

**COMMUNITY FACILITIES
RESOURCING STRATEGY**

*BLUEPRINT FOR
COMMUNITY FACILITIES*

2011 - 2031





Photo - John Mills

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01

INTRODUCTION

The City of Canada Bay Local Government Area (LGA) will undergo significant residential growth and change over the next 20 years. To plan for this growth, the City of Canada Bay has completed a review of its community facilities as well as the utilisation of other non-Council facilities in the area, to support socially and environmentally sustainable growth into the future.

Council owns 35 community facilities, many of them single purpose. There are a further 89 community facilities located in the LGA that are owned and managed by a number of private, Government and non-Government agencies. Council recognises that owning and maintaining a large number of single-purpose facilities is not financially viable in the long-term and does not support the efficient use of its resources. Best practice also shows that single purpose facilities do not support strong connected communities.

Council has developed a Community Facilities Resourcing Strategy (the Strategy) which sits under FuturesPlan20: A twenty year vision for the City of Canada Bay. Developed in partnership with community groups and Government agencies, the Strategy links to Council's Operating and Delivery Plans, the Developer Contributions Plan and the Property Strategy. This Blueprint summarises the key directions for community facilities identified through the Strategy.

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WHAT ARE COMMUNITY FACILITIES?

Community facilities are programmed and staffed places to engage in, or conduct, a range of community, recreational, social or health related activities that enhance community wellbeing.

Quality and appropriate community facilities are essential for the health, social wellbeing and economic prosperity of communities. They play an important role in helping communities to become more connected, to stay healthy and to develop life skills.

For the purposes of the Community Facilities Resourcing Strategy, community facilities do not include cultural spaces or open space.



VISION FOR COMMUNITY FACILITIES

The City of Canada Bay will have a range of sustainable, strategically located and accessible multipurpose community facilities that support community connections and promote community wellbeing.

GUIDING PRINCIPLES

Based on Council's vision for community facilities and best practice trends in facility location, design and management, seven Principles will guide the acquisition, building, redevelopment and refurbishment of community facilities across the City of Canada Bay:

- Principle 1** Community facilities will be sustainable
- Principle 2** Community facilities will be multi-purpose and flexible
- Principle 3** Community facilities will be accessible
- Principle 4** Community facilities will be equitably and appropriately located across the City
- Principle 5** Community facilities will be safe and of high quality
- Principle 6** Community facilities will be provided and managed in partnership and consultation with key stakeholders and communities
- Principle 7** Community facilities will promote a positive local identity



Photo - Bill Long

HOW WILL THE PLAN BE RESOURCED?

The recommendations of the Community Facilities Resourcing Strategy will be placed in Council's four-year Delivery Plans and Annual Operating Plans within the recommended timeframes for implementation and giving consideration to resourcing implications.

Funding for future community facilities can come from a number of sources including developer contributions, voluntary planning agreements, Federal and State infrastructure grant programs, funds from rationalisation of underutilised facilities, partnerships with other government agencies or large non-Government organisations and by providing income-generating spaces within multipurpose facilities.

Council will investigate funding opportunities for future multipurpose facilities from all of the above funding sources.

Successful community centres often have regular staff to initiate and support activities and this can prevent them from becoming unused facilities. Options for funding staffed multipurpose centres include: locating non-Council services onsite under a lease with performance measures, incorporating income generating activities onsite, using savings from costs associated with surplus single purpose facilities.



CURRENT AND FORECAST COMMUNITY PROFILE

The City of Canada Bay community is growing and has a changing community profile. Between 2001 and 2006 the population grew from 54,000 to 65,370 (an increase of 11,370). By 2031, the population will increase to 91,924, an increase of 26,554 people or 40.6% from 2006. This increase in the number of residents will impact on people's access to community facilities and create demand for quality facilities that provide spaces and services for diverse age, socio-economic and cultural groups.

In 2006:

- There were 65,370 residents in the LGA. The average household size was 2.5 persons.
- The age profile was similar to that of the Sydney Statistical Division with a few differences: There was a lower proportion of 5 to 17 year olds; a higher proportion of 25 to 49 year olds; and a higher proportion of people aged 60 years and over.
- 46.4% of households in 2006 were couples with children (slightly lower than Sydney at 49.3%).
- 27.2% of households in 2006 were lone person households (similar to the Sydney Statistical Division at 21.8%).
- The area is culturally diverse, 31.7% born overseas (similar to Sydney 31.8) with increasing numbers of people from China and Korea. In 2006, Italy was the main overseas country of birth (6.2% of population).
- In 2006, 39.8% of residents earned a high income (\$1700 per week or more) higher than the the Sydney Statistical Division at 29.5%. There were pockets of disadvantage and 14.3% of residents were on low incomes (\$500 per week or less) lower than the Sydney Statistical Division at 16.8%.

In 2031:

- There is forecast to be 91,924 residents in the City of Canada Bay. The average household size will be smaller at 2.33 persons per household.
- The largest increase in household types is forecast to be in lone person households, which will increase by 3,557 households and comprise 27% of all households (23.0% in 2006).
- People aged less than 15 years are forecast to increase by 3,270 (or 29.5%), representing 16.4% of population.
- People aged over 60 will increase by 6,781 (58%), and represent 21% of the population by 2031.
- Children aged between 0 and 11 will increase by 40% and represent an increase of 3,498 children.
- Young people aged 12 to 24 will increase by 40% and represent an increase of 3,959 young people.
- Anecdotally, in areas such as Rhodes the new residents will be more culturally diverse with significant numbers of residents from Chinese backgrounds.

SEVEN ACTIVITY HUBS

FuturesPlan20 identifies the need to create vibrant villages. Council has also embarked on the implementation of a place-based approach in the design and activities of local activity hubs. For the purposes of this study the activity hubs are catchments, which are structured around main streets, which provide access to goods, services, transport and facilities.

Strategies and recommendations to address current and future community facility needs are therefore considered in the context of these activity hubs.

These activity hubs are defined as:

1. Drummoyne, Russell Lea, Rodd Point
2. Five Dock, Canada Bay
3. Chiswick, Abbotsford, Wareemba
4. Cabarita, Breakfast Point, Mortlake
5. Concord
6. Concord West, North Strathfield, Strathfield (part)
7. Rhodes, Liberty Grove

Forecast growth by activity hub

Table 1 provides an overview of the population increase forecast by activity hub showing the greatest growth will be in the Rhodes, Liberty Grove area.

Table 1 Population forecasts by activity hub

Activity hub	2006	2031	Change no.	Change %
Drummoyne, Russell Lea, Rodd Point	16,049	17,785	1,736	10.8%
Five Dock, Canada Bay	9,457	13,112	3,655	38.6%
Chiswick, Abbotsford, Wareemba	8,578	10,324	1,746	20.4%
Cabarita, Breakfast Point, Mortlake	3,997	7,507	3,510	87.8%
Concord	13,229	14,268	1,399	10.6%
Concord West, North Strathfield, Strathfield (part)	10,619	14,706	4,087	38.5%
Rhodes, Liberty Grove	3,607	13,859	10,252	284%

BEST PRACTICE TRENDS

There are a number of key best practice trends relating to community facilities that will support them to be socially, economically, and environmentally sustainable. These best practice trends have been sourced from current research including Landcom's Community Centre Guidelines 2008, which were developed in consultation with local Sydney Councils and social planning consultants.

Current best practice trends in the provision of community facilities are:

- Facilities should be multipurpose and able to adapt with changing community needs. Single purpose or standalone facilities are defined as being designed and built for one particular purpose or function, and to be used by one specific client group only, for example, a Senior Citizens' Centre. Current best practice in community facility design and provision is to provide a range of different spaces and functions within the one building.
- Facilities and services should be co-located to enable pooling of resources, one-stop shopping for users, and concentration of compatible services to create a community hub and more integrated and innovative delivery should be provided as part of a community hub. The benefit of co-locating community facilities within community hubs is that it supports the integrated, efficient use of facilities, builds social networks, encourages service users to use other facilities and services co-located on site and reduces the number of motorised trips made to enhance sustainability. Where possible, locate community hubs near to other commercial, retail and community activities.
- Locate community facilities near public transport. This increases use and is more sustainable.
- Ensure community facilities are linked to pedestrian and cycle networks and public domain spaces.
- Implement sustainable management and maintenance practices to support community facilities to be financially viable in the longer-term.



Photo - Sarah Reilly



AUDIT OF COMMUNITY FACILITIES

As shown in Table 2, there are a total of 124 community facilities located within the LGA. Thirty-seven (or 30%) of these are owned by Council or under its care and control.

In addition to these facilities, residents living in community title estates have access to a range of private community facilities.

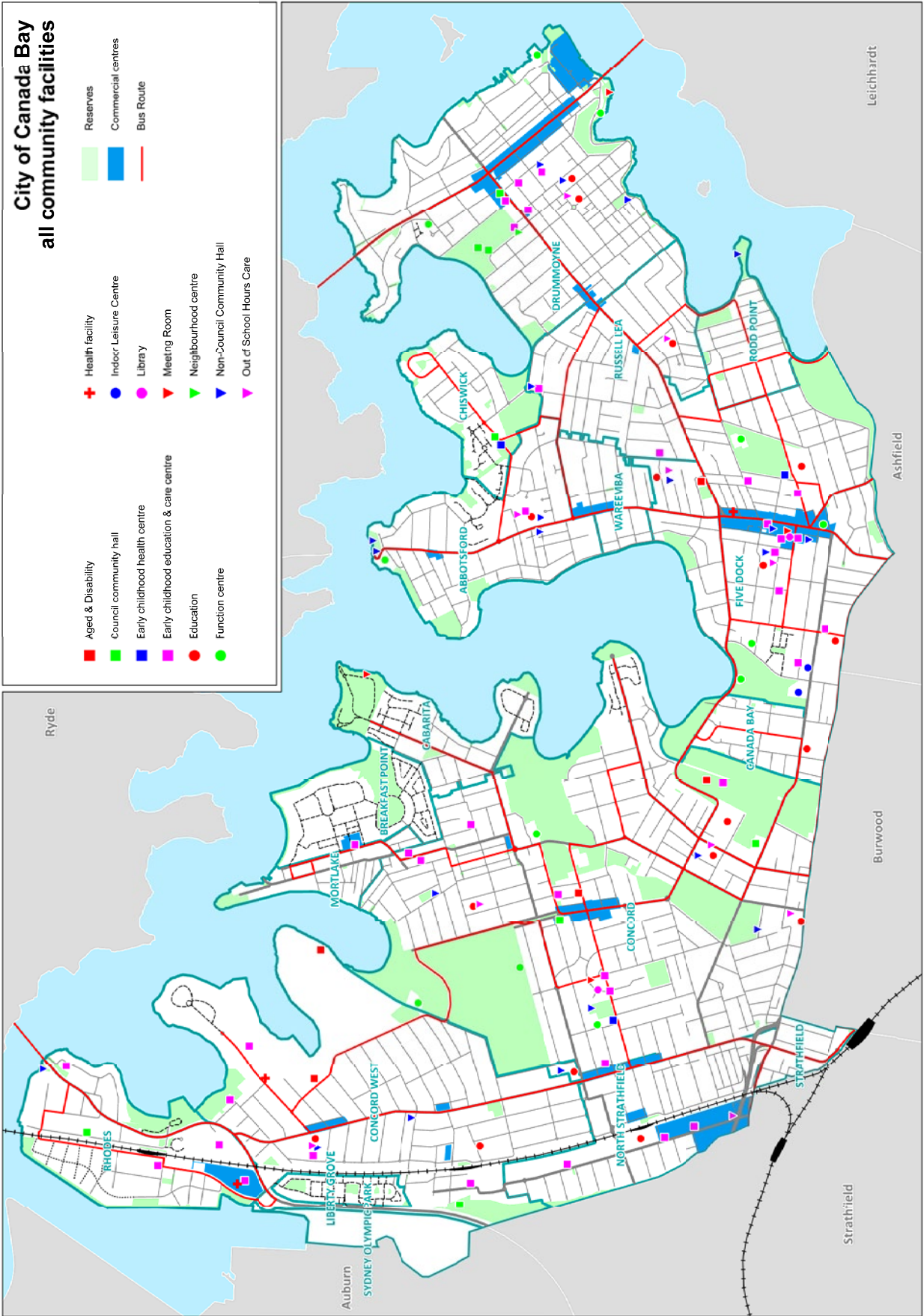
There are also a number of regional facilities located outside the LGA that residents can access including Ryde Aquatic Centre and Leichhardt Park Aquatic Centre, the Burwood and Croydon Community Health Centres and Inner West Neighbour Aid at Croydon.

Table 2 Community facilities located in the City of Canada Bay LGA

Building Asset Group	Definition	Total No.	No. Council facilities
Aged + disability	Facilities such as senior's centres, dementia day care, Meals on Wheels facilities, and facilities providing space for Federally and State funded Home and Community Care programs, such as Concord Senior Citizens Centre.	5	3
Community hall	Unstaffed hall for meetings, gatherings, events, functions, and program delivery, such as Drummoyne Civic Hall.	28	10
Early Childhood Education and Care	Staffed facilities that provide pre-school, long day care or occasional care for children aged 0 to 5 years, such as Abbotsford Long Day Care Centre.	37	10
Early Child Health Centre	Centres providing baby health services operated by NSW Health, such as Chiswick Early Childhood Centre.	3	3
Education	Facilities such as public and private primary and secondary schools, TAFES, and Universities, such as Concord West Public School.	17	0
Out of School Hours Care	Before and After School Care and Vacation Care services for primary school aged children, such as Concord West Kids.	10	0
Function Centre	Staffed facilities providing places for events, functions, and conferences. Often provided within catered and licensed premises, such as Concord RSL.	12	3
Health	Facilities that provide health services, such as a community health centres, hospitals or allied health service, such as Concord Hospital.	3	0
Library	Local or regional library providing library services, such as Concord and Five Dock Libraries.	2	2
Multipurpose district Community Centre	A district level facility that provides more than one function and multiple spaces that can be adapted and changed for various uses. No current examples in area.	0	0
Meeting Room	Spaces set up for meetings (including tables, chairs, and equipment)	4	4
Neighbourhood Community Centre	A local or neighbourhood centre that includes neighbourhood services, such as Drummoyne Community Centre.	1	1
Indoor Leisure Centre	An indoor public or private facility providing spaces for health, fitness and recreation activities, including pool and/or courts, such as Five Dock Leisure Centre.	2	1
Youth Centre	Facility providing space for programs and services for young people. No current example in area.	0	0
Building Asset Group	Definition	124	37 (30%)

City of Canada Bay all community facilities

- Aged & Disability
- Council community hall
- Early childhood health centre
- Early childhood education & care centre
- Education
- Function centre
- + Health facility
- Indoor Leisure Centre
- Library
- ▶ Meeting Room
- ▶ Neighbourhood centre
- ▶ Non-Council Community Hall
- ▶ Out of School Hours Care
- Reserves
- Commercial centres
- Bus Route



IDENTIFIED COMMUNITY FACILITY NEEDS

A range of community facility needs were identified using multiple sources including:

- Current and forecast demographic profile LGA wide and by activity hubs.
- Existing local, State, and national policies and plans.
- Audit and assessment of existing Council and non-Council community facilities.
- Best practice trends in community facilities.
- Consultation with Council, community and Government stakeholders.
- Benchmarking against industry standards.

Community halls

- There is no gap in the provision of community halls as there are sufficient provided across the LGA by a range of providers. However, many of these spaces are underutilised and engagement has identified a lack of affordable meeting space in the area.
- There is a need to review the use of the Rhodes Community Centre/hall when a new multipurpose facility is built in Rhodes.
- The Lapidary Club building is in poor condition and poorly located although a popular community program operates from this facility.

Children and family

- There is no current or future gap in the provision of Early Childhood Health Centres within the LGA. Future trends in service provision are leading towards in-home services.
- Based on industry standards, there is a need for an additional 365 OSHC places to 2031. Outcomes of community engagement suggest that these services need to be high quality.
- Many childcare services are at capacity, and local parents raised concern regarding the quality of some services. Based on current utilisation rates, there will be a gap of 706 places by 2031.
- As the number of families in the area increases, spaces will be needed for family support programs and services.

Health facilities

- Currently residents can access community health centres outside the LGA in Burwood and Rozelle and Croydon. There are a number of Allied Health Services that bulk bill located in Rhodes and Five Dock.
- Due to forecast population growth (in particular an increase in the numbers of older people and children

and families) and based on facilities benchmarking, there is a need for a community health centre to be strategically located within the LGA.

Education

- Across the area there is currently a sufficient supply of primary and secondary school places.
- By 2021 there will be an additional 784 primary school aged children in Rhodes indicating the need for a primary school in the area.

Function centres

- There are currently sufficient function and conference facilities available in the area.

Co-located aged services facility

- Residents of the City of Canada Bay make up approximately 50% of all Home and Community Care (HACC) clients in the Inner West region. However, HACC services are based in neighbouring LGA's and provide outreach services to the City of Canada Bay.
- To support increasing numbers of older people in the area, and to keep services located here, there is a need to identify a facility for the co-location of aged and disability services and program delivery space.

Library

- Council's two libraries are highly utilised and popular community facilities within the LGA.
- Currently they are in need of additional study space. Demand for study space will increase as the number of students in the area increases.
- The library meeting rooms are underutilised and could be better utilised if managed by library services.
- There is also a need to improve disabled access to the Concord Library.
- The libraries are well utilised for community exhibitions.

Multipurpose community centre

- Although best practice, there are currently no district-level multipurpose community centres in the LGA.
- There is a need for three strategically located multipurpose facilities across the LGA that co-locate a number of functions.
- Funding has been provided for a new multipurpose community centre in Rhodes. Identified needs include: community meeting space, multicultural information services, schools, leisure facilities and quality childcare and out of school hours care.

Neighbourhood community centre

- There is one neighbourhood level community centre located in the LGA at the Drummoyne Community Centre.
- Council's community centres are unstaffed and unprogrammed and operating as venues for hire. Because of this most are underutilised by the community.
- To support community connections, there is a need to provide neighbourhood centres functions within future multipurpose community facilities.
- Residents have also identified the demand for community gardens to be located with neighbourhood facilities.

Senior's centre

- The number of older people is increasing (by 2031, the total population aged over 65 will represent 15% of the population) and spaces will be needed to provide a range of activities from healthy ageing programs to services for people with higher support needs.
- There is a need to provide space for activities and programs for older people within future multipurpose community facilities.

Indoor leisure

- Sport and recreation activities are a priority for the City of Canada Bay community as was highlighted in FuturesPlan20. Currently, Council provides the Five Dock Leisure Centre, which is at capacity.
- There will be demand for indoor sports facilities to be provided in the Rhodes community to support an increased population of around 12,000 people. These facilities should reflect the cultural diversity of the area.

Youth centre

- There is currently no youth centre within the LGA. Council provides space for youth programs at both its Five Dock and Concord Libraries.
- Outcomes of community engagement and benchmarking against industry standards have identified the need for a dedicated youth space within the LGA. This space would need to be located near to public transport and where young people congregate in an area such as Five Dock and co-located within a community hub or provided as a designated space within a multipurpose community centre.

Culturally and Linguistically Diverse

- There is increasing diversity across the LGA. The Rhodes area will have a high Chinese and Korean population and there is a need to provide spaces where these groups can engage in relevant services and social and cultural activities.
- There is also the need to consider the social and recreational interests of different cultural groups (for example, table tennis, badminton) and provide spaces for delivery of these activities.



THREE KEY DIRECTIONS

Based on identified community facility needs and best practice trends three key directions have been identified for Councils future community facilities. These are reflected in the Strategies identified in Section 12 of the Blueprint:

1. Rationalise the number of single purpose community facilities to a smaller number of multipurpose community centres. This would include disposal of some facilities, redevelopment of others and change of use for some community centres to venues for hire.
2. Create three strategically located community hubs in Rhodes/Liberty Grove, Five Dock and Drummoyne Activity Hubs in sites that are well connected to public transport, commercial, retail and community activity.
3. Staff and provide neighbourhood functions within future community centres.



COMMUNITY FACILITY STRATEGIES 2011-2031

Table 3 Strategies for City of Canada Bay Community Facilities

	Strategy	Timeframe ¹	Opportunities and constraints
1	Identify opportunities to rationalise Council's pool of single purpose facilities to provide a smaller number of multipurpose community facilities.	Short term	This will require the identification of potential sites that could be disposed of or redeveloped to fund or provide sites for multipurpose facilities.
2	Further investigate the potential to provide community facilities and services within three strategically located community hubs in Rhodes/Liberty Grove, Five Dock and Drummoyne Activity Hubs in sites that are well connected to public transport, commercial, retail and community activity. The provision of three further community facilities will supplement the existing library, which also functions as a broader community facility in Concord. The Concord library has provided a benchmark in best practice principles when considering the development of further community facilities in Canada Bay, as it is a vibrant and active hub where the community can engage in a broad range of services, programs and activities	Long term	This will require the identification of appropriate sites and funding opportunities.
3	Investigate methods to staff future multipurpose facilities including through funding from sale of existing single purpose facilities, leasing arrangements with community service providers and locating commercial activities on site.	Short to medium term	Dependent on provision of suitable multipurpose facilities.
4	Support community connections and provide community information, through the establishment of a temporary community centre space in Rhodes until a permanent multipurpose community facility is constructed.	Short term	Dependent on identification of suitable shopfront or temporary space.
5	Provide a multipurpose community facility in Rhodes providing a range of leisure, community and cultural spaces.	Medium term	Funding has been provided under Voluntary Planning Agreements.
6	Advocate to the State Government for the provision of a public primary school servicing the Rhodes community.	Short term	This is a State Government responsibility and dependent on the identification of suitable land and Government funding.
7	Liaise with non-Council community hall owners seeking agreement to promote access to the wider community use and promote shared access to these facilities with like community groups and organisations.	Short term	There are a large number of underutilised halls in the area offering opportunities for increased low cost space for social groups and resource sharing.
8	Provide spaces for the delivery of youth programs and services within future multipurpose community facilities with a particular need in Rhodes/Liberty Grove and Five Dock activity hubs.	Medium to Long term	Provision of spaces will be dependent on the provision of future multipurpose community facilities.

1. Short term: 0 to 5 years.
Medium term: 5 to 10 years.
Long Term: 10 to 15 years.

Table 3 Strategies for City of Canada Bay Community Facilities (continued)

	Strategy	Timeframe ¹	Opportunities and constraints
9	Undertake a review of its fees and charges to support social groups to access a range of spaces at low cost.	Short term	Will increase community utilisation of Council community centres. Council needs to ensure that costs are covered to maintain facilities.
10	Transfer management of the meeting rooms at Concord and Five Dock Libraries to Library Services with a lower community fee to encourage increased community utilisation of these spaces.	Short term	This will provide increased low cost space for social groups and increased study space.
11	Identify locations to provide office space for community service organisations that can also manage and activate underutilised facilities including facilities such as the Concord Community Centre.	Medium term	This will be dependent on feasibility studies that will identify the potential to redevelop existing facilities.
12	Work with the Drummoyne Senior Citizens Association to increase access to the Drummoyne Senior Citizens Centre by the general community.	Short term	Opportunity to provide increased space for programs and services for older people.
13	Identify opportunities to provide community gardens as part of the refurbishment and activation of community facilities.	Medium term	Opportunities to include community gardens within future multipurpose facilities.
14	Continue to support the provision of quality long day care and preschool services in the area. An additional 706 places will be required by 2031 with Drummoyne, Russell Lea and Rodd Point Activity Hub a priority area.	Short to long term	New childcare centres can be encouraged as part of private development and investigate opportunities to increase places at existing centres.
15	Identify an appropriate location for a multipurpose facility for a range of aged and disability services to co-locate. This would provide a one-stop-shop to the community, improved cooperation and less duplication between services.	Medium term	Opportunities exist to utilise the Concord Community Centre as a multipurpose aged and disability services facility.
16	Investigate the need for additional indoor leisure facilities that reflect the cultural diversity of the community.	Medium term	Potentially an opportunity as part of the new Rhodes multipurpose community facility.

