

Our Chiswick

Place Plan 2014-2019



Background

Chiswick is a waterside inner west suburb of Sydney. Once a thriving industrial hub with businesses including Lysaght Bros and the Box Factory, it has transformed itself into a desirable residential community.

In the ten years to 2011, the residential community doubled to nearly 2500, with significant growth in 25-44 year olds and children under 14 years of age. This growth has also seen increased diversity with English as a second language for 35% of the population.

There are 323 actively trading businesses in Chiswick, of which many may be home based.

Generally, the community are content living in Chiswick, however have assisted Council in identifying opportunities which are included in this Place Plan.

This Place Plan, a living document which will be monitored and developed over time, is a result of robust community engagement and will assist our community in identifying actions which respond to current and future constraints and opportunities.

What is a Place Plan?

A Place Plan identifies the key stakeholders, opportunities and constraints of neighbourhoods and the actions that may be implemented. It identifies and prioritises short and long term opportunities. The objective is to work together in creating 'places' that provide economic, social and cultural nourishment for the people who will use them.

Place planning recognises the knowledge and strengths of local communities, aims to build community capacity and brings together the City of Canada Bay, business and residents in planning and delivering desired outcomes. It is a proactive process integrating social, environmental, physical and economic development to provide both short and longer term direction.

Strategic Outcomes of the Place Plan

The intent of the Place Plan is to create a place of meaning and connection for residents, business owners and visitors. The overarching strategic outcomes identified by the community are to:

- Implement activities to enhance opportunities for community connections
- Support local business development and marketing
- Advocate for improved access throughout Chiswick
- Improve the facilities and amenities in our local parks and streets



Placemaking is a way of creating more authentic, vibrant and sustainable places through processes of researching, engaging and doing.

Methodology

Research and Analysis

To enhance our understanding of the suburb, significant research and analysis was undertaken, including:

- Investigating the history of the area including the locating of photographs and maps
- Audit of the physical place comprising of:
 - Current recreation, historical and cultural assets within the vicinity
 - Condition of publicly and privately owned assets including commercial businesses
 - Review transport access and loads
 - Streetscape infrastructure: footpaths, street furniture, landscaping, lighting, place identifiers and entry signage, directional signage, visitor information signage, banners, bike parking, business use of the footpath, public toilets
- Analysis of business and economy
- Socio-economic analysis
- Review and consolidation of reference documentation including Council plans and strategies,

Community Engagement and Internal Project Group

Our approach aligns with the City of Canada Bay's Community Engagement Policy which aims to work together with our community and relevant stakeholders to build effective relationships and enhance decision-making, plans and policies and ultimately outcomes. It is a two-way process of dialogue by which the aspirations, concerns, needs and values of our local community and other relevant stakeholders are incorporated into documentation.

Council defines community in the broadest sense to include City of Canada Bay residents, visitors, ratepayers, businesses, community organisations, neighbouring councils, other tiers of government and other stakeholders with an interest in the City.

Internal Project Group

Council established an internal project group with representation from relevant Council business units. This group enabled regular collaboration and a forum for issues and opportunities to be explored holistically.

Residents Surveying

In September 2014, owners and occupiers of the 1288 residential properties were invited to participate in a confidential survey to enhance Council's understanding of the constraints and opportunities of the suburb, and obtain recommendations for its improvement. 79 (6%) of households, returned completed surveys via mail or online.

Community Workshops

On 8 and 11 October 2014, Council conducted two 1 hour community workshops. The workshops attracted 42 participants.

Online Community Forum

In October and November 2014, the City of Canada Bay community was invited to participate in an online forum to review community responses, draft documentation and concepts and provide additional comment. Attracted 283 unique visitors.

Community Newsletter

In December 2014, Council will commence in distributing Community newsletters: online (fortnightly) and hard copy (bi-monthly).

Development of Vision and Strategic Framework

The vision and strategic framework were derived from key themes identified by the community through the engagement process.

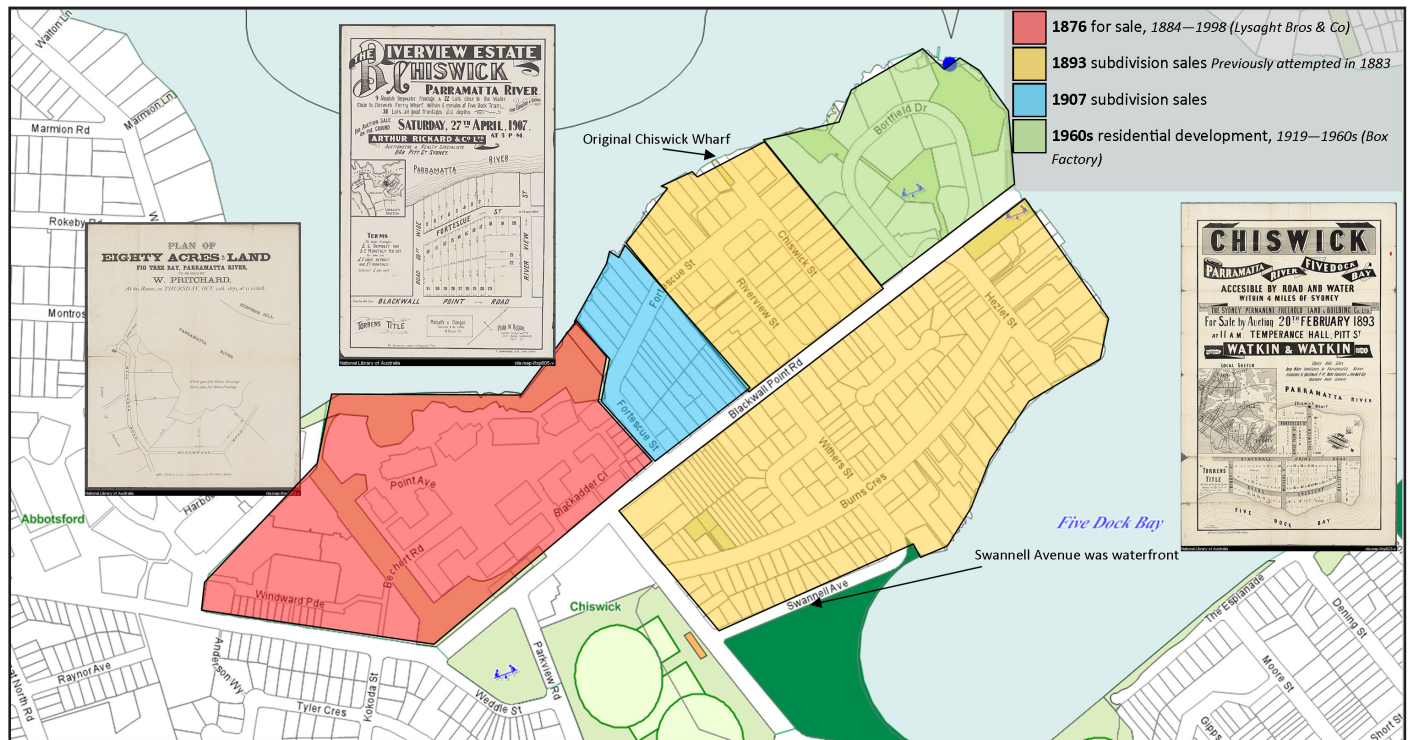
Identification and Prioritisation of Actions

Actions for improvement were identified by Council officers and the community through the above mentioned engagement. The prioritisation of actions resulted through collaboration between the community and Council and determined on maximise impact and current resource allocation.

Our Past

In the early 1800s, the land on which Chiswick stands was granted to Dr. John Harris Esq., surgeon and oldest magistrate in the Colony. Titled 'Point Farm' it was gifted to his nephew, John Harris, in 1819. Mr Samuel Lyons purchased Point Farm in 1836 and subsequently attempted to subdivide and sell parts of the property in 1842 due to financial difficulties resulting from money lending. For most of the period leading up to 1881, the land was known as 'Five Dock Farm', 'Point Farm', 'York Place' and 'Blackwall'. It has been suggested that Dr Fortescue 'christened' the area 'Chiswick' after the Thames River suburb.

In 1883, new owners, The Sydney Permanent Freehold Land and Building Society, private property developers, commenced advertising 116 subdivided residential lots. Most of these lots were readvertised in 1885. It appears Chiswick was slow to 'take off' with only 12 occupied dwellings in 1890 and 21 years later in 1911, there were 70 residents occupying only 15 dwellings. By 1933, the number of dwellings had grown to over 50. However, most of the residential growth occurred in the 1960s and 2000s.





It wasn't until the 1880's that Chiswick began to blossom

Commercial and Industrial History

Lysaght Bros. & Co. Pty Ltd

Lysaght Bros. & Co. Pty Ltd, wire netting works, was established in Newcastle during the 1880s, with the Chiswick operations commencing in 1884. While a range of wire products were produced at the factory, there was a huge demand for wire netting for fences as rabbits had reached plague proportions in agricultural areas in the late nineteenth and early twentieth centuries.

In 1929 BHP bought out 75% of the company and then gained full ownership in 1957. In 1959 BHP rolled Lysaght Bros., and several other BHP companies into a new firm called Australian Wire Industries Pty Ltd. This eventually became known as BHP Coated Products. Operations at Chiswick ceased in 1998.

Co-operative Box Company

Established at their temporary premises in Elliott Street, Balmain in 1916, the Phoenix Box and Timber Company commenced operations at Chiswick in 1919. In 1922, the Co-operative Box Company purchased the assets of Phoenix. The company made wooden boxes for butter and was known locally as the 'box factory'.

Operations at the site were later taken over by Galleon Hardwoods Pty Ltd and in the late 1960s the site was redeveloped for home units.

Abbotsford Manufacturing Company

Hardware manufacturers who operated approximately between 1911 and 1933 on Blackwall Point Road. Managed by A H Friend.

Tulley's General Store

Established by Lewis Tulley in 1928 at 92 Blackwall Point Road. It was operated by the family until the shop closed in 1987.



Wymston, Chiswick

Creepers – clad gothic residence, massively constructed of stone, with slate roof, verandah front and side. The property boasted a boat and coach house, stables and tennis court.

Esteemed Residents

- Pre-1878 Mr John Alger, Customs Commissioner
- 1878 - 1885 Dr George Fortescue, Leading doctor and honory surgeon to the Sydney Infirmary (estate owned by his trust until 1904)
- 1887—1890 Sir Hubert Murray, Queens Counsel and Colonial Administrator
- 1892 George S Campbell, wool merchant— Campbell, Nimmo, and Company
- 1893- 1895 Frank Osborne, solicitor—Norton and Smith
- 1896-1898 Frederick Stoltenhoff, wool merchant - Fuhrmann and Company
- 1899—1901 Henry Phippard, He and his brother were the most eminent master builders and are responsible for buildings include the Commonwealth Bank at Martin Place.
- 1903-1906 Henry D. Walsh, Engineer-in-chief—Sydney Harbour Trust
- 1907-1917 Joseph J Gates, Managing Director - W and A McArthur. 1906 Mayor of Drummoyne Council and an Alderman for 16 years. Died at another Wymston - 33 Milson Road, Cremorne

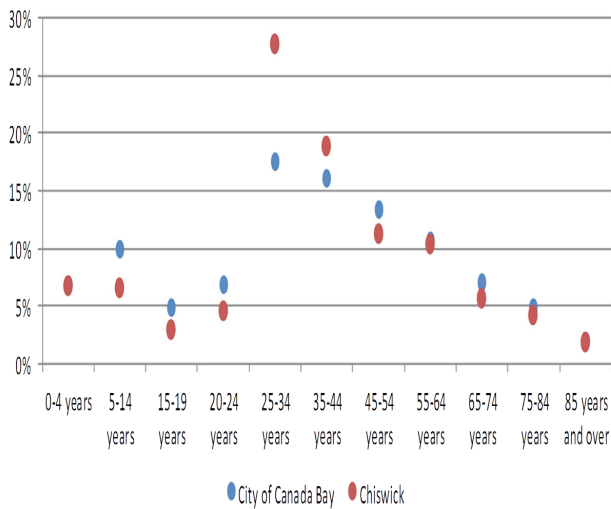
“ One third of the Chiswick community live alone.

Who we are

In the ten years to 2011, the residential community doubled to nearly 2500, with significant growth in 25-44 year olds and children under 14 years of age.

The population spread amongst most age brackets is similar to that of the City of Canada Bay's overall population. The primary differences include:

- higher representation of 25-34 year olds in Chiswick (28% compared to 18% in the City of Canada Bay)
- lower representation of 5-14 year olds in Chiswick (6% compared to 10% in the City of Canada Bay)

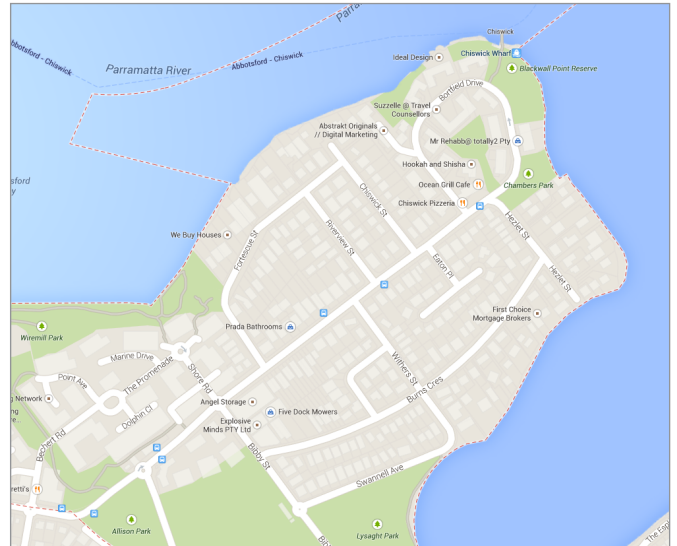


There are 11% more single females over the age of 55 years than males. The community have indicated that many of these females have relocated to Chiswick within the last 5 years.

The NSW Bureau of Transport Statistics predicts that the population will reach 3300 in 2046. Within the next 10 years, they predict the biggest growth will be within the 45-60 year old age bracket.

Chiswick is slightly less culturally diverse compared to the rest of the City of Canada Bay. Three percent of residents require assistance.

Source: Australian Bureau of Statistics 2011 Census



How we live

70% of dwellings in Chiswick are units - this is double the proportion for the City of Canada Bay.

Over 50% of residents are renting the premises they reside in and 31% live alone.

92% of dwellings have internet connection, which is significantly higher than the National figure of 80%.

Volunteering

Thirteen percent of Chiswick residents aged 15 years and above, volunteer for an organisation or group. This is slightly lower than the National average of 18%.

The largest representation of volunteers is the 25-34 years of age bracket at 31%. However the age bracket who have the highest level of participation is the 55-64 year of age at 21%.

Source: Australian Bureau of Statistics 2011 Census

Property

In the two years to August 2014, house prices rose by 18% to \$1,660,000 whilst unit prices rose by 10% to \$709,000. In 2013-2014, 3% of properties had a DA determined.

Source: Australian Property Monitors and City of Canada Bay Council

Our Community

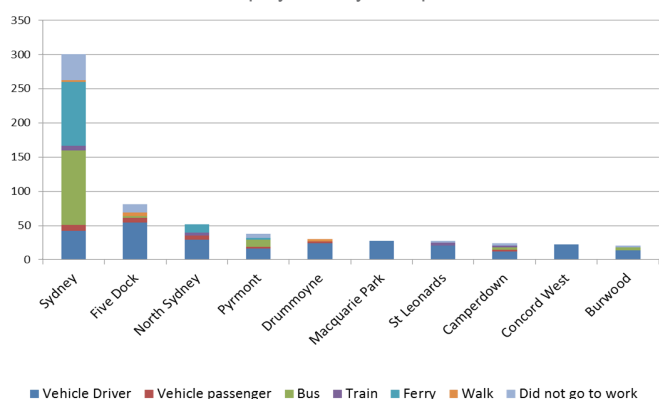
What we do

The Chiswick community have a high workforce participation of 73% (15 years of age and over) compared to the National participation rate of 61%. 18% of residents aged over 65 years continue to work.

The top 5 industries of employment, in order, for males are: Professional, scientific and technical services; Financial and insurance services; Construction; Manufacturing; and, Wholesale trade.

The top 5 industries of employment, in order, for females are: Professional, scientific and technical services; Health care and social assistance; Financial and insurance services; Education and training; and, Retail trade. 58% of residents identify themselves as Professionals and/or Managers.

Residents' suburbs of employment by transport method



Source: NSW Bureau of Transport Statistics

Our local economy

There are 323 actively trading businesses in Chiswick, of which many may be home based. Very few businesses are street based. In fact, Chiswick has a very low ratio of street level businesses at 14 per sq.km compared to 103 per sq.km in neighbouring Waremba.

The top five sub-sectors in which businesses are operating in are: Computer System Design and Related Services; Management Advice and Related Consulting Services n.e.c.; Real Estate Services; Cafes and Restaurants; Accounting Services.

Source: National Australian Business Register October 2014

Crime and our Community

The Chiswick community has a low number of offenders and incidents of crime, compared to the NSW averages.

Resident Offenders	2010	2011	2012	2013	2014 (YTD)
Offenders of Theft	1 to 4	1 to 4	1 to 4	1 to 4	5
Offenders of Assault (Assault Police)	0	1 to 4	0	0	0
Offenders of Assault (Non-domestic assault)	0	0	0	0	1 to 4
Offenders of Assault (Domestic assault)	0	1 to 4	1 to 4	0	1 to 4
Offenders of Sexual offences (Sexual assault)	0	0	0	0	1 to 4
Offenders of Theft (Fraud)	0	0	1 to 4	0	0
Offenders of Theft (Steal from dwelling)	0	1 to 4	0	0	1 to 4
Offenders of Theft (Motor vehicle theft)	0	0	0	1 to 4	0
Offenders of Theft (Receiving/handling stolen goods)	1 to 4	0	0	0	0
Offenders of Theft (Break & enter dwelling)	1 to 4	0	0	1 to 4	0
Offenders of Malicious damage to property	7	1 to 4	1 to 4	1 to 4	0
Offenders of Against justice procedures	0	1 to 4	1 to 4	1 to 4	1 to 4
Offenders of Disorderly conduct	6	1 to 4	0	0	5
Offenders of Drug offences	1 to 4	5	1 to 4	1 to 4	1 to 4
Offenders of Harassment, threatening behaviour & private nuisance	0	1 to 4	0	1 to 4	1 to 4
Offenders of Prohibited & regulated weapons offences	1 to 4	0	0	0	1 to 4
Incidents of Drug offences	2	7	2	7	4

Resident Victims	2010	2011	2012	2013	2014 (YTD)
Victims of Assault (Non-domestic assault)	1 to 4	1 to 4	1 to 4	1 to 4	1 to 4
Victims of Assault (Domestic assault)	0	1 to 4	7	0	5
Victims of Sexual offences	1 to 4	1 to 4	0	0	1 to 4
*Additional stats indicate that there were no repeated reported incidences of domestic violence and sexual assaults against the same victim					

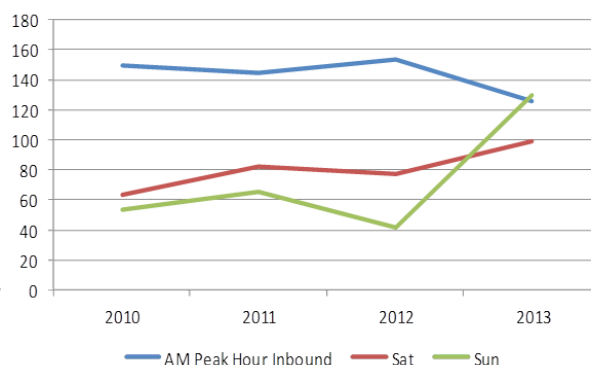
Source: NSW Bureau of Crime Statistics and Research

Connectivity and Access

Chiswick is serviced by ferries and buses operated by Transport NSW. These services connect residents and business employees to the following destinations: Sydney CBD, Parramatta, Sydney Olympic Park, Five Dock, Burwood, Strathfield, Campsie, Leichhardt, Glebe and Rozelle.

Ferry Service

The weekday ferry service commences at 6.20am with the last ferry leaving Circular Quay at 11.37pm. It takes 15 minutes to reach Darling Harbour and 24 minutes to Circular Quay. There are 21 weekday AM peak hour (arriving Circular Quay between 7am – 9am) ferry services to the CBD, with 12 of these services terminating at Circular Quay. The River Cat and ferries which service this route have a passenger capacity of between 138 to 230, which enables a maximum load of 4830 passengers during the morning peak hour. Based on the Bureau of Transport Statistics data, on average there are 470 already on ferries prior to reaching Chiswick. During their November 2014, the largest load during peak hour was on a Friday at 7.52am with 130 passengers already on board a Rivercat with a capacity of 181 passengers.



On weekends, there does appear to be ferries which are already at or near maximum passenger loads on Saturday nights and mid-morning Sunday. As indicated in the graph, ferry entries from Chiswick has increased on weekends.

Bus Service

Sydney Buses operate three routes from Chiswick: 415, 436 and 504. These routes provide access to many inner west suburbs and the Sydney CBD. Transport times to the Sydney CBD can range from 34 minutes to 50 minutes.

Local Activities

There is opportunity to intensify local activation in the parks and Community Hall.

Place	Facilities / Current Activation
Campbell Park	Sportsfield, Clubhouse, Public Toilets Abbotsford Football Club (Winter) / Inner Western Suburbs Cricket (summer) Tuesday – Thursday 4pm-7pm Saturday and Sunday 8am – 6pm
Lysaght Park	Large off-leash park area with picnic tables. Move More Personal Training – Kathryn West: Tuesdays and Thursdays 6pm-7pm Livida Fitness: Tuesdays and Thursday 9:30am-10:30am
Allison Park	Playground
Chambers Park	BBQ, ocean pool, picnic shelters, public toilets 8am - 5pm
Chiswick Park	Playground
Blackwall Point Park	Public Toilets, Community Garden coming soon
Fig Tree Bay Reserve	
Armitage Reserve	
Community Hall	Accommodates 60-70. Hire/Rate \$30-\$60 per hour Lorraine Academy of Dance on Mondays 4pm Yoga Connect on Wednesdays 8pm Early Childhood Centre Tuesdays and Wednesdays 9am - 1pm Tiny Tutus on Saturdays 9am

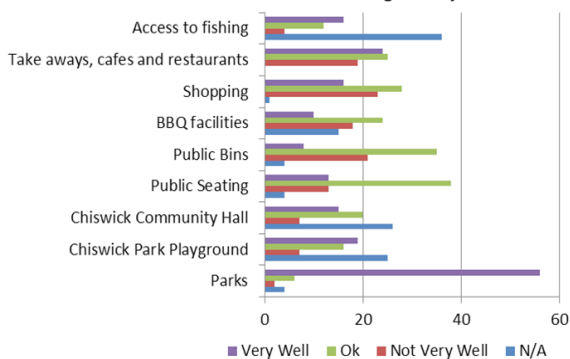
Community's Vision

Through surveying and the workshops, the community shared their opinions on Chiswick including constraints and opportunities. Survey respondents were reasonably reflected the composition of the community in age and household structure. 40% of respondents had lived in Chiswick for more than 10 years, whilst 43% had lived in Chiswick for less than 5 years. 10% of respondents operate a home-based business.

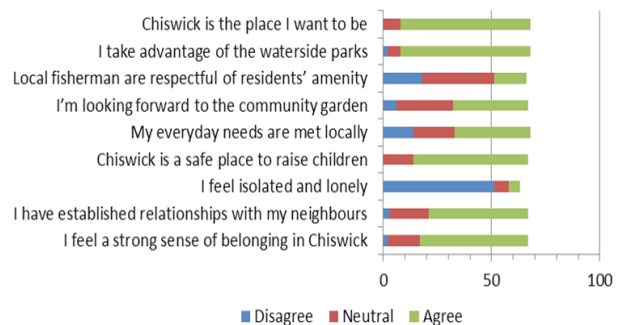
Overwhelmingly, residents really like Chiswick as a place to live: Quiet, peaceful, beautiful, the well maintained parks, water, close to the city.

Quantitative Responses

How well do each of the following meet your needs?



Thinking about the sense of community within Chiswick, how much do you agree or disagree with each of the following statements?



Qualitative Responses

Set out below are constraints, opportunities and suggestions provided by the community.

	Constraints	Opportunities and Suggestions
Interaction	No sense of community; lack of opportunity to socialise; no local events	Regular events; Fair Day, Swap Shuffle Swap event, Superbowl, NYE
	No local activities for adults	Talks, art + cooking classes, exercise classes, outdoor activities, exercise equipment in parks
Prosperity	Lack of shops, cafes, post office, restaurants etc	AI fresco dining; Blackwall Point Shops require an upgrade; encourage investment
	No opportunity for business networking	Online business directory; networking events
	Poor public transport options and frequency	Increase bus and ferry services
Access	Lack of cycle and walking infrastructure	Create connectivity; install cycle paths
	Dominance of bus at the shops	Relocate bus stop and do not permit buses to sit there
	Lyons Road traffic	
	Sebbick Street and Hampden Road intersection	Address sight problem
	Bibby Street and Blackwall Point Road intersection	Install a Give Way sign heading south
Amenity	Lack of bins, seats, bubblers, public art, bus shelters, picnic and BBQ facilities	Install more of these items. Bin needed at bus stops and in Lysaght Park; extend toilet opening hours
	State of playgrounds and removal of Chambers Park playground	Upgrade playgrounds; include a fenced playground; reinstate play equipment at Chambers Park
	Aircraft and boat noise	
	Blackwall Point Road	Requires re-sheeting; should be an entry statement
	Five Dock Bay rubbish	Clean up foreshore
	Local fisherman noise and wastage	Improve signage
	Over development with no concern for traffic	Do not permit more apartments
	Lack of local childcare	Encourage a childcare centre
Lack of street, park and ferry path lighting	Increase lighting	

Strategic outcomes and actions

The actions and their priorities are derived from research, community consultation and analysis of the data. Actions are aligned with timeframes of short term (2014/15-2015/16), medium term (four years), and long term (10 years) which are reliant on consideration by Council and external partners.

1 Strategic Outcome: Implement activities to enhance opportunities for community connections

Action	Deliverable/ Description	Funding Source	Funding Dependent	Council's Role/ Unit	External Partners	Timeframe
Increase activities provided at the Community Hall	Review the hall facilities and attract additional activity providers; undertake a seniors multimedia program	Council / Grant	Community Participation	Leader/Executive Services + Property Services	Activity Providers	Short Term
Partner with local community organisations	Promote activities such as the Foreshore Walking Tours and Welcome Bus Tours	n.a	n.a	Leader/Community Development	Drummoyne Community Centre	Ongoing
Deliver outdoor group exercise opportunities	Undertake a 1 year trial of additional fitness activities in a nominated park	Council / Grant	Community Participation	Leader/Executive Services	Activity Providers	Short Term
Trial a short term pop up café	Approach mobile coffee vendors to test the local market	n.a	Community Participation	Leader/Executive Services	Mobile Coffee Vendor	Short Term
Support the Community Garden Committee	Provide guidance	Council Grant/ Committee Fundraising	n.a	Supporter/ Executive Services	Community Garden Committee	Short Term
Identify events which provide an opportunity for social cohesion and celebration	Collaborate with local businesses and the community in establishing an intuitive events calendar.	Council/ Businesses	Business Commitment	Collaborator/ Executive Services	Businesses	Short Term

2 Strategic Outcome: Undertake and advocate for improved access throughout Chiswick

Action	Deliverable/ Description	Council's Role/Unit	External Partners	Timeframe
Installation of bus shelters	Council's Technical Services & Operations Team are in the process of replacing three bus shelters in Chiswick (two on Blackwall Point Road near Parkview Road and one on Blackwell Point Road near Melrose Close). Consideration will be given to the relocation of existing shelters or the installation of new shelters at high usage bus stops.	Leader/ Technical Services & Operations	Adshell	Short - Medium Term
Advocate for improved public transport services	Advocate Transport NSW to review ferry and bus timetables	Advocator/ Technical Services & Operations	Transport NSW	Short Term
Reinstatement of Chiswick Wharf signage	Transport NSW have provided advice to Council on 10 November 2014 stating that wayfinding signage will be installed between 21 November and 12 December 2014	Advocator/ Technical Services & Operations	Transport NSW	Short Term
Install roundabout sign on western side of Bibby Street/Blackwall Point Road intersection	Review intersection signage	Leader/ Technical Services & Operations	n.a	Short Term
Review suburb signage	Undertake an audit all all signage within Chiswick	Leader/ Technical Services & Operations	n.a	Short - Medium Term
Review cycle and walking infrastructure	Council's Technical Services & Operations Team have undertaken a strategic review of the Canada Bay Bike Plan. This is scheduled for the 18 November 2014 Council Meeting. The shared pathway in Lysaght Park has been installed in 2014.	Leader/ Technical Services & Operations	n.a	Medium Term

Note: If 'Funding Source' and or 'Funding Dependent' columns are absent, it is because the funding source is Council and/or funding is only dependent on Council.

3 Strategic Outcome: Support local business development and marketing

Action	Deliverable/ Description	Funding Source	Funding Dependent	Council's Role/Unit	External Partners	Timeframe
Promote footpath dining	Encourage food service businesses to apply for footpath permits to activate the precinct.	n.a	n.a	Facilitator/Technical Services & Op	Businesses	Short Term
Encourage commercial property business operators to improve building facades	Provide incentives for façade improvements	Council	n.a	Facilitator/Executive Services	Commercial property and business owners	Medium Term
Encourage new business investment	Develop an 'Invest in Chiswick' factsheet and include in the Investment Prospectus collateral and marketing	Council	n.a	Leader/Executive Services	n.a	Short Term
Promote businesses and their offerings to the local community	Collaborate with businesses to promote B2B and B2Comm via an online directory; investigate viability of networking events	Council	Business Commitment	Leader/Executive Services	Businesses	Short Term

4 Strategic Outcome: Improve the facilities and amenities in our local parks and streets

Action	Deliverable/ Description	Funding Source	Funding Dependent	Council's Role/Unit	External Partners	Timeframe
Review Public Bins	Install a public bin in Lysaght Park. Replace the existing bin at the Chiswick Shops and Allison Park.	n.a	n.a	Leader/Technical Services & Operations	n.a	Short - Medium Term
Advocate for the relocation of the Bus Stop at Chiswick Shops	Council has previously advocated Sydney Buses, however for legitimate reasons this bus stop can not be relocated.	Transport NSW	n.a	Advocator/ Technical Services & Operations	Transport NSW	Short Term
Install additional picnic facilities	Identify a park to install additional BBQ and picnic facilities; incorporate public art	n.a	n.a	Leader/ Technical Services & Operations	n.a	Short Term
Install water bottle refill stations in key activity spots	Council's Technical Services and Operations Team have recently reviewed the locations of water bottle refill stations. New stations have recently been installed in Blackwall Point Reserve and nearby on The Esplanade, Drummoyne.	n.a	n.a	Leader/ Technical Services & Operations	n.a	Short Term
Review street, park and ferry path lighting	Ensure that adequate public lighting is provided.	Future Capital Bid	n.a	Leader/ Technical Services & Operations	Ausgrid	Medium Term
Allison Park: Playground replacement	Renewal of playground equipment is scheduled for 2015 as per the Let's Play Strategy	Future Capital Bid	n.a	Leader/ Technical Services & Operations	n.a	Short Term
Chiswick Park: Playground replacement	Renewal of playground equipment is scheduled for 2019 as per the Let's Play Strategy	Future Capital Bid	n.a	Leader/ Technical Services & Operations	n.a	Medium - Long Term
Minimise waste and noise generated by fishermen	Engage with local fisherman to be respectful of the residential community; enforce fishing restrictions	n.a	n.a	Leader/ Technical Services & Operations +Planning & Environment	Fishermen	Short Term
Complete Blackwall Point Road works	Undertake utility restorations	n.a	n.a	Leader/ Technical Services & Operations	n.a	Short Term
Improve access from Fortescue Street through Figtree Reserve to Abbotsford Bay	Council's Technical Services and Operations Team have already prepared a Concept Plan to deliver this project. The Plan is on exhibition until 17 November 2014	n.a	n.a	Leader/ Technical Services & Operations	n.a	Short Term



LYSAGHT PARK

Prepared by Kate Woodbridge

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