



# Woollahra Community Facility Study

## Final Report

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Prepared for

Woollahra Municipal Council

Prepared by

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## Executive Summary

Woollahra Municipal Council engaged AECOM and Heather Nesbitt Planning in April 2011 to prepare a Community Facility Study for Woollahra Local Government Area (LGA). Woollahra LGA's population is ageing and has also experienced a mini baby boom. The majority of the community facilities in the LGA are small in size, dated, have high maintenance costs and do not meet the changing needs of the Woollahra population. This Study will provide options and recommendations for the strategic provision of community facilities in the LGA, in particular the location where facilities should be provided, the redevelopment feasibility of existing facilities and whether a multi-purpose community facility is required in the LGA. Multipurpose community facilities provide for a range of activities, services and programs, rather than single-purpose facilities which may only be used by one group for one activity. The Study will contribute to, and impact on, Council's broader asset management plan for determining the appropriate usage and resource allocation for community facilities.

### The Study

The methodology adopted in the Study included:

- Establishing community needs based on the existing and future population and demographic profiles;
- Reviewing relevant planning legislation and Council documentation;
- Conducting a best practice audit on 13 Council community facilities and venues for hire;
- Reviewing State community facility standards to assess the existing provision of community facilities;
- Adopting AECOM's Social Infrastructure Framework (SIF) method (detailed below) to measure the required community facility floor space and to establish the community facility floor space demand for the LGA;
- Conducting a stakeholder workshop to openly discuss strategies for the provision of community facilities; and
- Reviewing best practice trends and models for the provision of multi-purpose community facilities in Sydney.

Using each of the above indicators options and recommendations were determined for the strategic provision of community facilities in the LGA.

For the purposes of the Study the suburbs within Woollahra LGA have been grouped into "Districts" according to the geography of the LGA. The Districts for the purpose of this Study are:

- Paddington and Woollahra District;
- Darling Point, Edgecliff, Double Bay and Point Piper District;
- Bellevue Hill and Rose Bay District; and
- Vaucluse and Watsons Bay District.

### Population Projections and Demographics of Woollahra LGA

The Woollahra LGA will have an average annual population growth of 2.7% from 2011 to 2031, which will see an extra 1,455 persons living in Woollahra over this period (TDC, 2006-2031). The Bellevue Hill and Rose Bay District will have the largest population increase of 836 people from 2011 to 2031 and the Paddington and Woollahra District will have the lowest population increase of 5 people from 2011 to 2031 (TDC, 2006-2031).

All four Districts within Woollahra LGA will experience a high population increase in the 60-69 and 70+ age brackets from 2011 to 2031. The 2011 and 2031 Distribution Maps of elderly people across the Districts of the LGA in Section 3.0 indicate that the Paddington and Woollahra District and the Bellevue Hill and Rose Bay District will have the greatest number of elderly people (60 years of age and over) from 2011 and 2031. This increasing older population will vary from healthy and active new retirees to the frail aged who requires access to support services<sup>1</sup>. With higher education rates increasing in the LGA, future retirees are expected to be a more educated group and more demanding on information services<sup>2</sup>.

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<sup>1</sup> Woollahra Municipal Council, *Woollahra Social and Cultural Plan 2008 to 2013*, 2008

<sup>2</sup> AEC Group, *Woollahra Library and Information Services Strategy*, December 2007



Woollahra LGA experienced a mini baby boom over the ten years from 1996 to 2006 with a 16% increase in the number of children aged 0 to 11<sup>3</sup>. This has contributed to increased demand for child care services and visits to Early Childhood Health Centres<sup>4</sup>. However the demographic profile for the period 2006 to 2031 indicates a slight decrease in the child population over the next 20 years. This suggests a need to maintain existing provision of community facilities that can cater for local children's and family services including day care groups and mother groups. It is important that these community facilities are provided with adequate access for prams.

Woollahra is an active creative and cultural community who value the arts, culture, information and learning. Existing and future community facilities therefore need to be provided that have access to cultural activities, information and learning opportunities.

### **Existing Community Facilities**

For the purpose of this Study, community facilities include Council owned community facilities and venues for hire, NGO community facilities and school halls. The existing provision of community facilities is uneven across the LGA. There is a cluster of community facilities provided in the western portion of the LGA, in the Darling Point, Edgecliff, Double Bay and Point Piper District and the Paddington and Woollahra District. Fewer community facilities are provided in the eastern portion of the LGA, including the Bellevue Hill and Rose Bay District and Vaucluse and Watsons Bay District.

There are a number of community facilities provided in neighbouring LGAs that the Woollahra community can also access including the Paddington Town Hall and Paddington Uniting Church both located in the City of Sydney LGA and the Mill Hill Centre located in the Waverley LGA. These neighbouring facilities are however closer in proximity to the Paddington and Woollahra District, to the west of the LGA, than the other three identified Districts.

The Study assesses 13 Council community facilities and venues for hire against best practice guidelines. Six of the facilities, EJ Ward Centre, Woollahra Seniors and Community Centre, Hugh Latimer Centre, Canonbury Cottage, St Brigids (existing Double Bay Library), and Vaucluse Bowling Club are not suitable for use by people with a disability, older people, or mothers with prams. The buildings have significant access issues ranging from a lack of accessible parking, inappropriate door and hallway widths, and only being provided with stairs, no lifts or ramps.

The facilities audited that had the highest best practice score were the Hugh Latimer Centre, The Drill Hall and Studio 1. All three of the facilities that scored highly are located in the one District – the Darling Point, Edgecliff, Double Bay and Point Piper District, highlighting the uneven distribution of quality community facilities.

The EJ Ward Centre scored a particularly low 3 out of 11 in the audit. The facility is in poor condition with high maintenance costs. The building is disjointed and has poor internal access for those with low mobility, having narrow hallways and a steep stair case. The facility is surrounded by narrow streets which cause maneuvering problems for mini-buses visiting the facility. There is also very limited parking on these surrounding narrow streets. The facility is located in a residential block and therefore not visually prominent or integrated with other services such as shops and community facilities. The facility has a small courtyard. Due to the configuration of the building, high usage of this venue cannot be achieved due to noise constraints from running concurrent activities and the limited availability of parking and access. There are also some heritage significant aspects to the building which may compromise access improvements.

### **Woollahra Community Facility Requirements**

Community facility standards were explored and applied to assess the existing provision of community facilities in the LGA. As per the brief, community facility standards were applied to Council owned community facilities, venues for hire and NGO community facilities, which provide space for community activities, social services and meeting places. It is to be noted that applying community facility standards is not the only indicator when assessing community facilities in the LGA. The indicators listed in the methodology above should also be taken into account.

The majority of the community facilities in the LGA are well below 500sqm and therefore not suitable for multi-purpose uses. There are only two large community facilities (1,000 – 1,500sqm) provided, the Hugh Latimer Centre and The Drill Hall, both of which are located in the Darling Point, Edgecliff, Double Bay and Point Piper District, highlighting the uneven distribution of community facilities.

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<sup>3</sup> Woollahra Municipal Council, *Woollahra Social and Cultural Plan 2008 to 2013*, 2008

<sup>4</sup> Stratcorp Consulting Pty Ltd, *Recreational Needs Assessment and Strategy*, August 2006

By applying community facility standards to the forecast population the community facility floor space requirements were determined up to 2031. At present, the LGA has a need for 2,721sqm of community facility floor space. Based on the projected population, this need will increase to 2,794sqm in 2031, reflecting the need to increase the community floorspace in the LGA by 73sqm.

The current supply of community facility floor space across the LGA is 2,935sqm, which is broadly in line with the overall need. Woollahra LGA has a small surplus between community floor space provision and demand of 214sqm at present, which will decrease to 141sqm in 2031 as a result of population growth and increased demand for facilities.

At the District level there is an uneven spatial distribution of community facility floor space, however supply is broadly in line with demand, with only two districts having a deficiency in community facility floor space provision. The Bellevue Hill and Rose Bay District has the largest gap in provision of community facility floor space of 426qm in 2011; a deficit which will increase to 468sqm by 2031. The Darling Point, Edgecliff, Double Bay and Point Piper District also has a gap in provision of community facility floor space of 102qm in 2011; a deficit which will increase to 117sqm by 2031.

On the other hand, the Paddington and Woollahra District has the largest surplus between supply of, and demand for, community facility floor space at 554qm in 2011, remaining constant till 2031. The Vaucluse and Watsons Bay District has a small surplus between supply of, and demand for, community facility floor space of 188qm in 2011, which will decrease to 173sqm by 2031.

### Strategic Plan

Due to the geography of Woollahra LGA, the population distribution within the LGA and from the findings from the Stakeholder Workshop, it is considered that the provision of one single multi-purpose community centre for the whole Woollahra LGA is not suitable. Instead the provision of three main multipurpose community facilities is appropriate to cater for the needs of the community across the Woollahra LGA.

The three preferred main multipurpose community facilities to meet the needs of the LGA residents are as follows:

- **Holdsworth Centre, Woollahra.** This 575sqm facility is staffed by Holdsworth Community Centre and Services and should be expanded with additional activity/office space and additional parking in the medium term to better service community needs.
- **Hugh Latimer Centre, Double Bay.** This 1,110sqm facility should be upgraded to a staffed community facility which includes the existing pre-school. The relocation of the Local History Centre Library to the anticipated new Double Bay Library and relocation of the Council rangers would enable the building to become an effective community facility. Building improvements are required to the structure and internal access of the building in the short term and creating an upper floor space and ground floor that is suitable for multi-purpose uses in the medium term.
- **Rose Bay Community Centre, Rose Bay.** A staffed community facility of approximately 500-750sqm be provided with Council to conduct studies and investigations on potential sites at Lyne Park (within existing built areas such as the Scout Hall) and Rose Bay car parks adjoining Wilberforce Avenue and Ian Street.

These three main community facility centres should meet the majority of the multipurpose community facility best practice requirements and consider the best practice trends and multi-purpose community facility models. The staffed facilities would generally be 500-750sqm and provide the following:

- Two or more activity rooms;
- Meeting rooms for different sized groups;
- Appropriate space for specific youth and seniors activities;
- Workshop space for art/craft activities;
- Activity room/s opening onto a fenced play area for children's activities;
- Community office space/s and reception area;
- Amenities including chair/table storage and group equipment storage;
- Universal access with reasonable compliance with Australian standard AS 1428;
- Adequate car parking and parking/access for community bus; and

- Signage and street presence highlighting the function of the facility.

Council's other smaller existing venues for hire and community facilities would provide un-programmed space for hire by community groups, small commercial users and other providers managed by Council's centralised booking system.

The Study provides District Plans (refer Section 7.0) that strategically address the provision of community facility space for the short (0 to 2 years), medium (3 to 5 years) and long term (5+ years). Estimated costing have been provided for some of the options for the provision of community facilities in the District Plans.

In the short term it is recommended that:

- Facilities be upgraded to improve the function of the buildings and to meet legislative requirements of the *Disability and Discrimination Act 1992* in terms of access to the facilities;
- Council liaise with school communities and promote to the community that school halls are available for community use out of school hours and make management arrangements with the individual schools;
- Council promote to the community that Rose Bay RSL has large spaces that can be hired for community use;
- Council enter in discussions about the prospect of managing the other half of the Rose Bay Cottage for additional community floor space and to allow the building to be multi-purpose when the lease with Woollahra Golf Club is re-negotiated;
- Council conduct studies and investigations on the prospect of developing a large community facility in Bellevue Hill/Rose Bay district;
- Council undertake a feasibility study for the types of uses to be considered for the St Brigids (existing Double Bay Library) once the library is relocated to the proposed new Double Bay Library; and
- Council consider securing long term tenure with Vaucluse Bowling Club.

In the medium to long term it is recommended that:

- Facilities be refurbished, renovated and expanded to create multi-purpose uses and additional community facility floor space; and
- Council consider lodging a Crown Land Amendment application to the Minister proposing to amend the conditions of consent for the Drill Hall to broaden the use of the facility to appropriate community uses.

These short to long term improvements to the community facility provision in the Woollahra LGA all require funding. Many of the existing community sites cannot be sold as the majority of facilities are well used and serve their function. There is one site, EJ Ward in Paddington, which has the potential to be sold. The building is not functional, disjointed and in poor condition. If the building was to be completely renovated to address these issues it would cost \$2,522,000<sup>5</sup>, but the vehicular access and parking provision issues at the site would still exist.

If the site were sold, the Paddington and Woollahra District will still have a surplus between supply of, and demand for, community facility floor space of 94sqm up to 2031.

The existing Holdsworth Community Centre and Services, which is a large staffed community facility that provides a range of services, is also located in the District. If the EJ Ward site were sold there is the concern that there will be a lack of community facilities in the Paddington area, however there are a number of community facilities in the Paddington area within the neighbouring LGAs that the residents of the Paddington and Woollahra District can utilise including Paddington Town Hall and Paddington Uniting Church both located in the City of Sydney LGA and the Mill Hill Centre located in the Waverley LGA.

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<sup>5</sup> Refer to Appendix C for the calculations of the estimated costs for the strategic options for the provision of community facilities

## 1.0 Introduction

Woollahra Municipal Council engaged AECOM and Heather Nesbitt Planning in April 2011 to prepare a Community Facility Study for the LGA. The Community Facility Study will provide an important opportunity for Council to strategically address the development and provision of community facilities for the Woollahra LGA. The Study will contribute to, and impact on, Council's broader asset management plan for determining the appropriate usage and resource allocation for community facilities.

Listed in Council's Delivery Program 2009-2013 and Operation Plan 2010-2011 is the Action to "Conduct a feasibility study to provide a multi-purpose community facility in the Paddington/Woollahra area". As outlined in the brief, however, the Study will consider the whole LGA as it is recognised that parts of Woollahra LGA cannot be considered in isolation. It is also noted that subsequent to the resolution there have been requests from Councillors regarding community facility provision outside the immediate Paddington/Woollahra area and in the Rose Bay area. There has also been a request for a focussed analysis on the management and service provision in the EJ Ward Centre.

### Community Facilities

Community facilities play an important role in the social fabric of a community. For the purpose of this Study, community facilities include Council owned community facilities and venues for hire, NGO community facilities, school halls and libraries. These facilities offer space for a range of government and non-government services (such as information, play groups, seniors activities, health services etc); meeting places and focus for local residents; activity space for recreational and leisure activities; space for social enterprises and businesses; and links to the historical and cultural features of a community. Without appropriate public community facilities, people find it harder to function as a vibrant and interconnected community.

To work well, community facilities must meet changing needs. Like all communities, the physical and social environments of the Woollahra LGA are continually changing. New residential and commercial developments will have an impact on the size, location and characteristics of its residents, workforce and visitors. Coupled with this are the changing social trends that have a marked impact on how communities function.

### Woollahra LGA

The population of the Woollahra LGA is expected to rise by 1,455 people from 2011 to 2031. With the fastest growing age group being the 70+ age bracket, community facilities must meet the maturing needs of the community. Woollahra LGA experienced a mini baby boom over the ten years from 1996 to 2006 with a 16% increase in the number of children aged 0 to 11<sup>6</sup>. This has contributed to increased demand for child care services and visits to Early Childhood Health Centres<sup>7</sup>.

Promoting community wellbeing is identified as a key strategic direction in Council's Community Strategic Plan, *Woollahra 2025*. The provision of adequate community facilities will play a significant role in Council meeting its community strategic goals of providing (i) a connected and harmonious community, (ii) a supported community, and (iii) a vibrant and creative community.

*Woollahra 2025* identifies specific strategies essential to the wellbeing of the existing and future Woollahra community. Many of these strategies will have specific community facility requirements and are likely to place demands on Council's existing community facilities. Similarly, the *Woollahra Social and Cultural Plan 2008 to 2013* provides strategies, projects and programs for improving the social and cultural wellbeing of Woollahra's population with implications for community facility provision.

### The Study

The methodology used in the Study focuses on a needs assessment of both Council and non-Council community facilities. In consultation with key stakeholders, strategies are developed to improve the provision and functionality of community facilities to better meet existing and future community needs.

AECOM's Social Infrastructure Framework (SIF) is an integrated statistical and analytical package which combines population modelling assumptions with a comprehensive list of standards and targets which allows the user to quantify the future social infrastructure needs of existing and planned communities. The SIF has been adopted as part of this Study. Through database and spatial mapping interfaces the model has identified how

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<sup>6</sup> Woollahra Municipal Council, *Woollahra Social and Cultural Plan 2008 to 2013*, 2008

<sup>7</sup> Stratcorp Consulting Pty Ltd, *Recreational Needs Assessment and Strategy*, August 2006

future needs can be met through maximising the efficiency of existing facilities and constructing additional community facilities.

For the purposes of the Study the suburbs within Woollahra LGA have been grouped into "Districts". The Districts utilised in the Study area are:

- 1) Paddington and Woollahra District
- 2) Darling Point, Edgecliff, Double Bay and Point Piper District
- 3) Bellevue Hill and Rose Bay District
- 4) Vaucluse and Watsons Bay District

### Existing Community Facilities

The Study will consider the provision of community facilities within Woollahra LGA and neighbouring LGAs and assess which community facilities within the Woollahra LGA require upgrading to improve the provision of community floor space across Woollahra LGA. As part of the Study, 13 Council community facilities and venues for hire were assessed in terms of functionality constraints and opportunities of the facility in regard to location, parking provision, accessibility and utilisation. These 13 facilities are listed below in the identified Districts and located in Figure 1.

#### Paddington and Woollahra District

- EJ Ward Centre – venue for hire at 189 Underwood Street, Paddington;
- Holdsworth Community Centre and Services – community facility at 64 Holdsworth Street, Woollahra;
- Woollahra Seniors and Community Centre – community facility at 334 Edgecliff Road, Woollahra; and

#### Darling Point, Edgecliff, Double Bay and Point Piper District.

- Hugh Latimer Centre – library and service provision (child care and council offices) at 512-514 New South Head Road, Double Bay;
- The Drill Hall - venue for hire at 1C New beach Road Darling Point, Rushcutters Bay;
- Sir David Martin Reserve Cottage - venue for hire at 1C New beach Road Darling Point, Rushcutters Bay;
- Canonbury Cottage - venue for hire at 159 Darling Point Road, Darling Point;
- St Brigids (existing Double Bay Library) – at 548 New South Head Road, Double Bay; and
- Studio 1 - venue for hire at 1 Cross Street, Double Bay.

#### Bellevue Hill and Rose Bay District

- Cooper Park Community Hall - venue for hire at 12 Cooper Park, Bellevue Hill;
- Rose Bay Cottage - venue for hire at the edge of Woollahra Golf Club, O'Sullivan Road, Bellevue Hill

#### Vaucluse and Watsons Bay District;

- Vaucluse Bowling Club - venue for hire at 80 New South Head Road, Vaucluse; and
- The Gunyah - venue for hire at 335 Old South Head Road, Vaucluse.

It is recognised that there are other facilities in addition to the above listed facilities that provide space for community uses. These include school halls, NGO community facilities, libraries and community facilities in adjoining LGAs.

It is increasingly common for schools to offer some of their facilities to children, their families and the wider community outside the school day. Three new school halls have been built in the Woollahra LGA through the Federal government's Building the Education Revolution (BER) program:

- Bellevue Hill Public School at 1 Birriga Road, Bellevue Hill. The school has approximately 490 students and the hall is 90% constructed with the funding of \$3,100,000.
- Double Bay Public School at 1A William Street, Double Bay. The school has approximately 355 students and the hall is completely constructed with the funding of \$2,600,000.

- Rose Bay Public School at 19-21 Wilberforce Avenue, Rose Bay. The school has approximately 520 students and the hall is completely constructed with the funding of \$3,100,000.

Refer to Figure 1 for the location of these school halls. In addition to the above three schools that received BER funding for new school halls, there are a number of other public and private schools in the Woollahra LGA which have school halls that can also be used for community uses out of school hours. These have been considered at the District level as part of the Study.

The following five NGO community facilities located within Woollahra LGA have been considered as part of the Study.

- Jewish Centre on Ageing (25 Rowe Street, Woollahra);
- Jewish Care (4A Nelson Street, Woollahra);
- Rose Bay RSL (corner of Vickery Ave and New South Head Rd, Rose Bay);
- The National Council of Jewish Women (111-113 Queen Street, Woollahra); and
- White City Tennis Club (Alma Street, Paddington).

Woollahra Municipal Council currently operates the following four libraries:

- St Brigids (existing Double Bay Central Library at 548 New South Head Road, Double Bay);
- Paddington Library in the Town Hall at 247 Oxford Street, Paddington (This library is located within the City of Sydney LGA. Woollahra Municipal Council and City of Sydney share the management of the library);
- Watsons Bay Library in The Tea Gardens at 8 Marine Parade, Watsons Bay; and
- Local History Centre on the ground floor of the Hugh Latimer Centre, Sherbrooke Avenue, Double Bay.

St Brigids (existing Double Bay Library), Paddington Library and Watsons Bay Library provide space for community uses. It is anticipated that a new proposed library will be built in the Double Bay shopping area which will become a community hub comprising of library services, a history library, meeting rooms and a multi-functional area of approximately 150sqm. This will result in St Brigids (existing Double Bay Library) and Local History Centre being vacated and relocated to the proposed new library.

The locations of the above mentioned school halls, NGO community facilities and Council libraries are indicated in Figure 1 below.

Figure 1: Location of Council and non-Council community facilities

AECOM



- 1. Paddington and Woollahra
- 2. Darling Point, Double Bay, Edgecliff and Point Piper
- 3. Bellevue Hill and Rose Bay
- 4. Vaucluse and Watsons Bay

Woollahra Community Facilities Study  
 Location of Council and non-Council community facility that have been considered as part of the Study  
 Source: StreetPro, 2010; BTS, 2009.

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Source: StreetPro, 2010; BTS, 2009

**Structure of the Study**

- Chapter 2: Overview of community needs based on the existing and future population and demographic profiles and outcomes of the *Woollahra Social and Cultural Plan 2008 to 2013*. Planning legislation will be considered in relation to community facilities.
- Chapter 3: Identification of Council and non-Council owned community facilities in Woollahra LGA and neighbouring LGAs. Council community facilities and venues for hire will be assessed against best practice requirements.
- Chapter 4: Assessment of the existing provision of community facilities against community facility standards. The community facility standards are also applied to the population forecast figures for the Woollahra LGA to measure the required community facility floor space for Woollahra LGA and individual Districts within Woollahra LGA. The existing provision of community facility floor space will be compared with the requirements of the population to establish the community facility floor space demand.
- Chapter 5: Overview of the main outcomes of the Stakeholder Workshop held at Woollahra Municipal Council on 6 May 2011.
- Chapter 6: Overview of best practice trends for the provision of community facilities and best practice models of multi-purpose community facilities in Sydney.
- Chapter 7: Individual District Plans which contain a social profile, an analysis of the existing community facilities and required community facility floor space for the District, strategic options for the provision of community facilities in the District and estimated costing for some of these options.
- Chapter 8: Conclusions and recommendations for the provision of community facilities.



## 2.0 Community Needs of the Woollahra LGA

Community facilities are places from which a range of government and non-government services are delivered to meet community needs. They should facilitate community, cultural and social welfare programs, events and activities which are available to all members of the community. Therefore Council needs to ensure that appropriate facilities and spaces are available to those in greatest need and that these facilities accommodate the types of community services, activities and programs required by these residents.

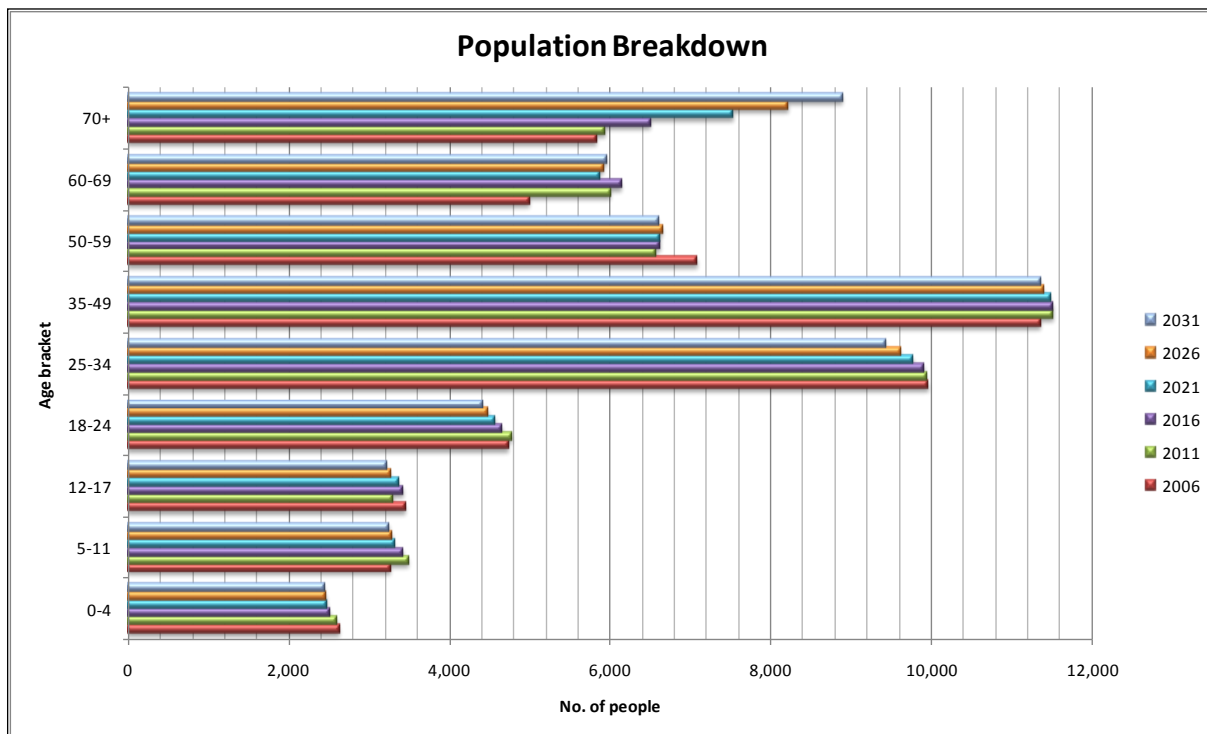
This Section of the report provides an overview of community needs based on the existing and future population and demographic profiles, and outcomes of the *Woollahra Social and Cultural Plan 2008 to 2013*. Consideration is also given to planning legislation which identifies the importance of local government in the provision of public community facilities.

### 2.1 Population and Demographic Profile and Trends

Council's Community Strategic Plan, *Woollahra 2025* recognises that Woollahra LGA is constantly changing. Woollahra LGA's population is ageing but there are also more families and young people in the area that need access to services and facilities. Reflecting the needs of young people under 25 years presents a particular challenge, however this age group is not a key focus for community space requirements in Woollahra LGA.

Using Transport Data Centre (TDC) data, which is based on data sourced from the NSW DoP, existing and projected population forecasts were established for the Woollahra LGA. The following graph illustrates the changing population of Woollahra LGA from 2006 to 2031.

**Figure 2 Population profile of the Woollahra LGA from 2006 to 2031**



Source: TDC Data, 2011

The above population projection suggests that the Woollahra LGA will have an average annual population growth of 2.7% from 2011 to 2031. This will see an extra 1,455 persons living in Woollahra over this period.

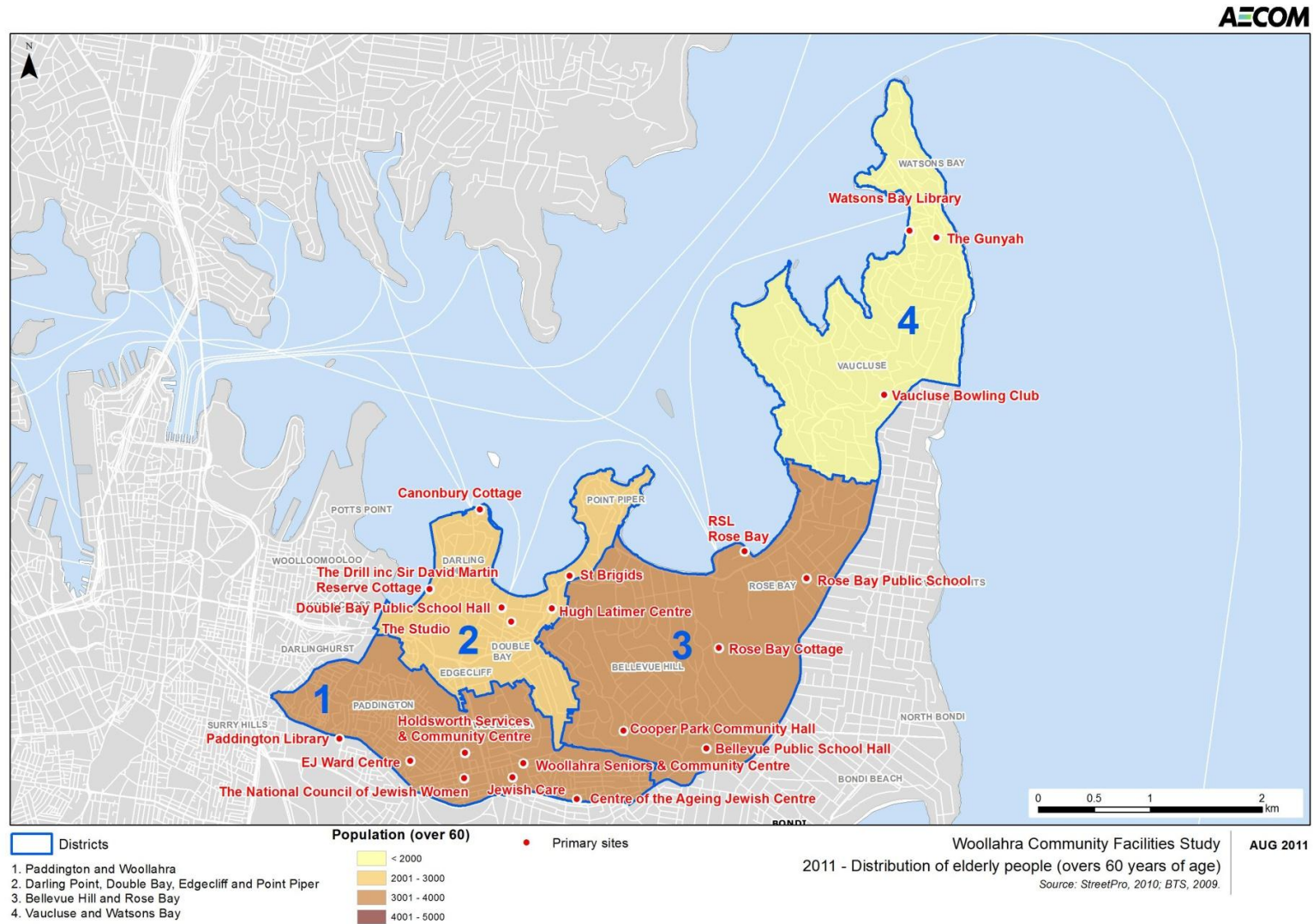
The above graph demonstrates that the 60-69 and 70+ age brackets will experience a high population increase from 2006 to 2031 and that the 35-49 age group will experience a slight increase. The 70+ age bracket will experience the greatest population increase with an additional 3,062 people from 2006 to 2031. During this same time frame, all other age groups will experience a decrease in population including the 50-59 age bracket, 25-34 age bracket, young adults (18-24 age bracket), high school students (12-17 age bracket), primary school children (5-11 age bracket) and pre-school children (0-4 age bracket).

As outlined in more detail in Section 7.0, each District within Woollahra LGA has a specific demographic profile (refer to Section 7.0) for individual District population forecasts graphs). The Bellevue Hill and Rose Bay District will have the largest population increase of 836 people from 2011 to 2031 and the Paddington and Woollahra District will have the lowest population increase of 5 people from 2011 to 2031.

All four Districts will experience a high growth of 70+ people from 2011 to 2031. The Darling Point, Edgecliff, Double Bay and Point Piper District will also experience a slight increase in the 50-59 age bracket and the Bellevue Hill and Rose Bay District and the Vaucluse and Watsons Bay District will also both experience slight increases in the 35-49, 50-59 and 60-69 age bracket. During this time frame all the other age groups in the Districts will experience a decline in the 25-34 age bracket, young adults (18-24 age bracket), high school students (12-17 age bracket), primary school children (5-11 age bracket) and pre-school children (0-4 age bracket).

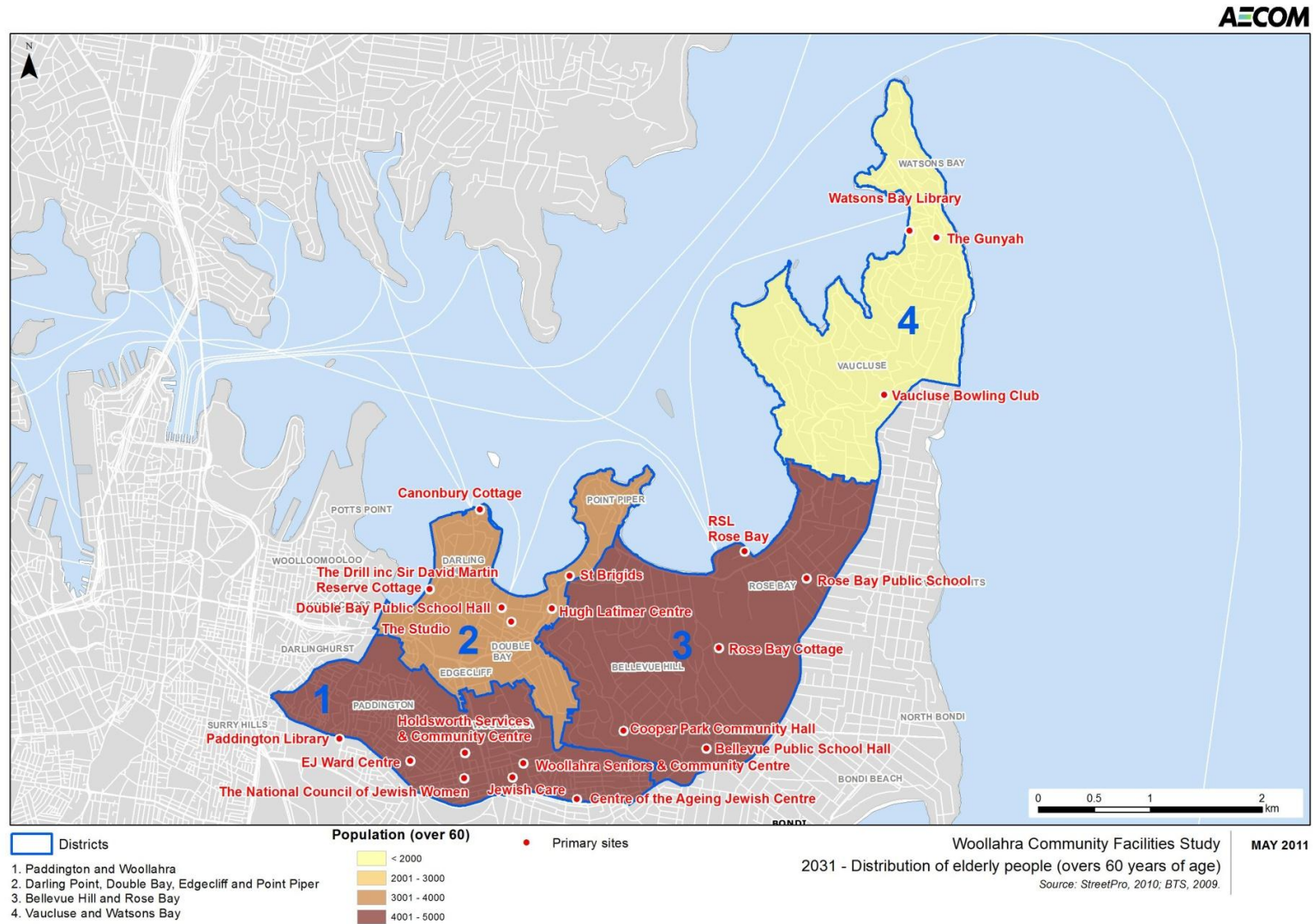
The two maps below (Figure 3 and Figure 4) highlight the distribution of elderly people across the Districts of Woollahra LGA. When comparing the two maps, it is evident that the Paddington and Woollahra District, the Darling Point, Edgecliff, Double Bay and Point Piper District and the Rose Bay and Vaucluse District will all experience an increase of elderly people (60 years of age and over) from 2011 and 2031. Of all four districts, the Paddington and Woollahra District and the Bellevue Hill and Rose Bay District have the highest number of elderly people (60 years of age and over) from 2011 and 2031.

Figure 3: Distribution map of elderly people across the Woollahra LGA 2011



Source: StreetPro, 2010; BTS, 2009

Figure 4: Distribution map of elderly people across the Woollahra LGA 2031



Source: StreetPro, 2010; BTS, 2009

The recent increasing numbers of older people in the Woollahra LGA vary from healthy and active new retirees who are involved in local community activities, to frail aged people who need access to support services<sup>8</sup>. This indicates the need to plan for the diversity of this older age group. The concept of “active ageing” is encouraged whereby older people have the opportunity to maintain an active involvement in various aspects of life as they age, and to contribute their skills and experience to their community. This involves participating in social, physical and cultural activities in facilities provided to the community. It is also essential that community facilities are physically accessible for the ageing population. Moreover, future retirees are expected to be a more educated group and more demanding on information services<sup>9</sup>. It is therefore imperative that existing and future community facilities offer these services.

Woollahra LGA experienced a mini baby boom over the ten years from 1996 to 2006 with a 16% increase in the number of children aged 0 to 11<sup>10</sup>. This has contributed to increasing demand for child care services and visits to Early Childhood Health Centres<sup>11</sup>. However the demographic profile for the period 2006 to 2031 indicates a slight decrease in the child population over the next 20 years. However many parents are choosing to have children later in life, and families are deciding to stay in the area as their children get older. This suggests a need to maintain existing provision of community facilities that can cater for local children’s and family services including day care groups and mother groups. It is important that these community facilities are provided with adequate access for prams.

The two maps below highlight the distribution of young people across the Districts of Woollahra LGA. When comparing the two maps, it is evident that the Paddington and Woollahra District will experience a decrease of young people (11 years of age and younger) from 2011 and 2031. Of all four districts, the Bellevue Hill and Rose Bay District has the highest number of young people (11 years of age and under) from 2011 and 2031 and the Vaucluse and Watsons Bay District has the lowest number of young people (11 years of age and under) from 2011 and 2031.

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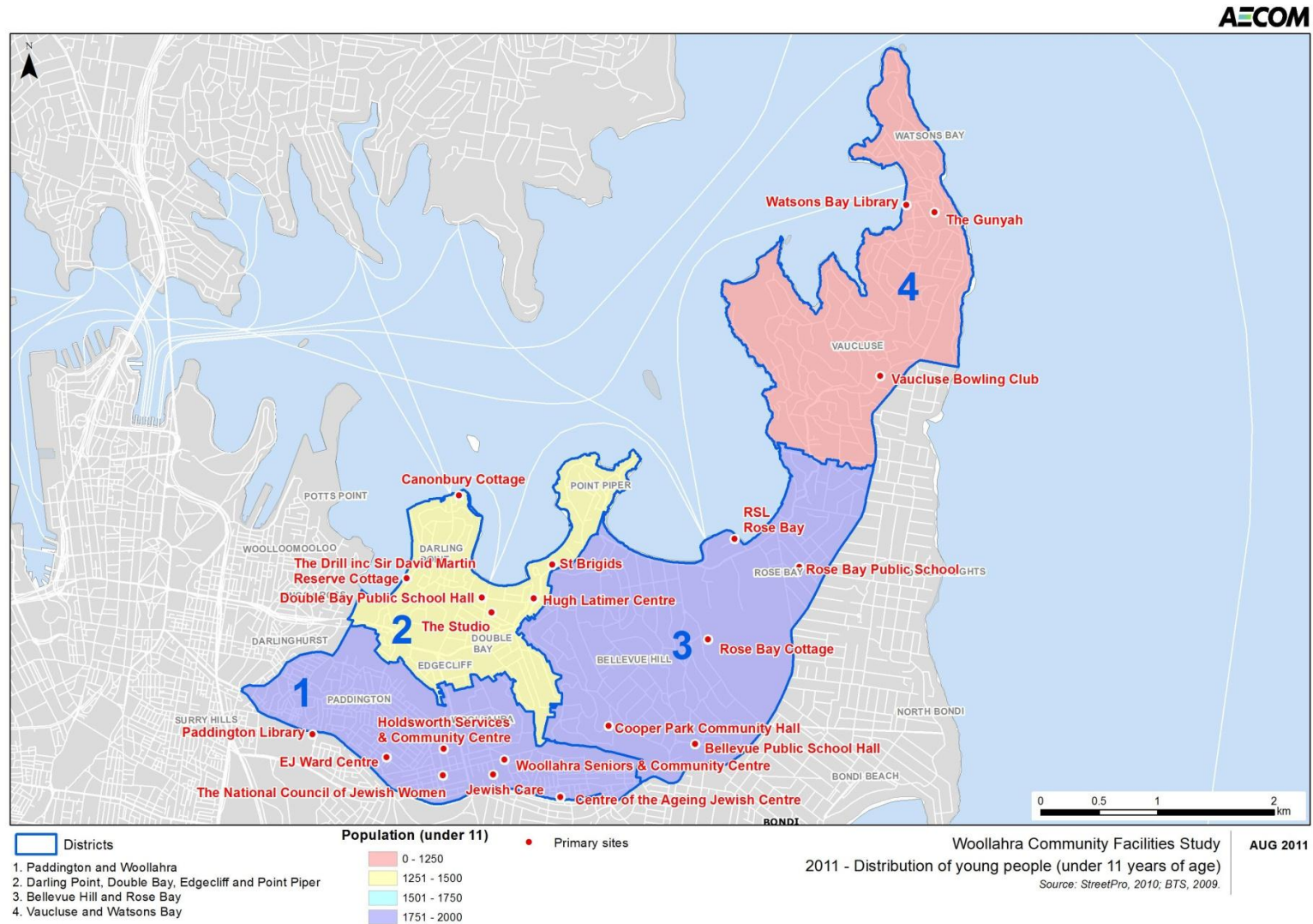
<sup>8</sup> Woollahra Municipal Council, *Woollahra Social and Cultural Plan 2008 to 2013*, 2008

<sup>9</sup> AEC Group, *Woollahra Library and Information Services Strategy*, December 2007

<sup>10</sup> Woollahra Municipal Council, *Woollahra Social and Cultural Plan 2008 to 2013*, 2008

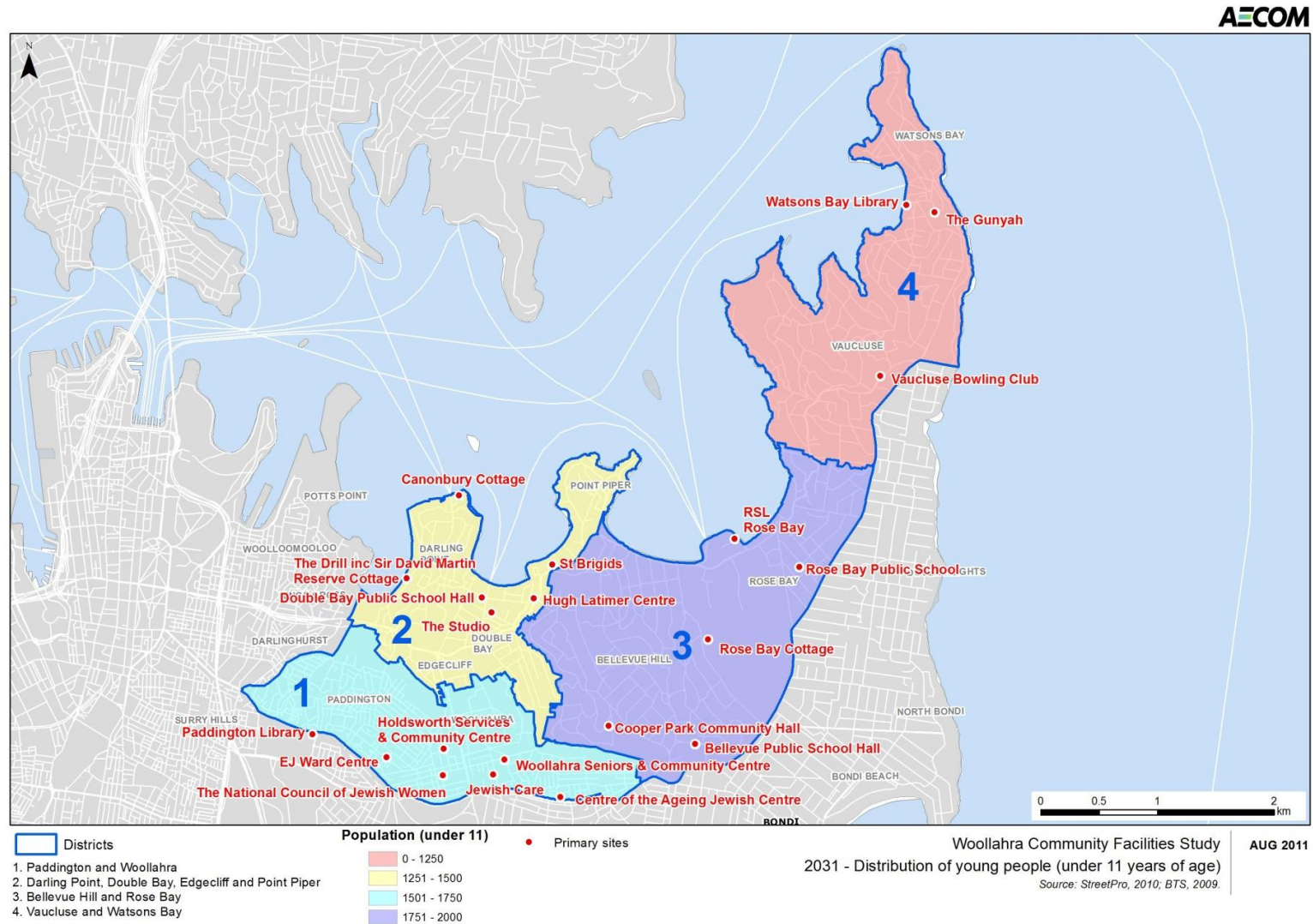
<sup>11</sup> Stratcorp Consulting Pty Ltd, *Recreational Needs Assessment and Strategy*, August 2006

Figure 5: Distribution map of young people across the Woollahra LGA 2011



Source: StreetPro, 2010; BTS, 2009

Figure 6: Distribution map of young people across the Woollahra LGA 2031



Woollahra Community Facilities Study  
 2031 - Distribution of young people (under 11 years of age)  
 Source: StreetPro, 2010; BTS, 2009

AUG 2011

There is a low number of 16-24 year olds in Woollahra LGA. This is most likely due to young people leaving the area to attend universities, work in other LGAs, and to live in share housing with their peers<sup>12</sup>. Nevertheless, the *Woollahra Social and Cultural Plan 2008 to 2013* indicates that consultation with local young people and service providers identified that there is a need to target local programs and services to improve young people's access to leisure, information and socialising. Due to the prevalence of single sex private schools, young people also want opportunities to meet and socialise at facilities outside school hours. Current practice has however moved away from providing specific youth centres due to their inability to be responsive to diverse and dispersed youth needs. Providers have instead sought to focus on funding youth workers/development officers to deliver youth services, programs and events using a range of community facilities including multi-purpose community centres, public libraries, major parks, public domain spaces and shopping centres. Best practice trends in regard to providing community facilities are discussed in detail in Section 6.1.

Woollahra is a relatively multicultural population with 30.8% of the population born overseas, however the majority are from English speaking backgrounds<sup>13</sup>. These residents who are born overseas are generally highly skilled. About two-thirds of the Woollahra population belonged to a religion in 2006. The three main religions were Catholic (20%), Anglican (20%), and Judaism (14%). Woollahra's Jewish population is significantly higher than the Sydney Statistical Division (SSD) (0.8%) and as such many Jewish services and facilities operate in the area within a connected and supportive community. While services and networks within the Jewish community are strong, there are few established social groups for other culturally diverse residents. The *Woollahra Social and Cultural Plan 2008 to 2013* indicates that opportunities for culturally and linguistically diverse residents to participate in local community activities and networks need to be facilitated.

In 2005 approximately 9% (or 4,500) of Woollahra residents identified as having some form of disability<sup>14</sup>. 70% of all people in Woollahra with a physical disability are aged 55 years or over. The *Woollahra Social and Cultural Plan 2008 to 2013* highlights that Woollahra is predominantly an inclusive community and supports people with a disability and their carers to be involved in local community activities. *Holdsworth*, *Miromar* and *Junction House* currently operate in a number of community facilities in Woollahra LGA. *Holdsworth* provides recreational, respite and support programs and activities that promote the wellbeing of residents, especially those disadvantaged by age, disability, income or social isolation, families with young children and carers. *Miromar* also provides day programs for disabled young people who cannot work.

Woollahra is an active creative and cultural community. Council's *Social and Cultural Plan 2008 to 2013* highlights that residents of Woollahra value the arts and culture and many actively attend theatre performances, enjoy visual arts, use Council's library and information services, and make use of local community facilities and natural resources. The *Library and Information Services Strategy* identifies that access to cultural activities, information and learning is important to the Woollahra community<sup>15</sup>. An important challenge for Council is to provide cultural development opportunities and appropriate cultural and library facilities and services to meet current and future community needs<sup>16</sup>. Council's community facilities play an important role in providing spaces for cultural activities, information and learning and need to be considered as integral to meeting cultural development opportunities.

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<sup>12</sup> Woollahra Municipal Council, *Woollahra Social and Cultural Plan 2008 to 2013*, 2008

<sup>13</sup> Australian Bureau of Statistics, *Census of Population and Housing*, 2006

<sup>14</sup> Micromex Research, *Woollahra Household Community Study*, December 2003

<sup>15</sup> AEC Group, *Woollahra Library and Information Services Strategy*, December 2007

<sup>16</sup> Woollahra Municipal Council, *Woollahra Social and Cultural Plan 2008 to 2013*, 2008



## 2.2 Woollahra Social and Cultural Plan 2008 to 2013

The *Woollahra Social and Cultural Plan 2008 to 2013* identifies the following key challenges and opportunities for Woollahra:

- As a community of increasing older persons, physical constraints limit the ability of many to participate fully in community life;
- Services for older people and people with special needs are not sufficient to support them all to live independently in their community;
- The area does not provide sufficient support for the care of people with a disability, elderly people and people looking after children<sup>17</sup>;
- With an increasing number of young children, the area is not adequately equipped with children's services, especially care for children under two years of age;
- As a culturally diverse community, there is limited access to social networks for some culturally and linguistically diverse residents; and
- Due to the age of the built environment, it is a challenge to provide an appropriate mix of accessible community facilities, libraries, public areas and open spaces.

The *Woollahra Social and Cultural Plan 2008 to 2013* states that a range of consultations with residents and community groups highlighted that the following is important to the Woollahra community:

- Access to purpose-built and accessible community facilities for the delivery of community events and activities and local networking.
- Access to information and learning. The Woollahra Library and Information Service is perceived as playing a crucial role in supporting the wellbeing of the community and a place that can make a significant contribution to the active development of community<sup>18</sup>.
- Facilities and services to support and engage an increasing older population.
- Facilities and services to support families and children.
- Access to community and cultural activities. Residents highly value children's cultural activities and programs for older people.
- The arts and culture, demonstrated by the large number of art galleries and cultural events and activities programmed in the area.

Based on the above, the *Woollahra Social and Cultural Plan 2008 to 2013* contains a strategy to provide integrated and accessible community facilities and services. The Plan indicates that this will be delivered by providing multi-purpose and flexible meeting places within improved community facilities and libraries.

## 2.3 Planning Legislation

The Draft East Subregional Strategy for eastern Sydney (comprising Woollahra, Waverley, Randwick and Botany Bay councils) contains a target for an additional 2,900 dwellings and 300 new jobs in the Woollahra LGA by 2031<sup>19</sup>. This dwelling target relates to the increase in the total dwelling stock and based on the Population Profile contained in Figure 2, is not considered to have a great impact on the community facility needs for Woollahra LGA.

The NSW Government requires Woollahra Municipal Council to produce a new comprehensive Local Environmental Plan (LEP) in accordance with the Standard Instrument (Local Environmental Plans) Amendment Order 2011. Woollahra's new LEP will provide a guide to development in Woollahra over a seven to ten year period. Council anticipates an increase of 2,175 additional dwellings and 225 additional jobs in this time period<sup>20</sup>. The new LEP will rezone land, increase heights and densities and identify opportunity sites to meet these targets.

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<sup>17</sup> AEC Group, *Woollahra Community Capacity Survey Report*, December 2007.

<sup>18</sup> AEC Group, *Woollahra Library and Information Services Strategy*, December 2007.

<sup>19</sup> NSW Department of Planning, *Metropolitan Plan for Sydney 2036*, 2010

<sup>20</sup> Woollahra Municipal Council, *Local Environmental Plan Review*. (<http://www.woollahra.nsw.gov.au/newlep>)

Local government's responsibility to provide for the *needs* of its community is highlighted in the *NSW Local Government Act 1993* Section 8, which requires Councils to;

*provide directly or on behalf of other levels of government, after due consultation, adequate, equitable and appropriate services and facilities for the community and to ensure that those services and facilities are managed efficiently and effectively.*

This is further supported by the identification of land for Council community facilities in statutory frameworks. Consistent with many other LGAs, the *Woollahra LEP 1995*, provides for community facilities which are defined as;

*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.*

Moreover, *Woollahra Social and Cultural Plan 2008 to 2013* contains a strategy to provide integrated and accessible community facilities and services. To achieve this strategy a number of projects and programs have been listed as part of the Delivery Program including:

- Provide multi-purpose and flexible meeting places within improved community facilities and libraries;
- Advocate for improved and accessible public transport.;
- Provide and promote subsidised access to facilities organisations and venues for community activities;
- Adopt and implement the Disability Action Plan and Policy; and
- Implement the Community Services Policy 2005, with continual review of direct service provision.

The *Disability and Discrimination Act 1992* requires facilities to be accessible to all persons. Clause 23(c) of the Act states;

**Access to premises**

*It is unlawful for a person to discriminate against another person on the ground of the other person's disability:*

*(c) in relation to the provision of means of access to such premises;*

## 2.4 Summary of Findings

- Woollahra LGA will have an average annual population growth of 2.7% from 2011 to 2031, which will see an extra 1,455 persons living in Woollahra over this period.
- The Bellevue Hill and Rose Bay District will have the largest population increase of 836 people from 2011 to 2031 and the Paddington and Woollahra District will have the lowest population increase of 5 people from 2011 to 2031.
- All four Districts within Woollahra LGA will experience a high population increase of the 60-69 and 70+ age brackets from 2011 to 2031. The 2011 and 2031 Distribution Maps of elderly people across the Districts of Woollahra LGA indicate that the Paddington and Woollahra District and the Bellevue Hill and Rose Bay District will have the greatest number of elderly people (60 years of age and over) from 2011 and 2031. The increasing older population will vary from healthy and active new retirees to the frail aged who need access to support services<sup>21</sup>. Future retirees are expected to be a more educated group and more demanding on information services<sup>22</sup>. Community facility provision will therefore need to cater for the diversity of this older age group and provide adequate information services.
- The 2011 and 2031 Distribution Maps of young people across the Districts of Woollahra LGA indicate that the Bellevue Hill and Rose Bay District will have the greatest number of children (11 years of age and under)

<sup>21</sup> Woollahra Municipal Council, *Woollahra Social and Cultural Plan 2008 to 2013*, 2008

<sup>22</sup> AEC Group, *Woollahra Library and Information Services Strategy*, December 2007

from 2011 and 2031. The increasing number of young children requires the adequate provision of community facilities that can cater for local children's and family services.

- There is an identified need for community facilities to provide local programs and services to improve young people's access to leisure, information and socialising.
- In 2005 approximately 9% of Woollahra residents identified as having some form of disability<sup>23</sup>. It is therefore important for community facilities to be provided that are suitable for activities for people with a disability.
- Woollahra is an active creative and cultural community who value the arts, culture, information and learning. Existing and future community facilities therefore need to be provided that have access to cultural activities, information and learning opportunities.

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<sup>23</sup> Woollahra Household Community Study, Micromex Research December 2003

## 3.0 Existing Community Facilities in the Woollahra LGA

The following Section identifies Council and non-Council owned community facilities in Woollahra LGA and adjoining LGAs including Council community facilities and venues for hire, NGO community facilities, libraries and school halls. 13 Council community facilities and venues for hire were assessed against best practice requirements.

### 3.1 Council Community Facilities

Below is a list of the 13 Council community facilities and venues for hire in the identified Districts that were considered as part of the Study. Refer to Appendix A for an overview, aerial map, floor plans and photos of each of the facilities.

#### **Paddington and Woollahra District**

- EJ Ward Centre – venue for hire at 189 Underwood Street, Paddington;
- Holdsworth Community Centre and Services – community facility at 64 Holdsworth Street, Woollahra; and
- Woollahra Seniors and Community Centre – community facility at 334 Edgecliff Road, Woollahra.

#### **Darling Point, Edgecliff, Double Bay and Point Piper District**

- Hugh Latimer Centre - library and service provision at 512-514 New South Head Road, Double Bay;
- The Drill Hall - venue for hire at 1C New beach Road Darling Point, Rushcutters Bay;
- Sir David Martin Reserve Cottage - venue for hire at 1C New beach Road Darling Point, Rushcutters Bay;
- Canonbury Cottage - venue for hire at 159 Darling Point Road, Darling Point;
- St Brigids (existing Double Bay Library) – library at 548 New South Head Road, Double Bay; and
- Studio 1 - venue for hire at 1 Cross Street, Double Bay.

#### **Bellevue Hill and Rose Bay District**

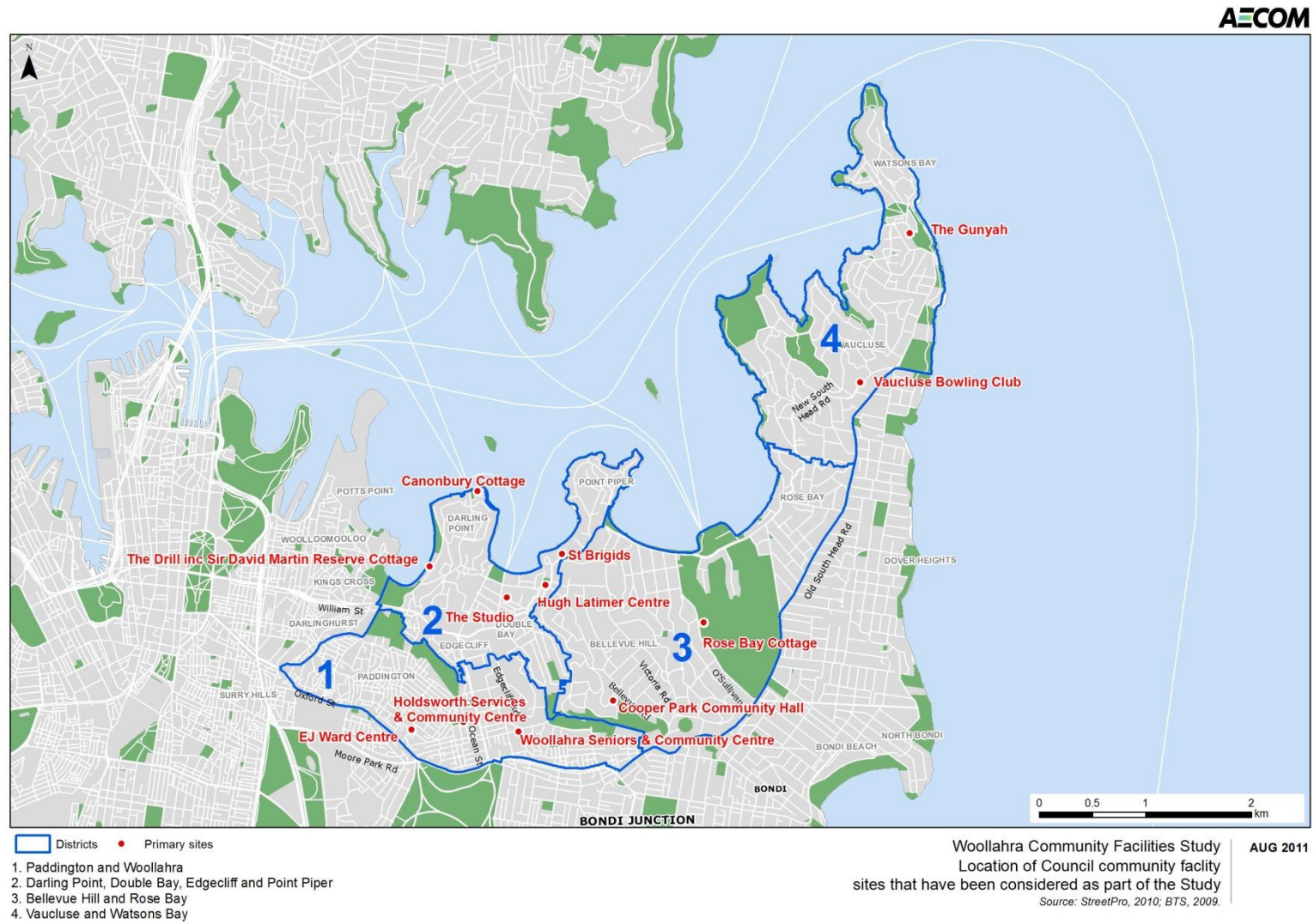
- Cooper Park Community Hall - venue for hire at 12 Cooper Park, Bellevue Hill; and
- Rose Bay Cottage - venue for hire at the edge of Woollahra Golf Club, O'Sullivan Road, Bellevue Hill.

#### **Vaucluse and Watsons Bay District**

- Vaucluse Bowling Club - venue for hire at 80 New South Head Road, Vaucluse; and
- The Gunyah - venue for hire at 335 Old South Head Road, Vaucluse.

The map below indicates the location of the above Council community facilities and venues for hire that have been considered as part of the Study.

Figure 7 Location of Council community facility sites that have been considered as part of the Study



Source: StreetPro, 2010; BTS, 2009

### 3.2 Community Facility Best Practice Audit

A Community Facility Best Practice Audit of the 13 Council community facilities was undertaken on 15 April 2011 and 21 April 2011 by members of the consultant team. The audit used best practice requirements for locational, functional and operational criteria which are considered essential to the overall capacity of a facility to meet community needs. These best practice requirements have been derived from similar studies in other LGAs and from both Australian and international research<sup>24</sup>.

The best practice requirements recommend that public community facilities should be:

- **Visually prominent** – located and designed such that the facility is easily identified and known by the community as a public facility available for community use. A main street location or location with strong presentation to the street is recommended.
- **Integrated with other services** – located near/in shopping centres and/or co-located with other community facilities such as schools, child care services, seniors services, cultural/arts activities etc. Facilities which are co-located with other community services and/or shopping centres tend to be more utilised than other facilities, provide a strong community focus and one-stop-shop approach for users. They also increase the level of personal safety with higher levels of activity and reduce isolation for users and service providers.
- **Accessible by public transport** – within 500 metres relatively flat walking distance to a regular bus stop, train station or ferry wharf. This is particularly important for people who do not have access to a car such as older people, one-car households, people with a disability, children and youth. It also reduces car dependency and promotes environmental sustainability.
- **Parking Provision** – provision of well-lit, on-site or shared car parking within walking distance of the facility and meeting Council's Development Control Plan for parking.
- **Access by pedestrian/bicycle facilities** – with infrastructure such as pedestrian footpaths, bicycle paths/routes and bicycle parking available. As with public transport this requirement provides improved access for a range of users while also reducing car dependency. It also encourages physical activity.
- **Universal access** – reasonably compliant with Australian Standard 1428. Full compliance with AS 1428 is not sought in this audit but 'reasonable' compliance is required enabling Council to move towards full compliance in the future.
- **Multi-purpose design** – with community facilities designed to accommodate a range of different activities at the same time and should include several activity/meeting rooms, equipped kitchen and facility/group storage. All public community facilities should be designed to enable easy expansion and/or conversion to other community uses over time.
- **Quality outdoor space** – particularly for children and youth activities with direct access required from an activity room to enable supervision and quality play.
- **Quality building condition** - facility has a good internal and external appearance.
- **Comparatively low operational and maintenance costs** – operational costs can be reasonably met from facility income with zero/partial recovery of ongoing maintenance costs where appropriate.
- **Public safety** – location, facility and management meet best practice requirements for public safety as per Crime Prevention through Environmental Design (CPTED) guidelines, occupational health and safety requirements and other relevant legislation relating to public buildings.

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<sup>24</sup> See work done by Project for Public Spaces Inc (PPS) which is a non-profit organisation established in 1975 which promotes the development of public spaces which build communities and can be accessed at <http://www.pps.org>. *People Places – A guideline for public library buildings in NSW*, State Library of New South Wales, 2005 identifies best practice locational requirements. Several Councils have also identified similar best practice requirements for community facilities.

### Paddington and Woollahra District

Table 1: Paddington and Woollahra District Community Facility Best Practice Audit Table

| Facility                                 | Visually prominent | Integrated with other services | Access by public transport | Parking provision | Access by pedestrian / bicycle facilities | Universal access | Multi-purpose design | Quality outdoor space | Quality building condition | Comparatively low operational/maintenance costs | Public safety | TOTAL SCORE OUT OF 11 |
|--|--------------------|--------------------------------|----------------------------|-------------------|---|------------------|----------------------|-----------------------|----------------------------|---|---------------|-----------------------|
| EJ Ward Centre                           | x                  | x                              | ✓                          | x                 | ✓   | x                | ✓                    | x                     | x                          | x   | x             | 3                     |
| Holdsworth Community Centre and Services | x                  | x                              | ✓                          | x                 | ✓   | ✓                | ✓                    | ✓                     | ✓                          | x   | ✓             | 7                     |
| Woollahra Seniors and Community Centre   | ✓                  | x                              | ✓                          | x                 | ✓   | x                | ✓                    | x                     | x                          | x   | ✓             | 5                     |

Source: AECOM 2011

### Darling Point, Edgecliff, Double Bay and Point Piper District

Table 2: Darling Point, Edgecliff, Double Bay and Point Piper District Community Facility Best Practice Audit Table

| Facility                         | Visually prominent | Integrated with other services | Access by public transport | Parking provision | Access by pedestrian / bicycle facilities | Universal access | Multi-purpose design | Quality outdoor space | Quality building condition | Comparatively low operational/maintenance costs | Public safety | TOTAL SCORE OUT OF 11 |
|----------------------------------|--------------------|--------------------------------|----------------------------|-------------------|---|------------------|----------------------|-----------------------|----------------------------|---|---------------|-----------------------|
| Hugh Latimer Centre              | ✓                  | ✓                              | ✓                          | ✓                 | ✓   | x                | ✓                    | ✓                     | ✓                          | x   | ✓             | 9                     |
| The Drill Hall                   | ✓                  | x                              | ✓                          | x                 | ✓   | ✓                | ✓                    | ✓                     | ✓                          | ✓   | ✓             | 9                     |
| Sir David Martin Reserve Cottage | ✓                  | x                              | ✓                          | x                 | ✓   | ✓                | x                    | ✓                     | ✓                          | ✓   | ✓             | 8                     |
| Canonbury                        | x                  | x                              | ✓                          | x                 | ✓   | x                | x                    | ✓                     | x                          | x   | ✓             | 4                     |

| Facility                                  | Visually prominent | Integrated with other services | Access by public transport | Parking provision | Access by pedestrian / bicycle facilities | Universal access | Multi-purpose design | Quality outdoor space | Quality building condition | Comparatively low operational/ maintenance costs | Public safety | TOTAL SCORE OUT OF 11 |
|---|--------------------|--------------------------------|----------------------------|-------------------|---|------------------|----------------------|-----------------------|----------------------------|--|---------------|-----------------------|
| Cottage                                   |                    |                                |                            |                   |   |                  |                      |                       |                            |  |               |                       |
| St Brigids, (existing Double Bay Library) | ✓                  | ✓                              | ✓                          | ✘                 | ✓   | ✘                | ✘                    | ✓                     | ✓                          | ✘  | ✓             | 7                     |
| Studio 1                                  | ✓                  | ✓                              | ✓                          | ✓                 | ✓   | ✓                | ✘                    | ✘                     | ✓                          | ✓  | ✓             | 9                     |

Source: AECOM 2011

### Bellevue Hill and Rose Bay District

Table 3: Bellevue Hill and Rose Bay District Community Facility Best Practice Audit Table

| Facility                   | Visually prominent | Integrated with other services | Access by public transport | Parking provision | Access by pedestrian / bicycle facilities | Universal access | Multi-purpose design | Quality outdoor space | Quality building condition | Comparatively low operational/ maintenance costs | Public safety | TOTAL SCORE OUT OF 11 |
|----------------------------|--------------------|--------------------------------|----------------------------|-------------------|---|------------------|----------------------|-----------------------|----------------------------|--|---------------|-----------------------|
| Cooper Park Community Hall | ✘                  | ✘                              | ✓                          | ✓                 | ✓   | ✓                | ✘                    | ✓                     | ✓                          | ✓  | ✓             | 8                     |
| Rose Bay Cottage           | ✘                  | ✘                              | ✘                          | ✓                 | ✓   | ✓                | ✘                    | ✓                     | ✓                          | ✓  | ✓             | 7                     |

Source: AECOM 2011



### Vaucluse and Watsons Bay District

Table 4: Vaucluse and Watsons Bay District Community Facility Best Practice Audit Table

| Facility              | Visually prominent | Integrated with other services | Access by public transport | Parking provision | Access by pedestrian / bicycle facilities | Universal access | Multi-purpose design | Quality outdoor space | Quality building condition | Comparatively low operational/ maintenance costs | Public safety | TOTAL SCORE OUT OF 11 |
|-----------------------|--------------------|--------------------------------|----------------------------|-------------------|---|------------------|----------------------|-----------------------|----------------------------|--|---------------|-----------------------|
| The Gunyah            | *                  | *                              | ✓                          | ✓                 | ✓   | ✓                | ✓                    | *                     | ✓                          | ✓  | ✓             | 8                     |
| Vaucluse Bowling Club | ✓                  | *                              | ✓                          | *                 | ✓   | *                | *                    | ✓                     | *                          | *  | ✓             | 5                     |

Source: AECOM 2011

From the Community Facility Best Practice Audit Tables 1, 2, 3 and 4) above, the following is evident:

- Six of the facilities audited, EJ Ward Centre, Woollahra Seniors and Community Centre, Hugh Latimer Centre, Canonbury Cottage, St Brigids (existing Double Bay Library), and Vaucluse Bowling Club, are not suitable for use by people with a disability, older people, or mothers with prams. The buildings have significant access issues relating to lack of accessible parking, inappropriate door and hallway widths, and only being provided with stairs, no lifts or ramps.
- The facilities with the highest best practice score were the Hugh Latimer Centre, The Drill Hall and Studio 1. Note that these facilities are all currently unavailable for multipurpose use.
- The facilities with the lowest best practice score were EJ Ward Centre, Woollahra Seniors and Community Centre, Canonbury Cottage and Vaucluse Bowling Club. Note that these are the existing multipurpose community facilities, identifying a need to improve/upgrade these to meet community need.

### 3.3 NGO Community Facilities

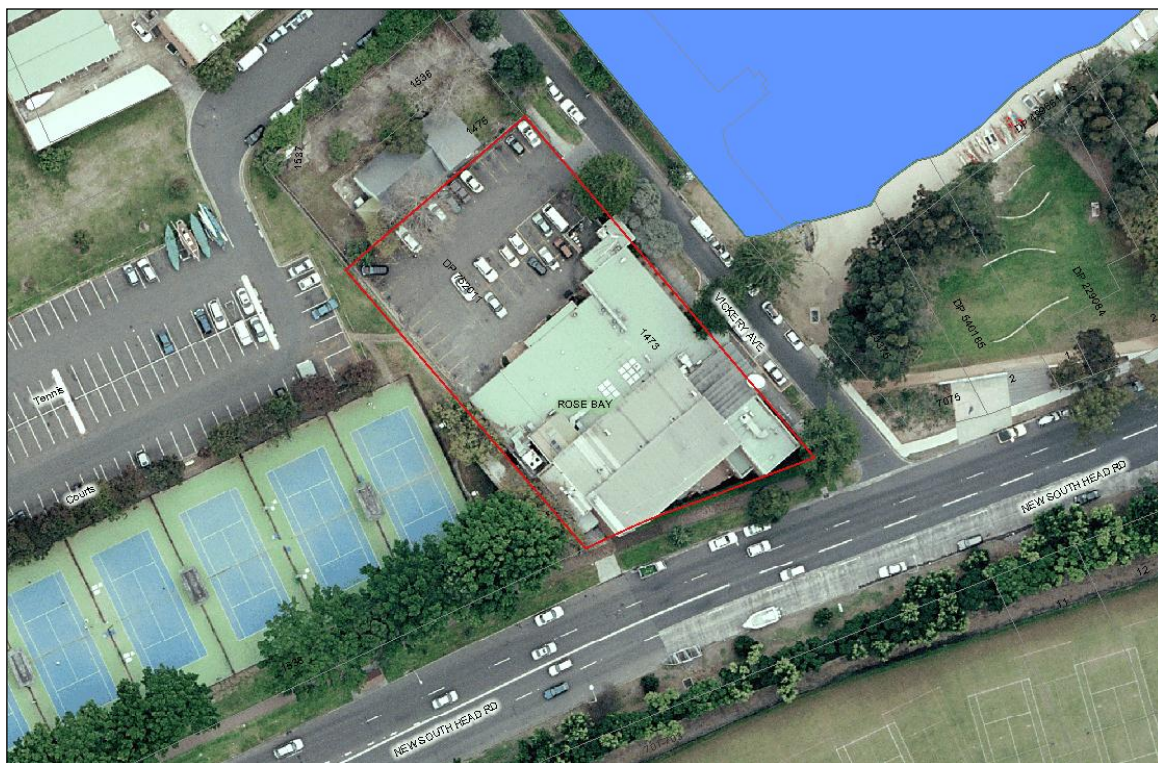
There are five NGO community facilities located in Woollahra LGA which have also been considered for community use as part of the Study. These include:

- Jewish Centre on Ageing (25 Rowe Street, Woollahra);
- Jewish Care (4A Nelson Street, Woollahra)Rose Bay RSL (corner of Vickery Ave and New South Head Rd, Rose Bay);
- The National Council of Jewish Women (111-113 Queen Street, Woollahra); and
- White City Tennis Club (Alma Street, Paddington).

Jewish Care have commenced construction of a purpose built building on Saber St, Woollahra. The building will provide counselling and meeting rooms, office accommodation for staff, supported employment for people with a disability and a community room for clients. It is anticipated that this building will be completed at the end of June 2012. The current Jewish Care site at 4A Nelson Street, Woollahra will be sold to fund the new Jewish Care building at Saber St, Woollahra. The existing Jewish Care building at 4A Nelson Street, Woollahra is a 19th century single story residence with later additions and internal renovations. The building is approximately 548sqm and contains a large open plan office area, with various smaller office spaces, a boardroom, reception area, five counseling rooms, three kitchenettes, six bathrooms and two multi-purpose rooms.

Rose Bay RSL is located within Lyne Park adjacent to tennis courts, a Scout Hall and Rose Bay Sailing Club. The building is modern with internal access available via lifts and stairs. The RSL comprises of large function rooms, a coffee shop, bars, TAB, pokies, function rooms and board rooms. Adequate parking is provided in the car park at the rear of the site. The RSL offers a variety of social activities to its members including Zumba, ballet, tai chi, karate, bingo and raffles. The site is easily accessible by public transport and located near to shops and other community services. Refer to Figure 8 below for an aerial of Rose Bay RSL with the perimeter of the site outlined in red.

**Figure 8 Aerial of Rose Bay RSL**



White City Tennis Club located on Alma Street, Paddington is currently owned by Hakoah Jewish Sports Club. The Hakoah Jewish Sports Club are in the process of consulting with stakeholders to determine its requirements for a new multi-purpose sporting centre at the site. Refer to Figure 9 below for an aerial of the White City Tennis Club with the perimeter of the site outlined in red.

**Figure 9: Aerial of the White City Tennis Club**



### 3.4 Libraries

Woollahra Municipal Council currently operates the following four libraries:

- St Brigids (existing Double Bay Library) at 548 New South Head Road, Double Bay.
- Paddington Library in the Town Hall at 247 Oxford Street, Paddington (This library is located within the City of Sydney LGA. Woollahra Municipal Council and City of Sydney share the management of the library).
- Watsons Bay Library in The Tea Gardens at 8 Marine Parade, Watsons Bay. and
- Local History Centre on the ground floor of the Hugh Latimer Centre, Sherbrooke Avenue, Double Bay.

St Brigids (existing Double Bay Library), Paddington Library and Watsons Bay Library provide space for community uses. It is anticipated that a new proposed library will be built in the Double Bay shopping area which will become a community hub comprising of library services, a history library, meeting rooms and a multi-functional area of approximately 150sqm. This will result in St Brigids (existing Double Bay Library) and Local History Centre being vacated and relocated to the proposed new proposed library.

### 3.5 School Halls

It is becoming increasingly common for mainstream schools to offer some of their facilities to children, their families and the wider community outside the school day.

*Woollahra Social and Cultural Plan 2008 to 2013* contains a strategy to improve access to leisure activities. The plan indicates that this strategy will be delivered by identifying school and other community facilities for joint community use and access.

Three new school halls have been built in the Woollahra LGA through the Federal government's Building the Education Revolution (BER) program. These include:

- Bellevue Hill Public School at 1 Birriga Road, Bellevue Hill. The school has approximately 490 students and the hall is 90% constructed with the funding of \$3,100,000<sup>25</sup>.
- Double Bay Public School at 1A William Street, Double Bay. The school has approximately 355 students and the hall is completely constructed with the funding of \$2,600,000<sup>26</sup>.
- Rose Bay Public School at 19-21 Wilberforce Avenue, Rose Bay. The school has approximately 520 students and the hall is completely constructed with the funding of \$3,100,000<sup>27</sup>.

It is a requirement that any new facility built and funded under BER be available for the broader community at no or low cost.

Moreover, there are a number of additional public and private schools in the Woollahra LGA which have school halls that can be considered to provide community uses to the wider local community after school hours. A list and location of public and private schools that have school halls in the Woollahra LGA is provided in the individual District Plans in Section 7.0.

### **3.6 Community Facilities Provided in Neighbouring LGAs**

There are a number of community facilities provided in neighbouring LGAs that are accessible to the Woollahra community. These include:

- Paddington Town Hall located in the City of Sydney LGA on the corner of Oxford Street and Oatley Road, Paddington;
- Paddington Uniting Church located in the City of Sydney LGA at 395 Oxford Street, Paddington; and
- Mill Hill Centre located in the Waverley LGA at 59 Oxford Street, Bondi Junction.

### **3.7 Public Transport Analysis**

Below is a map indicating the bus route corridors within Woollahra LGA. In terms of public transport, Woollahra LGA also contains Edgecliff Train Station and four ferry wharfs – Darling Point Ferry Wharf, Double Bay Ferry Wharf, Rose Bay Ferry Wharf, and Watsons Bay Ferry Wharf. From the map below it is apparent that the majority of the existing community facilities are in close proximity to a public transport node.

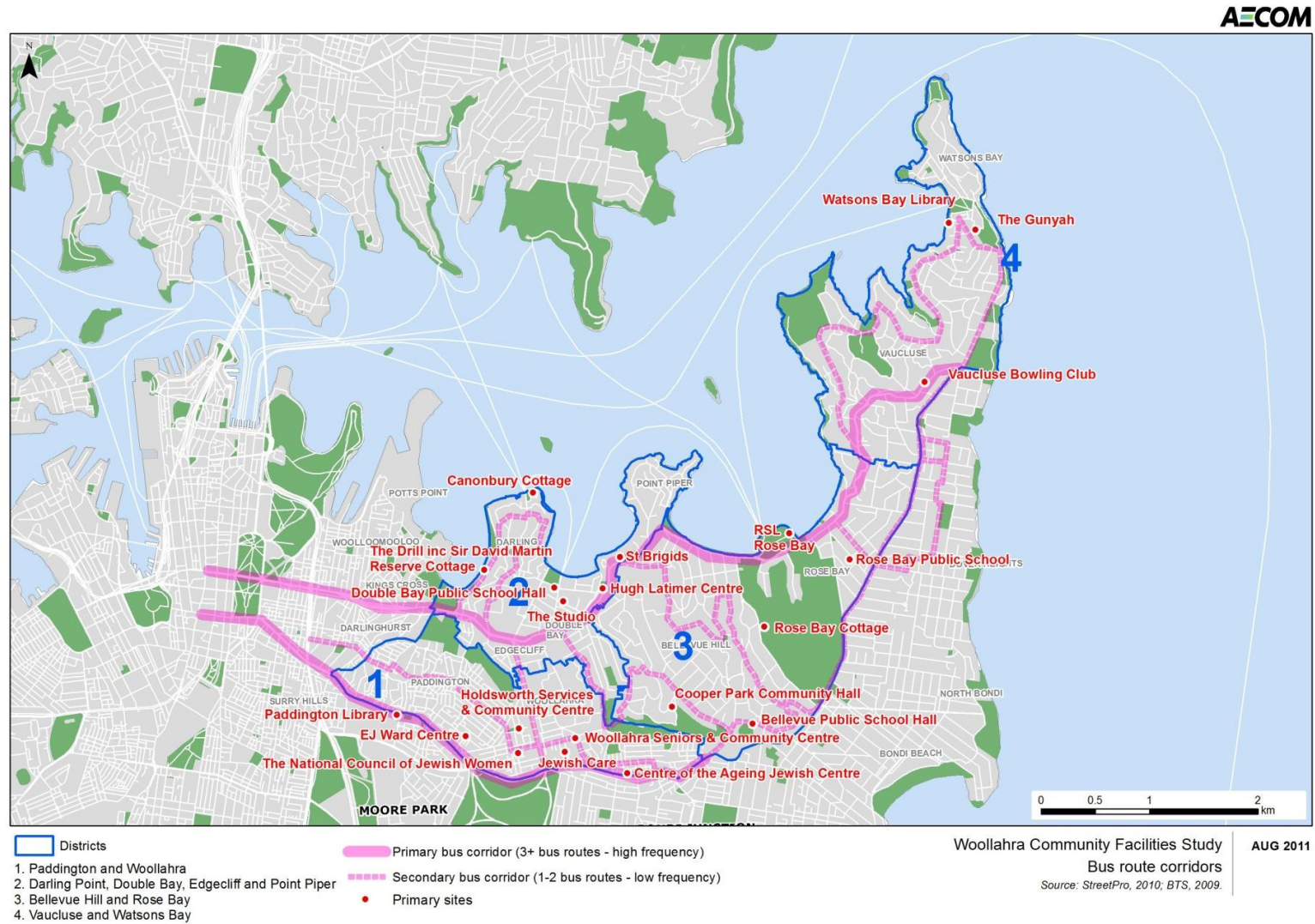
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<sup>25</sup> NSW Government, Building the Education Revolution website: <http://www.ber.nsw.gov.au/index.php/schools/bellevue-hill-public-school/>

<sup>26</sup> NSW Government, Building the Education Revolution website: <http://www.ber.nsw.gov.au/index.php/schools/double-bay-public-school/>

<sup>27</sup> NSW Government, Building the Education Revolution website: <http://www.ber.nsw.gov.au/index.php/schools/rose-bay-public-school/>

Figure 10 Public transport map for the Woollahra LGA



Source: StreetPro, 2010; BTS 2009

### 3.8 Summary of Findings

- The existing provision of community facilities is uneven. There is a cluster of community facilities provided in Darling Point, Edgecliff, Double Bay and Point Piper District and Paddington and Woollahra District and few community facilities provided in the Bellevue Hill and Rose Bay District and Vaucluse and the Watsons Bay District.
- There are a number of community facilities provided in neighbouring LGAs that the Woollahra community can also access including the Paddington Town Hall and Paddington Uniting Church both located in the City of Sydney LGA and the Mill Hill Centre located in the Waverley LGA. These neighbouring facilities are however closer in proximity to the Paddington and Woollahra District than the other three identified Districts.
- Of the facilities that were audited as part of the Community Facility Best Practice Audit, six of the facilities, EJ Ward Centre, Woollahra Seniors and Community Centre, Hugh Latimer Centre, Canonbury Cottage, St Brigids (existing Double Bay Library) and Vaucluse Bowling Club, are not suitable for use by people with a disability, older people, or mothers with prams. The buildings had significant access issues evident relating to lack of accessible parking, inappropriate door and hallway widths, and only being provided with stairs, no lifts or ramps.
- The facilities audited that had the highest best practice score were the Hugh Latimer Centre, The Drill Hall and Studio 1. All three of these facilities are located in Darling Point, Edgecliff, Double Bay and Point Piper District, highlighting the uneven distribution of quality community facilities.
- The facilities audited that had the lowest best practice score were the EJ Ward Centre, Woollahra Seniors and Community Centre, Canonbury Cottage and Vaucluse Bowling Club. The EJ Ward Centre and Woollahra Seniors and Community Centre are located in the Paddington and Woollahra District; the Canonbury Cottage located in the Darling Point, Edgecliff, Double Bay and Point Piper District; and Vaucluse Bowling Club located in the Vaucluse and Watsons Bay District.
- The EJ Ward Centre scored a particularly low 3 out of 11 in the audit. The facility is in poor condition with high maintenance costs. The building is disjointed and has poor internal access for those with low mobility, having narrow hallways and a steep stair case. The facility is surrounded by narrow streets which cause maneuvering problems for mini-buses visiting the facility. There is also very limited parking on these surrounding narrow streets. The facility is located in a residential block and therefore not visually prominent or integrated with other services such as shops and community facilities. The facility has a small courtyard. Due to the configuration of the building, high usage of this venue cannot be achieved due to noise constraints from running concurrent activities and the limited availability of parking and access. If the building was to be completely renovated to address these issues, the vehicular access and parking provision issues at the site would still exist. There are also some heritage significant aspects to the building which may compromise access improvements.
- The Canonbury Cottage also scored particularly low in the audit, receiving 4 out 11. The building is a small heritage stone cottage located in McKell Park, therefore not visually prominent or integrated with other services such as shops and community facilities. The building is quite musty and lacks the infiltration of natural light. The layout of the cottage is dysfunctional with a steep staircase located in the middle of the cottage. The building therefore lacks internal access for those with low mobility. The only parking available at the site is on the street along Darling Point Road and Lindsay Avenue.

## 4.0 Community Facilities Comparative Assessment

Community facility standards are used to assess the existing provision of community facilities and are also applied to the population forecast figures for the Woollahra LGA, derived in Section 2.1, to measure the required community facility floor space for Woollahra LGA and individual Districts from 2006 to 2031. The requirements of the population and the existing provision of community facility floor space are then compared to establish the community facility floor space demand for the identified Districts within Woollahra LGA up to 2031.

### 4.1 Community Facility Standards and Requirements

Community facility standards have been used to measure the comparative need of the population within Woollahra LGA. This will assist in ensuring the equity of facility provision, which is an important consideration in the planning of community facilities.

Table 5 below contains indicative community facility standards identified by the NSW Department of Planning (DoP). It is important to note that it is generally agreed that planning standards alone should not be used to determine community facility provision. Rather, community facility provision should respond to the specific needs of a community. However, these standards are applied in LGAs throughout NSW as a guideline for provision and are reasonably consistent with standards used in other States. The floor space for each facility size is based on consultants experience in LGAs throughout Australia.

**Table 5: Community Facility Standards**

| Size   | Facilities per person   | Floor space (m <sup>2</sup> ) |
|--------|-------------------------|-------------------------------|
| Small  | 1 / up to 10,000 people | 500 m <sup>2</sup>            |
| Medium | 1 / 15,000 – 20,000     | 750 – 1,000 m <sup>2</sup>    |
| Large  | 1 / 20,000 – 30,000     | 1,000 – 1,500 m <sup>2</sup>  |

**Source: Draft Local Development Contributions Guidelines, DoP, 2009; consultant experience from other LGAs**

As per the brief, the community facility standard above was applied to Council owned community facilities, venues for hire and NGO community facilities, which provide space for community activities, social services and meeting places. It was found that the majority of the Council community facilities (8 community facilities) are below 500sqm, refer to Table 6 below. Two of the community facilities are classed as large - the Hugh Latimer Centre and The Drill Hall, refer to Table 6 below.



**Table 6: Floor space areas of Council community facilities**

| Facility sites   | Floor space (m <sup>2</sup> ) |
|--|-------------------------------|
| <b>Paddington and Woollahra District</b>                             |                               |
| EJ Ward Centre   | 460                           |
| Holdsworth Services and Community Centre                             | 575                           |
| Woollahra Senior's and Community Centre                              | 363                           |
| <b>Darling Point, Edgecliff, Double Bay and Point Piper District</b> |                               |
| Hugh Latimer Centre  | 1110                          |
| The Drill Hall (Studio and Sail Loft)                                | 1136                          |
| Sir David Martin Reserve Cottage                                     | 190                           |
| Canonbury Cottage  | 212                           |
| Studio 1   | 70                            |
| <b>Bellevue Hill and Rose Bay District</b>                           |                               |
| Cooper Park Community Hall   | 244                           |
| Rose Bay Cottage   | 81                            |
| <b>Vaucluse and Watsons Bay District</b>                             |                               |
| The Gunyah   | 359                           |
| Vaucluse Bowling Club  | 510                           |

Source: AECOM, 2011

The majority of the Council community facilities are considered to not be adequate in size as the majority of them are well beneath 500sqm and therefore not suitable for multi-purpose use. There are also few large Council community facilities provided in Woollahra LGA. It is noted that the two larger Council community facilities, the Hugh Latimer Centre and The Drill Hall, are located in the same District, the Darling Point, Edgecliff, Double Bay and Point Piper District.

## 4.2 Spatial Analysis of Community Facilities

The community facility standards in Table 5 were applied to the population forecast figures for the Woollahra LGA, derived in Section 2.1, to determine the requirements for community facility floor space per person.

As detailed in Section 4.1, the majority of community facilities that were audited are typically considered to be small in size according to the NSW DoP community facility standards. The standard of 500sqm was therefore applied for the purposes of this analysis.

Below is a table demonstrating the community facility floor space requirements for Woollahra LGA and individual Districts from 2006 to 2031. Table 7 indicates that for the Woollahra LGA there is a community facility floor space requirement of 2,721sqm in 2011 increasing to 2,794sqm in 2031, reflecting a need of an additional 73sqm of community facility floor space across the Woollahra LGA up to 2031.

**Table 7: Community facility floor space requirements in sqm for the Woollahra LGA and individual Districts from 2006 to 2031**

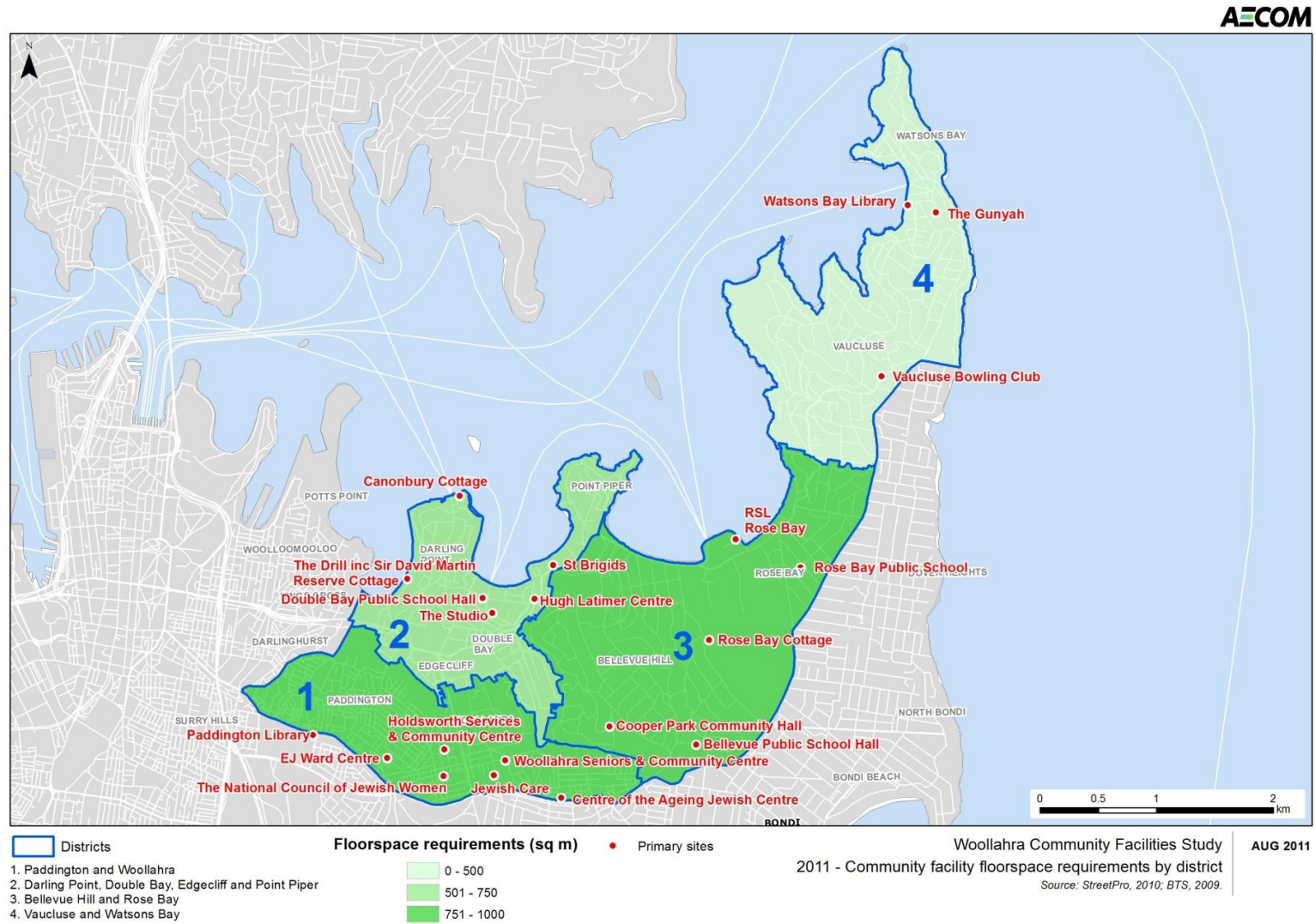
| District  | 2006         | 2011         | 2016         | 2021         | 2026         | 2031         |
|---|--------------|--------------|--------------|--------------|--------------|--------------|
| Paddington and Woollahra District                             | 854          | 854          | 853          | 854          | 854          | 854          |
| Darling Point, Edgecliff, Double Bay and Point Piper District | 605          | 613          | 619          | 622          | 626          | 629          |
| Bellevue Hill and Rose Bay District                           | 835          | 854          | 872          | 880          | 889          | 896          |
| Vaucluse and Watsons Bay District                             | 388          | 400          | 406          | 409          | 412          | 415          |
| <b>Total</b>  | <b>2,682</b> | <b>2,721</b> | <b>2,749</b> | <b>2,765</b> | <b>2,781</b> | <b>2,794</b> |

**Source: AECOM, 2011**

At a District level, the Bellevue Hill and Rose Bay District has the highest requirement of community facility floor space, requiring 896qm in 2031 and the Vaucluse and Watsons Bay District has the lowest community facility floor space requirement, requiring 415sqm in 2031. The Bellevue Hill and Rose Bay District will experience the highest increase in community facility floor space requirement of 42sqm, increasing from 854sqm in 2011 to 896sqm in 2031.

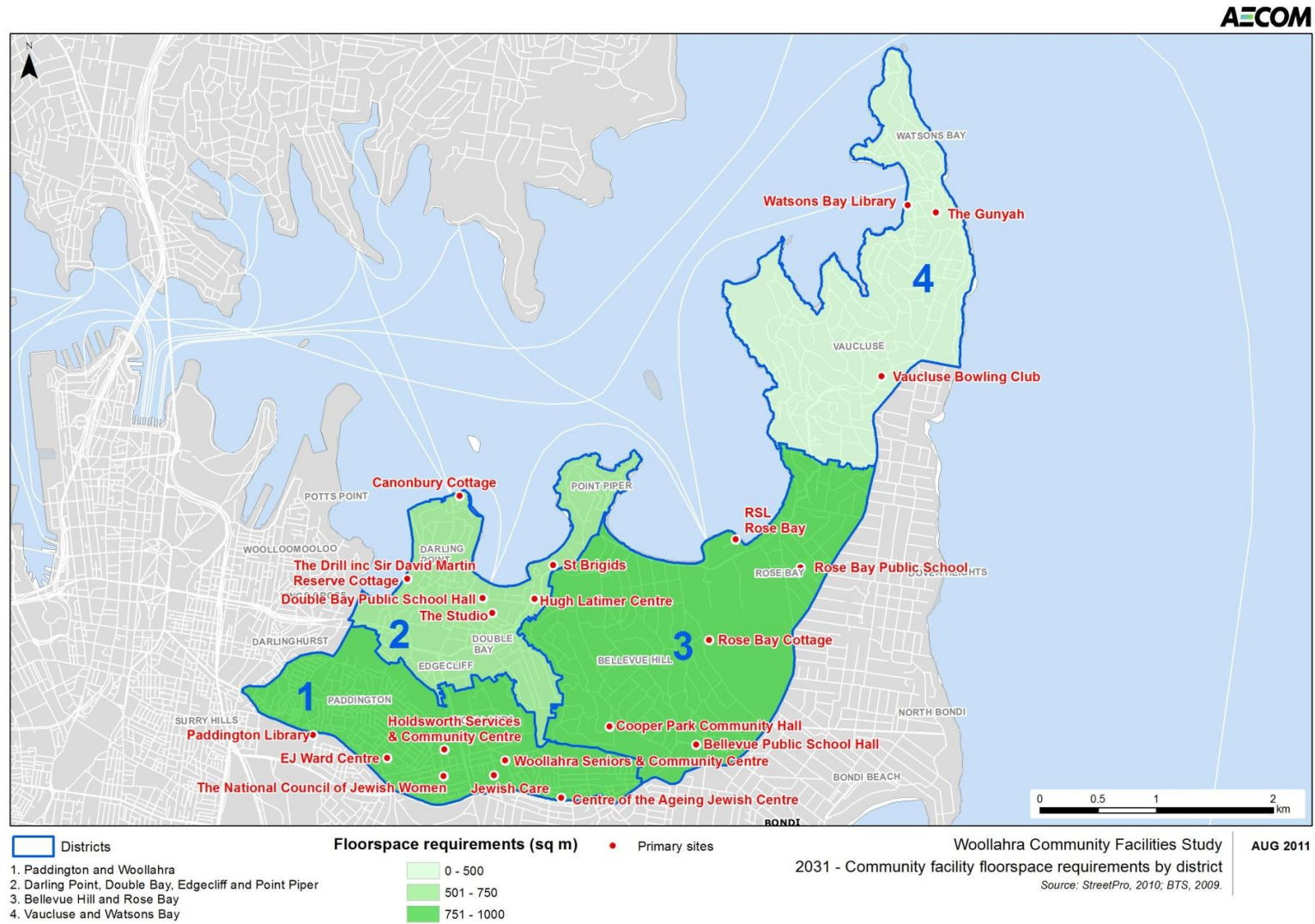
The two maps below illustrate that the Paddington and Woollahra District and the Bellevue Hill and Rose Bay District have the greatest requirement of community space from 2011 to 2031 and that the Darling Point, Edgecliff, Double Bay and Point Piper District followed by the Vaucluse and Watsons Bay District have a lower requirement of community open space from 2011 to 2031. When comparing the two maps, there is little difference between the community floor space requirements by Districts from 2011 to 2031.

Figure 11: Community facility floor space requirements district map 2011



Source: StreetPro, 2010; BTS, 2009

Figure 12: Community facility floor space requirements district map 2031



Source: StreetPro, 2010; BTS, 2009

### 4.3 Need-Supply Gap Analysis

The requirements of the population and the actual provision of community facility floor space have been compared to establish the disjunction between the community facility floor space needed up to 2031 and the community facility floor space currently provided.

Table 8 below contains the multipurpose floor space areas of Council and non-Council community facilities that have been considered as part of the Study. Floor space provision of Council owned facilities have been weighted dependent upon the availability for broad community uses. If the facility site is not considered to be available to the entire community due to exclusivity or time constraints, a weighted factor has been applied to represent a realistic floor space provision. The following weighted factors have also been applied to non-Council facilities:

- School Halls – 0.2
- Jewish Centre on Ageing – 0.1
- Jewish Care – 0.1
- The National Council of Jewish Women Australia – 0.1
- Rose Bay RSL – 0.5

**Table 8: Floor space areas of Council and non-Council community facilities**

| Facility Sites   | Floor space (m <sup>2</sup> ) |           |                           |  | Totals per district |
|--|-------------------------------|-----------|---------------------------|--|---------------------|
|  | Floor space                   | Weighting | Weighted floor space 2011 | Comments   |                     |
| <b>Paddington and Woollahra District</b>                             |                               |           |                           |  |                     |
| EJ Ward Centre   | 460                           | 1         | 460                       | 100% available for community use   |                     |
| Holdsworth Services and Community Centre                             | 575                           | 0.8       | 460                       | Large office space for other community services  |                     |
| Woollahra Senior's and Community Centre                              | 363                           | 1         | 363                       | 100% available for community use   |                     |
| Jewish Centre on Ageing  | 310                           | 0.1       | 31                        | Estimated 10% availability for use   |                     |
| Jewish Care  | 548                           | 0.1       | 54.8                      | Estimated 10% availability for use   |                     |
| The National Council of Jewish Women                                 | 391                           | 0.1       | 39.1                      | Estimated 10% availability for use   |                     |
| Total for District   |                               |           |                           |  | 1407.9              |
| <b>Darling Point, Edgecliff, Double Bay and Point Piper District</b> |                               |           |                           |  |                     |
| Hugh Latimer Centre  | 1110                          | 0         | 0                         | Building used for Council rangers officers, child care centre and the Local History Centre |                     |
| The Drill Hall (Studio and Sail Loft)                                | 1136                          | 0.2       | 227.2                     | License agreement for the main hall and restrictive usage limits available to 20%          |                     |
| Sir David Martin Reserve Cottage                                     | 190                           | 0         | 0                         | Subsidised accommodation   |                     |
| Canonbury Cottage  | 212                           | 1         | 212                       | 100% available for community use   |                     |
| Studio 1   | 70                            | 0.1       | 7                         | Estimated 10% availability for use   |                     |

| Facility Sites                             | Floor space (m <sup>2</sup> ) |           |                           |  |                     |
|--|-------------------------------|-----------|---------------------------|--|---------------------|
|  | Floor space                   | Weighting | Weighted floor space 2011 | Comments   | Totals per district |
| Double Bay Public School Hall              | 325                           | 0.2       | 65                        | Estimated 20% availability for use   |                     |
| Total for District                         |                               |           |                           |  | 511.2               |
| <b>Bellevue Hill and Rose Bay District</b> |                               |           |                           |  |                     |
| Cooper Park Community Hall                 | 244                           | 0.3       | 73.2                      | Available 2 days per week  |                     |
| Rose Bay Cottage                           | 81                            | 1         | 81                        | 100% available for community use   |                     |
| RSL Rose Bay                               | 250                           | 0.5       | 125                       | Estimated 50% availability for use   |                     |
| Bellevue Hill Public School Hall           | 325                           | 0.2       | 65                        | Estimated 20% availability for use   |                     |
| Rose Bay Public School Hall                | 420                           | 0.2       | 84                        | Estimated 20% availability for use   |                     |
| Total for District                         |                               |           |                           |  | 428.2               |
| <b>Vaucluse and Watsons Bay District</b>   |                               |           |                           |  |                     |
| The Gunyah                                 | 359                           | 0.5       | 179.5                     | Available nights/weekends  |                     |
| Vaucluse Bowling Club                      | 510                           | 0.8       | 408                       | Only 80% of floor space is in sub-lease to Council and available for community use |                     |
| Total for District                         |                               |           |                           |  | 587.5               |
| <b>TOTAL</b>                               |                               |           |                           |  | <b>2934.8</b>       |

Source: AECOM, 2011

The following three tables (Tables 9, 10 and 11) summarise the need-supply gap analysis of community facility floor space for the Woollahra LGA and individual Districts from 2011 to 2031. This need-supply gap analysis only includes certain facilities within Woollahra LGA. There are a number of other facilities within Woollahra LGA which can be used for community uses including libraries, other school halls, scout halls and churches. The locations of some of these additional facilities are highlighted in the District Plans in Section 7.0.

**Table 9: Need-supply gap analysis of the community facility floor space requirements in Woollahra LGA from 2011 to 2031**

| Year | Population | Required Floor Space (m <sup>2</sup> ) | Weighted floor Space (m <sup>2</sup> ) <sup>28*</sup> | Need-Supply Difference (m <sup>2</sup> ) |
|------|------------|--|---|--|
| 2011 | 54,412     | 2,721                                  | 2,935   | 214                                      |
| 2016 | 54,988     | 2,749                                  | 2,935   | 185                                      |
| 2021 | 55,308     | 2,765                                  | 2,935   | 170                                      |
| 2026 | 55,625     | 2,781                                  | 2,935   | 154                                      |
| 2031 | 55,870     | 2,794                                  | 2,935   | 141                                      |

Source: AECOM, 2011

<sup>28</sup> Based on the assumption that there is no change to the current availability of floor space during this period of time

From Table 9 above, it is evident that across the Woollahra LGA there is currently a difference between the actual provision of community facility floor space and the requirements of the population (in line with the NSW DoP standards established in Section 4.1). Table 9 suggests that there is an overall difference of 214sqm in 2011, which will fall to 141sqm in 2031 as the LGA population and need increases. However, as highlighted in Tables 10 and 11 below, at a District level there is an uneven provision of community facility floor space.

**Table 10: Need-supply gap analysis of the community facility floor space requirements by District in 2011**

| District  | Population | Required Floor space in 2011 (m <sup>2</sup> ) | Weighted floor space in 2011 (m <sup>2</sup> ) | Need-Supply Difference (m <sup>2</sup> ) |
|---|------------|--|--|--|
| Paddington and Woollahra District                             | 17,072     | 854  | 1,408  | 554                                      |
| Darling Point, Edgecliff, Double Bay and Point Piper District | 12,254     | 613  | 511  | -102                                     |
| Bellevue Hill and Rose Bay District                           | 17,085     | 854  | 428  | -426                                     |
| Vaucluse and Watsons Bay District                             | 8,001      | 400  | 588  | 188                                      |

Source: AECOM, 2011

**Table 11: Need-supply gap analysis of the community facility floor space requirements by District in 2031**

| District  | Population | Required Floor space in 2031 (m <sup>2</sup> ) | Weighted floor space in 2031 (m <sup>2</sup> ) | Need-Supply Difference (m <sup>2</sup> ) |
|---|------------|--|--|--|
| Paddington and Woollahra District                             | 17,076     | 854  | 1,408  | 554                                      |
| Darling Point, Edgecliff, Double Bay and Point Piper District | 12,573     | 629  | 511  | -117                                     |
| Bellevue Hill and Rose Bay District                           | 17,921     | 896  | 428  | -468                                     |
| Vaucluse and Watsons Bay District                             | 8,299      | 415  | 588  | 173                                      |

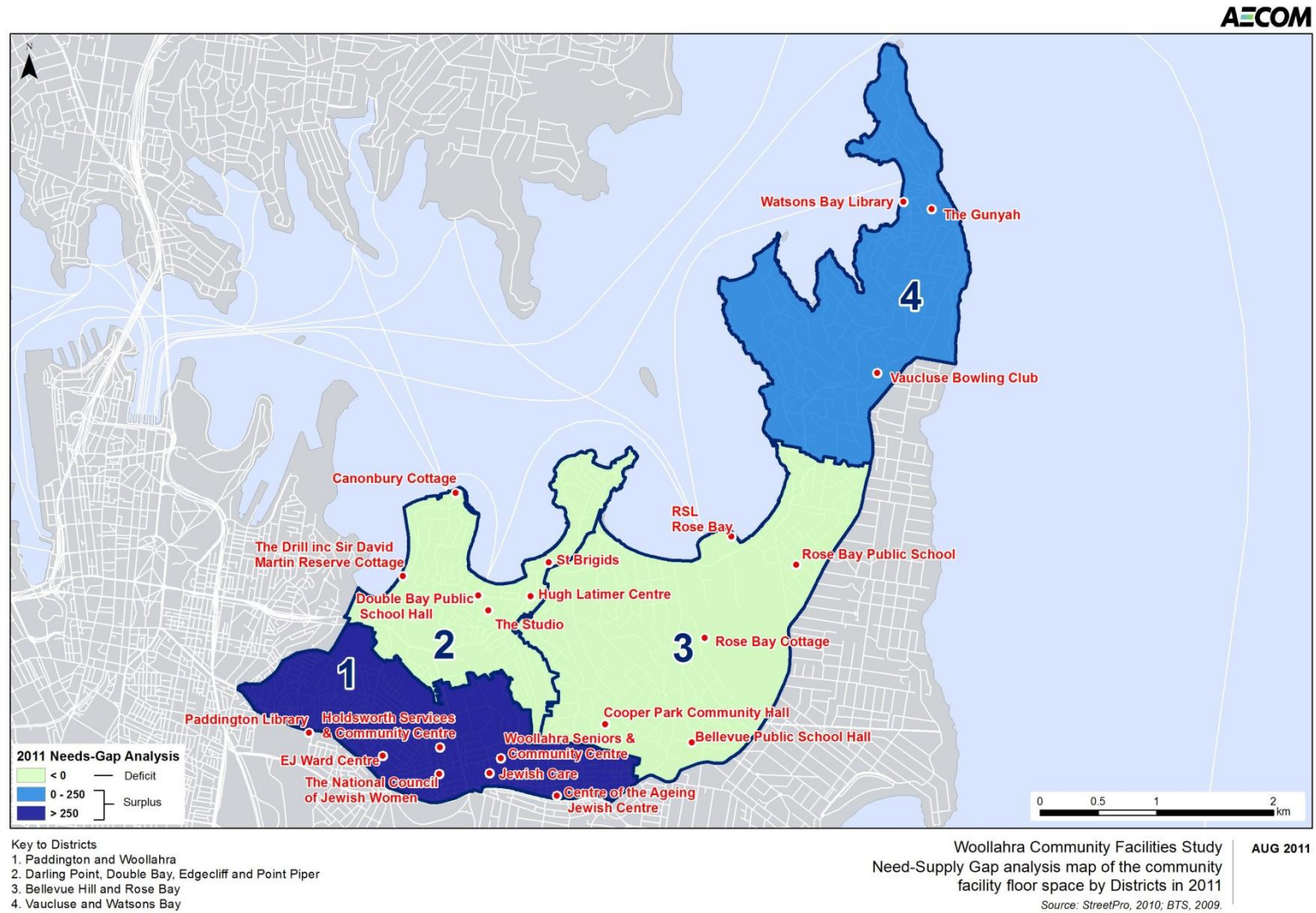
Source: AECOM, 2011

As shown in Tables 10 and 11 above, the Bellevue Hill and Rose Bay District has the largest deficiency in provision of community facility floor space of 426qm in 2011; a deficit which will increase to 468sqm by 2031. The Darling Point, Edgecliff, Double Bay and Point Piper District, located in the centre to western portion of the LGA also has a deficiency in provision of community facility floor space of 102qm in 2011; a deficit which will increase to 117sqm by 2031. However it must be noted that these differences will only remain if Council does not take any action to improve the facilities or make more floor space available.

On the other hand, the Paddington and Woollahra District has the largest surplus between supply of, and demand for, community facility floor space at 554qm in 2011, remaining constant till 2031. The Vaucluse and Watsons Bay District also has a surplus between supply of, and demand for, community facility floor space at 188qm in 2011. However this will decrease by 2031 to 173sqm.

The two maps below illustrate that the need-supply of gaps community floor space in the Districts will vary marginally from 2011 to 2031. Tables 10 and 11 above indicate that the largest change in need-supply gap of community facility floor space from 2011 to 2031 will occur in the Bellevue Hill and Rose Bay District.

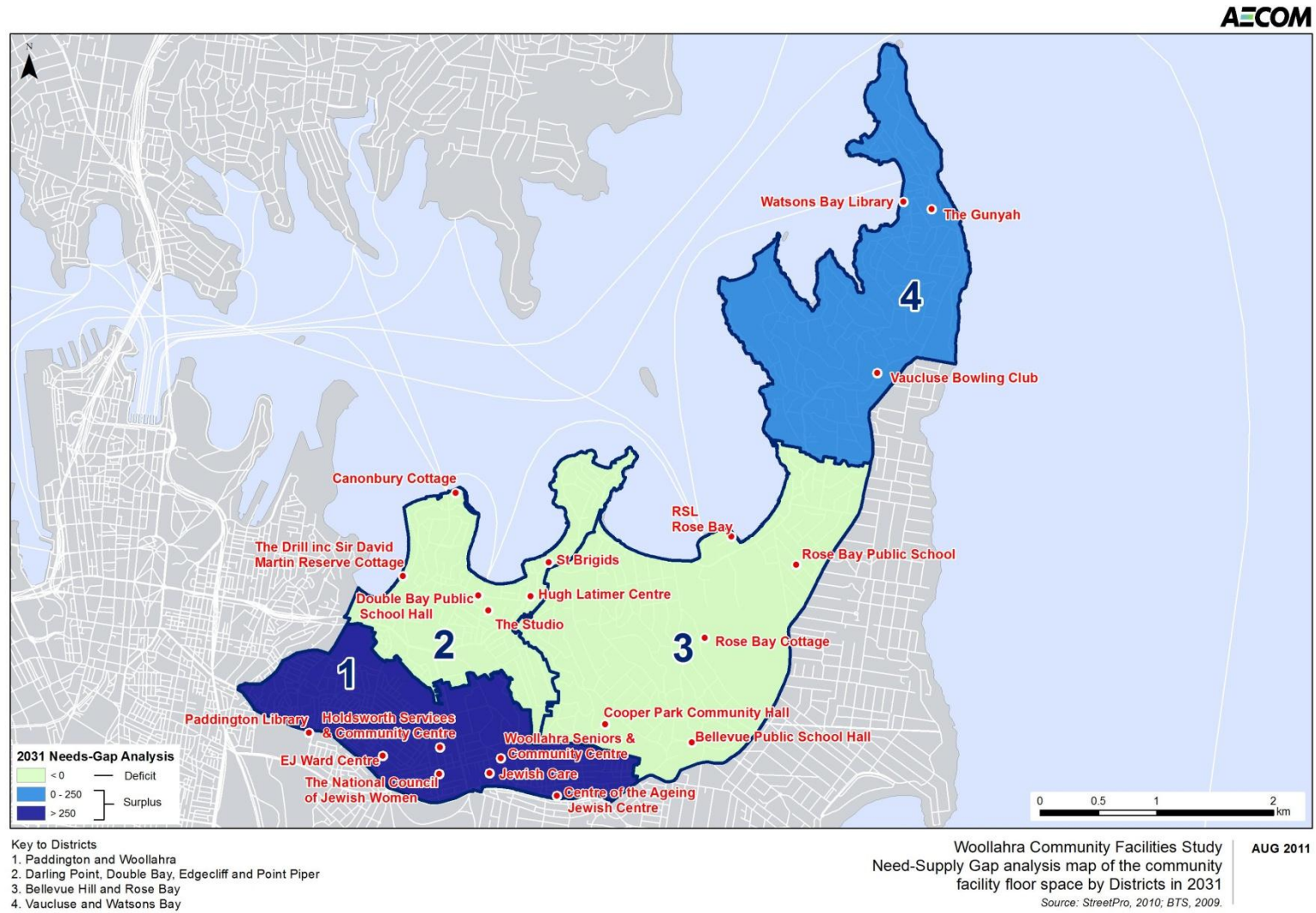
Figure 13: Need-supply gap analysis map of the community facility floor space by Districts in 2011



Source: StreetPro, 2010; BTS, 2009



Figure 14: Need-supply gap analysis map of the community facility floor space by Districts in 2031



Source: StreetPro, 2010; BTS, 2009

## 4.4 Summary of Findings

- The majority of the Council community facilities are well below 500sqm and therefore not suitable for multi-purpose uses. There are only two large Council community facilities (1,000 – 1,500sqm), both of which are located in the Darling Point, Edgecliff, Double Bay and Point Piper District, highlighting the uneven distribution of community facilities.
- By applying community facility standards and the population forecast figures, the requirements for community facility floor space up to 2031 for the Woollahra LGA and individual districts was determined. Woollahra LGA has a community facility floor space requirement of 2,721sqm in 2011 increasing to 2,794sqm in 2031, reflecting an increase in need for an additional 73sqm of community facility floor space across the Woollahra LGA up to 2031.
- The Bellevue Hill and Rose Bay District has the largest need for community facility floor space, requiring 896qm in 2031 and the Vaucluse and Watsons Bay District has the lowest community facility floor space need, requiring 415sqm in 2031. The Bellevue Hill and Rose Bay District will also experience the highest growth in community facility floor space need of 42sqm, increasing from 854sqm in 2011 to 896sqm in 2031.
- Across Woollahra LGA as a whole there is a difference between community facility floor space provision and need of 426sqm in 2011. This will decrease to 141sqm in 2031, in line with increased demand from a growing population.
- The Bellevue Hill and Rose Bay District has the largest deficiency of required community facility floor space provision of 426sqm in 2011 increasing to a deficiency of 468qm up to 2031. The Paddington and Woollahra District on the other hand has the largest difference between community facility floor space provision and need of 554sqm in 2011 remaining constant till 2031.

## 5.0 Stakeholder Workshop Outcomes

A Stakeholder Workshop was held at Woollahra Municipal Council on 6 May 2011. An attendance list for the Stakeholder Workshop is provided in Appendix B. The organisations and local residents openly discussed community facility expectations in the Woollahra LGA. Best practice examples of multi-purpose community facilities in Sydney were presented to the stakeholders. The findings of the Study's demographic analysis of the Woollahra population and an overview of Council and non-Council community facilities that have been considered as part of the Study were also presented to the Stakeholders. The Stakeholders split into focus groups and discussed strategies for the provision of community facilities.

The main outcomes of the Stakeholder Workshop are detailed below.

### 5.1 Community Facility Expectations and Best Practice Examples

The Stakeholders indicated that the activities and services they considered the residents of Woollahra need in relation to community facilities are:

- Information, space for lectures and talks;
- Meeting spaces for ten to 50 people;
- Exercise groups for the elderly;
- Meeting spaces for the elderly including knitting groups, card groups etc;
- Activities for children;
- Young mothers/mothers groups;
- Facilities for teenagers ;
- Drop-in centres where there is a cafe, newspaper, computer;
- After school drop-in centre for teenagers;
- Services and support for the 18 to 25 year age group; and
- Cultural spaces for art classes, exhibition space.

The Stakeholders considered the following location requirements to be important to the residents of Woollahra in relation to community facilities:

- Access for all;
- Close to public transport, community bus access;
- Adequate provision of parking;
- Safe drop-off zone for elderly and children;
- Combination of the indoors and outdoors to increase the range of activities provided;
- Close to other facilities to encourage the sharing of facilities and create a 'one-stop-shop' where people go to one facility for a range of activities; and
- Personnel safety, including safety of the staff when locking up the community facility.

The Stakeholders gave an example of Watsons Bay Library as being a well utilised, good community facility which incorporates a library with a community area, lawn and cafe.

The Stakeholders suggested that due to the layout of Woollahra LGA the provision of one multi-purpose community centre for the whole Woollahra LGA would not be suitable as people are not keen on travelling from one end of the LGA to the other. Instead the provision of three to four main community facilities would be more appropriate to cater for individual "village" areas of Woollahra LGA.

## 5.2 Strategies for the Provision of Community Facilities

The Stakeholders indicated the following ideal indicators for the provision of community facilities in terms of location, activities, design and management:

### Location

- Community facilities should be located in suburb centres, close to a main road, cafes and shops so as to create a community hub and a “one-stop-shop”; and
- Public transport from Paddington to other areas of Woollahra LGA is an issue.

### Activities/Services

- The provision of an indoor sports facility that can also be used as a theatre, hall and exhibition space;
- Day drop-in facilities that are “lived-in” with information available about activities that are available to the community;
- For the facility to be a “heart” of the community that brings people together;
- Services for parents;
- Community gardens;
- Office space; and
- Mobile libraries.

### Design

- Multi-purpose with a cafe;
- Environmentally friendly;
- Indoor sports facility that can also be used as a hall;
- Space for performances and exhibitions;
- Space for outdoor events and festivals;
- Adequate parking provision;
- For the facility to be flexible; and
- Adequate storage space.

### Management

- For the facilities to have on-site representatives or receptionists to create a comfortable and welcoming facility.
- Facilities managed so as to create a sense of ownership for the community.
- The building to be well maintained and have a staff member responsible for the maintenance of the facility. Having volunteers working at the facilities which will give people a purpose to contribute to the community. High school children could also be encouraged to participate in the local community by volunteering at the community facilities.
- Fees and financial costs are important to the management of the facility.
- Council liaise with State and Federal government in terms of grants for the provision of community facilities.

### **5.3 Summary of Findings**

- The provision of one single multi-purpose community centre for the whole LGA is not appropriate due to the geography of Woollahra LGA. Instead the provision of three to four main community facility centres or “hearts” that are multi-purpose in design would be more appropriate with other smaller venues feeding into these main community facility centres.
- The main community facility centres should be located close to shops and cafes, be accessible by public transport, provided with adequate parking and storage space and have an on-site staff member operating the facility.

## 6.0 Best Practice Trends and Models

This Section presents best practice trends for the provision of community facilities and best practice models of multi-purpose community facilities in Sydney that serve a number of different population groups through the integration of services by using shared spaces.

### 6.1 Best Practice Trends

Local governments throughout Australia are major leaders in the provision of public community facilities. Using a range of funding mechanisms and in particular, development contributions, many Councils have constructed a range of public buildings which respond to local community needs. Major trends evident are:

- Provision of multi-purpose public community facilities which provide for a range of community needs rather than single-purpose facilities which may only be used by one group/for one activity. Guiding principles for multi-purpose facilities focus on:<sup>29</sup>
  - Addressing community needs and promote social outcomes for the community;
  - Allowing for a range of community services, programs and activities;
  - Act as a focal point contributing to the public domain and sense of place;
  - Adopt sustainable funding, management and maintenance arrangements;
  - Ensure equitable access for people of all ages, backgrounds, abilities, income levels and interest;
  - Support community cohesion by being places of social interaction, cooperation and networks;
  - Be recognised in the community with a strong local profile;
  - Involve the community in planning, design and delivery;
  - Work collaboratively with community, government and local stakeholders;
  - Promote physical integration by locating with/near schools, shops, public transport and other community facilities e.g. libraries;
  - Ensure flexibility and adaptability to meet changing community needs over time; and
  - Ensure integrated planning with consideration of design, delivery and operation of a facility.
- Public libraries as multi-functional community spaces and information technology centres. The State Library of NSW (SLNSW) Public Libraries Branch provides well-researched standards and guidelines on best practice provision of public library buildings and services. In terms of facility provision the State Library highlights that library buildings;<sup>30</sup>
  - Provide a cultural hub and focal point for the community.
  - Are functional and multi-purpose accommodating a range of activities and uses.
  - Enable access to the latest technology in a user-friendly manner.
  - Attract a wide range of users providing areas for relaxation, research, leisure and learning.
  - Are effective and efficient in the delivery of services.
  - May be co-located with multiple buildings and/or services on one site or adjacent sites bringing a range of services/activities together in one location. There are many successful examples of co-located libraries across Australia.
  - May be joint-use service with two or more distinct library service providers servicing one client group in the same building. There are few examples of this in Australia due to the challenges of merging governance structures for separate authorities e.g. local government and Department of Education and Training.

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<sup>29</sup> Landcom, *Landcom Community Centre Guidelines and Ideas Bank*, May 2008 accessed at [http://www.landcom.nsw.gov.au/downloads/uploaded/2008\\_Community\\_Centre\\_Guidelines\\_834f\\_3f31.pdf](http://www.landcom.nsw.gov.au/downloads/uploaded/2008_Community_Centre_Guidelines_834f_3f31.pdf)

<sup>30</sup> See Sections 2.1 and 4.4, State Library of New South Wales, *People Places - A Guide for Public Library Buildings in New South Wales*, 2<sup>nd</sup> Edition, 2005

- Develop from a co-operative approach between all stakeholders to ensure that changing needs of the community are met.
- **Community use of public school facilities.** Both Federal and State governments strongly support the community use of public school facilities with the recent construction of community/school halls through the *Building the Education Revolution* program and the NSW Department of Education and Training's community use policies confirming this approach<sup>31</sup>. However, in practice, use of school facilities has constraints given that community groups often require meeting/activity space during school hours (which is in conflict with school usage) and need a range of multi-purpose rooms/storage/kitchens suitable for community activities. In terms of best practice, school halls are often best used for activities such as Outside School Hours Care; regular bookings for dance groups; music tuition; community group meetings; and night-time adult education classes.
- **One-stop shop for family and children's services.** Access for children and families to a range of appropriate services has long been recognised as laying the foundation for long-term health and well-being in adulthood<sup>32</sup>. Many councils throughout Australia are providers of children's services including long day child care, preschool services, outside school hours care, family day care, supportive playgroups, early intervention services, homework programs etc. Provision by local government, often in partnership with the non-profit and community-based organisations, has typically focussed on high need services such as services for children with a disability; children at risk etc. Very often, the private sector is not able to respond to these needs with State/Federal government programs often available to fill the gap.
- Many councils are moving towards providing several of these high need services in one facility. This may include additional services such as family support, early intervention, early childhood health services and parenting programs. This more flexible approach enables a one-stop shop for families with programs able to respond to changing government funding and community needs<sup>33</sup>.
- **Decline in provision of single-purpose youth centres.** Addressing the needs of youth is important with many government and non-profit organisations providing these services. Current best practice however has moved away from providing specific youth centres due to their inability to be responsive to diverse and dispersed youth needs. Providers have sought to focus on funding youth workers/development officers to deliver youth services, programs and events using a range of community facilities including multi-purpose community centres, public libraries, major parks, public domain spaces and shopping centres. This approach has enabled more young people to benefit from the programs provided; for services to be targeted to specific high need groups; and for services to change continually depending on youth interests.

This does not mean that affordable and appropriate space is not required for youth services but rather that this space is integrated into multi-purpose community centres. Ensuring that facilities are appropriate for young people is essential particularly noise management (for youth events, music practice/performance etc). In terms of management, councils often operate youth programs at various locations and/or lease space to non-profit providers to provide youth services.

Examples of this integrated approach include:

- Narellan Library and Youth Centre<sup>34</sup>;
- Liverpool Police and Community Youth Club<sup>35</sup>; and
- City of Sydney Youth Centres<sup>36</sup>.
- **Decline in provision of single-purpose seniors centres.** Consistent with the provision of multi-purpose community centres, many seniors activities now are provided as part of an integrated program for all age/interest/lifecycle groups. This recognises that many older people want to remain part of the broader community and not be isolated into age-specific activities. With Australia's growing 'baby boomer' population, this important trend is being recognised. Through good design and programming, multi-purpose community centres are being used for frail-aged services such as day care/respite programs, carer support

<sup>31</sup> NSW Department of Education and Training, *Community Use of School Facilities Policy*, September 2009

<sup>32</sup> World Health Organisation, *Social Determinants of Health: The Solid Facts*, Wilkinson and Marmot, 2003

<sup>33</sup> Hornsby Shire Council's Somerville Park Centre, Penrith City Council's Glenmore Park Child and Family Precinct are good examples of this approach.

<sup>34</sup> See [http://www.camden.nsw.gov.au/page/narellan\\_youth\\_space.html](http://www.camden.nsw.gov.au/page/narellan_youth_space.html)

<sup>35</sup> See <http://www.pccnsw.org/liverpool>

<sup>36</sup> See <http://www.cityofsydney.nsw.gov.au/Community/YouthServices/YouthCentres/Default.asp>

programs, community restaurants, attached meals-on-wheels kitchens and the like. Similarly for the well-aged, gentle exercise programs, leisure learning classes and social activities operate in many multi-purpose community centres. Many aged care service providers also use office space within these centres.

- **Use of a variety of public facilities and spaces for cultural activities.** Councils throughout NSW actively provide facilities and resources for cultural activities, events and programs<sup>37</sup>. However, the facilities in which cultural activities are delivered vary enormously with local government taking advantage of the built infrastructure available and focussing on improving access for the broader community. Best practice examples focuses on cultural activities being provided in community facilities, sportsgrounds, parks, libraries, shopping centres and public domain areas<sup>38</sup>.

## 6.2 Multi-purpose Community Facility Models

Multi-purpose community centres play an important role in providing space for a wide range of community activities for people of all ages and backgrounds. There are currently no existing multi-purpose community centres in the Woollahra LGA. Many of the community facilities that were audited as part of the Study (refer to Section 3.2) have limited activities operating from them and lack internal access for those with low mobility. The small size of the majority of the facilities constrains the range of community and social services which can be accommodated.

As highlighted in the Stakeholder Workshop, due to the layout of Woollahra LGA the provision of a single multi-purpose community centre for the whole Woollahra LGA would not be suitable. Instead the provision of three to four main community facilities would be more appropriate to cater for individual "village" areas or Districts of the LGA.

Best practice examples of multi-purpose community facilities in Sydney are provided below. Some of the characteristics of these models could be adopted in the design/refurbishments of the main community facilities in Woollahra LGA.

### Rouse Hill Community Centre

Figure 15: Rouse Hill Community Centre



**Size:** 760sqm

**Location:** Near a primary school, adjacent to a large park and walking distance to shops.

**Spaces:** Large hall (102sqm), two large activity rooms (60sqm each), two small activity rooms (35sqm each). The Centre also includes an office, kitchen, kitchenette, craft preparation areas and extensive storage (108sqm).

**Activities/Services:** User groups include children's gym, dance groups, weight watchers, church groups, after school/vacation care, community health programs and resident groups.

<sup>37</sup> See 34 Cultural Policies and Plans by different NSW Council's at [www.lgsa.org.au](http://www.lgsa.org.au)

<sup>38</sup> NSW Ministry for the Arts and Department of Local Government, *Cultural Planning Guidelines for Local Government*, 2004



### Narellan Library

Figure 16: Narellan Library



**Size:** 2,495sqm

**Location:** Behind a shopping centre, near schools and walking distance to major bus interchange.

**Spaces:** Library facilities, community meeting rooms, community office space, youth centre, cafe and courtyard.

**Activities/Services:** User groups include children's groups, seniors and youth activities.

### North Sydney Community Centre

Figure 17: North Sydney Community Centre



**Size:** Approximately 700sqm

**Location:** Adjacent to a library and open space, walking distance to shops, train station and on a bus route.

**Spaces:** Large hall, four activity/meeting rooms, pottery/craft room, out of school hours vacation room, commercial kitchen facilities and offices. The Centre was built on ecologically sustainable development (ESD) principles.

**Activities/Services:** Children's activities, out of school hours vacation, adult education, fresh food/craft markets, website and newsletters.

### 6.3 Summary of Findings

There are currently no existing multi-purpose community centres in the Woollahra LGA. Many of the Council community facilities that were audited lacked internal access, are small in size and have limited activities operating from them. Due to the layout of Woollahra LGA however, the provision of a single multi-purpose community centre for the whole Woollahra LGA is not suitable. Instead the provision of three to four main community facilities is more appropriate to cater for individual “village” areas or Districts of Woollahra LGA. These main community facilities should adopt some of the characteristics of the multi-purpose community facility models provided in this Section, such as:

- Providing a cultural hub and focal point for the community;
- Being functional and multi-purpose accommodating a range of activities and uses;
- Enabling access to the latest technology in a user-friendly manner;
- Attracting a wide range of users providing areas for relaxation, research, leisure and learning;
- Being co-located with multiple buildings and/or services on one site or adjacent sites bringing a range of services/activities together in one location.

In regard to the provision of community facilities in the Woollahra LGA, the best practice trends provided in this Section should be considered, such as

- Utilising public school halls for community activities;
- Considering public libraries as multi-functional community spaces and information technology centres;
- Creating a one-stop shop for family and children’s services;
- Not providing single-purpose youth centres. Instead deliver youth services, programs and events using a range of community facilities including multi-purpose community centres, public libraries, major parks, public domain spaces and shopping centres;
- Not providing single-purpose seniors centres. In doing so older people will remain integrated with the broader community and not isolated into age-specific activities;
- Using a variety of public facilities and spaces for cultural activities including community centres, sportsgrounds, parks, libraries, shopping centres and public domain areas;

## 7.0 Strategic Plan

Due to the layout of Woollahra LGA the provision of one multi-purpose community centre for the whole Woollahra LGA would not be suitable. Instead the provision of three to four main community facilities would be more appropriate to cater for the individual Districts of Woollahra LGA.

District Plans for the strategic provision of community facilities across Woollahra LGA have been prepared. Each District Plan contains a social profile of the District, an analysis of the existing community facilities and required community facility floor space for the District. A list of strategic options for the provision of community facilities in each District and estimated costings for some of these options have also been provided.

### 7.1 Paddington and Woollahra District Plan

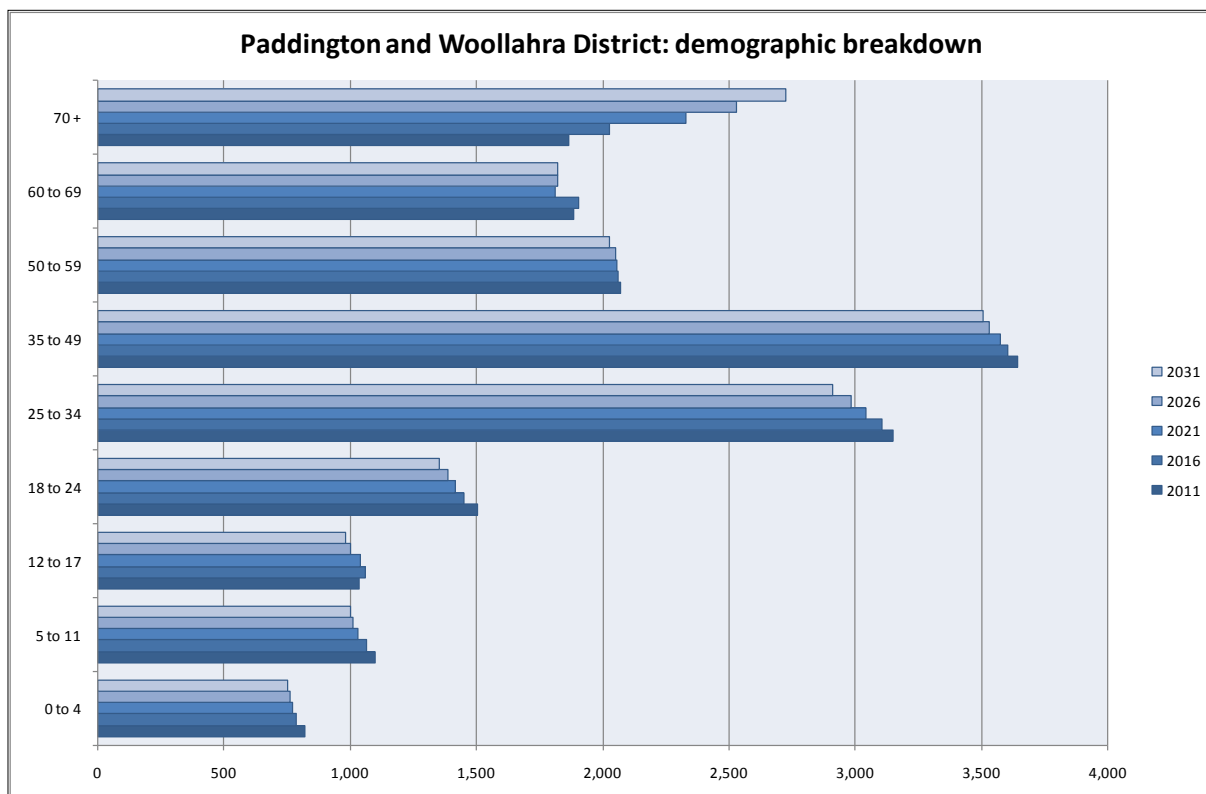
The Paddington and Woollahra District is an established residential area, with many commercial areas, particularly along Oxford Street.

#### Social Profile

According to the Austral Bureau of Statistics (ABS) Census Data 2006, the most common household type represented in the District is couples without children. The general weekly household income in the Paddington and Woollahra District is \$3,000 or more a week with the majority of households having one vehicle<sup>39</sup>.

Using TDC data, which is based on figures provided by the NSW DoP, existing and projected population forecasts were established for the Paddington and Woollahra District. The following graph illustrates the changing population of the District from 2011 to 2031.

**Figure 18: Existing and projected population forecasts for the Paddington and Woollahra District**



Source: TDC Data, 2011

<sup>39</sup> Australian Bureau of Statistics, Census of Population and Housing, 2006

The Paddington and Woollahra District will have an average annual population growth of 1.08% from 2011 to 2031. This will see an extra 5 persons living in the District by 2031. The above population projection graph suggests that the Paddington and Woollahra District will experience a high growth of 70+ people from 2011 to 2031. In this time frame all the other age groups will experience a decline including adults, young adults, high school students, primary school children and pre-school children. When comparing the distribution maps of elderly people across Woollahra LGA in 2011 and 2031 in Section 3.1 (Figure 3 and Figure 4), it is evident that the Paddington and Woollahra District is one of two Districts (the other being the Bellevue Hill and Rose Bay District) having the highest number of elderly people (60 years of age and over) from 2011 and 2031.

When comparing the distribution maps of young people across the Woollahra LGA in 2011 and 2031 in Section 3.1 (Figure 5 and Figure 6), it is evident that the Paddington and Woollahra District will experience a decrease of young people (11 years of age and younger) from 2011 and 2031.

### **Existing Facilities**

The Paddington and Woollahra District contains the following community facilities:

- EJ Ward Centre at 189 Underwood Street, Paddington;
- Holdsworth Community Centre and Services at 64 Holdsworth Street, Woollahra;
- Woollahra Seniors and Community Centre at 334 Edgecliff Road, Woollahra;
- Jewish Centre on Ageing at 25 Rowe Street, Woollahra;
- Jewish Care at 4A Nelson Street, Woollahra;
- The National Council of Jewish Women at 111-113 Queen Street, Woollahra;
- Edgecliff Preparatory School Hall at 7-13 Alma St, Paddington;
- Glenmore Road Public School Hall at 20 Cambridge Street, Paddington; and
- Woollahra Public School Hall at 4 Forth Street, Woollahra.

Refer to Appendix A for an overview, aerial map, floor plans and photos of each of the Council facilities. The locations of these facilities are indicated on the map below. This is not a comprehensive list of community facility space available in this District. There are other facilities in the District such as churches, scout halls and NGO community facilities that have the capacity to provide space for community uses. The White City Tennis Club is in the process of consulting with stakeholders to determine requirements for a new multi-purpose sporting centre at the site in Paddington. Moreover, there are also a number of other community facilities provided in neighbouring LGAs that are accessible to the Paddington and Woollahra District including Paddington Town Hall and Paddington Uniting Church located in the City of Sydney LGA and the Mill Hill Centre located in the Waverley LGA.

From the Bus Route Corridors Map provided in Section 3.7, it is apparent that the majority of the existing community facilities within the Paddington and Woollahra District are in close proximity to a public transport node.

Figure 19: Location of existing Council / non-Council community facilities in the Paddington and Woollahra District



Source: StreetPro, 2010; BTS, 2009

## Analysis

The Paddington and Woollahra District contains community facilities that are generally small in size (refer to Table 5). The EJ Ward Centre, Holdsworth Community Centre and Services and Woollahra Seniors and Community Centre were audited as part of the Community Facility Best Practice Audit (refer to Section 3.2).

The EJ Ward Centre scored a particularly low 3 out of 11 in the audit. The facility is in poor condition with high maintenance costs. The building is disjointed and has poor internal access for those with low mobility, having narrow hallways and a steep stair case. The facility is surrounded by narrow streets which cause maneuvering problems for mini-buses visiting the facility. There is also very limited parking on these surrounding narrow streets. The facility is located in a residential block and therefore not visually prominent or integrated with other services such as shops and community facilities. The facility has a small courtyard. Due to the configuration of the building, high usage of this venue cannot be achieved due to noise constraints from running concurrent activities and the limited availability of parking and access. If the building was to be completely renovated to address these issues, the vehicular access and parking provision issues at the site would still exist. There are also some heritage significant aspects to the building which may compromise access improvements.

Holdsworth Community Centre scored 7 out of 11 in the Community Facility Best Practice Audit. The site is not integrated with other services such as shops and community facilities. The building is in good condition and comprises of offices on the ground floor and first floor and meeting rooms and large activity rooms at ground level. The facility has a large outdoor playground area complete with shade cloths, a sand-pit, slides and climbing equipment. The site has good internal access for those with low mobility. On-site parking is limited, with only three vehicle spaces currently available on the site.

Woollahra Seniors and Community Centre received a low score of 5 out of 11 in the Community Facility Best Practice Audit. The site is not integrated with other services such as shops and community facilities. The facility is a post war building consisting of a main hall with a stage, kitchen, library, a meeting room downstairs and eight associated car spaces. Gaden Reserve is located in front of the building. The building is in poor condition and lacks internal access from the ground floor to the upper floor for those with low mobility. There are access issues associated with the site due to the steep gradient of the site and existing slip road off Edgecliff Road. The site is easily accessible by public transport, however over the years bus services to the area have been reduced.

In terms of community floor space requirements, the Paddington and Woollahra District has a high requirement for community floor space compared to the other Districts within Woollahra LGA, requiring 854sqm of community floor space in 2031, refer to Table 12 below.

**Table 12: Community facility floor space requirements in sqm for the Woollahra LGA and individual Districts from 2006 to 2031**

| District  | 2006         | 2011         | 2016         | 2021         | 2026         | 2031         |
|---|--------------|--------------|--------------|--------------|--------------|--------------|
| Paddington and Woollahra District                             | 854          | 854          | 853          | 854          | 854          | 854          |
| Darling Point, Edgecliff, Double Bay and Point Piper District | 605          | 613          | 619          | 622          | 626          | 629          |
| Bellevue Hill and Rose Bay District                           | 835          | 854          | 872          | 880          | 889          | 896          |
| Vaucluse and Watsons Bay District                             | 388          | 400          | 406          | 409          | 412          | 415          |
| <b>Total</b>  | <b>2,682</b> | <b>2,721</b> | <b>2,749</b> | <b>2,765</b> | <b>2,781</b> | <b>2,794</b> |

Source: AECOM, 2011

Table 13 below contains the floor space areas of Council and non-Council community facilities that have been considered in the Paddington and Woollahra District as part of the Study. Floor space provision of Council owned facilities have been weighted dependent upon the assumed use of the facility site. If the facility site is not considered to be available to the entire community due to exclusivity or time constraints, a weighted factor has been applied to represent a realistic floor space provision. The following weighted factors have also been applied to non-Council owned facilities:

- Jewish Centre on Ageing – 0.1
- Jewish Care – 0.1
- The National Council of Jewish Women Australia – 0.1

**Table 13: Floor space areas of Council and non-Council community facilities in the Paddington and Woollahra District**

| Facility Sites                           | Floor space (m <sup>2</sup> ) |           |                           |   |
|--|-------------------------------|-----------|---------------------------|---|
|  | Floor space                   | Weighting | Weighted floor space 2011 | Comments  |
| <b>Paddington and Woollahra District</b> |                               |           |                           |   |
| EJ Ward Centre                           | 460                           | 1         | 460                       | 100% available for community use                |
| Holdsworth Services and Community Centre | 575                           | 0.8       | 460                       | Large office space for other community services |
| Woollahra Senior's and Community Centre  | 363                           | 1         | 363                       | 100% available for community use                |
| Jewish Centre on Ageing                  | 310                           | 0.1       | 31                        | Estimated 10% available for community use       |
| Jewish Care                              | 548                           | 0.1       | 54.8                      | Estimated 10% available for community use       |
| The National Council of Jewish Women     | 391                           | 0.1       | 39.1                      | Estimated 10% available for community use       |
| <b>Total for District</b>                |                               |           | <b>1407.9</b>             |   |

Source: AECOM, 2011

The requirements of the population (refer to Table 12) and the actual provision of community facility floor space (refer to Table 13) have been compared to establish the disjunction between the community facility floor space needed in the District up to 2031 and the community facility floor space currently provided in the District. According to Table 14 below, the Paddington and Woollahra District has the largest difference between community facility floor space provision and need of 554sqm in 2011 remaining constant till 2031.

**Table 14: Need-supply gap analysis of the community facility floor space requirements by District in 2011**

| District  | Population | Required Floor space in 2011 (m <sup>2</sup> ) | Weighted Floor space in 2011 (m <sup>2</sup> ) | Need-Supply Difference (m <sup>2</sup> ) |
|---|------------|--|--|--|
| Paddington and Woollahra District                             | 17,072     | 854  | 1,408  | 554                                      |
| Darling Point, Edgecliff, Double Bay and Point Piper District | 12,254     | 613  | 511  | -102                                     |
| Bellevue Hill and Rose Bay District                           | 17,085     | 854  | 428  | -426                                     |
| Vaucluse and Watsons Bay District                             | 8,001      | 400  | 588  | 188                                      |

Source: AECOM, 2011

**Table 15: Need-supply gap analysis of the community facility floor space requirements by District in 2031**

| District  | Population | Required Floor space in 2031 | Weighted Floor space in 2031 | Need-Supply Difference |
|---|------------|------------------------------|------------------------------|------------------------|
| Paddington and Woollahra District                             | 17,076     | 854                          | 1,408                        | 554                    |
| Darling Point, Edgecliff, Double Bay and Point Piper District | 12,573     | 629                          | 511                          | -117                   |
| Bellevue Hill and Rose Bay District                           | 17,921     | 896                          | 428                          | -468                   |
| Vaucluse and Watsons Bay District                             | 8,299      | 415                          | 588                          | 173                    |

Source: AECOM, 2011

### Options and Costings

**Table 16: Community facility provision options for the Paddington and Woollahra District**

| Facility              | Options  | Implications  | Building Classification                | Short Term 0-2 years | Medium Term 3-5 years | Long Term 5+ years | Estimated costings <sup>40</sup> | Recommendations |
|-----------------------|--|---|--|----------------------|-----------------------|--------------------|----------------------------------|-----------------|
| <b>EJ Ward Centre</b> | <p>Option 1</p> <p>EJ Ward Centre received a low score of 3 out of 11 in the Community Facility Best Practice Audit.</p> <p>Basic refurbishment of the building.</p> <p>Remove some walls to make larger spaces</p> <p>Provide a lift</p> <p>Improve the internal access of the building</p> | <p>The vehicular access to the site and parking provision at the site cannot be improved.</p> <p>The venue contains some walls and door ways that are classed as historic and therefore can not be removed to improve the internal access of the building. The building will therefore remain non-compliant with the Disability Discrimination Act 1992.</p> <p>The site will remain not integrated with other services and not visually prominent.</p> | Building owned and managed by Council. | X                    |                       |                    | \$1,326,000                      | Not Recommended |
| <b>EJ Ward Centre</b> | <p>Option 2</p> <p>EJ Ward Centre received a low score of 3 out of 11 in the Community Facility Best Practice Audit.</p> <p>Completely renovate the building.</p>  | <p>The vehicular access to the site and parking provision at the site cannot be improved.</p> <p>The venue contains walls that are classed as historic and therefore cannot be removed to improve the internal access of the building. The building will therefore remain non-compliant with the Disability</p>   | Building owned and managed by Council. |                      | X                     |                    | \$2,522,000                      | Not recommended |

<sup>40</sup> Refer to Appendix C for the calculations of the estimated costs for the strategic options for the provision of community facilities



| Facility              | Options  | Implications  | Building Classification                       | Short Term<br>0-2<br>years | Medium Term<br>3-5<br>years | Long Term<br>5+<br>years | Estimated costings <sup>40</sup> | Recommendations   |
|-----------------------|--|---|---|----------------------------|-----------------------------|--------------------------|----------------------------------|---|
|                       | <p>Remove walls to make larger spaces</p> <p>Replace stair cases</p> <p>Provide a lift and disabled toilets</p> <p>Improve the internal access of the building</p> <p>Improve the structure of the building</p> <p>Improve the outdoor courtyard by making it appropriate for children and youth activities.</p> | <p>Discrimination Act 1992.</p> <p>The site will remain not integrated with other services and not visually prominent, due to the numerous floor levels and some heritage significant aspects compromising improvement of access.</p>   |   |                            |                             |                          |                                  |   |
| <b>EJ Ward Centre</b> | <p>Option 3</p> <p>Sell the site to fund other community facility improvements within the District.</p>  | <p>According to Tables 14 and 15, the District will have a surplus of community facility floor space provision of 554sqm in 2011 remaining constant to 2031. If the EJ Ward Centre is sold the District would still have a surplus of community facility floor space provision of 94sqm in 2011 remaining constant to 2031. The existing Holdsworth Community Centre and Services, which is a large staffed community facility that provides a range of services,</p> | <p>Building owned and managed by Council.</p> | X                          |                             |                          |                                  | <p>It is recommended that out of the three options provided for EJ Ward Centre that the site is sold to fund other community facility improvements within the District.</p> |

| Facility  | Options  | Implications   | Building Classification                | Short Term<br>0-2<br>years | Medium Term<br>3-5<br>years | Long Term<br>5+<br>years | Estimated costings <sup>40</sup> | Recommendations |
|---|--|--|--|----------------------------|-----------------------------|--------------------------|----------------------------------|-----------------|
|   |  | <p>is also located in the District.</p> <p>If the site was sold there would not be a lack of community facilities in the Paddington and Woollahra District.</p> <p>There are a number of community facilities in the Paddington area within the neighbouring LGAs as well as within the Paddington and Woollahra District to cater for the loss of EJ Ward.</p> <p>Facilities in the neighbouring LGAs include the Paddington Town Hall and Paddington Uniting Church both in the City of Sydney LGA and the Mill Hill Centre in the Waverley LGA.</p> |  |                            |                             |                          |                                  |                 |
| <b>Holdsworth Community Centre and Services</b> | <p>Option 1</p> <p>Extend the building to provide additional office space required by Holdsworth</p> <p>Extend the building to provide additional activity rooms</p> <p>Improve the provision of parking at the site</p> | <p>The community facility will remain not integrated with other services such as shops and community facilities.</p> <p>Selling this site is not an option as the facility is well used and serves its function.</p>   | Building owned and managed by Council. |                            | X                           |                          | \$1,261,000                      | Recommended     |

| Facility   | Options   | Implications  | Building Classification                       | Short Term<br>0-2<br>years | Medium Term<br>3-5<br>years | Long Term<br>5+<br>years | Estimated costings <sup>40</sup> | Recommendations  |
|--|---|---|---|----------------------------|-----------------------------|--------------------------|----------------------------------|--|
| <p><b>Woollahra Seniors and Community Centre</b></p> | <p>Option 1</p> <p>Woollahra Seniors and Community Centre received a low score of 5 out of 11 in the Community Facility Best Practice Audit.</p> <p>Basic refurbishment of the building.</p> <p>Provide adequate internal access for those with low mobility so that the building complies with the Disability Discrimination Act 1992</p> <p>Provide adequate external access for those with low mobility</p> <p>Provide a lift</p> <p>Create level outdoor areas to accommodate outdoor activities</p> <p>Re-do the landscaping of the site and provide community gardens</p> <p>Rename the facility to Woollahra Community Centre to better reflect community demand for multi purpose, not single</p> | <p>The community facility will remain not integrated with other services such as shops and community facilities.</p> <p>Limited on site parking and steep topography.</p> | <p>Building owned and managed by Council.</p> | <p>X</p>                   |                             |                          | <p>\$357,500</p>                 | <p>Option 1 is recommended as the favoured response for the Woollahra Seniors and Community Centre; that is the facility be refurbished.</p> |

| Facility                                      | Options   | Implications   | Building Classification                | Short Term 0-2 years | Medium Term 3-5 years | Long Term 5+ years | Estimated costings <sup>40</sup> | Recommendations |
|---|---|--|--|----------------------|-----------------------|--------------------|----------------------------------|-----------------|
|   | purpose centres. This will assist in promotion and usage levels.  |  |  |                      |                       |                    |                                  |                 |
| <b>Woollahra Seniors and Community Centre</b> | <p>Option 2</p> <p>Demolish the building and construct a multi-purpose community facility on the site with improved vehicular access to the site.</p> <p>The design of the multi-purpose community facility should consider the findings of the Stakeholder Consultation in Section 5.0 and the Best Practice Multi-purpose Community Facility Examples in Section 6.0.</p> | <p>The community facility will remain not integrated with other services such as shops and community facilities.</p> <p>Selling the building is not an option as the building is associated with Gaden Park. It is highly likely that the local community would oppose the selling and redevelopment of this site for another use.</p> | Building owned and managed by Council. |                      |                       | X                  | \$2,726,880                      | Not recommended |
| <b>Jewish Care</b>                            | <p>Option 1</p> <p>Council consider purchasing this site and refurbishing the building for a future multi-purpose community facility.</p>   | The building is of good quality, but according to Table 15, the District will have a difference between community facility floor space provision and need of 554sqm up to 2031. Acquiring additional community facilities in this District is therefore not an option.   | Building owned by Jewish Care.         | X                    |                       |                    |                                  | Not recommended |

| Facility  | Options  | Implications | Building Classification                               | Short Term<br>0-2<br>years | Medium Term<br>3-5<br>years | Long Term<br>5+<br>years | Estimated costings <sup>40</sup> | Recommendations    |
|---|--|--------------|---|----------------------------|-----------------------------|--------------------------|----------------------------------|--------------------|
| <p><b>Edgecliff Preparatory School Hall</b></p> <p><b>Glenmore Road Public School Hall</b></p> <p><b>Woollahra Public School Hall</b></p> | <p>Option 1</p> <p>Anecdotal evidence from Council's Community Services Department indicates that current space is not meeting demand for hirers wishing to conduct community/arts or recreation activities for a variety of age groups late afternoon and early evening.</p> <p>Council liaise with each school community in regard to utilising the school halls for community uses out of school hours.</p> <p>Council promote to the community that school halls are available for community use out of school hours and make management arrangements with the individual schools.</p> |              | <p>Schools are owned by the NSW State government.</p> | <p>X</p>                   |                             |                          |                                  | <p>Recommended</p> |

## 7.2 Darling Point, Edgecliff, Double Bay and Point Piper District Plan

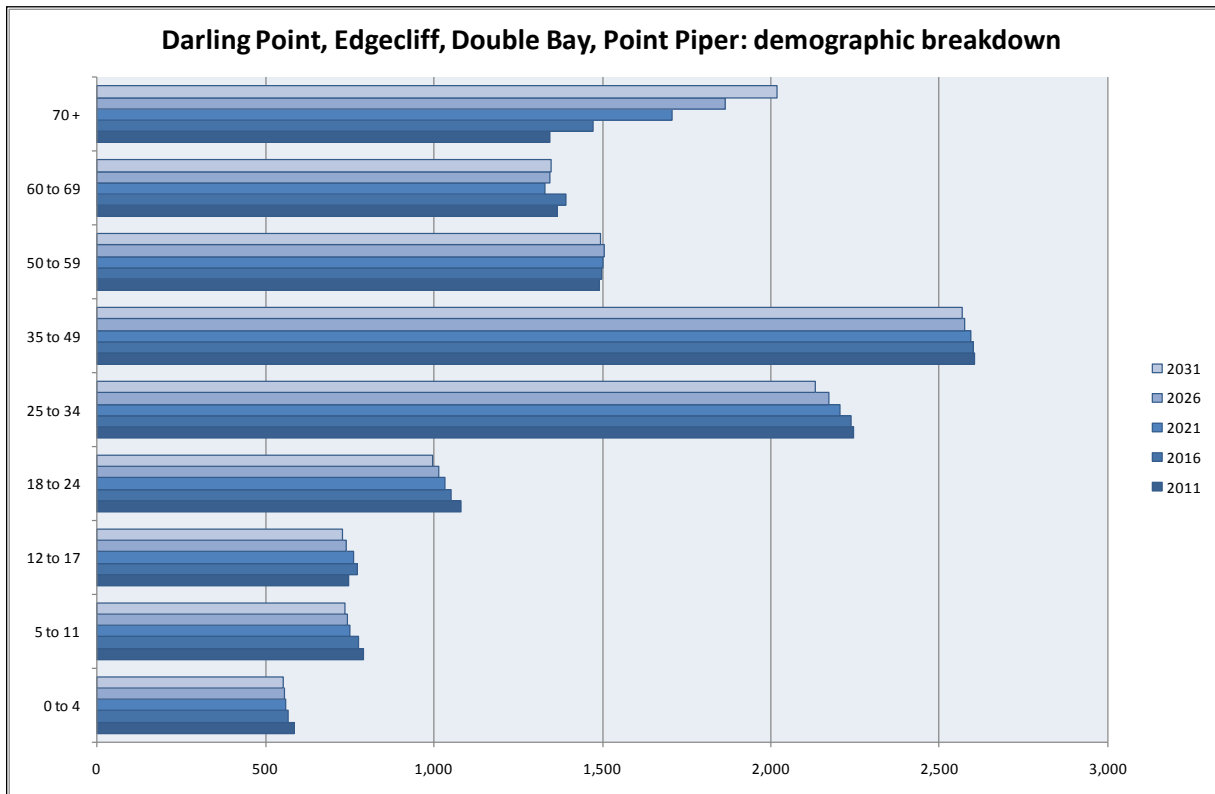
The Darling Point, Edgecliff, Double Bay and Point Piper District is an established residential District with a small naval reserve in Darling Point and a large commercial centre in Double Bay.

### Social Profile

According to the ABS Census Data 2006, the most common household type represented in the District is couples with children. The general weekly household income in the Darling Point, Edgecliff, Double Bay and Point Piper District is \$3,000 or more a week with the majority of households having one vehicle<sup>41</sup>.

Using TDC data, which is based on figures provided by the NSW DoP, existing and projected population forecasts were established for the Darling Point, Edgecliff, Double Bay and Point Piper District. The following graph illustrates the changing population of the District from 2011 to 2031.

**Figure 20: Existing and projected population forecasts for the Darling Point, Edgecliff, Double Bay and Point Piper District**



Source: TDC Data, 2011

The Darling Point, Edgecliff, Double Bay and Point Piper District will have an average annual population growth of 1.33% from 2011 to 2031. This will see an extra 319 persons living in the District by 2031. The above population projection graph suggests that the Darling Point, Edgecliff, Double Bay and Point Piper District will experience a high growth of 70+ people from 2011 to 2031 and a slight increase in the 50-59 age bracket. In this time frame all the other age groups will experience a decline including adults, young adults, high school students, primary school children and pre-school children.

When comparing the distribution maps of elderly people across the Woollahra LGA in 2011 and 2031 in Section 3.1 (Figure 3 and Figure 4), it is evident that the Darling Point, Edgecliff, Double Bay and Point Piper District will experience an increase in of elderly people (60 years of age and over) from 2011 and 2031.

<sup>41</sup> Australian Bureau of Statistics, Census of Population and Housing, 2006

When comparing the distribution maps of young people across the Woollahra LGA in 2011 and 2031 in Section 3.1 (Figure 5 and Figure 6), it is evident that the Darling Point, Edgecliff, Double Bay and Point Piper District will not experience a significant change in the population of young people (11 years of age and younger) from 2011 and 2031.

### **Existing Facilities**

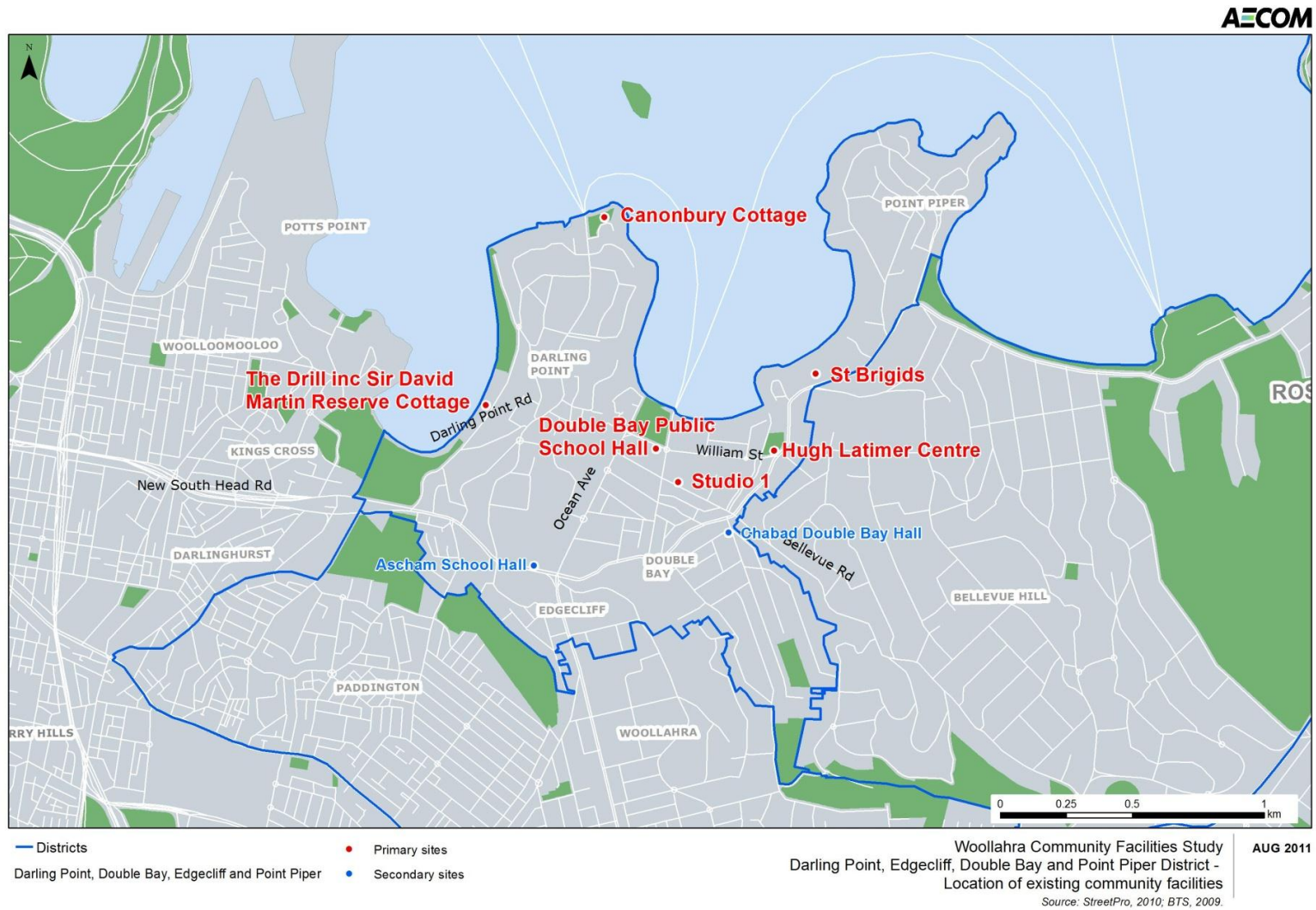
The Darling Point, Edgecliff, Double Bay and Point Piper District contains the following community facility facilities:

- Hugh Latimer Centre at 512-514 New South Head Road, Double Bay;
- The Drill Hall at 1C New beach Road Darling Point, Rushcutters Bay;
- Sir David Martin Reserve Cottage at 1C New beach Road Darling Point, Rushcutters Bay;
- Canonbury Cottage at 159 Darling Point Road, Darling Point;
- St Brigids (existing Double Bay Library) at 548 New South Head Road, Double Bay;
- Studio 1 at 1 Cross Street, Double Bay;
- Double Bay Public School at 1 Birriga Road, Bellevue Hill;
- Ascham School Hall at 188 New South Head Road, Edgecliff; and
- Chabad Double Bay Hall at 2 Kiaora Road, Double Bay.

Refer to Appendix A for an overview, aerial map, floor plans and photos of each of the Council facilities. The locations of these facilities are indicated on the map below. This is not a comprehensive list of community facility space available in the district. There are other facilities in the District such as churches and scout halls that have the capacity to provide space for community uses. Moreover, it is anticipated that the proposed new Double Bay Library will be constructed within the next three years which will include library services, meeting rooms and a multi-functional area of approximately 150sqm.

From the Bus Route Corridors Map provided in Section 3.7, it is apparent that the majority of the existing community facilities within the Darling Point, Edgecliff, Double Bay and Point Piper District are in close proximity to a public transport node.

Figure 21: Location of existing Council / non-Council community facilities in the Darling Point, Edgecliff, Double Bay and Point Piper District



Source: StreetPro, 2010; BTS, 2009



## Analysis

The Darling Point, Edgecliff, Double Bay and Point Piper District contains a cluster of community facilities that range from being small to large in size (refer to Tables 5 and 6). It is noted that the two large community facilities that are provided in Woollahra LGA are both located in the Darling Point, Edgecliff, Double Bay and Point Piper District - the Hugh Latimer Centre and The Drill Hall and that of the three Council facilities that scored the highest in the Best Practice Audit are all located in the Darling Point, Edgecliff, Double Bay and Point Piper District – the Hugh Latimer Centre, The Drill Hall and Studio 1 (refer to Section 3.2).

The Hugh Latimer Centre, The Drill Hall, Sir David Martin Reserve Cottage, Canonbury Cottage, St Brigids (existing Double Bay Library) and Studio 1 were audited as part of the Community Facility Best Practice Audit (refer to Section 3.2).

The Hugh Latimer Centre received a high score of 9 out of 11 in the Community Facility Best Practice Audit. The facility is Council owned and located on the corner of New South Head Road and William Street making it visually prominent from the public domain and adjacent properties. The Centre is currently 100% used for service provision for council offices, preschool and library. The large building is dated (built in 1951) and in poor condition, lacking internal access for those with low mobility. The site is in close proximity to services and transport nodes, being a five minute walk to the Double Bay centre and a ten minute walk to the Rose Bay Ferry Wharf. The site is also in close proximity to a bus stop on New South Head Road and Edgecliff Station. A children's outdoor play area and car parking area is located adjacent to the facility. The Local History Centre currently located on the ground floor of the Hugh Latimer Centre will be vacating to the proposed new Double Bay Library.

The Drill Hall received a high score of 9 out of 11 in the Community Facility Best Practice Audit. The Drill Hall is located in the Sir David Martin Reserve at Rushcutters Bay and has direct views of the harbour/marina. It is leased out 9 months of the year for performance development. The Drill Hall contains three heritage buildings, the Hall, Studio and Sail Loft which have recently undergone restoration. The Hall has a semi-sprung dance floor, drop black-out drapes and lift access to the upstairs Studio rooms. The Sail Loft has a room at ground level and a room and balcony upstairs. Lift access to the upper level of the Sail Loft has been proposed. Facilities including kitchen, toilet and shower are available on site. Parking provision on the site is limited to two spaces due to DA conditions.

Sir David Martin Reserve Cottage scored 8 out of 11 in the Community Facility Best Practice Audit. The Cottage is a heritage building that has recently undergone restoration. It is leased out exclusively. The Cottage is visually prominent from Rushcutters Bay and the medium density residential development opposite the site. Parking provision on the site is limited to two spaces due to DA conditions.

Canonbury Cottage received a low score, 4 out of 11, in the Community Facility Best Practice Audit. The building is a small heritage stone cottage located in McKell Park, therefore not visually prominent or integrated with other services such as shops and community facilities. The building is quite musty and lacks the infiltration of natural light. The layout of the cottage is dysfunctional with a steep staircase located in the middle of the cottage. The building therefore lacks internal access for those with low mobility. The only parking available at the site is on the street along Darling Point Road and Lindsay Avenue.

St Brigids (existing Double Bay Library) scored 7 out of 11 in the Community Facility Best Practice Audit. St Brigids is located along New South Head Road within close proximity to Council offices. It is a remarkable building with heritage characteristics that has been well maintained. Children's books are located on the ground floor and books for adults located on the first floor. It is an older style library which lacks internal access for those with low mobility. A bus stop is located at the site's southern frontage to New South Head Road. Limited parking is available at the adjacent Council offices site and surrounding roads.

It is anticipated that St Brigids (existing Double Bay Library) will be relocating to a new location within Double Bay shopping area in the next three years which will include library services, meeting rooms and a multi-functional area of approximately 150sqm.

Studio 1 received a high score of 9 out of 11 in the Community Facility Best Practice Audit. Studio 1 is a small community space consisting of a kitchen, open plan artwork space and two offices. A health care facility is located downstairs and Cross Street car park is located adjacent to the facility. The site is located in centre of Double Bay shopping area and is easily accessible by public transport.

In terms of community floor space requirements, the Darling Point, Edgecliff, Double Bay and Point Piper District requires 629sqm of community floor space in 2031, refer to Table 17 below.

**Table 17: Community facility floor space requirements in sqm for the Woollahra LGA and individual Districts from 2006 to 2031**

| District  | 2006         | 2011         | 2016         | 2021         | 2026         | 2031         |
|---|--------------|--------------|--------------|--------------|--------------|--------------|
| Paddington and Woollahra District                             | 854          | 854          | 853          | 854          | 854          | 854          |
| Darling Point, Edgecliff, Double Bay and Point Piper District | 605          | 613          | 619          | 622          | 626          | 629          |
| Bellevue Hill and Rose Bay District                           | 835          | 854          | 872          | 880          | 889          | 896          |
| Vaucluse and Watsons Bay District                             | 388          | 400          | 406          | 409          | 412          | 415          |
| <b>Total</b>  | <b>2,682</b> | <b>2,721</b> | <b>2,749</b> | <b>2,765</b> | <b>2,781</b> | <b>2,794</b> |

Source: AECOM, 2011

Table 18 below contains the floor space areas of Council and non-Council community facilities that have been considered in the Darling Point, Edgecliff, Double Bay and Point Piper District as part of the Study. Floor space provision of Council owned facilities have been weighted dependent upon the assumed use of the facility site. If the facility site is not considered to be available to the entire community due to exclusivity or time constraints, a weighted factor has been applied to represent a realistic floor space provision. The following weighted factors have also been applied to non-Council owned facilities:

- School Halls – 0.2

**Table 18: Floor space areas of Council and non-Council community facilities in the Darling Point, Edgecliff, Double Bay and Point Piper District**

| Facility Sites   | Floor space (m <sup>2</sup> ) |           |                           |  |
|--|-------------------------------|-----------|---------------------------|--|
|  | Floor space                   | Weighting | Weighted floor space 2011 | Comments   |
| <b>Darling Point, Edgecliff, Double Bay and Point Piper District</b> |                               |           |                           |  |
| Hugh Latimer Centre  | 1110                          | 0         | 0                         | Building used for Council rangers officers, Preschool and the Local History Centre |
| The Drill Hall (Studio and Sail Loft)                                | 1136                          | 0.2       | 227.2                     | Estimated 20% availability for community use                                       |
| Sir David Martin Reserve Cottage                                     | 190                           | 0         | 0                         | Subsidised usage – not available   |
| Canonbury Cottage  | 212                           | 1         | 212                       | 100% available for community use   |
| Studio 1   | 70                            | 0.1       | 7                         | Estimated 10% availability for community use                                       |
| Double Bay Public School Hall  | 325                           | 0.2       | 65                        | Estimated 20% availability for community use                                       |
| <b>Total for District</b>  |                               |           | <b>511.2</b>              |  |

Source: AECOM, 2011

The requirements of the population (refer to Table 17) and the actual provision of community facility floor space (refer to Table 18) have been compared to establish the disjunction between the community facility floor space needed in the District up to 2031 and the community facility floor space currently provided in the District. According to the Tables 19 and 20 below, the District has a deficiency of required community facility floor space provision of 102sqm in 2011 increasing to a deficiency of 117qm up to 2031.

**Table 19: Need-supply gap analysis of the community facility floor space requirements by District in 2011**

| District  | Population | Required Floor space in 2011 (m <sup>2</sup> ) | Weighted floor space in 2011 (m <sup>2</sup> ) | Need-Supply Difference (m <sup>2</sup> ) |
|---|------------|--|--|--|
| Paddington and Woollahra District                             | 17,072     | 854  | 1,408  | 554                                      |
| Darling Point, Edgecliff, Double Bay and Point Piper District | 12,254     | 613  | 511  | -102                                     |
| Bellevue Hill and Rose Bay District                           | 17,085     | 854  | 428  | -426                                     |
| Vaucluse and Watsons Bay District                             | 8,001      | 400  | 588  | 188                                      |

**Source: AECOM, 2011****Table 20: Need-supply gap analysis of the community facility floor space requirements by District in 2031**

| District  | Population | Required Floor space in 2031 (m <sup>2</sup> ) | Weighted floor space in 2031 (m <sup>2</sup> ) | Need-Supply Difference (m <sup>2</sup> ) |
|---|------------|--|--|--|
| Paddington and Woollahra District                             | 17,076     | 854  | 1,408  | 554                                      |
| Darling Point, Edgecliff, Double Bay and Point Piper District | 12,573     | 629  | 511  | -117                                     |
| Bellevue Hill and Rose Bay District                           | 17,921     | 896  | 428  | -468                                     |
| Vaucluse and Watsons Bay District                             | 8,299      | 415  | 588  | 173                                      |

**Source: AECOM, 2011**

## Options and Costings

**Table 21: Community facility provision options for the Darling Point, Edgecliff, Double Bay and Point Piper District**

| Facility                   | Options   | Implications   | Building Classification    | Short Term<br>0-2<br>years | Medium Term<br>3-5<br>years | Long Term<br>5+<br>years | Estimated costings <sup>42</sup> | Recommendations |
|----------------------------|---|--|----------------------------|----------------------------|-----------------------------|--------------------------|----------------------------------|-----------------|
| <b>Hugh Latimer Centre</b> | <p>Option 1</p> <p>It is anticipated that the History Centre on the ground floor of the Hugh Latimer Centre will be relocating within the next three years to the proposed new Double Bay Library.</p> <p>Basic refurbishment of the building.</p> <p>Provide a lift through whole building</p> <p>Improve the internal access of the building so that it complies with the Disability Discrimination Act 1992</p> <p>Make the ground floor suitable for multi-purpose uses</p> <p>Improve the structure of the building</p> <p>Relocate the Council ranger officers from the upper floor and make the upper floor suitable for</p> | Selling this site is not an option as the site is in a good location and serves the local community. | Building owned by Council. |                            | X                           |                          | \$1,560,000                      | Recommended     |

<sup>42</sup> Refer to Appendix C for the calculations of the estimated costs for the strategic options for the provision of community facilities

| Facility              | Options  | Implications   | Building Classification                     | Short Term<br>0-2<br>years | Medium Term<br>3-5<br>years | Long Term<br>5+<br>years | Estimated costings <sup>42</sup> | Recommendations |
|-----------------------|--|--|---|----------------------------|-----------------------------|--------------------------|----------------------------------|-----------------|
|                       | <p>multi-purpose uses</p> <p>The renovations of the facility should consider the findings of the Stakeholder Consultation in Section 5.0 and the Best Practice Trends and Multi-purpose Community Facility Models in Section 6.0.</p> <p>The renovations will ensure that the existing pre-school remains at the facility.</p> |  |   |                            |                             |                          |                                  |                 |
| <b>The Drill Hall</b> | <p>Option 1</p> <p>The Drill Hall is currently only used for performance and cultural activities due to DA restrictions.</p> <p>Council consider lodging a Crown Land Amendment application to the Minister proposing to amend the conditions of consent to broaden the use of the facility to appropriate community uses</p>  | <p>The surrounding residents may object to the broadening of uses allowed at the site.</p> <p>The site will remain not integrated with other services such as shops and community facilities.</p> <p>The parking provision at the site will not be improved.</p> <p>Selling this site is not an option as the facility is well used and serves its function and is not</p> | Crown Land. The site is managed by Council. |                            | X                           |                          |                                  | Recommended     |

| Facility  | Options  | Implications  | Building Classification                | Short Term<br>0-2<br>years | Medium Term<br>3-5<br>years | Long Term<br>5+<br>years | Estimated costings <sup>42</sup> | Recommendations   |
|---|--|---|--|----------------------------|-----------------------------|--------------------------|----------------------------------|---|
|   |  | owned by Council.   |  |                            |                             |                          |                                  |   |
| <b>Sir David Martin Reserve Cottage</b>         | Option 1<br>On-going maintenance of the building and site and continue to lease to community groups.   | Selling this site is not an option as the facility is well used and serves its function and is not owned by Council.  |  | X                          |                             |                          |                                  | Recommended   |
| <b>Canonbury Cottage</b>                        | Option 1<br>Erect an outdoor covered area so that the site can be more widely utilised.  | The site will remain not integrated with other services such as shops and community facilities.<br>The parking provision at the site will not be improved.<br>Selling this site is not an option as the facility can only be used for community uses. | Building owned and managed by Council. | X                          |                             |                          | \$6,500                          | Recommended   |
| <b>St Brigids (existing Double Bay Library)</b> | Option 1<br>It is anticipated that the Library will be relocating within the next three years to the proposed new Double Bay Library.<br>Undertake a feasibility study for the types of uses to be considered for the building once the library is |   | Council owned library.                 | X                          |                             |                          |                                  | It is recommended that out of the two options provided for St Brigids that a feasibility study be undertaken, then refurbishment undertaken to meet proposed use. |

| Facility  | Options   | Implications  | Building Classification | Short Term 0-2 years | Medium Term 3-5 years | Long Term 5+ years | Estimated costings <sup>42</sup> | Recommendations                              |
|---|---|---|-------------------------|----------------------|-----------------------|--------------------|----------------------------------|--|
|   | relocated to the proposed new Double Bay Library (i.e. art gallery, cultural facility etc).   |   |                         |                      |                       |                    |                                  |  |
| <b>St Brigids (Double Bay Library existing)</b> | <p>Option 2</p> <p>It is anticipated that the Library will be relocating within the next three years to the proposed new Double Bay Library.</p> <p>Basic refurbishment of the building to create a multi-purpose community facility.</p> <p>Improve internal and external access</p> <p>Provide a lift</p> <p>Remove walls to create larger spaces</p> <p>Construct an outdoor covered area to maximise use of the site</p> <p>Relocate Council ranger officers from the Hugh Latimer Centre and other Council officers to the building.</p> | <p>The parking provision at the site will not be improved.</p> <p>Selling this site is not an option as Council highly values the building.</p> | Council owned library.  |                      | X                     |                    | \$721,500                        | Recommended, after feasibility is undertaken |

| Facility   | Options   | Implications  | Building Classification                        | Short Term<br>0-2<br>years | Medium Term<br>3-5<br>years | Long Term<br>5+<br>years | Estimated costings <sup>42</sup> | Recommendations |
|--|---|---|--|----------------------------|-----------------------------|--------------------------|----------------------------------|-----------------|
| <b>Studio 1</b>  | Option 1<br>Any long term plan to redevelop Cross Street car park should consider retaining the community use on the site.  | The lack of quality outdoor space cannot be improved.<br><br>Selling this site is not an option as the site is part of the Cross Street car park. | Building owned by Council.                     |                            |                             | X                        |                                  | Recommended     |
| <b>Double Bay Public School</b><br><b>Ascham School Hall</b><br><b>Chabad Double Bay School Hall</b> | Option 1<br>Anecdotal evidence from Council's Community Services Department indicates that current space is not meeting demand for hirers wishing to conduct community/arts or recreation activities for a variety of age groups late afternoon and early evening.<br><br>Council liaise with each school community in regard to utilising the school halls for community uses out of school hours.<br><br>Council promote to the community that school halls are available for community use out of school hours and make management arrangements with the individual schools. |   | Schools are owned by the NSW State government. | X                          |                             |                          |                                  | Recommended     |

Source: AECOM, 2011



### 7.3 Bellevue Hill and Rose Bay District Plan

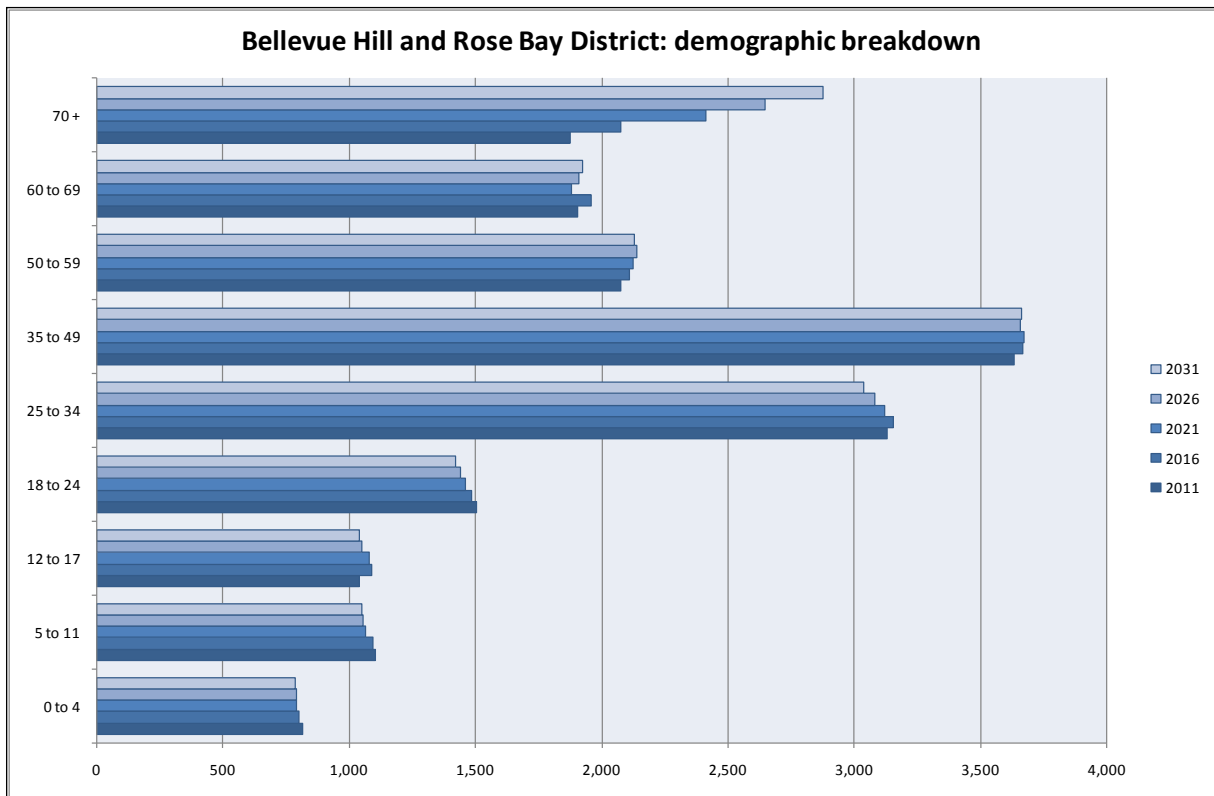
The Bellevue Hill and Rose Bay District is an established residential District, with some small commercial areas along the main roads.

#### Social Profile

According to the ABS Census Data 2006, the most common household type represented in the Bellevue Hill and Rose Bay District is couple families with children, however there is also a large majority of couples without children in the District. The general weekly household income in the Darling Point, Edgecliff, Double Bay and Point Piper District is \$3,000 or more a week. The majority of households have one vehicle, however there is also a large majority of households with two vehicles<sup>43</sup>.

Using TDC data, which is based on figures provided by the NSW DoP, existing and projected population forecasts were established for the Bellevue Hill and Rose Bay District. The following graph illustrates the changing population of the District from 2011 to 2031.

Figure 22: Existing and projected population forecasts for the Bellevue Hill and Rose Bay District



Source: TDC Data, 2011

The Bellevue Hill and Rose Bay District will have an average annual population growth of 1.40% from 2011 to 2031. This will see an extra 836 persons living in the District by 2031. The above population projection graph suggests that the Bellevue Hill and Rose Bay District will experience a high growth of 70+ people from 2011 to 2031 and slight increases in the 35-49, 50-59, 60-69 and 70+ age bracket. In this time frame all remaining age groups will experience a decline including young adults, high school students, primary school children and pre-school children.

When comparing the distribution maps of elderly people across the Woollahra LGA in 2011 and 2031 in Section 3.1 (Figure 3 and Figure 4), it is evident that the Bellevue Hill and Rose Bay District is one of two Districts (the other being Paddington and Woollahra District) having the highest number of elderly people (60 years of age and over) from 2011 and 2031.

<sup>43</sup> Australian Bureau of Statistics, Census of Population and Housing, 2006

When comparing the distribution maps of young people across the Woollahra LGA in 2011 and 2031 in Section 3.1 (Figure 5 and Figure 6), it is evident that the Bellevue Hill and Rose Bay District has the highest number of young people (11 years of age and under) from 2011 and 2031 compared to the other Districts within Woollahra LGA.

### **Existing Facilities**

The Bellevue Hill and Rose Bay District contains the following community facility facilities:

- Cooper Park Community Hall at 12 Cooper Park, Bellevue Hill;
- Rose Bay Cottage at the edge of Woollahra Golf Club, O'Sullivan Road, Bellevue Hill;
- Rose Bay RSL on the corner of Vickery Ave and New South Head Rd, Rose Bay;
- Bellevue Public School Hall at 1 Birriga Road, Bellevue Hill;
- Rose Bay Public School Hall at 19-21 Wilberforce Avenue, Rose Bay;
- Cranbrook School Hall at 5 Victoria Road, Bellevue Hill;
- The Scots College hall, 29-53 Victoria Road, Bellevue Hill;
- Cranbrook Junior School Hall at 6A Kent Rd, Rose Bay;
- Kambala School Hall at 794 New South Head Road, Rose Bay;
- Kincoppal Rose Bay School Hall at New South Head Road, Rose Bay; and
- McAuley Primary School Hall at 8 Carlisle Street, Rose Bay.

Refer to Appendix A for an overview, aerial map, floor plans and photos of each of the Council facilities. The locations of these facilities are indicated on the map below. This is not a comprehensive list of community facility space available in the District. There are other facilities in the District such as churches and scout halls that have the capacity to provide space for community uses.

From the Bus Route Corridors Map provided in Section 3.7, it is apparent that the majority of the existing community facilities within the Rose Bay and Bellevue Hill District are in close proximity to a public transport node.

Figure 23: Location of existing Council / non-Council community facilities in the Bellevue Hill and Rose Bay District



Source: StreetPro, 2010; BTS, 2009

## Need-Supply Gap Analysis

There is a lack of community facilities provided in the Rose Bay and Bellevue Hill District. The few community facilities that are provided in the District are considered to be inadequate in size, as they are well beneath 500sqm, which is the NSW DoP Community Facility Standard for a small community facility.

Cooper Park Community Hall and Rose Bay Cottage were audited as part of the Community Facility Best Practice Audit (refer to Section 3.2).

Cooper Park Community Hall scored 8 out of 11 in the Community Facility Best Practice Audit. The Hall is located within the grounds of Cooper Park, close to a children's playground area. It is leased out exclusively for five out of seven days per week. The building is of good quality and comprises a large hall with an upstairs mezzanine level. The large size of the hall lends itself well to a range of community uses. There is adequate parking available on the street. The site is not integrated with other services such as shops and community facilities.

Rose Bay Cottage scored 7 out of 11, in the Community Facility Best Practice Audit. The cottage is located within the grounds of the Woollahra Golf Club, on the edge of the Golf Course. It is a good quality small brick building designed for use by young children and their families. The building has good internal access for those with low mobility. The Cottage features a playroom, kitchen, a fenced outdoor area with a sunshade, synthetic grass and a natural grassed area. There is parking available within the Woollahra Golf Club grounds. The site is not accessible by public transport.

In terms of community floor space requirements, the Bellevue Hill and Rose Bay District has the highest requirement compared to the other Districts within Woollahra LGA, requiring 896sqm of community floor space in 2031 (refer to Table 22 below).

**Table 22: Community facility floor space requirements in sqm for the Woollahra LGA and individual Districts from 2006 to 2031**

| District  | 2006         | 2011         | 2016         | 2021         | 2026         | 2031         |
|---|--------------|--------------|--------------|--------------|--------------|--------------|
| Paddington and Woollahra District                             | 854          | 854          | 853          | 854          | 854          | 854          |
| Darling Point, Edgecliff, Double Bay and Point Piper District | 605          | 613          | 619          | 622          | 626          | 629          |
| Bellevue Hill and Rose Bay District                           | 835          | 854          | 872          | 880          | 889          | 896          |
| Vaucluse and Watsons Bay District                             | 388          | 400          | 406          | 409          | 412          | 415          |
| <b>Total</b>  | <b>2,682</b> | <b>2,721</b> | <b>2,749</b> | <b>2,765</b> | <b>2,781</b> | <b>2,794</b> |

**Source: AECOM, 2011**

The table below contains the floor space areas of Council and non-Council community facilities that have been considered in the Bellevue Hill and Rose Bay District as part of the Study. Floor space provision of Council owned facilities have been weighted dependent upon the assumed use of the facility site. If the facility site is not considered to be available to the entire community due to exclusivity or time constraints, a weighted factor has been applied to represent a realistic floor space provision. The following weighted factors have been applied to non-Council owned facilities:

- RSL Rose Bay – 0.5
- School Halls – 0.2

**Table 23: Floor space areas of Council and non-Council community facilities in the Bellevue Hill and Rose Bay District**

| Facility Sites                             | Floor space (m <sup>2</sup> ) |           |                              |   |
|--|-------------------------------|-----------|------------------------------|---|
|  | Floor space                   | Weighting | Weighted floor space in 2011 | Comments  |
| <b>Bellevue Hill and Rose Bay District</b> |                               |           |                              |   |
| Cooper Park Community Hall                 | 244                           | 0.3       | 73.2                         | Available Friday nights and weekends<br>Estimated 30% available for community use |
| Rose Bay Cottage                           | 81                            | 1         | 81                           | 100% available for community use  |
| RSL Rose Bay                               | 250                           | 0.5       | 125                          | Estimated 50% available for community use   |
| Bellevue Hill Public School Hall           | 325                           | 0.2       | 65                           | Estimated 20% available for community use   |
| Rose Bay Public School Hall                | 420                           | 0.2       | 84                           | Estimated 20% available for community use   |
| <b>Total for District</b>                  |                               |           | <b>428.2</b>                 |   |

Source: AECOM, 2011

The requirements of the population (refer to Table 22) and the actual provision of community facility floor space (refer to Table 23) have been compared to establish the disjunction between the community facility floor space needed in the District up to 2031 and the community facility floor space currently provided in the District. According to Tables 24 and 25 below, the District has a deficiency of required community facility floor space provision of 426qm in 2011 increasing to a deficiency of 468sqm up to 2031.

**Table 24: Need-supply gap analysis of the community facility floor space requirements by District in 2011**

| District  | Population | Required Floor space in 2011 (m <sup>2</sup> ) | Weighted floor space in 2011 (m <sup>2</sup> ) | Need-Supply Difference (m <sup>2</sup> ) |
|---|------------|--|--|--|
| Paddington and Woollahra District                             | 17,072     | 854  | 1,408  | 554                                      |
| Darling Point, Edgecliff, Double Bay and Point Piper District | 12,254     | 613  | 511  | -102                                     |
| Bellevue Hill and Rose Bay District                           | 17,085     | 854  | 428  | -426                                     |
| Vaucluse and Watsons Bay District                             | 8,001      | 400  | 588  | 188                                      |

Source: AECOM, 2011

**Table 25: Need-supply gap analysis of the community facility floor space requirements by District in 2031**

| District  | Population | Required Floor space in 2031 (m <sup>2</sup> ) | Weighted floor space in 2031 (m <sup>2</sup> ) | Need-Supply Difference (m <sup>2</sup> ) |
|---|------------|--|--|--|
| Paddington and Woollahra District                             | 17,076     | 854  | 1,408  | 554                                      |
| Darling Point, Edgecliff, Double Bay and Point Piper District | 12,573     | 629  | 511  | -117                                     |
| Bellevue Hill and Rose Bay District                           | 17,921     | 896  | 428  | -468                                     |
| Vaucluse and Watsons Bay District                             | 8,299      | 415  | 588  | 173                                      |

**Source: AECOM, 2011**

The Rose Bay Centre Development Control Plan (DCP) contains guidelines and controls for the construction of a community facility. An area has been identified in the DCP for the possible construction of a community facility in the Rose Bay Centre. It is noted however that there have been no proposals to date for the development of a community facility in the Rose Bay area.

## Options and Costings

**Table 26: Community facility provision options for the Bellevue Hill and Rose Bay District**

| Facility                          | Options  | Implications  | Building Classification   | Short Term 0-2 years | Medium Term 3-5 years | Long Term 5+ years | Estimated costings <sup>44</sup> | Recommendations |
|-----------------------------------|--|---|---|----------------------|-----------------------|--------------------|----------------------------------|-----------------|
| <b>Cooper Park Community Hall</b> | <p>Option 1</p> <p>The Rose Bay and Bellevue Hill District has a deficiency of required community facility floor space provision at present, which will continue to increase in deficiency up to 2031. This deficiency of required community floor space will worsen if no additional community facility floor space is provided in the District.</p> <p>Expand the building to create additional community floor space and to allow the building to be multi-purpose.</p> <p>Construct additional large rooms/hall space (260sqm) so that the facility can be used for multi-purposes</p> | <p>The community facility will remain isolated and not integrated with other services such as shops and community facilities.</p> <p>Selling this site is not an option as the facility is well utilised and serves its function.</p> | Building owned by Council and leased to <i>Miroma</i> .             |                      |                       | X                  | \$845,000                        | Recommended     |
| <b>Rose Bay Cottage</b>           | <p>Option 1</p> <p>The Rose Bay and Bellevue Hill District has a deficiency of required community facility floor space provision at present, which will continue to increase in deficiency up to 2031. This deficiency of required community floor space will worsen if no additional community facility</p>   | The cottage will remain inaccessible by public transport and not integrated with other services such as shops and community facilities.   | Building owned by Council. Half of the building managed by Council. | X                    |                       |                    |                                  | Recommended     |

<sup>44</sup> Refer to Appendix C for the calculations of the estimated costs for the strategic options for the provision of community facilities

| Facility                                  | Options   | Implications   | Building Classification                 | Short Term 0-2 years | Medium Term 3-5 years | Long Term 5+ years | Estimated costings <sup>44</sup>  | Recommendations |
|---|---|--|---|----------------------|-----------------------|--------------------|---|-----------------|
|   | <p>floor space is provided in the District.</p> <p>Council enter in discussions about the prospect of managing the other half of the Rose Bay Cottage for additional community floor space and to allow the building to be multi-purpose when the lease with Woollahra Golf Club is re-negotiated.</p>  | <p>Selling this site is not an option as the facility is well utilised and serves its function and the Gold Club own the Cottage.</p>  |   |                      |                       |                    |   |                 |
| <b>Rose Bay RSL</b>                       | <p>Option 1</p> <p>Council promote to the community that Rose Bay RSL has large spaces that can be hired for community use.</p>   | <p>The building is an RSL and not all members of the community will be keen to go to a RSL to participate in community activities.</p> | <p>Rose Bay RSL is privately owned.</p> | X                    |                       |                    |   | Recommended     |
| <b>Rose Bay Community Facility Centre</b> | <p>Option 1</p> <p>Council conduct studies and investigations on the prospect of developing a large community facility in Rose Bay</p> <p>This facility would cater for the Bellevue Hill and Rose Bay District and the Vaucluse and Watsons Bay District, both of which will experience a high population growth up to 2031. The Bellevue Hill and Rose Bay District has a deficiency of the provision of community facility floor space required for the District now and up to 2031. A</p> |  |   | X                    |                       |                    | <p>Construction of new 500-750sqm community facility:<br/>\$2,275,000 - \$3,412,500</p> | Recommended     |



| Facility   | Options   | Implications | Building Classification                        | Short Term<br>0-2<br>years | Medium Term<br>3-5<br>years | Long Term<br>5+<br>years | Estimated costings <sup>44</sup> | Recommendations |
|--|---|--------------|--|----------------------------|-----------------------------|--------------------------|----------------------------------|-----------------|
|  | <p>facility of 500-750sqm would cater for the Bellevue Hill and Rose Bay District community facility needs.</p> <p>Sites which could be considered for the provision of a community facility in Rose Bay are Lyne Park (within existing built areas such as the Scout Hall) and the two Rose Bay car parks adjoining Wilberforce Avenue and Ian Street. Details of these sites are provided below.</p> <p>The design of the community facility should consider the findings of the Stakeholder Consultation in Section 5.0 and the Best Practice Trends and Multi-purpose Community Facility Models in Section 6.0.</p> |              |  |                            |                             |                          |                                  |                 |
| <p><b>Bellevue Public School Hall</b></p> <p><b>Rose Bay Public School Hall</b></p> <p><b>Cranbrook School Hall</b></p> <p><b>The Scots College Hall</b></p> <p><b>Cranbrook</b></p> | <p>Option 1</p> <p>Anecdotal evidence from Council's Community Services Department indicates that current space is not meeting demand for hirers wishing to conduct community/arts or recreation activities for a variety of age groups late afternoon and early evening.</p> <p>Council to liaise with each school community in regard to utilising the school halls for community uses out of school hours.</p>   |              | Schools are owned by the NSW State government. | X                          |                             |                          |                                  | Recommended     |

| Facility   | Options   | Implications | Building Classification | Short Term<br>0-2<br>years | Medium Term<br>3-5<br>years | Long Term<br>5+<br>years | Estimated costings <sup>44</sup> | Recommendations |
|--|---|--------------|-------------------------|----------------------------|-----------------------------|--------------------------|----------------------------------|-----------------|
| <b>Junior School Hall</b><br><b>Kambala School Hall</b><br><b>Kincoppal Rose Bay School Hall</b><br><b>McAuley Primary School Hall</b> | Council to promote to the community that school halls are available for community use out of school hours and make management arrangements with the individual schools. |              |                         |                            |                             |                          |                                  |                 |

Source: AECOM, 2011

The Rose Bay and Bellevue Hill District has a deficiency of required community facility floor space provision at present, which will continue to increase in deficiency up to 2031. The other three Districts on the other hand have a gap of floor space community facility floor space at present and up to 2031. Opportunity sites have therefore been identified for the provision of a community facility in the Rose Bay and Bellevue Hill District. These opportunity sites include Lyne Park (within existing built areas such as the Scout Hall) and the two Rose Bay car parks adjoining Wilberforce Avenue and Ian Street.

Lyne Park, located on New South Head Road in Rose Bay has a number of existing facilities and services including sports fields, a water-side restaurant, playground, Woollahra Sailing Club, Scout Hall, kayak hire, tennis courts and Rose Bay RSL. The park also has adequate parking and good access to public transport including buses along New South Head Road and a ferry wharf located in the north western corner of the park. Shops are also located nearby along New South Head Road. Refer to Figure 24 below for an aerial of Lyne Park.

**Figure 24: Aerial of the existing facilities at Lyne Park, Rose Bay**



Council staffs have identified the two Rose Bay car parks adjoining Wilberforce Avenue and Ian Street as possible development sites in the future. It is envisaged that development of these sites would be a Joint venture with an experienced developer. The highest and best use of the site would include additional car parking spaces, commercial/retail at ground levels and residential development on the upper levels. It would be highly desirable to include a community facility in this location to service the shortfall in community facilities provided by Council in this area. Refer to Figure 25 below for an aerial of the two Rose Bay car parks adjoining Wilberforce Avenue and Ian Street.

Figure 25: Aerial of the two Rose Bay car parks adjoining Wilberforce Avenue and Ian Street



## 7.4 Vaucluse and Watsons Bay District Plan

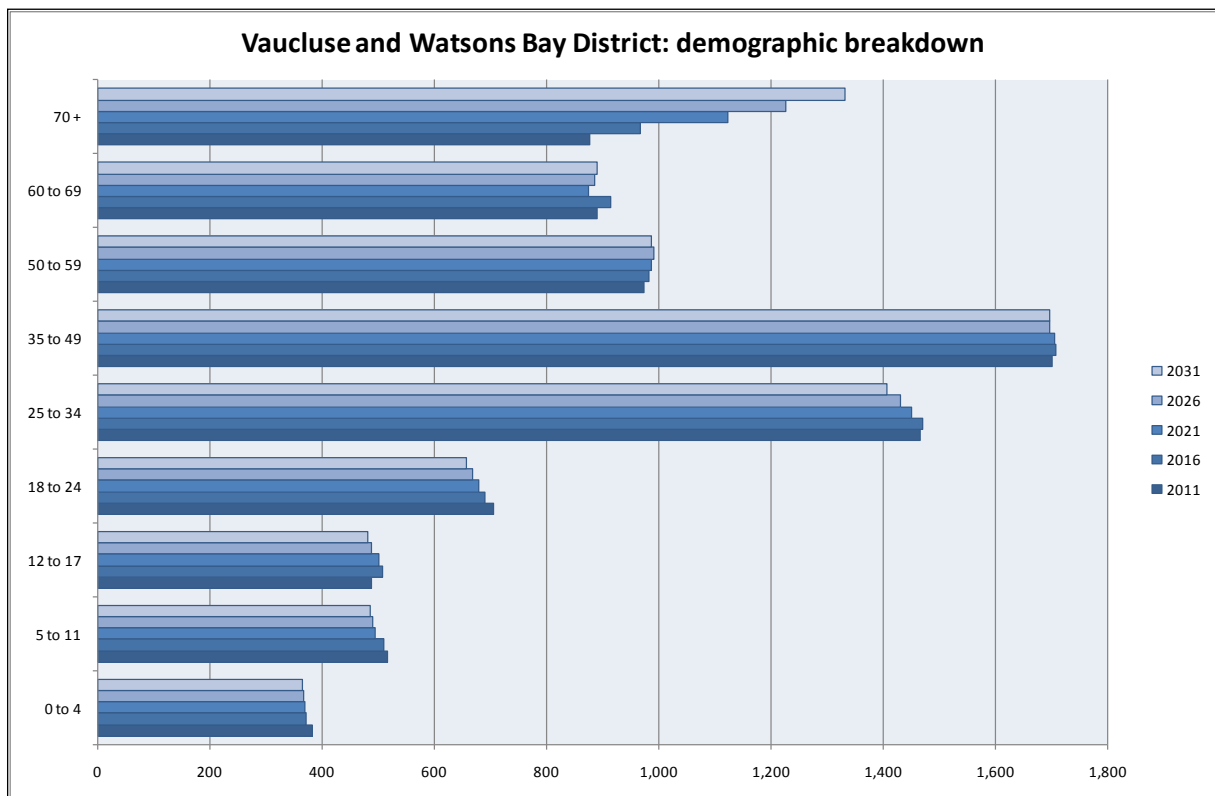
The Vaucluse and Watsons Bay District is an established residential area, with a military reserve in the north and substantial parklands.

### Social Profile

According to the ABS Census Data 2006, the most common household type represented in the Vaucluse and Watsons Bay District is couples with children. The general weekly household income in the Vaucluse and Watsons Bay District is \$3,000 or more a week with the majority of households having two vehicles<sup>45</sup>.

Using TDC data, which is based on figures provided by the NSW DoP, existing and projected population forecasts were established for the Vaucluse and Watsons Bay District. The following graph illustrates the changing population of the District from 2011 to 2031.

**Figure 26: Existing and projected population forecasts for the Vaucluse and Watsons Bay District**



Source: TDC Data, 2011

The Vaucluse and Watsons Bay District will have an average annual population growth of 1.33% from 2011 to 2031. This will see an extra 298 persons living in the District by 2031. The above population projection graph suggests that the Vaucluse and Watsons Bay District will experience a high growth of 70+ people from 2011 to 2031 and slight increases in the 35-49, 50-59 and 60-69 age brackets. In this time frame all remaining age groups will experience a decline including young adults, high school students, primary school children and pre-school children.

When comparing the distribution maps of elderly people across the Woollahra LGA in 2011 and 2031 in Section 3.1 (Figure 3 and Figure 4), it is evident that compared to the other Districts within Woollahra LGA, the Vaucluse and Watsons Bay District won't experience as high of an increase of elderly people (60 years of age and over) from 2011 and 2031.

<sup>45</sup> Australian Bureau of Statistics, Census of Population and Housing, 2006

When comparing the distribution maps of young people across the Woollahra LGA in 2011 and 2031 in Section 3.1 (Figure 5 and Figure 6), it is evident that the Vaucluse and Watsons Bay District will not experience a significant change in the population of young people (11 years of age and younger) from 2011 and 2031.

### **Existing Facilities**

The Vaucluse and Watsons Bay District contains the following community facility facilities:

- The Gunyah at 335 Old South Head Road, Vaucluse;
- Vaucluse Bowling Club at 80 New South Head Road, Vaucluse;
- Watsons Bay Library in The Tea Gardens at 8 Marine Parade, Watsons Bay;
- Kincoppal Rose Bay Junior School Hall at 2 Vaucluse Road; and
- Vaucluse Public School Hall at 30 Cambridge Avenue, Vaucluse.

Refer to Appendix A for an overview, aerial map, floor plans and photos of each of the Council facilities. The locations of these facilities are indicated on the map below. This is not a comprehensive list of community facility space available in the district. There are other facilities in the District such as churches and scout halls that have the capacity to provide space for community uses.

From the Bus Route Corridors Map provided in Section 3.7, it is apparent that the majority of the existing community facilities within the Vaucluse and Watsons Bay District are in close proximity to a public transport node..

Figure 27: Location of existing Council / non-Council community facilities in the Vaucluse and Watsons Bay District



Source: StreetPro, 2010; BTS, 2009

### Need-Supply Gap Analysis

There are few community facilities provided in the Vaucluse and Watsons Bay District. These facilities are generally small to medium in size.

The Gunyah and Vaucluse Bowling Club were audited as part of the Community Facility Best Practice Audit (refer to Section 3.2).

The Gunyah scored 8 out of 11 in the Community Facility Best Practice Audit. The Gunyah is an historic sandstone building consisting of a kitchen, two large rooms, an outdoor deck area, ramp access and off-street car parking. It has good internal access for those with low mobility. The building is relatively isolated and surrounded by Sydney Harbour National Parklands.

Vaucluse Bowling Club received a low score of 5 out of 11 in the Community Facility Best Practice Audit. The Bowling Club comprises of a dated brick building consisting of a large hall with a dance floor, bar, storage rooms, commercial-size kitchen and associated bowling green. The Club affords views towards Sydney Harbour and is located within close proximity to the Vaucluse shopping precinct.

In terms of community floor space requirements, the Vaucluse and Watsons Bay District has the lowest requirement compared to the other Districts within Woollahra LGA, requiring 415sqm of community floor space in 2031, refer to Table 27 below.

**Table 27: Community facility floor space requirements in sqm for the Woollahra LGA and individual Districts from 2006 to 2031**

| District  | 2006         | 2011         | 2016         | 2021         | 2026         | 2031         |
|---|--------------|--------------|--------------|--------------|--------------|--------------|
| Paddington and Woollahra District                             | 854          | 854          | 853          | 854          | 854          | 854          |
| Darling Point, Edgecliff, Double Bay and Point Piper District | 605          | 613          | 619          | 622          | 626          | 629          |
| Bellevue Hill and Rose Bay District                           | 835          | 854          | 872          | 880          | 889          | 896          |
| Vaucluse and Watsons Bay District                             | 388          | 400          | 406          | 409          | 412          | 415          |
| <b>Total</b>  | <b>2,682</b> | <b>2,721</b> | <b>2,749</b> | <b>2,765</b> | <b>2,781</b> | <b>2,794</b> |

Source: AECOM, 2011

The table below contains the floor space areas of Council and non-Council community facilities that have been considered in the Vaucluse and Watsons Bay District as part of the Study. Floor space provision of Council owned facilities have been weighted dependent upon the assumed use of the facility site. If the facility site is not considered to be available to the entire community due to exclusivity or time constraints, a weighted factor has been applied to represent a realistic floor space provision. The following weighted factors have also been applied to non-Council owned facilities:

- Vaucluse Bowling Club – 0.8

**Table 28: Floor space areas of Council and non-Council community facilities in the Vaucluse and Watsons Bay District**

| Facility Sites                           | Floor space (m <sup>2</sup> ) |           |                              | Comments  |
|--|-------------------------------|-----------|------------------------------|---|
|  | Floor space                   | Weighting | Weighted floor space in 2011 |   |
| <b>Vaucluse and Watsons Bay District</b> |                               |           |                              |   |
| The Gunyah                               | 359                           | 0.5       | 179.5                        | Available nights/weekend<br>Estimated 50% available for community use |
| Vaucluse Bowling Club                    | 510                           | 0.8       | 408                          | Only 80% of venue in sub-lease for community use                      |
| <b>Total for District</b>                |                               |           | 587.5                        |   |

Source: AECOM, 2011



The requirements of the population (refer to Table 27) and the actual provision of community facility floor space (refer to Table 28) have been compared to establish the disjunction between the community facility floor space needed in the District up to 2031 and the community facility floor space currently provided in the District. According to Tables 29 and 30 below, the District has a difference between community facility floor space provision and need of 188sqm in 2011, decreasing to 173sqm in 2031.

**Table 29: Need-supply gap analysis of the community facility floor space requirements by District in 2011**

| District  | Population | Required Floor space in 2011 (m <sup>2</sup> ) | Weighted floor space in 2011 (m <sup>2</sup> ) | Need-Supply Difference (m <sup>2</sup> ) |
|---|------------|--|--|--|
| Paddington and Woollahra District                             | 17,072     | 854  | 1,408  | 554                                      |
| Darling Point, Edgecliff, Double Bay and Point Piper District | 12,254     | 613  | 511  | -102                                     |
| Bellevue Hill and Rose Bay District                           | 17,085     | 854  | 428  | -426                                     |
| Vaucluse and Watsons Bay District                             | 8,001      | 400  | 588  | 188                                      |

Source: AECOM, 2011

**Table 30: Need-supply gap analysis of the community facility floor space requirements by District in 2031**

| District  | Population | Required Floor space in 2031 | Weighted floor space in 2031 | Need-Supply Difference |
|---|------------|------------------------------|------------------------------|------------------------|
| Paddington and Woollahra District                             | 17,076     | 854                          | 1,408                        | 554                    |
| Darling Point, Edgecliff, Double Bay and Point Piper District | 12,573     | 629                          | 511                          | -117                   |
| Bellevue Hill and Rose Bay District                           | 17,921     | 896                          | 428                          | -468                   |
| Vaucluse and Watsons Bay District                             | 8,299      | 415                          | 588                          | 173                    |

Source: AECOM, 2011

## Options and Costings

Table 31: Community facility provision options for the Vaucluse and Watsons Bay District

| Facility                     | Options   | Implications   | Building Classification   | Short Term<br>0-2<br>years | Medium Term<br>3-5<br>years | Long Term<br>5+<br>years | Estimated costings <sup>46</sup> | Recommendations   |
|------------------------------|---|--|---|----------------------------|-----------------------------|--------------------------|----------------------------------|---|
| <b>The Gunyah</b>            | Option 1<br>On-going maintenance of the building and site.  | The community facility will remain isolated and not integrated with other services such as shops and community facilities.<br><br>Selling this site is not an option as the facility is well used and serves its function. | Building owned by Council.  | X                          |                             |                          |                                  | Recommended   |
| <b>Vaucluse Bowling Club</b> | Option 1<br>The state government owns the Bowling Club. Vaucluse Bowling Club hold a lease for the building and bowling green and sub-lease the building to Council to manage as a venue for community hire. Vaucluse Bowling Club are considering to re-new the lease in the near future<br><br>Council consider securing long term tenure with Vaucluse Bowling Club. |  | State government own the Club. Vaucluse Bowling Club hold a lease for the building and bowling green and sub-lease the building to Council to manage as a venue for community hire. | X                          |                             |                          |                                  | Recommended<br><br>Out of the three options presented for the Vaucluse Bowling Club it is recommend that Council consider Options 1 & 2 - securing long term tenure with Vaucluse Bowling Club and refurbishing the building. |

<sup>46</sup> Refer to Appendix C for the calculations of the estimated costs for the strategic options for the provision of community facilities

| Facility                     | Options  | Implications   | Building Classification   | Short Term<br>0-2<br>years | Medium Term<br>3-5<br>years | Long Term<br>5+<br>years | Estimated costings <sup>46</sup> | Recommendations   |
|------------------------------|--|--|---|----------------------------|-----------------------------|--------------------------|----------------------------------|---|
| <b>Vaucluse Bowling Club</b> | <p>Option 2</p> <p>The Vaucluse Bowling Club received a low score of 5 out of 11 in the Community Facility Best Practice Audit.</p> <p>Basic refurbishment of the building.</p> <p>Provide adequate external access for those with low mobility so that the building complies with the Disability Discrimination Act 1992.</p> <p>Improve the kitchen area.</p> <p>Remove walls to create a smaller kitchen area and greater community use floor area.</p> | <p>The state government owns the Bowling Club. Vaucluse Bowling Club hold a lease for the building and bowling green and sub-lease the building to Council to manage as a venue for community hire.</p> <p>The provision of parking at the site will not be improved.</p> <p>The bowling club will remain not integrated with other services such as shops and community facilities.</p> | State government own the Club. Vaucluse Bowling Club hold a lease for the building and bowling green and sub-lease the building to Council to manage as a venue for community hire. |                            | X                           |                          | \$585,000                        | <p>Recommended</p> <p>Out of the three options presented for the Vaucluse Bowling Club it is recommend that Council consider Options 1 &amp; 2 about securing long term tenure with Vaucluse Bowling Club and refurbishing the building</p> |
| <b>Vaucluse Bowling Club</b> | <p>Option 3</p> <p>The Vaucluse Bowling Club received a low score of 5 out of 11 in the Community Facility Best Practice Audit.</p> <p>Demolish the building and construct a multi-purpose community facility that includes:</p> <p>A bowling green.</p>   | <p>The state government owns the Bowling Club. Vaucluse Bowling Club hold a lease for the building and bowling green and sub-lease the building to Council to manage as a venue for community hire.</p> <p>The facility will remain not be integrated with</p>   | State government own the Club. Vaucluse Bowling Club hold a lease for the building and bowling green and sub-lease the building to Council to manage as a venue for community hire. |                            | X                           |                          | \$2,635,100                      | Not Recommended   |

| Facility  | Options   | Implications   | Building Classification                       | Short Term<br>0-2<br>years | Medium Term<br>3-5<br>years | Long Term<br>5+<br>years | Estimated costings <sup>46</sup> | Recommendations |
|---|---|--|---|----------------------------|-----------------------------|--------------------------|----------------------------------|-----------------|
|   | <p>Open space for a playground.</p> <p>Open space for communal gardens.</p> <p>Provision of parking.</p> <p>The design of the community facility should consider the findings of the Stakeholder Consultation in Section 5.0 and the Best Practice Multi-purpose Community Facility Examples in Section 6.0.</p>  | <p>other services.</p> <p>Selling this site is not an option as it is owned by the Federal government.</p> |   |                            |                             |                          |                                  |                 |
| <p><b>Kincoppal Rose Bay Junior School</b></p> <p><b>Vaucluse Public School</b></p> | <p>Option 1</p> <p>Anecdotal evidence from Council's Community Services Department indicates that current space is not meeting demand for hirers wishing to conduct community/arts or recreation activities for a variety of age groups late afternoon and early evening.</p> <p>Council to liaise with each school community in regard to utilising the school halls for community uses out of school hours.</p> |  | Schools are owned by the NSW State government | X                          |                             |                          |                                  | Recommended     |

| Facility | Options   | Implications | Building Classification | Short Term<br>0-2<br>years | Medium Term<br>3-5<br>years | Long Term<br>5+<br>years | Estimated costings <sup>46</sup> | Recommendations |
|----------|---|--------------|-------------------------|----------------------------|-----------------------------|--------------------------|----------------------------------|-----------------|
|          | Council to promote to the community that school halls are available for community use out of school hours and make management arrangements with the individual schools. |              |                         |                            |                             |                          |                                  |                 |

Source: AECOM, 2011

## 8.0 Conclusions

### Population and Demographic Projections

The Woollahra LGA will have an average annual population growth of 2.7% from 2011 to 2031, which will see an extra 1,455 persons living in Woollahra over this period. The 70+ age bracket will experience the greatest population increase with an additional 3,062 people from 2006 to 2031.

At a District level, the Bellevue and Rose Bay District will have the largest population increase of 836 people from 2011 to 2031 and the Paddington and Woollahra District will have the lowest population increase of 5 people from 2011 to 2031.

All four Districts within Woollahra LGA will experience a high population increase of the 60-69 and 70+ age brackets from 2011 to 2031. The Darling Point, Edgecliff, Double Bay and Point Piper District will also experience a slight increase in the 50-59 age bracket and the Bellevue Hill and Rose Bay District and the Vaucluse and Watsons Bay District will also both experience slight increases in the 35-49, 50-59 and 60-69 age bracket. In this time frame all the other age groups will experience a decline in the 25-34 age bracket, young adults (18-24 age bracket), high school students (12-17 age bracket), primary school children (5-11 age bracket) and pre-school children (0-4 age bracket).

The 2011 and 2031 Distribution Maps of the young and elderly people across the Districts of Woollahra LGA indicate that the Paddington and Woollahra District and the Bellevue Hill and Rose Bay District have the greatest number of elderly people (60 years of age and over) from 2011 and 2031 and that the Bellevue Hill and Rose Bay District has the greatest number of young people (11 years of age and under) from 2011 and 2031.

### Provision of Existing Community Facilities

The existing provision of community facilities to cater for the projected population is uneven across Woollahra LGA, although generally these facilities provide sufficient capacity to meet the requirements of the population in each district on the basis of the standards for community floor space provision. There is a cluster of community facilities provided in Darling Point, Edgecliff, Double Bay and Point Piper District and few community facilities provided in the Bellevue Hill and Rose Bay District and the Vaucluse and Watsons Bay District.

When comparing the actual provision of community facility floor space with the requirements of the population (in line with the NSW DoP community facility standards established in Section 4.1), Woollahra LGA has an overall small surplus between community floor space provision and demand of 214sqm in 2011, which will decrease to 141sqm in 2031. At District level there is an uneven provision of community facility floor space across Woollahra LGA.

The Bellevue Hill and Rose Bay District has the largest gap in provision of community facility floor space of 426qm in 2011; a deficit which will increase to 468sqm by 2031. The Darling Point, Edgecliff, Double Bay and Point Piper District also has a gap in provision of community facility floor space of 102qm in 2011; a deficit which will increase to 117sqm by 2031.

On the other hand, the Paddington and Woollahra District has the largest surplus between supply of, and demand for, community facility floor space at 554qm in 2011, remaining constant till 2031. The Vaucluse and Watsons Bay District has a small surplus between supply of, and demand for, community facility floor space of 188qm in 2011, which will decrease to 173sqm by 2031.

The majority of the community facilities currently provided are well below 500sqm and therefore not suitable for multi-purpose use. There are only two large community facilities (1,000 – 1,500sqm) provided, both of which are located in the Darling Point, Edgecliff, Double Bay and Point Piper District, highlighting the uneven distribution of community facilities.

Of the community facilities that were audited as part of the Study, the three facilities that scored highly are all located in Darling Point, Edgecliff, Double Bay and Point Piper District, highlighting the uneven distribution of quality community facilities.

The provision of community facility space therefore needs to be addressed to meet the changing needs of the LGA.

### Strategic Plan for the Provision of Community Facility Space

The Study provides District Plans that strategically address the provision of community facility space for the short (0 to 2 years), medium (3 to 5 years) and long term (5+ years). Estimated costings have been provided for some of the options for the provision of community facilities in the District Plans.

In the short term it is recommended that facilities be upgraded to improve the function of the buildings and to meet legislative requirements of the *Disability and Discrimination Act 1992* in terms of access to the facilities. It is also recommended that Council liaise with school communities and promote to the community that school halls are available for community use out of school hours and make management arrangements with the individual schools. Similarly Council should also promote other NGO community facilities that can be hired for community use, such as the function rooms in the Rose Bay RSL. In the short term Council could also enter in discussions about the prospect of managing the other half of the Rose Bay Cottage for additional community floor space. Studies and investigations could also be conducted on the prospect of developing a large community facility in Rose Bay. Refer to Recommendation in Table 32 below.

In the medium to long term it is recommended that facilities be refurbished and expanded to create multi-purpose uses and additional community facility floor space. Refer to the Recommendation Table below.

These short to long term improvements to the community facility provision in the Woollahra LGA all require funding. As detailed in the District Plans in Section 7.0 many of the existing community sites can not be sold as the majority of facilities are well used and serve their function. There is one site, EJ Ward in Paddington, which has the potential to be sold. The building is not functional, disjointed and in poor condition. If the building was to be completely renovated to address these issues it would cost \$2,522,000<sup>47</sup> and the vehicular access and parking provision issues at the site would still exist.

If the site were sold, the Paddington and Woollahra District will still have a surplus between supply of, and demand for, community facility floor space of 94sqm up to 2031. There are a number of community facilities in the Paddington area within the neighbouring LGAs as well as within the Paddington and Woollahra District to cater for the loss of EJ Ward. Facilities in the neighbouring LGAs include the Paddington Town Hall and Paddington Uniting Church both in the City of Sydney LGA and the Mill Hill Centre in the Waverley LGA.

Due to the layout of Woollahra LGA the provision of one single multi-purpose community centre for the whole Woollahra LGA is not suitable. Instead the provision of three main community facilities is more appropriate to cater for individual Districts of Woollahra LGA.

Ideally, Woollahra LGA requires the provision of following three main community facilities to meet the needs of LGA residents. These are:

1. **Holdsworth Centre, Woollahra.** This 575sqm facility is staffed by Holdsworth Community Centre and Services and should be expanded with additional activity/office space and additional parking in the medium term to better service community needs.
2. **Hugh Latimer Centre, Double Bay.** This 1,110sqm facility should be upgraded to a staffed community facility which includes the existing pre-school. The relocation of the Local History Centre Library to the anticipated new Double Bay Library and relocation of the Council rangers would enable the building to become an effective community facility. Building improvements are required to the structure and internal access of the building in the short term and creating an upper floor space and ground floor that is suitable for multi-purpose uses in the medium term.
3. **Rose Bay Community Centre, Rose Bay.** A staffed community facility of approximately 500-750sqm be provided with Council to conduct studies and investigations on potential sites at Lyne Park (within existing built areas such as the Scout Hall) and Rose Bay car parks adjoining Wilberforce Avenue and Ian Street.

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<sup>47</sup> Refer to Appendix C for the calculations of the estimated costs for the strategic options for the provision of community facilities

These three main community facilities should meet the majority of the community facility best practice requirements outlined in Section 3.0 and consider the best practice trends and multi-purpose community facility models provided in Section 6.0. The staffed facilities would generally be 500-750sqm and provide the following:

- Two or more activity rooms;
- Meeting rooms for different sized groups;
- Appropriate space for specific youth and seniors activities;
- Workshop space for art/craft activities;
- Activity room/s opening onto a fenced play area for children's activities;
- Community office space/s and reception area;
- Amenities including chair/table storage and group equipment storage;
- Universal access with reasonable compliance with Australian standard AS 1428;
- Adequate car parking and parking/access for community bus; and
- Signage and street presence highlighting the function of the facility.

Council's other smaller existing venues for hire and community facilities would provide un-programmed space for hire by community groups, small commercial users and other providers managed by Council's centralised booking system.



## Recommendations

Table 32: Community facility provision recommendations for reach District within Woollahra LGA

| Timing   | Action  | Estimated Costing <sup>48</sup> |
|--|---|---------------------------------|
| <b>Paddington and Woollahra District</b>                             |   |                                 |
| Short Term   | <b>EJ Ward</b> - Sell the site to fund other community facility improvements within the District.   |                                 |
|  | <b>Woollahra Seniors and Community Centre</b> - Basic refurbishment of the building.  | \$357,500                       |
|  | <b>Edgecliff Preparatory School Hall; Glenmore Road Public School Hall; Woollahra Public School Hall</b> - Council liaise with each school community in regard to utilising the school halls for community uses out of school hours; Council promote to the community that school halls are available for community use out of school hours and make management arrangements with the individual schools. |                                 |
| Medium Term  | <b>Holdsworth Community Centre and Services</b> - Extend the building to provide additional activity rooms and additional office space required by Holdsworth; Improve the provision of parking at the site.  | \$1,261,000                     |
| <b>Darling Point, Edgecliff, Double Bay and Point Piper District</b> |   |                                 |
| Short Term   | <b>Canonbury Cottage</b> - Erect an outdoor covered area so that the site can be more widely utilised.  | \$6,500                         |
|  | <b>St Brigids (existing Double Bay Library)</b> - Undertake a feasibility study for the types of uses to be considered for the building once the library is relocated to the proposed new Double Bay Library (i.e. art gallery, cultural facility etc).   |                                 |
|  | <b>The Drill Hall</b> - Council consider lodging a Crown Land Amendment application to the Minister proposing to amend the conditions of consent to broaden the use of the facility to appropriate community uses   |                                 |
|  | <b>Double Bay Public School; Ascham School Hall Chabad Double Bay School Hall</b> - Council liaise with each school community in regard to utilising the school halls for community uses out of school hours; Council promote to the community that school halls are available for community use out of school hours and make management arrangements with the individual schools.                        |                                 |
| Medium Term  | <b>Hugh Latimer Centre</b> - Basic refurbishment of the building.   | \$1,560,000                     |
|  | <b>Sir David Martin Reserve Cottage</b> - On-going maintenance of the building and site and continue to lease to community groups.  |                                 |
|  | <b>St Brigids (existing Double Bay Library)</b> - Basic refurbishment of the building to create a multi-purpose community facility once a feasibility study has been completed.   | \$721,500                       |
| Long Term  | <b>Studio 1</b> - Any long term plan to redevelop Cross Street car park should consider retaining the community use on the site.  |                                 |

<sup>48</sup> Refer to Appendix C for the calculations of the estimated costs for the strategic options for the provision of community facilities

| Timing                                     | Action  | Estimated Costing <sup>48</sup>  |
|--|---|--|
| <b>Bellevue Hill and Rose Bay District</b> |   |  |
| Short Term                                 | <b>Rose Bay Cottage</b> - Council enter in discussions about the prospect of managing the other half of the Rose Bay Cottage for additional community floor space and to allow the building to be multi-purpose when the lease with Woollahra Golf Club is re-negotiated.   |  |
|  | <b>Rose Bay RSL</b> - Council promote to the community that Rose Bay RSL has large spaces that can be hired for community use.  |  |
|  | <b>Bellevue Public School Hall; Rose Bay Public School Hall; Cranbrook School Hall; The Scots College Hall; Cranbrook Junior School Hall; Kambala School Hall; Kincoppal Rose Bay School Hall; McAuley Primary School Hall</b> - Council to liaise with each school community in regard to utilising the school halls for community uses out of school hours; Council to promote to the community that school halls are available for community use out of school hours and make management arrangements with the individual schools. |  |
| Medium Term                                | <b>Rose Bay Community Facility Centre</b> - Council conduct studies and investigations on the prospect of developing a large community facility in Rose Bay.  | Construction of new 500-750sqm community facility: \$2,275,000 - \$3,412,500 |
| Long Term                                  | <b>Cooper Park Community Hall</b> - Expand the building to create additional community floor space and to allow the building to be multi-purpose; Construct additional large rooms/hall space (260sqm) so that the facility can be used for multi-purposes.   | \$845,000  |
| <b>Vaucluse and Watsons Bay District</b>   |   |  |
| Short Term                                 | <b>The Gunyah</b> - On-going maintenance of the building and site.  |  |
|  | <b>Vaucluse Bowling Club</b> - Council consider securing long term tenure with Vaucluse Bowling Club.   |  |
|  | <b>Kincoppal Rose Bay Junior School; Vaucluse Public School</b> - Council to liaise with each school community in regard to utilising the school halls for community uses out of school hours; Council to promote to the community that school halls are available for community use out of school hours and make management arrangements with the individual schools.  |  |
| Medium Term                                | <b>Vaucluse Bowling Club</b> - Basic refurbishment of the building if Council secures long term tenure with Vaucluse Bowling Club.  | \$585,000  |

Source: AECOM, 2011

## 9.0 References

- Australian Bureau of Statistics (ABS), 2006, *Census of Population and Housing*
- AEC Group, 2007, *Woollahra Library and Information Services Strategy*
- Landcom, 2008, *Landcom Community Centre Guidelines and Ideas Bank*
- Micromex Research, 2003, *Woollahra Household Community Study*
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- Woollahra Municipal Council, 2009, *A History of the Woollahra Seniors and Community Centre*
- Woollahra Municipal Council, 2011, *Local Environmental Plan Review*. <http://www.woollahra.nsw.gov.au/newlep>
- Woollahra Municipal Council, *Rose Bay Centre Development Control Plan*
- Woollahra Municipality Council, 2008, *Woollahra Social and Cultural Plan 2008 to 2013*
- World Health Organisation, 2003, *Social Determinants of Health: The Solid Facts*, Wilkinson and Marmot

Appendix A

# Overview of Existing Council and Non-Council Owned Facilities

### **Paddington and Woollahra District**

#### **EJ Ward Centre**

**Address:** 189 Underwood Street, Paddington

**Agreement:** Council owned and managed.

**Floor Space:** 460sqm

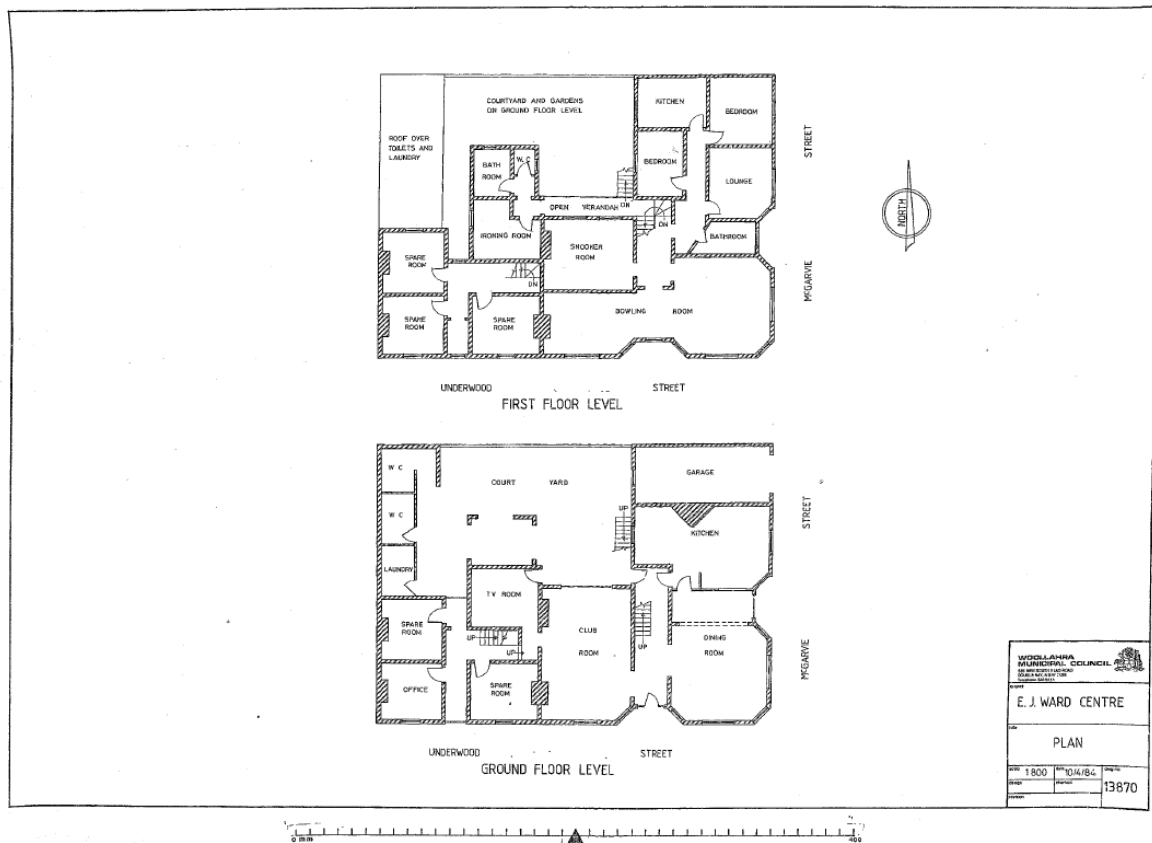
**Usage:** Medium. Rooms hired for ballet classes, yoga classes, art classes, language classes, knitting classes, Zumba, meditation, Alcoholics Anonymous groups and various community groups and workshops. Holdsworth Services and Community Centre currently has a short term hire for some of the office space. An artist also utilises some of the office space.

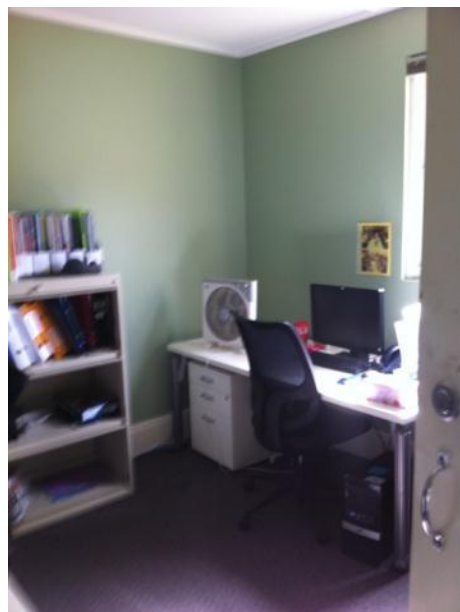
**Description:** The facility is a large renovated hotel located in the heart of Paddington, close to Oxford Street, and is surrounded by residential development. It is a disjointed building consisting of nine offices, a dining room, lounge room, kitchen, meeting rooms and a courtyard. The facility is in poor condition with high maintenance costs. The building has poor internal access for those with low mobility, having narrow hallways and a steep stair case from the ground floor to the upper levels. The facility is surrounded by narrow streets which cause maneuvering problems for mini-buses visiting the facility. There is also very limited parking on these surrounding narrow residential streets. The facility is located in a residential block and therefore is not visually prominent or integrated with other services such as shops and community facilities. The facility has a small courtyard which is not suitable for children's activities. Due to the configuration of the building high usage of this venue will not be achieved due to noise constraints from running concurrent activities and the limited availability of parking and access.

On 1 October 2009, management of the facility was handed over to Sir Roden and Lady Cutler Foundation Council for a period of three years. This agreement was terminated on 1 November 2011 whereby Council subsequently regained management of the facility. Since regaining management in November 2011, Council have increased usage of the community facility by 17% (from 515 hours to 603 hours) on the same quarter last year (January – March)<sup>49</sup>.

| Opportunities                       | Constraints  |
|-------------------------------------|--|
| Large building                      | No parking provision   |
| Located in the middle of Paddington | Surrounded by narrow streets which are difficult for buses to maneuver |
| Accessible by public transport      | Dated building   |
| Contains an outdoor courtyard       | Poor building condition  |
|                                     | Disjointed building  |
|                                     | Surrounded by residential development                                  |
|                                     | Lack of internal access for those with low mobility                    |
|                                     | Limited ability to run concurrent activities due to noise              |

<sup>49</sup> These figures were provided by Woollahra Municipal Council Community Services Department.





**Holdsworth Community Centre and Services**

**Address:** 64 Holdsworth Street, Woollahra

**Agreement:** Council owned and leased to Holdsworth Community Centre and Services (HCCS).

**Floor Space:** 575sqm

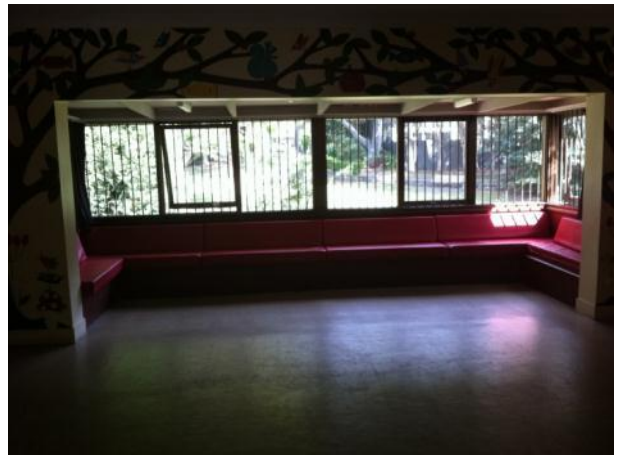
**Usage:** High. HCCS provides support services for seniors, carers, families and children, people with a disability and also a community bus service. The activity rooms are available for private hire. The playground on site is available for public usage, provided that it is not being used for a private party.

**Description:** The building is in good condition and comprises of offices on the ground floor and first floor and meeting rooms and large activity rooms at ground level. The facility has a large outdoor playground area complete with shade cloths, a sand-pit, slides and climbing equipment. The site has good internal access for those with low mobility. On-site parking is limited, with only three vehicle spaces currently available on the site.

| Opportunities                                    | Constraints   |
|--|---|
| Good internal access for those with low mobility | Site is not integrated with shops or other facilities |
| Contains a large outdoor covered play area       | Lack of parking provision                             |
| Large activity rooms                             | Inadequate office space                               |
| Good building condition                          |   |







### Woollahra Seniors and Community Centre

**Address:** 334 Edgecliff Road, Woollahra

**Agreement:** Council owned and managed.

**Floor Space:** 363sqm

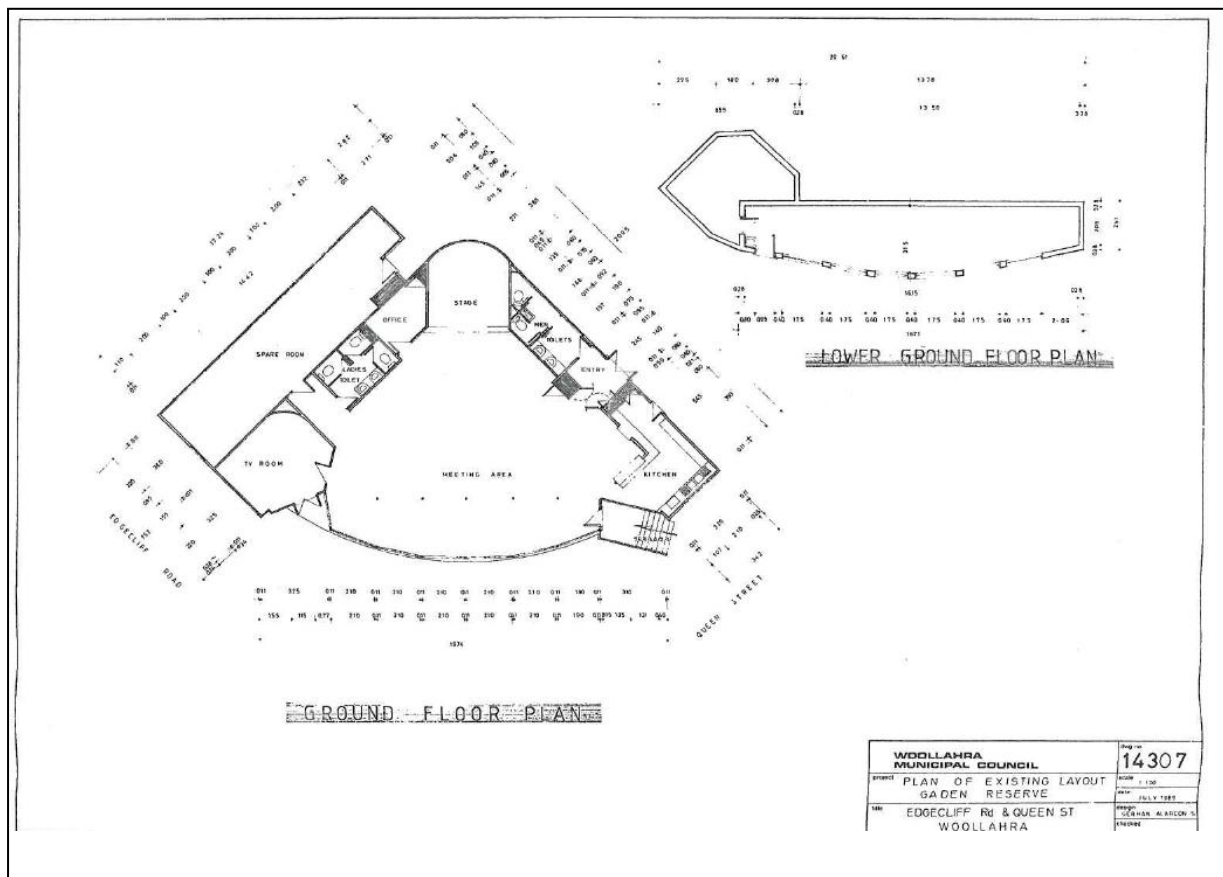
**Usage:** Medium. The building can accommodate up to 70 people sitting and 80 people standing. The facility is used for a range of social and recreational activities for seniors and the general community. Subsidised dining room meals are provided to the seniors within the facility. Outside these hours, the facility is hired for groups like Zumba and yoga classes.

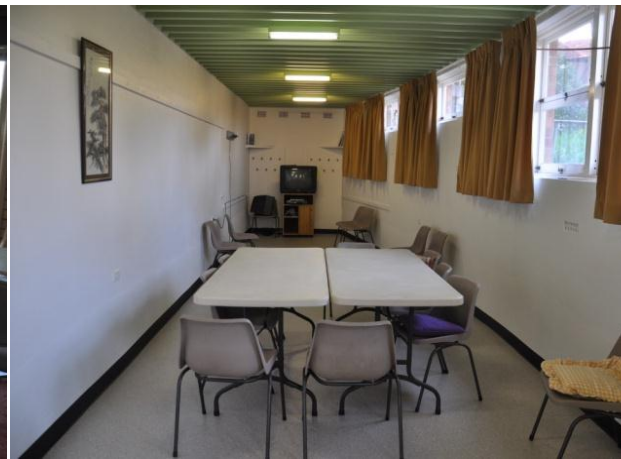
A challenge facing the facility is the greater range of attractively-priced entertainment options offered in the local area and affordable meals offered by local clubs and restaurants<sup>50</sup>.

**Description:** The site is located at the corner of Queen Street and Edgecliff Road in Woollahra. The facility is a post war building (1959) consisting of a main hall with a stage, kitchen, library, a meeting room downstairs and eight associated car spaces. Gaden Reserve is located in front of the building. The building is in poor condition and lacks internal access from the ground floor to the upper floor for those with low mobility. There are access issues associated with the site due to the steep gradient of the site and existing slip road off Edgecliff Road. The site is easily accessible by public transport

| Opportunities  | Constraints  |
|--|--|
| Contains an outdoor park area<br>Accessible by public transport<br>Greater parking provision compared to other community facilities in Woollahra LGA | Site is not integrated with shops or other facilities<br>Dated building<br>Lack of internal access for those with low mobility<br>Poor building condition<br>Steep gradient of the site<br>Slip road off Edgecliff Road creates access issues<br>Surrounded by residential development |

<sup>50</sup> Woollahra Municipal Council, *A History of the Woollahra Seniors and Community Centre*, 2009





**Darling Point, Edgecliff, Double Bay and Point Piper District**

**Hugh Latimer Centre**

**Address:** 512-514 New South Head Road, Double Bay

**Agreement:** Council owned.

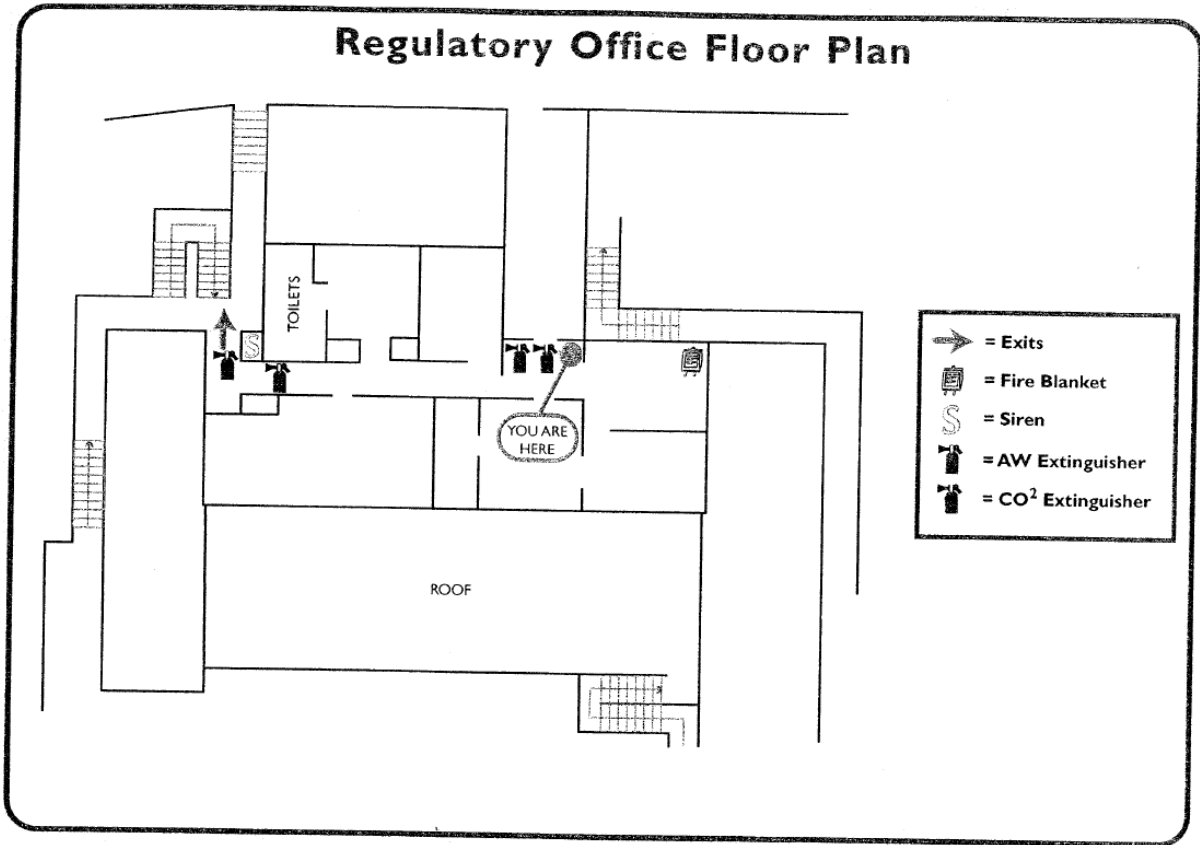
**Floor Space:** 1110sqm

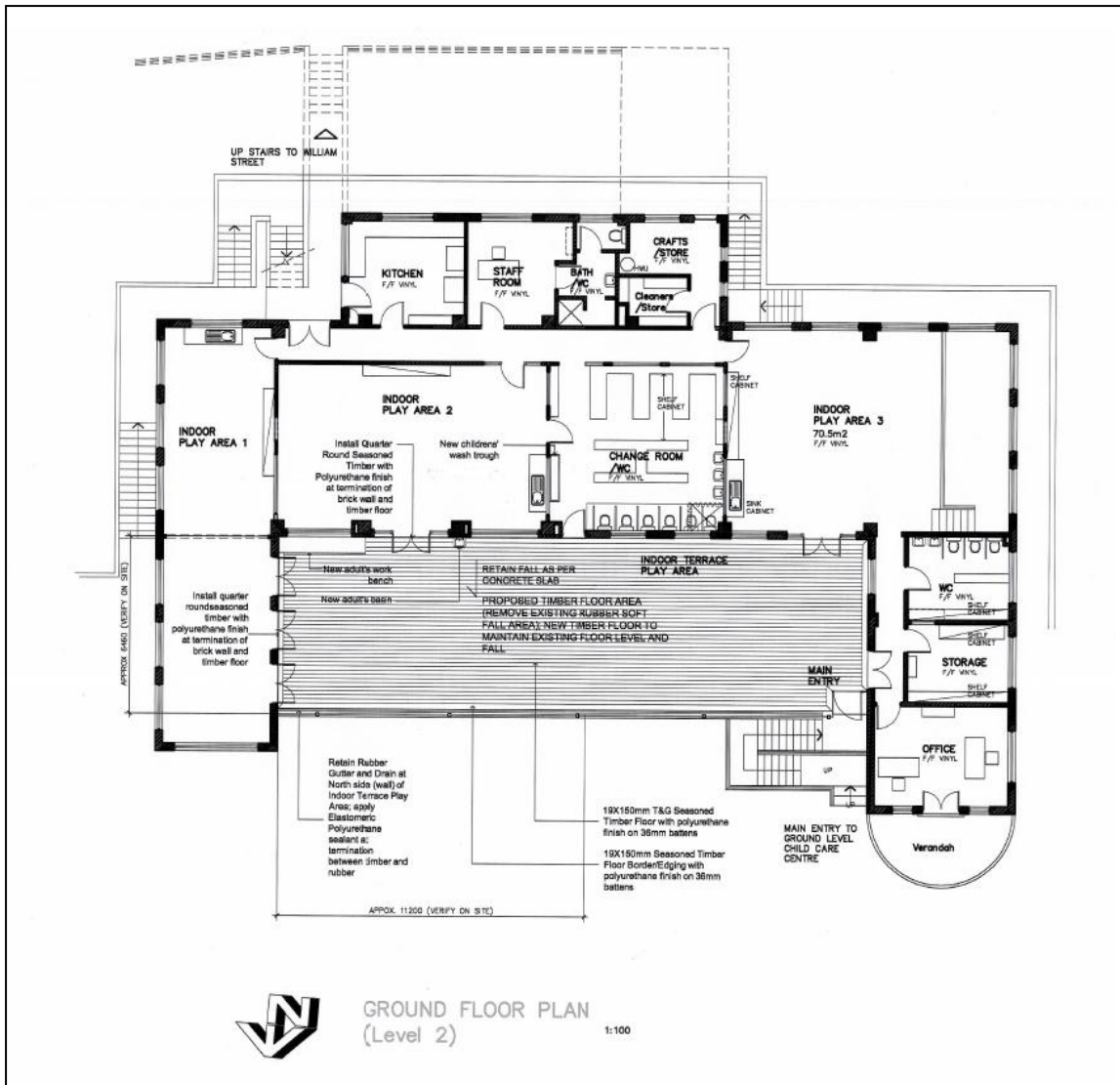
**Usage:** Medium. The facility provides Council services including rangers offices, pre-school and a local history library. A Meals-on-Wheels office also exists on site.

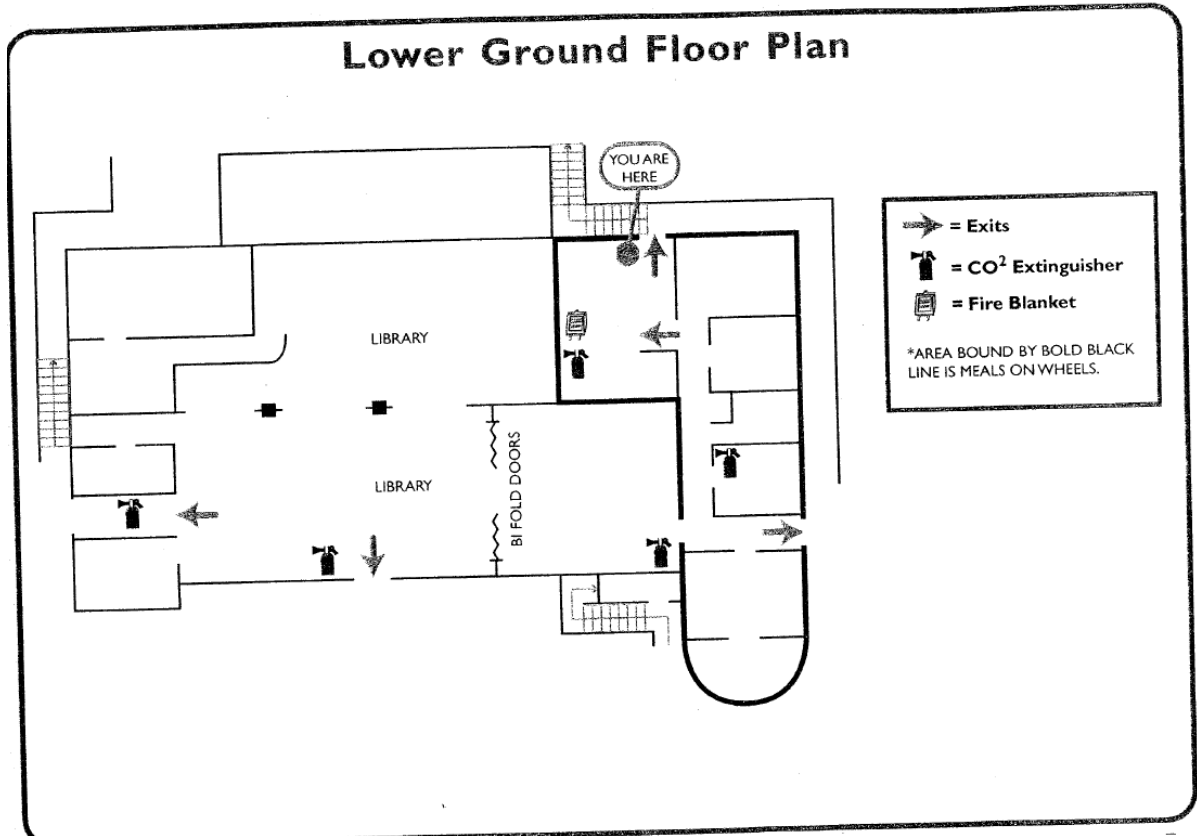
**Description:** The facility is located on the corner of New South Head Road and William Street making it visually prominent from the public domain and adjacent properties. The large building is dated (built in 1951) and in poor condition, lacking internal access for those with low mobility. The site is in close proximity to services and transport nodes, being a five minute walk to the Double Bay centre and a ten minute walk to the Rose Bay Ferry Wharf. The site is also in close proximity to a bus stop on New South Head Road and Edgecliff Station. A children’s outdoor play area and car parking area is located adjacent to the facility.

| Opportunities                               | Constraints   |
|---|---|
| Located adjacent to a play ground           | Dated building                                      |
| Large building                              | Poor building condition                             |
| Good location, close to Double Bay district | Lack of internal access for those with low mobility |
| Accessible by public transport              | Use as Council offices                              |













**The Drill Hall**

**Address:** 1C New Beach Road Darling Point, Rushcutters Bay

**Agreement:** Crown Land. The site is managed by Council.

**Floor Space:** 1136sqm

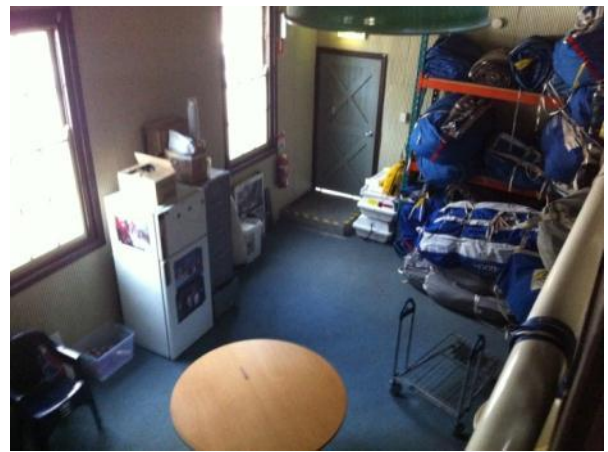
**Usage: Medium.** The Drill Hall complex comprises of three spaces: The Hall, The Studio and The Sail Loft. The Hall, which accommodates up to 150 people, is licensed to *Critical Path* for choreographic research and development nine months of the year. It is available to hire to other groups for the remaining three months of the year. The Studio, which accommodates up to 60 people, is available for hire to a range of groups for dance, theatre and other art forms.

The Sail Loft is utilised under a license/lease agreement by *Sailability NSW*, a club that facilitates sailing and boating training, support and facilities for those with disabilities. No social gatherings or private functions are permitted within any of the above mentioned spaces.

**Description:** The Drill Hall, The Studio and The Sail Loft are located in the Sir David Martin Reserve at Rushcutters Bay and have direct views of the harbour/marina. The Drill Hall is a heritage building that has recently undergone restoration. The Hall has a semi-sprung dance floor, drop black-out drapes and lift access to upstairs The Studio. The Hall will undergo capital improvements during June 2011 to lay a new floor and install new lighting and heating. The Sail Loft has a room at ground level and a room and balcony upstairs. Lift access to the upper level of The Sail Loft has been proposed. On site facilities include common kitchen, toilet and shower.

| Opportunities                    | Constraints   |
|----------------------------------|---|
| Large building                   | Site is not integrated with shops or other facilities     |
| Located in a foreshore park area | Limited parking provision                                 |
| Good building condition          | DA restrictions of use limit broader community activities |
|                                  | Surrounded by residential development                     |







**Sir David Martin Reserve Cottage**

**Address:** 1C New Beach Road Darling Point, Rushcutters Bay

**Agreement:** Crown Land under Care. The site is controlled and managed by Council. The Cottage is currently leased to St Vincent Hospital.

**Floor Space:** 190sqm

**Usage:** Medium. St Vincent Hospital use the cottage as a Dementia day care service.

**Description:** The Cottage is heritage building that has recently undergone restoration. The Cottage is visually prominent from Rushcutters Bay and the medium density residential development opposite the site. Parking provision on the site is limited to two spaces due to DA conditions.

| Opportunities                               | Constraints   |
|---|---|
| Located in a foreshore park area            | Site is not integrated with shops or other facilities |
| Good building condition                     | Limited parking provision                             |
| Internal access for those with low mobility | DA restrictions of use                                |
|   | Surrounded by residential development                 |





**Canonbury Cottage**

**Address:** 159 Darling Point Road, Darling Point

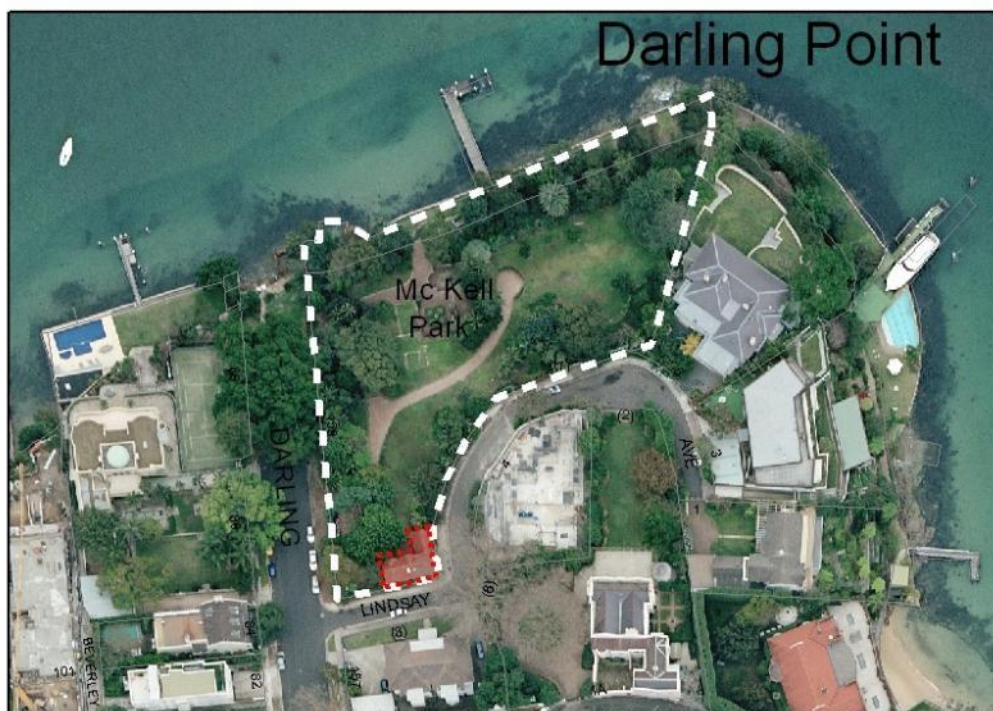
**Agreement:** Council owned

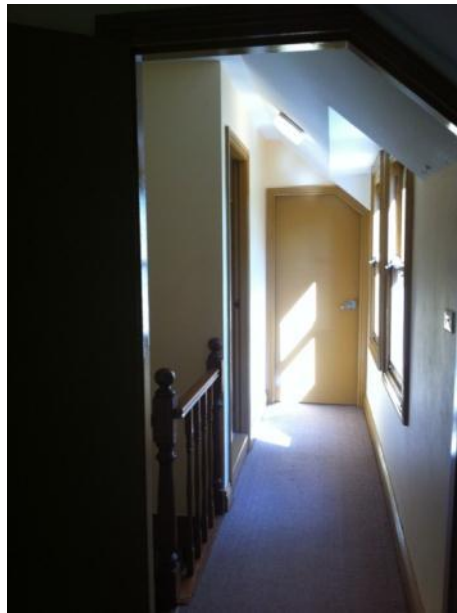
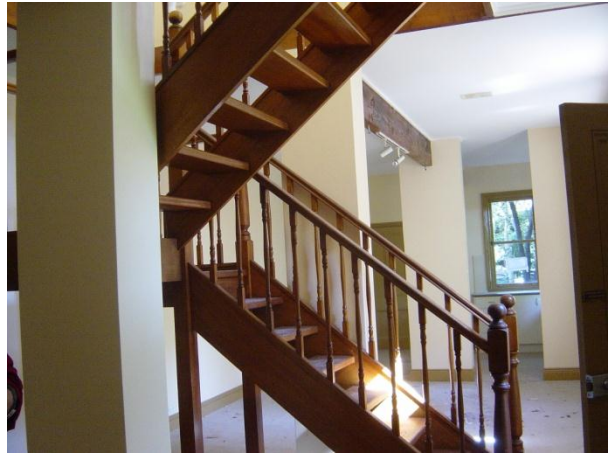
**Floor Space:** 212sqm

**Usage:** Low. The Cottage, which accommodates up to 30 people, is available for hire for social events, recreational activities and community groups from sunrise to sunset. It can also be hired in conjunction with McKell Park for social gatherings and is particularly popular for weekend wedding ceremonies. The Cottage is utilised two days a week by a physiotherapist who provides physiotherapy assessment and advice, and exercise programs and classes for those over 50 years of age. Other regular activities at the Cottage include book clubs and community groups. There are two small offices upstairs, one of which is currently utilised by the physiotherapist. Offices are available for hire on application. There is low demand for the Cottage during the week due to its small size, awkward layout, limited parking and limited hours of use.

**Description:** The building is a small stone cottage located in McKell Park, therefore not visually prominent or integrated with other services such as shops and community facilities. The building is quite musty and lacks the infiltration of natural light. The layout of the cottage is dysfunctional with a steep staircase located in the middle of the cottage. The building therefore lacks internal access for those with low mobility. The only parking available at the site is on the street along Darling Point Road and Lindsay Avenue.

| Opportunities                                     | Constraints   |
|---|---|
| Located in McKell Park<br>Good building condition | Small building<br>Dysfunctional building with a steep staircase located in the middle of the cottage<br>Site is not integrated with shops or other facilities<br>Lack of parking provision<br>Lack of internal access for those with low mobility |







**St Brigids (existing Double Bay Library)**

**Address:** 548 New South Head Road, Double Bay

**Agreement:** Council owned library with plans to relocate to Double Bay in approximately three years.

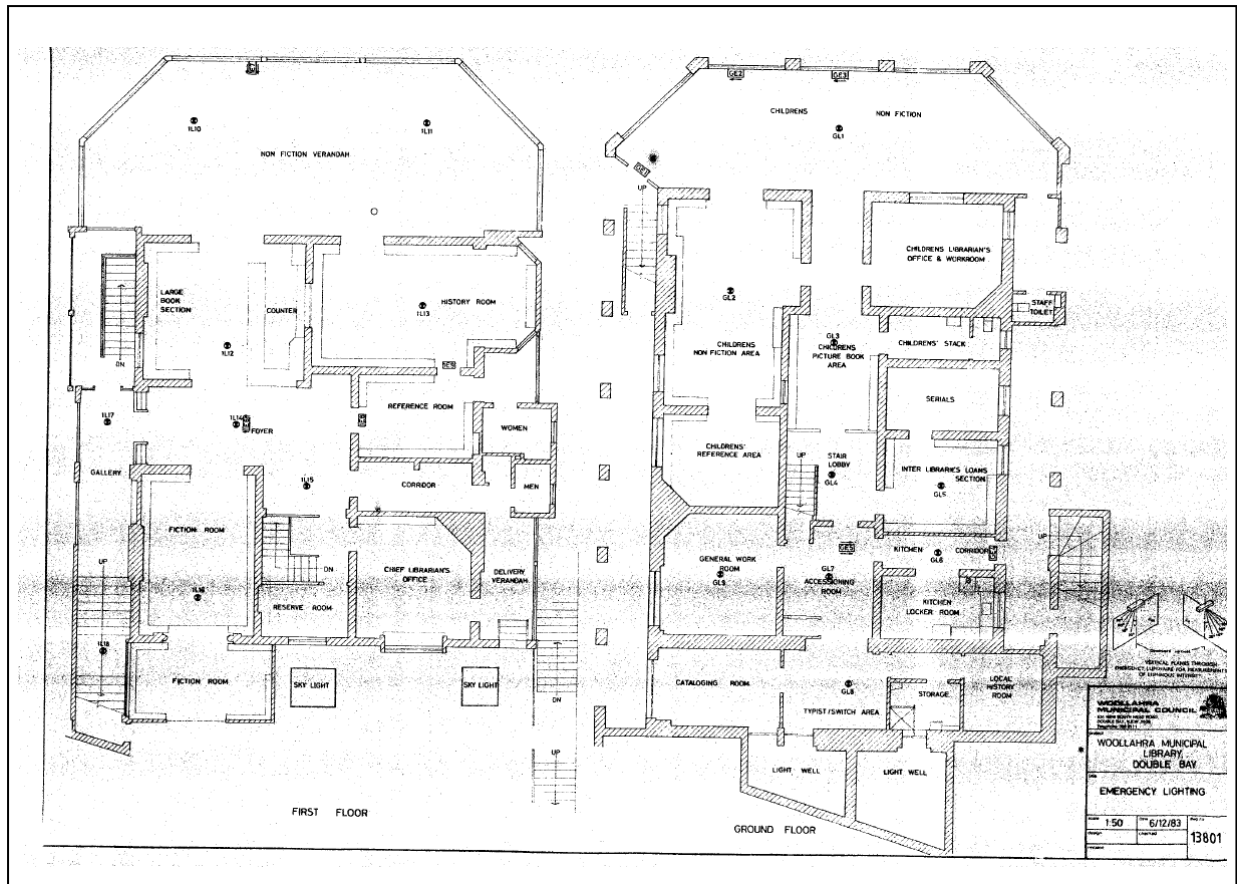
**Floor Space:** 848sqm

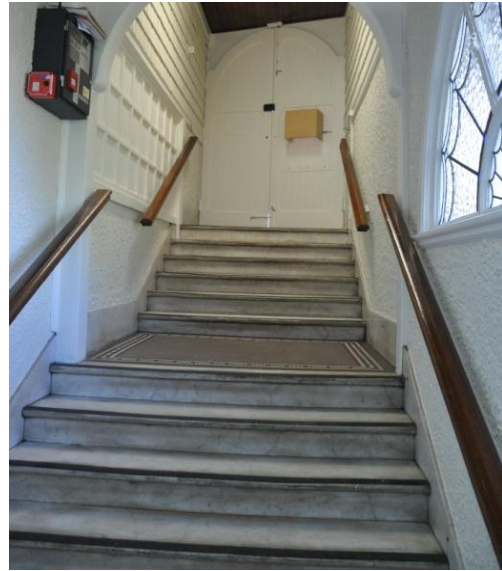
**Usage:** Medium. Double Bay Central Library is a public library with children and young adult services.

**Description:** The Library is located along New South Head Road within close proximity to Council offices. It is a remarkable building which has been well maintained. Children’s books are located on the ground floor and books for adults located on the first floor. It is an older style library which lacks internal access for those with low mobility. A bus stop is located at the site’s southern frontage to New South Head Road. Limited parking is available at the adjacent Council offices site and surrounding roads.

| Opportunities   | Constraints  |
|---|--|
| Located close to Woollahra Municipal Council offices<br>Accessible by public transport<br>Good quality building<br>Located adjacent to park | Limited parking provision<br>Lack of internal access for those with low mobility |









**Studio 1**

**Address:** 1 Cross Street, Double Bay

**Agreement:** Council owned. The venue is used by *Urban Arts Base* under an annual hire agreement.

**Floor Space:** 70sqm

**Usage:** Medium. Council has a long-term agreement with *Urban Arts Base* who conduct art and music programs for youth with mental illness.

**Description:** Studio 1 is a small community space consisting of a kitchen, open plan artwork space and two offices. A health care facility is located downstairs with both of these spaces being located within the Cross Street car park. The site is located in the centre of Double Bay and is easily accessible by public transport.

| Opportunities  | Constraints                        |
|--|------------------------------------|
| Located in centre of Double Bay<br>Parking available<br>Accessible by public transport<br>Internal access for those with low mobility<br>Good building condition | Limited/small community space area |





**Bellevue Hill and Rose Bay District**

**Cooper Park Community Hall**

**Address:** 12 Cooper Park, Bellevue Hill

**Agreement:** Building owned by Council and leased to *Miroma*

**Floor Space:** 244sqm

**Usage:** High. The Hall can accommodate up to 70 people and is available for hire for a range of community, arts, recreation and private functions from Friday 5pm to 9pm Sunday. *Miroma* lease the hall exclusively from Monday to Friday to provide supported employment (mailing and folding centre) for adults with disabilities.

Due to it's size and proximity to the park, the Hall is a popular and well utilised venue for children's parties, private functions and social gatherings.

**Description:** The building is located within the grounds of Cooper Park, close to a children's playground area. The building is of good quality and comprises a large hall with an upstairs mezzanine level. The large size of the hall lends itself well to a range of community uses. There is adequate parking available on the street. The site is isolated and not integrated with shops or other facilities.

| Opportunities  | Constraints  |
|--|--|
| Located within a park<br>Located near a playground<br>Large hall space<br>Good quality building<br>Parking available on the street | Site is isolated and not integrated with shops or other facilities<br>Medium term lease to <i>Miroma</i> |







**Rose Bay Cottage**

**Address:** Edge of Woollahra Golf Club, O’Sullivan Road, Bellevue Hill

**Agreement:** Building owned by Council and half of the building is managed by Council

**Floor Space:** 81sqm (half of the cottage)

**Usage:** Low. The Cottage, which accommodates up to 35 people, is available for hire by community, arts, recreation and private hirers. Due to its small size, it is mostly suitable for small groups and young children.

The Cottage is used by a number of playgroups on weekday mornings. On weekends it is primarily used for children’s parties aged 5 and under.

Half of the Cottage is not available for hire to the general community as it utilised by the Golf Club.

**Description:** The cottage is located within the grounds of the Woollahra Golf Club, on the edge of the Golf Course. It is a good quality small brick building designed for use by young children and their families. The building has good internal access for those with low mobility. The half cottage that Council utilises features a playroom, kitchen, a fenced outdoor area with a sunshade, synthetic grass and a natural grassed area. There is parking available within the Woollahra Golf Club grounds. The site is not accessible by public transport.

| Opportunities  | Constraints  |
|--|--|
| Good quality building<br>Contains a covered outdoor play area<br>Parking available<br>Internal access for those with low mobility<br>Fenced site with a gate | Limited/small community space area<br>Not accessible by public transport |





**Vaucluse and Watsons Bay District**

**The Gunyah**

**Address:** 335 Old South Head Road, Vaucluse

**Agreement:** Woollahra Municipal Council has care, control and management rights relating to the use of the building and car park (Crown Land).

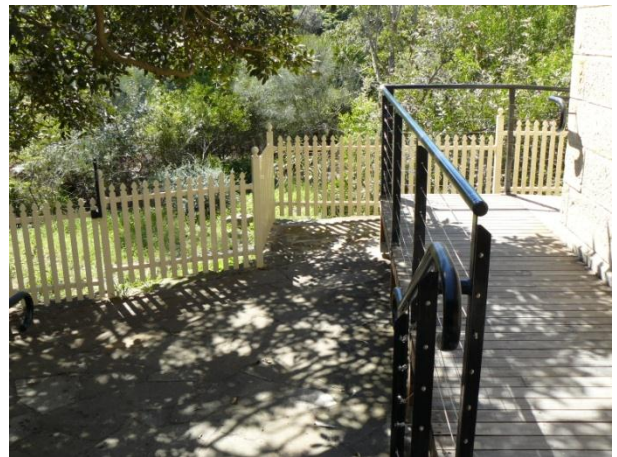
**Floor Space:** 359sqm

**Usage:** High. The venue comprises of two rooms. The large hall, which accommodates up to 70 people, is available for hire. It is used by *Miroma* and *The Ballet Class* 5 days a week and for private parties and community, arts and recreational activities on the weekend. The small hall, which accommodates up to 40 people, is used exclusively by *Miroma* and *The Ballet Class* under a shared used agreement.

**Description:** The Gunyah is an historic sandstone building consisting of a kitchen, two rooms, an outdoor deck area, ramp access and off street car parking. It has good internal access for those with low mobility. The building is relatively isolated and surrounded by Sydney Harbour National Parklands.

| Opportunities                               | Constraints  |
|---|--|
| Internal access for those with low mobility | Site is isolated and not integrated with shops or other facilities |
| Good quality building                       | Medium term lease to Miroma  |
| Adequate parking provision                  |  |
| Large hall space                            |  |





**Vaucluse Bowling Club**

**Address:** 80 New South Head Road, Vaucluse

**Agreement:** State Government own the club. Vaucluse Bowling Club hold a lease for the building and bowling green and sub-lease the building to Council to manage as a venue for community hire.

**Floor Space:** 510sqm

**Usage: Medium.** The club, which accommodates up to 100 people, is used by members of the Vaucluse Bowling Club three days per week and hired by the Eastern Avenue Bridge Club three days per week. Vaucluse Day and Evening Book Clubs use the venue once a month and Alcoholics Anonymous use the venue weekly. Zumba classes are also held twice a week. The venue is occasionally used on weekends for private parties.

**Description:** The Bowling Club comprises of a dated brick building consisting of a large hall with a dance floor, bar, storage rooms, commercial-size kitchen and associated bowling green. The Club affords views towards Sydney Harbour and is located within close proximity to the Vaucluse shopping precinct.

| Opportunities                               | Constraints   |
|---|---|
| Harbour views                               | Dated building  |
| Internal access for those with low mobility | Poor building condition                               |
| Large hall space                            | Site is not integrated with shops or other facilities |





Appendix B

# Stakeholder Workshop Attendee

| Stakeholder               | Position                                 | Organisation/Resident             |
|---------------------------|--|-----------------------------------|
| Dr Ilan Buchman           | Manager - Community Services             | Jewish Care - General Services    |
| Ms Terry Said             | Psychologist                             | Waverly Action for Youth Services |
| Ms Tess Protey            | Manager                                  | Junction House                    |
| Mrs Dalia Ayalon Sinclair | President                                | National Council for Jewish Women |
| Mr John Mant*             | President                                | Paddington Society                |
| Ms Maureen Clark*         | Resident                                 | Rose Bay Residents Association    |
| Mr Bruce Bland*           | Member Community Safety Committee        | Resident                          |
| Mr Ross Leabeater*        | President                                | Vaucluse Bowling Club             |
| Ms Lesley Calver*         | Volunteer Coordinator                    | Unique Hug (knitting group)       |
| Ms Paula Storey*          | Member Community Safety Committee        | Resident                          |
| Mr Eric Scott             | Communications Relations Manager         | Holdsworth Community Centre       |
| Ms Maya Jankovic          | Aged Services Coordinator                | Holdsworth Community Centre       |
| Mr Michael Dunn           | Head of Junior School                    | Cranbrook School                  |
| Ms Shterna Dadon*         | Chair of Rose Bay playgroup              | Resident/Young Families           |
| Ms Vicki Munro            | Manager Library and Information Services | Woollahra Municipal Council       |
| Ms Susan Turner           | Manager Community Development            | Woollahra Municipal Council       |
| Ms Romi Scodellaro        | Community Development Officer            | Woollahra Municipal Council       |

\* Local resident



Appendix C

# Estimated Costs of the Options and Recommendations

**EJ Ward (Basic Refurbishment)**

|                     |     |      |           |                    |
|---------------------|-----|------|-----------|--------------------|
| Basic Refurbishment | 460 | sqm  | \$2,000   | \$920,000          |
| Lift                | 1   | Unit | \$100,000 | \$100,000          |
| Contingency         | 30  | %    |           | \$306,000          |
| <b>Total</b>        |     |      |           | <b>\$1,326,000</b> |

**EJ Ward (Complete Renovation)**

|                     |     |      |          |                    |
|---------------------|-----|------|----------|--------------------|
| Complete Renovation | 460 | sqm  | \$4,000  | \$1,840,000        |
| Courtyard           | 50  | sqm  | \$400    | \$20,000           |
| Lift                | 1   | Unit | \$80,000 | \$80,000           |
| Contingency         | 30  | %    |          | \$582,000          |
| <b>Total</b>        |     |      |          | <b>\$2,522,000</b> |

**Holdsworth**

|                           |     |     |         |                    |
|---------------------------|-----|-----|---------|--------------------|
| Additional office space   | 100 | sqm | \$3,000 | \$300,000          |
| Additional activity rooms | 200 | sqm | \$3,000 | \$600,000          |
| Parking and landscape     | 200 | sqm | \$350   | \$70,000           |
| Contingency               | 30  | %   |         | \$291,000          |
| <b>Total</b>              |     |     |         | <b>\$1,261,000</b> |

**Woollahra Seniors (Basic Refurbishment)**

|              |     |      |           |                  |
|--------------|-----|------|-----------|------------------|
| Lift         | 1   | Unit | \$100,000 | \$100,000        |
| Landscape    | 500 | sqm  | \$350     | \$175,000        |
| Contingency  | 30  | %    |           | \$82,500         |
| <b>Total</b> |     |      |           | <b>\$357,500</b> |

**Woollahra Seniors (New Facility)**

|              |     |      |           |                    |
|--------------|-----|------|-----------|--------------------|
| Demolition   | 363 | sqm  | \$200     | \$72,600           |
| Construction | 500 | sqm  | \$3,500   | \$1,750,000        |
| Lift         | 1   | Unit | \$100,000 | \$100,000          |
| Landscape    | 500 | sqm  | \$350     | \$175,000          |
| Contingency  | 30  | %    |           | \$629,280          |
| <b>Total</b> |     |      |           | <b>\$2,726,880</b> |

**Hugh Latimer Centre**

|  |     |      |           |                    |
|--|-----|------|-----------|--------------------|
| Lift                                       | 1   | Unit | \$150,000 | \$150,000          |
| Basic Refurbishment (excluding pre-school) | 700 | sqm  | \$1,500   | \$1,050,000        |
| Contingency                                | 30  | %    |           | \$360,000          |
| <b>Total</b>                               |     |      |           | <b>\$1,560,000</b> |

**Canonbury Cottage**

|                             |    |      |         |                |
|-----------------------------|----|------|---------|----------------|
| Outdoor Cover Area (Awning) | 1  | Unit | \$5,000 | \$5,000        |
| Contingency                 | 30 | %    |         | \$1,500        |
| <b>Total</b>                |    |      |         | <b>\$6,500</b> |

**St Brigids (Basic Refurbishment)**

|  |     |      |           |                  |
|--|-----|------|-----------|------------------|
| Basic Refurbishment (half of floor area) | 300 | sqm  | \$1,500   | \$450,000        |
| Lift                                     | 1   | Unit | \$100,000 | \$100,000        |
| Outdoor Cover Area (Awning)              | 1   | Unit | \$5,000   | \$5,000          |
| Contingency                              | 30  | %    |           | \$166,500        |
| <b>Total</b>                             |     |      |           | <b>\$721,500</b> |

**Cooper Park**

|                           |     |     |         |                  |
|---------------------------|-----|-----|---------|------------------|
| Additional activity rooms | 260 | sqm | \$2,500 | \$650,000        |
| Contingency               | 30  | %   |         | \$195,000        |
| <b>Total</b>              |     |     |         | <b>\$845,000</b> |

**Rose Bay Centre (Lyne Park or Rose Bay Shopping Centre)**

|                     |     |     |         |                    |
|---------------------|-----|-----|---------|--------------------|
| New Centre (500sqm) | 500 | sqm | \$3,500 | \$1,750,000        |
| Contingency         | 30  | %   |         | \$525,000          |
| <b>Total</b>        |     |     |         | <b>\$2,275,000</b> |

**Rose Bay Centre (Lyne Park or Rose Bay Shopping Centre)**

|                     |     |     |         |                    |
|---------------------|-----|-----|---------|--------------------|
| New Centre (750sqm) | 750 | sqm | \$3,500 | \$2,625,000        |
| Contingency         | 30  | %   |         | \$787,500          |
| <b>Total</b>        |     |     |         | <b>\$3,412,500</b> |

**Vaucluse Bowling Club (Basic Refurbishment)**

|                     |     |     |         |                  |
|---------------------|-----|-----|---------|------------------|
| Basic Refurbishment | 300 | sqm | \$1,500 | \$450,000        |
| Contingency         | 30  | %   |         | \$135,000        |
| <b>Total</b>        |     |     |         | <b>\$585,000</b> |

**Vaucluse Bowling Club (New Facility)**

|              |     |     |         |                    |
|--------------|-----|-----|---------|--------------------|
| Demolition   | 510 | sqm | \$200   | \$102,000          |
| Construction | 500 | sqm | \$3,500 | \$1,750,000        |
| Landscape    | 500 | sqm | \$350   | \$175,000          |
| Contingency  | 30  | %   |         | \$608,100          |
| <b>Total</b> |     |     |         | <b>\$2,635,100</b> |

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