



# MEADOWBANK PUBLIC SCHOOL - CONVERSION TO OPEN SPACE

## OPEN SPACE ASSESSMENT

Revised September 2022





SPORT + LEISURE + COMMUNITIES

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# EXECUTIVE SUMMARY

## Study Purpose

Meadowbank Public School has been identified for relocation to a nearby campus as part of wider education upgrades in the Ryde Local Government Area. The purpose of this study is **to provide an analysis and assessment of public open space provision** within the area around the existing Meadowbank Public School.

## Importance of Public Open Space

Open spaces are important public spaces where people can relax, exercise, play and enjoy the natural environment. Walkable, accessible, well-designed open spaces are integral to the character and life of local towns and cities. They promote healthier lifestyles and provide relief from our built environment. Green open spaces help to mitigate climate change impacts, provide habitat for wildlife, and improve environmental conditions such as air and water quality. (NSW Department of Planning Industry and Environment).

## Open Space Assessment including Strategic Alignment

An assessment of existing open space has identified a current undersupply of quality and accessible public open space within the area surrounding Meadowbank Public School. The closest public open space sites are constrained by their size, alternate primary function (drainage) or are not easily accessible.

The current undersupply does not meet the recommended directions outlined in a series of NSW Government strategic directions including the Greater Sydney Commission's target for quality open space to be provided within a 200 metre walk of high-density development and within a 400 metre walk of all other residential dwellings.

Converting Meadowbank Public School to public open space will address an area identified as deficient in open space and help achieve the NSW Premier Priority to **'Increase the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space by 10% by 2023'**.

Residential development in areas near Meadowbank Public School has been significant over the past decade, and this is forecast to grow at almost triple to that of the Greater Sydney average. This will place continued demand for essential infrastructure, including public open space. Analysis undertaken as part of Council's Integrate Open Space Plan indicates that 2031, this provision of public open space within the Ryde South areas will be 0.83ha per 1,000 residents. This represents one of the lowest forecast open space provision rates across all suburbs within the City of Ryde local government area.

## Site Suitability

An analysis of the site was undertaken in relation to site quality performance criteria to assess site suitability and intended purpose. The site meets key performance criteria outlined in the Draft Greener Places Guide including minimum size, favorable shape and topography, good street frontage and is free from major hazards and constraints.

## Proposed Directions and Next Steps

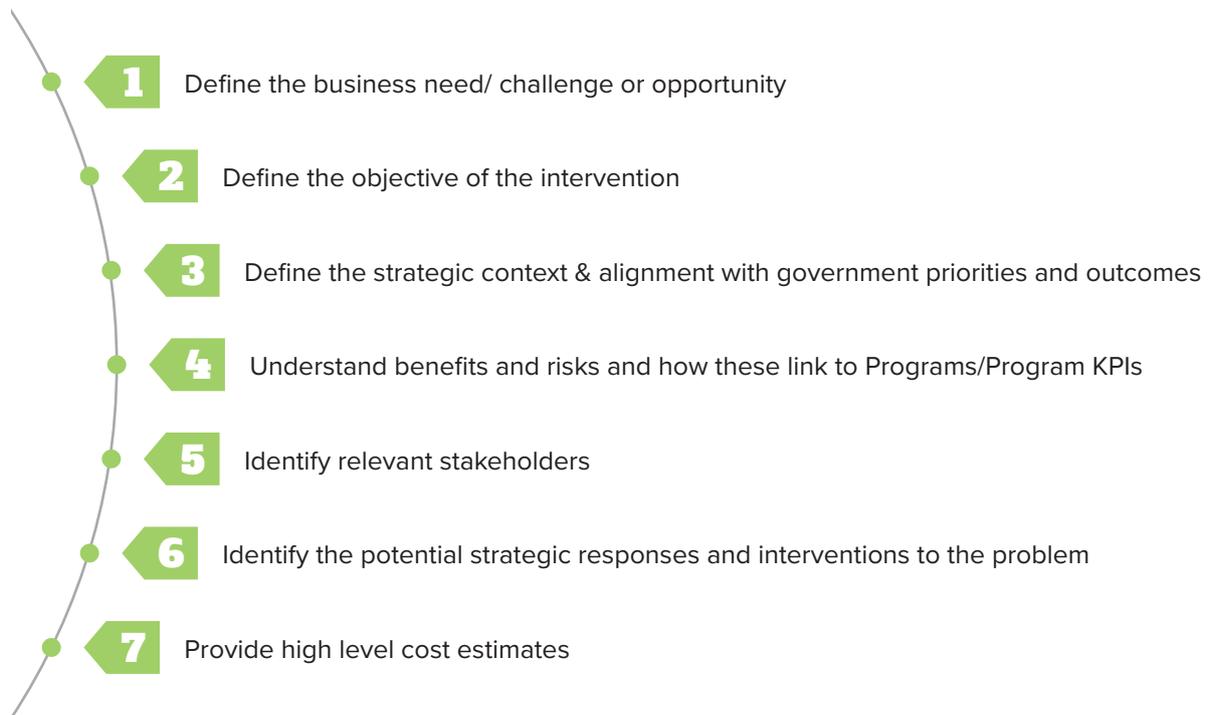
Opportunities including design considerations are provided in Section 8 of this study. These opportunities focus on providing a range of recreation and social opportunities that can be accommodated on the site.

The immediate next steps to progress this project include:

- 1 Engage a design firm to develop concept designs based on the preliminary site opportunities schedule. This should involve close collaboration with the City of Ryde staff to ensure all Council requirements are incorporated. The design options are to be developed so not to preclude opportunities for the expansion of public open space in the future.
- 2 Undertaking quantity surveyor cost estimates based on revised concept plan.
- 3 School Infrastructure NSW to develop strategic and detailed business case in preparation for NSW Treasury Gateway Review.

# 1. INTRODUCTION

This study has been developed in accordance with NSW Government Business Case Guidelines, specifically Stage 0- problem identification. The seven required steps identified within the Guidelines include:



## 1.1. STUDY PURPOSE

### NSW Treasury Business Case Guidelines, Stage 0 – Problem Identification

#### *Step 1: Define the business need / challenge or opportunity*

Meadowbank Public School has been identified for relocation to a nearby campus as part of wider education upgrades in the Ryde Local Government Area. The school's relocation creates an opportunity to provide a different kind of community use on the site. Including the option for new public open space. The purpose of this study is to provide an open space assessment to help inform Business Cases for submission to NSW Treasury for funding approval.

Parks and public open space support the health and wellbeing of our residents. As the City of Ryde's population continues to grow, more pressure will be placed on Council's open space network including the need to provide new public open space to meet identified gaps in provision.

Recent State Government guidelines and strategic plans have identified key measures and performance criteria in relation to the provision of public open spaces. **Analysis detailed in this study identifies that there is a current shortfall of public open space within South Ryde, specifically within the vicinity of the existing Meadowbank Public School.** Government intervention to provide adequate open space, consistent with various guidelines and strategic plans is required to meet existing and forecast demands.

## 1.2. STUDY OBJECTIVES

### NSW Treasury Business Case Guidelines, Stage 0 – Problem Identification

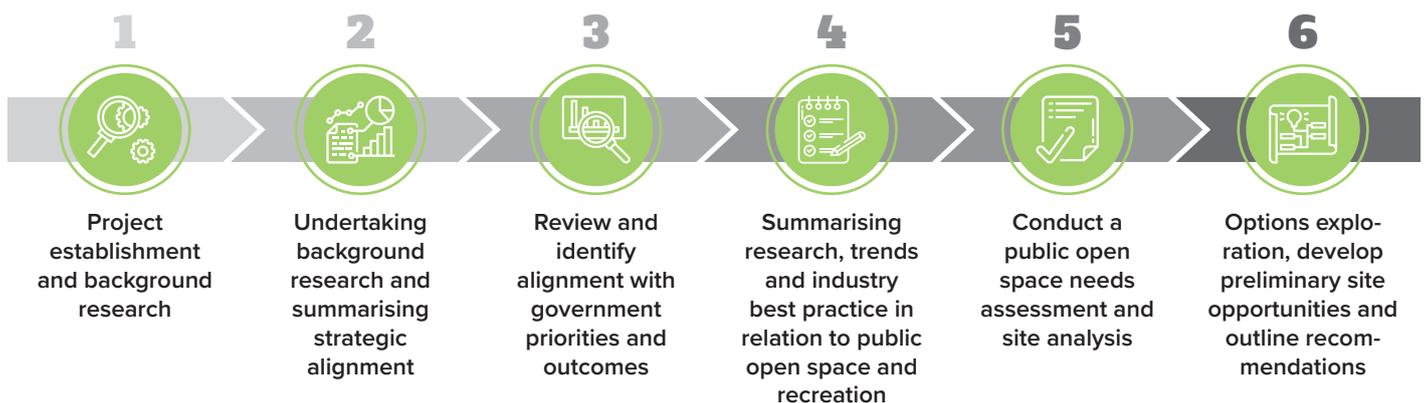
#### Step 2: Define the objective of planned intervention

The objectives of the proposed redevelopment of Meadowbank Public School to public open space include:

1. Reduce existing gaps in public open space provision.
2. Meet current open space demands and ensure targeted outcomes through extensive community and stakeholder engagement.
3. Develop a design-led public space that is integrated with the local neighbourhood setting.
4. Maximise community health, wellbeing and liveability opportunities through providing high quality and easily accessible open space and supporting infrastructure.
5. Align with, and help deliver on a range of aims, objectives, criteria and metrics set out in various Government policies and strategies.
6. Contribute to the preventive health agenda through providing easily accessible and high-quality open space that promotes active lifestyles and supports mental health outcomes.

## 1.3. METHODOLOGY

The open space assessment for the conversion of Meadowbank Public School has been completed using the following stages:



## 1.4. MEADOWBANK PUBLIC SCHOOL

Meadowbank Public School is located on the corner of Belmore and Thistle Streets, South Ryde.

Figure 1 – Existing Meadowbank Public School



## 1.5. BACKGROUND RESEARCH

### 1.5.1. Ryde Integrated Open Space Plan (2012)

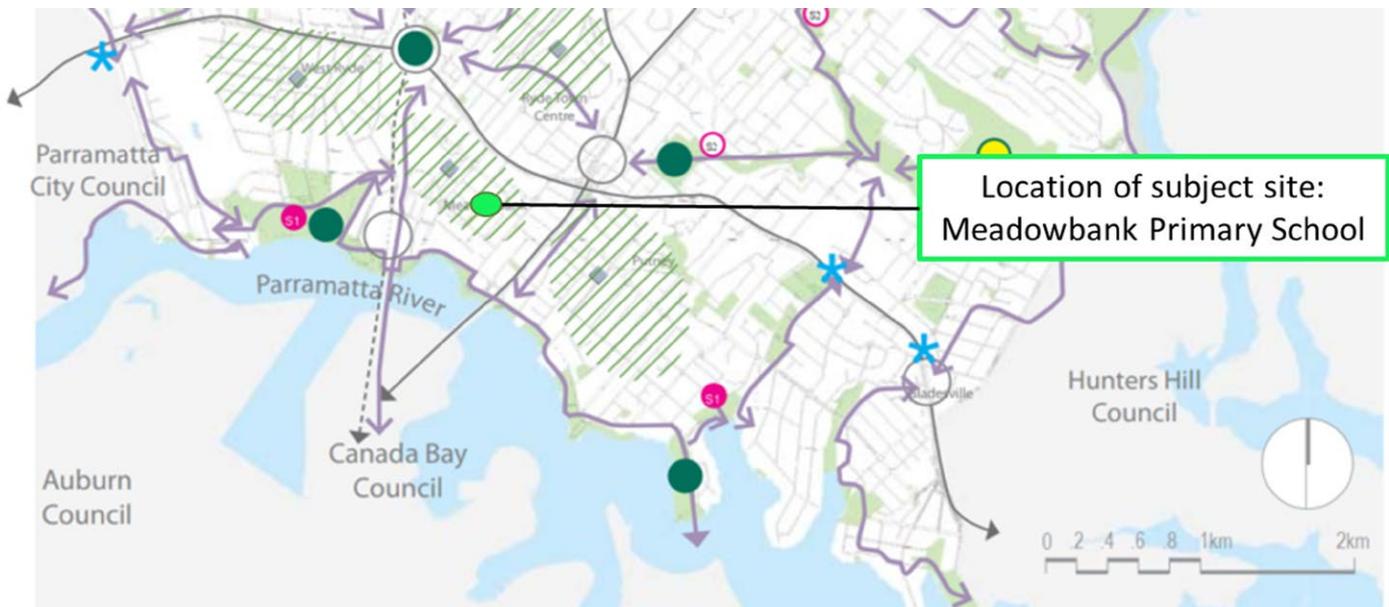
The Integrated Open Space Plan analysed the City's existing public open space and makes clear recommendations on how that open space can be conserved, enhanced and extended to meet the community's recreation and leisure needs, both now and into the future.

The Integrated Open Space Plan is comprehensive in its analysis and utilised various performance-based criteria. One key objective direction identified in relation to open space metrics includes:

*Providing open space within at least 400 metres safe and direct walking distance from every residence*

The Plan provides the following an open space structure plan including areas analysed as being deficit in open space provision.

Figure 2 – Open space structure plan (2012) including location of Meadowbank Public School



City of Ryde Open Space Structure Plan

#### KEY

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li> Major Centres - Existing And Proposed</li> <li> Citywide Sports Hub/Precinct</li> <li> Level 2 Sports Park</li> <li> Primary Passive Parkland</li> <li> Principal Bushland Reserve</li> <li> Principal Recreational Linkages (see Green Web and Green Grid)</li> </ul> | <ul style="list-style-type: none"> <li> Major Barrier Reduction Targets (Walking/Cycling)</li> <li> Local Open Space Deficit Areas Acquisition Review Areas</li> <li> Major Arterial Roads</li> <li> Rail Lines</li> <li> Future Local Reserve Acquisition Opportunity (Review Localities)</li> <li> Multiple Small Reserves (Rationalisation Review)</li> </ul> |
|--|--|

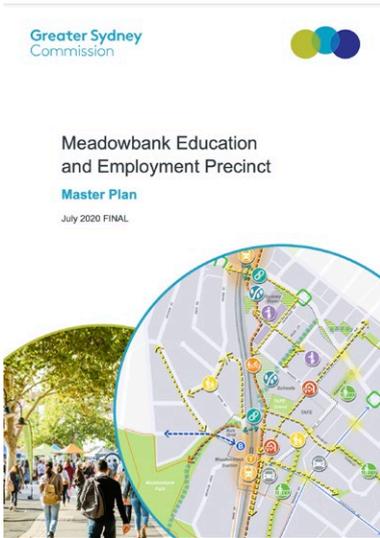
The Integrated Open Space Plan utilised suburbs boundaries to analyse open space provision. Meadowbank Public School is located in the Ryde South. The quantity analysis within the Plan identified that in 2012, Ryde South planning had a provision rate of 2.7ha of open space per 1,000 residents. **By 2031, this provision was forecast to be 0.83ha per 1,000 residents. This represents one of the lowest forecast open space provision rates across all suburbs within the City of Ryde local government area.**

Key findings identified within Integrated Open Space Plan for Ryde South are summarised in the table below:

*Table 1 – Summary of open space findings in the Integrated Open Space Plan for Ryde South*

QUANTUM AND SIZE	DISTRIBUTION AND DIVERSITY	RATIO TO POPULATION	ACCESSIBILITY/CONNECTIVITY	CONCLUSIONS & IMPLICATIONS
Total of nine open spaces across the suburb with four less than 1.0 Ha, one at less than 5.0 Ha (Lardelli Park) and two less than 2.0 Ha (Olympic Park and Tyagarah Park). Lardelli Park is large at 4 Ha but is unimproved.	Distribution is uneven with the majority of parks and reserves in the east of the suburb. There are only three very small parks in the west, none of which are of a size suitable for informal kickabout. Diversity is low with natural areas dominant with only one sports park (Tyagarah Park), although Olympic Park does contain the Ryde Tennis Centre. Several parks have very limited embellishment (e.g. Cudal Reserve).	Current population is low (4% of the City) with a ratio of open space per 1000 persons (2.85 Ha) with very low Level 4 open space. Projected annual growth is the highest across the City (4.83%) with a predicted population for 2031 of 12,640 persons. Demand is going to increase, especially in the west where open space is so limited.	Victoria Road and Devlin Road/Church Street are the major road barriers in the suburb and the very steep topography to the south of Victoria Road and to the southeast of its junction with Devlin Street considerably reduces the walking environments in these areas. The Morrison Bay to Olympic Park corridor is strong but the park links west through Tyagarah, Cudal and Parry Park and to the Putney shops is very disjointed.	With the highest forecast population growth in the City the lack of open space in the west of the suburb, compounded by an equal shortage in the northern half of the Putney suburb suggests that addressing these shortages will be a high priority in Ryde South. In the shorter term, improved recreational links from the Putney village centre east through the open space to the Morrison Bay Park corridor would improve access to the Ryde Riverwalk and the various sports parks in this area.

Source: Ryde Integrated Open Space Plan (2012)



### 1.5.2. Meadowbank Education & Employment Precinct Master Plan

The Greater Sydney Commission produced the Meadowbank Education & Employment Precinct Master Plan along with associated background reports. The Master Plan identifies ideas for improved public spaces, green streets, transport and accessibility options, local heritage consideration, and enhanced employment opportunities. These ideas aim to support a liveable, sustainable and productive Meadowbank Education and Employment Precinct.

The Master Plan identifies opportunities for NSW Government investment in the Precinct, which would enhance place making, support co-location of education and employment facilities and deliver a community with a vibrant amenity, high productivity and fine grained connectivity.

Vision for the Meadowbank Education and Employment Precinct includes:

*The NSW Government is reimagining the way we learn and connect. The new Meadowbank Education and Employment Precinct will have education at its heart while also connecting students to training and employment opportunities with local industry and the surrounding community. It will be an open, safe place where locals can access shared facilities and new community spaces.*



Figure 3 - Indicative Plan for Former Meadowbank Public School Park

The Master Plan identifies the following for the current Meadowbank Public School:

*After the students have relocated to the new school location, the old site will become a new open space and a valuable local asset with planned active and passive uses. Activities and facilities that could be included in the new open space include a rain garden at the lowest part of the site, a childcare facility, a north-south pedestrian connection across the site, a kids playground, a scooter track and an off-leash dog park, along with seating, additional shade trees and flowering shrubs.*



Figure 4 - Indicative Plan for Ann Thorn Park

The Master Plan also proposed upgrades to Ann Thorn Park: Although small, the existing park on Constitution Road could provide higher amenity with a few improvements. It would be possible to increase views into the park, improve lighting along the pathways and provide additional seating near the playground. A pergola at the cul-de-sac entry and new low level flowering shrubs and ground covers along the boundary with Constitution Road to accommodate the level difference would help to identify the location of the park.

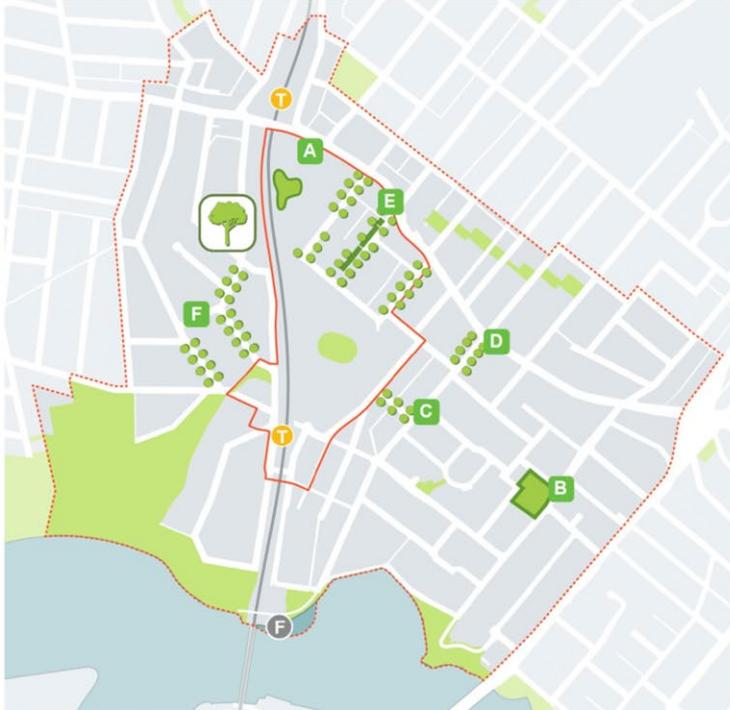
The Master Plan provides high level indicative urban form plans for the existing Meadowbank Public School and Ann Thorn Park.

## Meadowbank Education & Employment Precinct Master Plan – Background Document

Whilst the focus of the master plan document is predominately on the proposed education and employment precinct, the study area also considers surrounding areas including the location of the existing Meadowbank Public School.

The below extract from the background document of the Masterplan identifies possible green infrastructure ideas. Item B specifically pertains to the conversion of the existing Meadowbank Public School to public open space.

Figure 5 – Ideas for increased green infrastructure, Meadowbank Education and Employment Precinct Background Document.



### Possible actions required for increased green infrastructure

<b>A</b>	Opportunity for a new public open space at the Sydney Water site that would connect to the potential future pedestrian and cycle connection across Victoria Road (See M1). This would be subject to heritage assessment of the state significant items on this site.
<b>B</b>	Opportunity for a new public open space at the current Meadowbank Public School, once students have relocated to the new school site.
<b>C</b>	Opportunity to improve the street environment at Stone Street by planting new street trees and creating a slow-speed pedestrian friendly environment with a possible shared pedestrian and vehicular zone.
<b>D</b>	Opportunity to improve the street environment at Bowden Street between Victoria Road and Macpherson Street by planting new street trees on both sides of the road.
<b>E</b>	Opportunity to improve the street environment within the employment lands by planting new street trees along Hermitage Road, Falconer Street and Mellor Street along with new green spaces connecting to the 'Charity Creek Cascades' (see P1).
<b>F</b>	Opportunity to improve the street environment on the western side of the railway line along Station Street, Union Street and Maxim Street.

The Meadowbank Education and Employment Precinct Preliminary Master Plan was exhibited on Social Pinpoint received 26 pins (comments) in all. Green infrastructure comments included, but were not limited to:

- « Old Meadowbank Public School site should be developed as an open space while possibly retaining some school buildings to be reused and thus prevent high-rise residential on the site.
- « Ann Thorn Park on Constitution Rd needs to be recorded on the Master Plan as needing upgrades, as it can be a valuable asset to the community.

### 1.5.3. Meadowbank Public School – Concept Design Report

The Meadowbank Public School Concept Design Report by McGregor Coxall was developed in 2019. It explores the options available at the site to maximise value for the local community. The Concept Design Report has three sections:

1. **Site Understanding:** contains a background to the project including the geographical and planning positioning of the site. A description of the site in the context of its local suburb/neighbourhood is also provided.
2. **Options Studies:** This section explores the outcomes of a number of options undertaken to understand the future potential of the site and identifies the preferred options for further development.
3. **Concept Design:** This section outlines the design principles, explains the concept design options and presents the preferred concept design options.

Two preferred concept options were developed based on this process, both retaining the existing childcare centre on the corner of Belmore and Thistle Streets. Preferred Option 2 extends the scope of the proposal by converting the City of Ryde Operations Centre.

Figure 6 – Preferred Option 1 by McGregor Coxall



Figure 7 – Preferred Option 2 by McGregor Coxall (assumes a relocated Ryde Operations Centre)



## 2. STRATEGIC CONTEXT AND ALIGNMENT

### NSW Treasury Business Case Guidelines, Stage 0 – Problem Identification

*Step 3: Define the strategic context & alignment with government priorities and outcomes*

#### 2.1. STRATEGIC CONTEXT

The existing Meadowbank Public School is located within the City of Ryde which forms part of the North District of the Greater Sydney Region. Figure 1 below illustrates the location in context of the Greater Sydney structure plan whilst Figure 2 illustrates the site location in context of the North District including proximity to Local Centres.

*Figure 8 – Location context of subject site in relation to the Greater Sydney Structure Plan*

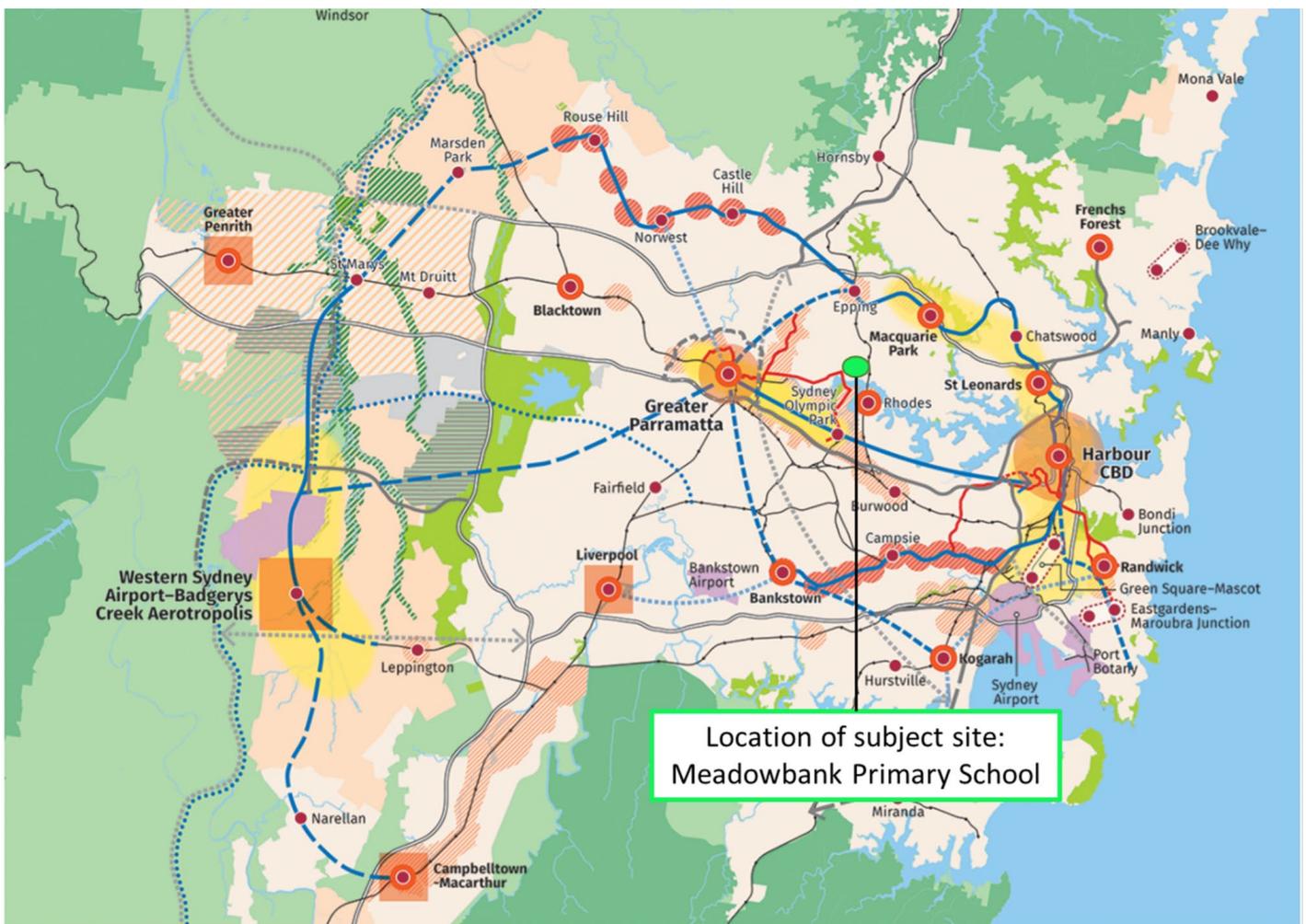
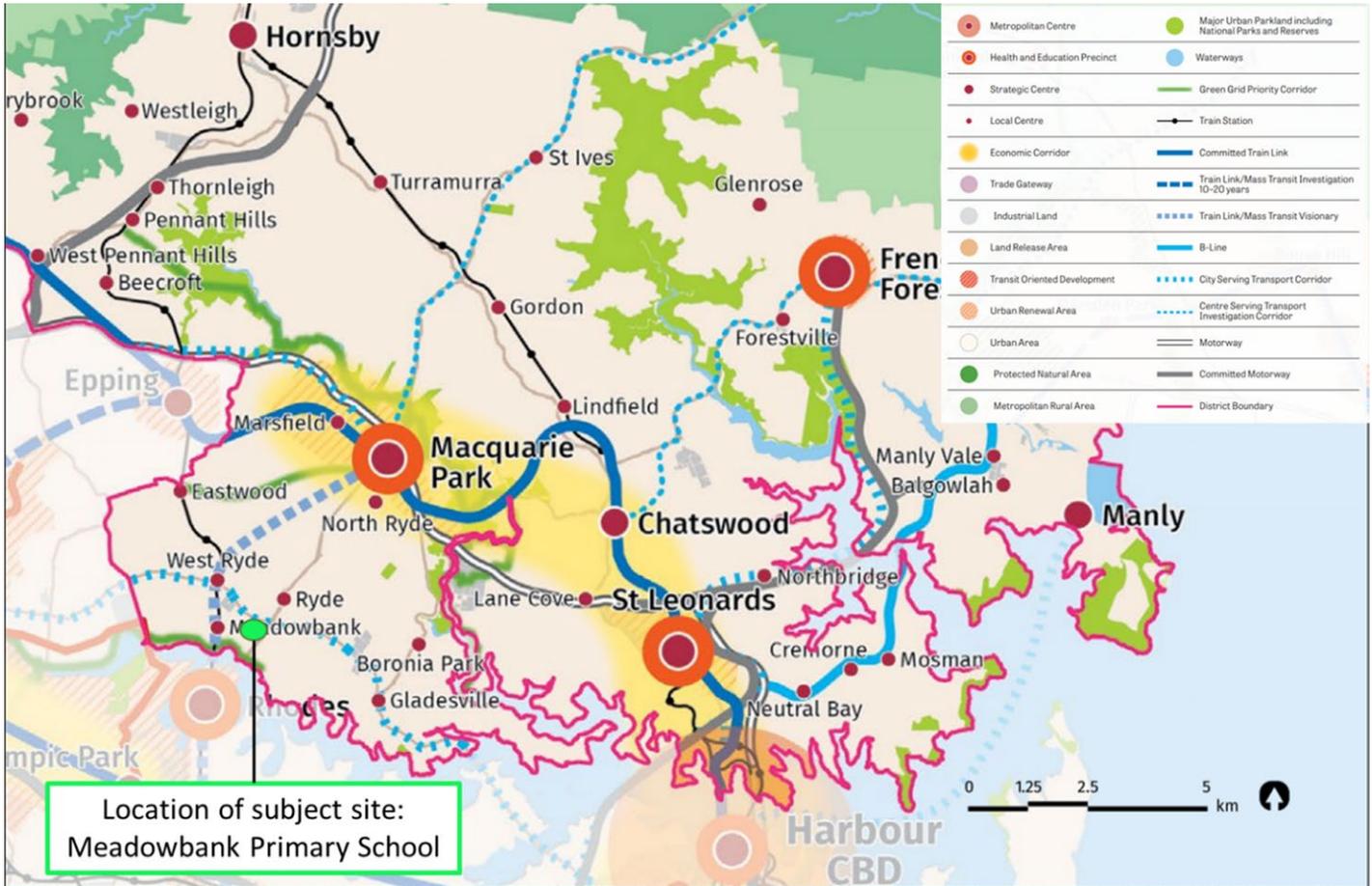


Figure 9 – Location context of subject site in relation to the North District



## 2.2. STRATEGIC ALIGNMENT

The proposed conversion of the Meadowbank Public School to public open space aligns with a range of government policies, strategic plans and guidelines. This strategic alignment is summarised in the table below.

Table 2 – Strategic alignment of the proposed conversion of Meadowbank Public School to public open space

DOCUMENT	HOW THE PROPOSED REDEVELOPMENT OF MEADOWBANK PUBLIC SCHOOL TO PUBLIC OPEN SPACE ALIGNS
Premier's Priorities	<p>The Premier's Priorities represent the NSW Government's commitment to making a significant difference to enhance the quality of life of the people of NSW. The two Premier Priorities which this study closely aligns with includes:</p> <ul style="list-style-type: none"> <li>« Increase the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space by 10% by 2023.</li> <li>« Increase the tree canopy and green cover across Greater Sydney by planting 1 million trees by 2022.</li> </ul>
NSW Public Spaces Charter	<p>The NSW Public Spaces Charter provides a set of 10 principles. The proposed redevelopment of Meadowbank Public School to public open space aligns to all 10 principles, but more specifically:</p> <ul style="list-style-type: none"> <li>« Open and welcoming - Everyone can access public space and feel welcome, respected and included.</li> <li>« Community-focused - Public space brings people together and builds strong, connected and resilient communities.</li> <li>« Healthy and active - Public space allows everyone to participate in activities that strengthen our health and wellbeing.</li> <li>« Designed for place - Public space is flexible and responds to its environment to meet the needs of its community.</li> </ul>

DOCUMENT	HOW THE PROPOSED REDEVELOPMENT OF MEADOWBANK PUBLIC SCHOOL TO PUBLIC OPEN SPACE ALIGNS						
50-Year Vision for Greater Sydney's Open Space and Parklands	<p>The 50-Year Vision for Greater Sydney's Open Space and Parklands imagines the future of Greater Sydney's numerous and diverse outdoor spaces and parklands.</p> <p>The vision identified four strategic directions:</p> <ul style="list-style-type: none"> <li>« Strategic direction 1: Growing parks for people</li> <li>« Strategic direction 2: Connecting people to parks</li> <li>« Strategic direction 3: Keeping Sydney green and vibrant</li> <li>« Strategic direction 4: Caring for the environment.</li> </ul> <p>The redevelopment of Meadowbank Public School to public open space will help achieve this 50 year vision by providing a well-integrated, high quality and suitably sized local open space site for the people of South Ryde.</p>						
Better Placed NSW - Government Architect NSW	<p>Better Placed is an integrated design policy for the built environment of NSW. It seeks to capture our collective aspiration and expectations for the places where we work, live and play. It creates a clear approach to ensure we get the good design that will deliver the architecture, public places and environments we want to inhabit now and those we make for the future. GANSW defines a well-designed built environment as being:</p> <ul style="list-style-type: none"> <li>« Healthy</li> <li>« Responsive</li> <li>« Integrated</li> <li>« Equitable</li> <li>« Resilient</li> </ul>						
Greener Places - An Urban Green Infrastructure Design Framework for NSW - Government Architect NSW	<p>The Greener Places framework details the following objectives which are aligned with the proposed conversion of Meadowbank Public School to public open space</p> <ul style="list-style-type: none"> <li>« To protect, conserve and enhance NSW's network of green and open natural spaces</li> <li>« To deliver a network of high quality, high performing and well-designed green space, establishing a crucial component of urban infrastructure to address the environmental challenges of the twenty-first century</li> <li>« To promote healthy living, encouraging physical activity, social cohesion, and enhancing wellbeing by providing liveable places for the NSW community</li> <li>« To create a more strategic approach to planning for green infrastructure, encouraging early and integrated investment through statutory planning</li> <li>« To deliver better tools for the delivery of green infrastructure across NSW.</li> </ul>						
Draft Greener Places Design Guide - Open Space for Recreation Urban Tree Canopy Bushland and Waterways - Government Architect NSW	<p>The Draft Greener Places Design Guide suggests the planning focus should be on providing a range of opportunities at different levels of access and intensity, rather than population and spatial standards. It offers specific criteria for greenfield sites to ensure that sufficient land is provided for future needs. There are six core performance criteria for consideration when planning for public open space:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">1. Accessibility and Connectivity</td> <td style="width: 50%;">4. Quantity</td> </tr> <tr> <td>2. Distribution</td> <td>5. Quality</td> </tr> <tr> <td>3. Size and Shape</td> <td>6. Diversity.</td> </tr> </table>	1. Accessibility and Connectivity	4. Quantity	2. Distribution	5. Quality	3. Size and Shape	6. Diversity.
1. Accessibility and Connectivity	4. Quantity						
2. Distribution	5. Quality						
3. Size and Shape	6. Diversity.						
NSW Everyone Can Play Guidelines	<p>The NSW Play Space Guidelines 'Everyone Can Play' provides guiding principles that should be used in future design of the play space. The Guideline outlines the process and tools for inclusive play. It presents a new way of thinking about how playspaces are planned, designed and managed. The three guiding principles of the document include:</p> <ul style="list-style-type: none"> <li>« Can I get there?      « Can I play?      « Can I stay?</li> </ul>						
Greater Sydney Commission – Regional Plan: A Metropolis of Three Cities	<p>A Metropolis of Three Cities provides a vision for three, integrated and connected cities for Greater Sydney – placing housing, jobs, infrastructure, and services within easier reach of more residents, no matter where people live. It includes objectives and metrics that align to the proposed conversion of Meadowbank Public School public open space:</p> <ul style="list-style-type: none"> <li>« Objective 31: Public open space is accessible, protected and enhanced</li> <li>« High density development (over 60 dwellings per hectare) should be located within 200 metres of quality open space, and all dwellings should be within 400 metres of open space.</li> </ul>						

DOCUMENT	HOW THE PROPOSED REDEVELOPMENT OF MEADOWBANK PUBLIC SCHOOL TO PUBLIC OPEN SPACE ALIGNS
Greater Sydney Commission – North District Plan	<p>The North District Plan, which sets out planning priorities and actions for improving the quality of life for residents as the District grows and changes. A key focus of the District Plan is Liveability including well connected walkable places that build on local strengths and focus on quality public places.</p> <p>In addition, the Plan sets out various Sustainability actions and priorities, including:</p> <ul style="list-style-type: none"> <li>« Planning Priority N20: Delivering high quality open space</li> </ul> <p>Consistent with the Greater Sydney Regional Plan, it identifies:  <b><i>High density development (over 60 dwellings per hectare) should be located within 200 metres of open space and all dwellings should be within 400 metres of open space.</i></b></p> <p>The redevelopment of Meadowbank Public School to public open space will contribute towards achieving liveability within the District and deliver on key District actions and priorities.</p>
City of Ryde – Local Strategic Planning Statement 2020	<p>The Local Strategic Planning Statement identifies outlines how Council plans to deliver a high-quality lifestyle and increased opportunities to work, live and play in Ryde. It includes key actions and that are aligned to the redevelopment of Meadowbank Public School, including:</p> <ul style="list-style-type: none"> <li>« Upgrade the amount and distribution of open space to match current and future population needs.</li> <li>« Prepare an Acquisition and Consolidation Program to identify opportunities where land could be acquired or consolidated to deliver new public open space or to enhance or expand existing public open space</li> <li>« Identify opportunities for collaborating with non-Council open space landowners and private recreation providers in the LGA to increase the range and amount of, and access to, recreation opportunities</li> <li>« Ensure fair and equitable access for residents and visitors (irrespective of abilities and backgrounds) and backgrounds to the City’s open space</li> </ul>
City of Ryde – Community Strategic Plan 2018	<p>The Ryde 2028 Community Strategic Plan supports the Vision of the City of Ryde as ‘The place to be for lifestyle and opportunity @ your doorstep’. It provides directions that align with this study such as:</p> <ul style="list-style-type: none"> <li>« Creating active places and spaces in town and neighbourhood centres and well-connected open spaces that encourage active lifestyles and social interaction.</li> <li>« Continuing to enhance and maintain connections and accessibility to centres, open spaces and places.</li> </ul>
City of Ryde – Integrated Open Space Plan 2012	<p>The Integrated Open Space Plan analysed the City’s existing public open space and makes clear recommendations on how that open space can be conserved, enhanced and extended to meet the community’s recreation and leisure needs, both now and into the future.</p> <p>The Plan identifies a critical deficit of public open space within the Meadowbank area. This is forecast to be one of the most undersupplied areas of public open space across the Ryde Local Government Area.</p> <p>The redevelopment of Meadowbank Public School to public open space will help deliver on actions and a key areas identified as being deficient in open space provision.</p>
Ryde Children Play Plan 2019	<p>The aim of the Children Play Plan is to ensure that all families within the City of Ryde have access to safe, accessible and high quality playgrounds. It provides a series of guiding principles as well as a Strategic Framework (distribution and recommended playground level), a Design Framework, and a Playground Matrix (specific recommendations for each playground).</p> <p>The Plan identified key metrics such as:</p> <p>Ensure all residents are within 400m of an everyday playground in low to medium density areas and 200m in high density areas, by installing additional playgrounds in identified gaps</p>

## 2.3. DEMOGRAPHIC ANALYSIS

The following presents a population profile for the City of Ryde. This analysis has been conducted to identify characteristics that may impact on the current and future use of public open space. The demographic data assists in identifying demand as the population increases.

### 2.3.1. Population Profile

The City of Ryde (in 2021) had a population of 129,773, or 2.47% of the Greater Sydney of 5,259,764. The City's population is projected to increase to 180,341 by 2041<sup>1</sup>, an increase of 50,568 residents over the next 20 years.

Table 3 – Population change 2021 and 2041

CITY OF RYDE	2021	2026	2031	2036	2041
Total Population	129,773	140,690	155,864	165,992	180,341
Population Change	-	10,917	15,174	10,128	14,349
Average Annual Population Growth Rate	-	1.68%	2.16%	1.30%	1.73%

Between 2021 and 2041, the City of Ryde will grow by 39%. By comparison, the Greater Sydney Region is forecast to grow by 22.7% over the same period. This highlights the rapid growth in population within the City of Ryde and the need to provide a range of community infrastructure, including public open space.

Further analysis was undertaken using the small areas identified via idcommunity. The existing Meadowbank Public School is located in the Ryde (South) small area. The 2022 population forecast for Ryde (South) is 14,776, and is forecast to grow to 15,925 by 2041.



<sup>1</sup> Source: NSW Government, Department of Planning & Environment: 2016 New South Wales State and Local Government Area Population Projections.

## Age Groups

A comparative analysis of the age profile of the Ryde LGA compared to Greater Sydney was undertaken using Council's idcommunity profile page. Service age groups are shown in the table below for 2021. Service age groups divide the population into age categories that reflect typical life-stages. They indicate the level of demand for services and facilities (including open space infrastructure) that target people at different stages in life.

Table 4 – City of Ryde service age groups for 2021

SERVICE AGE GROUP (YEARS)	2021 NUMBER	2021 %	GREATER SYDNEY %
Babies and pre-schoolers (0 to 4)	7,267	5.6	6.0
Primary schoolers (5 to 11)	10,009	7.8	8.8
Secondary schoolers (12 to 17)	7,064	5.5	7.1
Tertiary education and independence (18 to 24)	11,133	8.6	8.8
Young workforce (25 to 34)	23,722	18.4	15.5
Parents and homebuilders (35 to 49)	29,170	22.6	21.5
Older workers and pre-retirees (50 to 59)	14,635	11.3	12.0
Empty nesters and retirees (60 to 69)	12,374	9.6	9.8
Seniors (70 to 84)	10,642	8.2	8.7
Elderly aged (85 and over)	3,111	2.4	2.0
<b>Total</b>	<b>129,127</b>	<b>100.0</b>	<b>100.0</b>

Analysis of the service age groups of the City of Ryde in 2021 compared to Greater Sydney shows that there was a lower proportion of people in the younger age groups (0 to 17 years) and a similar proportion of people in the older age groups (60+ years).

Overall, 18.8% of the population was aged between 0 and 17, and 20.2% were aged 60 years and over, compared with 21.8% and 20.5% respectively for Greater Sydney.

The major differences between the age structure of the City of Ryde and Greater Sydney were:



A larger percentage of **'Young workforce'** (18.4% compared to 15.5%)



A larger percentage of **'Parents and homebuilders'** (22.6% compared to 21.5%)



A smaller percentage of **'Secondary schoolers'** (5.5% compared to 7.1%)



A smaller percentage of **'Primary schoolers'** (7.8% compared to 8.8%)

Source: <https://profile.id.com.au/ryde/service-age-groups>

Meadowbank Public School is located within the Ryde (South) catchment of Council's idcommunity page. A comparative analysis of the age profile of the South Ryde compared to Greater Sydney was undertaken using Council's idcommunity profile page.

Table 5 – Ryde (South) service age groups for 2021

SERVICE AGE GROUP (YEARS)	2021 NUMBER	2021 %	GREATER SYDNEY %
Babies and pre-schoolers (0 to 4)	909	7.6	6.0
Primary schoolers (5 to 11)	890	7.4	8.8
Secondary schoolers (12 to 17)	441	3.7	7.1
Tertiary education and independence (18 to 24)	761	6.3	8.8
Young workforce (25 to 34)	3,384	28.1	15.5
Parents and homebuilders (35 to 49)	3,024	25.1	21.5
Older workers and pre-retirees (50 to 59)	912	7.6	12.0
Empty nesters and retirees (60 to 69)	789	6.6	9.8
Seniors (70 to 84)	674	5.6	8.7
Elderly aged (85 and over)	251	2.1	2.0
<b>Total</b>	<b>12,035</b>	<b>100.0</b>	<b>100.0</b>

Analysis of the service age groups of Ryde (South) in 2021 compared to Greater Sydney shows that there was a lower proportion of people in the younger age groups (0 to 17 years) as well as a lower proportion of people in the older age groups (60+ years).

Overall, 18.6% of the population was aged between 0 and 17, and 14.2% were aged 60 years and over, compared with 21.8% and 20.5% respectively for Greater Sydney.

The major differences between the age structure of Ryde (South) and Greater Sydney were:



A larger percentage of **'Young workforce'** (28.1% compared to 15.5%)



A larger percentage of **'Parents and homebuilders'** (25.1% compared to 21.5%)



A smaller percentage of **'Older workers & pre-retirees'** (7.6% compared to 12.0%)



A smaller percentage of **'Secondary schoolers'** (3.7% compared to 7.1%)

Source: <https://profile.id.com.au/ryde/service-age-groups?WebID=220&BMID=20>

	City of Ryde	Greater Sydney	NSW	Australia
 <b>Aboriginal and Torres Strait Islander People</b>	0.5%	1.7%	3.4%	3.2%

The Aboriginal and Torres Strait Islander population is 0.5% in the City of Ryde. This is lower than Greater Sydney (1.7%), NSW at (3.4%) and Australia (3.2%).


  
**Born overseas**

49%	38.6%	29.3%	27.7%
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The City of Ryde has a high proportion of the population who are born overseas (49%). This is higher than Greater Sydney (38.6%), NSW (29.3%) and Australia (27.7%). The largest non-English speaking country of birth in City of Ryde was China, where 12.4% of the population, or 16,064 people, were born.

The major differences between the countries of birth of the population in City of Ryde and Greater Sydney were:

A larger percentage of people born in **China** (12.4% compared to 4.6%)

A larger percentage of people born in **South Korea** (3.7% compared to 1.0%)

A larger percentage of people born in **Hong Kong** (2.8% compared to 0.9%)


  
**Household Income**

Analysis of household income levels in City of Ryde in 2021 compared to Greater Sydney shows that there was a similar proportion of high income households (those earning \$3,000 per week or more) as well as a similar proportion of low income households (those earning less than \$800 per week).

Overall, 30.5% of the households earned a high income and 17.5% were low income households, compared with 30.1% and 17.9% respectively for Greater Sydney.

There were no major differences between City of Ryde and Greater Sydney in 2021.


  
**Household Type**

Analysis of the household/family types in City of Ryde in 2021 compared to Greater Sydney shows that there was a lower proportion of couple families with child(ren) as well as a lower proportion of one-parent families. Overall, 32.1% of total families were couple families with child(ren), and 8.3% were one-parent families, compared with 34.4% and 10.5% respectively for Greater Sydney.

There were a higher proportion of lone person households and a higher proportion of couples without children. Overall, the proportion of lone person households was 25.5% compared to 22.2% in Greater Sydney while the proportion of couples without children was 24.9% compared to 23.3% in Greater Sydney.


  
**SEIFA Index of Relative Disadvantage**

1058	1018	1001	-
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The Relative Socio-economic Disadvantage (SEIFA) index measures the relative level of socioeconomic disadvantage based on a range of characteristics including income, educational attainment and high unemployment. A higher SEIFA score means a lower level of disadvantage. The SEIFA for the City of Ryde is 1058 which is less disadvantaged than Greater Sydney (1018) and NSW (1001).

### 2.3.2. Implications for Public Open Space Planning

Potential implications of the City of Ryde's population profile and projected growth in terms of public open space includes:

- « A rapidly growing population placing increased pressure on to provide adequate open space provision that is well distributed in relation to population growth.
- « A probable reduction in private open space due to increased densities, resulting in enhanced importance for high quality open space.
- « The need to provide flexible and multi-use spaces that can accommodate a wide range of recreation activities for the diverse needs of the community.
- « A larger percentage of people aged between 25 to 34 indicating potential demand for social spaces and facilities to support 'turn-up and play' activities. For example, multi-use courts.
- « Whilst Ryde (South) has a lower rate of households with children, there will still be a need to provide playspaces to cater for younger children. This is reinforced by a larger percentage of 'Parents and homebuilders' and 'Babies and pre-schoolers'.

Photo Credit: City of Ryde - NSW Government



## 3. IMPORTANCE OF OPEN SPACE & RECREATION FACILITIES

### 3.1. VALUE AND BENEFITS OF OPEN SPACE

Parks and public open space support the health and wellbeing of our residents. Parks are places where our residents and visitors to the city can relax, be physically active and play. They provide free locations for people to gather and socialise, helping people to make connections with one another and have a sense of belonging in our growing community. They provide improved amenity, green spaces and ecological functions. This critical green infrastructure supports and contributes to social, physical and mental health of our community.

*Open spaces are important public spaces where people can relax, exercise, play and enjoy the natural environment. Walkable, accessible, well-designed open spaces are integral to the character and life of local towns and cities. They promote healthier lifestyles and provide relief from our built environment. Green open spaces help to mitigate climate change impacts, provide habitat for wildlife, and improve environmental conditions such as air and water quality.*

Source: NSW Department of Planning Industry and Environment

Open space, sport and recreation infrastructure contributes to economic wellbeing, by creating numerous jobs in managing and maintaining community facilities, delivering programs and activities, supply of equipment and the multiple benefits that come from hosting community and competitive events.

Parks and recreation facilities are critical for community health and wellbeing. They ensure our urban environments support and sustain our communities through:



#### PHYSICAL AND MENTAL HEALTH BENEFITS

Open space, sport and recreation infrastructure and services promotes physical activity and active lifestyles. Direct benefits to health include reduced risk of non-communicable diseases such as cardiovascular diseases, colon and breast cancer and diabetes; improved bone health; reduced risk of falls and fractures; assistance with weight management; enhancement of the immune system; and improvement of mental health and sense of wellbeing.



#### SOCIAL BENEFITS

Parks, public space and community recreation facilities generate stronger and more connected communities with improved social interaction and inclusion through provision of active and vibrant community hubs, access to facilities and resources, opportunities for volunteering and involvement.



#### ENVIRONMENTAL BENEFITS

Development of well-planned and attractive settings for active living encourages uptake of active transport and use of public parks and leisure services. Further health benefits associated with provision of parks and green environments include temperature reduction and mitigation of the urban heat island effect; air quality improvement; management of storm water reducing the incidence of flooding and water-borne disease; ecosystem support and biodiversity enhancement.



#### ECONOMIC BENEFITS

Parks and leisure services can assist to reduce health care cost through reduction in disease and illness associated with lack of physical activity and social interaction. A park and public space network can provide local employment and investment opportunities; and contributes to maintaining a healthy workforce.

*Evidence from around the world for building cities and regional areas around public open space, active recreation areas, green streets and walking and cycling infrastructure, has repeatedly demonstrated this approach will deliver improved health, social cohesion, vibrant local economies, productivity, and environmental benefits.*

Source: NSW Government Draft Open Space for Recreation Guide (2018)

### 3.2. LESSONS FROM THE LOCKDOWN - IMPORTANCE OF PUBLIC OPEN SPACE

The recent impact of measures to reduce the spread of the coronavirus pandemic has highlighted just how important public spaces, parks and pathways are to the community. Anecdotal evidence from many towns and cities has highlighted the rapid increase in use of public space and how the important the opportunity to get outdoors and be active has become to all. It is likely this rapid shift in behaviour will emphasise serious inequity in provision and may result in more permanent increases in outdoor activity and exercise.

*“However, the sheer volume of people exercising in the open air has also exposed the limitations of historic design of some public spaces, with too many people crowded onto narrow walkways or poorly laid out parklands. That’s why our future precincts, parks and public spaces need to be designed to enable better social distancing, with wider footpaths, segregated cycleways and more linear parks, to meet the increased demand for these precious public spaces.”*

Rob Stokes NSW Minister for Planning. Source: Guardian Australia 12/05/20



## 4. OPEN SPACE & RECREATION TRENDS & RESEARCH

A range of sport and recreation trends have been observed through studies undertaken by the Otium Planning team for various local governments throughout Australia and analysis of published data (e.g. ABS, CSIRO, Australian Sports Commission). Below is a summary of participation, planning, design and management trends that have implications for sport and recreation planning and provision.

### How people are participating

- « Organised sport is generally static but there is growing demand for more social forms of participation
- « Preference for "turn up and play" activities with minimal volunteering commitments
- « Continuous growing popularity of self-directed activities like walking/running, fitness, riding, mountain biking, bush walking and outdoor recreation
- « Strong emergence of some activities in response to inclusion in the Olympics, changing structures by traditional sports
- « Increasing sports "tourism" activities
- « The rise of lifestyle, adventure and alternative sports, which are particularly popular amongst younger generations.

### How activity structures are changing

- « Season overlap and across season usage is becoming more prevalent
- « The rise of personal trainers and fitness means an increased use of public spaces for organised or led activity
- « Shift from predominantly weekend and early evening participation to weeknights, days, work hours and early mornings
- « Community-based provision (i.e., volunteer) is under pressure and community groups are looking at paid staff for administration
- « Increasing commercial provision of casual and social recreation – "pay and play"

### Social factors

- « Demographic shift, especially in larger cities, is changing participation patterns.
- « Ageing population who readily participate in recreation and travel.
- « Increasing densities in larger cities and increasing medium and high density living for young couples and families with young children.
- « Declining housing affordability pushing many aspiring homeowners and renters to urban fringes, greenfield development fronts and regional areas.
- « Rapid change in employment structures with increased part-time, casual or insecure work and participation in the 24-hour economy.
- « This affects participation ability as well as volunteerism.
- « High correlations between low socioeconomic areas and worsening health outcomes
- « Increasingly multi-cultural society desiring greater variety of recreation activities reflecting a wide range of interests and new activities.
- « Sport and recreation can help achieve mental and physical health, crime prevention, social development and international cooperation objectives.

### Key challenges

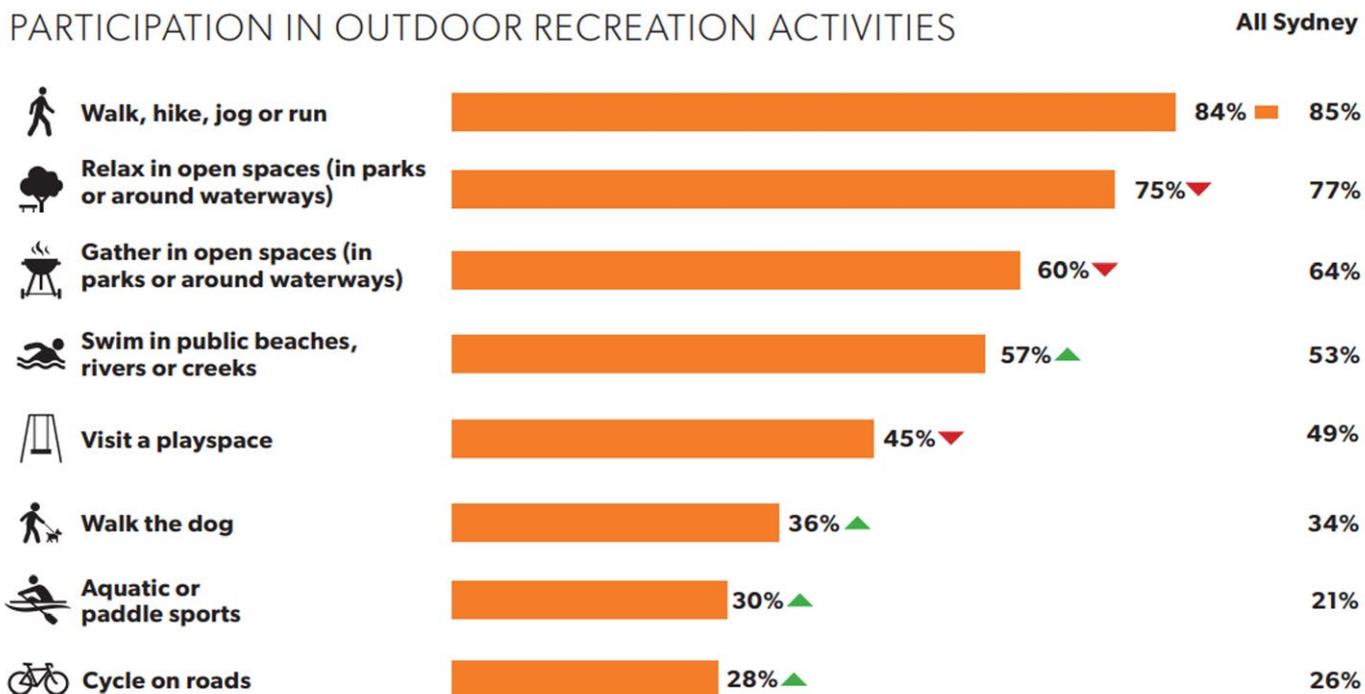
- « Declining volunteerism placing pressure on the way Councils manage facilities on their land
- « The administration of sport may transition from community-based organisations to corporate structures as they face increased accountability.
- « The cost of participating is also rising, and this is a participation barrier for many people.
- « Asset management - greater pressure on Councils with ageing assets and increasing community expectations
- « Many community groups are struggling with facility and program management
- « Declining land availability and increasing cost of provision
- « Increased focus on healthy and active lifestyles
- « Need for shift from viewing sport and recreation infrastructure as a 'cost' to viewing it as an 'investment, impact and value' to communities
- « Competitive funding environment - need for demonstrable broad community value.
- « Emerging markets for television, social media, sports equipment, services and events because of population and income growth in Asia

## 4.1. PARTICIPATION RATES AND SURVEY RESULTS

### 4.1.1. Greater Sydney Outdoors Study

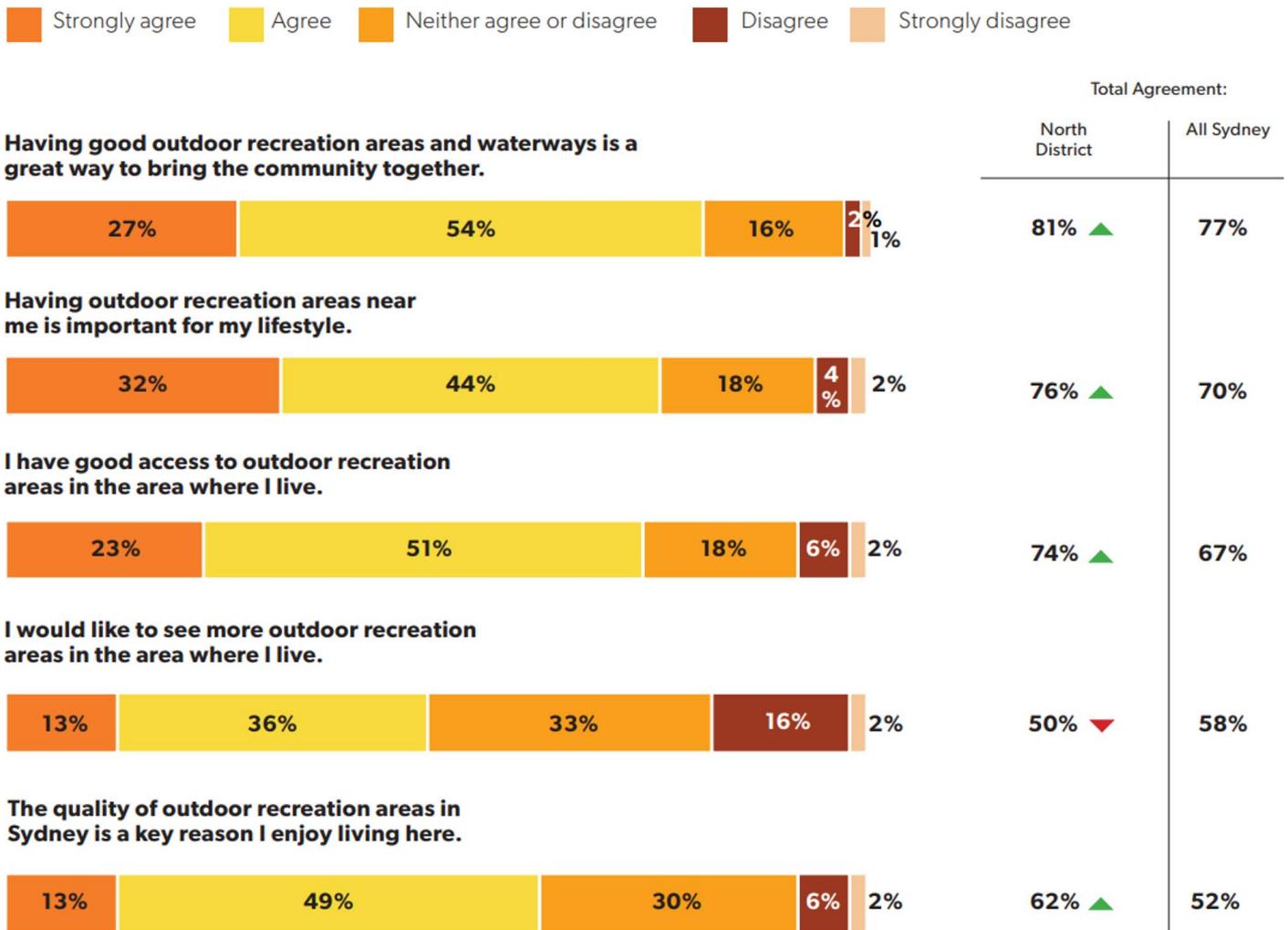
In 2019, the NSW Department of Planning, Industry and Environment conducted the Greater Sydney Outdoors Study to discover what Sydneysiders love to do during their recreation time. The results for ‘what do North District residents love to do?’ are outlined below:

Figure 10 – Greater Sydney Outdoors Participation Results, North District



Attitudes towards outdoor recreation areas and waterways are summarised below.

Figure 11 – Greater Sydney Outdoors Attitudes Results, North District



In addition, the following summarises what the community of the North District would like to see in the future:



Improvements to **walking and cycling networks**, to help get to outdoor recreation areas without a car – especially through bushland areas.



Open spaces that **feel safe** and provide for multiple uses.



Larger open spaces, providing **diverse opportunities** for a range of outdoor recreation activities.



Improvement and extension of **tracks** along the foreshore.

### 4.1.2. Ryde Children Play Plan 2019

Consultation was undertaken as part of the Ryde Children Play Plan. Key findings include:

Figure 12 – Community Consultation Results from Ryde Children Play Plan: Everyday playgrounds

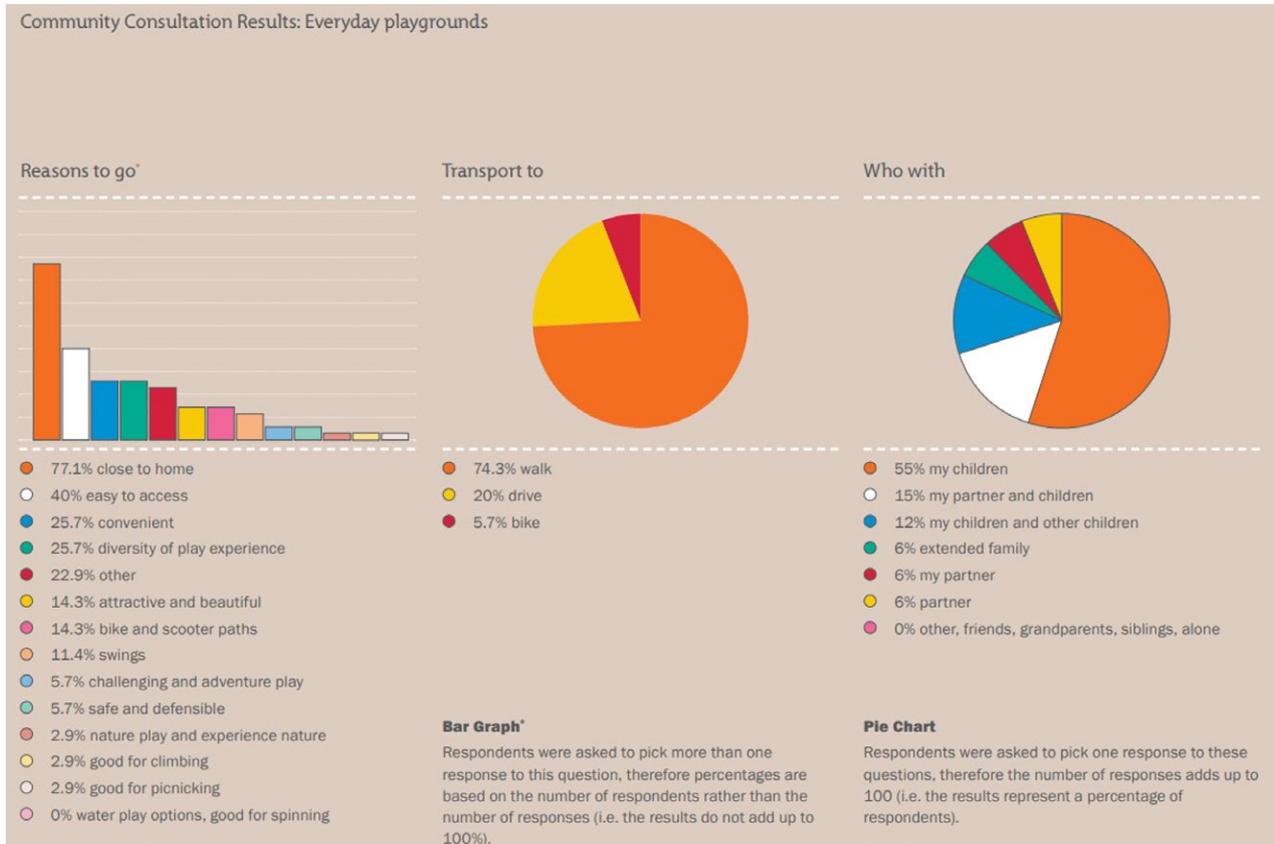
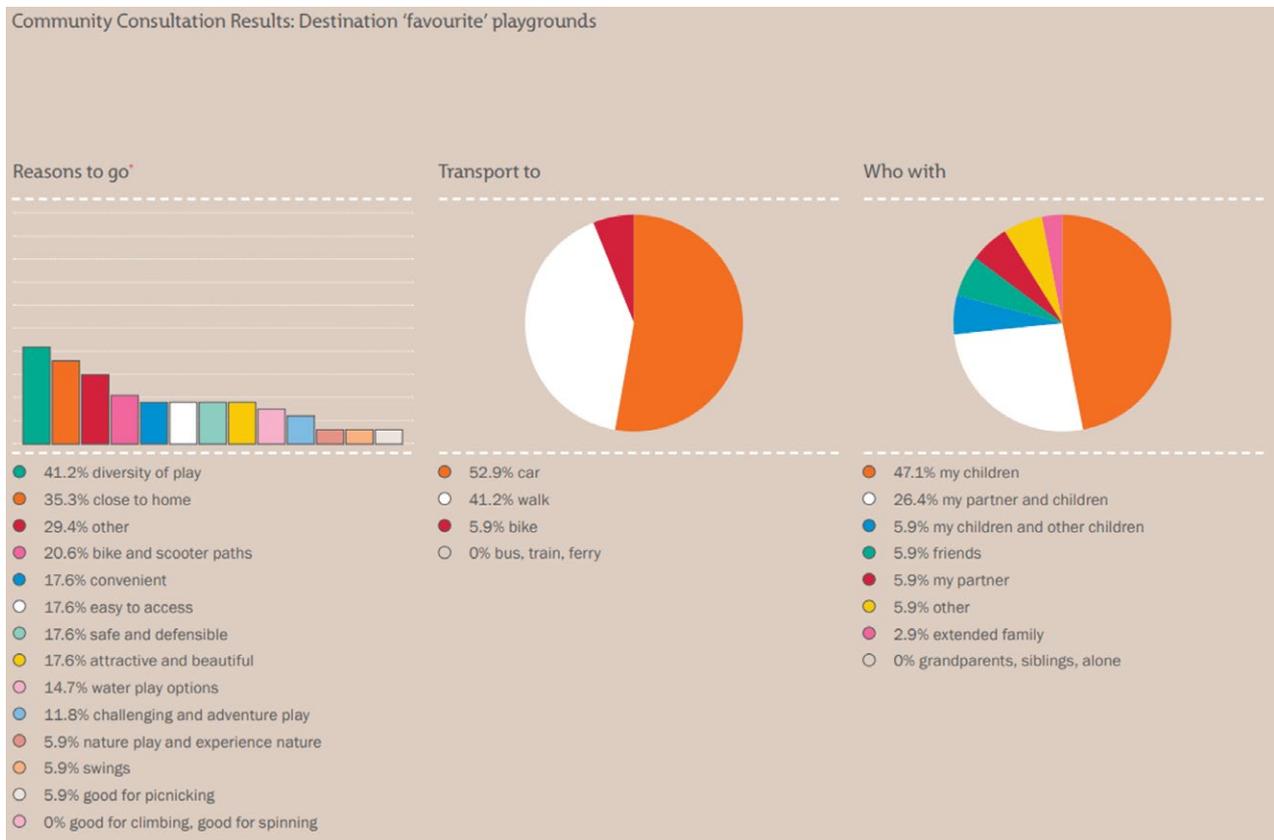


Figure 13 – Community Consultation Results from Ryde Children Play Plan: Destination playgrounds



## 4.2. GOVERNMENT ARCHITECT OPEN SPACE AND RECREATION GUIDELINES

There is currently no contemporary government endorsed provision guidelines for open space and recreation provision. In 2020, the NSW Government Architect released the 'Greener Places' framework.

The framework advocates for **green infrastructure to be considered as essential** infrastructure throughout the urban design process, from strategy to construction and maintenance. The objectives of the guideline are:

- « To protect, conserve and enhance NSW's network of green and open natural spaces
- « To deliver a network of high quality, high-performing, and well-designed green space, establishing a crucial component of urban infrastructure to address the environmental challenges of the 21st century
- « To protect and enhance local habitat including both native flora and fauna
- « To promote healthy living, encouraging physical activity, social cohesion, and enhancing wellbeing by providing liveable places for the NSW community
- « To create a more strategic approach to planning for green infrastructure, encouraging early and integrated investment through statutory planning
- « To deliver better tools for the delivery of green infrastructure across NSW.

Greener Places makes a case for the importance of green space, how integration is essential and how greener thinking can make our cities healthier and more successful places. There are four principles that will help deliver green infrastructure in NSW.

### 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

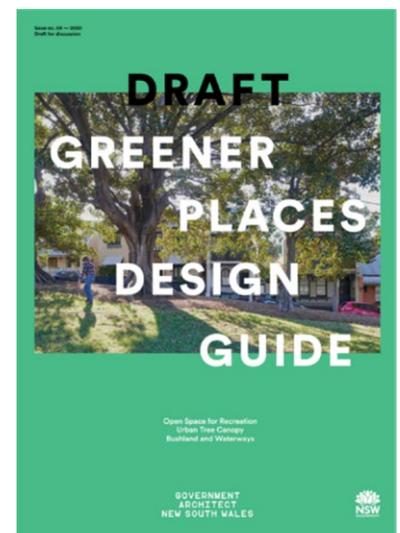
The document outlines four principles of green infrastructure supported by a range of principles to implement. There are three manuals/ tool kits that support the policy; one of these is currently in draft- Greener Places Design Guide.

The **Greener Places Design Guide** suggests that the focus of planning should be around providing a range of opportunities at different levels of access and intensity, rather than a focus on population and spatial standards.

*In effect the approach is to look for the spaces that can support the desired range of opportunities, and if those spaces do not exist or are at capacity then this triggers the need for more land. The Guide offers specific criteria for greenfield sites to ensure that sufficient land is provided for future needs.*

The guide provides a framework for assessing the values and performance of the urban landscape to reveal our open space needs. It identifies nine strategies:

1. Improve the provision and diversity of open space for recreation
2. Understand the demands on existing open space, and plan for open space in new and growing communities
3. Improve the quality of open space for better parks and facilities
4. Use open space to connect people to nature
5. Link to the network of green space
6. Encourage physical activity by providing better parks and better amenity
7. Provide open space that is multifunctional and fit for purpose
8. Design versatile, flexible spaces
9. Consider life-cycle costs, management, and maintenance



#### 4.2.1. Open Space Performance Criteria

The Greener Places Design Guide outlines six core performance criteria for consideration when planning for open space:

- « **Accessibility and Connectivity** - Ease of access is critical for the community to be able to enjoy and use public open space and recreation facilities.
- « **Distribution** - The ability of residents to gain access to public open space within an easy walk from home, workplaces, and schools is an important factor for quality of life. The geographic distribution of open space is a key access and equity issue for the community
- « **Size and Shape** - Size and shape of open space has a direct bearing on the capacity of that open space to meet and accommodate recreation activities and needs
- « **Quantity** - In low- and high-density areas, good provision of public open space is essential to compensate for the lack of private open space to support active living and contribute to a more liveable neighbourhood.
- « **Quality** - The quality of design and ongoing maintenance and management is critical to attracting use and activating the open space network
- « **Diversity** - The range of open space setting types within an urban area will determine the diversity of recreation opportunity for communities

#### 4.2.2. Hierarchy and Site Quality Performance Criteria

The Greener Places Design Guide also provides a typical hierarchy for parkland provision and site quality performance criteria to assess site suitability and intended purpose. The typical hierarchy and site quality performance criteria is summarised below.

Table 6 – Typical hierarchy of parkland provision, Draft Greener Places Design Guide (2020)

PARK TYPE	TYPICAL OPPORTUNITIES	EXAMPLE DESIGN SOLUTIONS
Local park	Local play and recreation opportunities	Local park of 5000m <sup>2</sup> with 50% road frontage and functional space for informal activities.
Linear park / open space corridor	Recreational and active transport pathways	Large Creekside linear park with a minimum of 20m from top of bank and not steeply sloping. Multiple entry points and minimum 50% road frontage or public space access.
	Linkage to formal parks	
	Minor recreation features such as seats	
	Active opportunities such as fitness equipment	
District park	Local and destination play	District park of a minimum 2 ha with 50% road frontage and large usable areas for active recreation.
	Picnic and gathering spaces for groups	
	Large active spaces for youth	
	Recreation spaces	
District sport precincts	Provision of formal, developed playing areas for field and court sports and built sporting facilities	10+ ha site with multiple fields and courts and built facilities supporting formal use such as clubhouses, change and amenities buildings, on-site parking, access networks, and buffer spaces to adjacent uses.
Regional/ metropolitan / citywide parks	Large group spaces	Large destination parklands of more than 5 ha focused around a key landscape feature such as a riverside or central reserve.
	Picnic and barbecue facilities	
	Large destination play	
	Key landscape features	
	Path and trail-based recreation	Multiple spaces and activities and highly accessible
	Long-stay facilities	
Regional/ metropolitan / citywide sporting precincts	Large multi-sport destinations where sports organisations conduct major competitions and use multiple playing surfaces for each code	Large precincts of 20+ ha with a number of focus zones for different sporting-use types (e.g. rectangular fields, ovals, outdoor courts, indoor sports). Shared access and parking nodes supporting multiple clubs with their own built facilities such as clubhouses and change rooms.

Table 7 – Site quality performance criteria, Draft Greener Places Design Guide (2020)

HAZARDS AND CONSTRAINTS	<p>Land must be free of hazards and constraints to community use. Unacceptable land includes land:</p> <ul style="list-style-type: none"> <li>« listed on a contaminated land register or environmental management register</li> <li>« known or suspected to be contaminated</li> <li>« under high-voltage powerlines or within 50 m of the line easement</li> <li>« where community use is constrained by easements</li> <li>« constrained by proximity to noxious uses.</li> </ul>
MINIMUM WIDTHS	<p>Land should be greater than 15 m wide (excluding the width of any creeks or waterways measured from top of bank) unless it is part of a linkage or minor entry point, then 5 m minimum width applies.</p> <p>Land for sporting use must generally be 150 m or greater for any dimension to allow for proper orientation of fields or courts.</p>
SAFETY AND DESIGN	<p>All location and development of public parks and community facilities should consider crime prevention through environmental design (CPTED) principles and any design guidelines for public spaces and facilities adopted by council.</p> <p>In general, all public open spaces should have a minimum of 50% road frontage or combined road and public use area e.g. major foreshore and multi-use pathway, or plaza and shopping or retail precinct.</p> <p>Linear systems should have at least 25% road frontage with no section of road frontage less than 50 m.</p>
BUFFERS AND ADJACENT LAND USE	<p>Parks should consider adjacent land uses and be adequately buffered from incompatible uses. Solutions may include vegetation corridors, planted mounds, and fencing.</p>
CONSTRUCTED DRAINS AND FLOODING	<p>Constructed drains and overland flow paths are not suitable for parkland.</p> <p>Detention and retention basins are not suitable for parkland or active sport or recreation unless their design meets suitable criteria for dual or multiple use for drainage open space.</p> <p>Land for active open space may be situated on land which is periodically inundated if it is well-drained. Sandy soil rather than clay soil is preferred.</p> <p>Clubhouses and other substantial buildings should be located on the higher elevation of the site preferable above 1% annual exceedance probability (AEP). Buildings associated with open space (public toilets, kiosks, etc.) may be located in areas with higher flood frequency.</p>

## 5. OPEN SPACE NEEDS ASSESSMENT AND SITE POTENTIAL

### 5.1. EXISTING OPEN SPACE ASSESSMENT

An initial review of public open space sites within a an 800m radius of the existing Meadowbank Public School was undertaken to determine current supply. 800m was used initially to gain an understanding of the broader public open space supply. The 800m radius and RE1 zoned land is visualised in the below figure.

Figure 14 – 800m radius from Meadowbank Public School



There are major roads that act as barriers in accessing public open space within the 800m radius, in particular:

- « **Victoria Road:** Located to the north of the site, it has six lanes running east-west. Safe walking access to sites north and south of Victoria Road is restricted to very limited signalised intersections.
- « **Church Street:** Located to the east of the site, it has six lanes running north-south. Safe walking access to sites east and west of Church Street is restricted to very limited signalised intersections.

## Examples of major barriers to accessing public open space

Figure 15 – Church Street



Figure 16 – Large and car dominated intersections



### 5.1.1. Existing Public Open Space Provision

Existing provision of public open space relevant to this study is summarised in the table below with further analysis provided for each site.

Table 8 – Summary table of existing open space near Meadowbank Public School

SITE NAME	SIZE (M2)	HIERARCHY	FUNCTION	WALKING DISTANCE FROM MEADOWBANK PS
Ann Thorn Park	1,868	Local	Park	350m / 5minutes
Anderson Park	5,543	Local	Park and Foreshore	500m / 6 minutes
Wandoo Reserve	2,026	Local	Park	750m walk / 10 minutes
Charity Creek Cascades	12,400	Local	Linear Park	800m / 11minutes

## Anne Thorn Park – 1,868m<sup>2</sup>

**Hierarchy and function** – Local park

**Facilities** – Pathway, playground, seating, landscaping

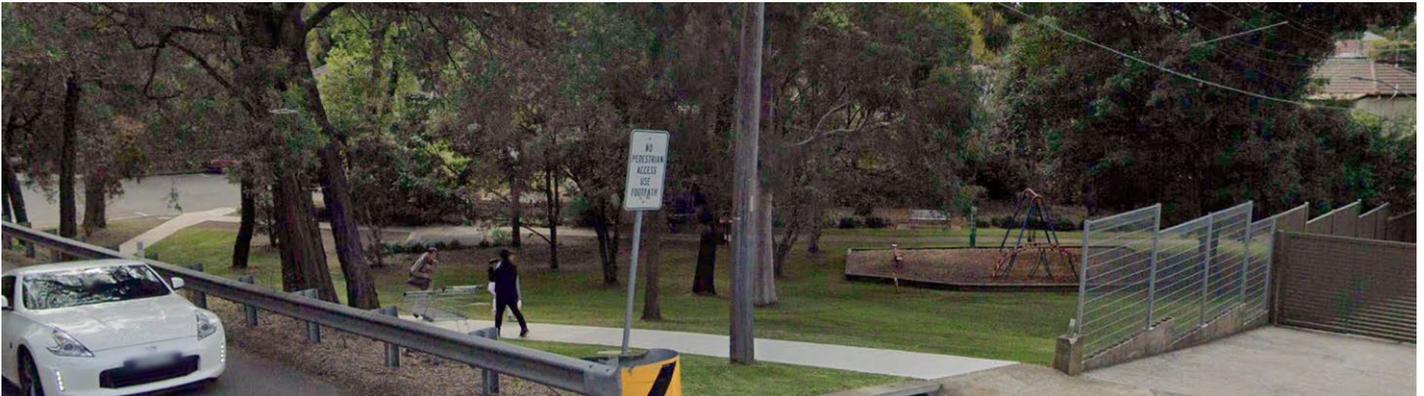
**Distance from Meadowbank Public School** – 350m walk / 5 minutes

**Site Analysis** – Provides a small local playground, access pathway linking Constitution Road and Richard Johnson Crescent. Good stands of mature trees providing shading. The site is very small and does not meet the recommended minimum size of a local park outlined in the Draft Greener Places Design Guide 5,000–7,000m<sup>2</sup>. Furthermore, the site is constrained by its drainage/stormwater function. The site contains limited street frontage and has challenging topography. It currently provides little to no opportunities for additional recreation opportunities.



Within the Children’s Play Plan, Ann Thorn Park has been identified as a low priority with the following comments: This playground currently does not meet the Design Framework for a local playground. Install new equipment and landscape play opportunities. Ensure playground has an accessible path, shaded seating with back and arm rests and flush edge to play pieces.

*Figure 17 – Aerial image and street view of Ann Thorn Park*



## Anderson Park - 5,543m<sup>2</sup>

**Hierarchy and function** – Local park and foreshore

**Facilities** – Pathway, playground with shade sails, outdoor fitness equipment, BBQs, seating and shelters, public toilets, car parking, shared pathway along Parramatta River, landscaping

**Distance from Meadowbank Public School** – 500m walk / 6 minutes

**Site Analysis** – Anderson Park is located south of high-density residential dwellings that has been developed over the past decade. The site has good street frontage, adjoins the Ryde Wharf and is well connected by the shared pathway that runs along the Parramatta river foreshore. There are a range of recreation offerings including play, informal kick-about spaces, walking/jogging, cycling, fitness and social gatherings.

Given the sites context in relation to housing densities, Anderson Park is currently operating at or near capacity.



Figure 18 – Images of Anderson Park



## Wandoo Reserve - 2,026m<sup>2</sup>

**Hierarchy and function** – Local park

**Facilities** – Playground and landscaping

**Distance from Meadowbank Public School** – 750m walk / 10 minutes

**Site Analysis** – Despite having street frontage, the site's steep topography drops away from the road frontage, resulting in poor passive surveillance and also restricts future recreation opportunities.

Given the sites location being east of Church Street/Devlin Street, it is not easily accessible to residents living within 400m of Meadowbank Public School.

Figure 19 – Aerial image of Wandoo Reserve



## Charity Creek Cascades - 12,400m<sup>2</sup>

**Hierarchy and function** – Local linear park

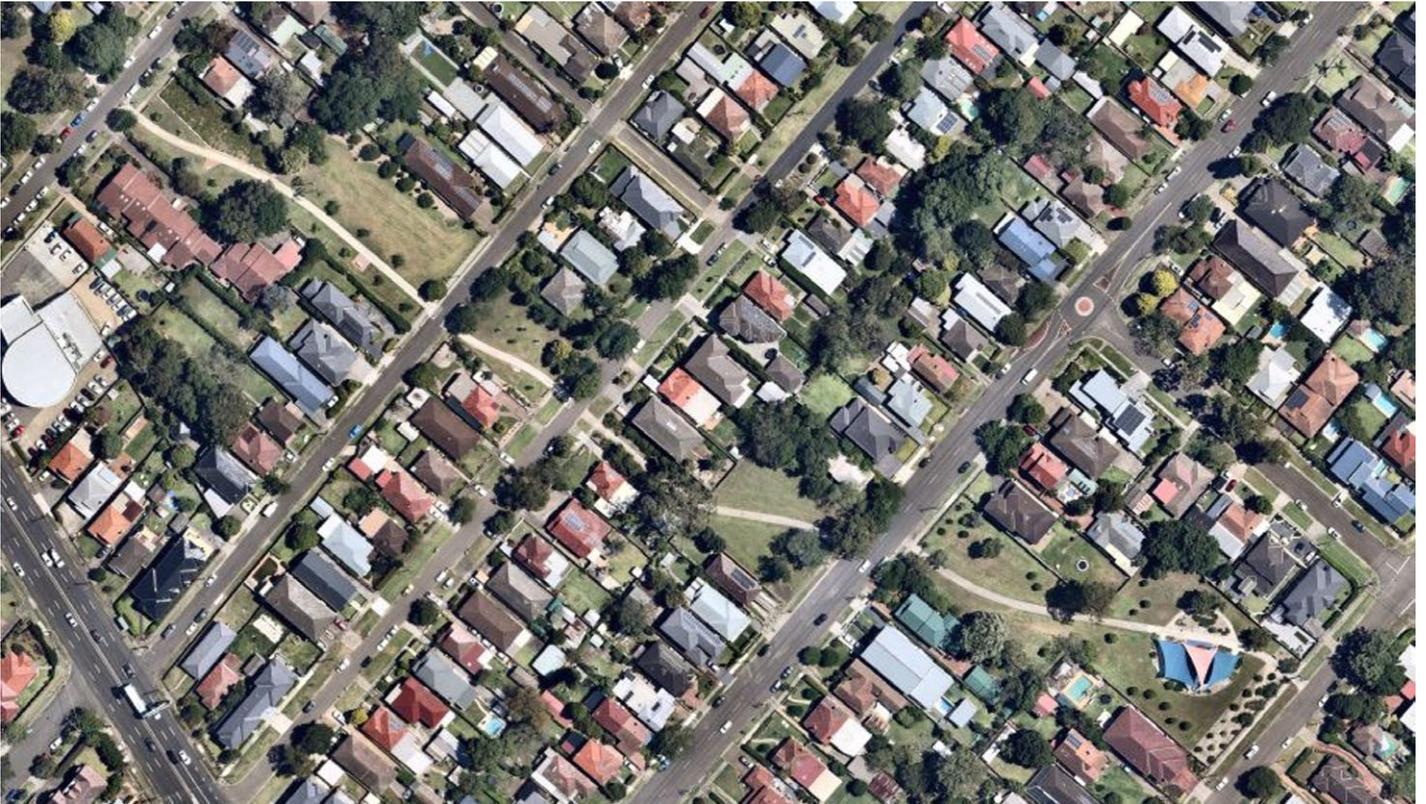
**Facilities** – Pathway connections, playground, seating and landscaping

**Distance from Meadowbank Public School** – 800m walk / 11 minutes

**Site Analysis** – Linear park dissected by four local streets. A playground with shade sails is provided to the east of the reserve. The series of parks are linked by a pathway.

Given the site's location being east of Church Street/Devlin Street, it is not easily accessible to residents living within 400m of Meadowbank Public School.

*Figure 20 – Aerial image and street view of Charity Creek Cascades*

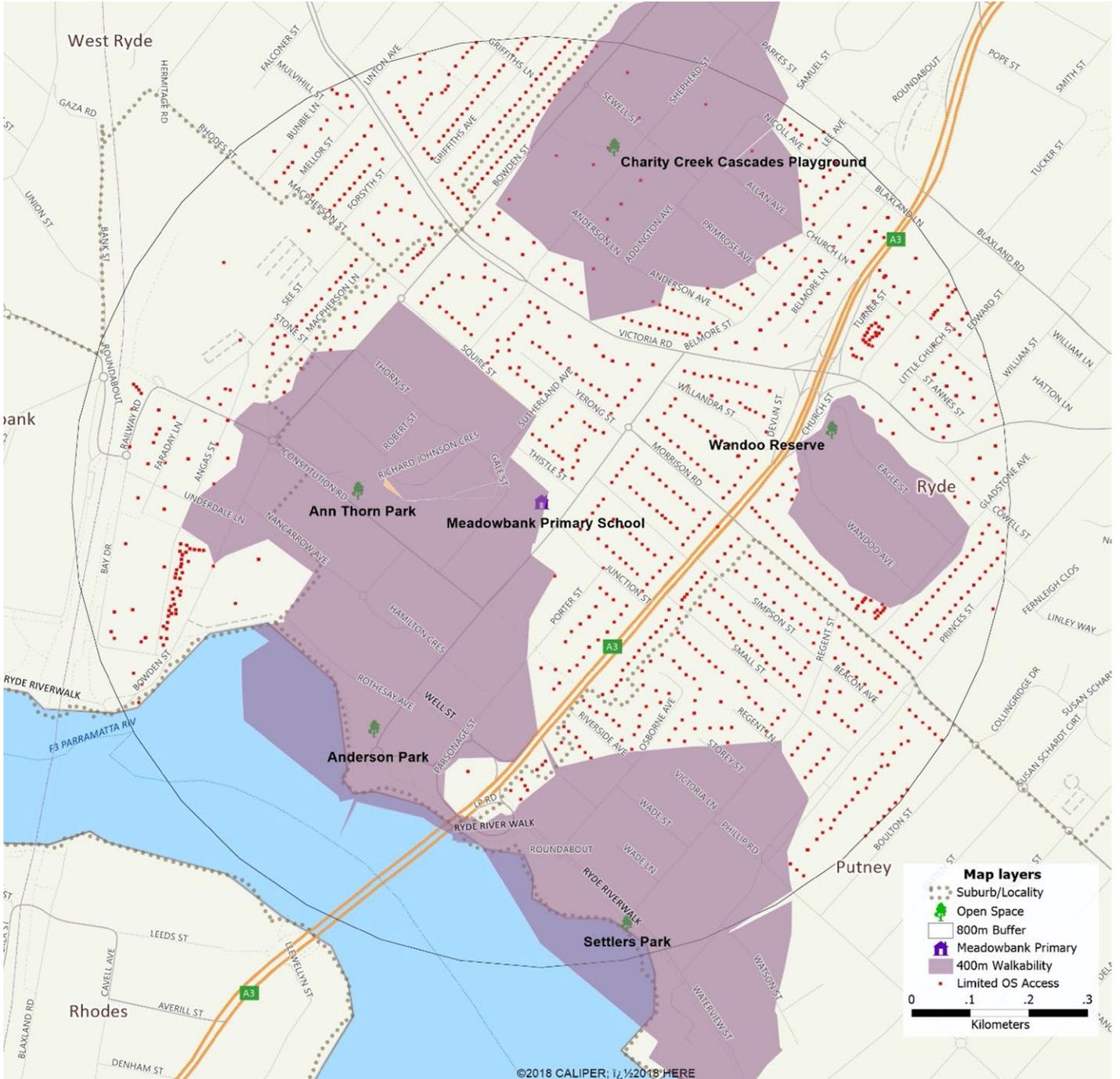


## 5.1.2. Distribution and Access of Existing Public Open Space

Otium Planning Group has produced the below 'PedShed' map to highlight the indicative 400m walking distance from each of the public open space sites surrounding Meadowbank Public School.

The 400m walking catchment highlighted purple in the figure below. The red dots identify dwellings that do not currently have walkable access to public open space.

Figure 21 – Distribution and access of existing public open space



As demonstrated, there are large numbers of residents who are not within the recommended walking distance of public open space identified by various government strategies. Specifically, it is recommended that ***‘high density development (over 60 dwellings per hectare) should be located within 200 metres of open space and all dwellings should be within 400 metres of open space’***.

The Meadowbank Public School Concept Design Report by McGregor Coxall provides a radius based mapping that illustrates the existing situation, with dwellings not within 400m of a local park in red. They then show the reduction in the number of dwellings who would not have access to public open space should Meadowbank Public School be converted to Public Open Space.

Figure 22 – Open space deficit showing current and post school conversion to open space.



### 5.1.3. Summary Analysis of Existing Public Open Space

Key findings of the existing supply of public open space include:

- « **Quantity** – There are very few parks within close proximity to Meadowbank Public School. The closest site is Ann Thorn Park is only 1,868m<sup>2</sup> in size. This is almost half the recommended minimal park size outlined the Draft Greener Placed Design Guide.
- « **Quality** – Whilst the condition of existing public open space is generally high, the suitability of some of these sites are poor. Ann Thorn Park and Wandoo Park both contain challenging topography and provide limited opportunity for recreation offerings. Charity Creek Cascades is heavily dissected by local roads impacting on useability and functionality.
- « **Diversity** – Anderson Park provides diverse recreation opportunities. However, it is not within walking distance of residents within surrounding Meadowbank Public School. There were no sport facilities or informal ‘turn up and play’ courts identified within the 800m planning catchment.
- « **Distribution and Access** – There are large numbers of residents who are not within the recommended walking distance of public open space.
- « **Safety** – Passive surveillance is one of the most important factors that contributes to safety within public spaces. Safety influences the nature and extent that people use spaces and places. Thorn Park and Wandoo Park have poor street frontage and limited passive surveillance, thereby reducing their ability to service public recreation needs safely.
- « **Capacity** – Given the scale of residential development in the area, it can be assumed with a high level of confidence that the existing open space is well utilised. The anticipated forecast provision of 0.83ha of public open space per 1,000 residents by 2031 is significantly lower than recommended levels, and is therefore likely that existing public space is operating at capacity.

## 5.2. SITE APPRAISAL

### 5.2.1. Overview

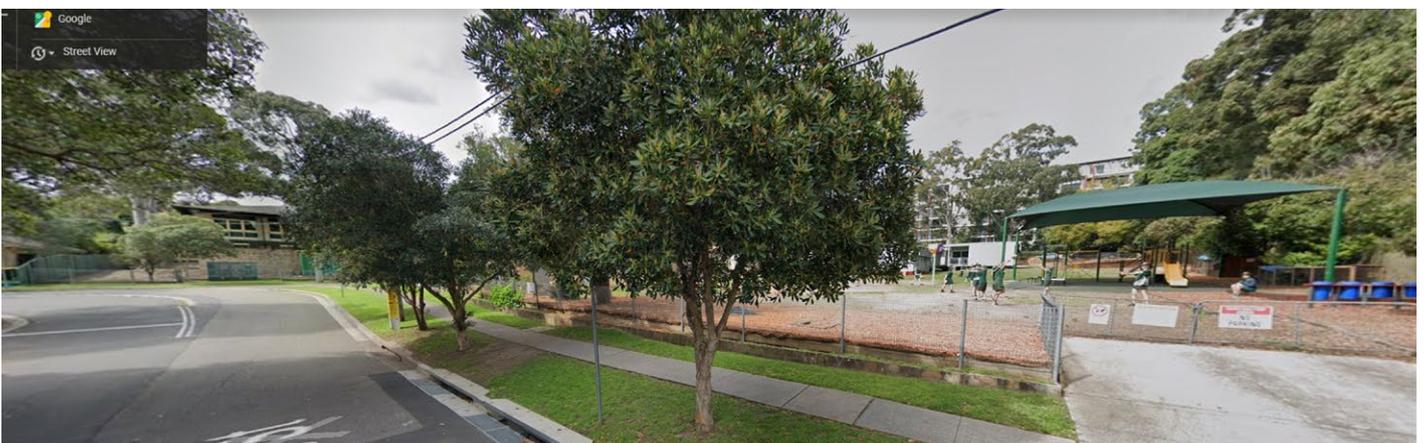
Meadowbank Public School is located on the corner of Belmore and Thistle Streets, South Ryde. The site also has street frontage on its western aspect via Gale Street. The overall size of the site is approximately 9,137m<sup>2</sup> and is approximately 120m x 85m.

A childcare centre is located on the corner of Thistle and Belmore Streets.

Figure 23 – Aerial image of the existing Meadowbank Public School



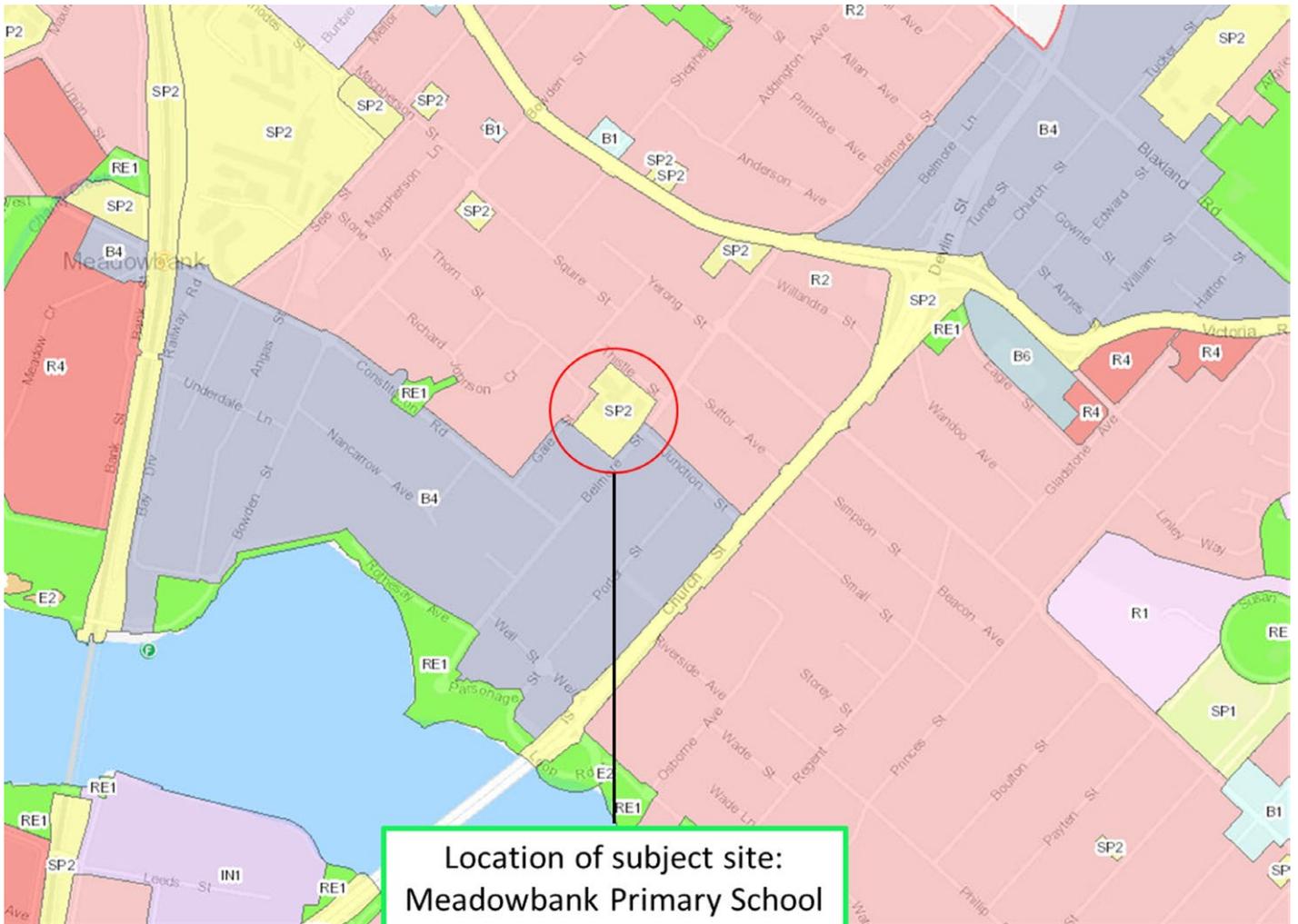
## Street view images of Meadowbank Public School



### 5.2.2. Zoning and Adjoining Land Use

Meadowbank Public School is currently zoned SP2 – Infrastructure. Surrounding land use includes R2 – Low Density Residential and B4 – Mixed Uses.

Figure 24 – Ryde Local Environment Zoning Map



The immediate adjoining land uses are varied and is highly likely to generate high demand for public open space during different hours of the day. The adjoining land uses include:

- « Medium to high density dwellings to the east of the site along Belmore Street
- « The City of Ryde Operation Centre to the south of the site
- « Low density dwelling to the north and west of the site.

Figure 25 – Medium to high density dwellings



Figure 26 – City of Ryde Operation Centre



Figure 27 – City of Ryde Operation Centre



### 5.2.3. Walking Catchment Mapping

The Meadowbank Public School is well positioned to service an area that is currently deficient in public open space. The figure below identifies the 200m and 400m walking catchment from the site.

Figure 28 – Walking catchments to/from the existing Meadowbank Public School



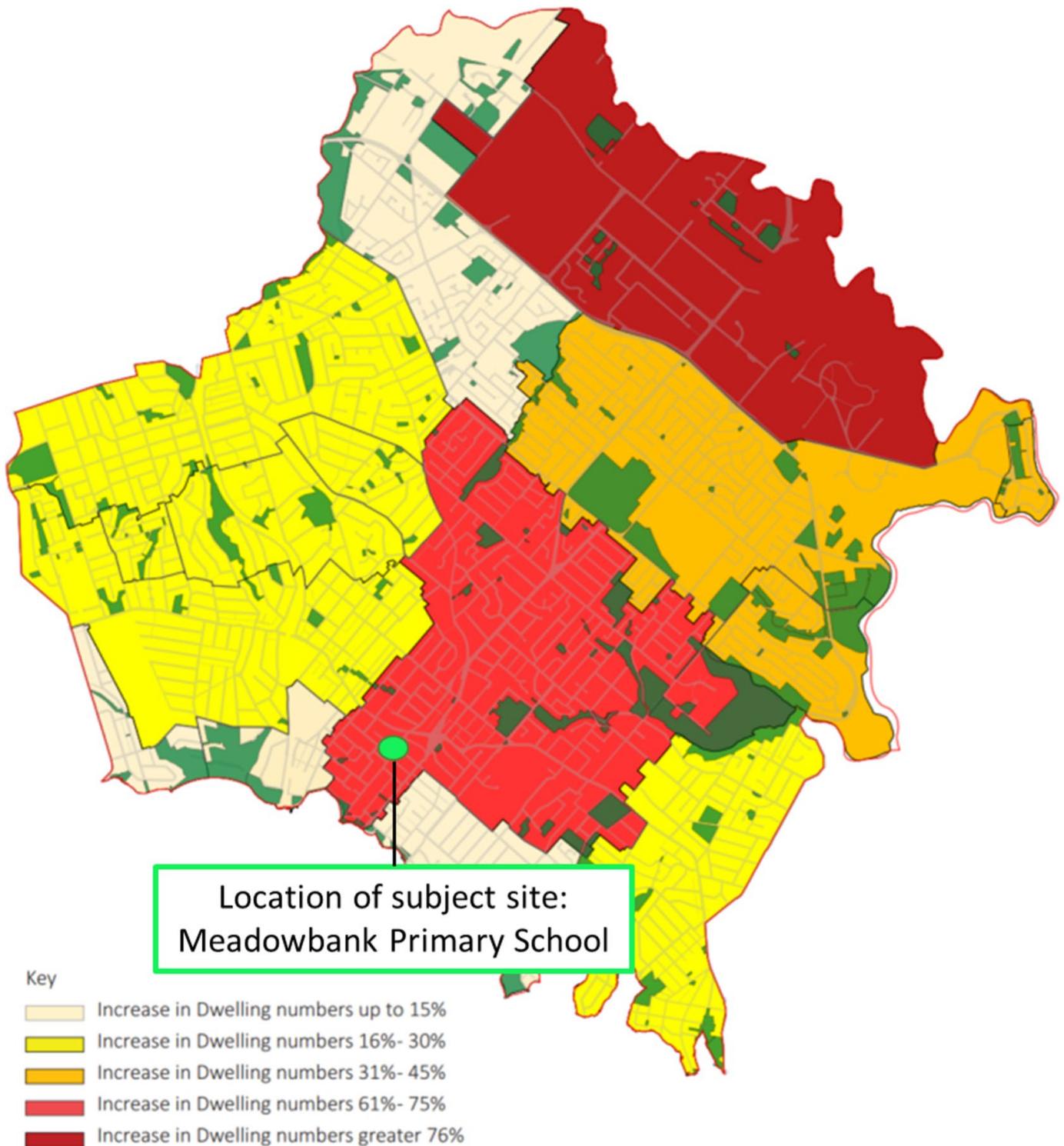
Based on **2016 ABS Census data**, there were **2,093 people living within a 400m of the site**. It is important to note that during and since 2016, many industrial areas have been redeveloped into medium to high density residential dwellings. Therefore, **the current population within the 400m walking catchment is significantly higher**. The 2016 age profile is provided in the table below.

Table 9 – 2016 age profile of 400m walking catchment

AGE	POPULATION
Age <5	170
Age 5 to 14	155
Age 15 to 19	78
Age 20 to 24	192
Age 25 to 34	659
Age 35 to 44	328
Age 45 to 54	183
Age 55 to 64	161
Age 65 to 74	91
Age 75 to 84	45
Age 85+	31
<b>TOTAL</b>	<b>2,093</b>

Council's Sport and Recreation Strategy 2016 – 2026 provides an indication of the forecast increase in dwellings from 2011 – 2031. As shown below, the existing Meadowbank Public School is located in an area expected to grow by 61-75% from 2011 – 2031. This will place significant increased pressure on a range of critical infrastructure, including open space and recreation facilities. Table 13: Hire Fees Cammeray Park.

Figure 29 – Forecast increase in dwellings between 2011 and 2031



#### 5.2.4. Site Appraisal Analysis

An analysis of the site has been undertaken in relation to site quality performance criteria to assess site suitability and intended purpose. Key findings include:

- « **Size and shape** – The site is approximately 9,100 m<sup>2</sup> in size. The Draft Greener Places Guide identifies the minimum size of a local park to be 5,000–7,000m<sup>2</sup> in medium to low density areas. The shape of the site is flexible, with no boundary less than 40m.
- « **Hazards and constraints** – There are no known hazards such as contamination. Additionally, the site does not have significant constraints such as high voltage power easements. The topography of the site is also favourable for public open space.
- « **Minimum widths** – The site has an approximate minimum width of 65m which exceeds the recommended minimum width of 15m.
- « **Safety and design** – In general all public open spaces should have a minimum of 50% road frontage or combined road and public use area. The site contains three road frontages totalling approximately 60% of the site's perimeter. This represents good passive surveillance outcomes that will enhance safety and useability.
- « **Buffers and adjacent land use** – The high quantity of street frontage provides buffers to majority of the site, thereby minimising potential future adverse impacts. There are two residential dwellings to the west adjoining the site and the childcare centre on the corner of Belmore and Thistle Streets. Future designs should consider appropriate landscape buffers.
- « **Constructed drains and flooding** – Review of flood mapping available on the City of Ryde website indicates that there is minimal to no flood risk over the site. This is consistent with majority of school locations which are typically planned outside of high-risk flood areas.

*The site meets key performance criteria outlined in the Draft Greener Places Guide. It is therefore deemed suitable as a future public open space site.*

The size and shape of the subject site indicates it is most suitable for as a 'local level park' under the Greener Places Design Guide. Typical offerings under this hierarchy include local play and recreation opportunities. More detailed site opportunities are provided later in this report.

Should the site be developed for public open space, it will help address an existing shortfall of open space and service a population of well over 2,000 residents within a 400m walking distance.

## 6. BENEFITS AND RISKS

### NSW Treasury Business Case Guidelines, Stage 0 – Problem Identification

*Step 4: Understand benefits and risks from the intervention (change) and how these link to Programs and contribute to Program KPIs*

#### 6.1. BENEFITS

The conversion of Meadowbank Public School to public open space will deliver a range of benefits including but not limited to:

- 1** Reducing identified gaps in access to public open space - Increasing the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space.

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- 2** Increasing the tree canopy and green cover, especially in an area with increase residential development and density.

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- 3** Providing spaces and facilities that foster positive physical and mental health outcomes, contributing towards the Government's preventative health agenda.

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- 4** Enhancing community liveability by providing well connected walkable places that builds on local strengths and focuses on quality public places.

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- 5** Providing for new play and outdoor recreation facilities that will meet NSW Government Architect Guidelines and City of Ryde strategic plans.

These benefits will contribute towards a range of state and local government policies, guidelines, strategies, objectives and programs. This alignment is outlined in detail within Section 2.2 to this report.

#### 6.1.1. Evidence of Public Open Space Benefits

There is a wealth of research and evidence that quantifies the benefits of providing high quality, accessible public open spaces.

- « Research estimates the healthcare costs of non-participation in physical activity, particularly as it contributes to chronic conditions such as heart disease, stroke and type II diabetes. The direct costs alone of these conditions equate to \$4 billion nationally a year; obesity costs as much as \$2 billion. Of these direct costs over \$1.5 billion is attributable to physical inactivity.
- « The indirect costs – lost productivity, time off work, lost time, loss of productivity of carers, need for adaptation of living environments – are also substantial. These figures do not include the costs associated with suffering and premature death – for heart disease these have been estimated to be \$6.6 billion
- « There is a 22% reduction in risk of death for those who participate in regular walking compared to those who don't.
- « The overall average labour productivity loss caused by physical inactivity corresponds to a direct loss of 1.8 working days per worker per year for the average Australian worker.
- « Recent studies have demonstrated being in green spaces reduces frustration and distress (White, Alcock et al. 2013) and urban dwellers who perceived their neighbourhood to be greener were found to have better mental health than those who perceived their neighbourhood as less green (Sugiyama, Leslie et al. 2008).

The Centre for the Built Environment and Health evaluated the impact of the Liveable Neighbourhoods Policy on the health and wellbeing of Perth residents. Key findings included:

- « 53% more likely to do any walking within their neighbourhood
- « 40% less likely to feel unsafe from crime
- « 14% more likely to have better mental health

Results indicated that the location and size of green open spaces and the amenities within them are important for health outcomes. The positive impacts on participants included:

- « Residents with access to parks and well-connected footpaths were 2.5 x more likely to walk for more than an hour each week
- « After relocation, residents who had better access to recreational spaces increased their walking by around 18 minutes per week for each additional space they gained
- « Participants with access to a larger park with more amenities were 38% more likely to do over an hour of walking each week
- « Presence of graffiti, litter and vandalism in parks meant residents were around 50% less likely to walk for recreation in their neighbourhood
- « Participants with access to at least one high quality park within their neighbourhood were 2x more likely to have better mental health

**Sources:**

*Living Liveable - The impact of the Liveable Neighbourhoods Policy on the health and wellbeing of Perth residents*  
*Quality Green Space Supporting Health, Wellbeing and Biodiversity. The National Heart Foundation of Australia (2017)*  
*Why Active Living. NSW Government. (2010)*

**6.1.2. Evaluation of Benefits**

The NSW Government has recently released the Draft Evaluation Tool for Public Space and Public Life. The tool asks a series of questions to identify how people use public spaces. This information can be used to inform future planning, design, and investment and to improve public space for everyone. Key themes are shown in the figure below.

Figure 30 – Evaluation Framework: Public Space and Public Life



The framework provides key performance indicators that can be scored to measure and provide an evidence base to help inform potential improvements and understand impacts of government interventions.

It is proposed that this evaluation framework be undertaken prior to the recommended conversion of the site to public open space. A second evaluation should then be undertaken following completion and opening of the new public open space site. This will allow for effective comparison and measurement of the benefits outline above.

This evaluation could also be supported by surveying residents within a 400m walking catchment of the site to determine their current access and utilisation of open space and levels of physical activity. Undertaking this survey both prior and post development of the proposed public open space will allow for a comparative analysis and add greater quantitative data to the above framework.

## 6.2. PROJECT RISKS

This section provides a risk management plan to ensure that levels of risk and uncertainty are properly managed. As risk management is an ongoing process over the life of a project, the plan is considered a 'snap shot' of relevant risks at one point in time. It has been developed using templates and content as provided by NSW Treasury.

The risk management plan is consistent with the current Australian/New Zealand (AS/NZS standard on risk management). Standards Australia has adopted the international standard (ISO 31000), which it is has titled AS/NZS ISO 31000: 2009 Risk management – Principles and guidelines.

ISO 31000 consists of a set of principles, frameworks and processes aimed at improving decision making about risks and their management by reducing uncertainty and increasing the likelihood that organisational objectives will be achieved. It is not a compliance standard, but instead provides principles-based guidance on best practice.

Table 10 – Risk Management Framework

RISK REGISTER MATRIX						
		LIKELIHOOD				
		L1 Rare	L2 Unlikely	L3 Possible	L4 Likely	L5 Almost Certain
CONSEQUENCE	C1 Insignificant	D	D	D	C	C
	C2 Minor	D	D	C	C	B
	C3 Moderate	C	C	B	B	B
	C4 Significant	C	C	B	B	A

RISK LEVEL			
D	C	B	A
Low	Moderate	High	Extreme

Table 11 – Risk Analysis

RISK IDENTIFICATION			RISK ANALYSIS			RISK TREATMENT
ID	Risk Event	Major Cause/s	Likelihood	Consequence	Risk Level	Proposed Treatment/s
1	Delay to opening / delivery	Development approval and/or construction timing	L3 - Possible	C2 - Minor	C	« Project management
2	Design does not meet objectives	Competing land-use priorities. Unknown constraints	L2 - Unlikely	C3 – Moderate	C	« Revise design as needed whilst meeting project objectives « Due diligence through technical studies
3	Design does not meet community expectations	Lack of community engagement	L3 - Possible	C3 – Moderate	B	« Community participation throughout the design process
4	Insufficient budget	Inadequate funding allocated Unexpected constraints during construction	L3 - Possible	C3 – Moderate	B	« Quantity surveyor costings with high contingencies to be used to allocate budget
5	User conflicts	Design does not address functional relationships	L2 - Unlikely	C3 – Moderate	C	« Design to ensure inclusion and consider user relationships

## 7. STAKEHOLDER IDENTIFICATION AND ENGAGEMENT

### NSW Treasury Business Case Guidelines, Stage 0 – Problem Identification

#### Step 5: Identify relevant stakeholders

Effective stakeholder engagement is essential for the effective delivery of the proposed conversion of Meadowbank Public School. This section provides a high-level overview of stakeholder identification and proposed engagement. As the project progresses through its various stages, a more detailed engagement and communication program will be developed.

### 7.1. STAKEHOLDER IDENTIFICATION

Stakeholders include a range of government and non-government organisations and other groups. The table below provides a pre-primary stakeholder identification and summarises proposed involvement in the conversion of Meadowbank Public School to public open space.

Table 12 – Stakeholder Identification

STAKEHOLDER	IMPACT AND INVOLVEMENT
NSW Government – School Infrastructure NSW	As the landowner, School Infrastructure NSW will lead the project including planning, securing funding, coordinating design and relevant consultants/contractors to ensure project objectives are achieved.
NSW Government – NSW Treasury	Responsible for allocation of funds for NSW projects including the proposed conversion of Meadowbank Public School to public open space. The project requires funding consideration in respect to NSW Government budgets.
NSW Government - Department of Planning and Environment (DPE)	DPE are likely to have various roles within this project including: <ul style="list-style-type: none"> <li>« Planning advice</li> <li>« Involvement in re-zoning process</li> <li>« Leading or supporting the design phase of the project through Open Space and Parklands and/or Government Architect Office</li> </ul>
NSW Government - Geographic Names Board	Responsible for place naming, the Geographic Names Board will be responsible for the review and assignment of naming for the proposed new public open space.
City of Ryde	The City of Ryde will likely be the care, control and management of the proposed open space site. The City of Ryde will be a crucial stakeholder throughout all stages of the project. The Operations Centre that adjoins the subject site is proposed should be engaged in the process
Local community	The local community will be the end user of the proposal. Ensuring meaningful engagement throughout the project, but particular in the design stage, is critical to ensure optimal public open space outcomes are achieved.
Meadowbank Multipurpose Learning Centre	As an existing operator on the site, the Meadowbank Multipurpose Learning Centre will be interested in the design intent and operations to ensure that potential conflicts are eliminated/minimised.
Contractors – Design, technical specialists, supplier’s construction etc	A wide range of contractors will be required to realise this project. This includes but is not limited to architects/landscape architects, engineers, geotechnical and environmental companies, planning specialists, construction companies, nurseries, play and park equipment manufacturers etc

Other stakeholders that are likely to have an interest in the project, but with minimal involvement include:

- « Greater Sydney Commission
- « Northern Sydney Regional Organisation of Council

## 7.2. STAKEHOLDER ENGAGEMENT PLAN

A stakeholder engagement plan has been developed in accordance with the core values of the International Association for Public Participation (IAP2). This high-level engagement plan assumes that School Infrastructure NSW will be the lead agency responsible for the project's delivery. It is proposed that this be expanded to a Communication and Engagement Strategy providing further detail such as specific content and timeframes.

STAKEHOLDER	PROJECT STAGE INVOLVEMENT	IAP2 LEVEL OF ENGAGEMENT	ENGAGEMENT METHOD	RESPONSIBILITY OF
NSW Government – NSW Treasury	Planning Project endorsement	Involve	Formal government business case and budget processes	School Infrastructure NSW
NSW Government - Department of Planning and Environment (DPE)	Planning Design Re-zonings	Collaborate	Meetings Formal applications as required Design review panels	School Infrastructure NSW City of Ryde
City of Ryde	Planning Design Re-zonings Community Engagement	Empower	Meetings Formal applications as required	School Infrastructure NSW and DPE
Local community	Community Engagement	Involve	Letters Online through 'Have your Say' or similar Advertisements Social media	DPE or City of Ryde
Meadowbank Multipurpose Learning Centre	Community Engagement	Consult	Letters Meetings	DPE or City of Ryde
Contractors – Design, technical specialists, supplier's etc	Design Construction	Empower	Formal contracts Meetings	DPE or City of Ryde

### 7.3. STAKEHOLDER SUPPORT

Key stakeholders and a summary of their support is provided in the table below with most of evidence based on alignment to various strategic documents, directions, and relevant studies. It is noted initial evidence of stakeholder support specific to this project is limited due to the infant stage and sensitive nature of the project.

Table 13 – Evidence of Stakeholder Support

STAKEHOLDER	INITIAL EVIDENCE OF SUPPORT
NSW Government	The conversion of Meadowbank Public School to public open space contributes towards the Premier’s priority to “Increase the proportion of homes in urban areas within 10 minutes’ walk of quality green, open and public space by 10% by 2023”.
Greater Sydney Commission	The conversion of the site to public open space is identified within the Commission’s Meadowbank Education & Employment Precinct Master Plan.  The proposed conversion of the site to public open space also helps achieve Objective 31 of the Commission’s Regional Plan for Greater Sydney:  Public open space is accessible, protected and enhanced.
NSW Government - Department of Planning and Environment (DPE)	The project aligns with a range of DPE strategic documents indicating high level support. This alignment includes, but is not limited to: <ul style="list-style-type: none"> <li>« NSW Public Spaces Charter</li> <li>« 50-Year Vision for Sydney’s Open Space and Parklands</li> <li>« Better Placed NSW - Government Architect NSW</li> <li>« Greener Places - An Urban Green Infrastructure Design Framework for NSW - Government Architect NSW</li> <li>« Draft Greener Places Design Guide - Open Space for Recreation Urban Tree Canopy</li> <li>« Bushland and Waterways - Government Architect NSW</li> <li>« NSW Everyone Can Play Guidelines</li> </ul>
City of Ryde	This project will help address a gap in public open space identified in Council’s Integrated Open Space Plan and meets key actions outlined in the recently developed Local Strategic Planning Statement 2020. Specifically: <ul style="list-style-type: none"> <li>« Upgrade the amount and distribution of open space to match current and future population needs.</li> </ul>
Local community	A range of research and consultations continue to show that communities value well designed and high quality open spaces that are easily accessible. This is made evident through the Greater Sydney Outdoors Study (2019) with 76% of respondents in the North District agreeing that having outdoor recreation areas nearby was important to their lifestyle.  More specifically to the residents Ryde, Council’s Sport and Recreation Strategy included comprehensive community engagement that indicated 87% of community survey respondents identified parks as being very important.

### 7.4. ENGAGEMENT RISKS

There is a range of risks associated engagement. Typically, there is a higher risk to a project’s success when there is a lack of effective engagement with key stakeholders.

The following summaries high level risks associated with stakeholder engagement:

- « **Project delivery** – Project not being delivered due to inability to obtain required approvals or lack of clarity around project ownership and funding.
- « **Project timing** – Delays to project program due resulting from lack of early engagement with state and local government, procurement, etc.
- « **Reputational damage** – Should the community not be engaged in a meaningful approach, both the NSW Government and the City of Ryde will face reputational risk.
- « **Expectations and scope creep** – Following community engagement, project expectations and potential scope creep can impact on both timing and cost.
- « **Community outcomes** – Inadequate or non-optimal community outcomes is a risk associated with inadequate community engagement and design review processes.

These risks can be mitigated through the development and implementation of a comprehensive stakeholder and communications plan that ensure the right level of engagement is undertaken, with the right stakeholder at the right time.

## 8. STRATEGIC RESPONSE ANALYSIS, PRELIMINARY SITE OPPORTUNITIES & RECOMMENDATIONS

### NSW Treasury Business Case Guidelines, Stage 0 – Problem Identification

#### Step 6: Investigate potential strategic responses and interventions to address the problem

### 8.1. STRATEGIC RESPONSE ANALYSIS

In recognising there is a current undersupply of public open space in the area of Meadowbank Public School, the following table has been developed to provide a series of strategic responses.

Table 14 – Summary of Strategic Responses

NO.	OPTION	ANALYSIS	RATING
1	Do nothing or redevelop Meadowbank Public School for another use	This option will not address current shortfall of public open space and will not contribute to the NSW Government open space objectives including Premier Priorities.	Red
2	Compulsory acquisition of privately owned land	Acquiring up 5,000-10,000sqm of privately owned land for public open space would be a lengthy process and is not deemed economically or politically viable.	Red
3	Relocate Ryde Operations Centre and convert this site to public open space	Would provide similar sized open space to Meadowbank Public School and similar outcomes. The project cost would be significant due to the cost in relocating the Ryde Operations Centre. This option is also dependent on support from the City of Ryde as the landowner.	Yellow
4	Covert Meadowbank Public School to public open space	Relocation of the primary school has been planned to the Meadowbank Education and Employment Precinct. The existing Meadowbank Public School has been assessed as suitable for public open space and will deliver on NSW Government and City of Ryde objectives.  As an existing government owned site, this option provides the most economically viable response.	Green
5	Covert Meadowbank Public School to public open space and reconfigure Ryde Operations Centre	Involves progressing option 4 by redeveloping the existing Meadowbank Public School to public open space as well as reconfiguring the Ryde Operations Centre. This could include providing underground car parking and reducing the building footprint of the operations centre by developing a multi-story complex with commercial spaces at ground level.  Additional benefit of increase of open space footprint is likely to be marginal in comparison to reconfiguration costs.	Yellow

### 8.1.1. Proposed direction

The conversion of the existing Meadowbank Public School site to public open space has been determined as the most favourable strategic response to the current undersupply of public open space. It also does not preclude the option of reconfiguring Ryde Operations Centre as a future stage of works.

The conversion of the existing Meadowbank Public School will help address a current deficit in open space provision, help support planned growth, and contributes towards achieving various government targets including:

- « Premier’s Priority: Increase the proportion of homes in urban areas within 10 minutes’ walk of quality green, open and public space by 10% by 2023.
- « GSC Regional Plan and North District Plan: High density development (over 60 dwellings per hectare) should be located within 200 metres of quality open space, and all dwellings should be within 400 metres of open space.
- « The City of Ryde LSPS: Upgrade the amount and distribution of open space to match current and future population needs.
- « The City of Ryde Community Strategic Plan: Continuing to enhance and maintain connections and accessibility to centres, open spaces and places.
- « Ryde Children Play Plan: Ensure all residents are within 400m of an everyday playground in low to medium density areas and 200m in high density areas, by installing additional playgrounds in identified gaps.

In addition, the conversion of Meadowbank Public School to public open space will help respond to community engagement findings as part of the Masterplan for the education and employment precinct.

## 8.2. PRELIMINARY SITE OPPORTUNITIES

Based on the analysis presented in this report, the following preliminary site opportunities have been identified.

Table 15 – Preliminary Site Opportunities for converting Meadowbank Public School to public open space

SITE OPPORTUNITY	DESCRIPTION/DETAIL/SIZE	FUNCTIONAL RELATIONSHIP AND OTHER DESIGN CONSIDERATIONS
Accessibility and connectivity	<ul style="list-style-type: none"> <li>« Ensure facilities are accessible to all members of the community through providing.</li> <li>« Provide pathways of minimum 1.5m width that connect with key park destinations.</li> <li>« Introduce pram ramps at key park entrance points</li> <li>« Provide designated disability parking near key entry/exit pathways</li> <li>« Low height perimeter fencing, bollards or sandstone logs to be provided</li> <li>« Maintenance vehicle gate to be designed to allow for mowing and other maintenance to be carried out</li> </ul>	<ul style="list-style-type: none"> <li>« Key destinations such as play space, courts, and sheltered seating areas.</li> <li>« Design to ensure accessibility to all members of the community across key destination areas such as play and social spaces</li> </ul>
Playspace	<ul style="list-style-type: none"> <li>« Provide new neighbourhood level playspace in accordance with the City of Ryde Children Play Plan</li> <li>« Design to be in-line with principals identified by NSW Everyone Can Play Guidelines and ensure inclusive design is achieved</li> <li>« Consider incorporating designated spaces targeted at different ages. For example, 4-8 years and 8-12 years.</li> <li>« Total playspace size of approximately 800sqm</li> <li>« Provide shade sails or mature tree plantings to at least 50% of the play spaces to reduce heat exposure and maximise capacity</li> <li>« Include 4-6 x seats with minimum 50% shade</li> </ul>	<ul style="list-style-type: none"> <li>« Provide in visible location with strong passive surveillance</li> <li>« Minimum setback of 10m from roads</li> </ul>

SITE OPPORTUNITY	DESCRIPTION/DETAIL/SIZE	FUNCTIONAL RELATIONSHIP AND OTHER DESIGN CONSIDERATIONS
Fitness zone	<ul style="list-style-type: none"> <li>« Challenge/obstacle style course. Incorporate calisthenics fitness equipment and bouldering feature.</li> <li>« Approx. 300-380sqm</li> </ul>	<ul style="list-style-type: none"> <li>« Located near multi-purpose zone</li> <li>« Provision of water fountain</li> </ul>
Multi-use court	<ul style="list-style-type: none"> <li>« Provide multi-use court that facilities 3 x 3 basketball, netball and futsal</li> <li>« Approx. 630sqm</li> <li>« Automated lighting that operates through to 8pm in non-day light saving times</li> </ul>	<ul style="list-style-type: none"> <li>« Located near fitness zone with access to water</li> <li>« Adjacent shade</li> <li>« Provide in visible location with strong passive surveillance</li> <li>« Desirably 50m away from residents to reduce potential noise implications.</li> </ul>
Outdoor badminton and table tennis	<ul style="list-style-type: none"> <li>« Provide 2 x grassed badminton courts with poles and fixed netting</li> <li>« Adjoining area to provide 2 x outdoor table tennis</li> <li>« Approx. 400 sqm</li> </ul>	<ul style="list-style-type: none"> <li>« Social spaces</li> <li>« Protected from prevailing winds (where possible)</li> <li>« Separation between badminton and table tennis though simple measures such as sandstone bollards to reduce conflict</li> </ul>
Grassed area	<ul style="list-style-type: none"> <li>« Provide open grassed area that can be used for a wide range of activities such as picnic, Tai Chi, general kick-about space</li> <li>« Approx. 3,000sqm</li> </ul>	<ul style="list-style-type: none"> <li>« Perimeter pathway</li> <li>« Social spaces</li> </ul>
Social Spaces	<ul style="list-style-type: none"> <li>« Provision of up to 4 x covered seating areas</li> <li>« Provide 1 x covered BBQ</li> <li>« Approx. 300 sqm</li> <li>« Small universal design public toilet facility</li> </ul>	<ul style="list-style-type: none"> <li>« Centrally located with strong connections to playspace</li> <li>« Provide seating and landscaped areas near Ryde Operations Centre</li> </ul>
Existing vegetation	<ul style="list-style-type: none"> <li>« Assess vegetation and seek to retain all mature nature trees (where deemed safe to retain)</li> </ul>	
Landscaping	<ul style="list-style-type: none"> <li>« Provide new landscaping throughout the park, including provision of feature trees that provide shade for users.</li> <li>« Incorporate green screen planting along property boundary lines to provide a buffer with adjoining landowners and reduce opportunities for graffiti.</li> </ul>	<ul style="list-style-type: none"> <li>« Perimeter planting to be provided that allows for passive surveillance into the park and increase the amount of natural shade for the site.</li> </ul>
WSUD	<ul style="list-style-type: none"> <li>« Incorporate water sensitive urban design through landscaping and raingardens, especially around hardscape areas.</li> </ul>	
Bins	<ul style="list-style-type: none"> <li>« Provide up to 4 x 240L bins throughout the site.</li> <li>« Ease of collection to be considered in placement</li> </ul>	<ul style="list-style-type: none"> <li>« Located near activity generating areas and park entry/exit points</li> </ul>
Signage	<ul style="list-style-type: none"> <li>« Provide Council's standard park and ordinales signage</li> </ul>	<ul style="list-style-type: none"> <li>« Located at park entry points</li> </ul>

Other facilities such as off-leash areas were considered but not deemed appropriate due to potential conflict with play spaces and the recently adopted 'Dog Recreation Needs Study' 2020. This Study identifies a new off leash area at Meadowbank Park beach.

## 8.3. INDICATIVE COST ESTIMATES

### NSW Treasury Business Case Guidelines, Stage 0 – Problem Identification

#### *Step 7: Provide high level cost estimates for the intervention (strategic responses) identified*

To be completed by others following completion of concept design and quantity surveyor estimates.

## 8.4. RECOMMENDATIONS

In progressing the conversion of Meadowbank Public School to public open space, the following recommendations provide the basis as indicative and high-level next steps.

1. Engage a design firm to develop concept designs based on the preliminary site opportunities schedule. This should involve close collaboration with the City of Ryde staff to ensure all Council requirements are incorporated. The design options are to be developed so not to preclude opportunities for the expansion of public open space in the future.
2. Undertake quantity surveyor cost estimates based on revised concept plans.
3. School Infrastructure NSW to develop strategic and detailed business case in preparation for NSW Treasury Gateway Review.
4. Following confirmation of funding, undertake community engagement based on preferred concept design.
5. Undertake required technical studies required to progress the design. i.e., Site survey, geotechnical assessment etc.
6. Develop detail design documentation and commence approval process. Approval process could involve a Review of Environmental Factors or Development Application.
7. Tender for construction in accordance with the timeframe of the pending relocation of Meadowbank Public School.
8. Enter discussion with City of Ryde on proposed ownership and management arrangements.
9. Consider rezoning the site to RE1-Public Recreation and classification as community land.
  - a. Categorisation as Park under Section 36 of the NSW Local Government Act 1993. This will involve a public hearing and incorporation into Council's Generic Plan of Management.
10. Naming of the park through City of Ryde's naming policy and Geographic Names Board of NSW.

## 9. WARRANTIES AND DISCLAIMERS

The information contained in this report is provided in good faith. While Otium Planning Group has applied their own experience to the task, they have relied upon information supplied to them by other persons and organisations.

We have not conducted an audit of the information provided by others but have accepted it in good faith. Some of the information may have been provided 'commercial in confidence' and as such these venues or sources of information are not specifically identified. Readers should be aware that the preparation of this report may have necessitated projections of the future that are inherently uncertain and that our opinion is based on the underlying representations, assumptions and projections detailed in this report.

There will be differences between projected and actual results, because events and circumstances frequently do not occur as expected and those differences may be material. We do not express an opinion as to whether actual results will approximate projected results, nor can we confirm, underwrite or guarantee the achievability of the projections as it is not possible to substantiate assumptions which are based on future events.

Accordingly, neither Otium Planning Group, nor any member or employee of Otium Planning Group, undertakes responsibility arising in any way whatsoever to any persons other than client in respect of this report, for any errors or omissions herein, arising through negligence or otherwise however caused.



