

# 2023 Community Facilities Addendum Burwood North



Burwood Council

September 2023

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We pay our respects to the Traditional Custodians, Ancestors and Elders, past and present.

We recognise the strength, resilience and contributions of First Nations Peoples, and the eternal and spiritual connection held in the lands, skies and waters, through cultural practices and beliefs.

Our team is proud to live, learn and thrive in the place we now call Australia, and recognise sovereignty has never been ceded by First Nations Peoples of this continent.

As embedded in our values, we are committed to building connected, healthy and resilient communities and creating purposeful outcomes that reflect our deep appreciation for the peoples and cultures that make us who we are and shape where we are going — together as one.

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# 1. Introduction

## 1.1 Background

Cred Consulting, in collaboration with Burwood Council, developed the Burwood Community Facilities and Open Space Strategy in 2019. This strategy aims to address the needs of the current and future residents, workers, students, and visitors in the Burwood Local Government Area (LGA) by providing and managing best practice community facilities and public open spaces.

Since the adoption of the Burwood Community Facilities and Open Space Strategy in 2019, Council has delivered improvements to several existing facilities and is planning to deliver additional new facilities to meet the needs identified in the Strategy.

Initially, the Burwood Community Facilities and Open Space Strategy anticipated that the Burwood LGA would reach a population of 57,500 by 2036. However, the projected population has been revisited, considering various factors such as the State Government's mandate to increase housing supply in established areas and the NSW Government's announcement regarding Sydney Metro West, which includes a station in the Burwood North Precinct.

Responding to this, the Burwood Community Strategic Plan (CSP) has established that the population of the Burwood LGA is anticipated to nearly double to 73,500 by 2036.

In order to strategically plan for this growth, Council is working on developing a masterplan for Burwood North Precinct, which will inform the planning framework to deliver a new and vibrant neighbourhood in Burwood North.

The Masterplan will set a long-term vision and strategic directions to make sure future growth is well planned, sustainable and meets the changing needs of our community.

## 1.2 Purpose of this Addendum

In light of the revised population projection, this Addendum has been prepared to assess the additional demand for community facilities in the Burwood LGA.

The objectives of this Addendum are as follows:

- Calculate the additional demand for community facilities in the Burwood LGA.
- On an indicative basis, determine where these additional community facilities should be delivered within the Burwood LGA.
- Identify which of these community facilities should be delivered within the Burwood North Precinct.
- Provide recommendations on best practice principles to consider when planning for and delivering new community facilities.

*Please note that open spaces are not addressed within this Addendum.*

### How this document will be used

This document has been developed to:

- Guide negotiations with developers seeking to deliver new community facilities within developments located in Burwood North.
- Inform the development of Council's Voluntary Planning Agreement Framework.
- Identify potential projects for inclusion in Council's Contributions Plan.
- Support collaboration with neighbouring councils and the development of regional partnerships to deliver new community facilities.

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## 1.3 Definitions

### Community facilities

For the purposes of this Addendum, community facilities include:

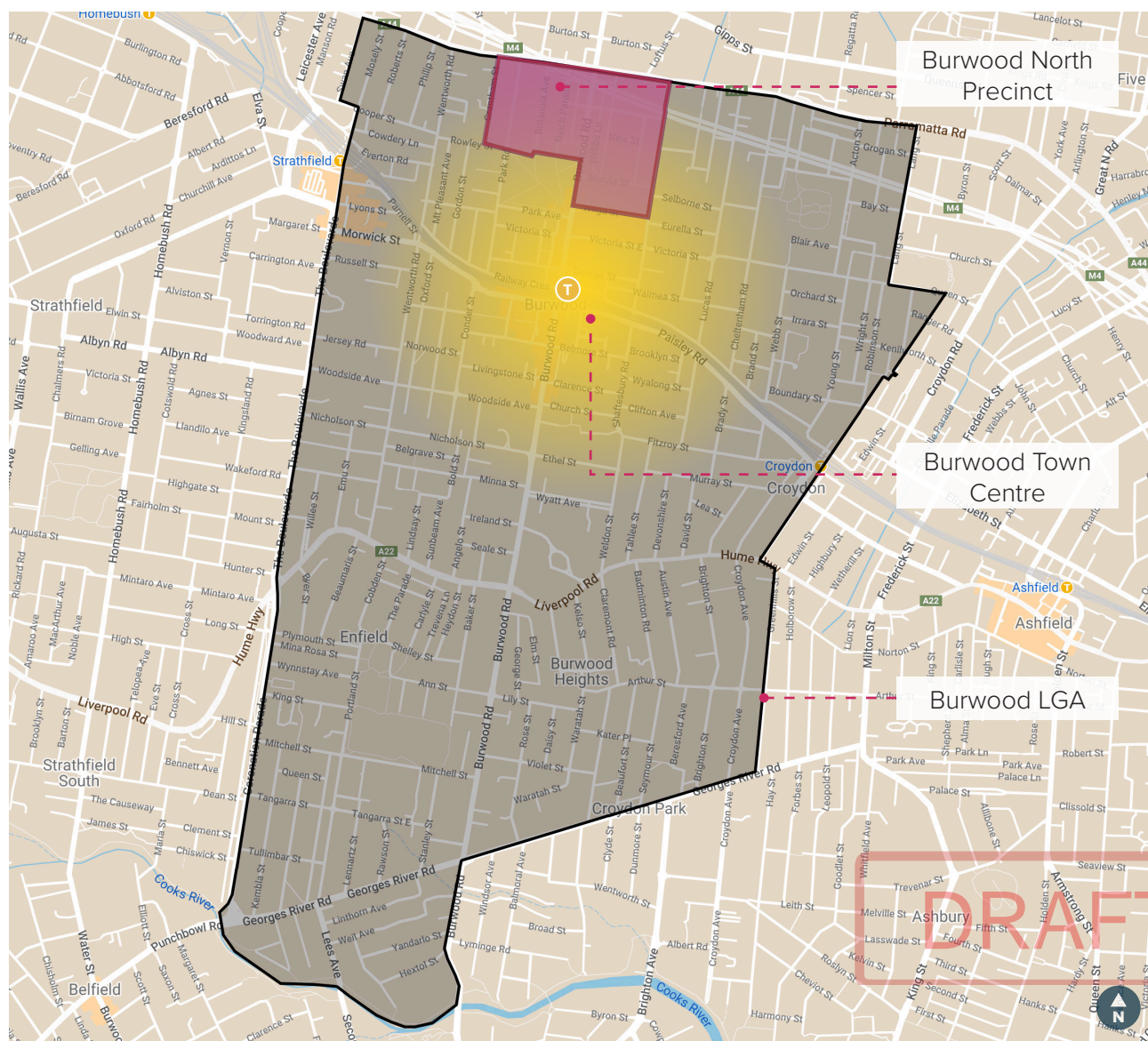
- Community centres and venues
- Arts and cultural facilities
- Libraries
- Early education and care
- Aquatic centres, and
- Indoor recreation centres.

*Please note that this Addendum does not address schools, as planning for schools is undertaken by Schools Infrastructure NSW.*

### Study area

As shown in Figure 1, community facility needs have been assessed for the following areas including for Burwood LGA, Burwood Town Centre and Burwood North Precinct.

**Figure 1 - Study area place context**



## 1.4 Summary of findings

The analysis of community facility needs in Burwood LGA highlights several key areas where future development should be focused to meet the evolving needs and demands of the growing population. The ideal location for the identified needs would be either within the Burwood North Precinct or the Burwood Town Centre.

### Integrated community hub

#### *Minimum size 3,000 sq.m*

By 2036, there will be a below benchmark provision of 1,624 sq.m of community centre and venue floorspace and 1,468 sq.m of library floorspace. Through recent community engagement and research undertaken by Council, the community has voiced the need for additional and diverse community facilities.

In response to this, there is a need to develop a new integrated community hub. This hub should offer complimentary amenities and services to the Burwood Library and Community Hub currently located in Burwood Town Centre, while also introducing unique spaces currently lacking in the Burwood LGA.

This new hub should include:

- Community lounge spaces
- Study spaces with Wi-Fi especially catering to students
- Spaces for young people
- Co-working spaces
- Hireable multi-purpose rooms, and
- Hireable flexible rooms.

This should be located 200m from the future metro station and have clear ground floor access. Co-locating it with open spaces could enhance its appeal and functionality.

### Large office spaces for community service organisations

#### *Minimum size 1,500 sq.m*

There is an expressed demand for co-located large affordable office spaces for not-for-profit community services organisations including shared meeting rooms for efficient service delivery.

### Participatory spaces for creative arts

#### *Minimum size 700 to 1,000 sq.m*

By 2036, there will be a below benchmark provision for one arts and cultural facility. Furthermore, the community has expressed a desire for Burwood LGA to be a thriving arts and cultural destination in the future.

While there are plans to develop a best practice Arts and Cultural Centre in the Burwood Town Centre, there is a need to provide additional spaces for the community to participate in creative arts such as:

- Dedicated exhibition space
- Artist Studio spaces, maker spaces, incubator for creative industries, and
- Affordable accommodation to support emerging creative industries.

New facilities should not duplicate spaces and functions planned for the Arts and Cultural Centre.

### Indoor recreation centre

#### *Minimum size 4,000 sq.m*

Both now and by 2036, there is a below benchmark provision of one indoor recreation centre. Burwood LGA needs an indoor recreation centre with sports courts to address the increasing demand for indoor sports in Greater Sydney due to changes in participation trends and climate change.

There is an opportunity for this to be located within the Burwood North Precinct or Burwood Town Centre. It should be easily accessible via public transport and have clear ground floor access. Co-locating it with other community facilities could further enhance its utilisation.

### Early education and care centres

The demand for early education and care centres is expected to grow significantly by 2036, requiring additional long day care and out-of-school hours care places.

Locations within the Burwood North Precinct and Burwood Town Centre are ideal to advocate for these much-needed facilities.

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# Burwood Council and Library

2 Conder Street

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Burwood Council and Library  
Photo source: DesignInc



## 2. Key drivers

### 2.1 Strategic review

A number of state, regional and local strategies and policies have been released since the adoption of the Burwood Community Facilities and Open Space Strategy in 2019 which will inform the planning, design and delivery of future community facilities in the Burwood LGA.

Key strategies, policies and programs that have been reviewed include:

- 2021 Australian Infrastructure Plan.
- NSW Public Spaces Charter and Great Public Facilities Guide 2022.
- Burwood Community Strategic Plan 2036 (2022).
- Burwood Local Strategic Planning Statement 2020.
- Burwood Local Housing Strategy 2020.
- Burwood Community Engagement Strategy 2023-2026.
- Burwood Community Facilities and Parks Hire Policy 2022.
- Burwood Disability Inclusion Action Plan 2022-2026.
- Sustainable Burwood Strategy 2022.

#### **Needs and opportunities identified in these strategies include:**

- Facilitate equitable access to services and facilities at all stages of life.
- Provide access to lifelong learning and recreation opportunities, facilities, and services.
- Create opportunities for community participation in diverse activities and events that celebrate the community's diversity, history, and culture.
- Support healthy lifestyles and livability through infrastructure upgrades, provision of new public spaces, and connectivity between spaces.

- Investigate opportunities to integrate indoor sporting facilities within future development.
- Explore mechanisms to fund additional infrastructure, including educational, cultural, sporting, and recreational facilities, public spaces, and multi-purpose community hubs.
- Review Council's local infrastructure contributions to support community needs and contribute to public benefits.
- Optimise existing infrastructure assets and reduce the demand for new infrastructure over time.
- Optimise the use of available public land for social infrastructure.
- Ensure the design of new and upgraded Council-managed community facilities comply with disability and inclusion access legislation.
- Undertake targeted community consultation with disability groups to inform the design and evaluation of new and upgraded community facilities.
- Ensure up-to-date information about the accessibility of recreation, aquatic, and community facilities is available on the Council's website.
- Improve energy, water, and waste efficiency in the built environment to align with sustainable goals.
- Explore ways to tell the diverse stories of the local community to create a positive and welcoming environment and contribute to the local identity local character.

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## 2.2 Demographic review

### Current population

This section presents the recent census data that was published in 2021. According to profile.id, the population of Burwood LGA in 2021 was 40,217, and Burwood North suburb (within which the Burwood North Precinct is located) was 8,314. The current population in Burwood LGA and Burwood North is characterised as follows:

- **Young:** The median age in Burwood LGA is 34 years, and 32 years in Burwood North suburb, which is lower compared to the Greater Sydney average of 37 years.
- **Highly culturally diverse:** 58% of Burwood LGA and 71% of Burwood North suburb residents were born overseas, compared to the Greater Sydney average of 39%. Additionally, 63% of Burwood LGA and 76% of Burwood North suburb residents speak a language other than English at home.
- **Higher proportion of couples with children:** Across both Burwood LGA (27%) and Burwood North suburb (20%), there is a higher proportion of couples with children. From 2016 to 2021, Burwood LGA experienced an increase in the proportion of couples with children, while Burwood North suburb has seen an increase in single parents with older children.
- **Lower proportion of people needing assistance due to a disability:** In Burwood LGA, 5.1% of residents require assistance due to a disability, while in Burwood North suburb, it is 4.5%. This is lower than the Greater Sydney average of 5.2%.
- **Lower rate of people with long-term health conditions:** In Burwood LGA, 22% of residents have at least one long-term health condition, and in Burwood North suburb, it is 17%. This is lower than the Greater Sydney average of 27%.
- **More people earning the lowest quartile incomes:** In Burwood LGA, 25% of residents earn less than \$887 per week, the lowest quartile income, while in Burwood North suburb, this proportion is slightly higher at 27%.

- **Live in highly dense areas:** 66% of Burwood LGA and 82% of Burwood North suburb comprise of medium and high-density housing, compared to the Greater Sydney average of 46%. In Burwood LGA, from 2016 to 2021, the proportion of separate and medium-density houses has reduced, while the number of high-density houses has grown by 9%.
- **High worker population:** According to employment.id, Burwood LGA has 15,941 local workers, out of which 13,038 people work in the area but live outside. Only 2,903 people live and work within the Burwood LGA.

### Forecast population

By 2036, the population of **Burwood LGA** is projected to experience significant growth, increasing from 40,217 residents in 2021 to **73,500**, representing **an additional 33,283 people**.

As per the indicative yields being proposed for the **Burwood North Precinct**, this area is expected to accommodate a forecast population of **13,550 people**.

Based on the current population trends, it is anticipated that the future population in Burwood will predominantly live in high-density developments. Additionally, the community is likely to continue to be highly cultural diverse, with a high proportion of residents born overseas and young.

According to the 'Employment Projections for NSW 2016-66' report by the Centre of Policy Studies, Victoria University, published in October 2022, it is projected that by 2036, NSW will have 4.73 million workers.

According to employment.id, in 2021, workers in Burwood LGA constituted 0.46% of the total NSW workers. Making a high-level assumption that this proportion remains constant, it can be estimated that **by 2036, there will be approximately 21,758 workers in Burwood LGA.**

## 2.3 Expressed community facility needs

As part of research and community engagement undertaken for recently completed or ongoing projects<sup>1</sup>, Council has identified the following expressed needs for community facilities in Burwood LGA:

### Community lounge and study spaces

- There is a need for more community lounge/study spaces with free WiFi, especially catering to students and young people.
- The existing Burwood Library and Community Hub is attractive for studying, WiFi access, and socialising, and there is a demand for more of these spaces.
- Additional spaces are required for training and skill-based development.
- 24/7 book locker facilities are needed to support the extended operating model for Burwood Library.

### Affordable spaces

- Small community groups and organisations currently face significant costs and struggle to access venues.
- Woodstock Hall is appreciated for its proximity to the railway, accessibility, and cooking facilities, but its hire fees are burdensome for seniors' groups, even with concessions and small grants from the Council.
- Some community groups require free access to programs, activities, and venue hire.

### Spaces for young people

- There is a need for facilities for young people located in highly accessible areas and at an affordable cost.
- Spaces for young people should offer flexible usage for active, educational, and passive activities.

<sup>1</sup> Youth Engagement Survey outcomes (11/4/23 - 31/7/23); Community Safety External Workshop (14/3/23) and Internal Workshop (28/3/23); Vulnerable Communities Meeting (4/4/23); Cost of Living Round Table (5/6/23); Premises, facilities and spaces meeting (28/11/22); and Multicultural Research Paper (01/10/22 - 31/12/22).

- Consideration should be given to regional partnerships with youth facilities in Strathfield and Canada Bay LGAs.
- New or underutilised developments can be utilised for spaces for young people.

### Office spaces for community service organisations

- Co-located and affordable office spaces are needed for not-for-profit community organisations operating in Burwood LGA.
- These office spaces should have essential facilities like toilets, small kitchens, desk spaces, storage, and meeting spaces for staff.
- Space is also needed for programs, private sessions, and drop-in services.
- Accessibility to train stations is important.
- Different organisations have varying space requirements, ranging from small teams to larger groups.
- Some services require access seven days a week due to staff working irregular hours.
- Convenient parking is necessary for loading and unloading.
- Affordability is a significant issue, impacting service delivery and funding, given that increased cost of living puts pressure on staffing and services.
- Co-location opportunities should be explored for synergies.

### Arts and cultural spaces

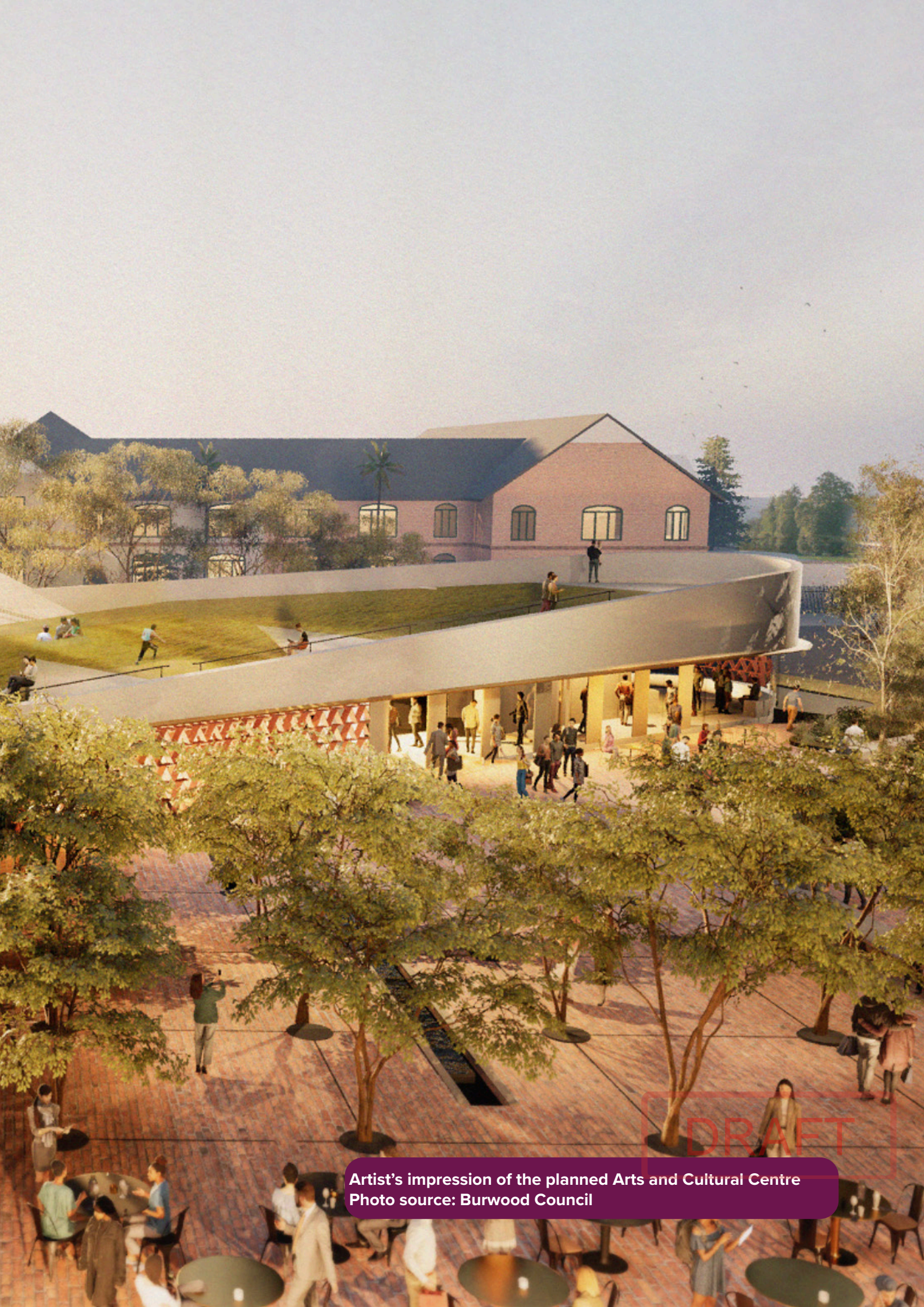
- An emerging vision and appetite for Burwood LGA to be a center for arts and culture with opportunities to participate in or access diverse art forms, ranging from accessible exhibitions and workshops to unique music performances and cultural festivals.
- Emerging need for artist studios, dedicated exhibition space, and affordable accommodation to support emerging creative industries.

### Indoor sports courts

- There is a strong demand for indoor sport courts indicated by the heavy usage of the new multi-sport courts at Henley Park since their opening in 2022.

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Artist's impression of the planned Arts and Cultural Centre  
Photo source: Burwood Council



### 3. Review of community facilities supply and demand

This section provides an overview of existing community facilities within Burwood LGA and undertakes population benchmarking for 2021 and 2036 to estimate the required additional community facilities to meet the needs of the growing population.

Currently, Council owns and manages eight community facilities including:

- Six community centres/venues for hire
- One library, and
- One aquatic centre.

Council also owns three early education and care centres that are leased to external providers.

Council does not own any facilities with indoor courts.

Since 2019, Council has expanded some existing community facilities and has planned new community facilities.

#### 3.1 Community centres and venues

##### Total provision

As shown in Table 1, currently, Burwood Council owns and manages six community centres and venues for hire.

In 2020, Council expanded the Burwood Library and Community Hub to accommodate additional library spaces, community hireable spaces, and a Council-services concierge desk. Whilst the Community Hub is relatively new, some of the spaces have already reached their capacity, in particular the open areas and study spaces.

Furthermore, the community room (58 sq.m) and multipurpose room (38 sq.m) previously used as staff areas within Enfield Aquatic Centre have been transformed into hireable spaces for the community. However, the community room is old

and not fit for purpose. Therefore, this room is earmarked to be demolished to accommodate the improved outdoor pool and additional children's pool facility upgrades. It should be noted that two new community rooms are being planned as part of the new gym and recreation facility at the Enfield Aquatic Centre site, that can operate independently or as one larger space, which will result in Enfield Aquatic Centre offering a total of 105 sq.m of community centre and venue floorspace.

In addition, Council is developing an Arts and Cultural Centre which will include significant community hireable spaces (approximately 1,826 sq.m). This includes a theatre (319 sq.m) that provides hireable rehearsal and performance spaces, two multipurpose halls that can operate independently or as one larger space (502 sq.m), a studio (60 sq.m) that can be used for community and creative purposes, a community lounge (172 sq.m) that can be used for formal and informal gatherings, and an amphitheatre foyer (201 sq.m) that can function as an informal gathering space.

As shown in Table 1, these six community centres and venues will offer a total floorspace of 4,256 sq.m.

##### Future demand

As shown in Table 2, in 2021, the community center and venue floorspace benchmark demand is 3,217 sq.m. By 2036, this demand is expected to increase to 5,880 sq.m, which is an additional 2,663 sq.m.

As shown in Table 3, it is estimated that the future population in the North Burwood Precinct will contribute 1,008 sq.m (41%) of the additional 2,663 sq.m required by 2036.

##### Benchmark gap

As shown in Table 2, in 2021, total provision meets benchmark demand. However, Burwood

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LGA will need an additional 1,624 sq.m of community centre and venues floorspace by 2036 to meet benchmark demand.

## 3.2 Library

### Total provision

As shown in Table 1, currently, there is one library in Burwood LGA located in the Town Centre. In 2020, Council upgraded this Library to accommodate interactive learning labs, and sound proof media rooms, and areas for passive use, such as study and reading. This has resulted in the Library offering a total of 2,000 sq.m of floorspace.

In the future, through WestInvest funding, Council has plans to deliver one library kiosk on the land outside Enfield Aquatic Centre, which would deliver approximately 30 sq.m of additional library floorspace.

As shown in Table 1, these library spaces will offer a total floorspace of 2,030 sq.m.

### Future demand

As shown in Table 2, accounting for the LGA resident population and worker population, the benchmark demand for library floorspace in 2021 is 2,279 sq.m, which is estimated to increase to 3,496 sq.m by 2036, which is an additional 1,219 sq.m.

As shown in Table 3, it is estimated that the future population in North Burwood Precinct would contribute to 932 sq.m (76%) of the additional 1,219 sq.m floorspace required in 2036.

### Benchmark gap

As shown in Table 2, Burwood LGA will need an additional 1,466 sq.m of library floorspace by 2036 to meet benchmark demand.

Council is also exploring alternative options to expand library services via its existing central library. This includes extended operating hours, 24/7 self service access and lending facilities in additional locations, such as book lockers.

## 3.3 Arts and cultural centre

### Total provision

As shown in Table 1, currently, there are no arts and cultural centres in Burwood LGA. However, Council is converting an existing carpark outside the Burwood Library and Community Hub into a thriving Urban Park and Arts and Cultural Centre.

This project will deliver a new Arts and Cultural Centre, which will include dedicated performance and rehearsal spaces, studio space, community lounge, and flexible multipurpose spaces and café.

Burwood RSL has plans for a major club redevelopment which will include a large scale performance space. Council is also aware of other local projects considering the development of new performance spaces or the upgrade of existing ones. However, since these are not Council-owned facilities, they have not been considered in the benchmark demand and gap analysis. As these projects develop, there is capacity for Council to negotiate improved community access to these facilities to help meet community needs.

### Future demand

As shown in Table 2, in 2021, there is a benchmark demand for one multipurpose performing arts and cultural centre. By 2036, this will increase to a benchmark demand for two multipurpose arts and cultural centres, which is one additional facility.

As shown in Table 3, it is estimated that the future population in the North Burwood Precinct will contribute to 0.5 facilities (50%) of the one additional facility by 2036.

### Benchmark gap

In 2021, the planned Arts and Cultural Centre in Burwood Urban Park meets the benchmark demand for arts and cultural facilities in Burwood LGA. It also meets an identified shortfall of arts and cultural facilities regionally, including in the adjoining Strathfield and Canada Bay LGAs.

As shown in Table 2, Burwood LGA will need one additional arts and cultural facility by 2036 to meet benchmark demand. Any additional

arts and cultural facility should not duplicate the types of spaces on offer in the planned Arts and Cultural Centre in Conder Street. There is an opportunity to provide new facility types, such as maker spaces, artist studios or small dedicated exhibition space.

### 3.4 Aquatic centre

#### Total provision

As shown in Table 1, currently, Burwood LGA has one aquatic facility, the Enfield Aquatic Centre which has a 25-meter indoor pool, a 50-metre outdoor pool and a program pool.

In 2021/22, Council upgraded the Enfield Aquatic Centre to include a new 25-metre indoor program pool dedicated to learn to swim as well as an expanded rear carpark. This increased the capacity of the Enfield Aquatic Centre to deliver community-based swimming and well-being programs, enabling Council to better meet the aquatic needs of the growing community.

Council has also developed concept plans and secured WestInvest funding to enhance and modernise the physical condition of the existing Centre to ensure continued service to the community and improve all year round functionality. The project includes a new 50 metre pool, children's area, leisure and community facilities, cafe and accessible amenities.

#### Future demand

As shown in Table 2, both in 2021 and by 2036 there is a benchmark demand for one aquatic facility in Burwood LGA.

#### Benchmark gap

As shown in Table 2, the existing Enfield Aquatic Centre and its upgrades will meet benchmark demands both now and in the future.

### 3.5 Indoor recreation centre

#### Total provision

As shown in Table 1, currently, there are no indoor recreation/sports centres in Burwood LGA.

#### Future demand

As shown in Table 2, both in 2021 and by 2036 there is a benchmark demand for one indoor recreation centre in Burwood LGA.

As shown in Table 3, it is estimated that the future population in the North Burwood Precinct will contribute 0.3 of the one indoor recreation facility required by 2036.

#### Benchmark gap

As shown in Table 2, Burwood LGA will need one new indoor recreation facility by 2036 to meet needs of the population now and in the future.

### 3.6 Early education and childcare

#### Total provision

In Burwood LGA, there are three early education and care facilities within Council-owned facilities, namely Burwood Montessori Academy, Woodstock Child Care Centre, and KU Burwood Preschool. Additionally, the LGA has 20 privately-owned and operated early education and care facilities. The specifics of long day care and out-of-school hours care places within these facilities are not detailed in this Addendum.

#### Future demand

The benchmark demands for early education and care facilities are typically calculated for two age groups: 0 to 4 years and 5 to 12 years. Based on the Department of Planning and Environment's population projection for 2036, it is estimated that approximately 4.1% of Burwood LGA's population will be aged 0 to 4 years old, and 9.7% will be aged 5 to 12 years old. Similar percentages are assumed for North Burwood Precinct.



By 2036, it is projected that there will be approximately 3,014 children aged 0 to 4 years old in the LGA and 554 children aged 0 to 4 years old in North Burwood Precinct.

Additionally, there will be around 7,130 children aged 5 to 12 years old in the LGA and 1,310 children aged 5 to 12 years old in North Burwood Precinct.

#### *Long day care (LDC)*

As shown in Table 2, there is a benchmark demand of 434 LDC places for children aged 0 to 4 years in 2021, expected to grow to 793 by 2036, an additional 359 places. According to Table 3, the projected 2036 population of North Burwood Precinct is likely to contribute 146 places toward the required 359 LDC places.

#### *Out-of-school hours care (OSHC)*

As shown in Table 2, there is a benchmark demand of 1,027 OSHC places for children aged 5 to 12 years in 2021, expected to grow to 1,876 OSHC places by 2036, an additional 850 places. As shown in Table 3, the anticipated North Burwood Precinct population in 2036 is estimated to contribute to 345 places of the required 850 places.

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Table 1 - Burwood LGA - Council-owned community facilities provision

Type	Name	Existing provision	Planned provision	Total provision
COMMUNITY CENTRES AND VENUES	Woodstock Community Centre and Fitzroy Hall	860 sq.m	-	4,256 sq.m
	Burwood Community Hub	750 sq.m	-	
	Burwood Park Pavilion and Community Centre	450 sq.m	-	
	George Street Community Venue	225 sq.m	-	
	Community spaces within the Enfield Aquatic Centre	Two rooms exist now (96 sq.m), one will be demolished and two new rooms built, resulting in a total of three rooms offering 105 sq.m*		
	Henley Park Community Room	40 sq.m		
	Community spaces as part of planned Arts and Cultural Centre, Conder Street, Burwood	-	1,826 sq.m*	
LIBRARY	Burwood Library	2,000 sq.m	-	~ 2,030 sq.m
	Library pod at Enfield	-	Planned kiosks - approx. 30 sq.m*	
ARTS AND CULTURAL CENTRES	Arts and Cultural Centre, Conder Street, Burwood	-	One planned facility	One facility
AQUATIC CENTRE	Enfield Aquatic Centre	One facility	Facility expansions and upgrades	One upgraded facility
INDOOR SPORTS CENTRE	None in the LGA	-	-	-
EARLY EDUCATION AND CARE	23 facilities in the LGA, of that, three are located within Council owned facilities.	NA	NA	NA

\* Indicative areas that may change during detailed design stage.

Table 2 - Burwood LGA - Council-owned community facilities population benchmarking and gap analysis

Type	Benchmark standard*	Total provision (current + planned provision)	2021 benchmark demand (for 40,217 people)	2036 benchmark demand (for 73,500 people)	2021 benchmark gap (for 40,217 people)	2036 benchmark gap (for 73,500 people)
COMMUNITY CENTRES AND VENUES	80 sq.m per 1,000 people	4,256 sq.m	3,217 sq.m	5,880 sq.m	Meets benchmark demand	-1,624 sq.m below benchmark
LIBRARY	NSW State Library Floorspace Calculator	2,030 sq.m	2,279 sq.m	3,498 sq.m	-249 sq.m below benchmark	-1,468 sq.m below benchmark
ARTS AND CULTURAL CENTRES	One multipurpose performing arts/cultural centre per 30,000 people	1 facility	1 facility	2 facilities	Meets benchmark demand	-1 facility below benchmark
EARLY EDUCATION AND CARE - LONG DAY CARE AND PRESCHOOL	1 place per 3.8 children aged 0 to 5 years	NA	434 places	793 places	NA	NA
EARLY EDUCATION AND CARE - OUT OF SCHOOL HOURS CARE	1 place for every 6 children aged 5 to 12 years	NA	1,027 places	1,876 places	NA	NA
AQUATIC CENTRE	One indoor aquatic centre per 50,000 to 100,000 people	1 facility	1 facility	1 facility	Meets benchmark demand	Meets benchmark demand
INDOOR RECREATION CENTRE	One indoor recreation centre per 50,000 to 100,000 people	None in the LGA	1 facility	1 facility	-1 facility below benchmark	-1 facility below benchmark

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Table 3 - North Burwood Precinct population benchmarking

Type	Benchmark standard*	Burwood LGA - Increase in benchmark demand from 2021 to 2036 (for the additional 33,283 people)	North Burwood Precinct - 2036 benchmark demand (for the additional 13,500 people)	What % of increased benchmark demand in Burwood LGA is due to population growth in the North Burwood Precinct?
COMMUNITY CENTRES AND VENUES	80 sq.m per 1,000 people	2,663 sq.m	1,080 sq.m	41%
LIBRARY	NSW State Library Floorspace Calculator	1,219 sq.m	932 sq.m	76%
ARTS AND CULTURAL CENTRES	One multipurpose performing arts/cultural centre per 30,000 people	1 facility	0.5 facilities	50%
EARLY EDUCATION AND CARE - LONG DAY CARE AND PRESCHOOL	1 place per 3.8 children aged 0 to 5 years	359 places	146 places	41%
EARLY EDUCATION AND CARE - OUT OF SCHOOL HOURS CARE	1 place for every 6 children aged 5 to 12 years	850 places	345 places	41%
AQUATIC CENTRE	One indoor aquatic centre per 50,000 to 100,000 people	1 facility	0.3 facilities	30%
INDOOR RECREATION CENTRE	One indoor recreation centre per 50,000 to 100,000 people	0 (No net increase from 2021 to 2036)	0.3 facilities	NA

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## 4. Community facility needs analysis

Based on evidence presented in this report, the following community facility needs have been identified that will help meet the needs of the significantly growing population in the Burwood LGA and in the Burwood North Precinct.

Table 4 lists the identified needs, evidence, minimum size recommendations, and indicative location suggestions.

### Principles

The following principles that were adopted as part of the Burwood Community Facilities and Open Space Strategy continue to guide the future planning and delivery of community facilities. They are:

- Aim to meet a best practice benchmark of community facility floor space of 80 sq.m per 1,000 people by 2036.
- Future facilities to be multi-purpose wherever possible, with opportunities to deliver libraries, community centres and cultural uses in the same space.
- Further to the multi-purpose principle, ensure that facilities are fit for their primary purpose.
- Aim to deliver inclusive and diverse opportunities.

Additional principles to be considered based on emerging best practices include:

### Location:

- Develop and locate community facilities as part of a broader network, offering diverse services efficiently.
- Ensure community facilities are easily accessible by public transportation and incorporate bike racks and pedestrian-friendly pathways to encourage alternative modes of travel.

### Design:

- Deliver different community spaces/facilities as part of integrated community hubs for convenience, social cohesion and cost-effectiveness.
- Design facilities to foster interaction between different age groups and promote community integration.
- Respect and celebrate local heritage and diversity through culturally sensitive design.
- Design facilities to serve as resilient spaces during emergencies and natural disasters.
- Ensure accessibility for all people, promoting inclusivity and diversity.
- Utilise technology to enhance efficiency, safety, and user experience within the facilities.
- Design facilities with a focus on safety and security, creating inclusive spaces where people feel comfortable and welcome.
- Incorporate art installations, murals, or interactive exhibits to enhance the aesthetic appeal and cultural vibrancy of community facilities.
- Implement sustainable practices in facility design to minimise environmental impact.

### Operations:

- Offer diverse and affordable programs to promote the use of community facilities.

### Funding:

- Develop sustainable funding models and explore public-private partnerships to support ongoing maintenance, operation and development of community facilities, including Voluntary Planning Agreement and Contributions Frameworks.
- Foster collaboration between government, community organisations, and private sectors to leverage resources and expertise for facility development and programming.

Table 4 - Community facility needs analysis

Community facility need	Minimum size	Evidence and considerations	Indicative location
<p>An <b>integrated community hub</b> within 200m from train station that includes:</p> <ul style="list-style-type: none"> <li>Community lounge spaces</li> <li>Study spaces with wi-fi</li> <li>Spaces for young people</li> <li>Co-working spaces</li> <li>Hireable multi-purpose rooms, and</li> <li>Hireable flexible rooms.</li> </ul>	Minimum 3,000 sq.m based on benchmark.	<ul style="list-style-type: none"> <li>By 2036, there will be a below benchmark provision of 1,624 sq.m of community centre and venue floorspace and 1,468 sq.m of library floorspace.</li> <li>Expressed desire from the community for lounge, study and spaces for young people.</li> <li>Should be well-connected to public transport, have clear access from ground floor.</li> <li>Consider co-location with open spaces.</li> </ul>	Burwood North Precinct.
<p><b>Large affordable office spaces</b> for not-for-profit community service organisations with meetings rooms for shared use.</p>	Minimum 1,500 sq.m based on best practice example Epping Community Services Hub in Victoria.	<ul style="list-style-type: none"> <li>No existing facility in Burwood LGA.</li> <li>Expressed desire from the community for office spaces.</li> </ul>	Burwood Town Centre or Burwood North Precinct.
<p><b>Spaces for creative arts</b> that includes:</p> <ul style="list-style-type: none"> <li>Maker spaces for the community, such as spaces for pottery</li> <li>Artist studios</li> <li>Dedicated exhibition space, and</li> <li>Affordable accommodation to support emerging creative industries.</li> </ul>	Minimum 700 to 1,000 sq.m based on best practice example Parramatta Artist Studios in Parramatta CBD and Rydalmere.	<ul style="list-style-type: none"> <li>By 2036, there will be a below benchmark provision of one arts and cultural facility.</li> <li>Expressed desire from the community for Burwood LGA to be an arts and cultural destination.</li> <li>Considering the planned best practice Arts and Cultural Facility in the Town Centre, there is an opportunity to provide other creative spaces that respond to community needs.</li> </ul>	Burwood Town Centre or Burwood North Precinct.

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Community facility need	Minimum size	Evidence and considerations	Indicative location
One <b>indoor recreation centre</b> with a minimum of four sports courts as part of future development.	A minimum size of 4,000 sq.m is required to accommodate four sports courts, based on doubling the size of the best practice example KGV Recreation Centre located in the City of Sydney. The KGV Recreation Centre is 2,000 sq.m and includes two multi-purpose courts and a gymnasium.*	<ul style="list-style-type: none"> <li>Both now and by 2036, there is a below benchmark provision of one indoor recreation centre.</li> <li>Increasing demand across Greater Sydney for indoor sports due to change in participation trends and climate change.</li> <li>Should be well-connected to public transport, have clear access from ground floor.</li> <li>This could be located as part of high-rise developments at podium levels.</li> <li>Consider co-location with other community facilities.</li> </ul>	Burwood Town Centre or Burwood North Precinct.
Advocate for <b>early education and care centres</b> .	NA	<ul style="list-style-type: none"> <li>By 2036, need for significant long day care and out-of-school hours care places.</li> </ul>	Burwood Town Centre or Burwood North Precinct.

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\* The NSW Office of Sport has a size standard of 7,500 sq.m for indoor recreation centres which can typically accommodate six sports courts such as four netball and two squash courts.

