplus or Deficit	Future Open Space required by 2036 (pop growth)	Future Supply Implications to 2036 (rounded to 0.1 Ha)
Catchment 1 	Carlton, Kogarah (East), Kogarah (West), Monterey, Ramsgate - Ramsgate Beach, Sandringham - Dolls Point, Sans Souci	33,375	1,104	25.52	1.77	Additional Supply not indicated
Catchment 2 	Kingsgrove, Bexley North, Bexley, Bardwell Park, Turrella-Bardwell Valley	36,279	946	-6.28	1.51	Current deficit Additional 7.8 Ha needed
Catchment 3 	Rockdale, Banksia, Brighton Le Sands - Kyeemagh - Mascot	31,292	6,454	-3.9	10.33	Additional 14 Ha needed
Catchment 4 	Arncliffe, Wolli Creek - Bonar Street Precinct	23,399	9,643	-8.63	15.43	Current deficit Additional 24 Ha needed
Catchment 5 	Mascot Station Precinct, Mascot Station Precinct and Environs, Mascot - Outside Precinct, Rosebery, Eastlakes, Daceyville	29,500	7,953	-32.	12.72	Very high current deficit. Additional 45 Ha needed
Catchment 6 	Botany - Banksmeadow, Hillsdale - Eastgardens, Pagewood	25,000	7,879	14.85	12.61	Additional supply not indicated
Total- city wide		178,845	33,979	21	54.37	90.84 Ha needed in Catchments 2-5. Surplus of 26 ha in Catchments 1 and 6

9.3.5 Catchment 5 - Mascot, Rosebery, Eastlakes and Daceyville

Catchment 5 is forecast to grow from 29,500 residents in 2019 to 36,802 residents in 2026 to 37,453 residents in 2036. This represents a relatively high rate of growth compared with other catchments in the LGA.

Facility specific recommendations for Catchment 5 are included in Appendix D- 9.4.

Integrated multipurpose facilities

There is no integrated multipurpose facility in the Catchment 5. In accordance with the benchmarking provision, there should be at least one integrated multipurpose facility per 20,000 -30,000 residents - meaning there should be at least one integrated multipurpose community facilities within this catchment by 2036. The nearest existing integrated multipurpose community facility cluster is Rockdale Town Hall and Rockdale Library, located in Catchment 3.

There is therefore currently a “gap” in provision in this area, which will be exacerbated by forecast growth in the precinct, particularly in Mascot.

Table 39 Catchment 5 - Integrated multipurpose facilities benchmarking assessment findings

Existing Provision	Floorspace	Target Provision and Provisional Floorspace	Benchmark Assessment
No existing provision	N/A	Minimum 1 Integrated Multipurpose Facility per approx. 20,000 to 30,000 residents Minimum floorspace of 2,000 sqm, aiming for at least 2,500 sqm where possible, increasing with the size of population	No existing provision as per definition of an integrated multipurpose facility.

Libraries

There is one library in Catchment 5 - Mascot Library (including George Hanna Museum). The benchmark for library provision requires a minimum of one branch library per 20,000 - 30,000 residents. In accordance with this benchmark, the quantum of library services within Catchment 5 currently meets the benchmark for library provision, however, the quality of these facilities does not meet the established benchmarks.

Mascot Library is located within the Mascot Town Centre and is the most utilised of Council’s smaller libraries. The facility runs children’s programs, a monthly book club and is also used as primary venue for community history / historical trust events.

The library underwent a renovation in 2010 to adapt the facility as an events centre. It now includes a flexible space for events, full catering kitchen and receiving room, which is now used as a modified work room. The facility also includes a range of small meeting rooms and study rooms. The facility currently requires major upgrades, including repairs to the roof and modifications to house historic collections.

The library is located within the Mascot Town Centre but is not walkable from the station and is set back from the street. The facility is also located close to a pub that can mean people feel unsafe after dark.

The library facility also includes the George Hanna Museum, and employs a curator four days a week. This curator develops local history exhibits focusing on the local community. The Botany Historical Trust also uses the library as a meeting space.

Table 40 Catchment 5 - Libraries benchmarking assessment findings

Existing Provision	Floorspace	Target Provision and Provisional Floorspace	Benchmark Assessment
Mascot Library and George Hanna Museum	450-1,000 sqm	At least 1 branch library per 20,000 - 30,000 residents	This facility falls below benchmarking standards for

Existing Provision	Floorspace	Target Provision and Provisional Floorspace	Benchmark Assessment
		Minimum floorspace for branch library of 1,500 sqm	branch libraries for a population of this size. The library requires expansion and enhancement to improve its visibility, flexibility and perceptions of safety, as well as integration with the street.

Local community facilities

There are five local community facilities in Catchment 5. These facilities are of a mixed quality and utilisation and are generally clustered close to Mascot and Eastgardens centres. The facilities include:

- Mascot Senior Citizens Centre
- Coronation Hall (Mascot)
- Scout Hall (Eastlakes)
- Eastlakes Senior Citizens Centre
- Alf Kay Eastlakes Community Hall

In accordance with the overall benchmark of 3 - 4 local community facilities per 20,000 to 30,000 residents, existing supply within Catchment 5 is considered adequate. However, the majority of these facilities are small and require upgrades and renewal to enhance utilisation and meet the needs of a broader range of users. There is therefore a “gap” in local community spaces that meet community needs in this Catchment. Facility-specific recommendations are provided in **Appendix D**.

In addition, there is a significant gap in local community facilities walkable to Mascot Station and Town Centre, where a significant amount of growth will occur. This will place pressure on Mascot Senior Citizens Centre, which is currently exclusively utilised for seniors activities.

Table 41 Catchment 5 - Local community facilities benchmarking assessment findings

Existing Provision	Floorspace	Target Provision and Provisional Floorspace	Benchmark Assessment
Mascot Senior Citizens Centre	<450 sqm	3-4 per 20,000-30,000 people Minimum floorspace per facility of 400 sqm, increasing with the size of the catchment's population.	- The size of the facility does not meet the benchmarking standard of a minimum of 400 sqm. - This facility is well-utilised. It is operated by very active seniors group, open and staffed five days a week. Council does not coordinate bookings and cannot monitor uses, however, Council believes the facility to be well-utilised and active. Mascot Seniors Group runs services and programs out of this facility, which are supported by Council. - The facility is well-located. It is co-located with a park and is a short walk to Mascot Station. It is a short walk from Gardeners Road, a major bus route. Mascot Seniors Group currently