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**LENDLEASE
JORDAN SPRINGS OPEN SPACE ASSESSMENT
REPORT**

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Cover Image:
The Northern Oval • Jordan Springs

JORDAN SPRINGS OPEN SPACE ASSESSMENT



DRAFT

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Note: This document is Preliminary unless validated.

INTRODUCTION AND BACKGROUND

INTRODUCTION

The residential estates at Jordan Springs and Ropes Crossing in the north of the Penrith LGA are sited on the former Australian Defence Industries (ADI) property at St Mary's. The estates border the Wianamatta Regional Park and lie north of the confluence of Cattai Creek and South Creek.

The estates are comprised of three precincts, namely Jordan Springs for West Precinct (hereafter, referred to as 'Jordan Springs'), which lies immediately to the east of the Northern Road, Jordan Springs East for Central Precinct (hereafter, referred to as 'Jordan Springs East'), which lies midway between Jordan Springs and the third precinct, Ropes Crossing (see Figure 0).

Jordan Springs is nearing construction completion with approximately 80% occupancy of all available lots completed, while Jordan Springs East is currently in the final stages of completion of the first stage of the subdivision. Ropes Crossing has been completed and occupied for several years.

The anticipated populations of Jordan Springs, Jordan Springs East and Ropes Crossing are as follows, with options still being explored by Lend Lease for Jordan Springs East:

Jordan Springs

- 3437 dwellings at 2.6 people per dwelling, total 8936 people.

Jordan Springs East, subject to finalisation

- 1430 dwellings at 2.6 people per dwelling, total 3718 people (No Rezoning) or
- 1860 dwellings at 2.6 people per dwelling, total 4836 people (With Rezoning)

Ropes Crossing

- 2107 dwellings at 2.8 people per dwelling, total 5884 people.

All three precincts offer a range of active and passive recreation opportunities (see Definitions) that will include outdoor sports facilities, local parks, lakes, cycleways and trails connecting to and between the extensive tracts of bushland in the Wianamatta Regional Park.

PURPOSE AND OBJECTIVE OF THIS PROJECT

The purpose of this report is to provide an expert audit of the existing and proposed active and passive open space at Jordan Springs and Ropes Crossing. The objective is to establish that the proposed provision meets best practice and that it will satisfactorily serve the needs of its current and projected population.

The report provides an overview of the proposed open space at Jordan Springs, Jordan Springs East and Ropes Crossing, a review of best practice and trends in sport provision and participation, an outline of Penrith City Council's guidance and requirements for sport in the LGA, all leading to an assessment of the suitability of the quantum and nature of the facilities proposed.

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DEFINITIONS

For the purposes of this report a number of definitions in the realm of public open space and recreation are explained below.

In 2010 The NSW Department of Planning and Infrastructure (now the DP+E) published Recreation and Open Space Planning Guidelines for Local Government. In that document three levels of public open space hierarchy were defined as follows:

- **Regional Open Space:**
- **District Open Space:**
- **Local Open Space:**

In NSW the most current recreation definitions are provided by the Office of the Government Architect (OGA) for Planning NSW in the publication Sydney Open Spaces Audit 2014. The definitions relevant to this report are as follows:

- **Active (Structured) Open Space:** land set aside for the primary purpose of formal outdoor sports for the community. Active open space supports team sports, training and competition and typically features sports facilities such as playing fields, change rooms, grandstand and car parks.
- **Passive (Unstructured) Open Space:** land set aside for parks, gardens, linear corridors, conservation bushland and nature reserves. These areas are made available for passive recreation, play and unstructured physical activity.

Jordan Springs VPA Definitions

The VPA for Jordan Springs adopts a hierarchical definition with the three major ovals (active open space) each described as a 'Neighbourhood Park'. The ovals concerned are:

- Northern Road Oval – known as Northern Oval (2.5 Ha)
- Western Village Oval – known as Village Oval (5.5 Ha)
- Central Precinct Oval (3.5 Ha)

Ropes Crossing VPA Definitions

The VPA for Ropes Crossing adopts a hierarchical definition with the single sports facility being:

- Village Oval (5.8 Ha)

Interpretation of the Jordan Springs and Ropes Crossing VPAs

Given the user catchment of each (generally of less than 2 kms distance from most residences) and their sizes (generally less than 5Ha on average) for the purposes of this report it is deemed that these ovals in Jordan Springs, Jordan Springs East and Ropes Crossing are 'Local Open Space' based on the OSPG 2010 guidelines. (see Best Practice and Current Trends)

INTRODUCTION AND BACKGROUND

BASIC PRINCIPLES OF OPEN SPACE PLANNING

A summary of best practice in open space planning is provided later in this report and is based on the fundamentals of public domain and recreation planning, the core principles of which include:

- The need to meet the reasonable day-to-day recreation and leisure requirements of a local community
- Balancing the provision of open space to meet these needs, both for active and passive recreation (see Definitions)
- Provision of sports infrastructure to meet the community's needs, most frequently for field and court team sports
- Ensuring that residents in any locality have ready access to public open space for basic daily needs within a short walk from home, for recreation such as children's play, kickabout, walking, meeting family and friends, BBQs and picnicking etc
- Offering opportunities for the community to engage with the natural environment through access to bushland, rivers and creeks etc
- Providing play opportunities for children of all ages
- Ensuring all open space is accessible to everyone in the community, including the disabled
- Conserving, integrating and interpreting cultural heritage within public open space
- Designing and constructing facilities sustainably for a long life cycle and cost effective maintenance.

The planning and management of public open space at a local and district level (ie LGA wide) largely falls under the responsibility of the relevant local government within NSW and should accord with the strategies contained in the Council's Community Strategic Plan (CSP). Every Council is required to prepare a CSP which involves consultation with the community on their expressed needs on a range of Council services, including public open space.

Most Councils prepare Open Space and Recreation Plans for their LGA, which outline strategies and actions for providing passive and active open space to meet local and LGA-wide needs, both for the current population and forecasted growth or decline in population or for changing demographics.

From these plans Council's Section 94 Plan identifies the value (or works in kind equivalent) of public open space to be funded or provided by developers of new residential or other developments that create additional population and therefore demand for open space and recreation facilities.

Under The NSW Local Government Act 1993 (modified 1998) public land under Local Government responsibility is designated as either Community Land (generally for community use) or Operational Land (eg for Council depots and other operational uses) and is zoned under Council's LEP under a public open space zoning.

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The day-to-day management of local and district open space is informed by Plans of Management which all Councils are obliged to prepare for all Community Land and which identify the objectives for the land and its intended uses and management.

Some Crown Land (State Government owned) falls under the care control and management of local councils.

Regional Open Space (places and destinations where users may come from outside the LGA in which it lies or where the space crosses LGA boundaries, such as with regional trails) is either jointly funded by two or more Councils and/or match funded through NSW State Government grants programs like the Metropolitan Greenspace Program.

The District Plans for Metropolitan Sydney, recently released by the Greater Sydney Commission (GSC), provide proposals for the planning and delivery of the city's regional open space, such as through the Green Grid and Blue Grid (creek, river and bushland recreational and environmental corridors) for delivery by the Councils within the six districts.

INTRODUCTION AND BACKGROUND

CURRENT OPEN SPACE PROVISION AT JORDAN SPRINGS AND ROPES CROSSING

Public open space at Jordan Springs, Jordan Springs East and Ropes Crossing is comprised of the following facilities in each precinct:

Jordan Springs - Active

- Village oval – 2 football / senior AFL, basketball court, netball court, amenity building (change rooms, canteen, referees room, first aid room, storage and public toilets). Floodlighting
- NR Oval – mini football field, floodlighting, amenity building (toilets, storage rooms).

Jordan Springs - Passive

- 8 playgrounds (including Livvi's Place)
- Off road cycleway
- Picnic areas (including BBQ's and shelters)
- Kick about spaces
- 2 Fitness circuits
- Learn to ride areas
- Parkour circuit
- Dog off leash area
- 2 lakes for water sports such as remote control boating.

Jordan Springs East - Active

- Level One Park: Double playing field, 2 x tennis courts, 2 x basketball / netball courts (with associated shelter), 1 x large amenities block with associated service provisions, night lighting to fields and courts
- Level Two Park: Hardcourt, lighting associated with section 73 service provisions.

Jordan Springs East - Passive

- 4 playgrounds (2 playgrounds approved, 2 more subject to future DA approval)
- Off road cycleway
- Picnic areas (including BBQ's and shelters)
- Kick about spaces
- 2 Fitness circuits (proposed in riparian corridor and Central Park)
- Dog off leash area (proposed for northern open space area).

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Central Park - Active: PROPOSED

- 7 football fields / 3 football + 2 senior AFL, 4 hard courts (netball / basketball / tennis), amenity building, floodlighting.

Central Park - Passive: PROPOSED

- Large adventure playground
- Walking trails
- Off road cycleway
- Picnic areas (including BBQ's and shelters)
- Kick about spaces
- 1 Fitness circuit
- Dog off leash area
- Mountain bike circuit.

Ropes Crossing - Active

- 2 football / senior cricket / AFL, 2 tennis courts, 2 basketball / netball, floodlighting, amenity building.

Ropes Crossing - Passive

- 5 playgrounds
- Off road cycleway
- Picnic areas (including BBQ's and shelters)
- Kick about spaces
- Dog off leash area.

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Wianamatta Regional Park

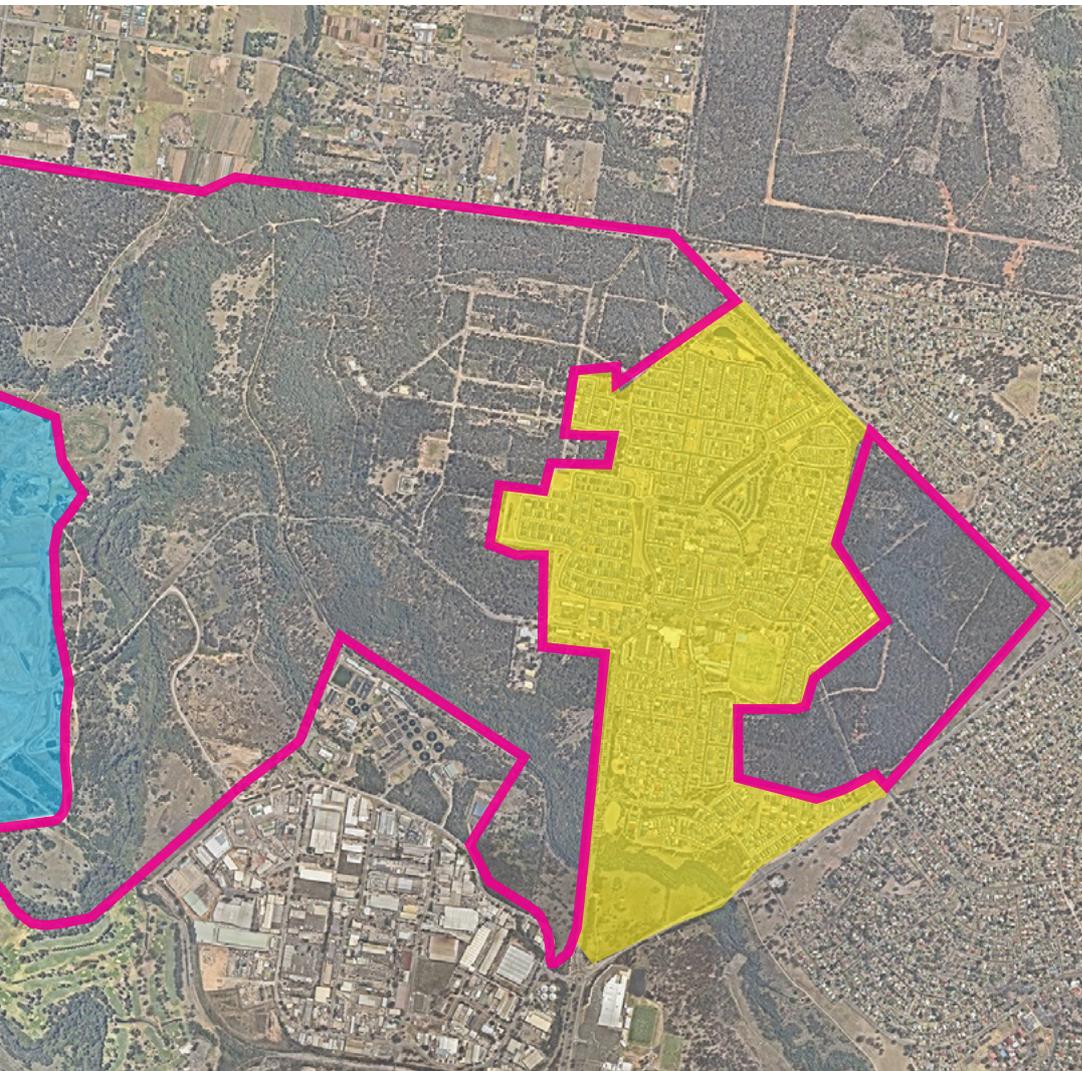
Connecting all three precincts is the extensive bushland of Wianamatta Regional Park which is currently about 300 hectares in size and will ultimately be 900 hectares in the future under the St Mary's Development Agreement between NSW Government and Lend Lease.

In the following pages, maps and tables illustrate the type, location and scale of all open space facilities in each of the three precincts.



Figure 0: Location of Jordan Springs, Jordan Springs East and Ropes Crossing

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Figure 1a: Jordan Springs Land Use Plan

INTRODUCTION AND BACKGROUND



Open Space Category	PPA / Council Endorsed Requirement (m ²)	Actual Park Provision (m ²)	Lake Surrounds (m ²) (Excludes water bodies)	Accessible Riparian Corridors (m ²) (excludes fenced off areas)	Village 6 Biodiversity Corridor	Total (m2)	Difference (m2)
Jordan Springs On Site							
District Park	55,000	58,866				83,253	+ 28,253
1 Village Oval	55,000	58,866	26,387 (Corridor B)			83,253	
Neighbourhood Park	25,000	26,126				49,382	+24,382
2 Northern Oval	25,000	26,126	23,256 (Corridor C)			49,382	
Local Park	10,000	10,000				10,000	
3 Remnant Farm Park	10,000	10,000	-	-	-	10,000	
Pocket Parks	31,000	32,590				32,590	+ 1,590
Pocket Park 4 Hilltop Park	8,000	8,456				8,456	
Pocket Park 5 Watergum Park	7,000	7,331				7,331	
Pocket Park 6 Illoura Park	9,000	9,808				9,808	
Pocket Park 7 Boronia Park	7,000	6,995				6,995	
Open Space to Corridors	35,300	5,001		54,120		59,121	+ 23,821
Corridor A	17,000	-		55,120			
Corridor B	5,000	-					
Corridor C	5,000	-					
Corridor D	5,000	5,001					
Paths to Corridors	3,375	-					
Other Additional Open Space	-	21,500					+21,500
TOTAL ON SITE (m2)	156,300	152,083	49,643	54,120	3,500	259,346	103,046
TOTAL ON SITE (ha)	15.63	15.2	4.96	5.41	3.5	25.93	+ 10.3
Jordan Springs Off Site							
Regional Park Areas with Potential for Passive Open Space	110,000	550,000					+ 550,000
Endorsed by Council in 2011	11,000						
Regional Park West Additional Area Designated for Active Recreation		550,000					
TOTAL OFF SITE (m2)	110,000	550,000				660,000	+ 550,000
TOTAL OFF SITE (ha)	11	55				66	+ 55
Additional Jordan Springs On Site							
Open Space Amenity / Recreation Available			60,000	87,000		147,000	+147,000
Lake Water Bodies for Recreational Amenity (accessible)			60,000			60,000	
Riparian Corridors (fenced/ inaccessible) for Visual / Open Space Amenity				87,000		87,000	
GRAND TOTAL (m2)	266,300	702,083	109,643	141,120	3,500	1,066,346	800,046
GRAND TOTAL (ha)	26.63	70.2	10.96	14.1	0.35	106.63	80.0



0 50 100 150 200 250m

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Figure 1b: Jordan Springs Active and Passive Recreational Space

INTRODUCTION AND BACKGROUND



Open Space Category	PPA / Council Endorsed Requirement (m ²)	Actual Park Provision (m ²)	Lake Surrounds (m ²) (Excludes water bodies)	Accessible Riparian Corridors (m ²) (excludes fenced off areas)	Village 6 Biodiversity Corridor	Total (m2)	Difference (m2)
Jordan Springs On Site							
District Park	55,000	58,866				83,253	+ 28,253
1 Village Oval	55,000	58,866	26,387 (Corridor B)			83,253	
Neighbourhood Park							
2 Northern Oval	25,000	26,126	23,256 (Corridor C)			49,382	+24,382
Local Park							
3 Remnant Farm Park	10,000	10,000	-	-	-	10,000	
Pocket Parks							
Pocket Park 4 Hilltop Park	8,000	8,456				8,456	
Pocket Park 5 Watergum Park	7,000	7,331				7,331	
Pocket Park 6 Illoura Park	9,000	9,808				9,808	
Pocket Park 7 Boronia Park	7,000	6,995				6,995	
Open Space to Corridors	35,300	5,001		54,120		59,121	+ 23,821
Corridor A	17,000	-		55,120			
Corridor B	5,000	-					
Corridor C	5,000	-					
Corridor D	5,000	5,001					
Paths to Corridors	3,375	-					
Other Additional Open Space	-	21,500					+21,500
TOTAL ON SITE (m2)	156,300	152,083	49,643	54,120	3,500	259,346	103,046
TOTAL ON SITE (ha)	15.63	15.2	4.96	5.41	3.5	25.93	+ 10.3
Jordan Springs Off Site							
Regional Park Areas with Potential for Passive Open Space	110,000	550,000					+ 550,000
Endorsed by Council in 2011	11,000						
Regional Park West Additional Area Designated for Active Recreation		550,000					
TOTAL OFF SITE (m2)	110,000	550,000				660,000	+ 550,000
TOTAL OFF SITE (ha)	11	55				66	+ 55
Additional Jordan Springs On Site							
Open Space Amenity / Recreation Available			60,000	87,000		147,000	+147,000
Lake Water Bodies for Recreational Amenity (accessible)			60,000			60,000	
Riparian Corridors (fenced/ inaccessible) for Visual / Open Space Amenity				87,000		87,000	
GRAND TOTAL (m2)	266,300	702,083	109,643	141,120	3,500	1,066,346	800,046
GRAND TOTAL (ha)	26.63	70.2	10.96	14.1	0.35	106.63	80.0



INTRODUCTION AND BACKGROUND

Colour Key Name	St Mary's Planning Agreement – Penrith City Council – Definition of Open Space	Park (m2)	Water area	Fenced off Riparian	Accessible Riparian
■ Local park (8) [<i>Heritage Park</i>]	Cultural Heritage Local Park (8)	12,000.000			
■ Pocket Parks (9,10)		17,631.864	<i>1,991.083</i>		
■ Open Space to Corridors (E, F)		13,438.679	<i>2,791.476</i>		4,000.000
■ Central Precinct Oval (G)	Central Precinct Oval (G)	35,000.000			
■ Regional Open Space (NOTE 1)		307,820.000			
■ OTHER OPEN SPACE		101,697.175	<i>15,422.054</i>	<i>61,187.896</i>	3,893.364
TOTAL		487587.718	<i>20,204.613</i>	<i>61,187.896</i>	7,893.364

NOTE 1 - This excludes the area for Central Precinct Oval (G)

NOTE 2 - The area calculations shown in *red italics* is excluded from the total area calculation

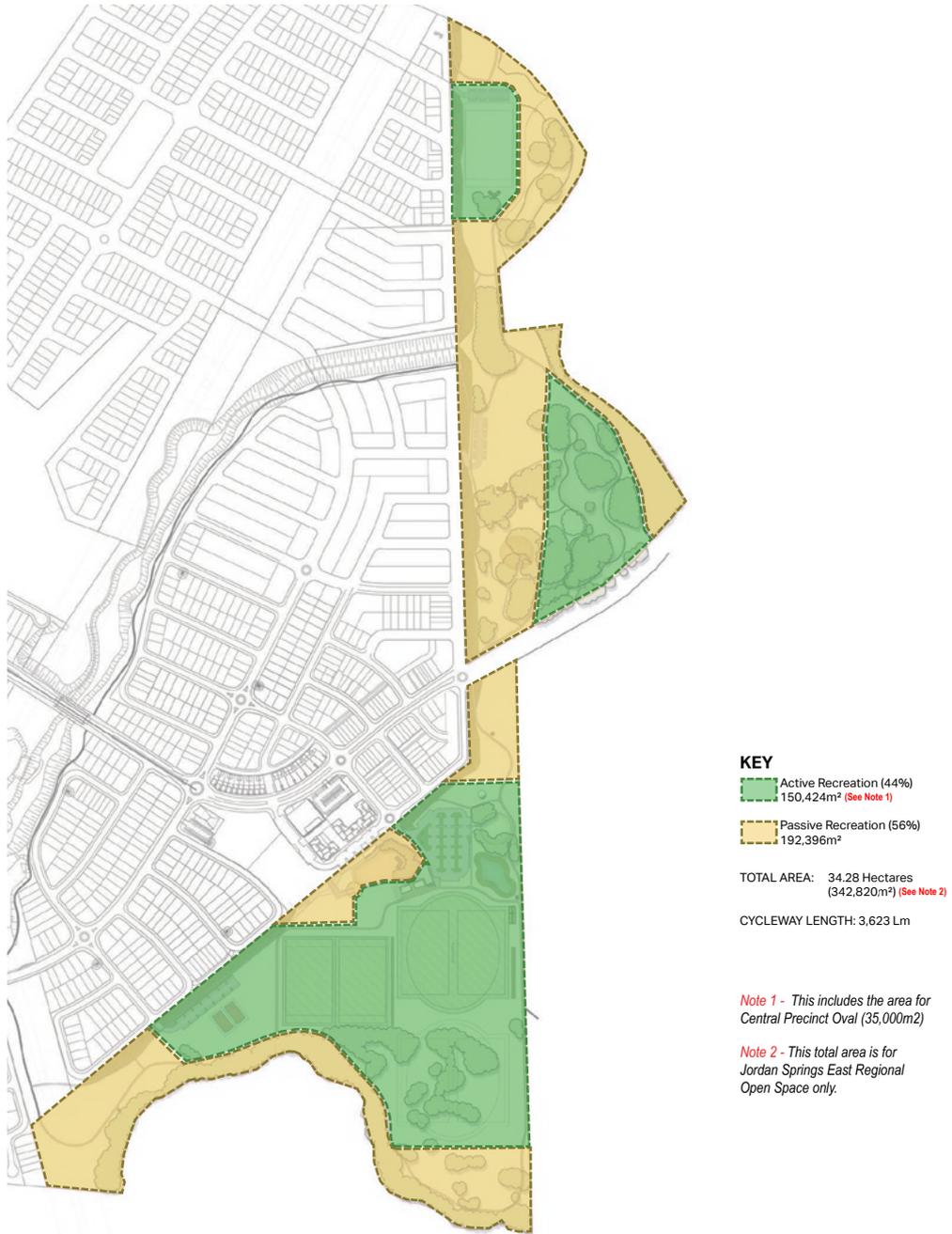


Figure 2a: Jordan Springs East Land Use Plan

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Jordan Springs East Regional Open Space
Option 1 - Open Space Overview

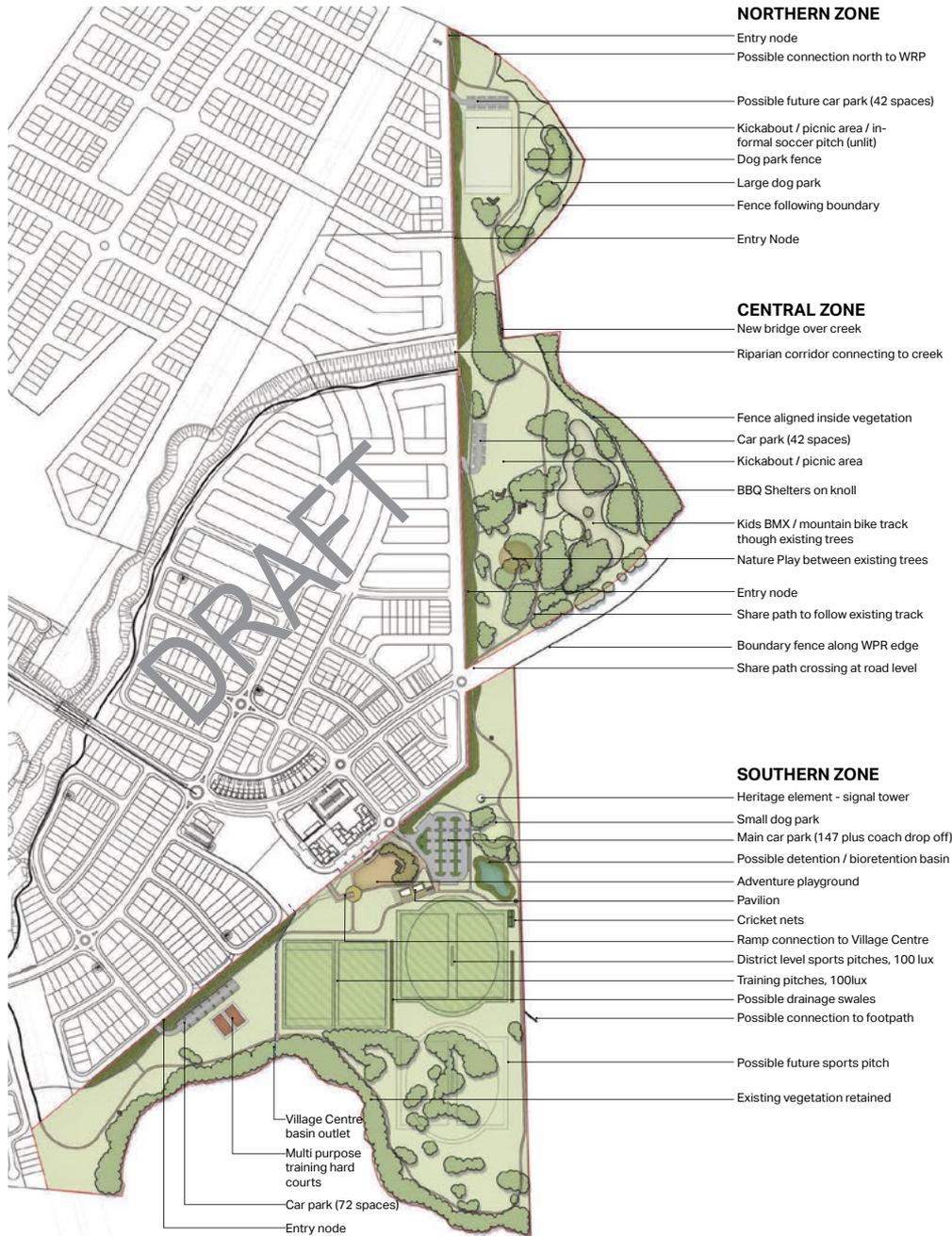
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Figure 2b: Jordan Springs East Regional Open Space Active and Passive Recreational Space

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Jordan Springs East Regional Open Space
 Option 1

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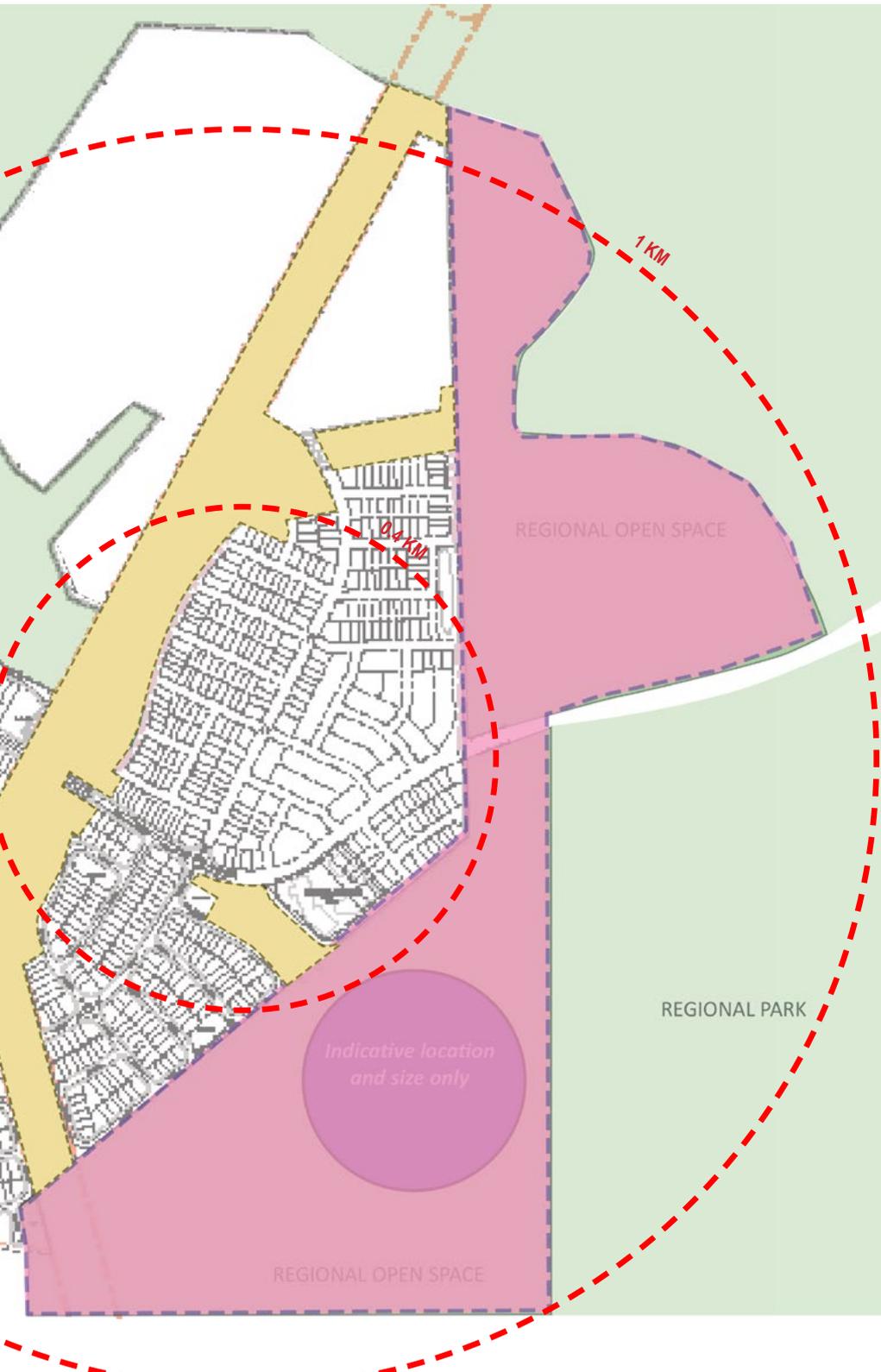
Figure 2c: Jordan Springs East Regional Open Space Draft Concept Plan

INTRODUCTION AND BACKGROUND



Figure 2d: Jordan Springs East Active and Passive Recreational Space

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Key

- Jordan Springs East Regional Open Space
Active and Passive open space breakdown details refer to Figure 2b
- Jordan Springs East Local Open Space
Passive Open Space
152,661m²

Total Active and Passive recreational space for Jordan Springs East .

Active Open Space:

Central Precinct Oval
35,000m²

Regional Open Space
115,424m²

Total 150,424m²

Passive Open Space

Jordan Springs East Local Open Space
152,661m²

Regional Open Space
192,396m²

Total 345,057m²

Grand Total 495,481m²
49.55 Hectares

INTRODUCTION AND BACKGROUND

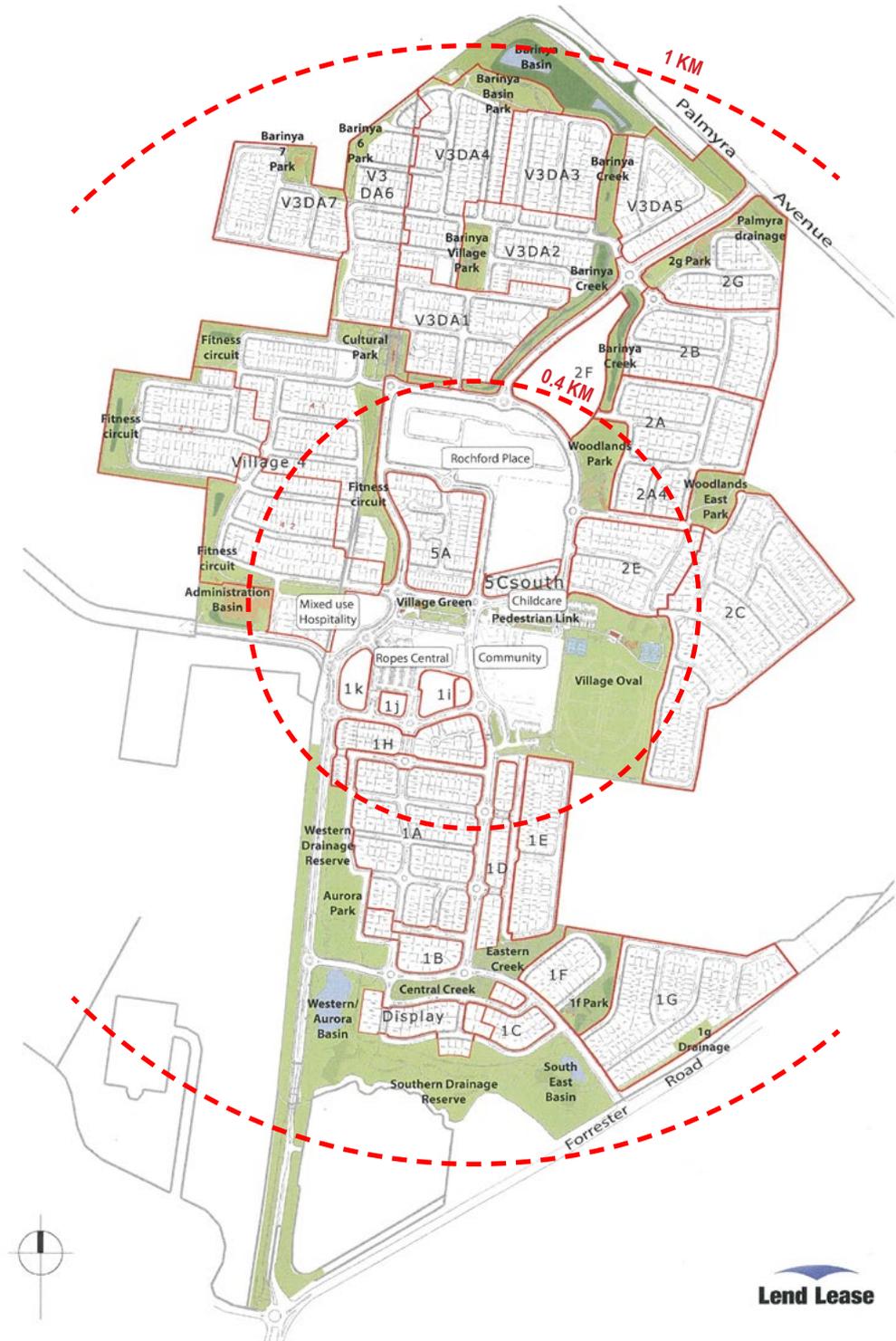


Figure 3a: Ropes Crossing Recreational and Open Space

INTRODUCTION AND BACKGROUND

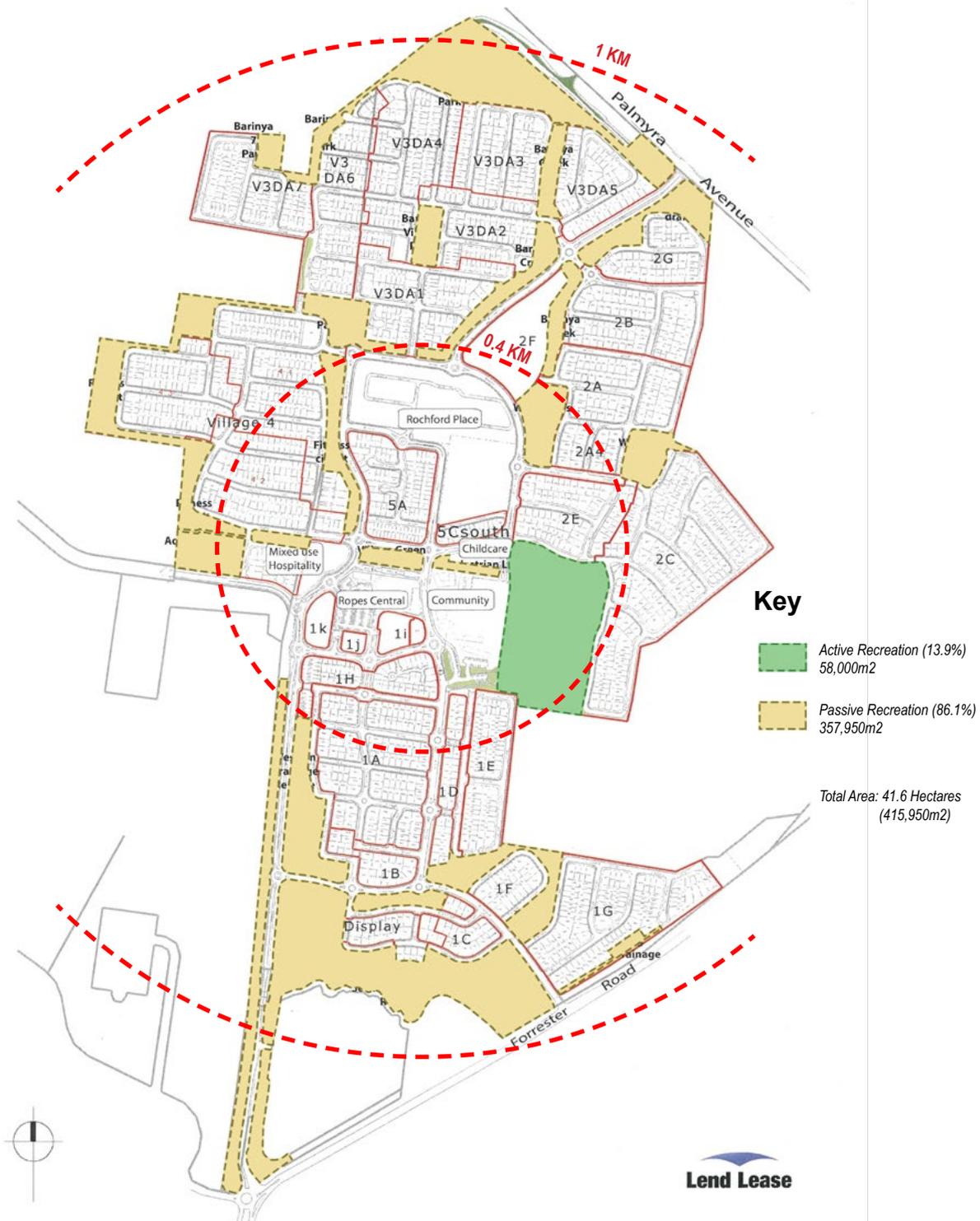


Figure 3b: Ropes Crossing Active and Passive Recreational Space

BEST PRACTICE PLANNING AND CURRENT TRENDS

An overview of current benchmarks in open space and recreation planning forms the first part in establishing the suitability of the proposed facilities at Jordan Springs and Jordan Springs East and Ropes Crossing. When compared with trends in sports participation and facility provision a clear picture can be gained of the required planning framework against which to assess Jordan Springs, Jordan Springs East and Ropes Crossing.

BEST PRACTICE AND BENCHMARK PLANNING FOR OPEN SPACE

There is currently no national policy or framework for the provision of local or district level active or passive open space provision across Australia.

At a State level the requirements for active open space provision vary greatly; until recently most States opted for facility provision on a per capita basis (eg numbers of sports fields per 1000 persons). Of late, many States have moved to a geographic catchment access benchmark (eg specific size of sports reserve/types of facilities and within a stated maximum distance from most local or district residents).

In NSW the most recent guidance on active open space provision was described in the NSW Department of Planning's Recreation and Open Space Planning Guidelines (OSPG 2010) published in 2010. It is understood that the State Government is currently updating these guidelines.

The guidance for provision of active open space in the OSPG 2010 is mostly limited to a single table (see Table 1) and recommends a minimum size/access catchment for two levels of reserve namely:

- District Sports Facility – nominal size 5-10Ha and at no more than 2kms 'distance from most residents' within the District
- Local Sports Reserve – nominal size 1Ha and at no more than 1km 'distance from most residents' within the Locality

The terms 'District' and 'Local' are broadly described for all reserve settings as District serving a number of neighbourhoods, possibly with a user catchment extending beyond the LGA that hosts it, and Local serving one neighbourhood and located close to or within residential areas.

With respect to passive open space ('Parks'), recommendations are for:

- Local park at 0.5 - 2 Ha within 400 metres distance of most residences
- District park at 2 - 5 Ha within 2 km distance of most residences .

Two examples of existing reserves at each level are named in the OSPG 2010:

- District – Maluga Reserve, Birrong and Middleton Park, Yagoona. This reserve includes two football fields and associated lighting, amenities building, one cricket oval, modified field training area, a playground and on street parking.
- Local – Bolaro Street Park, Greystanes and Lockwood Park, Greenacre. This reserve includes one football field and associated lighting, a modified field / training area and off street parking.

See figures 4a and 4b overleaf for aerial images of these reserves.



Recreation and Open Space Planning Guidelines for Local Government (Department of Planning 2010)

BEST PRACTICE PLANNING AND CURRENT TRENDS

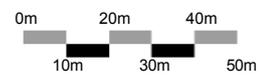
	Hierarchy level	Size	Distance from most dwellings	Share of non-industrial land	Locally specific alternatives to meeting this standard
Parks	Local	0.5-2 ha	400m	2.6%	Civic spaces, plazas, pocket parks, portion of a regional park or quarantined area of a conservation or landscape area
	District	2-5 ha	2 km	0.6%	Beach and river foreshore areas, or quarantined area of a conservation or landscape area
Linear and Linkage	Local	up to 1 km	n/a	0.9%	Local primary schools, portion of a district park
	District	1-5 km	n/a	0.1%	Secondary schools, portion of a regional park
Sub-total (Parks/Linear and Linkage)				4.2%	
Outdoor sport	Local	5 ha	1 km	2.0%	Local primary schools, portion of a district park
	District	5-10 ha	2 km	2.6%	Secondary schools, portion of a regional park
Sub-total (Outdoor Sport)				4.6%	
Total (Local/District)				8.8% Say 9%	Could be reduced through shared areas using above alternatives
Parks	Regional	5+ ha	5-10 km	2.3%	
Linear and Linkage	Regional	5+ km	5-10 km	0.7%	
Outdoor Sport	Regional	10 +ha	5-10 km	2.9%	
Total (Regional)				5.9% Say 6%	
Grand Total				14.7% Say 15%	

Table 1: Default Standards for Open Space Planning in NSW (OSPG 2010)

BEST PRACTICE PLANNING AND CURRENT TRENDS



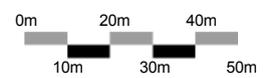
Figure 4a: Middleton Park, Yagoona - District Park



BEST PRACTICE PLANNING AND CURRENT TRENDS



Figure 4b: Lockwood Park, Greenacre - local Park



BEST PRACTICE PLANNING AND CURRENT TRENDS



Hill Top Park, Jordan Springs

BEST PRACTICE PLANNING AND CURRENT TRENDS

With respect to Regional sports parks (which cannot be funded through Section 94 Contributions), the guidelines identify examples of major facilities that are mostly managed by State Government Agencies, such as the Olympic Park Tennis Centre at Homebush.

Typically but not exclusively regional sports reserves are managed in a similar manner or managed by Councils on Crown Land.

In the absence of specific guidelines at any level of government on what constitutes an adequate range of sports facilities for a given population (and in the light of moves away from a per capita benchmark, towards a geographic/time based access catchment), many local governments are seeking to extend capacity of existing and proposed reserves that meet the access benchmarks to match changing populations, rather than seeking additional land for new reserves.

Thus for example a District sports reserve that meets the 2 km access catchment for its district population may be developed or embellished to differing levels according to the expected population size/density that it may serve.

Where densities are higher or anticipated rezonings suggest likely future population growth the facilities may be developed or embellished to meet higher expected uses.

Typically this might involve higher specification field design (soil, drainage, irrigation), competition level lighting for fields/courts and in appropriate cases, use of synthetic surfaces. At a management level this might also entail arrangements for usage over longer periods of the day/evenings throughout the week.

BEST PRACTICE PLANNING AND CURRENT TRENDS

CURRENT TRENDS IN ACTIVE OPEN SPACE PROVISION

Since the publication of the OSPG 2010 guidelines some significant trends have been in train across many communities in Australia including:

- Growth in personal fitness and wellness with a parallel drop off in many team sports participation
- Increased focus on playing to get fit, not fit to play
- Increasing emphasis on the social aspects of sport
- Fall off in club memberships and sport volunteering across many sports
- Diversifying of codes to include shorter, more intense games.

The implications for sports facility provision of the above trends include the need for:

- Highly flexible and adaptable facilities that can meet a range of sports needs over a period of decades (ie not locked into specific codes)
- Sufficient modified or small form fields and courts that can accommodate a range of short and intensive game formats concurrently
- Shared amenities and facilities (change rooms, canteen, toilets etc)
- Integrated unstructured opportunities such as shade for spectators, circuit paths, play areas, dog exercise areas, picnic and BBQ facilities
- Adequate parking or shared transport facilities that can accommodate high turnover
- High quality surfaces that can endure high intensity usage
- Opportunities for sports after dark through appropriate level lighting
- Dedicated training spaces that reduce wear on match pitches (sometimes with non-competition level lighting)
- Shared community use of school facilities by joint use agreements.

While facility provision and design should offer appropriate capacity, fundamental to meeting the communities' evolving and changing needs is an equitable management program for allocation and maintenance of those facilities.

Although few guidelines exist in Australia for sports facility planning, a number of recently prepared sports strategies and recreation plans by Councils are adopting a three-tiered approach as follows:

- Regional Sports facility - jointly managed by several adjoining Councils with State Government involvement (this model has been operating in SE Queensland for almost two decades)
- District Sports – consolidating disparate local facilities into Sports Hubs or Sports Precincts that are close to public transport and offer a range of sports opportunities, which may include indoor sports (Ryde Integrated Open Space Plan 2012)

BEST PRACTICE PLANNING AND CURRENT TRENDS

- Local – generally flexible sports reserves not specifically dedicated to one code but adaptable to a wide range of field sports (typically two football fields, suitable for all football codes, with a cricket wicket between, the cricket oval also being suitable for AFL) and multi-use sports courts, with a single amenities building for all users. (eg Hawkesbury Council Open Space Design Guidelines 2014)

With respect to field sports for children under 8 years old, many Councils are permitting clubs to use local passive open space at certain times of day/evenings, with no permanent sports infrastructure provided (eg changing rooms), but where toilets are available. Clubs set up and take away their equipment before and after each session.

CURRENT TRENDS IN PASSIVE OPEN SPACE PROVISION

A brief overview of current participation in passive recreation in NSW and across Australia and its associated open space provision highlights the following:

- Walking (and walking the dog) remain significantly the most popular recreation activities and consequently the provision of dedicated footpaths and trails is a critical consideration in residential estates
- Recreational cycling is increasing in popularity and the provision of safe trails for users of all ages is important
- The pressures and influences of modern city life are resulting in a growing premium being placed by the community on connection with nature, opportunities for creative and challenging play (with an emphasis on natural play and children's independence) and the importance of outdoor spaces for everything from kickabout to barbecues, picnics, socialising or quiet contemplation.

PROVISION AT JORDAN SPRINGS AND ROPES CROSSING

CATCHMENT BASED ASSESSMENT

As may be seen from Figure 1a to 3b, the catchment based access for local passive open space (400 metres access), is well met by provision in each precinct. Indeed, the majority of residents have access within 200 - 300 metres of their homes. All local reserves are also of more than 0.5 Ha in size.

For active sport, the 1 km access catchment for Local Active Open Space is also generally well met by the level of provision in each precinct, with only a small number of residences in the southwest corner of Jordan Springs East falling outside this radius.

PER CAPITA ASSESSMENT

As outlined earlier in this report, current best practice open space planning has moved away from amounts of open space per capita towards accessibility metrics.

However, for the purposes of comparison the following would be the levels of provision required under the pre-existing standard of 2.83 Ha per 1000 population in any given locality. Historically since the Cumberland Plan of 1948 this was typically divided 60% Passive Open Space and 40% Active Open Space.

Based on these metrics the provision requirements for each precinct would be as follows:

PRECINCT	POPULATION	TOTAL OPEN SPACE	PASSIVE OS	ACTIVE OS
Ropes Crossing (Eastern Precinct)	5,884	16.65 Ha	9.99 Ha	6.66 Ha
** Jordan Springs East (Central Precinct) Scenario 1 - No Rezoning	3,718	10.52 Ha	6.312 Ha	4.208 Ha
** Jordan Springs East (Central Precinct) Scenario 2 - With Rezoning	4,836	13.69 Ha	8.214 Ha	5.476 Ha
Jordan Springs (Western Precinct)	8,936	25.29 Ha	15.174 Ha	10.116 Ha

** Note: Calculated at lot x 2.6 people / dwelling (Jordan Springs average).

Table 2: Open Space requirement based on 2.83 Ha / 1000 people

PROVISION AT JORDAN SPRINGS AND ROPES CROSSING

For the purpose of comparative analysis, Table 3 summarises the amount of open space required under the VPA and the 2.83 Ha / 1000 person standards, compared with actual provision in the three precincts.

PRECINCT	2.83 STAND'D	PCC / COUNCIL ENDORSED REQUIREMENT	ACTUAL PROVISION TOTAL	2.83 STAND'D PASSIVE OS	ACTUAL PASSIVE OS	2.83 STAND'D ACTIVE OS	ACTUAL ACTIVE OS
Ropes Crossing (Eastern Precinct)	16.65 Ha	15.81 Ha	41.60 Ha	9.990 Ha	35.795 Ha	6.660 Ha	5.800 Ha
Jordan Springs East (Central Precinct) Scenario 1 - No Rezoning	10.52 Ha	26.63 Ha	49.55 Ha	6.312 Ha	34.506 Ha	4.208 Ha	15.042 Ha
Jordan Springs East (Central Precinct) Scenario 2- With Rezoning	13.69 Ha	26.63 Ha	49.55 Ha	8.214 Ha	34.506 Ha	5.476 Ha	15.042 Ha
Jordan Springs (Western Precinct)	25.29 Ha	24.60 Ha	35.07 Ha	15.174 Ha	26.573 Ha	10.116 Ha	8.499 Ha
Jordan Springs East (Central Precinct) Scenario 1 combined with Jordan Springs (Western Precinct)	35.81 Ha	51.23 Ha	84.62 Ha	21.486 Ha	61.079 Ha	14.144 Ha	23.541 Ha
Jordan Springs East (Central Precinct) Scenario 2 combined with Jordan Springs (Western Precinct)	36.46 Ha	51.23 Ha	84.62 Ha	23.388 Ha	61.079 Ha	15.592 Ha	23.541 Ha

Table 3: Actual Open Space Provision by Lend Lease compared with PPA / Council Required Provision
 Figures in green represent the Actual Open Space above the PCC / Council Endorsed Requirement and / or 2.83 Standard.
 Figures in red represent the Actual Open Space below the 2.83 Standard.

As may be seen from Table 2 and 3, the current levels of total open space for Jordan Springs, Jordan Springs East and Ropes Crossing substantially exceed both the provision based on the 2.83 Ha / 1000 persons standard and the PPA / Council provision required.

For Passive Open Space, the actual provision in all three precincts greatly exceeds the requirements under the 2.83 Ha / 1000 persons standard, even before the additional recreation opportunities provided by the Wianamatta Regional Park are considered.

For Active Open Space, the facilities provided exceed the PPA / Council requirements and while Ropes Crossing and Jordan Springs fall slightly below the 2.83 Ha / 1000 persons standard based on the typical 60:40 split of passive and active open space. The provision across all three precincts, greatly exceeds the standard.

PENRITH CITY COUNCIL OPEN SPACE PLANNING



PENRITH CITY COUNCIL OPEN SPACE PLANNING

PENRITH CITY PLANNING

Penrith City Council (PCC) is about to commence the preparation of a comprehensive open space and recreation plan, which it is expected will include strategies to address future passive and active open space needs in the LGA.

Until such time as this plan is completed the principal guidance on requirements for outdoor sports facilities that would apply to the Jordan Springs estate (outside of VPA) would be:

- PLANS 2004 – Peoples Lifestyles and Needs Study, Recreational and Cultural Strategy
- Section 94 Development Contributions Plan
- Specific Development agreement with Council.

The PLANS 2004 document substantially precedes the development of Jordan Springs and identifies specific reserves that require embellishment, but does not provide any general guidance on required benchmarks for sports facility provision that could be applied here.

The Section 94 Contributions Plan simply identifies the St Marys' ADI site as future development and provides no specific details on reserves sizes or facilities required.

The principal guidance for Jordan Springs active open space provision rests with a site specific Planning Agreement (VPA) that identifies the size of sports reserves required in the three precincts as identified in the tables accompanying Figures 1a to 3b.

The actual/proposed provision by Lend Lease meets or exceeds all of these requirements - in Jordan Springs East, by a substantial margin (note, that these requirements will have been based on expected population figures that Lend Lease is currently reviewing).

COMPARATIVE PROVISION IN WESTERN SYDNEY

Comparative provision of passive and active open space in other residential areas within the Penrith LGA was not available to the authors at the time of writing.

However, for comparison purposes the level of provision at The Ponds residential estate in the Blacktown LGA is as follows:

- Total open space 88 Ha
- Total population 12,300 people (approx.) on 4000 lots
- 2 Local sport facilities at 2.5 Ha each.

The actual level of provision at the Ponds, exceeds a 2.83 Ha / 1000 persons by a factor of more than two, while access to Local passive space and active open space meets and exceeds OSPG 2010 standards.

PENRITH CITY COUNCIL OPEN SPACE PLANNING

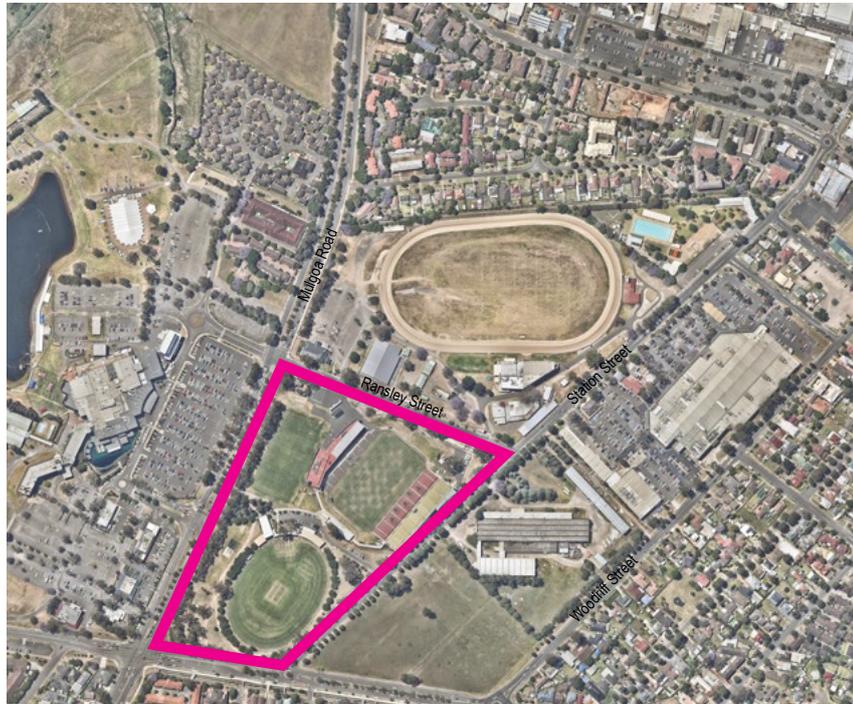


Figure 5a: Penrith Park including Penrith Stadium and Howell Oval in Penrith CBD



Figure 5b: Cook Park in St Marys

PENRITH CITY COUNCIL OPEN SPACE PLANNING

CURRENT PRACTICE OF OPEN SPACE IN FLOOD AFFECTED PARKS

The provision of active open space in flood affected areas is not unusual in Penrith City Council LGA. This reflects a common situation for many Councils that manage active open space in low lying areas and floodplains on the Cumberland plain.

Two examples illustrate the current practice of active open space provision in flood affected areas within PCC, namely Penrith Park (including Penrith Stadium and Howell Oval) in Penrith CBD and Cook Park in St Marys.

Penrith Park includes the following facilities:

- Pepper Stadium
- Howell Oval
- Cricket nets
- Toilets
- Car park
- Amenities buildings

Cook Park includes the following facilities:

- 3 x soccer fields
- 1 x AFL / Cricket field
- Floodlights
- Car park
- Amenities buildings
- Community building
- Playground

Figure 5c to 5f overleaf illustrate the extent of flooding within these parks for the 50 year and 100 year ARIs.

In Penrith Park, the 50 and 100 year impacts are largely the same, while at Cook Park the 50 year ARI involves only a marginally smaller area of flooding than for the 100 year ARI.

In both cases, substantial investment in sports infrastructure and high intensity uses continue to prove viable and sustainable.

PENRITH CITY COUNCIL OPEN SPACE PLANNING

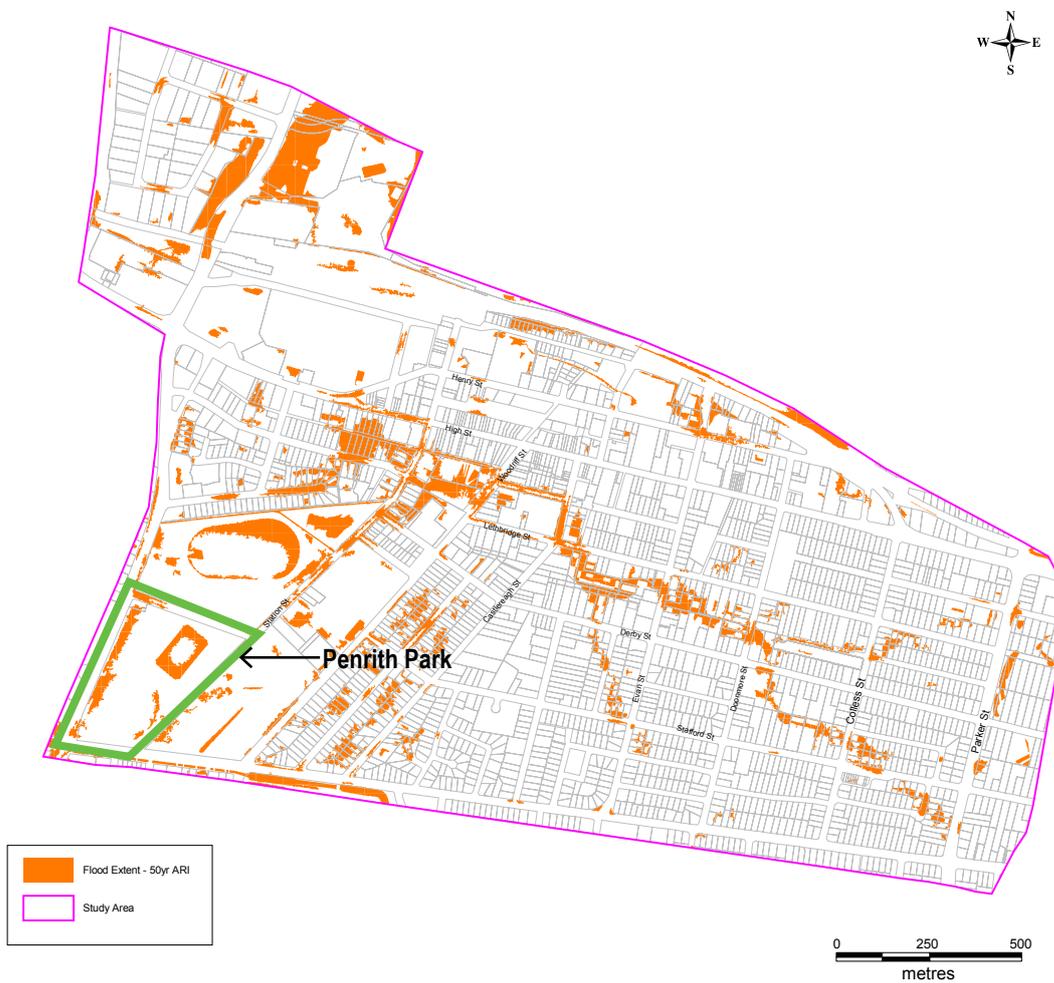


Figure 5d: 50 Year ARI - Flood Extent in Penrith Park (Image from Penrith CBD Detailed Overland Flow Flood Study - Final Report Prepared By Cardno)

PENRITH CITY COUNCIL OPEN SPACE PLANNING



Figure 5e: 100 Year ARI - Flood Extent in Cook Park (Image from St Marys (Byrnes Creek) Catchment Detailed Overland Flow Flood Study - Final Report Prepared By Cardno)

PENRITH CITY COUNCIL OPEN SPACE PLANNING

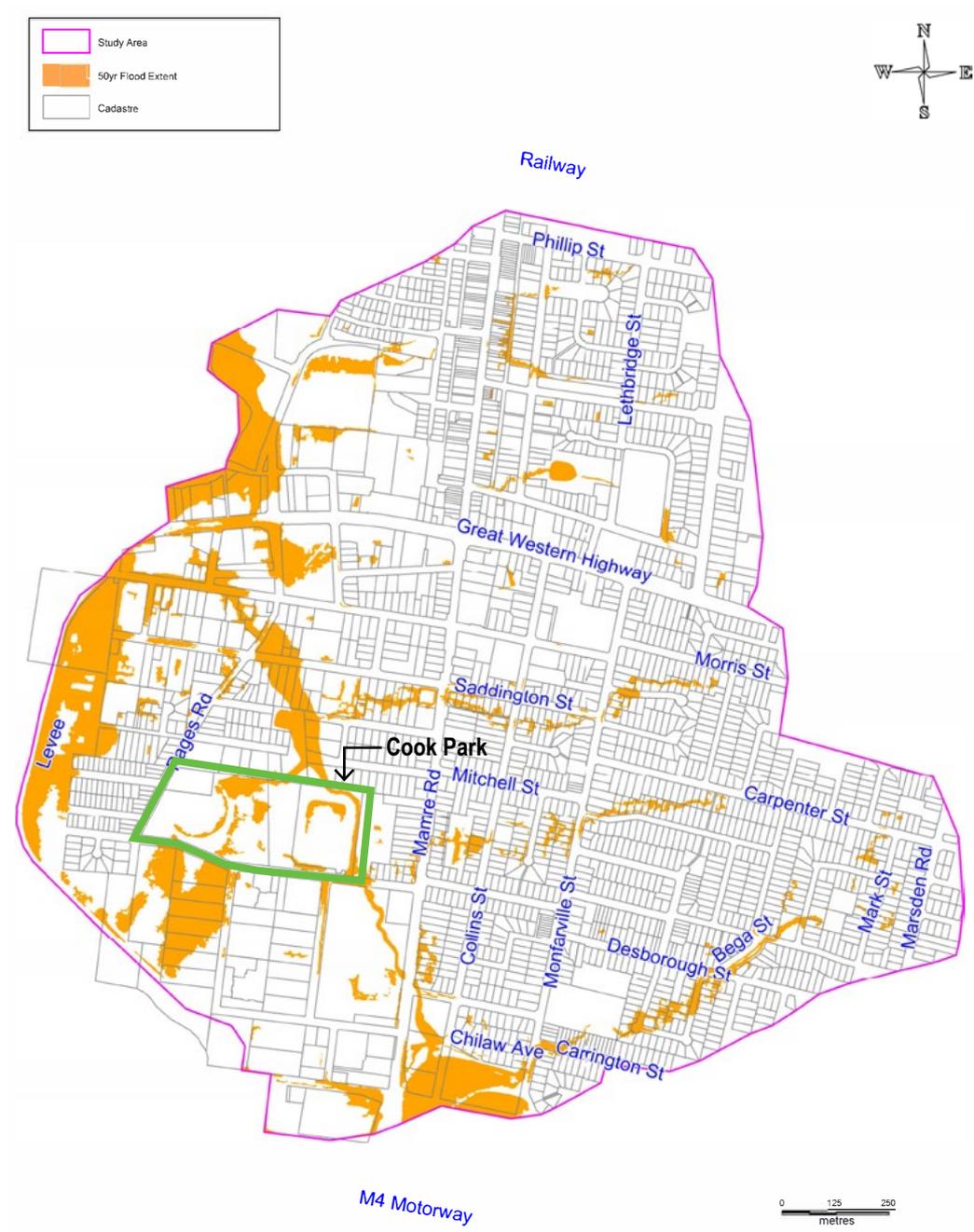


Figure 5f: 50 Year ARI - Flood Extent in Cook Park (Image from St Marys (Byrnes Creek) Catchment Detailed Overland Flow Flood Study - Final Report Prepared By Cardno)

CONCLUSIONS AT JORDAN SPRINGS AND ROPES CROSSING



Northern Oval - Jordan Springs



Village Oval - Jordan Springs East



Village Oval - Ropes Crossing

CONCLUSIONS AT JORDAN SPRINGS AND ROPES CROSSING

CONCLUSIONS

From this preliminary overview it would appear that the Local and District active and passive open space facilities for Jordan Springs, Jordan Springs East and Ropes Crossing meet or exceed best practice planning for accessibility, scale and layout.

Where Lend Lease is considering possible changes to final populations for Jordan Springs East (ie population scenarios detailed in Introduction and Background), it is recommended that a corresponding schedule of higher level facilities or design is identified that demonstrates increased carrying capacity for higher populations; this could be the subject of negotiations with Council.

