

Ingleside Precinct - Demographic and social infrastructure assessment

Final Report

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Environment

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Contact:

Steve Rossiter
steve.rossiter@elton.com.au
8907 0991

**SYDNEY
02 9387 2600**

Level 25, 680 George Street
Sydney NSW 2000

www.elton.com.au
consulting@elton.com.au
Sydney | Brisbane | Canberra | Darwin | Melbourne | Perth
ABN 56 003 853 101

Elton Consulting is now part of the WSP Group.

Prepared by Sophie Le Mauff and Alexander Iping

Reviewed by Steve Rossiter

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Executive summary

A Draft Land Use and Infrastructure Strategy (LUIS) and Draft Structure Plan were prepared by the Department of Planning, Industry and Environment (DPIE) in 2016 for the Ingleside area.

In 2018, it was decided to revise the Ingleside LUIS and Structure Plan in order to respond to concerns regarding bushfire and ensure compliance with new bushfire requirements, particularly in relation to evacuation.

The current 2020 Ingleside Rezoning Investigation Area process has been informed by a number of studies over the years to determine an appropriate land use and density given the opportunities and constraints within the Precinct. As a result of bushfire concerns, the Rezoning Investigation Area is now focused on the area south of Mona Vale Road, and the Draft LUIS, Draft Structure Plan and associated studies, are now being reviewed accordingly.

This Social Infrastructure Assessment is one of several specialist technical studies undertaken to inform the Structure Plan for Ingleside. It provides specialist advice to support the preparation of a Draft Structure Plan and LUIS to enable the realisation of a masterplan for the precinct.

Through this Social Infrastructure Assessment, Elton Consulting is providing inputs in relation to the types and sizes of social infrastructure (including community and recreation facilities, education, health, open space and rural fire services) that will be required to meet the future needs of the Ingleside community at local, district and regional levels. The future population of the development has been estimated at 3,117 residents, including existing residents living within the precinct.

This Assessment has considered existing relevant plans, policies and background studies, as well as existing community facilities and open space in the Ingleside Precinct and surrounding areas. It has involved conversations with representatives of the Northern Beaches Council (community planning, open space and recreation, children services, library services) and relevant Stage Government agencies (e.g. School Infrastructure NSW (development team), NSW Health, Rural Fire Service) about existing services, future requirements of the forecast population and delivery arrangements. It identifies:

- » The availability and capacity of existing social infrastructure in and around the Ingleside Precinct
- » Relevant population benchmarks, trends and best practice considerations to guide the provision of social infrastructure within a new greenfield development
- » Recommended types and sizes of social infrastructure within the development area, as well as responsible authorities for delivery
- » Opportunities to further improve the proposed Draft Structure Plan.

Summary of recommendations

A summary of social infrastructure requirements is provided below, along with recommendations to modify the Structure Plan.

- » Education: feedback from School Infrastructure NSW indicates that the development will not trigger a need for a new public school.
- » Health: there are no requirements for public health services but space for up to 3 GPs to operate from could be included in commercial floorspace.
- » Child care: there will likely be needs for child care services, currently estimated at approximately 100 places. This could be provided within, community facility floorspace, or commercial floorspace, with management of this facility to be confirmed in later stages.
- » Community facilities: 400sqm of multipurpose community floorspace should be provided to support social, cultural, arts, recreation, sports, creative activities..
- » Emergency services: the current RFS station at the intersection of Manor and King roads should be relocated as it is not appropriate within a residential area. An alternate site should be shown on the Structure Plan.

- » In terms of open space:
 - > The proposed provision of passive open space is less than suggested by numerical standards. However with nearly all dwellings within 400m of public open space, the proposed development area is relatively well supplied with open space according to recently developed performance measures, particularly noting existing and proposed natural areas/areas of environmental conservation that may support additional recreation uses.

It is also recommended that:

 - The central parcel should be provided in a manner that supports dual functions of a central park and active open space.
 - The public open space parcel located in the north-west portion of the site, off Waratah Road, could be expanded to 5,000-7,000sqm to enable greater efficiencies.
 - Information is required in relation to the proposed areas of environmental conservation, in particular creek corridors, and their ability to support connections between open spaces and some level of recreation. We recommend that appropriate embellishments be planned to support additional recreation opportunities, with due consideration given to environmental conservation requirements.
 - > The proposed supply of active open space in a central parcel is adequate. This should be provided in such a way that it accommodates passive uses and can perform as a central park. In addition, agreements with the Queenwood sports precinct are also encouraged to support community use to provide further recreation opportunities.
 - > .2-3 playgrounds should be provided, including one district size play space within the central park, as well as an outdoor youth space which should be provided in co-location with open space or adjacent community facilities.
- » NSW *Healthy Built Environment Checklist 2020* and the Heart Foundation's Healthy Active by Design principles and guidelines should be considered.

1 Introduction

A Draft Land Use and Infrastructure Strategy (LUIS) and Draft Structure Plan were prepared by the Department of Planning, Industry and Environment (DPIE) in 2016 for the Ingleside area. These documents were released for public exhibition, proposing areas for a variety of uses including a range of residential typologies, public open spaces, areas of environmental conservation, hydrological corridors and detention areas, neighbourhood centres, schools and other services and infrastructure.

In 2018, it was decided to revise the Ingleside LUIS and Structure Plan in order to respond to concerns regarding bushfire and ensure compliance with new bushfire requirements, particularly in relation to evacuation.

The current 2020 Ingleside Rezoning Investigation Area process has been informed by a number of studies over the years to determine an appropriate land use and density given the opportunities and constraints within the Precinct. As a result of bushfire concerns, the Rezoning Investigation Area is now focused on the area south of Mona Vale Road, and the Draft LUIS, Draft Structure Plan and associated studies, are now being reviewed accordingly.

1.1 Development context

The majority of the Ingleside Precinct is currently zoned RU2 Rural Landscape under the Pittwater Local Environmental Plan 2014¹ and contains a mix of uses, predominantly rural, horticultural and large lot residential within areas of remnant bushland. Most of the existing housing comprises detached homes on large blocks. Significant buildings include the Baha'I Temple, St Sava's Serbian Orthodox Church, Jehovah's Witness Kingdom Hall, the Westpac Conference & Training Centre, the Hamazkaine Gaulstan College (a private Armenian school) and two rural fire service brigade depots.

The Precinct is located south of Mona Vale Road, a major arterial road linking the strategic centre of Mona Vale (and access to the northern parts of the LGA) with Terrey Hills and areas further south and west. Powderworks Road links the precinct with residential areas to the south-east and connected to Pittwater Road, a major arterial road which links the Northern Beaches LGA north-to-south.

The site is under multiple ownership, with State Government agencies (significantly Department of Planning, Industry and Environment and Department of Primary Industries – Lands) owning around one third of the site. Approximately two thirds of the site are under private ownership, representing around 328 land titles. This pattern of fragmented land ownership has implications for the dwelling targets and yield potential that will be achieved within the precinct.

1.2 Scope of this study

This Social Infrastructure Assessment is one of several specialist technical studies undertaken to inform the Precinct Planning process. It provides specialist advice to support the preparation of a Draft Structure Plan and LUIS to enable the realisation of a masterplan for the precinct.

Through the Social Infrastructure Assessment, Elton Consulting is providing inputs in relation to the types and sizes of social infrastructure (including community and recreation facilities, education, health, open space and rural fire services) that will be required to meet the future needs of the Ingleside community at local, district and regional levels. This analysis has considered:

- » Relevant State and local policy and strategy documents
- » The availability and capacity of existing social infrastructure in and around the Precinct

¹ This zoning is still relevant due to an absence of a LGA wide Local Environment Plan for the Northern Beaches Council
<https://services.northernbeaches.nsw.gov.au/icongis/index.html>

- » The spatial and locational criteria for recommended social infrastructure and their application in the draft Structure Plan, taking into account changing community expectations and contemporary leading practice principles
- » Implementation strategies for the delivery of social infrastructure, including timing of delivery
- » Opportunities for integration of open space with conservation, recreation, drainage, education and other infrastructure outcomes, and linkages to networks in the surrounding area
- » Consideration of innovative and best practice management to facilitate the desired community and open space outcomes, including the potential for shared use of community facilities, social infrastructure and open space and for establishment of partnerships.

1.3 Study process

Preparation of this report has involved:

- » Review of existing plans, policies and background studies from Northern Beaches Council and DPIE
- » An assessment of the existing community facilities and open space in the Ingleside Precinct and facilities available or planned in the surrounding areas
- » A Review of various iterations of the draft Structure Plan
- » Discussions with representatives of Northern Beaches Council (community planning, open space and recreation, children services, library services) and relevant Stage Government agencies (e.g. School Infrastructure NSW (development team), NSW Health, Rural Fire Service) about existing services, future requirements of the forecast population and delivery arrangements
- » Identification of other social planning matters that have emerged during the research and are considered to contribute to positive social outcomes
- » Preparation of draft and final Social Infrastructure Assessment Report.

2 Policy framework

A detailed list of documents reviewed is provided in Appendix A.

2.1 State and regional policy framework

2.1.1 Greater Sydney Commission, North District Plan

The Ingleside Growth Area is identified in the *North District Plan 2018* as a combination of environmental areas and future community areas that will provide additional housing supply, with the potential for around 3,400 dwellings discussed in the Plan. Rural uses such as equine activities also exist in the area between Duffys Forest and Ingleside.

A new 'Centre serving transport investigation corridor' is also identified from St Ives to Mona Vale through the subject site.

The Plan further supports:

- » A place-based planning approach, including in growth areas, to help create **walkable neighbourhoods that support active and healthy lifestyles**
- » **Green infrastructure** including urban bushland and waterways, local features
- » **Improved amenity including recreation and increased walkable and cycle-friendly connections** to centres, and **connecting people** to community services, friends and family; with high quality public places including streets, plazas, parks and recreation spaces for community events, markets and festival that also support active lifestyles
- » A range of dwelling configurations (one, two, three or more bedrooms) to achieve a **mix of dwelling types and sizes**, depending on market demand and viability, considering **universal design**, seniors and aged care housing, student accommodation, group homes, and boarding houses, where relevant. This can be achieved through more compact housing on smaller lots or through apartments
- » **Housing affordability**, with housing diversity for those on moderate incomes and affordable rental housing for low and very low-income households, and better access to social housing.
- » **Low-carbon precincts** and use of renewable energy in growth areas.

2.1.2 NSW Department of Family and Community Services, NSW Northern Sydney Ageing Strategy

The *Northern Sydney Ageing Strategy 2016* covers two regions, Northern Sydney and the Northern Beaches. The Strategy identifies a range of issues and goals, with those relevant to the study identified below.

Issue 4: Increasing the supply of housing for older people and essential workers: facilitate the delivery of housing for older people and essential workers in the region.

Issue 5: Improving the accessibility of transport for older people: identify and implement recommendations for developing more flexible and integrated transport (subject to feasibility and availability of funding)

Issue 6: Supporting the community to be healthy and active: support the community to be healthy and active, consider the needs and preferences of older people, including older Aboriginal people and older people from culturally and linguistically diverse backgrounds, in the redevelopment of hospitals and community health services.

Issue 7: Providing opportunities for older people to connect with their communities: increase participation of older people, deliver a range of programs to enhance cultural, creative, sporting and recreational opportunities for older people; facilitate projects to support people to connect to their communities, including socially isolated older people and those at risk.

2.1.3 Public Spaces

DPIE recently released a draft *NSW Public Charter 2020* on public exhibition. The Charter supports the Greener Public Spaces Premier's Priority to increase the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space by 10 per cent by 2023 and will ensure an ongoing commitment to quality public space in NSW.

It refers to public spaces as the combination of public open spaces, public facilities (e.g. libraries, museums, community centres, indoor sports facilities) and streets. It provides 10 principles to guide the delivery of inclusive, desirable and highly functional public and open spaces. These principles are shown below in Table 1.

Table 1 Public spaces principles

	Principle	Description	Implications/recommendations
1	Open and welcoming	Spaces for people of all ages, genders, backgrounds and abilities to use and enjoy	<ul style="list-style-type: none"> » Inclusive design » Active transport » Inclusive play » Diverse programming for increased activation (day and night)
2	Community-focused	Spaces which support civic life and cultural celebration	<ul style="list-style-type: none"> » Street closures for community events » Activation of local parks by the community » Community engagement and community led programming » Share use agreements
3	Culture and creativity	Spaces acknowledge and celebrate the profound and enduring culture of First Nations Australians	<ul style="list-style-type: none"> » Cultural celebration » Designing with Country to recognize First Nations culture and history in place
4	Local character and identity	Users of these spaces should feel pride, attachment and a sense of belonging	<ul style="list-style-type: none"> » Public art policies which prioritise local artists » Incorporation of local histories and stories » Repurposing of underutilised public buildings for cultural and creative activities
5	Green and resilient	Spaces are adaptive to climate change	<ul style="list-style-type: none"> » Open space networks » Urban greening » Increased tree canopy over/around active transport routes » More parks with better connection between existing parks » Sustainable water and energy features » Plans to use community facilities as refuge during natural disaster

	Principle	Description	Implications/recommendations
6	Healthy and active	Open spaces support active and healthy lifestyles	<ul style="list-style-type: none"> » Expand walking and cycle routes and loops » Flexible park design that provides multifunctional offerings » Health and wellbeing programs through local community centres
7	Local business and economies	Public spaces support local economies	<ul style="list-style-type: none"> » Reallocating carparks and footpaths for pop up outdoor dinner areas » Space for weekend farmers markets » Complementary businesses integrated into public facilities
8	Safe and secure	Everyone should feel safe using public space at all times of the day	<ul style="list-style-type: none"> » Streetscaping and traffic calming to improve pedestrian safety » Understand perceived sense of safety » Creative lighting design that improves visibility at night
9	Designed for people	Spaces are flexible, meeting the needs of diverse populations	<ul style="list-style-type: none"> » Enhanced and activated laneways with programming » Multipurpose community facility design » Public toilets to support freely accessible public open space
10	Well managed	Public spaces are more inviting when its well care for	<ul style="list-style-type: none"> » Support community participation in decision-making and management of public space » Incorporated Aboriginal land-management and caring-for-Country principles » Smart infrastructure to analyse experience and to monitor use, cleanliness and upkeep

Evaluation Tool for Public Space and Public Life

In addition to the Charter, DPIE also recently issued an Evaluation Tool for Public Spaces and Public Life. This tool can be used to inform future planning and design of open spaces by identifying key aspects and elements that support successful public spaces, including

- » **Am I able to get there?** Public spaces should be easily accessible by all abilities and integrated within movements networks including active and public transport.
- » **Am I able to play and participate?** Public spaces should offer a diverse range of activities and events, and encourage planned or incidental social interaction
- » **Am I able to stay?** Public spaces should allow for stays of various duration and encourage longer stays by providing adequate levels of amenity including shading, seating. They should feel safe and protected from environmental or urban nuisances/pollutions
- » **Am I able to connect?** Public spaces are welcoming and support socialisation between all members of a community and celebrate natural and cultural heritage.

2.1.4 Draft Greener Places Design Guide 2020

The Draft *Greener Places Design Guide 2020* prepared by the NSW Government Architect's Office provides information on how to design, plan, and implement green infrastructure in urban areas throughout NSW. It includes an Open space for recreation guide, specifically focused on recreation opportunities in open spaces. This guide identifies that, in greenfield areas:

- » Planning open space should consider natural systems for path and trail link opportunities and integrate them into the development to provide local character and active transport connections. This is in addition to providing spaces to support a range of opportunities, including active recreation and sport
- » Proposed open space will follow a range of types and sizes depending on the hierarchy of spaces
- » Planning should use performance criteria for open space and recreation.

In low/medium density areas, such as the proposed development, performance indicators include:

Open space

- » Residents are within a 5-minute walk / 400m walking distance to a local park (barrier free), including play spaces. For some residents this may mean having access to a linear open space with recreation opportunities, and others a local park
- » Schools are also within 400m of open space
- » Linear parks are provided with a minimum of 20m from top of bank and not steeply sloping, with multiple entry points and minimum 50% road frontage or public space access
- » Local parks are of a minimum size of 5,000sqm with 50% road frontage and functional space for informal activities; this includes any park area, bushland reserves, natural areas, large linear open space corridors with at least 20m from top of bank.

Active open space

Active open space may take multiple forms depending on needs and uses, from informal fields in larger parks to areas dedicated to organised sports:

- » Active recreation is anticipated to be provided in district parks of at least 2 hectares with large usable areas.
- » District sports precincts are provided within 10 hectares or more sites with dedicated facilities
- » Active recreation can also be provided in smaller parks, linear parks, natural area.

2.2 Local policy framework

2.2.1 Northern Beaches Local Strategic Planning Statement (LSPS)

The *LSPS 2020* identifies the area to be within:

- » The "Natural Green Grid (OEH)", with native vegetation and biodiversity values, traversed by wildlife corridors and providing connectivity and a habitat for some threatened and iconic species (e.g. eastern pygmy-possum, giant burrowing frog), with national parks to the west
- » Bushfire prone land (which resulted in the previous draft LUIS considered to present unacceptable bushfire risks).

It is also located on the eastern edge of the Rural Uplands, part of the Metropolitan Rural Area, identified as "a location for environmental conservation and for people to live in a coastal or rural setting among bushland, farms and other rural industries", and not appropriate for further urban development. However, the *LSPS* identifies the Ingleside Growth Area, including the portion to be investigated for this Structure Plan, and ongoing work being undertaken for housing development.

The *LSPS* contains the following actions that are directly associated with the site:

- » *6.5 Investigate the provision of sports fields in new housing development areas including Warriewood Valley and potentially Ingleside, noting that the LSPS supports new residential development to be located within 400m of open space and high density areas within 200m of open space (consistent with Government*

Architect's Office guidelines), with open spaces that are vibrant, accessible, interactive, flexible, versatile, multifunctional, fit for purpose, diversified, connected to the local green grid, also promoting shared uses

- » *8.7 Future development in Ingleside is to be sustainable and resilient to natural hazards*
- » *15.6 Clarify the future of Ingleside through a detailed bush fire evacuation study and community engagement.*

In addition, the LSPS notes that "under the Northern Beaches Affordable Housing Policy, Council commits to a 10% affordable rental housing target for all planning proposals, urban renewal or greenfield development, with higher rates where financially feasible". This policy will be implemented in Ingleside.

The LSPS identifies that community facilities are ageing and/or do not meet the needs of the community. Opportunities for community facilities are as follows:

- » Adapting to universal design and technology, as well as for daytime and evening use
- » Facilities are flexible, adaptable, accessible, multiuse spaces
- » Providing an accessible and integrated network of places and spaces that support community wellbeing and innovation.
- » Co-locating social infrastructure in community hubs, flexible, diverse and multiuse and close to public transport and strategic and local centres
- » Investigating innovative models and partnerships is encouraged, and should involve cross agency/provider partnerships, co-working spaces, community learning spaces, shared use of public and private facilities for arts and cultural activities and community uses.

Broader principles in relation to social infrastructure that are identified in the LSPS include:

- » *Plan effectively for an accessible and integrated network of places and spaces that support community wellbeing and innovation.*
- » *Ensure new development is supported by appropriate social infrastructure.*
- » *Support integration of co-working spaces as part of future upgrades or provision of new social infrastructure.*
- » *Enhance the effectiveness of existing facilities.*
- » *Provide flexible, diverse and multi-use places and spaces close to public transport and strategic and local centres.*
- » *Involve the community in the planning and design of high-quality, innovative and inspiring places and spaces.*
- » *Encourage partnerships for shared and joint use of government and privately-owned facilities for arts and cultural activity, education and community uses.*
- » *Enable co-location of community services and facilities in community hubs in strategic centres.*

While the LSPS identifies active open space in Ingleside, it does not specifically mention future community facilities in Ingleside.

2.2.2 Northern Beaches Community Strategic Plan (CSP) 2018 – 2028

The CSP 2018-2028 identifies:

- » Ingleside as the area where the majority of new dwellings are being built, with a need for government including the NSW Government to invest in infrastructure to service this new area
- » A need for more housing choice, and more innovative housing options, to address housing affordability issues particularly for young people

- » The future Northern Beaches Hospital in Frenchs Forest, which is estimated to provide up to an additional 3,000 jobs over 20 years on top of the 95,131 jobs available in the area in 2017
- » That road access is limited into the Northern Beaches with only three main roads entering the area including Mona Vale Road. This creates transport and traffic congestion with associated wellbeing impacts, by restricting mobility, causing stress and increasing risks of social isolation
- » Future population growth that will create pressures.

Outcomes areas, goals and strategies are identified in Table 2 below.

Table 2 CSP outcomes areas, goals and strategies

Outcome areas	Goals	Strategies
Create places for people, with green developments that are good for people, stimulate social interaction and align with local character, with expanded housing choice, improved affordability, creating vibrant and inclusive communities.	Our urban planning reflects the unique character of our villages and natural environment and is responsive to the evolving needs of our community	<ul style="list-style-type: none"> a. Effectively plan for future growth by balancing regional priorities with local values b. Provide a mix of high-quality diverse and inclusive housing options supported by sustainable infrastructure c. Advocate for improved housing affordability
	Goal 8 Our neighbourhoods inspire social interaction, inclusion and support health and wellbeing	<ul style="list-style-type: none"> a. Create welcoming villages and neighbourhood centres that are vibrant, accessible and support our quality of life b. Develop urban design controls that support the health and wellbeing of our community, particularly seniors and people with a disability c. Collaborate with the community in the design of vibrant open spaces and neighbourhoods
	Goal 9 Our community is healthy, active and enjoys a broad range of creative, sporting and recreational opportunities	<ul style="list-style-type: none"> a. Provide well-maintained and safe spaces that equitably support active and passive recreation b. Foster partnerships with government agencies, community and sporting groups to facilitate and promote healthy and active living c. Encourage a broad range of activities that enable social interaction, stimulate wellbeing, and support people at each stage of their lives
Create an inclusive community, and reduce the risk of social isolation, loneliness and mental illness, by engaging with the community, looking after people with a disability, seniors and young people, and collaborating with service providers to meet the evolving needs of our community.	Goal 10 Our community is stimulated through a diverse range of cultural and creative activities and events	<ul style="list-style-type: none"> a. Support the arts and creative communities b. Expand cultural events and creative opportunities, including safe nightlife opportunities c. Provide more events and opportunities for young people to socialise
	Goal 11 Our community feels safe and supported	<ul style="list-style-type: none"> a. Promote social inclusion through neighbourhood programs and quality services b. Build stronger communities where neighbours know and support each other c. Promote health and wellbeing through fair access to information, health and support services
	Goal 12 Our community is friendly and supportive	<ul style="list-style-type: none"> a. Support community groups and facilitate volunteer opportunities

Outcome areas	Goals	Strategies
		<ul style="list-style-type: none"> b. Build an inclusive community and break down institutional and social barriers to enable all people, irrespective of age, gender and identity, to participate in community life c. Recognise and honour Aboriginal culture and heritage d. Value and celebrate our diverse heritage and cultural differences
<p>Attract new businesses and skilled workforce by offering a “green and clean” lifestyle and business opportunities</p>	<p>Goal 14 Our economy provides opportunities that match the skills and needs of the population</p>	<ul style="list-style-type: none"> a. Facilitate local education and vocational training opportunities b. Facilitate and promote flexible work options to reduce commuting (e.g. telecommuting) d. Expand and promote employment and training opportunities for all residents, especially young people and people experiencing social disadvantage
	<p>Goal 15 Our centres attract a diverse range of businesses, providing opportunities for work, education, leisure and social life</p>	<ul style="list-style-type: none"> b. Provide diversified job growth and create industry clusters in our villages, strategic and district centres c. Facilitate active and safe urban environments through increased economic activity, in keeping with local character
<p>Connecting people using technology and innovation</p>	<p>Goal 16 Our integrated transport networks meet the needs of our community</p>	<ul style="list-style-type: none"> c. Facilitate and promote safe transport options that reduce car-based commuter travel
	<p>Goal 17 Our community can safely and efficiently travel within and beyond Northern Beaches</p>	<ul style="list-style-type: none"> a. Improve public transport options and connectivity to better meet our community’s travel needs b. Facilitate and promote safe cycling and walking networks as convenient transport options c. Improve parking options in centres, villages and places
	<p>Goal 18 Our community can easily connect and communicate through reliable communication technologies</p>	<ul style="list-style-type: none"> a. Provide public spaces that are connected through communications and technologies b. Facilitate environments that are supported by digital and physical communications infrastructure
<p>Protect the natural and built environment from the impacts of climate change and population pressures”, by reducing risks and addressing predicted long-term effects of climate change, including frequencies of extreme weather patterns, bushfires, storm surges and floods</p>	<p>Goal 5 Our built environment is developed in line with best practice sustainability principles</p>	<ul style="list-style-type: none"> b. Create green and resilient urban environments by improving tree cover, native vegetation, landscaping, and water management systems

It is also noted that Council seeks to:

- » Increase the availability of sportsfields, out of school hours
- » Support the use of facilities (public or private) for arts and cultural activities
- » Grow the active travel network and Council WIFI points in public locations
- » Influence an increase in bus patronage.

2.2.3 Northern Beaches Social Infrastructure Study Background Paper and Draft Community Centres Strategy

An *Issues and Opportunities Background Paper* was prepared in 2019 as part of the Northern Beaches *Social Infrastructure Study*, which highlighted:

- » Changing household composition, with an increasing proportion of families with children as well as an ageing population and a growing culturally diverse segment
- » Social infrastructure to be multigenerational, equitable and co-located, inclusive, flexible, adaptable and multipurpose
- » Principles including physical accessibility to all; location accessibility in areas that are easily and frequently accessed by walking, cycling, public transport; geographical connectivity, within a broader network that is connected; technological connectivity, with facilities that provide technology, wifi, computers.
- » There is a wide variety of facilities available in the town centres of Warriewood and Narrabeen
- » The importance of paths and trails in activating linear open space; connecting people to parks and providing for active recreation
- » There is opportunity to increase the provision of synthetic fields which have an increased capital cost but can increase capacity to accommodate formal sport.
- » New models of provision can see community facility and sport and recreation facility needs integrated into large multi-use centres which increases their sustainability and flexibility in response to changing demands. The Avalon Recreation Centre, for example, provides a multi-functional, flexible space in a local centre, co-located with other services and commercial facilities that meet daily living needs
- » Shared use arrangements with schools can offer a range of opportunities for education and community use of the same facilities including
- » New growth areas should ensure:
 - > There are new supplies of land for sport and organised recreation
 - > Place based planning and great public open space areas that support growth
 - > That new or upgraded and expanded parks have the size and capacity to accommodate growth.
 - > A focus on provision of high quality public open space precincts supporting a range of uses and anchoring growth areas.

2.2.4 Northern Beaches Sportsgrounds Strategy and Sportsgrounds Strategic Directions Analysis

The *Sportsgrounds Strategy 2017* and *Sportsgrounds Strategic Directions Analysis 2017* identify:

- » A current shortfall of 24 hectares of playing area, based on using all fields at sustainable capacity. This represents a shortfall of 41 hectares of total land, to allow for ancillary uses/needs. This increases to respectively 41 hectares and 70 hectares by 2031.

- » Participation rates are growing, many people are being turned away and forecasts indicate playing numbers will only continue to grow particularly in women's sport and over 35 competitions.
- » To address the shortfall, Council identifies a series of actions, including Action 3: Acquiring or securing additional private land as part of new housing developments, which was identified relevant for planning for Ingleside, with a total of 7.8 hectares identified in Ingleside to be funded by the new housing development in the 5 years to 2021.

In Ingleside, the LSPS identifies:

- » Medium term actions (2022 to 2026) include: Develop stage 1 fields in Ingleside in accordance with proposed timing for provision and development of land (South)
- » Longer term strategies (2027 to 2031): Develop stage 2 fields in Ingleside in accordance with proposed timing for provision and development of land (North).

In addition, it was identified that installing drainage and lighting, would increase the capacity of fields, as well as working with schools to support use of school fields for community sports.

Council is to investigate opportunities for joint use/development, or greater use, of school grounds for community and school use. At the time, Council had begun negotiations with the NSW Department of Education about partnership arrangements for community and Council access to its school facilities.

The former Pittwater Council's *Open Space Strategy 2014* also identified that, in Ingleside, Council should "determine the required division between active and passive open space in the proposed Ingleside land release area to provide for the incoming residents. It is suggested Council take into consideration that Ingleside is well serviced with passive open space, being adjacent to national parks and the Ingleside Escarpment as well as any retained bushland areas throughout the proposed development".

In Ingleside, "the precinct planning must identify lands for open space particularly lands suitable for sportsfields up-front. Setting aside these lands, either through zoning or other mechanism is critical to meet the open space demands for this new community".

In Warriewood Valley, the ratio of 2.83 hectares per 1,000 population was applied to determine the provision of open space in the land release area. This was to include large and small parks, public recreation areas including multifunctional creekline corridors, pedestrian and cycleway paths, playgrounds and sportsfields.

2.2.5 Other local documents

Other documents² identify Ingleside as the suburb with the highest forecast population.

The following elements are important to the community:

- » Facilities and service for youth and older people, as well as parks and recreation areas, and sportsfields and amenities, and trails and tracks.
- » Protecting and maintaining the natural environment assets and open spaces
- » Safe and friendly neighbourhoods and inclusive community spaces and services, that can change and meets the needs of youth, seniors and aged, as well as other community members.

² Asset Management Strategy 2018-2028, Section 7.12 Contributions Plan 2019, Bike Plan 2020, Walking Plan 2020, Arts and Creativity Strategy to 2029, former Warringah Council's Ageing Strategy

Supporting ageing in place, by providing housing choice and affordability, offering opportunities to downsize, ensuring walkability to places and public transport opportunities, addressing social isolation including carers, promoting active lifestyles and providing adequate spaces for medical and care services is also important.

In terms of open space:

- » Council has planned to deliver a number of new fields including in Warriewood Valley and Ingleside, and work with schools to provide use of school fields for community sports and install synthetic surfaces to enable fields to be used to the full potential
- » The approach used for open space planning in Warriewood uses a 2.83 hectare per 1,000 benchmark.

New release areas including Ingleside should:

- » Include best practice cycling design methodology and be delivered to ensure best practice delivery – this would include Frenchs Forest, Brookvale/Dee Why and any future development in Ingleside
- » Integrate active travel as an integral part of development to make walking, cycling and public transport the preferred and convenient modes of choice
- » Ensure that appropriate end-of-trip facilities is provided as part of the conditions placed on new developments
- » Provide pedestrian-focused areas, also connecting places, creating walking networks to schools and playgrounds and consider pedestrian crossings and shared zones where possible, as well as shading and seating
- » Encourage through-site links, to better integrate centres with transport nodes and recreational areas.

2.3 Key implications of policy review

Based on the above findings, the development of Ingleside should:

- » Encourage a range of dwelling and lot types and sizes, depending on market demand and viability, considering needs for universal design, seniors and aged care housing, and support housing affordability. Include affordable rental housing targets of 10% of new residential floor space, consistent with Council's commitment in Ingleside
- » Consider the implications of remote working in dwelling design and the provision of remote working or co-working spaces
- » Support active and healthy lifestyles by creating new urban areas with walkable and cyclable neighbourhoods, linking to natural areas or new green infrastructure, schools, community facilities and public spaces
- » Public spaces include streets, plazas, parks and recreation spaces that are suitable for community events, markets and festivals
- » Support the health and wellbeing of the community, particularly seniors and people with a disability, through adequate urban design/planning controls
- » Needs of older residents need to be considered along with those of younger people, to create multigenerational and equitable access to social infrastructure
- » Connect to public transport options, and make walking, cycling and public transport the most convenient modes of choice
- » Support a future inclusive community that welcomes everyone to participate in community life irrespective of age, gender and identity, and celebrates heritage and cultural differences.

Community facilities

- » Provides spaces that support cultural, creative, sporting and recreational opportunities for all including young, older and socially isolated people, also using technology to support digital communications

- » Community facilities should be flexible and multiuse, close to public transport and local centres, encourage co-located and shared uses. Local/neighbourhood centres serve a catchment of minimum 1,000 population, are at least 150sqm in size and located close to local activity centres and other uses, and close to public transport.
- » 80sqm per 1,000 people is considered a suitable benchmark for community facilities
- » As a guide, a local community facility can be between 250 and 500sqm in size.

Open space

- » The area is characterized by scenic and cultural landscapes to preserve and enhance. Future development is to respond to existing environmental characteristics, including hazard risks, and link in with natural areas that offer recreation opportunities
- » Social infrastructure including open space should provide well-maintained and safe spaces that equitably support active and passive recreation, and encourage a broad range of activities that enable social interaction, stimulate wellbeing, and support people at each stage of their lives.
- » Future dwellings should be within 400m distance of quality open space.
- » Based on previous yields, provide active open space and sportsfields with 7.8 hectares of sportsfields (Stage 1 south of Ingleside, Stage 2 north), collaborate with Education NSW to increase the availability of sportsfields out of school hours, and address Government Architect's performance criteria
- » Council is currently developing an *Open Space and Recreation Strategy*, a *Social Infrastructure Strategy* and a *Social Sustainability Study*, none of which were available at the time of this report.

3 Existing social context

This section discusses the current population and demographic characteristics of the area. SGS Economics and Planning has prepared a demographic profile as part of their *Economic, Employment and Retail Inputs* report, prepared to inform the Structure Plan. SGS’s findings have been used in this section in order to achieve consistency across the project team.

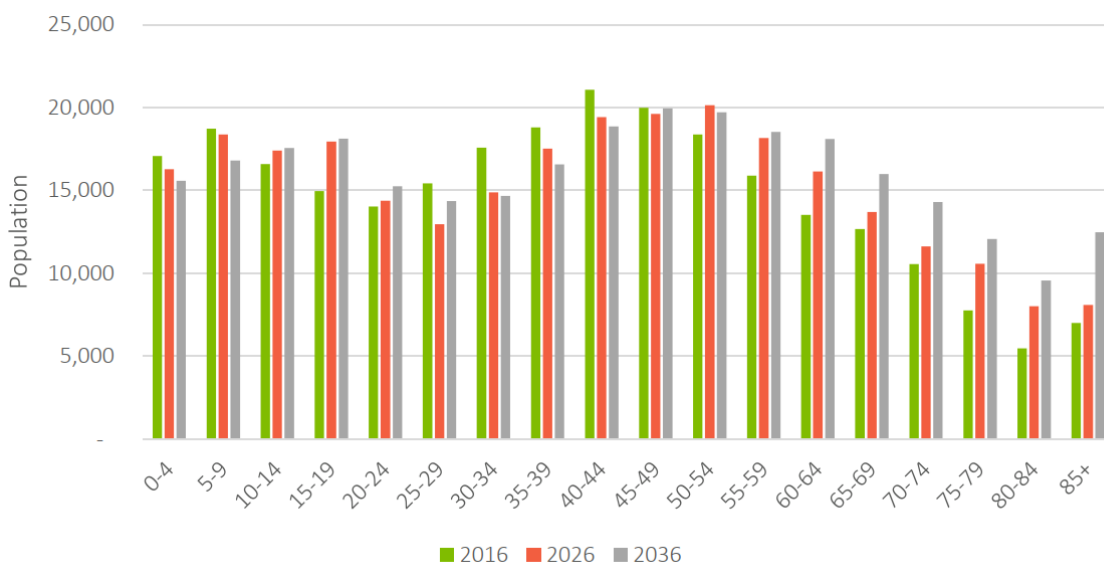
3.1 Social profile of the area

Noting the current area of the Structure Plan only has low population levels, the demographic profile overview considers the Northern Beaches LGA, as well as the Pittwater Area and the suburb of Warriewood which contains recent development similar to those that could be built at Ingleside. The demographic profile illustrates the potential population profile of future Ingleside residents.

Age

The current (2016) age profile for the Northern Beaches LGA, developed by DPIE, is shown in Figure 1 below.

Figure 1: Northern Beaches LGA age profile, 2016-2036



Source: SGS Economics and Planning, Ingleside Masterplan Economic, Employment and Retail Inputs, 2020

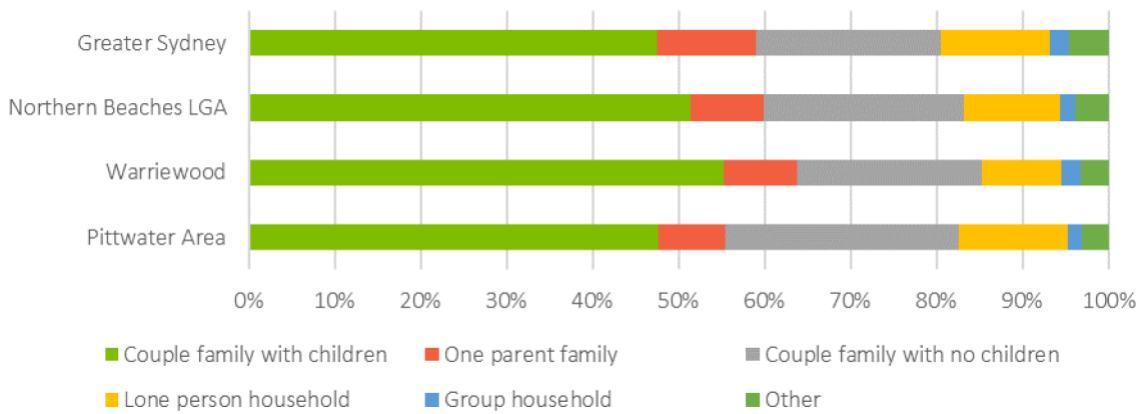
Household profile

The current (2016) household composition of separate and medium density dwellings is shown in Figures 2 and 3 below.

Generally:

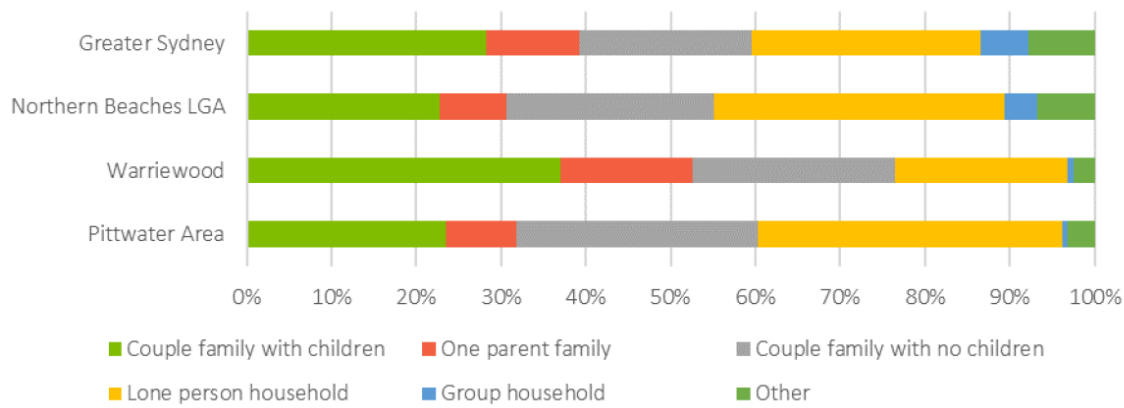
- » Around half of households living in separate houses are couples with children, with couples with children the next most common
- » Couples with children are much less common in medium density dwellings
- » One-parent families, couples without children and lone person households are more common in medium density dwellings than separate dwellings.

Figure 2: Household composition of separate dwellings, 2016



Source: ABS Census, 2016 via SGS Economics and Planning, Ingleside Masterplan Economic, Employment and Retail Inputs, 2020

Figure 3: Household composition of medium density dwellings, 2016



Source: ABS Census, 2016 via SGS Economics and Planning, Ingleside Masterplan Economic, Employment and Retail Inputs, 2020

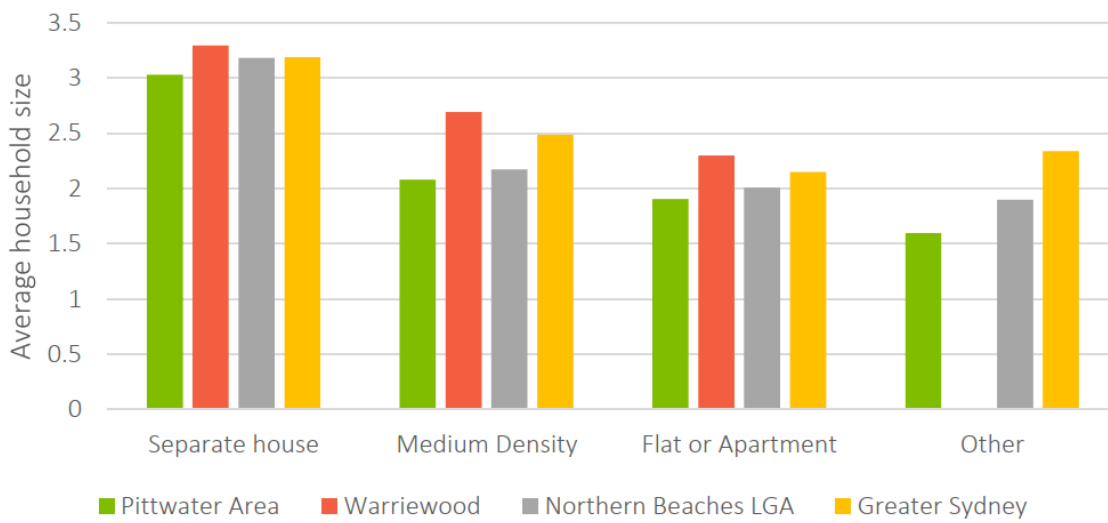
Warriewood has a higher proportion of couples with children than Greater Sydney, the Northern Beaches or the Pittwater Area. This corresponds with young couples and families being relatively likely to move to greenfield housing developments.

Housing occupancy

Average household sizes for different dwelling types in benchmarks areas are shown in Figure 4 below. Separate houses have the highest average household size, followed by medium density dwellings, then flats and apartments.

In keeping with the relatively high proportion of couples with children family, Warriewood has the highest average household sizes. The Northern Beaches LGA overall and Pittwater Area are similar, with lower household sizes than Warriewood or Greater Sydney.

Figure 4: Average occupancy for different dwelling types



Source: ABS Census, 2016 via SGS Economics and Planning, Ingleside Masterplan Economic, Employment and Retail Inputs, 2020

3.2 Economic trends

SGS’s report identifies the following points of relevance to this Assessment:

- » Existing pressures on existing centres of traditional retail (due to online and suburban shopping centres)
- » Planning retail areas should support walkability and also not undermine Mona Vale’s role as primary retail centre
- » Food and beverage, dining out, socialising, are important to support a successful neighbourhood centre
- » There are growing working from home, co-working spaces and flexible working arrangements trends which may impact on the need for communal meeting facilities.

4 Existing social infrastructure and demands

An audit of existing social infrastructure within Ingleside and in surrounding areas has been undertaken to understand the current availability and capacity of existing facilities, services and spaces. Given the relatively undeveloped nature of this area, existing facilities and services are limited within and around the site.

However, a wide range of local and district level services and facilities is available in Mona Vale, Warriewood, Terrey Hills and Elanora Heights, including schools, community centres, libraries and medical facilities, and a large number of open space and recreational options, including the adjacent national parks and nearby beaches.

A detailed audit is provided in Appendix B.

4.1 Ingleside precinct

Social infrastructure within the Ingleside Precinct boundary at present reflects its rural and rural residential character.

Facilities currently located within the precinct include:

- » Galstaun College - the precinct contains only one school, the K-12 Armenian school (Hamazkaine Arshak and Sophie Galstaun College), known as Galstaun College, located north of Mona Vale Road. Galstaun College is a co-educational, non-selective, bilingual Armenian and English college founded in 1986.
- » The Rural Fire Service has two brigades within the precinct, each with approximately 100 volunteers:
 - > Tumbledown Dick RFS, Tumburra Street, Ingleside (Wirreanda Valley)
 - > Ingleside RFS, King Road, Ingleside (south of Mona Vale Road).
- » Ingleside Scout Camp - large outdoor activity camp located in bushland, adjoining Ku-ring-gai Chase National Park where scouts can stay and participate in environmental activities and training such as Scout Landcare, Scout Environment Activities, Environmental Education, Scout Bush Regeneration, Scout Water Bugs, Scout Water Monitoring and Scout Streamwatch. The Camp has an Environment Centre, Low Ropes Course and an Orienteering course plus conference rooms and accommodation used for Cub Pack Holidays and Scout Patrol Camps. Approximately 2,500-3,000 people use the Camp each year. Groups of 80-100 people (and occasionally up to 250) use the facilities on most weekends, school holidays and occasionally during the week. Accommodation is provided in two large buildings:
 - > Kinnersley Centre has bunk accommodation for 50 in three dormitories and bunks for 4 in a smaller room, together with kitchen, dining room and large meeting hall
 - > The John Dyer Hut used for Cub Pack holidays with two dormitories, a main hall capable of sleeping up to 30 people, a kitchen and outdoor dining shelter.

A Scout Hut is used for training and large activities run on the site. In addition, the site has large flat grassy areas for activities and outdoor camping.

- » Camp Kedron – also adjoining Ku-ring-gai National Park, Camp Kedron is a Christian retreat and conference centre open to organisations such as churches, schools and youth and community groups. The staffed centre offers meals and facilities for school holiday camps where activities include games, craft, indoor and outdoor sports, water sports and concerts
- » Timbara Valley Riding School and Akhal Teke Horses Australia, Wirreanda Road, Ingleside – offers riding lessons and breeds horses
- » Places of worship:

- > Baha'i National Centre and Baha'i Temple, Baha'I Temple Way, Ingleside – the Temple site occupies nine hectares at one of the highest points in Ingleside and houses the national administrative offices of the Australian Baha'i Community. The Temple, gardens, bookshop and Visitors' Centre are open to the public.
- > Jehovah's Witnesses Kingdom Hall – corner Wattle Road and Powderworks Road, Ingleside
- > Church on the Hill, Powderworks Road, Ingleside – aligned with Narrabeen Baptist Church
- > First Serbian Orthodox Church St Sava, Wilson Avenue, Ingleside - established in 1949, this was the first Serbian Orthodox parish in Australia and has a church, large hall, parish residence and parking. The church offers tours, scripture and Serbian language classes, folk dancing and a range of catering services. The church hall is available for hire for functions of up to 300 people.
- » Peninsula Senior Citizens' Toy Repair Group, Baha'i Temple Way, Ingleside – this group was formed in 1975 with the intention of bringing together senior citizens in the community to repair damaged toys and donate them to needy families or children's organisations.
- » Sydney Conference and Training Centre - is a residential conference venue and training facility on nine acres at Ingleside Road, Ingleside. The Centre has six conference rooms and training rooms of varying sizes, nine break-out rooms, a coffee lounge, restaurant, recreation room, sauna, gymnasium, pool and tennis court and 56 bedrooms in 6 separate single storey buildings.
- » Business Education Network (BEN) has a community centre on Wirreanda Road, next to the Tumbledown Dick Rural Fire Brigade. BEN provides outreach and vocational programmes, mentoring, case worker support and personal development resources to young people.
- » Ingleside precinct currently contains several small areas of open space including a part of the privately-owned Monash Country Club and Ingleside Chase Reserve.

4.2 Facilities near Ingleside

4.2.1 Educational facilities – primary and secondary schools

Primary schools – Public

Public primary schools nearest the precinct include:

- » Elanora Heights Public School
- » Mona Vale Public School
- » Narrabeen North Public School
- » Terrey Hills Public School.

Enrolments for 2015-2019 are provided in Appendix B. Over the five-year period, enrolments rates fluctuated for all government primary schools except Narrabeen North and Mona Vale where they steadily increased.

Primary schools – Independent / Private

The closest independent / private schools to the precinct include:

- » Sacred Heart Catholic Primary School, Mona Vale
- » St Joseph's Primary School, Narrabeen
- » Kinma School, Terrey Hills
- » Kamaroi Rudolf Steiner School, Belrose.

For independent schools there has been mixed enrolment trends with decreasing enrolment at Kamaroi Rudolf Steiner and St Joseph's Primary School and increasing enrolment at Kinma.

Secondary schools – Public

There are three public secondary schools in moderate proximity to the precinct. These include:

- » Narrabeen Sports High School, North Narrabeen
- » Pittwater High School, Mona Vale
- » Northern Beaches Secondary College, Cromer.

All three secondary schools showed increasing enrolment trends between 2015 and 2019, reflecting consistent and increasing demand across the local area.

Secondary schools – Independent / Private

The only independent/private secondary school in moderate proximity to the site is Mater Maria Catholic College in Warriewood.

Enrolment trends fluctuated between 2015 and 2019.

Combined schools – Independent / Private

Combined schools in the local area include:

- » Pittwater House, Collaroy
- » Sydney Japanese School, Terrey Hills
- » German International School, Terrey Hills
- » Northern Beaches Christian School, Terrey Hills.

Across the four schools there were mixed enrolment patterns between 2015 and 2019. Pittwater House is the only combined school that had steadily increasing enrolment numbers while the other combined schools fluctuated over the 2015 to 2019 period.

Educational facilities: existing demands

Primary schools

Preliminary feedback from School Infrastructure NSW indicates that existing primary schools of relevance to the development site (i.e. Terrey Hills, Elanora Heights) currently have some capacity. We note that this may change in the light of forecast residential development in the area.

Mona Vale Primary School is experiencing growing enrolments, with enrolments well over 1,000 (currently at 1,131³), and can be described as reaching capacity.

Secondary schools

School Infrastructure NSW also noted that non-government secondary education was popular in the Northern Beaches and that a higher than State average proportion of students were likely to attend non-government establishments.

4.2.2 Child care facilities

A total of 37 child care facilities have been identified in the following suburbs surrounding the Ingleside Precinct:

- » Elanora Heights
- » Narrabeen
- » North Narrabeen

³ Mona Vale Public School Annual Report, 2019

- » Warriewood
- » Mona Vale.

These facilities include before and after school care and centre based care (long day care)/preschools, including one Council operated facility. An analysis of vacancy data, provided in Appendix B, was undertaken in September 2020 to provide a general overview of potential existing demands.

For centre-based care facilities:

- » 11 facilities (39%) are small, with a maximum capacity of less than 50 children
- » 16 facilities are medium sized (57%), with a maximum capacity between 50 and 100 children
- » There is only facility with a maximum capacity of 100 children or more
- » 50% of facilities have some form of vacancy
- » 18% have no capacity
- » Nearly a third (32%) do not publicly advertise vacancy.

For before and after school care and vacation care facilities:

- » Two facilities (22%) are small, with a maximum capacity of less than 50 children
- » Four facilities (44%) are medium sized, with a maximum capacity between 50 and 100 children
- » Two facilities (22%) are large, with a maximum capacity of more than 100 children
- » Three facilities (33%) have some form of vacancy
- » Two facilities (22%) have no vacancy
- » Four facilities (44%) do not publicly advertise vacancy.

Child care facilities: existing demands

In summary, there is a range of child care facilities in the local area. These facilities range both in size and vacancy. Council's draft Children's Services Strategy identifies that Warriewood has some of the highest number of places available in the LGA, but that there are existing gaps in the Upper Northern Beaches including Mona Vale. It also identifies the preparation of a business case for a new Council-run centre in the upper Northern Beaches and/or Frenchs Forest as a key priority for 2021.

It is noted that Council is currently revising this draft Strategy with revised demographics.

4.2.3 Health and medical services

In November 2018 the new Northern Beaches Hospital opened in Frenchs Forest, replacing the existing services at Mona Vale and Manly hospitals. It is now the primary hospital for the Northern Beaches, services the Northern Beaches LGA catchment and is within a 20-minute drive from Ingleside. Under a private-public partnership, the Northern Beaches Hospital delivers 488 beds, 60% public and 40% private⁴. This equates to nearly 200 more beds than Manly and Mona Vale Hospitals combined⁵.

Redevelopment of the Mona Vale hospital transformed the facility into a high-level rehabilitation and sub-acute hospital, with more than 250 staff who specialise in rehabilitation and aged health services along with palliative care and community health. An Urgent Care Centre operates 24/7 to treat minor injuries and illnesses⁶. It now also provides extensive community health services, including child and family health, within the new purpose-built Mona Vale Community Health Centre. The facility is within a 10-15 minute drive from the Ingleside precinct.

⁴ <https://northernbeacheshospital.com.au/>

⁵ <https://www.nslhd.health.nsw.gov.au/Hospitals/Manly/redevelopment>

⁶ <https://www.nslhd.health.nsw.gov.au/Hospitals/MonaVale>

Details of each hospital are provided in Appendix B.

Arcadia Pittwater Private Hospital and Delmar Private Hospital are the closest private hospitals to the Ingleside precinct. Other private hospitals servicing the area are located at Curl Curl, Manly, Killara, Macquarie University, St Leonards and North Turramurra.

Several GP medical centres are located at Terrey Hills (total of 3 GPs), Elanora Heights (total of 8 GPs), as well as Mona Vale and Warriewood.

Health facilities: existing demands

The area surrounding the development site is well serviced by new or upgraded public and private facilities. Other existing GP facilities and specialist clinics and diagnostic services in Mona Vale and Warriewood provide a wide range of services that will be available for new residents of Ingleside.

The Northern Sydney Local Health District (NSLHD) *Clinical Services Plan 2019-2022* identifies:

- » A growing and ageing population in the LHD, and growth in residents born in non-English speaking countries. This has implications in terms of making sure that residents have access to appropriate (including culturally appropriate) health care and support as they age.
- » The LHD residents have a higher life expectancy and generally 'good health', however there are vulnerable groups whose needs should be addressed, including by caring for the young, and for the older people.
- » Ingleside as an area of future growth.

As advised by the NSLHD, there is good availability of a range of public health services in the service area that have been provided to address future population growth. There are therefore no existing needs for such services in the area.

4.2.4 Community centres, libraries and cultural facilities

Community facilities in areas near Ingleside are described in detail in Appendix B.

Those that are located closest to the development site include:

Community centres:

- » Terrey Hills Community Centre – The facility comprises two buildings, which include the Community Centre and the Seniors' and Youth Centre. The Community Centre has a large hall (with adjoining stage and meeting room), while the Seniors' and Youth Centre is used by Northern Beaches Radio and is not available for hire by the public. The Community Centre facility has a maximum capacity of 150 people
- » Elanora Heights Community Centre – The facility is suitable for functions, classes, meetings and small exhibitions. The Centre is small, at only 176 sqm (of which only 70sqm are available for multiuses), and has a maximum capacity of 110 people. The centre is used through the day as a pre-school, and therefore only has capacity for community use at evenings and weekends

Further away but under 10 minutes drive:

- » North Narrabeen Community and Tennis Centre - The Centre has 3 halls with a fully enclosed children's play area with shade, swings, cubby house and the tennis courts have a separate enclosed play area. The Centre is suitable for functions, classes, meetings, workshops, children's parties, exhibitions and small theatrical performances
- » Tramshed Arts and Community Centre – new multipurpose community centre with a total capacity of 341 people. The Centre offers a total of 6 different sized spaces including 3 halls, 2 meeting rooms and a dedicated space for pottery and clay work
- » Nelson Heather Centre, Warriewood – The Centre has two halls and a meeting room and is suitable for functions, classes, meetings, workshops and exhibitions. The Nelson Heather Centre will be replaced by the

Warriewood Community Centre within the next two years. Information on new facilities is provided in Section 5

- » Mona Vale Memorial Hall – The Hall is located adjacent to the Mona Vale Library and consists of a main hall and meeting room.
- » Ted Blackwood Narrabeen Youth and Community Centre – Located in close proximity to Warriewood Shopping Centre, this facility offers a main hall and an upstairs meeting room.

Libraries:

- » Terrey Hills Community Library, which is a volunteer-run facility

Further away but under 10 minutes drive:

- » Mona Vale Library – This used to be the central library for former Pittwater LGA. The library provides a place to read, study, discover local history and community information, and to improve literacy and computer skills. Additional services include a Home Library Service for housebound members, weekly preschool story-time in school terms, children’s holiday activities and a regular author talks program. As advised by Council, this library is at capacity, and a review of library services is currently under way.

Programs and services:

Northern Beaches Council currently runs a range of programs and services including:

- » Access to a range of services (such as Meals on Wheels service, Home Library Services, Pensioner Rates, Road Safety Workshops, Northern Beaches Seniors Directory, and links to other aged care services)
- » Activities (such as education and leisure, fitness and exercise and social clubs and outings)
- » Support networks for older residents.
- » Services and programs targeted at young people:
 - > Annual Youth Program: activities listed in the 2019-2020 annual Youth Program include local band competitions (Northern Composure Unplugged and Northern Composure Band Comp), youth film festival (24/7 Youth Film Festival), art workshops (Art Decko), rural and international exchanges (Youth Exchange Brewarrina and Japan Student Exchange Program), skate and scooter competitions / events (Summer Skate Nights) and National Youth Week.
 - > GLAM – LGBTIQ+: a social support group for young people aged 12-21 of diverse genders and sexualities. The group focuses on educational and social opportunities for young people. The group meets every two weeks.
 - > Discobility Junior: an event for high school students with a disability and is held once a school term.
 - > Online resource, support and free counselling service through the Northern Beaches Youth & Family Counselling Service.
 - > Spaces such as YOYO’s and Northern Beaches PCYC provide services and events for young people.

Youth mental health is a serious local issue with suicide rates peaking across the Northern Beaches LGA in 2015 and a cluster of youth suicides more recently⁷. While recent community support work has focused on providing ‘purpose’ for young people in the, the Ingleside Precinct will need to consider how youth programs are run, serviced and delivered in the precinct.

Sport and recreation play an important role in youth resident engagement with over 34 sporting associations listed on Council’s website. Some organisations such as the Manly Warringah Football Association have 17 member clubs, reflecting a high number of both club options but also sport options. Sport and recreation also play an important role for seniors. Needs for sport and recreation are explored in Section 4.2.5.

⁷ <https://www.abc.net.au/news/2019-07-21/youth-leading-sydney-northern-beaches-suicide-prevention-program/11326052>

Community facilities: existing demands

There is a range of community facilities in close and moderate proximity to the site providing a range of services and different sized spaces. Spaces such as Mona Vale Library and the Tramshed Art and Community Centre provide access to larger and higher function services and facilities.

Based on a provision rate of 80sqm/1,000 residents, the Northern Beaches LGA has an existing shortfall of 6,971sqm⁸, as shown by Table 3. The draft *Community Centres Strategy 2019* identifies a specific lack of larger multipurpose facilities with a floor space of 2,000sqm or more.

Table 3 Community facilities provision rates

Existing provision rate	Identified benchmark	Current shortfall (LGA)
53.7sqm/1,000 residents	80sqm/1,000 residents	6,971sqm

The development site is within two planning areas including:

- » The Terrey Hills Planning Area, with only one community centre (Terrey Hills). While it was advised by Council that this facility was not much utilised, it was confirmed to be a necessary facility that should be retained and maintained. There will continue to be an oversupply of community floorspace in this planning area.
- » The Mona Vale Planning Area:
 - > While the number of community centres is adequate, there is an identified lack of community floor space. This reflects multiple smaller facilities but a lack of a community meeting and activity space of reasonable size enabling true multipurpose and flexible use.
 - > The provision of the new Warriewood Valley Community Centre (described in the following section) will partly fill the future gap of community centre floor space, as identified in the benchmark analysis.

It is noted that a new library strategy is being developed by Council to focus on opportunities for improvement and expansion, in response to community needs and better practices. It has been identified that existing library services in the area are at capacity.

4.2.5 Open space and recreation facilities

Northern Beaches Council contains significant bushland and coastal environments, valued for their ecological significance and the role they play in providing open space and recreational areas.

In addition, there are many public and privately owned and operated sporting and recreational facilities that would be easily accessible to residents of the precinct. As noted in Section 6 of this report, sport and recreation is highly important to local residents across the LGA with high levels of involvement in organised sport.

Open space

The precinct is surrounded by large areas of open space and reserves within Ku-ring-gai Chase National Park, Garigal National Park, Ingleside Chase Reserve and Katandra Bushland Sanctuary. McCarrs Creek Reserve and Mikara Reserve are smaller areas of open space near the precinct's northern boundary.

The precinct is well positioned for future residents to access the range of reserves and National Parks north, west and south of the boundary with an array of regional and open space destinations. However, there are very limited options currently close to the precinct. There are local parks in Elanora Heights and Warriewood Valley – including a district level children playground.

⁸ Draft Community Centres Strategy

Recreation

The closest public recreational facilities to the precinct are located in Narrabeen, Warriewood, Mona Vale and Terry Hills – all a short drive. A list of all private and public recreation facilities is provided in Appendix B.

Based on the NSW Government Architects Office's draft *Greener Places Guide 2020* there is limited local or district access to open space and recreation facilities. The Guide outlines the following performance metrics for medium-to-low density:

- » **Local access:** 5 minutes walk / 400m distance
- » **District access:** 25 minutes walk / 2km distance
- » **Regional access:** up to 30 minutes travel time.

Distance to the closest recreation spaces is around 3-6km based on the shaped of the precinct. While some spaces are geographically close, limited access routes from the site. Major barriers to accessing recreation in Narrabeen and Warriewood from the precinct, the two closest areas, is the limited road network options. Many of the recreation options in Narrabeen and Warriewood are located between the two major eastern exist points of Powderworks Road and Mona Vale Road and would require future residents to travel 'back round'.

There are two large privately owned golf clubs, Monash Country Club and Elanora Country Club border southern parts of the precinct.

While there is limited access to local and district level facilities, the precinct does have access to a range of public and private regional recreation spaces in relatively close proximity. These include:

- » Cromer Park (public)
- » Sydney Academy of Sport and Recreation (private)
- » Manly Warringah BMX Club (public)
- » Mona Vale Skate Park (public)
- » Northern Beaches Indoor Sport Centre (private)
- » North Narrabeen Reserve – Pittwater Rugby Park (public).

Open space and recreation: existing demands

In summary, there is an array of quality regional open spaces which support a range of active (informal) and passive recreation opportunities relatively close to the site. Due to the existing rural nature of the immediate area around the precinct, there are currently no local or district open spaces within a reasonable distance. However, there is a range of public and private regional facilities under a 30 minutes drive from the precinct.

The Northern Beaches LGA currently (in 2016) has a shortfall of 24 hectares of playing space (total of 41 hectares of land area to accommodate ancillary uses) across the LGA⁹. This significant shortage of sportsfields across the LGA was confirmed during consultation. While there are existing arrangements with several schools for community access out of school hours, this shortage remains, particularly for soccer, AFL, hockey, cricket, touch football.

Council is currently developing an open space and recreation strategy which was not available at the time of this report however it further was advised that:

- » There is a significant shortage of indoor sports in the LGA including the local area, with all existing indoor facilities at capacity. At least 700sqm of indoor sport would be required in the LGA, to accommodate needs for a range of sports including basketball and futsal. It is acknowledged that this type of space has district to regional catchments, and that people would travel to access such facilities

⁹ Northern Beaches Sportsgrounds Strategic Directions Analysis

- » There is a shortage of courts, including netball and basketball – or more generally in the form of multipurpose courts that are in high demand
- » There is no outdoor space for youth to use, which includes outdoor courts or a skate park facility in the area (the closest spaces being in Mona Vale)

It was also noted that Council will be preparing an Indoor Sports Strategy once the open space and recreation strategy is completed.

4.2.6 Emergency services

The nearest Police Station is on Pittwater Road, Mona Vale, approximately 6kms from Ingleside. Other police stations are located at Frenchs Forest and Dee Why.

The Ingleside Rural Fire Brigade is located within the development precinct (corner of King Road and Manor Road). In addition, there is:

- » A rural fire station in Ingleside north of Mona Vale Road (Tumbledown Dick Rural Fire Brigade)
- » Several rural fire brigades within 5km from the precinct at Terrey Hills, Duffy's Forrest, Belrose and Beacon Hill
- » The Warringah rural fire brigade headquarters west of Terrey Hills along Mona Vale Road
- » A Fire and Rescue NSW station in Mona Vale and Narrabeen.

Ambulance stations are located Narrabeen, St Ives and Belrose.

Emergency services: existing demands

Engagement was only undertaken with the RFS, who advised that the existing fire station at the corner of King Road and Manor Road would require an upgrade in the next 5-10 years or if the development was to not proceed.

5 Future of the area

This section discusses the proposed development scenario and describes the Draft Structure Plan, as well as the forecast population and demographic characteristics.

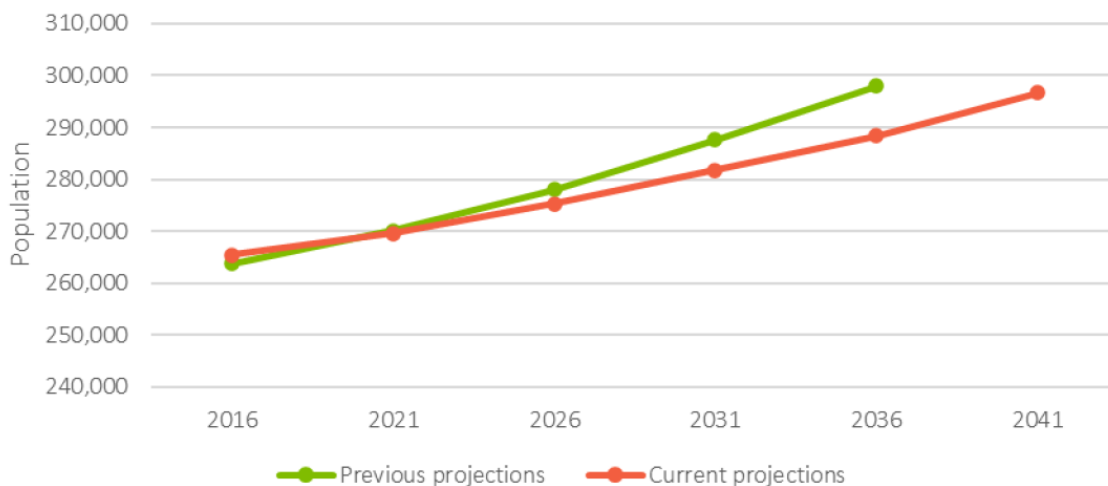
5.1 Future population in the broader area

Population growth

The following is based on information provided in SGS's Economic and Retail Study. DPIE prepares population projections for NSW, with the current projections released in late 2019. The Northern Beaches Council's *Housing Strategy*, which is currently being prepared, is based on previous projections. Both sets of projections are represented in Figure 5 below. It should be noted that the current projections do not factor in the impact of COVID-19 on population projections as these have not been released.

In both projections, the population of the Northern Beaches LGA is expected to grow. Current projections show a 9% population increase, equivalent to 22,963 residents, between 2016 and 2036.

Figure 5: Northern Beaches LGA population projections



Source: SGS Economics and Planning, Ingleside Masterplan Economic, Employment and Retail Inputs, 2020

Age profile

As noted by SGS, in the future the population of the Northern Beaches is expected to age, with the number of people aged 55+ increasing substantially, while the number of people aged 0-10 and 25-44 decreasing.

5.2 The development scenario

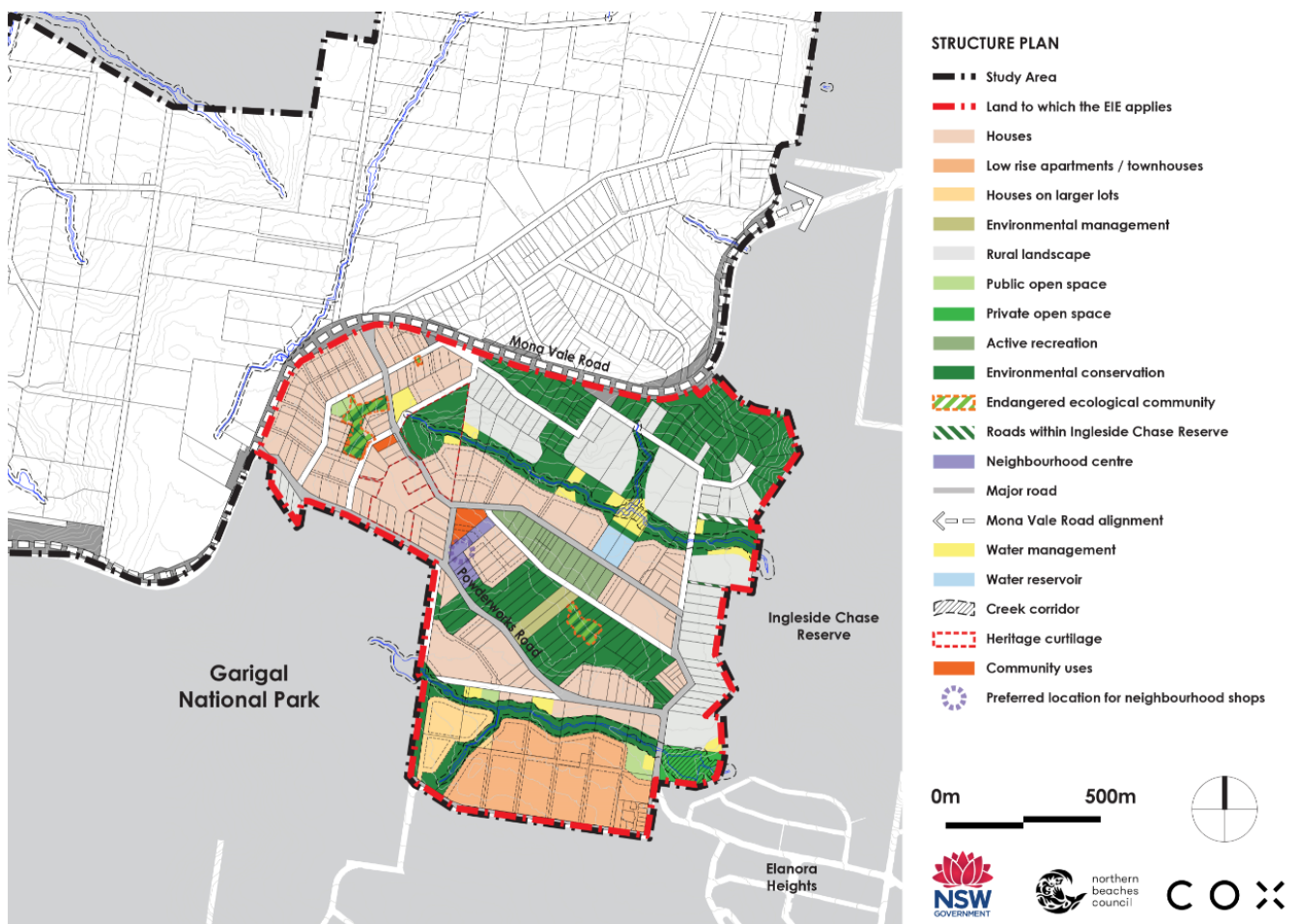
The draft Structure Plan is shown in Figure 6 below. Future development is proposed to be south of Mona Vale Road.

Key features of the Plan include:

- » Approximately 1,110 dwellings south of Mona Vale Road, with a combination of low and medium density housing. Existing dwellings will be retained (130 dwellings) representing a total net increase of 980 dwellings. Medium density will be located towards the southern edge of the precinct, adjacent the existing golf course and adjacent to the proposed neighbourhood centre

- » A neighbourhood centre, centrally located (1.2ha). SGS have prepared a retail needs assessment and have identified that the future population could support around 1,000sqm of retail floorspace in the form of a small supermarket, hospitality businesses and specialty food stores, for example. The report acknowledges that there could be demand for additional commercial floorspace for businesses such as accountants or hair dressers or other types of shared commercial facilities
- » Land for community facilities, split into two parcels, with one central parcel adjacent the community centre, of a size of approximately 7,580sqm
- » Land for open spaces and recreation, including a central parcel of approximately 4 hectares, centrally located, and three smaller parcels, located in the western and southern portions of the development site
- » Environmental conservation areas including creek corridors.

Figure 6: Draft Structure Plan



5.3 Projected population

Based on an assessment of dwelling mix, data prepared by SGS identifies that the precinct will have a total resident population of **3,117** people (including 418 existing residents).

Resident population was calculated using the average household size for detached dwellings across the Northern Beaches LGA and average household size for medium density dwellings in Warriewood. Population projections have been prepared based on the dwelling mix shown in Table 4.

Table 4 Projected dwellings

	Separate house (large lot)	Separate house (moderate lot)	Medium density	Existing dwellings	Total
Structure Plan	24	540	416	130	1,110
Average household size	3.02	3.02	2.67	N/A	

SGS have also prepared an age breakdown of the future population, shown in Table 5 below, with the net population representing new residents (living in 980 new dwellings), and the gross population combining new and existing residents (living in a total of 1,110 dwellings).

Table 5 Projected age profile

Age group	Net	%	Gross	%
0-4	216	8.0%	225	7.2%
5-11	303	11.2%	340	10.9%
12-18	237	8.8%	298	9.6%
19-24	162	6.0%	196	6.3%
25-34	311	11.5%	352	11.3%
35-44	454	16.8%	485	15.6%
45-54	381	14.1%	472	15.1%
55-64	280	10.4%	329	10.6%
65-74	204	7.6%	234	7.5%
75+	152	5.6%	187	6.0%
Total	2,699	100.0%	3,117	100.0%

5.4 Implications for the development

Based on the above, key implications of the future population profile for the development area include:

- » While there will be a majority of low density detached dwellings, there will be a significant proportion (40%) of medium density dwellings, with more limited private open space and likely more needs for public open space opportunities
- » There is likely to be a general predominance of young families with young children and couples who have not yet started a family. As these couples start having families, household size will increase over time
- » Most adults will be in the 25-54 years age cohort
- » A proportion of first home buyers, but more likely a predominance of second or third homebuyers, depending on dwelling size and prices

- » There will be a proportion of single person households, as well as empty nesters seeking to downsize from larger homes to smaller and more manageable dwellings, and some older people wanting to live closer to their children and grandchildren.

The age profile by scenario type indicates that the precinct will have a similar age composition to that of the broader LGA. Predominant age groups include children aged 5-14 and residents aged 35-54. Potential needs for residents at different stage of life are outlined below in Table 6.

Table 6 Future profile needs

Characteristic	Potential specific needs
Service age groups	
0-4	Early education/childcare, childhood health, play spaces
5-11	Primary education, childhood health, play space, and potential youth spaces
12-17	High school education, childhood/adolescent health, organised recreation, youth spaces
18-24	Tertiary education, health, organised recreation and youth – young adult spaces
25-34	Maternal health services
35-44	Maternal health services, recreation and leisure
45-54	Recreation and leisure
55-64	Support services, recreation and leisure
65-74	Support services and aged care, recreation and leisure
75+	
Household composition	
Couple family with no children	Places to meet and gather, third spaces and recreation opportunities
Couple family with children	Access to play spaces, open spaces and recreation
One parent family	Access to play spaces, open spaces and recreation
Lone person	Places to meet and gather, third spaces and recreation
Group households	Places to meet and gather, third spaces and recreation

Key considerations for the development include the change demographic profile over time. Communities naturally evolve and age through cycles:

- » The peaks in the age distribution associated with a predominance of young families tend to reduce and the population will become more diverse in terms of age and household type
- » The proportion of the population who are young children and young adults will decline temporarily, as the population ages and the proportion of older children with older parents grow
- » Children age, move from child care to primary then secondary school, move out of their parents' house, with implications on household sizes that naturally oscillate through time

- » Similarly, the proportions of people aged 55+ can increase considerably as the area matures and older people are attracted to the area to be near family, or to downsize to a smaller home.

Providing opportunities to age in place, as well as community facilities and open spaces that are adaptable, flexible, multigenerational in the spaces that they provide as well as in accessibility opportunities, will be a crucial consideration.

5.5 Future social infrastructure

5.5.1 Ingleside precinct

Within the Ingleside precinct, Queenwood School is currently preparing an EIS for a sports precinct in Ingleside which will form the Queenwood Ingleside Sport Precinct if approved. The project has been identified as a major project by DPIE and aims to deliver sport facilities to meet curricular and co- curricular sporting needs of the Queenwood community.

The new Queenwood Ingleside Sports Precinct will deliver:

- » 3 playing fields (synthetic and grass)
- » 9 tennis courts (synthetic and hard courts)
- » 3 indoor courts (across two indoor centres)
- » 50m swimming pool.

Based on consultation with Council, there is potential opportunity for a Memorandum of Understanding (MOU) between Queenwood and Council for broader community use of facilities when not in use by Queenwood.

There is no available detail around the level of community use that will be available and, as such, this potential shared access cannot be relied upon at this stage of planning.

The Sports Precinct Masterplan identifies four key stages, outlined below in Table 7.

Table 7 Queenwood Ingleside Campus Masterplan stages

Stage	Delivered
Stage 1	<ul style="list-style-type: none"> » 1 grass playing field » 1 synthetic playing field » 1 synthetic hockey field » Parking (150 spaces), bleachers, change room, amenities block, maintenance block
Stage 2	<ul style="list-style-type: none"> » 3 hard tennis courts » 6 synthetic grass tennis courts » Hitting wall » Spectator seating, temporary tennis reception shop, parking (60 spaces), bus set down
Stage 3a (Indoor centre)	<ul style="list-style-type: none"> » 2 indoor courts » Change rooms, parking (80 spaces), storage
Stage 3b (Indoor centre)	<ul style="list-style-type: none"> » 1 indoor court » Recovery centre » Centre reception, meeting rooms, permanent tennis reception and pro shop, café

Stage 4 (Indoor centre)	<ul style="list-style-type: none"> » 50m swimming pool » Training pool » Change rooms, store
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Source: Urbis, *Scoping Report: Queenwood Ingleside Sports Precinct*, 2020

5.5.2 Facilities near Ingleside

Warriewood Community Centre

On 27 October 2020, a development application for the Warriewood Community Centre was approved by Council. The Warriewood Community Centre is proposed to replace the Nelson Heather Centre with the project primarily funded through the Warriewood Valley Development Contribution Plan. The new Community Centre will act as a multi-use facility of a total of 2,081sqm. The new facility includes:

- » A players hall with an operable dividing wall (285sqm), office, kitchen and dealing room
- » 2 meetings rooms (40sqm) with option to open space into one 80sqm room
- » An activities hall (149sqm) with the ability to host dance groups, fitness classes and seniors activities
- » Amenities block
- » A foyer and community living room (351sqm)
- » Small hall (152sqm) with large storage facility and office with the ability to host events and functions, art classes, table tennis (up to 6 tables), meetings, councillor briefings, fitness classes, education and training and music classes
- » Small hall (150sqm) with adjoining main hall (303 sqm) with ability to merge spaces into larger facility with the large hall able to host large functions, community theatre and performances, sports registration and presentations, conferences/education/training and large meetings and charity events.

The ability to function as an Evacuation and Recovery Centre in the case of a natural disaster is a key function of the Centre.

During consultation activities, Council noted that the Warriewood Community Centre would address community facility space shortfall in the local planning area. However, it was acknowledged that this did not include the future population of the Ingleside Precinct.

Other facilities

- » Also in Warriewood Valley: New basketball facilities are planned including a permanent half court and four multi-purpose courts, which can be used for both basketball and netball, at the Warriewood Valley Sports Courts, due in 2021
- » Creative Arts Space within the existing Mona Vale Civic Centre building, including exhibition, artists' studios and teaching space, due in 2021
- » Mona Vale Library: upgrades and new works are planned however this will not expand (nor reduce) library space.

6 Approach to planning social infrastructure

In social infrastructure planning, numerical standards are commonly used to provide an initial indication of the requirements for a given population. These are usually expressed as a number of facilities, or certain amount of floorspace, required for a population of a given size, typically per every 1,000 people.

As previously described, it is now recognised that planning for social infrastructure, including open space, requires a combination of such quantitative considerations and other qualitative considerations, to ensure that proposed social infrastructure is adequate, accessible and responds to existing and future needs.

This section identifies principles to guide the planning and delivery of social infrastructure in the Precinct, then discusses quantitative and qualitative considerations to use in assessing future needs and requirements for facilities and spaces.

6.1 Guiding principles

The following guiding principles and objectives for the site have been informed from the previous document review and discussions with relevant stakeholders, and are therefore relevant for all types of social infrastructure:

- » **Walkable and cyclable neighbourhoods** that support active and healthy lifestyles, are connected to adjacent areas, and connect all residents and users of the area to services, open spaces, public spaces, public transport
- » Facilities are **flexible, adaptable, accessible, multiuse and multigenerational**, providing a broad range of activities to support interaction and community wellbeing
- » **Central and co-located:** social infrastructure is centrally located, co-located in community hubs and close to public transport and strategic and local centres, as part of an integrated network
- » **Equitable:** There is equitable access to social infrastructure. Facilities and spaces incorporate universal design and technology: Facilities and spaces support cultural, creative, sporting and recreational opportunities for all including young, older and socially isolated people, also using technology to support digital communications
- » **Innovation and partnerships:** innovative models and partnerships, and cross agency/provider partnerships should be explored as well as shared uses.

Specifically regarding community facilities, it is noted that Council has developed 10 Guiding Principles in the *draft Community Centres Strategy 2019*:

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. 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

Specifically in terms of public and open spaces:

- » Open spaces are **vibrant, accessible, interactive, flexible, versatile, multifunctional, fit for purpose**, also promoting shared uses
- » **Existing natural features are integrated** within and to the development and support recreational opportunities
- » **Open spaces are diverse** and may take multiple forms depending on needs and uses, from natural spaces and bushland for walking, to informal or dedicated sportsfields or courts
- » Paths and trails **connect people** to parks and providing for active recreation
- » Planning should use **performance criteria** for open space and recreation (refer following section)

The following considerations from DPIE’s Great Public Spaces Toolkit should also be applied to the planning and design of future public spaces including open spaces, community facilities and streets:

- » **Am I able to get there?**
- » **Am I able to play and participate?**
- » **Am I able to stay?**
- » **Am I able to connect?**

6.2 Standards and benchmarks

The document review and stakeholder engagement have identified the following standards and population benchmarks.

Education

Previously, the DoE were guided by a standard of 3,000 dwellings for 1 primary school and 4,500 dwellings for 1 high school. This has been reconsidered, as new schools are focussed on being provided on larger sites with greater functionality for increased capacity. Assessing demand and planning for new schools is now based on ABS statistics and DoE’s *School Site Selection and Development Guideline 2020* and *Planning New Schools Advisory Guidelines 2016*. The Guideline provides a benchmark provision rate while ABS data is used to understand the distribution of students attending Government, Catholic and other non-Government Schools.

Table 8 identifies the following benchmark for suburb/low-medium density areas:

Table 8 Guidelines for School Site Selection 2020

School	Land requirements	Student capacity
Primary school	1.5ha	1,000
Secondary school	2.5ha	2,000

Source: School Infrastructure *School Site Selection and Development Guideline 2020*

Demand analysis for new schools is undertaken on a case-by-case basis by School Infrastructure NSW and involves substantial research into the demographic characteristics of the existing area, the enrolment patterns being observed, future housing plans and existing school facilities.

Primary schools

In new release areas, such as the Ingleside site, it may be expected to see about 70% of primary aged students (aged 5-11) enrolled in a government school.

A typical site size is recommended to be 1.5 hectare, to accommodate up to 1,000 students.

High schools

In new release areas, such as the Ingleside site, it may be expected to see about 60% of high school students (aged 12-18) enrolled in a government school.

A typical site size is recommended to be 2.5 hectares, to accommodate up to 2,000 students.

For both primary and high schools, trends are also towards more shared open spaces (where size is suitable) and community access to school facilities (in accessible locations).

Health

A *Needs Assessment 2019-2022* has been prepared by the Northern Sydney Primary Health Network (PHN). The PHN is operated by the Sydney North Health Network, which also includes the Northern Beaches LGA as well as Mosman, North Sydney, Lane Cove, Hunters Hill, Ryde, Willoughby, Ku-ring-gai and Hornsby.

The needs assessment identifies a current ratio of 1 full time GP for every 943 people in NSW, and that the current provision in the Sydney North area is relatively consistent with this benchmark, at about 1 full time GP for every 960 people, which has been assessed as adequate.

It was also advised by the SNLHD that generally 1 GP for 1,000-1,200 people was also appropriate.

For the purpose of this assessment, an average of 1 full time GP for every 1,000 people will be used.

Child care

In relation to child care centres, other guidance from other councils in NSW has been reviewed.

City of Parramatta uses a benchmark of 1 long day care centre place for every 2.48 children aged 0 – 4 years (Community Infrastructure Strategy 2020).

Based on the ABS Childhood Education and Care, Australia 2017 (Cat 4402.0) and the City of Sydney *Child Care Needs Analysis 2019* provision rates for child care have been developed. The methodology assumes the following, support with data from ABS:

- » 43% of children aged 0-4 use formal care
- » 17% of children aged 5-11 use formal care
- » 85% of children aged 0-4 using formal care are in long day care
- » 7% of children aged 5-11 using formal care are in long day care
- » 87% of children aged 5-11 using formal care in before and after school care
- » There is an additional demand of 8% for children aged 0-4 for formal care
- » There is an additional demand of 8% for children aged 5-11 for formal care.

These variables were applied to the 2016 ABS age profile for the Northern Beaches LGA, shown below in Table 9.

Table 9 Benchmarks for child care

Service age group	Type of care	Benchmark
0-4	Long Day Care	1 place per 2.3 children
5-11	Long Day Care	1 place per 57.1 children
5-11	OOSH	1 place per 4.6 children

Source: Elton Consulting, ABS, City of Sydney

Community facilities

As identified in Council documents and confirmed during a meeting with Council, 80sqm per 1,000 people is considered a suitable benchmark for community facility floor space, to be multipurpose and flexible. This would therefore address needs for meeting spaces for various community groups.

In addition, Council's draft *Community Centres Strategy 2019* identifies the hierarchy system shown by Table 10 below.

Table 10 Northern Beaches Council community facilities hierarchy

Hierarchy	Population catchment (minimum)	Typical gross floor area (minimum)
Regional	100,000 people	2,000sqm
District/Sub-regional	20,000 people	1,000sqm
Local/Neighbourhood	1,000 people	150sqm

Council documents do not provide additional guidance in relation to uses such as child care, libraries, youth spaces or seniors' spaces. Council has advised that community floor space should be multipurpose and multiuse, to be able to address a broad range of needs and be suitable for youth spaces, seniors' spaces, or any type of activity or program that may be in need. Sport and recreation can also happen in community halls if they are provided in a multipurpose manner.

In relation to libraries, the development site will be serviced by both the Terrey Hills community library and Mona Vale library. It is noted that these are at capacity, as advised by Council, and with the development contributing to additional demands for library space, it was also advised that Mona Vale would be the most appropriate solution to addressing these additional needs.

Therefore, considering the Mona Vale library catchment with a forecast population of approximately 38,500 people by 2041¹⁰ in the area combining Ingleside, Terrey Hills, Bayview, Elanora Heights, Mona Vale and Warriewood, it is appropriate to use 35sqm per 1,000 people (+20% of this size for circulation), for populations between 35,001 and 65,000 people, as per the NSW State Library standards.

Emergency services

As opposed to Fire NSW, RFS has advised that they do not have benchmarks around the provision of fire service stations.

¹⁰ Forecast.id, November 2020

6.3 Open space and recreation

6.3.1 Overall provision

Council has confirmed that using a benchmark of 2.83 hectares per 1,000 people was adequate as a first step, to then be contextualised using performance criteria. While still used in some development areas, the 2.83 hectares per 1,000 people benchmark is a traditional approach that has been much debated over the last few years. Other more recent and preferred approaches focusing on the performance of open spaces, for example through increased quality and accessibility. During consultation, Council confirmed that it would be acceptable to provide open space that does not meet the 2.83ha/1,000 people provision, if it can be justified that future communities will have access to sufficient amounts of quality open space.

As previously discussed, the NSW Government Architect's Office has created guidelines to assist the provision of open spaces along with performance criteria. In low/medium density areas, performance indicators include:

- » Residents are within a 5-minute walk / 400m walking distance to a local park (barrier free). For some residents this may mean having access to a linear open space with recreation opportunities, and others a local park.
- » Schools are also within 400m of open space.
- » Linear parks are provided with a minimum of 20m from top of bank and not steeply sloping, with multiple entry points and minimum 50% road frontage or public space access.
- » Local parks are of a minimum size of 5,000sqm with 50% road frontage and functional space for informal activities; this includes any park area, bushland reserves, natural areas, large linear open space corridors with at least 20m from top of bank.

In relation to play spaces, Council has advised of 1 play space per 1,200 people or 1 per every 300 children aged 0-15.

6.3.2 Active open space

It was previously mentioned that Council's *Sportsgrounds Direction Analysis 2017* identifies existing shortages of active open space (sportsgrounds and courts) in the LGA, as well as increased shortages in the future due to population growth. We have reviewed the modelling used in this document, which indicates that:

- » There is a total of 116.5 hectares of playing space in the LGA, representing total land of 203.3 hectares (total land includes ancillary uses/spaces required to support sportsgrounds)
- » For a forecast population of 294,907 people, there is a projected total shortfall in playing space of a total of 41.4 hectares, and a total land area of 70.3 hectares.

Based on this, we have assumed:

- » That a total 157.9 hectares of playing space would service a forecast population of 294,907 people, representing a benchmark of 0.54 hectare per 1,000 people of playing space
- » That a total 273.6 hectares of total active open space land would service a forecast population of 294,907, representing a benchmark of 0.93 hectare of total active open space land.

In addition, the *Sportsgrounds Directions Analysis 2017* identifies the following hierarchy of sportsgrounds:

- » Local Facilities (A & B) – which are typically single field sportsgrounds
- » District Facilities – which are typically multi-field sportsgrounds servicing a number of sports
- » Regional Facilities (A & B) – which are either multi-field sportsgrounds servicing a regional catchment or high profile/ elite facilities.

It is also noted that Council prefers that active open space be provided in order to also support 'passive uses', when not used by sporting/recreation groups.

6.3.3 The value of natural spaces

Natural areas play an important role in the provision of open spaces and can support a range of recreational activities, as identified in the NSW Government Architect's Office draft *Greener Places Guide 2020*.

It will be important to consider existing natural spaces and how they contribute to addressing future needs in Ingleside, including natural spaces internal to the site and those adjacent the site such as Ingleside Chase Reserve.

6.3.4 Participation in sport

The NSW Office of Sport's *Participation in sport and active recreation AusPlay April 2020* identifies two classification of recreation participation:

Organisation / venue based: arranged through sporting, non-sporting and recreation clubs and organisations. These activities can take place in outdoor and indoor recreation and sporting facilities, including indoor courts, gymnasiums, outdoor courts and playing fields, as well as park spaces.

Non-organisational/venue based: individualised or group activities not affiliated with clubs or organisations, and not aligned to sporting seasons. These activities can take place along linear corridors, and a variety of open and outdoor spaces, as well as indoor spaces, which accommodate broader public use.

According to the NSW Office of Sport's *Participation in sport and active recreation AusPlay April 2020* approximately 70% (5.9 million out of 8.1 million) reported that they had participated in sport and physical recreation (organised and unorganised) at least once in the 12 months.

Key trends in physical recreation participation and facility use in the NSW Office of Sport's *Participation in sport and active recreation AusPlay April 2020* shows:

- » Slightly under half (47.5%) of people who engage in recreation and sport engage always or sometimes through an organisation/venue
- » Just over half (52.5%) of people who engage in recreation and sport do not participate through an organisation/venue or only do sometimes.

The NSW Office of Sport also recognises:

- » Increasing competition to attract sporting team and club members as new and diverse sporting and recreation options become available
- » Preferences for sport and recreation are changing and developing as our population becomes more culturally diverse.

Adult recreation

The NSW Office of Sport's Participation in sport and active recreation AusPlay April 2020 results for NSW identifies the following top 15 activities which reflect a combination of organised and non-organised sports:

- | | |
|---------------------------------------|--------------------------------|
| 1. Walking – 44.6% | 6. Bushwalking – 7.5% |
| 2. Fitness/Gym – 37.8% | 7. Football/ball soccer – 6.9% |
| 3. Swimming – 18.2% | 8. Yoga – 6.9% |
| 4. Athletics, track and field – 16.5% | 9. Golf – 5.5% |
| 5. Cycling – 9.8% | 10. Tennis – 5.1% |

These numbers are relatively stable compared to previous years' results.

Children's organised recreation

The NSW Office of Sport's Participation in Sport and Active Recreation AusPlay April 2020 results for children's (aged 0-14 years) identifies the top 10 activities that children participate in. In the case of children, participation was limited to outside of school hours, and to organised sport or physical activity:

- | | |
|--------------------------------------|--------------------------------|
| 1. Swimming – 39.4% | 6. Netball – 5.6% |
| 2. Football – 20.5% | 7. Tennis – 4.7% |
| 3. Dancing (recreational) – 11.8% | 8. Basketball – 4.5% |
| 4. Gymnastics – 9.6% | 9. Rugby league – 4.3% |
| 5. Athletics. Track and field – 6.1% | 10. Australian football – 4.0% |

These numbers are relatively stable compared to results from previous years, however cricket is not part of the top 10 activities in the State anymore, compared to 2017 results, replaced by Australian football.

Women's participation

Female participation in sport in NSW has grown significantly over the last few years, as reported by various peak bodies, including in cricket, rugby league and union, soccer, and Australian football, with some other sports being more traditionally played by females such as hockey. While female participation growth has implications on overall numbers and need for primary sports facilities (sportsfields or courts), it also impacts on the required facilities to provide an environment that is welcoming for females.

The recently published NSW strategy *Her Sport, Her Way 2019-2023* identifies these potential barriers to participation, as well as the following implications for sports facilities in order to encourage women's participation:

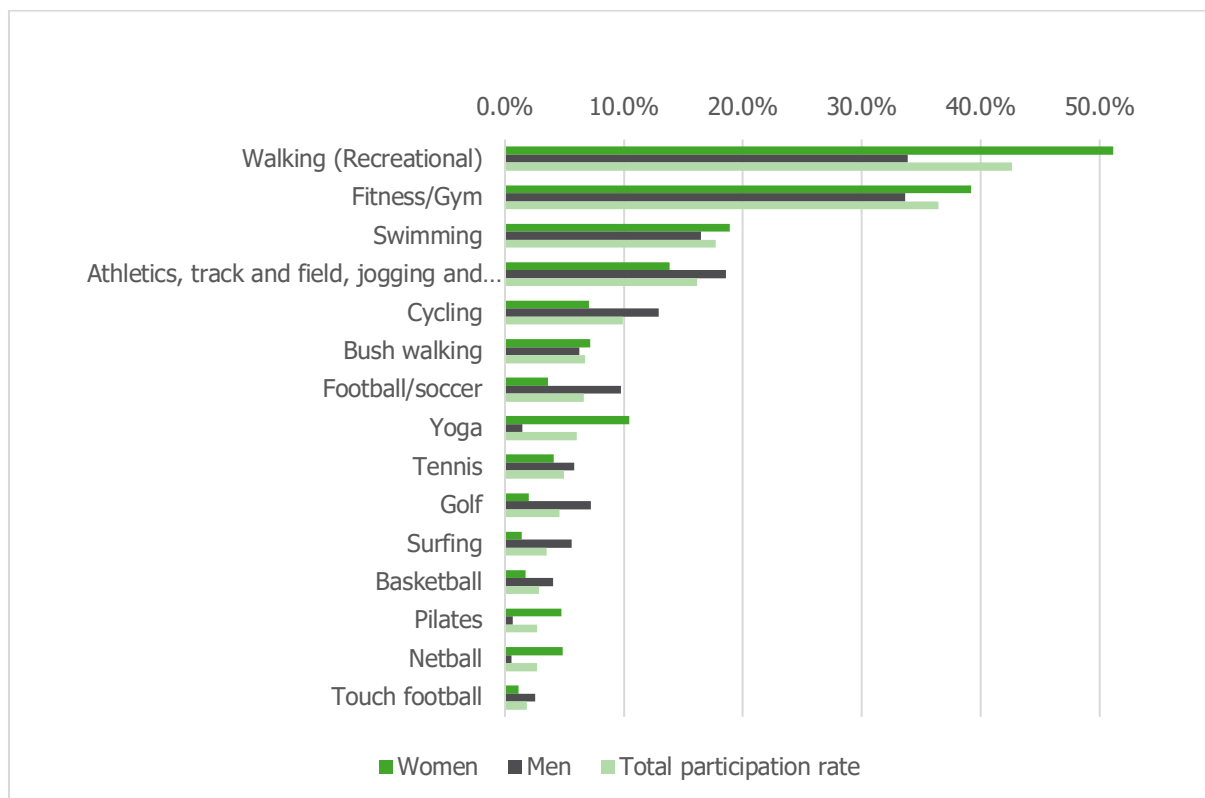
Ensuring facilities are appropriate by applying universal design principles, prioritising safety, having family friendly social spaces and being clean and easily accessible are also important.

Providing female friendly facilities is an important consideration in the planning of sports facilities.

Data from the NSW Office of Sport's *Participation in Sport and Active Recreation AusPlay April 2020*, shown by Figure 7 below, shows sports more popular by women than men between January 2019 and December 2019 were:

- » Walking (recreational) – a participation rate difference of 17.3%
- » Yoga - a participation rate difference of 9.0%
- » Fitness/Gym – a participation rate difference of 5.5%
- » Netball – a participation rate difference of 4.3%
- » Pilates – a participation rate difference of 4.1%
- » Swimming – a participation rate difference of 2.4%.

Figure 7: Men and women participation



Source: Participation in sport and active recreation AusPlay April 2020

Participation rates in the Northern Beaches

The Northern Beaches Council *Sportsgrounds Strategic Directions Analysis 2017* outlines participation rates for different sports across the LGA. Based on active membership, football (soccer) is the most 'popular' formal recreational activity, as shown by Table 11.

Table 11 Recreation membership within the Northern Beaches LGA

Sport	Active members	% of membership
Football (soccer)	17,648	34.8%
Touch football	6,526	12.9%
Netball	5,633	11.1%
Rugby Union	3,824	7.6%
Six-A-Side Soccer	3,775	7.5%
Rugby League	2,500	4.9%
Cricket	2,249	4.4%
Softball	2,213	4.4%
Australian Football	1,346	2.7%
Baseball	1,318	2.6%
Hockey	1,265	2.5%
Athletics	1,189	2.3%

Oztag	700	1.4%
Ultimate Frisbee	160	0.3%
Touch Rugby	150	0.3%
Archery	78	0.2%
Gridiron	75	0.1%

This report also identifies:

- » The sports experiencing highest growth are Australian football, football (soccer), six-a-side soccer, junior cricket and touch football
- » Some sports have had “fairly static membership in recent years (i.e. rugby league, archery, baseball, netball, softball and hockey) however the absence of suitable facilities has inhibited membership growth in softball and hockey”.

6.4 Previous engagement considerations

Community engagement undertaken as part of the Northern Beaches draft *Community Centres Strategy 2019 and draft Social Infrastructure Study 2019* identified the following community expectations regarding community facility function:

- » Community centres need to be well located, near or on public transport and near central hub such as shopping centres and library.
- » Community 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 promote equitable use.
- » Identified challenges are that buildings and spaces should be connected by strategic planning frameworks, and a high dependency of motor vehicles and accessibility challenges to public transport.
- » Opportunities include creating community hubs to cater for a range of services, adapting to the changing needs of an evolving population, Integration of social infrastructure provision with Council's strategic priorities for innovation, technology and digital connectivity.

7 Social infrastructure requirements

This section identifies social infrastructure requirements for the Ingleside Precinct, and assesses these requirements against the Draft Structure Plan.

The social infrastructure requirements consider the needs of both existing residents and new residents. Because of the currently limited availability of social infrastructure in the development area, and noting the range of existing needs that exist in the area, it is expected that existing residents may also become users of some of the future facilities or spaces provided in the development area.

7.1 Education

Primary schools

As confirmed by School Infrastructure NSW, some of the existing schools in the area have some capacity to address future growth, and/or are established on school sites that have the capacity to accommodate more students. However, and noting existing pressures on Mona Vale as well as future needs created by the Ingleside development, Warriewood and other clusters in the local area, there may be new schools required in the future. School Infrastructure NSW noted that it is adequate to assume that about 70% of primary aged students (aged 5-11) would be enrolled in a government school. This is confirmed by Table 12 below. This table identifies the proportion of students who attend Government, Catholic and other non-Government schools in the local area. This indicator has been applied to the suburbs closest to the Ingleside precinct to understand local attendance trends. These suburbs include Ingleside, Elanora Heights, North Narrabeen, Mona Vale and Terrey Hills.

Table 12 Educational institution attendee status

	Government	Catholic	Other non-Government	Total Non-Government
Primary school	72%	13%	14%	27%

Source: ABS, Educational Institution: Attendee Status, 2016

Based on the above, and noting that 340 primary school aged children can be expected in the development, this represents potential demand for approximately 240 public primary school places.

Requirements:

At this stage, School Infrastructure NSW have advised that the development will trigger a demand for 220 public primary school places, and that a public primary school site is not required as existing local schools will be able to address this future demand.

Secondary schools

While in some areas, it may be adequate to assume that about 60% of secondary aged students (aged 12-18) would be enrolled in a government school, this proportion is unlikely to reflect local characteristics.

As previously mentioned, non-government secondary schools are popular in the Northern Beaches and a larger proportion of students are likely to attend such types of schools. This is confirmed by Table 13 below.

Table 13 Educational institution attendee status

	Government	Catholic	Other non-Government	Total Non-Government
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Secondary school	47%	28%	25%	53%
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Source: ABS, Educational Institution: Attendee Status, 2016

Requirements:

Preliminary conversations with School Infrastructure NSW did not confirm the capacity of existing secondary schools or need for additional facilities. At this stage, it is assumed that a new secondary school will not be required within the site.

7.2 Health

As advised by the NSLHD, there are no existing needs and unlikely future needs for additional facilities or services, with recent service upgrades having been planned to address future population growth. Even if the proposed development was not included in this growth, another 3,117 residents would unlikely cause any strain on the existing system.

Using a benchmark of 1 full time GP for every 990 people will be used, space should be provided for up to 3 GPs within the development, which could be addressed by the private market within commercial floorspace, ideally located within a centre zone with good transport opportunities including public transport.

7.3 Child care

Based on a future total population of approximately 3,117 people, and approximately 225 children aged 0-4 years, benchmarks discussed in the previous section identify demand for approximately 100 places.

Guidelines for a 100-place facility indicate an internal footprint of approximately 700sqm including circulation, and a typical site area of approximately 2,365sqm, including external spaces (and including parking)¹¹. While there may be co-location benefits in terms of external spaces, it is noted that there is a requirement of a minimum of 7.0sqm of unencumbered outdoor space, per child.

The NSW *Child Care Planning Guideline 2020* should be considered when assessing possible sites. As confirmed by Council, co-location opportunities may exist with any proposed community facility, as well as potentially a school, and Council may be interested in operating a new service given the shortages identified in the area. Alternatively this could also be provided and operated by a private operator also preferably in a centre.

7.4 Community facilities

While existing Council documents identify existing shortages of community facility floor space within the Mona Vale precinct, it was also identified that the planned new community centre in Warriewood Valley will partly address this shortage in the area surrounding the site.

A level of existing demand will remain, and there will be new demand created by the future development. Using a benchmark of 80sqm per 1,000 people, this will create a need for at least 250sqm of community facility floorspace. Council has confirmed this level of provision is acceptable, but could be expanded to provide better flexibility and opportunities. A larger floorspace that is multipurpose, flexible and multigenerational, could address a broader range of needs including activities for youth and seniors' groups and potentially some level of recreation. If provided in the form of large multiuse space, as recommended by Council, instead of multiple smaller rooms, this space could be adapted as needs evolve. A minimum of 400sqm is typically required to achieve this, based on contemporary best practice. While this size is larger than the recommended benchmark, it is therefore recommended that approximately 400 sqm of community floorspace be provided.

¹¹ DPIE, Draft Child Care Planning Guideline 2016

This facility should also address the following requirements:

- » Potentially include additional floorspace to address evacuation requirements, as with the Warriewood Valley centre currently being planned, however this has not been confirmed and should be further discussed with relevant organisations.
- » Be located near activity/retail areas and public transport.
- » Be co-located with open spaces and potentially recreation facilities (refer Section 7.6).

Based on the proposed location of dwellings, it is recommended that this space be provided in the southern portion of the development (south of Mona Vale Road), within the proposed neighbourhood centre.

In relation to libraries, it is considered that given the proximity to Mona Vale library, and ongoing upgrades being undertaken in this facility, providing a new library facility in Ingleside would not create efficiencies and would go against the principle of rationalisation and sustainable management discussed above. Based on benchmarks, the development will contribute to regional demands by approximately 110sqm of library floorspace.

It is expected that community facility floorspace would be multipurpose and available for a range of cultural, creative and artistic activities and programs.

7.5 Emergency services

The RFS has indicated that it was not appropriate to have a station in the middle of a residential development, due to night time activity and potential complaints from residents. The existing station is required to be relocated, ideally to an area on the edges of the proposed residential area. The RFS has indicated the area north or west of Mona Vale Road, within the Precinct, to be adequate. This would service the new residential area and the rural area further west and north.

A site of a minimum of 5,000sqm is required to allow for the station, training area (also used as APZ), and parking. This can be located within a bushfire prone area.

The existing station at the corner of Manor Road and King Road is located on Council land, and is a Council building that is leased under a service agreement between RFS and Council. This would need to be relocated as the development commences. A similar arrangement could be negotiated with Council.

In addition, as advised by Council, there may be a need for evacuation centre to be provided in the Ingleside residential area. As advised by the RFS, such an evacuation centre is likely to be required given the land is bushfire prone. A location centrally located within the precinct, where the risk is at its lowest, would be adequate, potentially within a multipurpose hall. This had not been confirmed by relevant institutions at the time this report was prepared.

7.6 Open space and recreation

The following Table 14 summarises the requirements for open space and recreation in the Ingleside Precinct, based on the benchmarks and performance criteria discussed in the previous section.

While a 2.83 hectare of open space per 1,000 people benchmark has been used in other areas of the LGA, including Warriewood, it is noted that a purely standards-based approach is no longer recognised as the optimum approach to the provision of public open space. Standards are provided here as a starting point from which a more needs-based and context-specific outcome can be achieved.

As previously noted, it was confirmed with Council that the development should rather aim to ensure that future communities have access to sufficient amounts of quality open space, having regards to recent guidelines issued by the NSW Government Architect's Office. This assessment therefore considers these guidelines and the performance criteria that they contain, including:

- » Residents are within a 5-minute walk / 400m walking distance to a local park (barrier free). For some residents this may mean having access to a linear open space with recreation opportunities, and others a local park.
- » Schools are also within 400m of open space.
- » Linear parks are provided with a minimum of 20m from top of bank and not steeply sloping, with multiple entry points and minimum 50% road frontage or public space access.
- » Local parks are of a minimum size of 5,000sqm with 50% road frontage and functional space for informal activities; this includes any park area, bushland reserves, natural areas, large linear open space corridors with at least 20m from top of bank.

In terms of active open space, the approach described in Section 6.3.2 identified a benchmark of 0.54 hectare per 1,000 people of playing space, and 0.93 hectare of total land, based on findings from Council’s *Sportsgrounds Directions Analysis 2017*.

Based on this, Table 14 below summarises the proposed approach to open space provision in the development area.

Table 14 Application of benchmarks for open space and recreation

Type	Benchmark	Application of benchmark	Other considerations
Total open space	2.83ha/1,000 people	8.8 hectares	As noted above, this is a starting point. This should consider all open spaces, including linear parks, creek corridors, environmental areas, bushland, that also provide recreation opportunities. NSW Government Architect’s Office performance criteria should be considered.
Active open space	Playing space: 0.54ha/1,000 people Total land: 0.93ha/1,000 people	Playing space: 1.68 hectare Total active open space land: 2.89 hectares	Considering existing documents, sportsgrounds should preferably address demands for soccer, AFL, cricket, touch football and/or hockey, as well as multipurpose courts. However, Council has noted that at this stage it is preferred not to identify specific codes yet. In addition: » It is expected that sportsgrounds should be multipurpose and allow multiuse, for year-round use, and that they should be provided in a way that allows ‘passive uses’ outside use by sporting groups As noted by Council, synthetic is not appropriate in the area. This further supports the use of sportsfields for ‘passive uses’. There should be adequate amenities provided on sportsgrounds, also considering gender implications. A well-located amenities block, between sportsfields and centre/ community facilities, could service both sports groups and the broader community.
Playgrounds	1 play space per 1,200 people or 1 per every 300 children aged 0-15	Between 2 and 3 play spaces are required	It might be a preferable approach to provide a larger play space in a central location, and 1-2 smaller ones further out to ensure that all residents are within 400m, potentially linking in with environmental spaces to provide natural play options.

	Ideally within 400m of all residents		
Youth space	Children aged 13-20 years old	It is recommended by the Government Architect's draft <i>Office Greener Places Guide 2020</i> that such activity areas should be of a size of at least 2,000sqm.	Council has mentioned the existing shortage around youth spaces particularly outdoor facilities. Considering Greener Places Guide 2020, a youth recreation space can be provided within or adjacent any type of open space. This can include jump or bike parks, parkour facilities, courts, exercise areas, informal fields, as well as 'plaza' types of environments with wifi and informal meeting spaces. This should be well connected to active and public transport opportunities, on a site with good visibility.
Athletics track	District/regional-size facilities	n/a	The provision of additional athletics facilities is not identified in Council's Sportsgrounds Strategy and was not mentioned during the engagement.
Indoor sports/Leisure centre	District/regional-size facilities	n/a (Council has identified the need to prepare an indoor sports strategy)	Council has advised that there was a shortage of additional indoor recreation facilities in the LGA. The development will contribute to regional needs.

7.7 Other considerations

Staging

We recommend that community facilities including open spaces be provided early on as part of the construction stage, to ensure that the construction of sense of place and identity can also start as soon as first residents move in.

Open space network and connections to natural spaces

The Precinct contains significant natural areas and is located centrally within a network of natural spaces of local and national significance including Ingleside Chase Reserve, Garigal National park. Connections to these existing spaces should be a strong feature of the Structure Plan as they provide important resources for recreation.

In general, Council noted that the preference would be for well-connected open spaces, including 'active' spaces such as sportsfields and courts, as opposed to disconnected parks, to support a well utilised and accessible network.

Active networks

The development should support active and healthy lifestyles, be connected to adjacent areas, and connect all residents and users of the area to services, open spaces, public spaces, public transport. Active networks should recognise the topography of the site to maximise opportunities for all abilities, make use of riparian corridors and connect public, community and open spaces and facilities. The future road network layout and design should accommodate active transport links.

Multipurpose and flexible facilities and spaces

Facilities and spaces should be flexible, adaptable, accessible, multiuse and multigenerational, providing a broad range of activities, including social, cultural, arts, recreation, sports, creative activities, to support interaction and community wellbeing.

This should be reflected in cross-agency and partner delivery of social infrastructure, for example agreements between Council and schools in relation to community access to recreation facilities and spaces.

Co-location and equity

Social infrastructure should be centrally located, co-located in community hubs and close to public transport and strategic and local centres, as part of an integrated network.

In terms of open space however, it is recognised that all residents should have equal opportunities of access to open space within an easy 400m walk. This should be reflected in the Structure Plan, having regards to the topography of the site and demographics of future residents.

Council also noted that instead of several pocket parks, larger parks that are well connected by shared pathways would be preferable.

Quality of public spaces

As previously mentioned, the following considerations from DPIE's Great Public Spaces Toolkit should be applied to the planning and design of future public spaces including open spaces, community facilities and streets:

- » **Am I able to get there?** Proposed public spaces should be easily accessible by all abilities and integrated within movements networks including active and public transport
- » **Am I able to play and participate?** Proposed public spaces should offer a diverse range of activities and events, and encourage planned or incidental social interaction
- » **Am I able to stay?** Proposed public spaces should allow for stays of various duration, and encourage longer stays by providing adequate levels of amenity including shading, seating. They should feel safe and protected from environmental or urban nuisances/pollutions
- » **Am I able to connect?** Proposed public spaces should be welcoming and support socialisation between all members of a community and celebrate natural and cultural heritage.

8 Summary and assessment of the Draft Structure Plan

Table 15 below summarises the demands identified in this report and compares them against the provision of social infrastructure proposed on the Draft Structure Plan.

Table 15 Summary and assessment against Draft Structure Plan

Type	Application of benchmark	Proposed provision	Comments
Education	240 public primary school places.	n/a	School Infrastructure NSW has advised that a new public school is not necessary at this stage.
Health	Space for up to 3 GPs	The Structure Plan identifies land for a neighbourhood centre of a total size of 1.4ha.	SGS have recommended retail floor space of 1,000sqm and it is unclear how much total land would be required for this, however it is assumed that space for up to 3 GPs can be accommodated.
Child care	Space for approximately 100 places - approximately 700sqm footprint; approximately 2,365sqm site area if standalone site	The Structure Plan identifies land for community facilities.	The central parcel of community land, adjacent the community centre, is of approximately 7,580sqm and would be able to accommodate a child care facility, in co-location with other community floorspace. Alternatively, and depending on ownership and management preferences, a child care facility would also be able to be accommodated within the neighbourhood centre by a commercial operator.
Community facilities	400sqm of community facility floorspace (excluding any child care floorspace). Explore two-storey opportunity if necessary. Near retail and open space Additional floorspace required to accommodate the needs for an evacuation centre should be confirmed with relevant organisations	Community use land is identified on the Structure Plan, split between 2 different parcels, including a central parcel of approximately 7,580sqm.	The central parcel is of approximately 7,580sqm and would be able to accommodate the required multipurpose community facility floorspace, noting that this could be provided in a two-storey building (if required and potentially staged). This parcel is located between the proposed centre and central open space which is considered appropriate. Any required floorspace for an evacuation centre has not been considered.
Emergency services	Relocation of the RFS station outside of future residential area	An alternate site for RFS station is not included.	It is unclear whether the RFS station is proposed to be relocated. Relocation of the RFS station is recommended as residential development occurs.

Type	Application of benchmark	Proposed provision	Comments
Open space and recreation	8.8 hectares total open space (based on traditional 2.83 ha/1000 people standard)	Total of 5.4 hectares formal open space is provided, and additional natural areas (based on contemporary performance standards)	<p>It is noted that the intention is for the 'active open space' parcel to function as a central park. It is recommended that a portion of this parcel (surrounding sportsfields) can function as passive open space 100% of the time, with green/meeting areas, play spaces etc.</p> <p>It is expected that this open space is designed in a way that supports public events such as cultural celebrations, festivals or creative activities.</p> <p>The proposed level of provision of open space is justified, particularly when existing natural areas exist, such as the Ingleside Chase Reserve, that can support recreation uses. Connecting to these areas, including via active transport, will be important.</p> <p>It is noted that areas of environmental conservation and management, and creek corridors, are proposed within the site but the ability to use these spaces for some forms of recreation e.g. walking, cycling, play, is unclear based on available documentation.</p> <p>Despite the proposed level of provision of passive open space being less than standards would suggest, the proposed development area is relatively well supplied with open space according to recently development performance measures. For example, nearly all dwellings are within 400m of public open space (only the passive and active parcels were considered, not environmental areas), apart from the south-eastern area of the development area which is comprised of environmental conservation areas (refer Figure 8 below).</p> <p>Notwithstanding:</p> <ul style="list-style-type: none"> » The parcel located in the north-west portion of the site, off Waratah Road, currently of 3,700sqm, could be expanded to 5,000-7,000sqm to enable greater efficiencies, as per Government Architect guidelines » We recommend that the proposed parcel of community land, of approximately 1ha, currently proposed in the southern portion of the development adjacent a linear park and medium density, be repurposed for open space use to provide an alternate park area. This would consolidate a recreation node in this location and could replace or complement the third open space parcel proposed in the south-east corner

Type	Application of benchmark	Proposed provision	Comments
			<p>» Information is required in relation to the proposed areas of environmental conservation, in particular creek corridors, and their ability to support connections between open spaces and some level of recreation. We recommend that appropriate embellishments be planned to support additional recreation opportunities with due consideration given to environmental conservation requirements.</p>
	<p>Active open space: Playing space: 1.65 hectare Total land: 2.89 hectares</p>	<p>4 hectares of active open space</p>	<p>Council has confirmed that a 4-hectare parcel of active open space would be adequate to accommodate sports needs.</p> <p>While this space is larger in size than standards suggest, this space should function as a dual active and passive space, particularly given its central location, adjacent the proposed centre and community floorspace. The proposed parcel therefore is adequate, to accommodate public spaces, play spaces, courts and youth spaces.</p> <p>Agreements with the Queenwood sports precinct are also recreation opportunities</p>
	<p>One large district size playground, centrally located – 500sqm although really good playgrounds are site specific and can work in small areas</p> <p>1-2 smaller playgrounds as required to ensure all residents are within reasonable distance (400-800m)</p>	<p>Not specifically identified on Draft Plan.</p>	<p>A large district playground can be provided within the western portion of the central active open space parcel, with smaller scale equipment established in smaller open space parcels.</p>
	<p>Outdoor youth space (co-located with other open space) – approximately 2,000sqm</p>	<p>Not specifically identified on Draft Plan.</p>	<p>The form of this (e.g. bike park, court, plaza, skate park) should be explored in more detail in the next planning stages. We recommend that this be located within the central open space or adjacent community facilities, and could be explored in smaller scale in other open spaces.</p>

Figure 8: Proposed open space and 400m catchments

Source: Elton Consulting

Healthy Active by Design

The NSW *Healthy Built Environment Checklist 2020* and the Heart Foundation's Healthy Active by Design principles and guidelines are tools designed for creating developments that encourage and support physical activity and good health outcomes.

The Checklist covers eleven types of characteristics of healthy development including healthy eating, physical activity, housing, transport and connectivity, quality employment, community safety and security, open space and natural features, social infrastructure, social cohesion and connectivity, environment and health, and environmental sustainability and climate change.

Not all of the above have direct implications at this stage of the planning process, and some are more relevant for more detailed planning stages, however it is noted that no information was made available at the time of this report in relation to:

- » Proposed sizes of open space parcels (this report has used assumptions based on desktop measurements) and use of natural areas
- » Active connections and networks and general public domain/landscape plan, with implications on streetscape design requirements
- » Public transport opportunities
- » Provision of affordable housing: the development should include 10% affordable housing, consistent with the Northern Beaches Affordable Housing Policy
- » Staging of development.

9 Funding sources for community infrastructure

This section identifies funding sources for proposed community infrastructure.

9.1 Methods of fundings

Community infrastructure traditionally is funded through the following methods:

- » Special Infrastructure Contribution (SIC)
- » Local Infrastructure Contribution
- » Grants.

9.1.1 Special Infrastructure Contribution (SIC)

SIC is for the funding of state and regional infrastructure in growth areas or urban release areas, to meet the rapid increased need for infrastructure often caused by changes in land use planning.

The legislative context and guidance for SIC is described in Appendix C.

9.1.2 Local Infrastructure Contribution

The legislative context and guidance for local infrastructure contributions is described in Appendix C.

9.1.3 Other sources of funding

Alternatively grants can be sought to fund some of the infrastructure needed to provide for community need. Grants can be restrictive in how funds are spent. Two grants that could be sought for Ingleside Precinct, for example, are NSW Public Spaces Legacy Program and Metropolitan Greenspace Program.

NSW Public Spaces Legacy Program

NSW Public Spaces Legacy Program was announced in August 2020 and provides funding to councils for the purpose planning, design, construction or land acquisition costs for new and existing public and open space. The Northern Beaches Council is one of the 68 council in NSW to be provided funding under this scheme. The council has an upper limit allocation of \$4.75 million.

The objectives of the program are to:

- » Improve development assessment speeds and planning proposals (rezoning)
- » Bring forward construction and the opportunity for jobs and economic activity in the short to medium term
- » Support investment in the creation of high-quality public and open spaces to create a lasting community benefit
- » Address critical open space shortfalls and improve the quality of existing public and open spaces.

Metropolitan Greenspace Program

The Metropolitan Greenspace Program (MGP) commits grant funding to local councils in Greater Sydney and the Central Coast for projects that improve and increase access to regionally significant open space.

Grants are offered on a dollar-for-dollar basis for capital and planning works. Eligible capital works projects include shared pedestrian and cycle pathways, new or improved parks and open spaces, improved signage and accessibility.

Key objectives of the Metropolitan Greenspaces Program are to:

- » Improve regionally significant open space including links between bushland, parks, centres and waterways
- » Enable more effective public use of regionally significant open space
- » Improve access to a diverse mix of open space opportunities for the community of Greater Sydney and the Central Coast
- » Promote partnerships between state and local governments, including between different councils
- » To support projects that demonstrate a commitment to the design and future management of open space including improved outcomes for health, sustainability, climate change and communities.

9.2 Proposed funding mechanisms for the Ingleside Precinct

Based on the previous social infrastructure recommendations, Table 16 identifies potential funding source or mechanisms.

Table 16 Funding sources for infrastructure to be delivered for Ingleside Precinct

Facility type	Funding source	Notes
Community facility / multipurpose centre within the Neighbourhood centre -	Local contributions	Contribution made by development of new dwellings and likely integrated with the neighbourhood centre. A tender process could be considered by DPIE for an integrated neighbourhood centre (refer recommendations below)
Health facility in neighbourhood centre	Developed by private sector, with potential small lease, if required, by NSW health	Need for 3 GPs, to be within a medical practice can be achieved by private sector.
Child care centre	Developed by private sector or provided/operated by Council	Zoning and controls should allow for a child care centre to be located within the neighbourhood centre whether provided by Council or a private provider. If provided by Council, contribution made by development of new dwellings and likely integrated with the neighbourhood centre.
Public open space including youth space(s) and play space(s)	Local contributions and/or grants	If the open space can be classified as regionally significant open space it can be funded by; <ul style="list-style-type: none"> » SIC » Metropolitan Greenspace Program. If the open space is local open space the following can provide funding: <ul style="list-style-type: none"> » Local contribution » NSW Public Spaces Legacy Program.

Facility type	Funding source	Notes
		<p>The Everyone Can Play Grant Program could also be considered.</p> <p>Funding will be needed for land acquisition from private land owners/developers of the area and for works on the site.</p>
Active recreation (sports fields/courts)	Local contribution	<p>Sports fields and courts are primarily a district or regional facility. In the case of Ingleside it is suggested that a local contribution can be used to fund the sports fields construction.</p> <p>The proposed land for sportsfields is owned by the State Government. A land swap with council could be undertaken to remove land acquisition cost.</p>
Bushfire and emergency services	Revenue from sale of current land	<p>It is recommended to relocate the existing RFS Station outside the development area. The Council-owned land could be sold off, with funds used to re-establish elsewhere, or undertake a funding approach through partnership with another state agency/Property NSW to obtain land.</p>

Recommendations

- » To provide the appropriate level of infrastructure to support the community of the Ingleside Precinct, a local contribution plan would be the most appropriate way to fund much of the proposed infrastructure, especially open space, including active space.
- » Alternatively, with land owned by DPIE within the proposed neighbourhood centre, a tender could be prepared and released to the open market to develop a neighbourhood centre that also includes space for medical/health practitioners and child care. The facilities can be included in the response to tender price from the private sector and part of the evaluation process. Revenue is then achieved by DPIE. This source of funding could reduce local contributions.
- » Grants should be sought for the open space and play/youth spaces as this would reduce the amount of contributions needed.
- » The SIC is limited to only funding regionally significant infrastructure. Under the current structure plan, the proposed infrastructure does not seem to be of regional significance however this could be discussed further with Council.

10 Conclusions

A summary of social infrastructure requirements is provided below, along with recommendations to modify the Structure Plan.

- » Education: feedback from School Infrastructure NSW indicates that the development will not trigger a need for a new public school.
- » Health: there are no requirements for public health services but space for up to 3 GPs to operate from could be included in commercial floorspace.
- » Child care: there will likely be needs for child care services, currently estimated at approximately 100 places. This could be provided within community facility floorspace, or commercial floorspace, with management of this facility to be confirmed in later stages. Proximity to the potential school site is encouraged to facilitate drop-offs.
- » Community facilities: 400sqm of multipurpose community floorspace should be provided to support social, cultural, arts, recreation, sports, creative activities. The central parcel is appropriate to support required community floorspace needs and is adequately located next to the proposed centre and central park.
- » Emergency services: the current RFS station at the intersection of Manor and King roads should be relocated as it is not appropriate within a residential area. An alternate site should be shown on the Structure Plan.
- » In terms of open space:
 - > The proposed provision of passive open space is less than suggested by numerical standards. However, with nearly all dwellings within 400m of public open space, the proposed development area is relatively well supplied with open space according to recently developed performance measures, particularly noting existing and proposed natural areas/areas of environmental conservation that may support additional recreation uses.

It is also recommended that:

- The central parcel should be provided in a manner that supports dual functions of a central park and active open space.
- The public open space parcel located in the north-west portion of the site, off Waratah Road, could be expanded to 5,000-7,000sqm to enable greater efficiencies.
- Information is required in relation to the proposed areas of environmental conservation, in particular creek corridors, and their ability to support connections between open spaces and some level of recreation. We recommend that appropriate embellishments be planned to support additional recreation opportunities, with due consideration given to environmental conservation requirements.
- > The proposed supply of active open space in a central parcel is adequate. This should be provided in such a way that it accommodates passive uses and can perform as a central park. In addition, agreements with the Queenwood sports precinct are also encouraged to support community use to provide further recreation opportunities.
- > 2-3 playgrounds should be provided, including one district size play space within the central park, as well as an outdoor youth space in co-location with open space or adjacent community facilities.
- » NSW Healthy Built Environment Checklist and the Heart Foundation's Healthy Active by Design principles and guidelines should be considered.

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Appendices

- A Document Review
- B Social Infrastructure Audit
- C Funding sources

A Document Review

Author	Document	Date
State Government		
Greater Sydney Commission	North District Plan	March 2018
NSW Department of Family and Community Services	NSW Northern Sydney Ageing Strategy	January 2016
NSW Department of Planning, Industry and Environment	Draft NSW Public Spaces Charter	October 2020
NSW Department of Planning, Industry and Environment	Draft Great Public Spaces Guide	November 2020
NSW Department of Planning, Industry and Environment	Draft Evaluation Tool for Public Space and Public Life	November 2020
NSW Government Architect Office	Draft Places Design Guide	June 2020
Local Government		
Northern Beaches Council	Local Strategic Planning Statement	March 2020
Northern Beaches Council	Community Strategic Plan	April 2018
Northern Beaches Council	Issues and Opportunities Background Paper: Social Infrastructure Study	September 2019
Northern Beaches Council	Draft Community Centres Strategy	October 2019
Northern Beaches Council	Sportsgrounds Strategy Sportsgrounds Strategic Directions Analysis	July 2017
Former Pittwater Council	Pittwater Public Space and Recreation Strategy	October 2014
Northern Beaches Council	Asset Management Strategy	2018
Northern Beaches Council	Section 7.12 Contributions Plan	2019
Northern Beaches Council	Bike Plan	August 2020
Northern Beaches Council	Walking Plan	April 2019
Northern Beaches Council	Arts and Creative Strategy	2019
Former Warringah Council	Ageing Strategy	N/A

B Social Infrastructure Audit

Educational facilities – primary and secondary schools

Table 17 Primary schools and enrolment history

Primary schools	2015	2016	2017	2018	2019
Government schools					
Terrey Hills Public School	225	234	249	243	236
Elanora Heights Public School	593	578	579	584	573
Mona Vale Public School	1071	1094	1130	1143	1131
Narrabeen North Public School	596	630	665	697	725
Narrabeen Lakes Public School	411	409	431	423	418
Independent schools					
Kinma School, Terrey Hills	64	72	74	84	90
Kamaroi Rudolf Steiner School	190	186	182	179	177
Armenian General Benevolent Union (AGBU) Alexander Primary School, Duffs Forest	34	39	44	49	51
Sacred Heart Catholic Primary School	402	401	383	347	357
St Joseph's Primary School, Narrabeen	171	161	156	152	148
Forestville Montessori School Secondary College	150	100	99	85	60

Source: MySchool website: <https://www.myschool.edu.au/>

Table 18 Secondary schools and enrolment history

Secondary schools	2015	2016	2017	2018	2019
Government schools					
Narrabeen Sports High School, North Narrabeen	560	675	745	858	950
Pittwater High School, Mona Vale	914	963	1001	1039	1078
Northern Beaches Secondary College, Cromer campus	619	528	528	575	617
Independent schools					
Mater Maria Catholic College	970	1027	1010	1009	1038

Source: MySchool website: <https://www.myschool.edu.au/>

Table 19 Combined primary / high schools and enrolment history

School	2015	2016	2017	2018	2019
Independent schools					

(Hamazkaine Arshak and Sophie) Galstaun College, Ingleside (K-12)	240	249	296	309	306
Sydney Japanese School, Terrey Hills (K-9)	210	206	220	200	224
Northern Beaches Christian School, Terrey Hills (K-12)	1188	1248	1281	1133	1228
Pittwater House, Collaroy (K-12)	757	774	812	826	848
German International School, Terrey Hills (K-12)	272	256	278	305	302

Source: MySchool website: <https://www.myschool.edu.au/>

Child care facilities

Table 20 Child Care Facilities

Facility	Type	Capacity	Vacancy
Sandcastles Childcare Kalang Road	Centre based care	47	No
YMCA Elanora Heights OSHC	Before and after school care, vacation care	120	Yes
Elanora Heights Community Preschool	Centre based care	40	N/A
Sandcastles Childcare Elanora Heights	Centre based care	43	Yes
Camp Australia – Terrey Hills Public School OSHC	Before and after school care, vacation care	55	Yes
Bindook Cottage	Centre based care	21	Yes
German International School Sydney Preschool	Centre based care	40	N/A
Kinma Pre-School	Centre based care	39	N/A
Terrey Hills Community Kindergarten	Centre based care	30	N/A
Green Umbrella OSHC	Before and after school care, vacation care	30	No
Thinkersinq	Centre based care	90	N/A
Kids Cove Early Learning Centre	Centre based care	110	Yes
Inspire Early Learning Warriewood	Centre based care	90	No
Only About Children Warriewood West	Centre based care	97	Yes
Cheeky Monkeys OOSH	Before and after school care, vacation care	90	No
Warriewood Child Care	Centre based care	90	N/A
MindChamps Early Learning – Warriewood	Centre based care	90	Yes
mi kids	Centre based care	63	Yes
Treetops Preschool	Centre based care	60	N/A

Only About Children Warriewood	Centre based care	69	Yes
Kiddiwinks Play Laugh & Learn	Centre based care	67	Yes
Narrabeen North Public School P&C Before & After School Care	Before and after school care, vacation care	149	N/A
Golden Seeds Education Narrabeen	Centre based care	64	N/A
Kidz Prints Pre-School	Centre based care	37	Yes
St Joseph's Kids Club	Before and after school care, vacation care	40	N/A
Little Diggers Preschool on the Plateau	Centre based care	56	No
Narrabeen Children's Centre (Council operated)	Centre based care	56	Yes
Narrabeen Community Kindergarten	Centre based care	42	N/A
Narrabeen Lakes OSH Club	Before and after school care, vacation care	80	N/A
Gumnut Kindergarten (Narrabeen)	Centre based care	38	No
Sandcastles Childcare Mona Vale	Centre based care	76	No
Goodstart Early Learning Mona Vale	Centre based care	79	Yes
Sacred Heart Mona Vale Outside School Hours Care	Before and after school care, vacation care	60	N/A
Camp Australia – Mona Vale Public School OSHC	Before and after school care, vacation care	90	Yes
Jack and Jill Kindergarten (Mona Vale)	Centre based care	51	N/A
Only About Children Mona Vale	Centre based care	66	Yes
Mona Vale Kindergarten	Centre based care	45	N/A

Source: Child Care Finder website: <https://www.childcarefinder.gov.au/> & ACECQA website: <https://www.acecqa.gov.au/>

Health and medical services

Table 21 Local hospitals

Facility	Beds	Notes
Northern Beaches Hospital	488	<ul style="list-style-type: none"> » 50 emergency bays » 14 operating theatres » 20 intensive care beds » 40 maternity beds » Range of surgical services » Digital imaging and diagnostic facilities » Maternity, paediatrics, renal and cancer care specialities » Medical centre » Mental health services

Mona Vale Hospital	76	<ul style="list-style-type: none"> » 56-bed inpatient rehabilitation and assessment » 10-bed inpatient and outpatient palliative care » 10-bed inpatient geriatric evaluation and management » 24/7 Urgent Care Centre » Radiology, pathology and pharmacy » Dental clinic » Extensive community health services
Arcadia Private Hospital	85	<ul style="list-style-type: none"> » In-patient services » Medical and geriatrics » Geriatric assessment, Falls Prevention and Balance Programs » End of Life programme » Rehabilitation services (such as hydrotherapy, gymnasium, physiotherapy, occupational therapy, wellness therapy, speech pathology, dietetics and nutrition education, nursing education, social advice and counselling support) » Palliative Care
Delmar Private Hospital		<ul style="list-style-type: none"> » Surgery (general, orthopaedic, ophthalmic, bariatric, plastic and cosmetic, ear nose and throat, urology, oral/faciomaxillary, paediatric, sports medicine endoscopy) » Rehabilitation services (orthopaedic, Falls Prevention, oncology rehabilitation, pain management, reconditioning, neurological, Parkinson’s Disease) » Holistic rehabilitation (hydrotherapy, individual programs, wellness out patient services, dietetics, occupational therapy, gym sessions)

<https://www.nslhd.health.nsw.gov.au/Hospitals/MonaVale/mvredevelopment>

<https://www.arcadiapittwater.com.au/>

<https://www.mhsdelmar.com.au/>

<https://www.nslhd.health.nsw.gov.au/Hospitals/Manly/redevelopment>

Community centres, libraries and cultural facilities

Table 22 Community centre, libraries and cultural facilities

Facility	Size	Available for multiuse	Capacity	Notes
Elanora Heights Community Centre Main Hall	176.4 sqm	70.6sqm	110 people	The facility is suitable for functions, classes, meetings and small exhibitions. The centre is used through the day as a pre-school, and only has capacity for community use at evenings and weekends.
Tramshed Arts & Community Centre	N/A	N/A	341 people (total)	Newly refurbished multipurpose community centre with views of Narrabeen Lagoon and an onsite café. The Centre has a total of 6 spaces. These include: <ul style="list-style-type: none"> » Barry Hall: capacity for 100 people and fully functioning kitchen » Lakeside Meeting Room: small meeting room with capacity for 6 people

				<ul style="list-style-type: none"> » Lakeview Hall: capacity for 125 people, fully accessible and includes balcony, air condition, art hanging system and lighting, fully functioning kitchen. This hall has the ability to be used as a gallery or exhibition space » Pottery Room: dedicated space for pottery and clay work which includes 3 kilns, a slab roller and 10 wheels. The Pottery Rooms is currently at capacity and unavailable » Tramshed Hall: capacity for 100 people, includes art hanging system and foyer kitchen. This space is suitable for exhibitions » Tramshed Meeting Room: with capacity for 10 people this is a small meeting space with access to a shared foyer with kitchen
Nelson Heather Centre	510 sqm	510sqm	190 people (total)	The Centre has two halls and a meeting room including: the Angophora room (capacity for 70 people), the Banksia Room (capacity for 100 people) and the Waratah room (capacity for 20 people). It is suitable for functions classes, meetings, workshops and exhibitions.
Mona Vale Library	1,650 sqm	N/A	N/A	In the centre of Mona Vale, Mona Vale Library is the major library for the northern part of Northern Beach LGA and 1 of 6 council funded libraries which service the LGA. The library includes 12 publicly available computers, free Wi-Fi,
Mona Vale Memorial Hall	416.3 sqm	416.3 sqm	275 people (total)	The Hall is located adjacent to the Mona Vale Library and consists of a main hall and meeting room. The Main Hall has capacity for 250 people and the Meeting Room has capacity for 25 people. The Hall is fully accessible, close to public transport and is suitable for functions, classes, meetings, workshops and exhibitions. The Hall is also used for civic purposes such as citizenship ceremonies.
Ted Black Narrabeen Youth and Community Centre	439 sqm	439 sqm	280 people	Located in close proximity to Warriewood Shopping Centre, this facility offers a main hall and an upstairs meeting room. the upstairs meeting room is not advertised for public hire. The Centre is suitable for functions, classes, meetings, workshops and exhibitions.
Terrey Hills Community Centre	461.6 sqm	461.6 sqm	150 people	The facility comprises two spaces which includes the Community Centre Hall (capacity for 150 people) and Meeting Room (no capacity specified). The Hall has a large stage. On the same site is the Youth and Seniors Centre, however this is hired by Northern Beaches Radio and not available for public use.
Terrey Hills Library	N/A	N/A	N/A	Terrey Hills Library is one of the Northern Beaches Council Community Libraries which are run by volunteers. Community Libraries have varying collections. Some services such as children's programs, assistance with research, internet, photocopying and fax facilities are not available at all

				Community Libraries. The Terrey Hills Community Library also has the following opening hours: <ul style="list-style-type: none"> » Monday and Sunday: closed » Tuesday and Thursday: 3:30pm-5:00pm » Wednesday: 6:00pm-7:30pm » Friday: 9:30am-12:30pm and 3:30pm-5:00pm » Saturday: 9:30am-12:00pm
Collaroy Plateau Youth and Community centre	341.2 sqm	341.2 sqm	200 people	Has 1 main hall with mirrors and dance bar. The Centre is suitable for a range of events including exercise classes, group meetings, dance classes, playgroups and children's parties
Collaroy Swim Club Community Centre	106.1 sqm	100.8	50 people	Has 1 main hall overlooking Collaroy Beach. Has accessible access through the Surf Lifesaving Club (a lift). Well suited to small and medium sized meetings, health and leisure facilities and small local functions
Cromer Community Centre	1,169.8 sqm (total)	818.9	600 people	The Cromer Community Centre has two spaces: the Cromer Gallery (capacity for 80 people) and the Cromer Main Hall (capacity for 450 people): <ul style="list-style-type: none"> » The Cromer Gallery: suited to small and medium sized meetings and functions with limited kitchen facilities which include a sink and zip boiler » The Cromer Main Hall: acoustic panels, commercial kitchen, dancing rails with mirrors, disabled access, timber flooring, indoor sports marking for volleyball and badminton, male/female shower facilities. Versatile space with the capacity to facility indoor recreation, dance and health/wellbeing classes, large meetings
Oxford Falls Peace Park	55.8 sqm	55.8 sqm	50 people	This facility is the site of a once historic one-room school. It provides a small hall, suited for weddings, christenings, small workshops or meetings.
Bilarong Community Hall	N/A		90 people (total)	Newly renovated facility located in Bilarong Reserve on Narrabeen Lake. It contains two spaces: a medium sized hall (capacity of 75 people) and a small meeting room (capacity 15 people). Elanora Heights Scouts are long term and regular uses of the facility. Meeting room has small kitchen with cooking facilities and fridge.
North Narrabeen Community & Tennis Centre	385.1 sqm	327.3 sqm	185 people (The Centre has and 2 synthetic grass tennis courts. The halls have fully enclosed children's play area with shade, swings, cubby house and the tennis courts have a separate enclosed play area. The Centre is suitable for functions, classes, meetings, workshops, children's parties, exhibitions and small theatrical performances
YOYO's – Forest Youth Centre	198.7 sqm	198.7 sqm	150 people	The Centre provides youth activities for young people aged 14 to 18. The Centre includes unisex disabled toilets, drama blocks, exhibition screens. YOYO's regular holds live music and 'battle of the bands' style events for young people and young emerging artists

Newport Community Centre	586.9 sqm	469.52 sqm	240 people (The Centre consists the Main Hall (capacity for 140 capacity), Activity Room (capacity for 100 people) and 2 tennis courts. The Hall is suitable for functions, playgroups, children's birthday parties, classes, arts and crafts, meetings, workshops and exhibitions
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Source: Northern Beaches Council: <https://www.northernbeaches.nsw.gov.au/> and Northern Beaches Council Draft Community Centres Strategy

Open space and recreation facilities

Table 23 Open space

Facility	Notes
Beach access	» All beaches have public access, with many beaches having reserves or open space along the coastal foreshore. The majority of beaches are patrolled.
Elanora Heights / Warriewood / North Narrabeen / Narrabeen / Collaroy locality	
Narrabeen Lagoon and surrounds	<ul style="list-style-type: none"> » Narrabeen Lagoon facilitates a range of water based recreational activities including sailing, kayaking, rowing, stand up paddle boarding, windsurfing and fishing. There are numerous open spaces adjacent to the Lagoon which provide opportunity for picnics and informal gatherings. The Narrabeen Lagoon Trail is an 8.6km track which goes around the Lagoon, linking the various open spaces together. The Lagoon Trail is a popular riding, walking and running trail which utilises a mixture of unsealed surfaces and raised boardwalk. » Deep Creek Reserve is a popular dog walking park situated in bushland off the Wakehurst Parkway. » There are numerous running and mountain bike trails as well as outdoor bouldering / outdoor climbing sites in the bush reserves along the Wakehurst Parkway. These spaces tend to be isolated with minimal embellishment / maintenance.
Warriewood Wetlands and surrounds	<ul style="list-style-type: none"> » The Warriewood Wetlands has numerous walking trails through the wetlands. They also connect to paths which link to Narrabeen Lagoon via Mullet Creek. Progress Park, along Mullet Creek is a popular off leash dog walking park. » Warriewood Valley has multiple local level parks and passive spaces. Warriewood Valley Playground aka Rocket Park is a district level facility which services beyond the immediate area.
Terrey Hills locality	
Ku-ring-gai Chase Nation Park	» The Ku-ring-gai Chase National Park provides a range of recreational opportunities for people including bushwalking and cycling. The area is popular among road cyclists.
Mona Vale / Newport / Bayview locality	
Bayview-Pittwater	<ul style="list-style-type: none"> » There are numerous open spaces in Bayview which connect to Pittwater. These spaces provide opportunity for informal recreation and gatherings as well as water-based recreation such as fishing, kayaking, boating etc. » Bayview Dog Park is a popular off leash dog area with access to Pittwater. It is one of the few off leash dog parks in the LGA which has opportunities for dogs to access a body of water. » Winnererrmy Bay Park is a large park which supports festivals and gatherings on Pittwater.

Table 24 Outdoor recreation

Facility	Notes	Users	Public / Private
Elanora Heights / Warriewood / North Narrabeen / Narrabeen / Collaroy locality			
Epworth Park	» 2 tennis courts	» Tennis	Public
North Narrabeen Sports High	» 1 synthetic sports field with lighting » 1 playing field (hired by agreement between North Narrabeen Sports High and the Manly Warringah Football Association)	» AFL » Soccer	Public with strict conditions
North Narrabeen Community & Tennis Centre	» 2 tennis courts	» Tennis	Public
Berry Reserve	» 1 half court with lighting	» Basketball	Public
Boondah Reserve Fields	» 6 playing fields with lighting » 7 grass courts with lighting	» Cricket » Soccer » Netball	Public
North Narrabeen Reserve - Pittwater Ruby Park	» 11 playing fields with lighting » 1 stadium/playing field with grandstand » 1 premium playing field » 3 baseball diamonds	» AFL » Soccer » Cricket » Rugby » NRL » Baseball » Futsal » Touch football	Public
Jackson Road Playing Fields 1-2	» 2 Playing fields with lighting	» Soccer » Cricket » Touch football	Public
Lakeside Park	» 1 Playing field with lighting » Cricket nets	» Rugby » NRL » Cricket	Public
Cromer Park ¹²	» 2 syntenic playing fields » 3 playing fields with lighting » 1 futsal/training court » Grand stand	» Soccer » Cricket	Public
St Matthews Farm Reserve	» 2 playing fields with lighting » Cricket nets » Skate park » 1 outdoor court half court	» Soccer » Cricket » Skateboarding, BMX, Scooter	Public

¹² Premier sporting facilities with over \$4million of investment. Includes a synthetic pitch, competition-grade lighting, refurbish fields, synthetic futsal/training fields and a cricket pitch.

		» Basketball	
Collaroy Plateau Park	<ul style="list-style-type: none"> » Collocated with the Collaroy Plateau Youth and Community and the Collaroy Tennis Club » 1 tennis court » 1 playing field » Cricket nets » The Collaroy Plateau Park 	<ul style="list-style-type: none"> » Tennis » Cricket 	Public
Sydney Academy of Sport and Recreation ¹³	<ul style="list-style-type: none"> » 400-metre athletics track, Olympic standard » 5 multi-purpose ovals » Cricket nets » Weights room – for elite sports strength and conditioning » 2 tennis courts with lighting » 1 indoor court » Swimming centre » Synthetic multi-sports courts » 6 tennis courts 	<ul style="list-style-type: none"> » Athletics » Swimming » Soccer » Rugby » NRL » Netball » Futsal » Tennis » Archery 	Private
Monash Country Club	<ul style="list-style-type: none"> » 18 hole golf course with restaurant, bar and function facilities. 	<ul style="list-style-type: none"> » Golf 	Private
Elanora Heights Country Club	<ul style="list-style-type: none"> » 18 hole golf course with function facilities, accommodation » 2 tennis courts (Elanora Tennis Courts). 	<ul style="list-style-type: none"> » Golf » Tennis 	Private
Terrey Hills locality			
Wirreanda Equestrian Centre	<ul style="list-style-type: none"> » Private equestrian facility. 	<ul style="list-style-type: none"> » Horse riding 	Private
Yarramalong Equestrian Specialists	<ul style="list-style-type: none"> » A private equestrian centre with a specialisation on Classical Dressage. 	<ul style="list-style-type: none"> » Horse riding 	Private
Terrey Hills Oval	<ul style="list-style-type: none"> » 2 playing fields with lighting » Cricket nets » Skatepark » outdoor court. 	<ul style="list-style-type: none"> » Soccer » Rugby » NRL » Basket ball » Skateboarding, BMX, Scooter 	Public
Inspire Tennis	<ul style="list-style-type: none"> » 5 tennis courts collocated at Terrey Hill Oval. 	<ul style="list-style-type: none"> » Tennis 	Private
Manly Warringah Field Archers	<ul style="list-style-type: none"> » 3 archery fields 	<ul style="list-style-type: none"> » Archery 	Public with strict conditions

¹³ The Sydney Academy of Sport and Recreation has world class training grounds and facilities

Manly Warringah BMX Club ¹⁴	» BMX track	» BMX	Public
Forest Hills Pony Club	» Equestrian centre	» Horse riding	Private
NSW Gun Club, Duffs Forest	» Shooting range	» Shooting	Private
Mona Vale / Newport / Bayview locality			
Mona Vale Skate Park ¹⁵	» Skatepark	» Skateboarding, BMX, Scooter	Public
Kitchener Park	» 2 playing fields with lighting » Multiple small fields with lighting	» Soccer » Cricket	Public
Pittwater High School Shared Fields	» 1 playing field (hired by agreement between Pittwater High School and the Manly Warringah Football Association)	» Soccer	
Pittwater RSL Club Synthetic Fields ¹⁶	» 3 full sized synthetic fields with lighting	» Soccer » Futsal	Private
Bayview Tennis Club	» 2 tennis courts	» Tennis	Public
Newport Oval	» 1 playing field with lighting » 2 cricket nets Sport	» Soccer » Cricket » Rugby » NRL	Public
Porters Reserve, Newport	» 1 playing field	» Rugby » NRL	Public
Mona Vale Golf Club	» 18 hole golf course with restaurant, bar and function facilities	» Golf	Private
Newport Tennis Courts	» 2 tennis courts	» Tennis	Public

Table 25 Indoor recreation

Facility	Notes	Public / Private
Elanora Squash Centre	» 6 squash courts » Gym	Private
Pittwater Uniting Church Sports and Recreation Centre, Warriewood	» 1 indoor court	Private

¹⁴ Situated east of Mona Vale Road in Terry Hills, the Manly Warringah BMX Club is the largest and only professional BMX track in the Northern Beaches LGA.

¹⁵ In 2016 the skate park was completely renovated to include more options for skateboarders, scooters and BMX accommodating a range of abilities. The park includes the largest vertical ramp in the Northern Beaches LGA.

¹⁶ 3 full sized synthetic fields (on the smaller side) which can be divided into 6 half sized fields. All fields are available for hire from the RSL Club. Local futsal competitions are held both summer and winter, utilising the 6 half sized fields. The facilities also have lighting.

Northern Beaches Indoor Sports Centre ¹⁷	<ul style="list-style-type: none"> » 4 basketball courts » 5 volleyball courts 	<ul style="list-style-type: none"> » Basketball » Netball » Volleyball 	Private
Sydney Academy of Sport and Recreation (indoor courts)	<ul style="list-style-type: none"> » 1 indoor court 	<ul style="list-style-type: none"> » Futsal 	Private
Pittwater Sports Centre ¹⁸	<ul style="list-style-type: none"> » Gym » Gymnastics facilities 	<ul style="list-style-type: none"> » General health » Gymnastics 	Private

Table 26 Aquatic recreation

Facility	Notes	Public / Private
Terry Hills Swim School	<ul style="list-style-type: none"> » Specialise in providing swimming lessons to young and junior swimmers. 	Private
Sydney Academy of Sport and Recreation	<ul style="list-style-type: none"> » 25-metre, six-lane heat indoor pool » aquatic centre which facilitates canoeing and kayaking. 	Private
Brooke Withers Swim School	<ul style="list-style-type: none"> » Specialise in providing swimming lessons to young and junior swimmers. 	Private
Pat Taylor Swim School, Mona Vale / Dee Why	<ul style="list-style-type: none"> » Two locations in close proximity to the site. Specialise in providing swimming lessons to people of all ages and abilities. 	Private
Manly Aquatic Centre ¹⁹	<ul style="list-style-type: none"> » 50 and 25 metre outdoor pools » 25 metre indoor pool 	Public
Warringah Aquatic Centre ²⁰	<ul style="list-style-type: none"> » Olympic size swimming pool, diving pool and an outdoor 25 metre lap pool. 	Public

¹⁷ Non-profit company setup to provide a first-class indoor sports centre. NBSIC hosts basketball, netball and volleyball as well as school holiday programs and development camps.

¹⁸ It also has the capacity to host dance classes, yoga, aerobics, martial arts, massage, anti and post-natal exercise classes.

¹⁹ One of two Council owned and operated aquatic centres within the LGA.

²⁰ One of two Council owned and operated aquatic centres within the LGA.

C Funding sources

Special Infrastructure Contribution (SIC)

The *Environmental Planning and assessment Act 1979* Subdivision 4 allows for the creation of a special infrastructure contribution for the provision of infrastructure defined by the Act as;

- a. *the provision, extension and augmentation of (or the recoument of the cost of providing, extending or augmenting) public amenities or public services, affordable housing and transport or other infrastructure relating to land, and*
- b. *the funding of recurrent expenditure relating to the provision, extension and augmentation of public amenities or public services, affordable housing and transport or other infrastructure, and*
- c. *the conservation or enhancement of the natural environment, and*
- d. *the Minister, Planning Ministerial Corporation, Department or Planning Secretary doing any one or more of the following—*
 - i. *carrying out of any research or investigation,*
 - ii. *preparing any report, study or instrument,*
 - iii. *doing any other matter or thing in connection with the exercise of any statutory function under this Act,*

but does not include a reference to water supply or sewerage services.

SIC is for the funding of state and regional infrastructure in growth areas or urban release areas, to meet the rapid increased need for infrastructure often caused by changes in land use planning. SIC is underpinned by 5 key principles:

- » Principle 1 - The SIC will relate to new growth and urban renewal
- » Principle 2 - The SIC will support the achievement of place objectives
- » Principle 3 - The SIC will be reasonable and fairly apportioned
- » Principle 4 - The SIC will be relevant, current and outcome-focused
- » Principle 5 - The SIC will be transparent and predictable

Components of a SIC

A SIC must contain the following key components

- a. location where the SIC applies
- b. detail of the supporting strategic land use planning context
- c. types of development subject to a SIC
- d. the SIC infrastructure list
- e. infrastructure costs and apportionment
- f. method to calculate the SIC
- g. when the SIC is payable.

Infrastructure that can be funded under a SIC

Social infrastructure that can be funded by a SIC is included in the table below

Category	SIC infrastructure
Transport	» Active transport infrastructure aligned with regional networks identified in a relevant adopted strategy or plan (e.g. Green Grid, Principal Bicycle Network or Regional Cycle Plan).
Open space and green infrastructure	<ul style="list-style-type: none"> » Land acquisition for regional open space in greenfield locations, and land and/ or works for regional open space in urban renewal locations (including works for regional recreation facilities, tree planting and strategies for urban canopy). » Regional green infrastructure in the form of open space connections or linear parks where identified in a relevant state strategy or an adopted local recreation study where they form part of a regional network
Education facilities	» Not proposed to be provided in Ingleside.
Health facilities	<ul style="list-style-type: none"> » Health facilities and land for regional and community health facilities. » Land acquisition in greenfield locations for new or expanded health facilities. » Land and/or works in urban renewal locations to contribute towards new health facilities or expansion of existing facilities.
Justice and emergency services facilities	<ul style="list-style-type: none"> » Justice and emergency services land and facilities covering police stations, court facilities, fire and rescue and ambulance facilities. » Land acquisition in greenfield locations for new or expanded justice and emergency services facilities. » Land and/or works in urban renewal locations to contribute towards new justice and emergency services facilities or expansion of existing facilities.
Biodiversity	» Biodiversity certification offsets for specific land release areas.
Public space, community and cultural facilities	<ul style="list-style-type: none"> » Regionally significant public space and community or cultural facilities (such as regional libraries and regional sporting facilities). » Land acquisition in greenfield locations. » Land and/or works in urban renewal locations to contribute towards new facilities or expansion of existing facilities.

Local Infrastructure Contribution

The *Environmental Planning and Assessment Act 1979* (EP&A Act) and the *Environmental Planning and Assessment Regulation 2000* set out how the local infrastructure contributions system works in NSW. Under section 7.11 (s7.11) of the EP&A Act, councils can obtain local infrastructure contributions as a means of funding local infrastructure required as a result of new development.

The contribution must be towards 'public amenities or services' (s7.11 of the EP&A Act). While public amenities and public services are not expressly defined, they do not include water supply or sewerage services.

Contributions are generally determined on the basis of the nexus between the expected types of development and the demand for additional public facilities to meet that demand. This includes consideration of:

- » Whether the anticipated development actually creates a need or increases the demand for a particular public facility
- » What types of facilities will be required to address that demand
- » Whether existing facilities are suited to providing for that demand (or a component of it)
- » When they are provided to meet the demand of the development (ie thresholds or timing).

For Contribution Plans proposing contribution rates above the relevant cap (see the cap as outlined in below), the essential works list applies and for Contributions Plans with rates below the relevant cap, the essential works list does not apply.

The s7.11 contributions are capped to the following:

- » A capped amount of \$30,000 per dwelling or residential lot in greenfield areas
- » A capped amount of \$20,000 per dwelling or per residential lot in infill areas

If councils wish to seek contributions at a higher amount than the capped rate, the contribution plan would have to under a review conducted by Independent Pricing and Regulatory Tribunal (IPART).

Contents of the Local Contributions Plan for Ingleside Precinct

Based on existing legislation, guidance and practices, the proposed Local Contributions Plan for Ingleside precinct is proposed to contain:

- » The relationship between expected types of future development in line with the public amenities and services required to meet the demands of that development (i.e. the examination of the nexus between development and demand generated, and the infrastructure required to meet that demand)
- » The formulas proposed to be used to determine contributions for different categories of public amenities and services
- » The contribution rates for anticipated development types, but likely only to relate to residential
- » Maps showing the location/catchment of public amenities and services proposed to be provided in the precinct, supported by appropriate works schedules (specification, cost and staging)
- » The administrative and accounting arrangements applying to local contributions under the Plan.

Works that can be funded by a local contribution plan

The Department of Planning, Industry and Environment in relevant local contribution guidelines provides the following as examples of local infrastructure that can be funded under the local contribution plan.

- » **The following public amenities or public services are considered essential works:**
 - > land for open space (for example, parks and sporting facilities) including base level embellishment
 - > land for community services (for example, childcare centres and libraries)
 - > land and facilities for transport (for example, road works, traffic management and pedestrian and cyclist facilities), but not including carparking
 - > land and facilities for stormwater management
 - > the costs of plan preparation and administration.
- » **Base level embellishment**
 - > Base level embellishment of open space is considered to be those works required to bring the open space up to a level where the site is secure and suitable for passive or active recreation. This may include:
 - site regrading
 - utilities servicing
 - basic landscaping (turfing, asphalt* and other synthetic playing surfaces planting, paths)
 - drainage and irrigation
 - basic park structures and equipment (park furniture, toilet facilities and change rooms, shade structures and play equipment)
 - security lighting and local sports field floodlighting

- sports fields, tennis courts, netball courts, basketball courts (outdoor only), but does not include skate parks, BMX tracks and the like.

» **Community services**

- > For the purposes of these Practice Notes, 'community services' means a building or place:
 - owned or controlled by a public authority or non-profit community organisation,
 - used for the physical, social, cultural or intellectual development or welfare of the community,
 - but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

» **Plan administration**

- > Plan administration costs are those costs directly associated with the preparation and administration of the contributions plan
 - background studies, concept plans and cost estimates that are required to prepare the plan
 - project management costs for preparing and implementing the plan (e.g. the employment of someone to co-ordinate the plan)

» **Environmental works**

- > The acquisition of land and the undertaking of works for environmental purposes.

