



Urban Design Study **GREENACRE COMMUNITY PLACE**

Final Report
Prepared by Studio GL for City of Canterbury Bankstown
May 2024

Table of contents

Chapter 1 3

Introduction 3

Chapter 2 10

Strategic context 10

Chapter 3 18

Analysis and design principles 18

Chapter 4 22

Recommendations 22



Chapter 1

Introduction

Overview

Purpose

The City of Canterbury Bankstown engaged Studio GL to undertake an Urban Design Study and develop a framework to guide future outcomes for the Community Place Precinct located in Greenacre.

This work builds on the planning work that has been previously undertaken for the Community Place Precinct.

The scope of work for the Urban Design Study was to include the following:

- Identification of constraints and opportunities for the site including activation, amenity, pedestrian and vehicular access, safety and traffic.
- Preparation of a community infrastructure needs analysis to identify community needs for the locality, both for the immediate Greenacre Town Centre and broader local area.
- Identification of open space outcomes to support the function of the Greenacre Town Centre and broader local area.
- Identification of opportunities for improved vehicular access and carparking to support the function of Community Place Precinct and Greenacre Town Centre and any proposed future uses.
- Provide recommendations for statutory planning controls and development controls.
- Development of a framework to guide future planning requirements for a recreational facility, to be delivered as part of a future Expression of Interest process.

Report Structure

The contents of this report include:

- **Introduction** – This chapter provides an overview of the brief, the site context and local context.
- **Strategic context** – This chapter provides an overview of applicable Council strategies and statutory documents.
- **Analysis and design principles** – This chapter includes a community infrastructure needs analysis, assessment of opportunities and constraints to inform development of a framework to guide future outcomes of the site.
- **Recommendations** - This chapter includes the framework to guide future outcomes on the site including required changes to statutory planning controls and development controls.

Study Area

The site is located in the suburb of Greenacre, located within the Darani (Bankstown) Ward of the Canterbury-Bankstown Local Government Area (LGA).

Contextually, Greenacre is located approximately 28km to the south-west of Sydney's CBD, adjoining suburbs including Bankstown, Chullora, Lakemba, Mt Lewis and Strathfield. The study area is located approximately 1.1 kilometres south of the Hume Highway and 1.2 kilometres east of Stacey Street.

The study area is rectangular in shape, approximately 469 metres along the northern boundary and 214 metres along the western boundary. The study area is bound by Boronia Road to the north, Waterloo Road to the east, Banksia Road to the south and Noble Avenue to the west.

The study area incorporates a section of the main retail shopping area fronting Waterloo Road, as well as public parkland, community buildings such as a library, childcare centre and public toilet, car parking and the site of the former Greenacre Leisure and Aquatic Centre.

The perimeter of the study area is predominantly bounded by residential dwellings west of Waterloo Road.



Aerial map of the study area and local context (aerial source: nearmap.com 2023)

Local Context

The main retail shopping area for the Greenacre Village Centre lies along Waterloo Road which follows a local ridge.

East of Waterloo Road, the land falls away rapidly, providing distant views to the east.

The retail opportunities range from a number of specialty stores, food and drink premises, and larger retailers including Coles.

Key community facilities along Waterloo Road include the Greenacre Citizens Centre in the north and the proposed new multipurpose facility at Roberts Park (currently in design phase).

Within close proximity to the Greenacre Town Centre are a number of public and independent educational and religious facilities.



Figure 2 Local context diagram

Site Context

Community Place is located at the centre of the Community Place precinct which provides a large green open space, a library, public toilets, car parking, a pre-school, an early childhood health centre and the site of the former Greenacre Aquatic and Leisure Centre.

A major electricity transmission line and an open stormwater channel intersect the site from north to south.

The Community Place Precinct has a regular grid layout with larger block sizes.

This area is surrounded by residential properties with frontages on surrounding streets, limiting views and opportunities for passive surveillance into Community Place.

Boronia Road to the north is a Classified Road, while Banksia Road and Noble Avenue to the south and west respectively are local roads.

Vehicular access to Community Place is limited to a one-way laneway (north to south movement) on the eastern side of the Community Place Precinct, and access from Banksia Road to the carpark associated with the former Greenacre Aquatic and Leisure Centre.



Site context diagram

Local Character



Waterloo Road is located along the eastern boundary of the study area and has street planting and public art which improves the amenity and attractiveness of the streetscape.



The current public library is located adjoining the central area of Community Place and behind the early childhood health centre. The public library will be relocated into the new multipurpose facility at Roberts Park.



The large open area in the centre of the study area has a number of tall trees and provides a pedestrian route through the park linking the Greenacre Town Centre and the former Greenacre Aquatic and Leisure Centre.



Civic places include a plaza and playspace on the eastern side of Waterloo Road.



Pedestrian access from the main retail uses along Waterloo Road to Community Place is limited.



Boronia Road along the northern boundary of the study area is a Classified Road and is a major vehicle thoroughfare that connects the Hume Highway (A22) and Roberts Road (A3).

Studio GL photos taken from site visits in 2018 and 2023.

Local Character



Community Place is a laneway that facilitates servicing of commercial properties fronting Waterloo Road.

Pedestrian infrastructure is limited.



The Greenacre Town Centre includes a number of commercial uses including retail and food and drink premises.



Two high voltage transmission towers and power lines bisect the site in a north south direction to the west.



A drainage easement bisects the site in a north south direction to the west parallel to the high voltage lines.



Redevelopment in the area is occurring but largely limited to semi-detached dwellings.



Residential properties are accessed from surrounding roads with the rear of properties facing Community Place limiting opportunities for passive surveillance.

Studio GL photos taken from site visits in 2018 and 2023.



Chapter 2

Strategic context

Community Strategic Plan – CBCity 2036

CBCity 2036 is Canterbury-Bankstown's Community Strategic Plan, which guides Council on a range of high-level goals, strategies and outcomes around community wellbeing and quality places and spaces. These high-level goals are represented in a series of seven destinations.

Two of the key destinations relevant to the Community Place Precinct are outlined below:

Healthy and Active

Healthy & Active a motivated city that nurtures healthy minds and bodies City Transformations Canterbury and Bankstown-Lidcombe Hospitals are transformed into state of the art facilities	Promote accessible parks and open space catering to all ages and cultures						
	Promote healthy eating and active lifestyles						
	Promote life-long learning						

What Success Looks Like

People in CBCity are healthier and more active due to the range of and easy access to quality recreation and social gathering spaces. Levels of government work together to provide more open space and more venues to play organised sport. There are more learning opportunities for all ages, cultures and abilities in quality education facilities.

Measures of Success

- People feel they have access to high quality health services
- People feel they can view and/or participate in sport and recreation

- Local health districts report 5% reduction in childhood obesity by 2025
- Catchments have safe, accessible open space within 5-10 minute walk
- 250,000 more children have improved water skills
- Number of schools sharing open space with Council
- Increased active library membership per capita
- 10% increase in number of students in top two NAPLAN bands
- Increased percentage of local students undertaking tertiary studies
- Range of modern aquatic facilities meet future needs of our community

Safe and Strong

Safe & Strong a proud inclusive community that unites, celebrates and cares City Transformations We are a 'child friendly City'	Provide high quality community services and buildings						
	Make the City safer, more accessible – care for others						
	Value our history and identity and promote harmony and inclusiveness						

What Success Looks Like

Residents feel safe when out and about in the community and at home. Community facilities run a range of activities and programs, and children's centres are highly regarded for their quality of care and education. There are lots of opportunities to volunteer in CBCity. People enjoy and respect the range of cultures and history of our City.

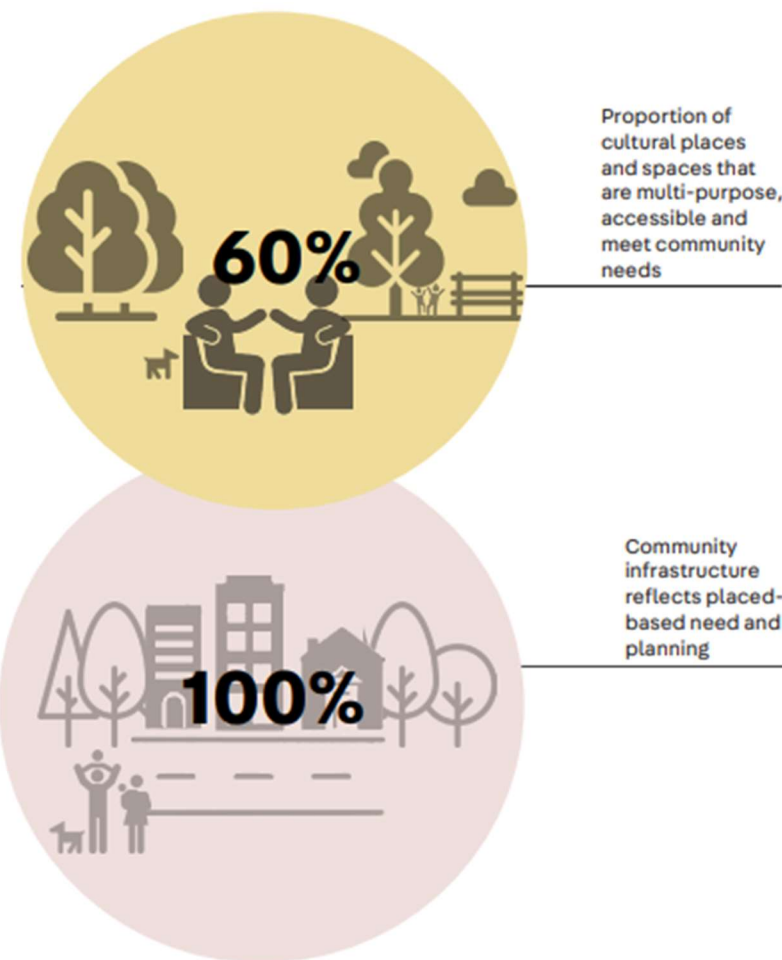
Measures of Success

- People feel safe
- Increased use of Council's community buildings
- Reduced domestic violence reoffending rates
- Improved socio-economic indicators (SEIFA)
- Reduced crime rates in top offending categories
- Increased number of volunteers

Local Strategic Planning Statement – Connective City 2036

Connective City 2036 is Canterbury-Bankstown's Local Strategic Planning Statement, which provides a comprehensive land use strategy for the City. It aims to build on the City's attributes as one of the most diverse communities in Australia.

It identifies the following relevant priorities and indicators for Canterbury-Bankstown to 2036:



Draft Community Infrastructure Strategic Plan 2050

This Plan is the first of this type for CBCity, and will be used by Council to inform planning, funding and prioritisation for the delivery of Council's community infrastructure. It will also inform where Council will look for opportunities with external partners for the provision of new facilities, including delivery, shared use of facilities, to ensure it meets demand from the existing and incoming population.

This work is underpinned by a catchment-based planning philosophy for community infrastructure that takes a nuanced approach to understanding community needs based on the defined geographical areas.

Six catchments were developed and analysed as part of this work, with the Community Place Precinct located in Catchment 4. High level recommendations for the City include:



- Where appropriate, cluster or co-locate community infrastructure in town centres and adjoining civic or open space.
- Advocate with external partners including Schools, Universities, TAFE, Registered and Licenced Clubs, PCYC for shared use of spaces to cater for a variety of different users, including community access to halls, meeting rooms.
- Provision of new community infrastructure to align with the recommendations of various Council strategies and plans including:
 - Disability Inclusion Action Plan;
 - Youth Action Plan;
 - Bankstown Positive Ageing Strategy and Canterbury Positive Ageing Strategy; and
 - SmartCity Roadmap.
- Where possible, consolidate community infrastructure into integrated multipurpose facilities/hubs in each of the catchment areas.
- Where possible locate community spaces near civic and passive open areas.
- Seek to increase access to non-Council community space for the general public through shared and joint use arrangements.
- Consolidate existing youth facilities within multipurpose youth hubs.
- Where possible co-locate youth facilities with other recreational facilities.
- Support and advocate for provision of spaces for use by other government and community organisations that provide services to the community to be managed in accordance with the Community Facilities Policy (under development).

An extract of recommendations for Catchment 4, which includes the Community Place Precinct, is provided below:

Map Ref.	Facility	Hierarchy	Location	Description
Map 4 - A	New Multipurpose facility/hub	Local	Roberts Park, Greenacre	Consolidate the following uses (through planned decommissioning) at the following locations into a new integrated multipurpose community facility which could include early learning centre, meeting rooms, study spaces, flexible spaces and library kiosk: • Greenacre Community Centre • Greenacre Library and Knowledge Centre • Greenacre Senior Citizen's Centre
Map 4 - 14 or B	Library and Knowledge Centre	District	Lakemba Town Centre	New Library and Knowledge Centre at Lakemba Town Centre to function as the district level facility servicing Catchment 4 including provision of additional study space spaces, meeting rooms and flexible spaces for community uses.
Location to be identified	Youth focused facilities	District	Location within Catchment 4 to be identified.	Investigate options and locations for appropriate provision of a 'Youth Hub' to service catchment 4 including additional provision of indoor recreational facilities.

Note: At the time of writing, the draft Community Infrastructure Strategic Plan 2050 has undergone community engagement but not has not been adopted by Council.

Draft Canterbury-Bankstown Open Space Strategic Plan (under development)

Council is currently preparing a new Open Space Strategic Plan, it is the first combined plan for the City which will replace the Bankstown Open Space Strategic Plan 2012 and the Canterbury Open Space Strategy 2017.

The aim of the Plan is to make recommendations for future open space provision by providing an in in-depth study of all current land uses and ownership patterns across the City. The Plan also responds to the strategic objectives of the Community Strategic Plan – CBCity 2036, the Local Strategic Planning Statement – Connective City 2036 and aligns with Council’s relevant supporting plans and detailed actions plans.

The Plan will identify the priority actions to enhance community access to a range of open space experiences and ensure we are able to service the future demands of an increasing population.

A key consideration of the new plan is to ensure there is adequate provision of the open and civic space to support the Greenacre Town Centre and needs of the Greenacre community.

Youth Action Plan 2020-2024

The Youth Action Plan guides Council in its work with young people, the community, youth service providers and other stakeholders.

The Plan outlines objectives and actions under the following seven key priorities:

- Services and programs;
- Youth friendly places and spaces;
- Health and wellbeing;
- Education and employment;
- Cultural diversity;
- Civic participation; and
- Inclusion.

Objective: Youth Friendly places and spaces

Relevant actions include:

- Identify opportunities to improve existing youth recreation areas (e.g. skate parks, multipurpose courts, murals, and/or street art), that include collaboration with schools and artists.
- Identify locations for additional multipurpose courts that are located within walking distance of town centres and major public transport stations so that young people can access them, including through joint use partnerships with schools.



Sports Facilities Strategic Plan

The Sports Facilities Strategic Plan supports Council's vision to provide a range of diverse sports facilities that positively contribute towards Canterbury-Bankstown's vibrancy and sense of place whilst promoting an active and healthy community. The Plan recognises that indoor sports are varied and provide diverse opportunities for entertainment and exercise.

Indoor sports facilities within Canterbury-Bankstown differ in use, with strong participation in a variety of sports represented. Currently, facilities are not keeping up with demand, with participation being capped at some facilities due to capacity issues.

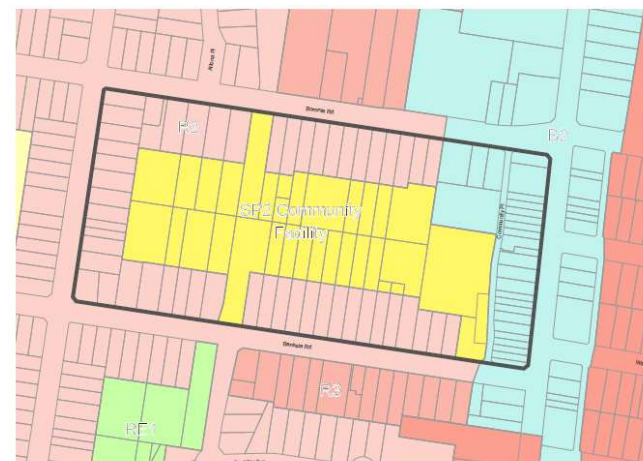
Trends

The following trends are emerging in indoor sports in Canterbury-Bankstown, NSW and more broadly across the sporting sector nationally:

- Significant increase in social sports in Australia, the majority of which are undertaken in indoor facilities.
- Indoor sports centres are seen as social hubs within communities and usually offer a range of sports and services, particularly targeting intergenerational use.
- Indoor sports centres are adaptable over time, accommodating a range of uses and are therefore more likely to meet changing market and participation trends.
- Larger multi-purpose facilities show resilience in commercial viability to their adaptability.



Legislative Context – Canterbury-Bankstown Local Environmental Plan 2023



Land Zoning Map

Site Boundary	R4 High Density Residential
B2 Local Centre	RE1 Public Recreation
R2 Low Density Residential	SP2 Infrastructure - Community Facility
R3 Medium Density Residential	SP2 Infrastructure - Educational Establishment

Land Zoning

The following land use zones apply to the precinct:

- R2 Low Density Residential
- SP2 Infrastructure (Community Facility)
- B2 Local Centre zone

Note: Community Facility is defined as follows

Community facility means a building or place—
a) *owned or controlled by a public authority or non-profit community organisation, and*
b) *used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.*



Height of Building Map

Site Boundary	13m
9m	14m
10m	20m

Building Heights

Maximum building heights for the site range from 9 – 20 metres.

- 9 metres applies to the residential area and a predominant part of the SP2 Infrastructure zone.
- 14 metres to eastern part of SP2 Infrastructure zone and B2 Local Centre zone fronting Boronia Road.
- 20 metres to B2 Local Centre zone fronting Waterloo Road.

Note: Storeys generally

- 9 metres equates to 2 storeys
- 14 metres equates to 3 storeys
- 20 metres equates to 6 storeys



Floor Space Ratio Map

Site Boundary	1:1	Area 1
0.5:1	2:1	Area 4
0.75:1	2.5:1	

Floor Space Ratio

Floor space ratio controls range from Nil – 2.5:1.

- SP2 Infrastructure Zone – Nil
- R2 Low Density Residential – 0.5:1
- B2 Zone fronting Boronia Road – 1:1
- B2 Zone fronting Waterloo Road – 2.5:1



Chapter 3

Analysis and design principles

Community Infrastructure needs analysis

The following needs analysis focuses on community infrastructure that is generally provided by Council. It does not include an analysis of infrastructure provided by others, including State Government (such as schools and hospitals) and the private sector (such as registered clubs)

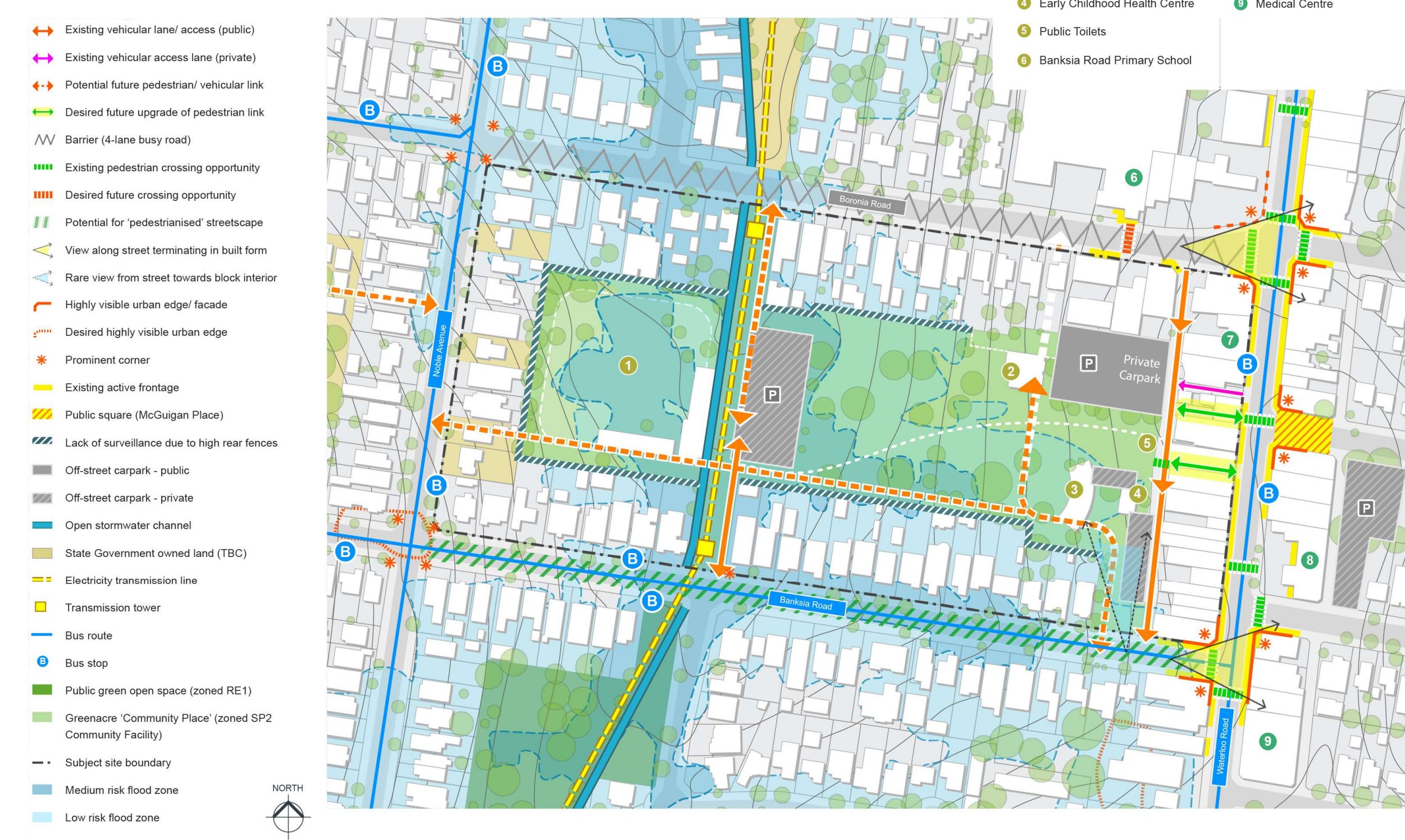
The analysis also builds on the Council strategies previously outlined in Chapter 2.

Needs according to key demographic groups

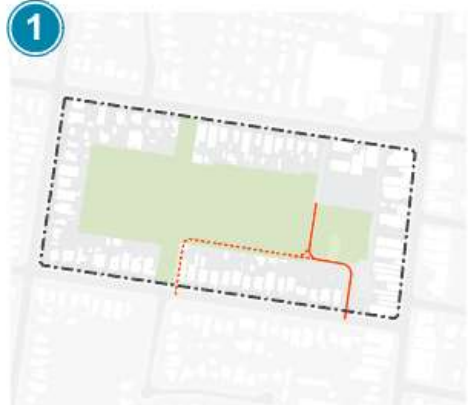
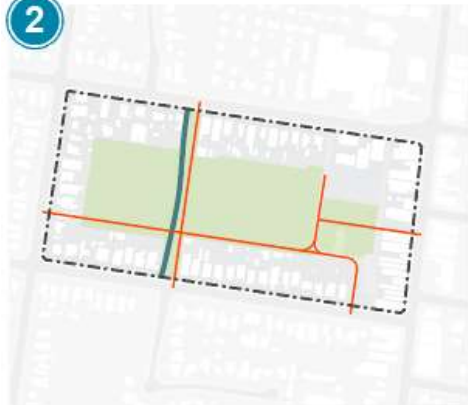
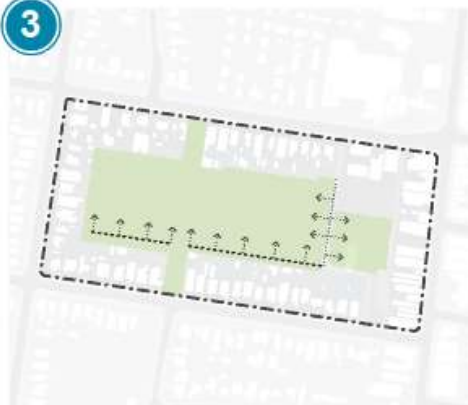
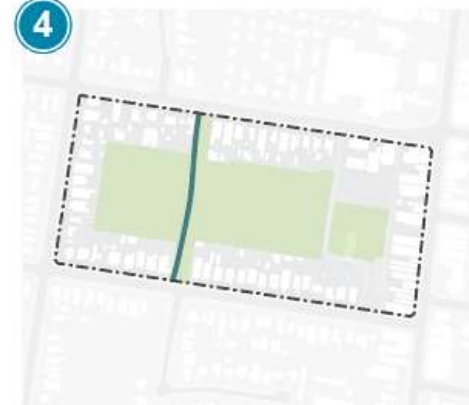
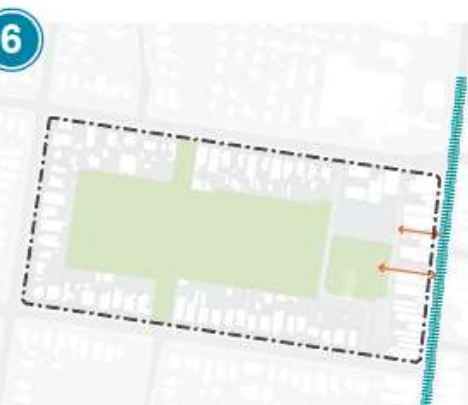
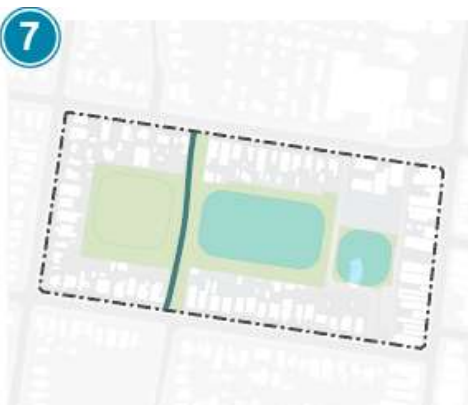
Need	Children ¹	Young people and students ¹	Ageing population	Cultural diversity initiatives ²	People living with a disability ³
Open space – Passive and active	●	●	●	●	●
Community Spaces – gatherings, parties etc	●	●	●	●	●
Indoor Courts	●	●	●		●
Outdoor Courts	●	●	●		●
Office space	●	●	●	●	●
Inclusive play spaces	●	●	●		●
Safe movement, walking and cycling connections	●	●	●		●

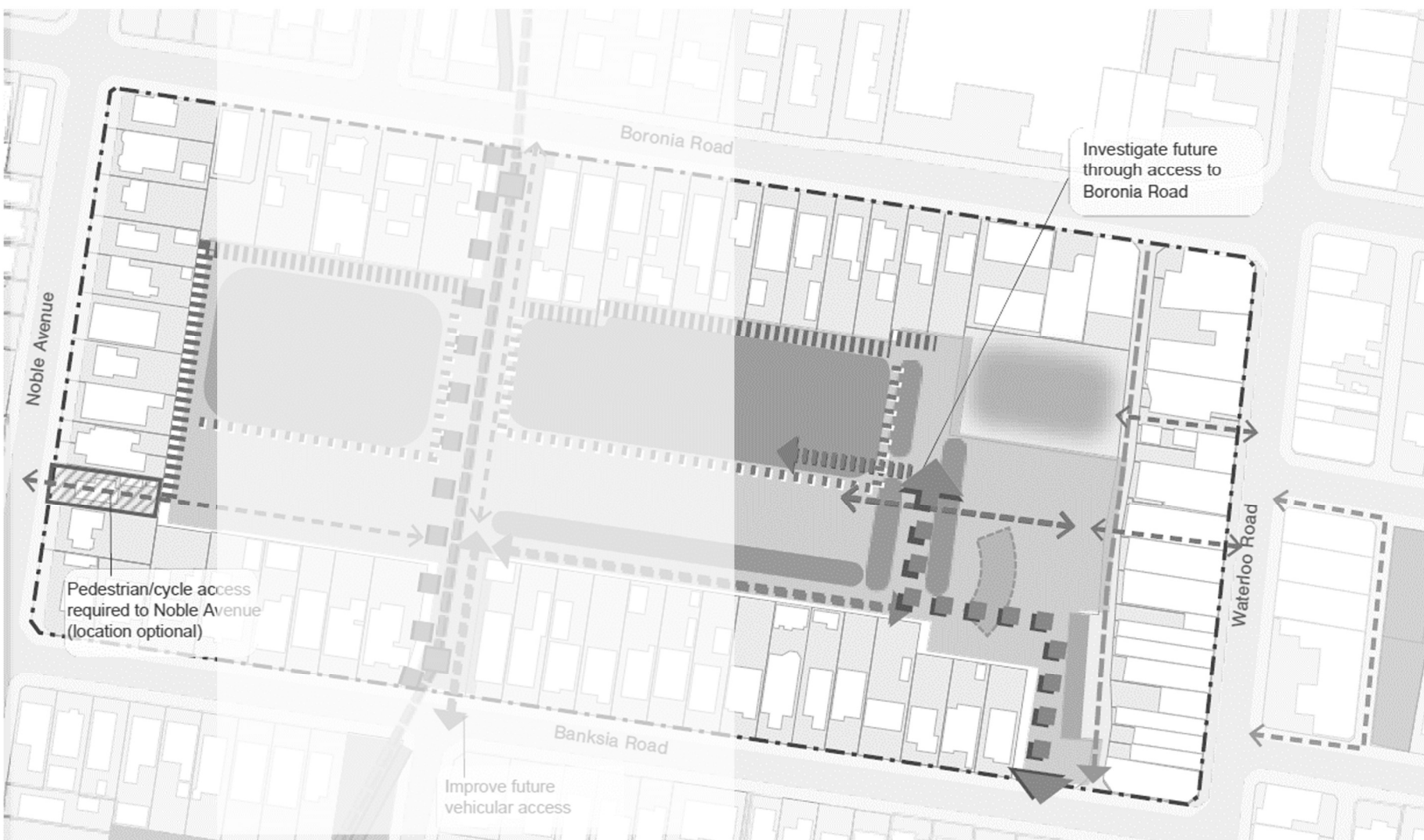
¹ Canterbury Bankstown Youth Action Plan 2020 - 2024
² Canterbury Bankstown Cultural Diversity Plan 2024 - 2028
³ Disability Inclusion Action Plan 2022 - 2026

Site opportunities and constraints



Design Principles

Vehicular Access	Pedestrian Permeability	Surveillance	Naturalised Channel
Provide increased access into and across the site. Improved vehicle access will enable easy access to the facilities and amenities offered within the site.	Provide improved pedestrian permeability, both east west and north south, to encourage the local community to walk to facilities within the site.	The provision of improved vehicular and pedestrian access will increase surveillance across the site, resulting in reduced anti-social behaviour and improved safety and security.	Provide an improved drainage channel to enhance the presentation of this infrastructure and to encourage biodiversity and improved ecological outcomes.
			
New Development	Link to Local Centre	Open Space Zones	Acquisition
Utilise parcels within the site for development, to help activate the area, improve activity levels, and support increased safety and surveillance.	Improve and strengthen the visual and pedestrian connection between the site, Waterloo Road and McGuigan Place.	There are three key open space zones, each of which has specific characteristics. Any future built development would need to consider the impact on remaining open space.	Consideration of site acquisitions to enable the site access objectives. Location of access is optional.
			



Chapter 4

Recommendations

Recommendations - Community Infrastructure

Taking into account the various Council strategies and the following community needs have been identified for the broader area that can be considered for the Community Place Precinct.

Facility	Council Strategic Justification
Open space to support the function of the Greenacre Town Centre.	Bankstown Open Space Strategic Plan
Indoor recreation facility incorporating at least two or more indoor courts.	Sports Facilities Strategic Plan
Youth focused facility (that can be incorporated as part of an indoor recreation space).	- Youth Action Plan - Draft Community Infrastructure Strategic Plan
Indoor recreation facility (Healthy and Active)	Community Strategic Plan – CBCity 2036
Subsidised spaces.	Draft Community Infrastructure Strategic Plan

Note: The above facilities may include ancillary uses including food and drink premises.

Recommendations – Planning provisions

The framework establishes the direction for Council owned land within the Community Place Precinct. Any future proposals on the site will be required to be accompanied by a review of the applicable planning controls and be supported by a site specific development control plan to ensure orderly development of the precinct.

Planning document	Recommended review/provisions	Comment
Canterbury Bankstown Local Environmental Plan 2023	- Land Zoning - Height of building controls	The RE1 Public Recreation wholly or for part of the site will better reflect the intended uses than the current SP2 Infrastructure zone. Indoor recreation facilities require minimum floor to ceiling heights to accommodate various indoor sports. The 9 metre maximum height of building controls will need to be reviewed.
Canterbury Bankstown Development Control Plan 2023	- Setbacks (including interfaces with the residential zone) - Solar Access - Car parking rates and provision - Traffic Study - Road cross sections - Flood Study - Acoustic Study - Crime Prevention through Environmental Design (CPTED)	Site specific development controls to ensure orderly development of the proposed land uses.

- Potential traffic access
- Potential road access
- Potential pedestrian/ cycle only access
- Pedestrian access from council carpark
- Line of sight to Waterloo Rd
- Existing lane access
- Site acquisition optional
- Indicative indoor recreational facility location
- Subject to future investigations and implementations of priorities within this plan
- Existing Council owned library (to be relocated to Roberts Park)
- Existing private carpark/ potential future development site
- Existing on-street parking on site
- Existing council-owned public carpark
- Activated frontages
- Potential new on-street parking
- Access to possible underground parking associated with new development
- 6m min. setback to built form
- Naturalised stormwater channel
- Electricity transmission line
- Transmission tower
- Subject site boundary

