



Northern Beaches Community Centres Strategy (Draft)



northern
beaches
council

Avalon Recreation Centre



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We acknowledge the traditional owners of this land and elders past and present. We recognise Aboriginal people as the original custodians of the Northern Beaches.



Message from the Mayor

Our community centres bring people together, creating connections and helping to build a stronger Northern Beaches community.



We are proud to provide 37 community centres across our local area and our vision for all our centres is for safe, welcoming, inclusive, accessible and affordable public spaces for the whole community

With so many activities and programs available at our centres including art classes, exercise classes, youth and senior programs as well as a space for community support meetings, early education for special needs children and private functions, there is always a high demand.

The community centres also provide meeting places that address social isolation for some members of our community and encourage opportunities for healthy and creative activities.

I want to thank our local community who helped shape the 20-year Community Centre Strategy.

We have listened to what you believed was working and where there were gaps. We have also heard what you want to see in the future and this Strategy captures your valuable feedback. It will now serve as Council's management framework for our community centres across the Northern Beaches.

I look forward to seeing you in one of our centres soon.

A handwritten signature in black ink, reading "Michael Regan". The signature is fluid and cursive, with a long horizontal line extending from the end.

Michael Regan, Mayor

1. Summary

The Northern Beaches Community Centres Strategy (the Strategy) outlines our vision for a network of multipurpose centres that are attractive and vibrant spaces for our community. At the core of this is accessibility, with good connections to public transport and affordable rates for hire. Council is committed to delivering inclusive community centres that embrace diversity and are available and inviting to all ages, cultures and abilities.

The Strategy brings together information from various key sources to investigate the current state, identify opportunities and challenges, and outline key future directions for the community centres on the Northern Beaches. A comprehensive literature review, demographic analysis, and a full assessment of all existing community centres was undertaken. A benchmark analysis also identified the current and future gaps in the provision of community centre floor space on the Northern Beaches. To ensure that the directions meet community needs and expectations,

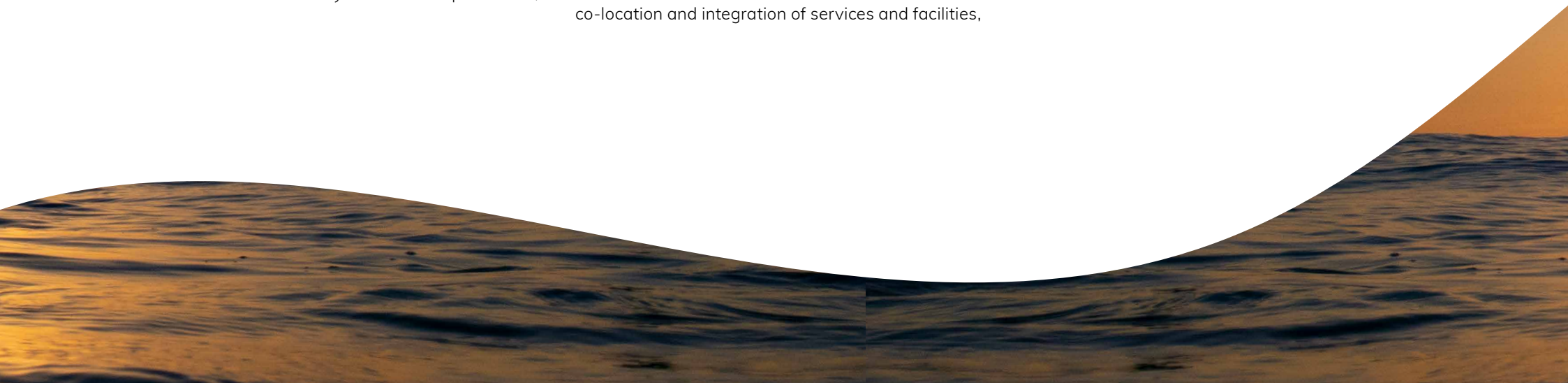
stakeholders were asked for their feedback using surveys, interviews and focus groups to investigate their perception of current and future needs and priorities.

The Strategy has identified gaps in the availability of community centre space now and in the future throughout the Local Government Area (LGA).

The Strategy highlights a need for the provision of multipurpose community centres, particularly at a district/sub-regional level, with a focus on the co-location and integration of services and facilities,

for improved accessibility and social participation. Strategic Directions include major refurbishments and the provision of new multipurpose community centres as part of a holistic network of centres that work together to meet a range of community needs across the Northern Beaches.

The Strategy also identifies opportunities, such as working closely with organisations that lease Council owned buildings to close the gap in provision of multipurpose space across the area.



2. Vision Statement

Northern Beaches Council Community Centres are safe, welcoming, inclusive, accessible and affordable public spaces for the whole community. They are vibrant modern facilities that support and enable programs that provide diverse opportunities for a rich social and cultural life, encouraging good health, social interaction, creativity and learning.



2.1. What is a Community Centre?

For this Strategy, community centres are indoor spaces hired by the community for regular or one-off events and activities. These spaces are multi-use, multi-purpose and accessible to the public. They provide spaces for social, creative, educational and recreational activities and health and/or support services for the community.

Council manages other facilities that are available for hire but are not multipurpose in nature and not included in this Strategy. This includes the Creative Space, Curl Curl, meeting rooms in libraries and sports club buildings.

2.2. Why do we need a Strategy?

The Community Centre Strategy for the Northern Beaches is a strategic document intended to inform and assist the planning and provision of community centres. The Strategy will:

- clearly articulate the value that community centres bring to community cohesion, connections and wellbeing
- provide an evidence-based framework and guide for the future planning, provision and investment in Council owned community centres over the next 20 years
- enable Council to set priorities and recommendations for future community centre development based on strong evidence and analysis that can support business cases
- provide a strong basis from which to advocate/lobby state and federal governments for funding and grants
- position Council to pursue collaborative partnerships with other levels of government, the private sector and community groups
- enable Council to maximise the benefits from its existing investments in community infrastructure assets
- provide a consistent organisation wide approach, which will result in closer integration of service planning, capital works programming and asset management
- inform Council's planning policies (e.g. Local Strategic Planning Statement and Local Environmental plans) for future development and better service delivery within the LGA.



North Balgowlah Community Centre

2.3. Strategic Context

State Context

The New South Wales government introduced the Greater Sydney Region Plan:

A Metropolis of Three Cities in 2018 to set a 40-year vision for Greater Sydney. The plan aligns land use, transport and infrastructure planning to reshape Greater Sydney as three connected cities.

District Plans, including a North District Plan, will manage and guide implementation of this vision over the next 20 years.

Northern Beaches Local Context

The North District Plan informs Northern Beaches Council Local Strategic Planning Statements and Local Environmental Plans, the assessment of planning proposals as well as community strategic plans and policies. Northern Beaches Council has released its Community Strategic Plan (CSP) – Shape 2018 – providing the overarching strategic direction for Council and the community for the next ten years.

The community centre vision is aligned with the CSP strategic community outcomes:

Places for people – We aspire to create welcoming, accessible and affordable private and public places that foster good health and social interaction

Community and Belonging - We aspire to care for everyone in the community, making sure that people feel safe, supported, included and have diverse opportunities for a rich cultural and social life.

Northern Beaches Council - Plan Structure





Ethos Urban, Frenchs Forest Social Infrastructure Study, Northern Beaches Council, 2019:

“ Northern Beaches Council plays a key role in providing social infrastructure to support and sustain liveability, community health, wellbeing and participation. Community facilities....provide places and spaces for people to meet, connect, create and learn. They also provide an important touchpoint for Council to connect with the community through the delivery of services and amenities. ”

3. Background

Cities worldwide, including large local government areas (LGA) such as the Northern Beaches, are in a process of transformation as they adapt to increasing globalisation and changing economic conditions.

The Northern Beaches community is changing with new development earmarked for the peninsula (Dee Why, Brookvale and Frenchs Forest) driven by growth and demographic change. As a community, we are still coming to terms with what these global trends mean for the local community, and how to plan most effectively for emerging community needs in a diverse and changing environment. The level of growth and change will have a direct impact on the community's needs and expectations for services and facilities now and into the future.

Council owns a large number of buildings (including the 37 community centres) across the Northern Beaches, which it has acquired and built at various times over the past century.

The former Councils built the majority of the centres prior to amalgamation (Warringah, Manly and Pittwater) in response to the needs of and in conjunction with community groups. There are significant variances in the condition of centres. Some of these buildings are no longer able to respond to contemporary needs, activities, and population changes due to the increasing level of maintenance required.

3.1. The Value of Community Centres

Community Centres on the Northern Beaches contribute to the wellbeing of the community.

Community centres provide space for activities that support social connectedness, reduce loneliness and increase physical activity. These activities result in improved general health, mental health, personal and social well-being for all in the community. The variety of opportunities include group activities, social support, public meetings, health and wellbeing classes, private family functions, education, sport, art and many other activities. The community centres are increasingly of value to all in the community as the demographic profiles change; we become an increasingly older population and as more housing becomes medium to high density.

On the Northern Beaches people from all socio-economic levels value community space in their local and wider community. An example of this is senior's participating in social, health and learning activities, as possibly the largest demographic age group who attend community centre activities.

The outcomes of seniors' involvement in community centre activities include improved mental and physical wellbeing, reducing social isolation, and providing opportunities for friendship and support following retirement.

Cultural groups have a need for community space to hold celebrations specific to their family and cultural needs. A common request from some of the Northern Beaches cultural groups is for large and affordable venues in central locations to hold their unique events. These events are crucial to maintaining the social and cultural fabric of their community.

As people are increasingly living in medium to high-density accommodation, there is an increased need for space to hold family celebrations, especially children's parties as an affordable indoor/outdoor option.



Narrabeen Tram Terminus, Pittwater Road, c.1925

Community centres reflect history, heritage and cultural stories of the Northern Beaches

On the Northern Beaches, each individual community centre has its own unique origin and history, reflecting the cultural heritage arising from community needs and societal changes of the area.

These stories and history are highly valued by the community, particularly long-term users of the Centres. To these residents, these are not just buildings, they are places that they feel connected to.

Highly valued stories that relate to the centres include:

- The Harbord Literary Institute is a heritage building, opening in 1918. Its origins are as a 'Literary Institute' and as a place for locals to meet and socialise. Today it continues to operate as a well-loved community centre and still has a community library and a community kindergarten along with many other uses.
- Oxford Falls Peace Park was up until 1984 a 'one teacher school house' later becoming a consecrated 'Peace Park' in commemoration of the Hiroshima/Nagasaki atom bombs.
- The Tramshed Arts & Community Centre was so named after the tram line. Narrabeen was the 'terminus' from 1913 to 1939 where the trams finished and turned around for the return journey, with the heritage Tram shelter still in use as a bus stop today.
- Manly Seniors Centre houses the Manly Seniors Club, who celebrated their 60th anniversary in 2018. Today it is a multi-use community centre, with the Senior's still a large and active Club.
- The Avalon Annexe was an unused scout hall, converted into a community hall, as additional space needed adjacent to the Avalon Recreation Centre.
- Seaforth Village Community Centre is part of the original Seaforth TAFE building and was renovated for community use as part of a bigger project for aged care, opening in 2017.
- Ted Blackwood Centre was purchased for \$1 from the Narrabeen RSL. It was cut into three pieces to be transported by road to its current location.
- Collaroy Swim Club Community Centre was the original room used by the Collaroy Men's and Women's Swimming Clubs, established in 1945. The Collaroy Swimming Club is still an active club and part of this multi-use space.

4. How was the Community Centre Strategy Developed?

The Strategy investigates the current state and plans for the future of community centres. The Community Centre Strategy brings together critical information from the following primary sources of data developed for this project:

- Benchmarking analysis, in terms of floor space (Gross Floor Area) available for multi-purpose community centres and current and future gaps
- Consultation Summary Report, incorporating results of the survey of regular hirers, public survey and telephone survey, internal Council interviews and community focus groups.

The consultation engaged both internal (Council) and external stakeholders, and their feedback formed the vision, principles and desired outcomes for community centres. The engagement helped identify current capacity, demand, and subsequent gaps in community centre provision, by examining stakeholder perceptions of future needs and priorities. The engagement took place between August and October 2018, and involved 649 stakeholders.

Community Survey:

- Telephone survey capturing wider community input (407)
- Regular hirers survey (110)
- Wider community survey, through YourSay Northern Beaches Council (85)

External consultation included workshops and interviews with key demographic groups:

- Family and children
- Seniors and people with disability
- Multicultural
- Indigenous
- Youth Advisory Group
- Community and Belonging Strategic Reference Group

Verification workshops were held with the Community and Belonging Strategic Reference Group and internal business units from Council.

Five community information stalls were held at key areas, to engage with as many in the wider community as possible.



5. Our Current State

5.1. Who are we?

The estimated resident population of the Northern Beaches Council area is projected to grow from around 265,468 people in 2016, to about 297,958, an increase of 32,490 by 2036 (SGS Economics and Planning, 2019).

Community infrastructure needs to adapt as the community grows and demographic profiles and social trends change. Population growth will have implications on the type, location and delivery of future community centres across the region. In addition to filling any existing gaps in community centre provision, future models of delivery such as co-location, expansion and/or consolidation of existing community centres will need to respond to the changing demographic needs. The growth in population will put pressure on existing centres to provide sufficient spaces for the existing population, and points to the need to expand the community centre network in the future, to respond to existing and changing demographic characteristics.

Snapshot of our community and key social trends

Implications for community centres

A growing population	There will be increased demand for multipurpose community facilities that are accessible and connected through physically and locational access and geographical and technological connectivity
An increasingly ageing population	Community facilities need to be accessible to all, balancing the needs of older residents with the broader community
A family orientated community, with a high proportion of families with children now and into the future	Spaces and places to gather, hold family functions, birthday parties and activities are becoming more important, especially for families with young children
Becoming more diverse, but less multi-cultural than Greater Sydney	As the community becomes more diverse, it is important that the centres are accommodating to differing cultural groups, who often require such venues for larger cultural events.
A socially advantaged area, with small pockets of disadvantage	Regardless of socio economic status, community centres are vital for reducing social isolation and enhancing social connectedness and interaction for all in the community
Relatively self-contained economy within the majority of people employed locally	High self containment means that residents are more likely to utilise social infrastructure with the LGA
Major infrastructure delivery for a more connected place, with the B Line and proposed East West bus route.	The location of community centres needs to be within close proximity to regular transport routes, with the increasing number of people using public transport

5.2. Existing Community Centres

5.2.1. Council Managed Centres

There are 37 Council owned and managed multi-use community centres on the Northern Beaches (refer to Appendix B for a list of facilities):

- six larger community centres that service one or more planning areas
- thirty-one smaller local centres that service the local immediate community.

The spaces are multi-use, multi-purpose and accessible to the public, and provide spaces for social, creative, educational and recreational activities and health and/or support services for the community.

The centres vary in age, condition and size, with the majority built in the 1960's and 1970's. They are located along the coast from Manly to Avalon, and reaching westwards from Allambie to Forestville and Terrey Hills. The majority have just one hall, with a few having a number of spaces in the one complex, such as Cromer Community Centre, Tramshed Arts & Community Centre and Avalon Recreation Centre.

Some spaces are more suitable for indoor sport, dance and exercise activities or for art classes. Others have an attached, enclosed play area and are in demand for playgroups and children's parties.

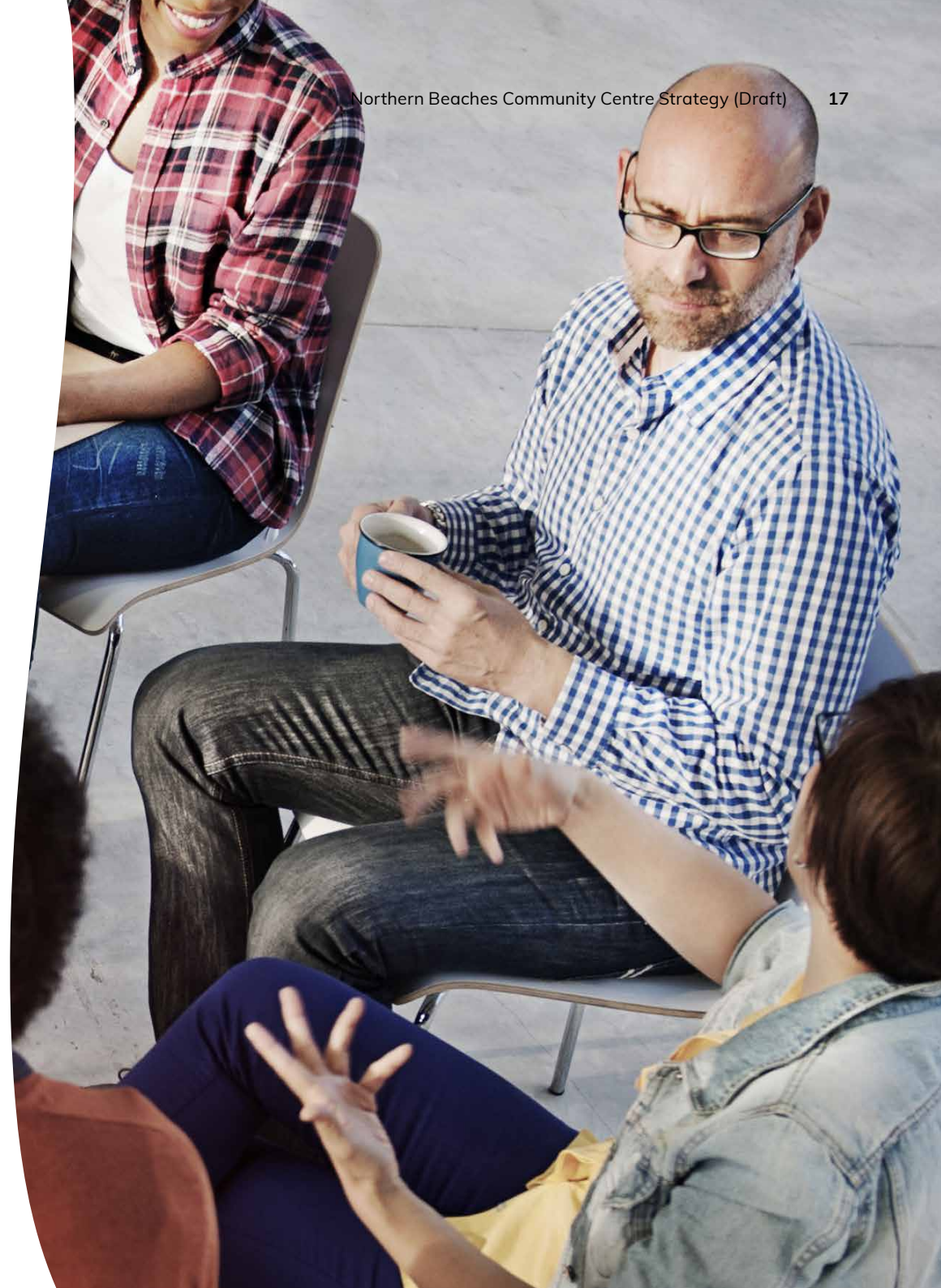


Figure 1. Existing Council managed community centres



5.2.2. Non-Council Managed Centres

Northern Beaches Council owns several community facilities managed and directly hired out by other providers; including surf club pavilions, scout and guide halls, swim clubs and bowling clubs (refer to Appendix C for a list of facilities).

Anecdotal evidence suggests that there are often difficulties for the broader community to access these facilities due to lease arrangements and high use by the key user groups. However, this does provide great opportunity for increased community centre space

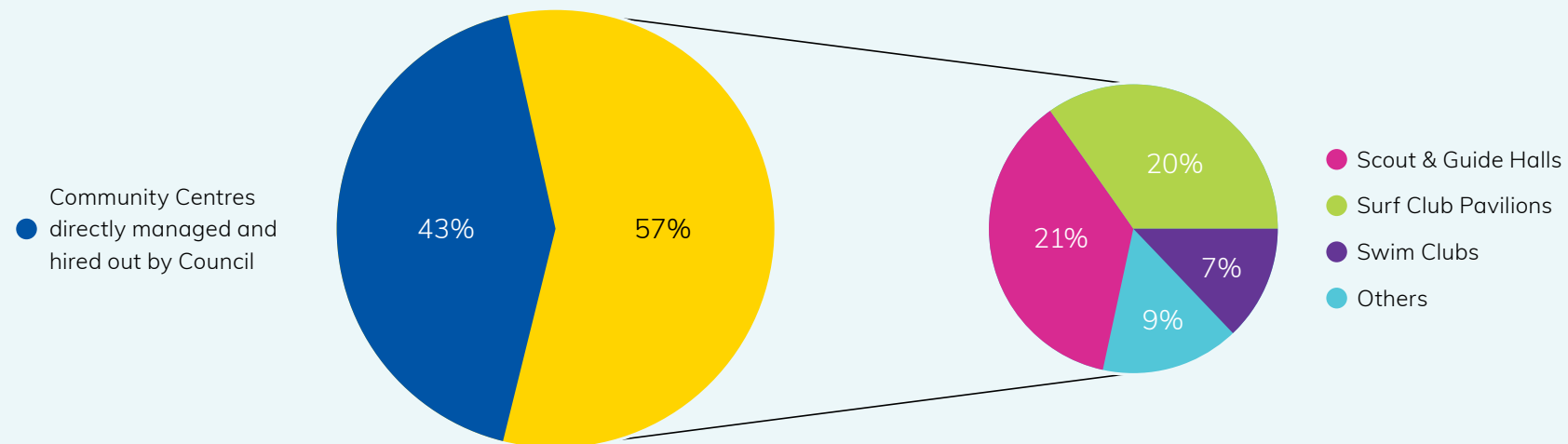
and further investigation is required to review this portfolio of facilities, including developing leasing and management frameworks to maximise floor space available for the community.

There are many other community spaces on the Northern Beaches that are not Council owned. These include school halls, churches and other private venues. It is important to note that these facilities have a role to play in servicing the community. Again, there are some challenges

to accessing these non-Council facilities, including cost and willingness of providers to allow access during peak times. New school halls built under the Federal Government's Nation Building Economic Stimulus have a policy requirement to make school facilities available for use by the community outside school hours. A report by NSW Audit Office (2017) found that sharing facilities is not consistent. Department of Education is currently implementing strategies to improve access to these facilities.

Figure 2. Existing Council owned community facilities, showing approximately 57% of the facilities (in yellow) are not directly hired out by Council.

Council Owned Community Facilities



6. Needs Analysis

A needs analysis identifies the gaps and challenges of the existing community centres in the Northern Beaches LGA.

6.1. What you told us

- Community centres need to be well located, near or on public transport and near a central hub such as shopping centres and library
- the centres need to be welcoming and modern
- they need to be accessible and available to all, and cater to all needs in the community
- the community want the centres to be affordable, clean and well maintained, quality facilities
- flexible spaces that can be used for a variety of purposes to suit different needs
- well designed facilities that have equitable use

6.2. Benchmark Assessment of Community Centre Space

This Strategy utilises floor space as the method for determining benchmark assessment. There are no consistent accepted benchmarks for community centres in Australia. Due to this inconsistency, we have applied two benchmarking methodologies to the current and future provision of community space. It should also be noted that in each of these a 'weighting' of available Gross Floor Area (GFA) has been calculated at our current centres, as groups such as pre-schools exclusively use some centres for a certain amount of time.

Recent studies have established guidelines for community centre provision, based on research comparisons from other LGAs. Recent work undertaken for the Frenchs Forest Precinct found that approximately 80sqm per 1,000 people is considered a suitable benchmark. This benchmark has also been used by eight similar LGAs - Playford, Penrith, Blacktown, Hills Shire, Liverpool, Maitland, Ku-ring-gai, Camden - and included council facilities only.

Using this benchmark:

- The total GFA of community centre space (Council managed) for multi-use in the Northern Beaches LGA is 14,266sqm which equates to 53.7 square metres per 1,000 people (based on a 2016 population of 265,468).
- Based on existing and anticipated population growth, there are community centre shortfall/gaps for each local planning area (refer to Appendix D for full detail):
- existing shortfall/gap in community centre space that is Council managed is 6,971sqm.
- by 2036, the shortfall/ gap in community centre space that is Council managed will be 9,571sqm.

Another method of benchmarking that is often used is the identification of the number of facilities that are required by population size:

Category	Target provision	Guide for floorspace	Target Northern Beaches provision 2036	Current Northern Beaches provision
Integrated multi-purpose facility	Minimum 1 per approx. 20,000-30,000 residents	Minimum floorspace 2,000 sq metres, increasing with the size of catchment population	10	1
Local community facilities	3 to 4 per approx. 20,000 to 30,000 residents	250 – 500 sq metres per facility	30 - 40	36

Based on the benchmark tool used above, the main gap is in the provision of integrated multipurpose facilities with floor space of 2,000 or more square metres. Whilst this gap is large when using this tool, it must be recognised that the Northern Beaches has five facilities that are between 700 and 1200 sq meters in floor space that may address some of the gap in provision. These have been categorised as District facilities in the Network approach, section 7.2.

The two different benchmark methodologies have identified similar gaps in floor space provision across the Northern Beaches. Both identify a lack of large integrated multipurpose community facilities.

When developing strategies and action plans to address this gap, it is important to recognise that benchmarks are not a one size fits all tool. They are a guiding tool and should be only one aspect of the decision making process.

Other relevant considerations in determining community needs are:

- the Northern Beaches geographically large area, with uneven population distribution across catchments
- population density and geographical barriers such as major roads and large bushland areas
- the quality and utilisation of community centres, with the condition and fit for purpose of each facility a major determinant of demand and ability to meet future needs



“ (Community centres need to be) located near a central hub and easily accessible ”

“ In general when I go to community centres, facilities need updating, (and to be) more modern. ”

“ ... Community Centres need to be near public transport drop off and pick up points so people can access them easily. ”

“ ... most people don't know how to book (a community centre) or don't realise they can book until they hear word of mouth or actually attend an event. ”

“ (We need) a place which is available to all people and provide a range of functions, for the wider community ”

“ (We need) something that is there for anyone to use rather than a specific purpose. (It) needs to be welcoming to everyone, be accessible, have the right equipment and be able to cater to everyone's needs. ”

6.3. Local Planning Areas

In order to determine demand now and into the future, local planning areas have been used that align with Council's broader strategic planning. There are five local planning areas on the Northern Beaches:

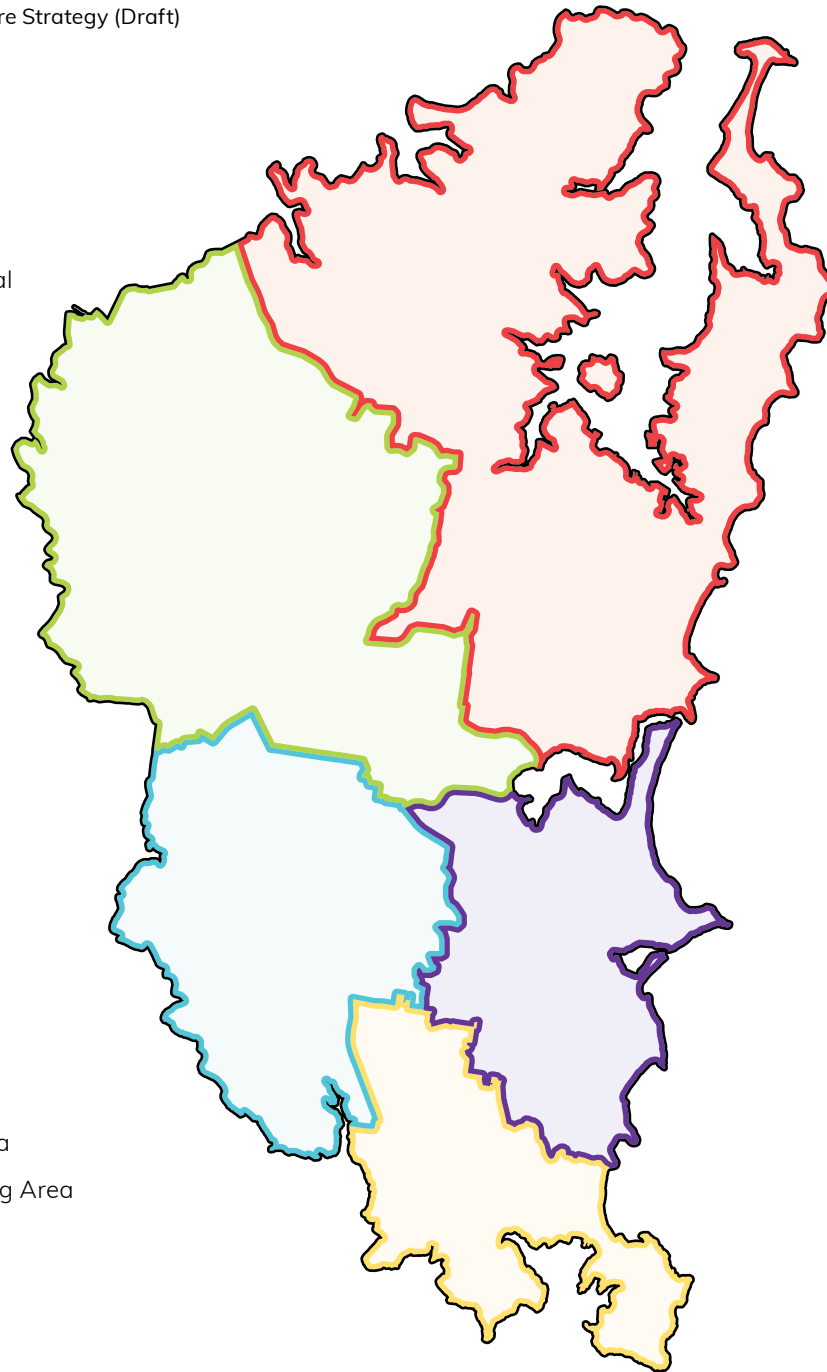
- Brookvale-Dee Why
- Frenchs Forest
- Manly
- Mona Vale
- Terrey Hills

These five local planning areas differ in terms of scale and offerings. The local planning areas are illustrated in Figure 1, with Frenchs Forest planned to be a 'health and education precinct' and Manly, Mona Vale and Brookvale-Dee Why as 'strategic centres'. The Northern Beaches LGA also includes nine local centres – Avalon, Newport, Warriewood, Narrabeen, Belrose, Forestville, Manly Vale, Balgowlah and Freshwater – and 52 neighbourhood or smaller neighbourhood centres, including Seaforth, Narrabeen, Collaroy, Allambie Heights and Palm Beach. This hierarchy of local planning areas is reflected in the strategic direction for community centres.

Each planning area has been assessed against current and future socio-demographic trends, benchmarking, current service provision and future demand.

Figure 3. Northern Beaches local planning areas (SGS Economics and Planning, 2019)

- Northern Beaches Council Area Boundary
- Mona Vale Planning Area
- Terrey Hills Area Boundary
- Frenchs Forest Planning Area
- Brookvale-Dee Why Planning Area
- Manly Planning Area



Mona Vale serves people living in the northern end of the peninsula, with lower population density. It is well connected via the B-Line, which provides access to the south, towards the City, but access to and from other areas in the north and west is limited.

Terrey Hills has an ageing population with low growth projections. It is isolated geographically from the rest of the LGA with limited transport options.

Frenchs Forest is centrally located and will transition into a health and education precinct as the Frenchs Forest Hospital Structure Plan is implemented over the next 20 years.

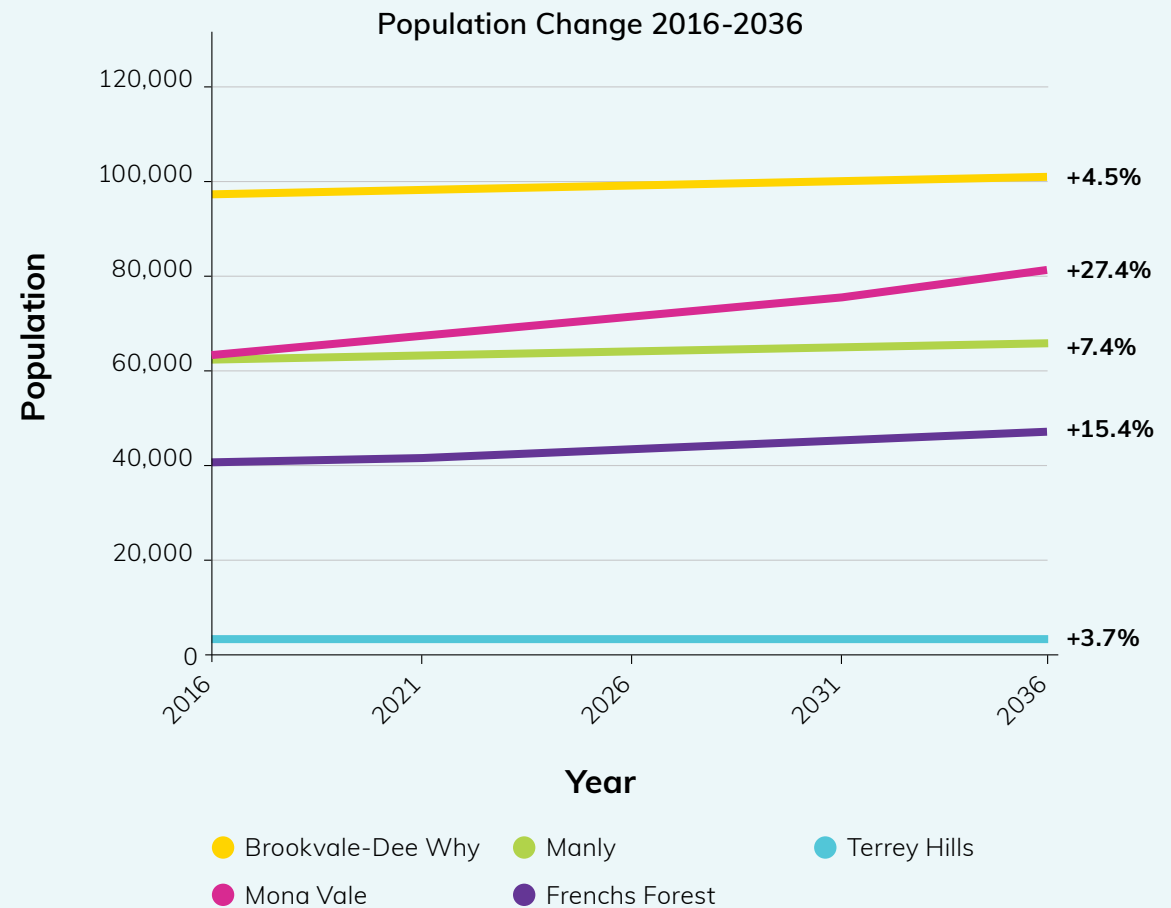
Brookvale-Dee Why is the largest local planning area by population size. It is the largest employment precinct in the Northern Beaches, with good access to other strategic centres in the LGA.

Manly is the most compact centre within the Northern Beaches, with good connections to Sydney CBD via ferry.

Figure 4. Population change in the Northern Beaches local planning areas from 2016 to 2036 (SGS Economics and Planning, 2019).

The planning areas of Mona Vale (27.4%) and Frenchs Forest (15.4%) are expected to be the focal point for the majority of population growth over the next 20 years (SGS Economics and Planning, 2019).

The existing community centres provided by Council in these areas are presented in the next section.





North Curl Curl Community Centre

6.4 Opportunities

Northern Beaches Council is at the forefront of community centre planning and provision. In terms of the delivery of community centres and spaces, Council has a number of opportunities:

- as a **planning authority** Council can encourage the provision of community centres through policy development, needs assessment and strategic planning (such as this Strategy). Council can further set direction as a regulator through its Planning Scheme and seek financial and in-kind contributions from other levels of government, private sector and other stakeholders towards community centre development
- as a **land and building owner**, Council has the potential to develop or use their holdings for community centres as well as designate land for community purposes
- as an **advocate** to other levels of government for the delivery of facilities required by the community
- as a **facilitator/active partner** to coordinate integrated delivery of community centres and spaces within the Northern Beaches LGA. This includes facilitating access to other non-council managed facilities
- to **collaborate** with other stakeholders such as private sector and state government to plan and/or deliver community centres in partnerships.

6.5 Key Challenges

- small and fragmented facilities** - The existing network comprises a large number of small and fragmented facilities. Thirty one out of the 37 are considered local centres with just one or two rooms/hall. These are used as 'halls for hire' with some dominated by one or two user groups. Some of these facilities are well utilised, although they reach capacity quickly and have limited availability for new or additional users. When considered collectively, building, operating and maintaining these smaller community facilities requires significant financial and human resources. As the community grows and becomes more diverse, it is no longer feasible to invest in single purpose community facilities that are unable to cater to a variety of community needs
- lack of enough community floor space** - There is a gap in the availability of community centre space in the Brookvale-Dee Why, Manly, Mona Vale and Frenchs Forest Planning Areas
- lack of regional and district/sub-regional level community centres** - The Northern Beaches Council community centre network lacks 'higher order' community centres to service a city-wide or major district catchment. There is no regional centre and only six out of the 37 are considered district centres (refer Appendix B for a list of local and district centres). This places additional pressure on lower order community centres to fulfil some of this function (e.g. large space for big events/gatherings). Consultation also identified this gap
- limited co-location and integration** - There is a lack of multipurpose community centres that operate as true 'community hubs', a place where a variety of activities can occur and where a wide range of community needs can be met in both formal and informal ways. Council has traditionally favoured a 'hall for hire' approach to providing community spaces, where co-location and/or integration is difficult to achieve. This presents missed opportunities for social interaction and relationship building, service integration, collaboration, and land use and building efficiencies
- poor location** - Some of Council's community centres are poorly located (e.g. residential areas, isolated areas with limited public transport access), which has negatively affected the overall viability of the centre in terms of utilisation and activation
- lack of community awareness about community centres and services available** - Many of the community centres and programs on the Northern Beaches are unknown by the broader community. There is a lack of community awareness about community centres/programs on offer
- ageing assets** - Council has an ageing stock of community centres that requires modernisation to meet contemporary needs and expectations. Common issues identified through the community consultation included: lack of modern technology, lack of disability access, poor signage and uninviting, dated facilities.

Quotes taken from the project's consultation process

“ Some of the centres are ageing - toilets, kitchen facilities need upgrading. ”

“ Often the heating or air con wasn't working, or the ceiling vent made a racket, which was an issue with a meditation group. ”

“ Manly library or surfclubs could become a hub of activity rather than mostly vacant underutilised spaces in really prime locations. ”

“ The meeting room is not a very enlightening space. ”

“ Surfclubs - also underutilised and could offer a more diverse range of health and recreation services that support the population and facilitate interaction and community building - fitness, education, training, co-working, innovation & creative workshops. ”

“ ... access to information of what is available at each place. E.g. an e-community hub or something - it is hard to know what is on offer unless you walk past and see a sign up for yoga or something. ”

7. Our Strategic Framework

This section presents our strategic framework for the planning, provision and management of community centres. It outlines the guiding principles for improvements to the centres and a best practise model of service delivery for a successful integrated network of community centres in convenient locations on the Northern Beaches.



7.1. Guiding Principles

Northern Beaches Council provides community centres that are:

1. Multi-purpose, flexible in form, function and management, the centres are available for a range of social, recreation, community and cultural services, activities and programs
2. Designed and planned through active engagement with the community to understand changing demographics and social trends in relation to current needs and future demands for new facilities and upgrades
3. Centrally located within strategic centres in visually prominent and accessible locations that are close to public transport, enhancing community identity and improving community cohesion and connection.
4. Co-located and integrated with other community uses and facilities
5. Designed to be welcoming and safe environments that reflect local character and are sustainable
6. Innovative and inspiring places that support community wellbeing with the provision of high quality spaces for the community to connect, create, learn and socialise
7. Accessible and inclusive places that have universal access and cater for multiple users and people of all ages, cultures and abilities
8. Managed and planned through collaboration and shared use arrangements between Council, government agencies, community groups and other stakeholders
9. Supported by good governance and centre management practices that are financially sustainable and at quality and cost standards that are acceptable to the community
10. Marketed to improve community awareness and access to information about community centres – locations, availability and programs

“ Location is important and also the people that run it have to be good at what they do. ”

“ (What makes a great community centre is) being accessible for all ages and abilities with a wide variety of activities and information on the area. ”

“ (We need) something central and accessible to the greater community, meaning it is of low cost, well maintained and available when you need it. ”

7.2. A Network Approach

A network approach considers community centres as part of a holistic network of centres that work together to meet a range of community needs across a LGA. Benefits of a network approach include:

- integrated, strategic approach that allows flexibility to adapt to changing needs overtime
- allows facilities to provide a different range of offerings, with the option for each facility to include unique, specialist services or amenities
- duplication of services, programs, spaces and amenities can be avoided, therefore, representing a more economically sustainable approach

Adopting a network approach means that when Council is considering a new centre, or substantial changes to an existing centre, it will consider how the facility can be designed, located and managed to contribute to the full complement of community centres across the Northern Beaches to meet the demand for local, district and regional needs.

A network approach relies on community centres to be classified within a hierarchy, recognising that each centre offers a different scale, servicing varying sized catchments in terms of the area and number of people serviced.

For the hierarchy of community centres in Northern Beaches refer to Appendix B.

Table 1. Hierarchy of Community Centres

Hierarchy	Definition	Population Catchment (Minimum)	Typical GFA (Minimum)	Location Requirements
Regional	Large order infrastructure that services the whole LGA. They are often destination generators due to high quality amenity, which act as an attractor.	100,000	2,000sqm	<ul style="list-style-type: none"> • Located within Strategic Centres & Precincts • Co-located with other facilities & services • Close proximity to public transport and other modes of transport
District/ Sub-regional	Services two or more planning areas and are multipurpose in nature offering a range of programs, services and activities to the broader community. These spaces are often programmed with the presence of an on-site manager to oversee place activation and may provide a central and accessible community meeting and activity space, catering for larger scale events and activities that cannot be accommodated in more localised centres.	20,000	1,000sqm	<ul style="list-style-type: none"> • Located in close proximity to local activity centres • Co-located with other facilities & services. • Close proximity to public transport and other modes of transport
Local/ Neighbourhood	Services the immediate local community and provides meeting and gathering spaces for community groups on a casual basis e.g. dance class, birthday parties. Spaces are generally smaller in nature and standalone (such as a community hall). They generally do not have staff on site.	1,000	150sqm	<ul style="list-style-type: none"> • Located in close proximity to local activity centres and other uses. • Close proximity to public transport and other modes of transport

7.3. Delivery Model

Council will implement a multipurpose, flexible community centre network. Governments and communities are increasingly realising the benefits of co-locating and integrating services and facilities as it attracts a range of users, and encourages social connection within the community. It also provides the residents with the opportunities to carry out different tasks and meet a variety of needs in a single location, reducing the need for multiple trips, and contributes to providing more accessible and sustainable environments.

This concept is an efficient, effective and sustainable model.



8. Our Strategic Directions

In response to the identified gaps and challenges, informed by guiding principles and best practise models of delivery, the following strategies are proposed for a strong community centre service for the Northern Beaches:

Strategy 1	Improve utilisation rates of existing centres
Strategy 2	Maximise fair and equitable access to existing centres.
Strategy 3	Implement 'community hubs', with the co-location and integration of existing and future community centres in areas that are accessed by the community.
Strategy 4	Investigate the potential for a Regional Community Centre within the Local Government Area
Strategy 5	Increase the number of District/Sub-regional community centres through a detailed asset management plan
Strategy 6	Develop a community centre marketing strategy
Strategy 7	Create inviting, accessible and welcoming community centres
Strategy 8	Investigate management models for non-Council managed and/or owned facilities to maximise floor space available to the community

Strategies 4 and 5 are shown on the map adjacent.

Figure 5. Proposed new or upgraded regional (in blue) and district (in green) community centres in the local planning areas. The locations of proposed facilities are indicative only and are subject to further investigation.



8.1. Brookvale-Dee Why Planning Area

The Brookvale-Dee Why Planning Area spans from Queenscliff to North Narrabeen and includes the suburbs of Freshwater, North Manly, Brookvale, Dee Why, Cromer, Narrabeena, Beacon Hill, Collaroy, Collaroy Plateau, Curl Curl and Narrabeen.

Key socio-demographic trends:

- **large population concentration with modest growth expected into the future:** Brookvale-Dee Why is the largest planning area by population size and this will continue into the future. Population growth in this planning area will be low given that much of the residential development has already taken place and growth will be largely due to intensification of density around major precincts.
- **small proportion of Older Adults:** With only 15% of the population aged 65 years and over (in 2016).
- **one of the youngest and most culturally diverse population on the Northern Beaches:**
- **Brookvale-Dee Why has a young population,** with 16,005 people or 17% of the population aged 5 to 20 years (Source: SGS Economics and Planning, 2019).
- **Brookvale-Dee Why is multi-cultural,** with 53% of residents have either one or both parents born overseas (Source: ABS Census 2016, TableBuilder).
- **the largest number of Group and Lone Person Households on the Northern Beaches:** Group and Lone Person Households account for 7% and 25% of all households in Brookvale-Dee Why (in 2016).
- **good accessibility:** Brookvale-Dee Why is the only local planning area that connects to all strategic centres (Manly, Mona Vale and Frenchs Forest) within 30 minutes, providing an ideal opportunity for the location of regional services in this area. It also has good connectivity to local centres within the Northern Beaches.

Table 2. Council Managed Facilities in Brookvale-Dee Why Planning Area

Hierarchy/Size	Capacity (People)	Multi-use area (sqm) weighted against GFA
Regional		
Nil	0	0
District		
Beacon Hill War Memorial Hall	250	868.3
Cromer Community Centre	600	818.9
Tramshed Arts & Community Centre	365	711.9
Local		
Brookvale Community Centre	90	195.1
Collaroy Plateau Youth & Community Centre	200	341.2
Collaroy Swim Club Community Centre	50	100.8
Curl Curl Sports Centre	125	165.1
Curl Curl Youth & Community Centre	250	757.4
Griffith Park Sports Facility	25	66.8
Harbord Literary Institute	100	211.3
Narraweena Community Centre	180	498.5
North Curl Curl Community Centre	150	361.6
PCYC*	700	360
Grand Total		5456.9

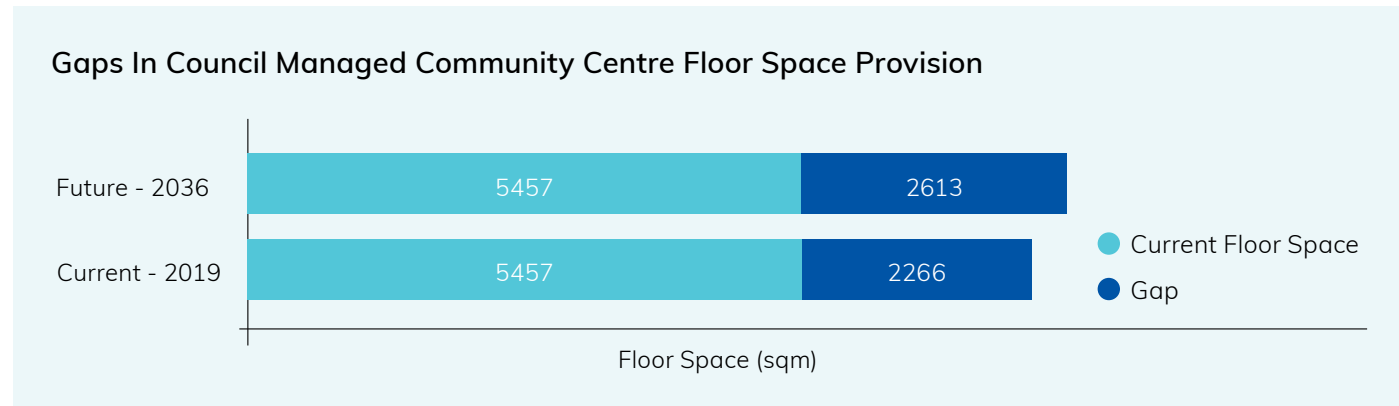
*Council owns the PCYC at Dee Why, which is leased and managed by the PCYC. The Centre includes a community room (360sqm) that can be divided up into 3 rooms, included in this analysis.



Brookvale Community Centre

8.1. Brookvale-Dee Why Planning Area (continued)

Benchmark Analysis



Findings

- The Brookvale-Dee Why Planning Area is well-provisioned with the number of community centres, yet lacking in floor space.
- There is a current and future gap, requiring a regional facility due to the high housing density and population
- The quality of centres is mixed, with the smaller centres requiring upgrades
- Many district and local centres are not in the right location or with limited suitable space available. One such centre is Brookvale Community Centre, which is small, disjointed and not co-located.
- Centres in ideal locations, such as the Tramshed Arts & Community Centre at Narrabeen, are very well utilised with limited space for growth.
- Despite a large floor print, the PCYC does not meet a number of needs for general community centre hire due to its focus on youth, recreation and sporting activities.
- Community groups needs such as seniors, community support groups and cultural groups require space in the centre of Dee Why and Brookvale with accessible transport and flat walking distances from the heavily populated areas.
- As a major industrial area, Brookvale is lacking in multi purpose space.

Strategic Directions

- Investigate options (feasibility and business case) to provide for more community space in the planning area of Brookvale-Dee Why to meet current and future gaps (approximately 2,700sqm). Investigation to be particularly focused on the potential plan for the provision of a Regional Level community facility, given the shortfall of community space in the local planning area, its high population density and good connectivity to other local planning areas through public transport infrastructure.
- Explore opportunities to lease space within Dee Why CBD to meet community needs as an interim option.
- Major refurbishment at Beacon Hill War Memorial Hall to address maintenance and accessibility (currently underway).
- Investigate options for a district facility in Brookvale, to replace the existing Brookvale Community Centre.

8.2. Frenchs Forest Planning Area

The Frenchs Forest Planning Area covers the most western part of the LGA, including Oxford Falls, Forestville, Killarney Heights, Frenchs Forest, Belrose and Davidson

Key socio-demographic trends:

- **Frenchs Forest will see high population growth in the near future:** In 2016, Frenchs Forest had a population of 39,360 people, which was an increase of 2.84% from 2011. By 2036, Frenchs Forest will have 45,409 people
- **an ageing population:** With 19% of the population aged 65 years and over (in 2016), which is expected to grow in the future
- **a family orientated area, with the highest proportion of Couples with Children on the Northern Beaches:** accounting for 49% of all households in the planning area (in 2016)
- **smaller population densities compared to Brookvale-Dee Why and Manly local planning areas:** With separate houses accounting for 87% of dwellings (in 2016).
- **good future accessibility;** with plans for the East West Rapid Transport link from Dee Why to Chatswood providing good access to Frenchs Forest and Forestville..

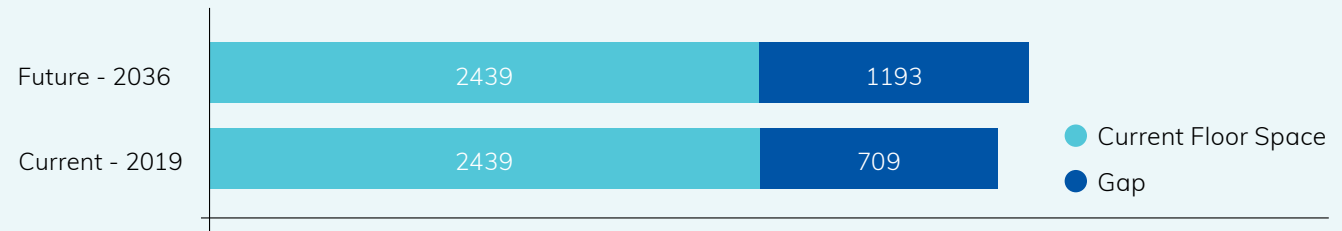
Table 3. Council Managed Facilities in Frenchs Forest Planning Area

Hierarchy/Type	Capacity (people)	Multiuse Area (sqm) weighted' against GFA
Regional		
Nil	0	0
District		
Nil	0	0
Local		
Belrose Community Centre	100	13.0
Forest Community Arts Centre	165	552.9
Forestville Senior Citizens Centre	235	341.0
Forestville Memorial Hall	430	766.9
Forestville Youth Centre	200	380.0
Lionel Watts Sports & Community Centre	100	131.3
Oxford Falls Peace Park	50	55.8
YOYO's - Forest Youth Centre	150	198.7
Grand Total		2439.5

8.2. Frenchs Forest Planning Area (continued)

Benchmark Analysis

Gaps In Council Managed Community Centre Floor Space Provision



Findings

- The Frenchs Forest Planning Area is well provisioned with the number of community centres, yet lacking in floor space and adequate condition of the centres
- The current provision of centres is clustered in Forestville and Belrose, with limited space available in the largest populated suburb of Frenchs Forest
- There is a current and future gap in provision, requiring regional and district size facilities due to the anticipated increase in housing, density and population in Frenchs Forest
- There are opportunities to integrate community centres in Forestville with other amenities, near transport and other community facilities, such as retail outlets and clubs to provide 'community hubs'.

Strategic Direction

- Identify opportunities to provide district/sub-regional community space at the hospital precinct to meet existing and future gaps in community space for this Planning Area.
- More specifically, the Frenchs Forest Hospital Precinct Structure Plan identifies an approximately 8,500m² area of land for a new neighbourhood centre in proximity to the new town centre, adjacent to open space, low density residential properties and opposite the new hospital.
- Look at partnership opportunities with other service providers who will be located in the precinct to provide an integrated hub.
- Develop a masterplan for the local facilities in Forestville, on the site of the Forestville Memorial Hall, to plan for a regional sized integrated community centre.
- Investigate the site of the Forestville Community Centre as a co-located community hub, considering the future use of the adjacent Guide and Scout Halls on this site.

Note: The Frenchs Forest community centre gap analysis was done irrespective of the Frenchs Forest Planned Precinct, which is expected to have an additional 9592 people living in the area by the end of phase 3. Based on a benchmark of 80sqm per 1000 people, up to 1891sqm of multipurpose community floor space will be required, in addition to the gaps identified in this Strategy, to service the population in the area.

8.3. Manly Planning Area

Key socio-demographic trends:

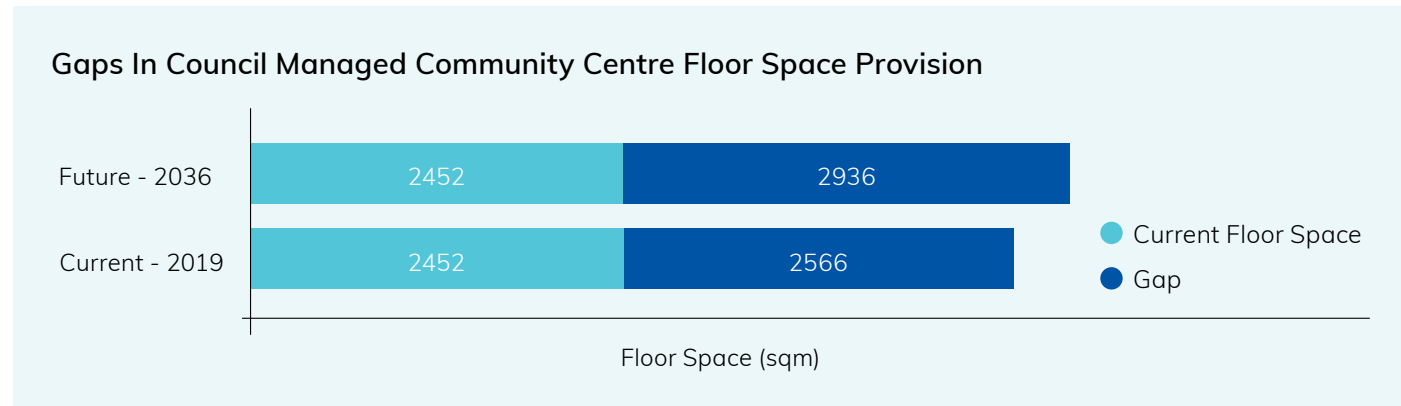
- **Manly will see modest population growth over the coming years:** In 2016, the population of Manly was 62,483 people and by 2036 it will grow to around 67,108 people, an increase of 7.4% or about 4625 people. When compared to the other planning areas, the growth is the third lowest
- **smallest proportion of Older Adults on the Northern Beaches:** With only 14% of the population aged 65 years and over (in 2016)
- **large number of Group Households:** Along with Brookvale-Dee Why, it has the largest concentration of Group Households on the Northern Beaches, accounting for 7% (or 1,458) of all dwellings in Manly (in 2016).

Table 4. Council Managed Facilities in Manly Planning Area

Hierarchy/Size	Capacity (People)	Multiuse Area (sqm) weighted' against GFA
Regional		
Nil	0	0
District		
Nil	0	0
Local		
Allambie Heights Public Hall	50	142.9
Manly Library Ground Floor Meeting Room	40	92.2
Manly Seniors Centre	230	248.0
Manly Vale Community Centre	200	308.0
Manly Youth Centre	225	418.0
North Balgowlah Community Centre	120	348.1
Seaforth Community & Sporting Pavilion	80	138.5
Seaforth Community Centre	200	202.7
Seaforth Village Community Centre	90	553.8
Grand Total		2433.1

8.3. Manly Planning Area (continued)

Benchmark Analysis



Findings

- The Manly Planning Area is lacking in the number of community centres and lacking in floor space
- A number of the centres are small and inadequate to meet community demand for multipurpose community space
- There is a current and future gap, requiring a regional and a district size facility due to the high housing density and population
- There are opportunities to further integrate with other Council facilities in Manly
- There is a lack of community centre space in the highly dense shopping precinct of Balgowlah. This location has good access to transport, and close to other services and amenities. Currently there is no Council managed community space in Balgowlah available to hire.

Strategic Direction

- Investigate options (feasibility and business case) to provide for more community space in the planning area of Manly to meet current and future gaps (approximately 3,000sqm).
- Major renovation of Manly Youth Centre (underway) will increase floor space available by early 2020.
- Undertake a master plan for the Seaforth Community Centre to create a multipurpose facility.
- Investigate Council owned properties in the Balgowlah town centre as options for community space

8.4. Mona Vale Planning Area

The Mona Vale Planning Area consists of the suburbs of Warriewood, Elanora Heights, Mona Vale, Cottage Point, Bayview, Newport, Bilgola Plateau, Avalon, Palm Beach and Scotland Island.

Key socio-demographic trends :

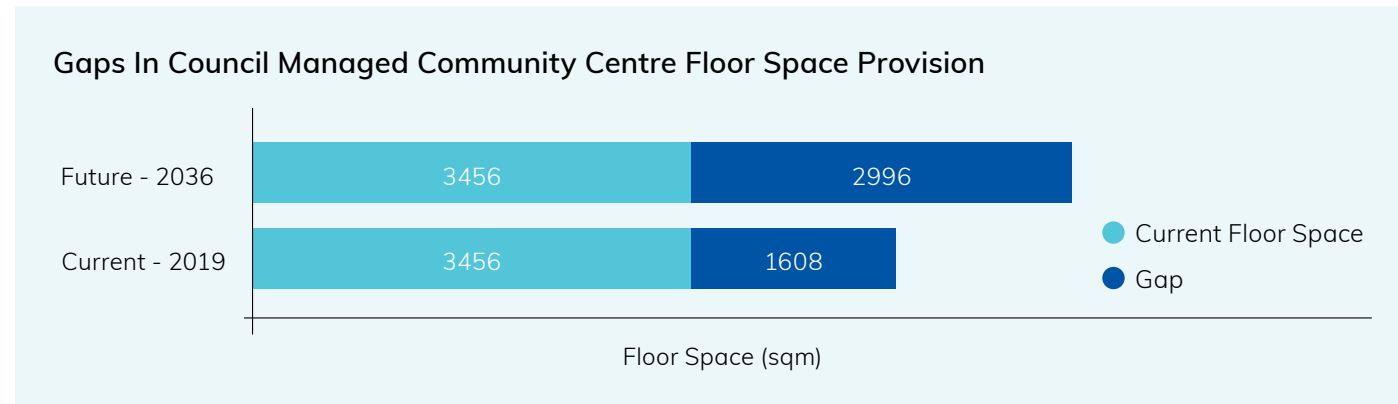
- Mona Vale will see the largest proportional population growth in the near future:** In 2016, Mona Vale had an estimated population of 63,304, an increase of 2849 people from 2011, or 4.71% over the five year period. The population of Mona Vale is projected to increase to 80,645 people by 2036, representing a 27.4% growth over the total period or an additional 17341 people
- the highest proportion of older adults (aged 65 and over) live in Mona Vale:** Mona Vale has the highest proportion of older adults of all planning areas, with this age group contributing to 20% of its population in 2016
- a family-oriented community:** With a large proportion of couples with children accounting for 40% (or 8,052) of households (in 2016).

Table 5. Council Managed Facilities in Mona Vale Planning Area

Hierarchy/Size	Capacity (People)	Multi-use area (sqm) weighted' against GFA
Regional		
Nil	0	0
District		
Avalon Recreation Centre	660	1223.3
Nelson Heather Centre	190	510.0
Newport Community Centre	240	469.5
Local		
Elanora Heights Community Centre	110	70.6
Mona Vale Memorial Hall	275	416.3
North Narrabeen Community & Tennis Centre	185	327.3
Ted Blackwood Youth & Community Centre	280	439.0
Grand Total		3456.0

8.4. Mona Vale Planning Area (continued)

Benchmark Analysis



Findings

- The Mona Vale Planning Area is well provisioned with the number of community centres, yet lacking in floor space
- There is a current and future gap, requiring another district size facility due to the geographical distance that would make it difficult for residents to access facilities in other planning areas
- The centres are generally in good condition, with the exception of Warriewood and Elanora Heights, with relatively new facilities in Newport and Avalon meeting community demand for high quality multipurpose space.
- Avalon Recreation Centre is an example of an integrated community facility. It includes a community centre, community library, youth services, Council's customer service counter and is well located for public transport, parking and adjacent to the shopping precinct and open space.
- There are opportunities to further integrate the existing community centres with other cultural facilities in Mona Vale and Warriewood

Strategic Direction

- The current Nelson Heather site is nominated for a future Warriewood Valley Community Centre, with planning commenced for a 2000sqm facility. The provision of the new Warriewood Valley Community Centre will partly fill the future gap of community centre floor space, as identified in the benchmark analysis.
- Undertake a master plan of the Mona Vale precinct to explore opportunities to develop a district/sub-regional community centre, in conjunction with the cultural facilities (Library and proposed creative space) and open space on the site.

8.5. Terrey Hills Planning Area

The Terry Hills Planning Area encompasses a large amount of National Park, is the most rural planning area and covers the suburbs of Ingleside and Terry Hills.

- **Terrey Hills is expected to see low population growth over the next 20 years:** In 2016 Terrey Hills had a population of 3,786 people, an increase of 87 people from 2011 (or 2.35% over five years). Low population growth is expected to continue for Terrey Hills by 2036
- **a family-oriented area:** With around half of the households made of couples with children (in 2016)
- **a large proportion of older adults, which is expected to grow:** With 19% of the population aged 65 years or over in 2016.

Table 6. Council Managed Facilities in Terrey Hills

Hierarchy/Size	Capacity (People)	Multi-use area (sqm) weighted' against GFA
Regional		
Nil	0	0
District		
Nil	0	0
Local		
Terrey Hills Community Centre	150	461.6
Grand Total		461.6

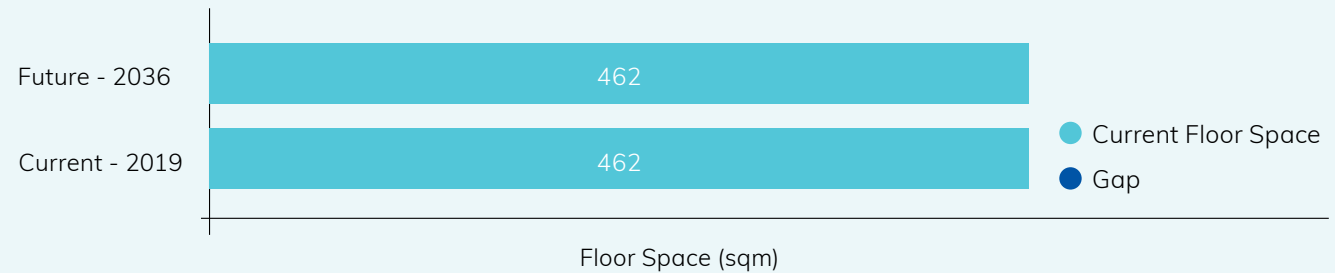


Terrey Hills Community Centre

8.5. Terrey Hills Planning Area (continued)

Benchmark Analysis

Gaps In Council Managed Community Centre Floor Space Provision



Findings

Terrey Hills is the only local planning area with a current and future over supply of around 150sqm of Council managed community centres.

Strategic Direction

- Maintain and upgrade centre as part of the Community Centres Network.



Oxford Falls Peace Park

9. Implementation Strategies and Action Plan

The Community Centre Strategy will be implemented through:

- Asset Management Plans
- Long term Capital Works Program and financial management plans
- Local Strategic Planning Statement, Local Environment Plan and Development Control Plans
- Voluntary Planning Agreements
- Leasing/licensing arrangements of other Council owned facilities.
- Capital Grants Programs NSW Government, Sport and Recreation Facility Grants Programs

The strategic framework and responses (7 & 8), along with key actions, will inform Council's decision making over the next 10-20 years.

Informed by best practice and evidence-based research, these strategic directions influence our current and future state. The framework will deliver a more sustainable, modern and flexible community centre service that welcomes and supports community activities now and into the future, contributing to community connections, cohesion and wellbeing.

The Strategy will be reviewed every five years, in line with changes in demographics and community needs. Actions in line with the strategic directions will be included in Council's Delivery Program and annual operational plans and reported through the Annual Report and end of term Reporting.



10. Appendices

10.1. Appendix A

Table 7. Population Change, 2016 – 2036₄

Population	2016	2021	2026	2031	2036	Change no. 2016-2036	Change % 2016-2036
Manly	62,483	63,374	64,207	65,616	67,108	4,625	7.4%
Mona Vale	63,304	66,542	70,621	75,219	80,64	17,341	27.39%
Brookvale-Dee Why	96,535	97,809	98,911	99,810	100,871	4,336	4.49%
Frenchs Forest	39,360	39,880	41,345	43,345	45,409	6,049	15.37%
Terrey Hills	3,786	3,861	3,894	3,906	3,924	138	3.6%
TOTAL NB	265,468	271,486	27,8976	287,901	297,958	32,490	12.24%

Source: SGS Economics and Planning, 2019

₄ Demographic data is based on the ABS ERP for 2011-2016 data, and TPA ERP (POPD + PNPD) for 2021-2036.

10.2. Appendix B

Table below shows the Gross Floor Area (GFA) of Council managed community centres. In order to represent a realistic GFA provision of Council managed community centres a weighted factor has been

applied if the facility is considered to not be available to the entire community due to exclusivity or time constraints

Table 8. List of Existing Council Managed Centres

ID	Community Centre	Planning Area	Hierarchy	Main area capacity	GFA (sqm)	% available for multi-use	GFA available for multiuse
CC3	Beacon Hill War Memorial Hall	Brookvale-Dee Why	Local	250	914	95%	868.3
CC5	Brookvale Community Centre	Brookvale-Dee Why	Local	40	260.1	75%	195.1
CC6	Collaroy Plateau Youth & Community Centre	Brookvale-Dee Why	Local	200	341.2	100%	341.2
CC7	Collaroy Swim Club Community Centre	Brookvale-Dee Why	Local	50	106.1	95%	100.8
CC8	Cromer Community Centre	Brookvale-Dee Why	District	600	1169.8	70%	818.9
CC9	Curl Curl Sports Centre	Brookvale-Dee Why	Local	125	173.8	95%	165.1
CC10	Curl Curl Youth & Community Centre	Brookvale-Dee Why	Local	250	841.6	90%	757.4
CC15	Griffith Park Sports Facility	Brookvale-Dee Why	Local	25	89.1	75%	66.8
CC16	Harbord Literary Institute	Brookvale-Dee Why	Local	100	301.8	70%	211.3
CC23	Narraweena Community Centre	Brookvale-Dee Why	Local	180	498.5	100%	498.5
CC27	North Curl Curl Community Centre	Brookvale-Dee Why	Local	150	361.6	100%	361.6
CC35	Tramshed Arts & Community Centre	Brookvale-Dee Why	District	365	711.9	100%	711.9
CC4	Belrose Community Centre	Frenchs Forest	Local	100	28.8	45%	12.3
CC12a	Forest Community Arts Centre	Frenchs Forest	Local	165	552.9	100%	552.9
CC12b	Forestville Senior Citizens Centre	Frenchs Forest	Local	235	426.2	80%	341

ID	Community Centre	Planning Area	Hierarchy	Main area capacity	GFA (sqm)	% available for multi-use	GFA available for multiuse
CC13	Forestville Memorial Hall	Frenchs Forest	Local	430	766.9	100%	766.9
CC14	Forestville Community Centre	Frenchs Forest	Local	200	422.2	90%	380
CC17	Lionel Watts Sports & Community Centre	Frenchs Forest	Local	100	164.1	80%	131.28
CC29	Oxford Falls Peace Park	Frenchs Forest	Local	50	55.8	100%	55.8
CC36	YOYO's - Forest Youth Centre	Frenchs Forest	Local	150	198.7	100%	198.7
CC1	Allambie Heights Public Hall	Manly	Local	50	142.9	100%	142.9
CC18	Manly Library Meeting Room	Manly	Local	40	92.2	100%	92.2
CC19	Manly Seniors Centre	Manly	Local	230	495.9	50%	248
CC20	Manly Vale Community Centre	Manly	Local	200	410.6	75%	308
CC21	Manly Youth Centre	Manly	Local	225	418	100%	418
CC26	North Balgowlah Community Centre	Manly	Local	120	348.1	100%	348.1
CC30	Seaforth Community & Sporting Pavilion	Manly	Local	80	197.9	70%	138.5
CC31	Seaforth Community Centre	Manly	Local	200	675.7	30%	202.7
CC32	Seaforth Village Community Centre	Manly	Local	90	553.8	100%	553.8
CC2	Avalon Recreation Centre	Mona Vale	District	660	1223.3	100%	1223.3
CC11	Elanora Heights Community Centre	Mona Vale	Local	110	176.4	40%	70.6
CC22	Mona Vale Memorial Hall	Mona Vale	Local	275	416.3	100%	416.3
CC24	Nelson Heather Centre	Mona Vale	Local	190	510	100%	510
CC25	Newport Community Centre	Mona Vale	Local	240	586.9	80%	469.52
CC28	North Narrabeen Community & Tennis Centre	Mona Vale	Local	185	385.1	85%	327.3
CC33	Ted Blackwood Youth & Community Centre	Mona Vale	Local	280	439	100%	439
CC34	Terrey Hills Community Centre	Terrey Hills	Local	150	461.6	100%	461.6
Total					15918.8*		13906.1**

*When including PCYC, the total GFA is 16278.8 **When including PCYC, the total GFA available for multipurpose is 14266.1

10.3. Appendix C

Table 9. List of other buildings owned by Council, managed through leases/licenses and currently not in the community centre network

Community Centre	Address	Planning Area
● Cromer/Dee Why Scout Hall	17 Arthur St, Dee Why	Brookvale-Dee Why
● 1st Collaroy Plateau Scout Hall	37 Goodwin St, Narrabeen	Brookvale-Dee Why
● 1st/2nd Harbord Scout Hall	43 Stirgess Ave, Curl Curl	Brookvale-Dee Why
● North Narrabeen Swim Club	Narrabeen Park Parade, North Narrabeen	Brookvale-Dee Why
● Freshwater Surf Club	Kooloora Avenue, Freshwater	Brookvale-Dee Why
● South Curl Curl Surf Club	Carrington Parade, Curl Curl	Brookvale-Dee Why
● North Curl Curl Surf Club	Griffin Rd, North Curl Curl	Brookvale-Dee Why
● Dee Why Surf Club	The Strand, Dee Why Beach	Brookvale-Dee Why
● Long Reef Surf Club	Off Pittwater Rd, Long Reef Beach. Collaroy, 2097	Brookvale-Dee Why
● Brookvale Oval – Presidents Lounge & Heritage Lounge	Pittwater Rd, Brookvale	Brookvale-Dee Why
● Collaroy Surf Club	Pittwater Rd, Collaroy	Brookvale-Dee Why
● South Narrabeen Surf Club	1200 Pittwater Rd, Narrabeen	Brookvale-Dee Why
● Narrabeen Surf Club	“Lions Park” ~ Cnr Albert Street & Ocean Street	Brookvale-Dee Why
● North Narrabeen Surf Club	2 Malcolm St, Narrabeen	Brookvale-Dee Why
● Stony Range Meeting Room	810 Pittwater Rd, Dee Why (this is managed by Council by the reserves bookings team)	Brookvale-Dee Why

Community Centre	Address	Planning Area
● Freshwater Swim Club	4 Lumsdaine Drive, Freshwater	Brookvale-Dee Why
● South Curl Curl Swim Club	South Curl Curl Beach	Brookvale-Dee Why
● North Curl Curl Swim Club	North Curl Curl Beach	Brookvale-Dee Why
● Dee Why Swim Club	Dee Why Beach	Brookvale-Dee Why
● Beacon Hill Scout & Guide Hall	Beacon Hill Reserve, Willandra Rd, Beacon Hill (behind Beacon Hill cc)	Brookvale-Dee Why
● 1st Elanora Heights Scout Hall	Bilarong Reserve, Wakehurst Parkway (upgrade in 2020, and will become a multi-use centre managed by Council's community centre team, outside of the Scouts leased times.)	Frenchs Forest
● Belrose Scout Hall	33 Maitland Street, Davidson	Frenchs Forest
● Davidson Scout Hall	33 Maitland St, Davidson	Frenchs Forest
● Frenchs Forest Scout Hall	7 Utyana Pl, Frenchs Forest	Frenchs Forest
● 1st Forestville Scout Hall	Forestville Ave, Forestville	Frenchs Forest
● Forestville Guide Hall	Forestville Ave, Forestville NSW	Frenchs Forest
● 1st Fairlight/Manly Scout Hall	Park Ave, Manly	Manly
● Queenscliff Swim Club	North Steyne (Road), Queenscliff	Manly
● Balgowlah Scout Hall	Pickworth Avenue, Balgowlah	Manly
● Avalon Beach SLSC	558A Barrenjoey Road, Avalon Beach	Mona Vale
● Scotland Island Community Centre	Robertson Road, Scotland Island	Mona Vale
● Bayview Scout Hall	Bayview Park, Pittwater Road, Bayview	Mona Vale
● Newport Scout Hall	Barrenjoey Rd, Newport	Mona Vale
● Newport SLSC	394 Barrenjoey Rd, Newport	Mona Vale
● Mona Vale SLSC	Surfview Rd, Mona Vale	Mona Vale
● Kitchener Park Sports Centre	1610 Pittwater Rd, Mona Vale	Mona Vale

Community Centre	Address	Planning Area
● 1st Bayview Scout Hall	Bayview Park, Pittwater Rd, Bayview	Mona Vale
● Mona Vale Scout Hall	LOT 101 Barrenjoey Rd, Mona Vale	Mona Vale
● Mona Vale Guides Hall	Same as Scout Hall	Mona Vale
● Elanora Guides	43 Elanora Rd, Elanora Heights	Mona Vale
● Warriewood Surf Club	Narrabeen Park Parade, Warriewood	Mona Vale
● Mona Vale Surf Club	Surfview Rd, Mona Vale	Mona Vale
● Bungan Beach Surf Club	97 Myola Rd, Newport	Mona Vale
● Newport Surf Club	394 Barrenjoey Rd, Newport	Mona Vale
● Bilgola Surf Club	Bilgola Plateau	Mona Vale
● Avalon Surf Club	558A Barrenjoey Rd, Avalon Beach	Mona Vale
● Whale Beach Surf Club	227 Whale Beach Rd, Whale Beach	Mona Vale
● North Palm Beach Surf Club	Beach Rd, Palm Beach	Mona Vale
● Terrey Hills Scout Hall	Beltana Avenue via Oval Car Park, Terrey Hills	Terrey Hills

● Scout & Guide Halls

● Surf Club Pavilions

● Swim Clubs

● Others

10.4. Appendix D

Based on existing and anticipated population growth (refer Table 7) the following tables show the Council managed community centre shortfall/gaps for each planning area.

Table 10. Benchmark assessment of Community Centre shortfall/gap 2019

Shortfall/Gap 2019

Planning Area	2016 population	Recommended Floor Area @ 80sqm/1000	Council Managed Community Centre GFA (Floor space available for multiuse activities)	GAP
Brookvale-Dee Why	96535	7723	5457	-2266
Frenchs Forest	39360	3149	2439.5	-710
Manly	62483	4999	2452	-2,547
Mona Vale	63304	5064	3456.0	-1608
Terrey Hills	3786	303	462	159
TOTAL NB	265468	21237	14266	-6971

Table 11. Benchmark Assessment of Community Centre Shortfall/Gap 2036**Shortfall/Gap 2036**

Planning Area	2036 population	Recommended Floor Area @ 80sqm/1000	Council Managed Community Centre GFA (Floor space available for multiuse activities)	GAP
Brookvale-Dee Why	100871	8070	5457	-2613
Frenchs Forest	454094	3633	2439	-1194
Manly	67108	5369	2452	-2917
Mona Vale	80645	6452	3456	-2996
Terrey Hills	3924	314	462	148
TOTAL NB	297958	23837	14266	-9571

Table 12. Existing Council Managed Community Centre Provision (GFA)

Planning Area	GFA (Total Floor space) sqm	GFA (Floor space available for multi-use activities) sqm	Population 2016	Existing Rate of Provision (sqm/1000 population)
Brookvale-Dee Why	6129.5	5456.9	96535	56.5
Frenchs Forest	2615.6	2439.5	39360	62
Manly	3335	2452.14	62483	39.2
Mona Vale	3737	3456.015	63304	54.6
Terrey Hills	461.6	461.6	3786	121.91
Total Council facilities	16278.8	14266.1	265468	53.7

Source: Northern Beaches Council, TAP Consulting, 2019



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