

Inner West Community Asset Needs Strategy 2021-2036

INNER WEST



"Social infrastructure (or community assets) are the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities. They help us to be happy, safe and healthy, to learn, and to enjoy life. The network of social infrastructure contributes to social identity, inclusion and cohesion and is used by all Australians at some point in their lives, often on a daily basis."

- Infrastructure Australia

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Report title: Community Asset Needs Strategy

Client: Inner West Council

Version: Final Draft

Date: October 2021

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Part 1.0

Introduction



Newtown Town Hall

1.1. Background and purpose

1.1.1. Background

Sydney's Inner West local government area (LGA) is widely known for its diverse, engaged and creative community. Supporting this identity is a network of public and private community assets (including libraries, social and cultural assets) that support the local community but also attract people from all across Sydney - from regional theatres to small bars, maker spaces, libraries and community centres, galleries, the live music venues, and town halls.

Planning for community assets to support population growth and change has been identified as a priority by Inner West Council (IWC). Anticipated population and jobs growth will place additional pressure on existing community and cultural facilities within the Inner West LGA. Council is also concurrently developing a new consolidated Development Contributions Plan for the Inner West LGA.

The way that community assets are planned, designed, managed and activated affects how communities connect to them and how they experience using them. Recent events (COVID-19) have highlighted that community assets – community spaces, cultural facilities and libraries – are more important than ever for supporting human connection and mental, physical and social wellbeing, including for the most vulnerable in the community. Community assets are also important activators of local centres and generators of economic activity.

1.1.2. Purpose of the Community Asset Needs Strategy

Cred Consulting and GLN Planning were engaged by IWC to deliver the *Inner West Community Asset Needs Strategy* (CANS) for the Inner West LGA. The strategy provides an assessment of community asset needs based on a range of indicators (see Figure 1) to identify priorities for existing and future community asset needs to 2036.

The CANS is also one of the key documents that will inform the new IWC contributions plan that will enable IWC to levy appropriate developer contributions for community asset investment (land and infrastructure) to meet the needs of the Inner West LGA over a 15-year time frame. This includes the needs of residents, businesses/workers (who may also be residents of the Inner West LGA) while also having some consideration for visitors.

The purpose of this CANS is to support IWC to:

- Deliver a strategic approach to the provision of contemporary community assets in a local government environment, having consideration for the broader context of community assets provided by other levels of government, industry and the not-for-profit sector, as well as funding limitations.
- Ensure the LGA is sufficiently supplied with community assets to support the current population and anticipated growth.
- Position IWC for collaborative funding opportunities and partnerships for the provision of community assets (facilities, programs and service delivery).
- Ensure that community assets are distributed as equitably as possible across the LGA.
- Identify opportunities for community assets to effectively respond to changing local community needs flexibly over a long time period.
- Maintain and promote awareness with internal and external stakeholders of existing community assets and future needs.

1.2. Methodology and scope

1.2.1. Methodology

In order to understand the current state and identify needs for the future of Inner West's community assets, the following approach was undertaken (illustrated in Figure 1):

- **Demographics** - Who is our population now? What population growth will occur? What are the characteristics of the existing and future community and what does this indicate they will need?
- **Strategic context** - Understanding planning directions at the national, state, regional and local level as well as impacts of major projects. What are the major projects within the LGA that may impact existing community assets or create opportunities for new ones?
- **Community and stakeholder engagement** - Community engagement was not part of the brief for the development of the CANS. However, community engagement completed by IWC for related projects has been considered to support understanding the needs as expressed by the community, including users of community assets.
- **Participation trends** - How has use of community assets changed over the years, and what are the emerging use trends from existing and emerging demographic and interest groups?
- **Case studies and best practice principles** - Researching leading practice principles and precedents. What can we learn from other comparable places and/or industry leaders?
- **Community assets audit** - What community assets do we have now? Where are they located? What are their strengths and weaknesses?
- **Benchmarking** - What do industry benchmarks, including population, comparative and proximity indicate?
- **Capacity and utilisation** - What is the utilisation of existing community assets and do they have the capacity to “work harder” through improved design and promotion?

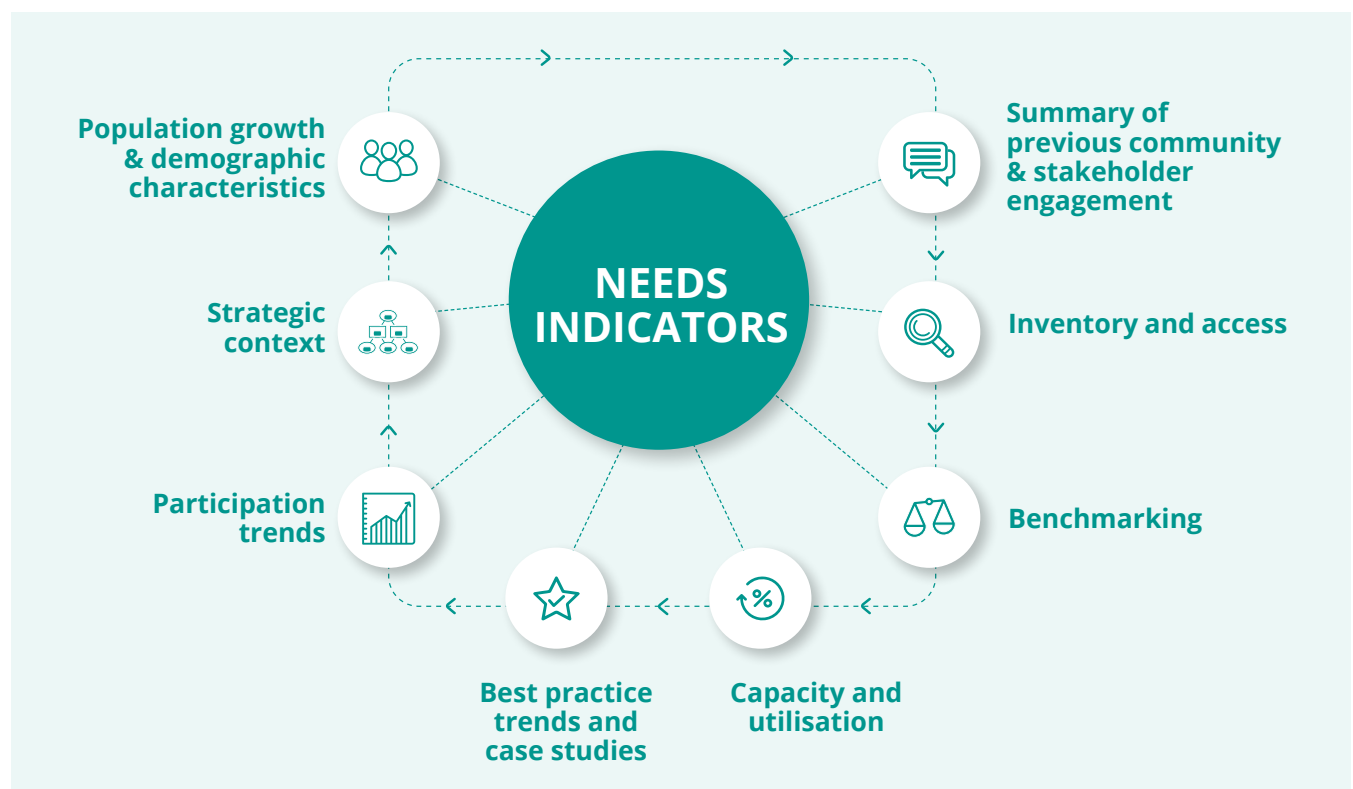


Figure 1 - Needs indicator diagram

1.2.2. Scope

Community assets include public and privately provided libraries and social and cultural assets, including IWC and non-Council assets. See Figure 2 for definition of community assets for the purposes of the CANS.

The CANS assesses how well community assets are serving IWC and the Inner West community's needs through an analysis of size (floor space), utilisation and assessment against best practice principles including multipurpose and flexibility, building quality, accessibility and how well they are located and co-located. The CANS also applies population based quantity and floor space benchmarks to assess how well existing Council-owned or Government-owned community assets will meet demand triggered by the future IWC population and what future community assets may need to be provided to meet identified gaps.

The audit of community assets includes a range of community assets located within the Inner West LGA, but primarily focuses on assets over which Council has:

- primary responsibility (ownership, care and control)
- chosen to play a role in delivering, or
- has the ability to advocate to protect, change or enhance, for or on behalf of the community

Asset exclusions

The CANS does not include assessments of the following:

- sports and recreation facilities
- parks, trees and natural areas
- built heritage and architecture
- multicultural businesses eg food
- 'soft' infrastructure eg programs and activities
- digital infrastructure

Neighbouring LGAs' assets

It is also important to acknowledge that people do not wholly live, work or play within planning catchment or LGA boundaries. IWC shares boundaries with five other LGAs. These shared boundaries are important to consider for community asset planning, with residents and workers from other LGAs potentially accessing Inner West's community assets, or vice versa.

Impact of COVID-19

This project began in December 2019, months before the World Health Organisation (WHO) declared the spread of COVID-19 a pandemic on 11 March 2020. While this report is not able to yet reflect the impact of COVID-19 on population growth or participation trends across the community asset network (at the time of writing, these are unknown), IWC will be conducting a COVID-19 impact assessment over the next few years.

A living document

It is important to note that this CANS represents 'a moment in time' and as a result, Council plan to routinely review and update the asset inventory and report to ensure that it adapts to changing needs over time. Further targeted engagement with the community and other stakeholders will need to take place when projects referred to in this CANS are being considered for progression.

1.3. What are community assets?

Infrastructure Australia defines social infrastructure (or community assets) as:

“Social infrastructure is the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities. It helps us to be happy, safe and healthy, to learn and to enjoy life. The network of social infrastructure contributes to social identity, inclusion and cohesion and is used by all Australians at some point in their lives, often on a daily basis.”

An effective community asset network relies on the availability of facilities and spaces for the services, programs and activities that are held there. It includes:

- Hard infrastructure (community assets) - the facilities or physical structure where social, cultural and recreational services, programs and activities are delivered or operate.
- Soft infrastructure - the services and programs that are delivered within the hard social infrastructure.

The CANS is focused on quantifying and analysing IWC's hard infrastructure, which, for the purpose of the CANS, is referred to as community assets.

Responsibility for community assets is shared across Local, State and Federal Government, not-for-profit organisations and private/for-profit organisations.

Community assets provide important spaces for people to physically come together, create social capital, learn new skills, create, celebrate and build resilience essential to strong communities. They can also influence and support social diversity, economic activity, place-making and neighbourhood liveliness.

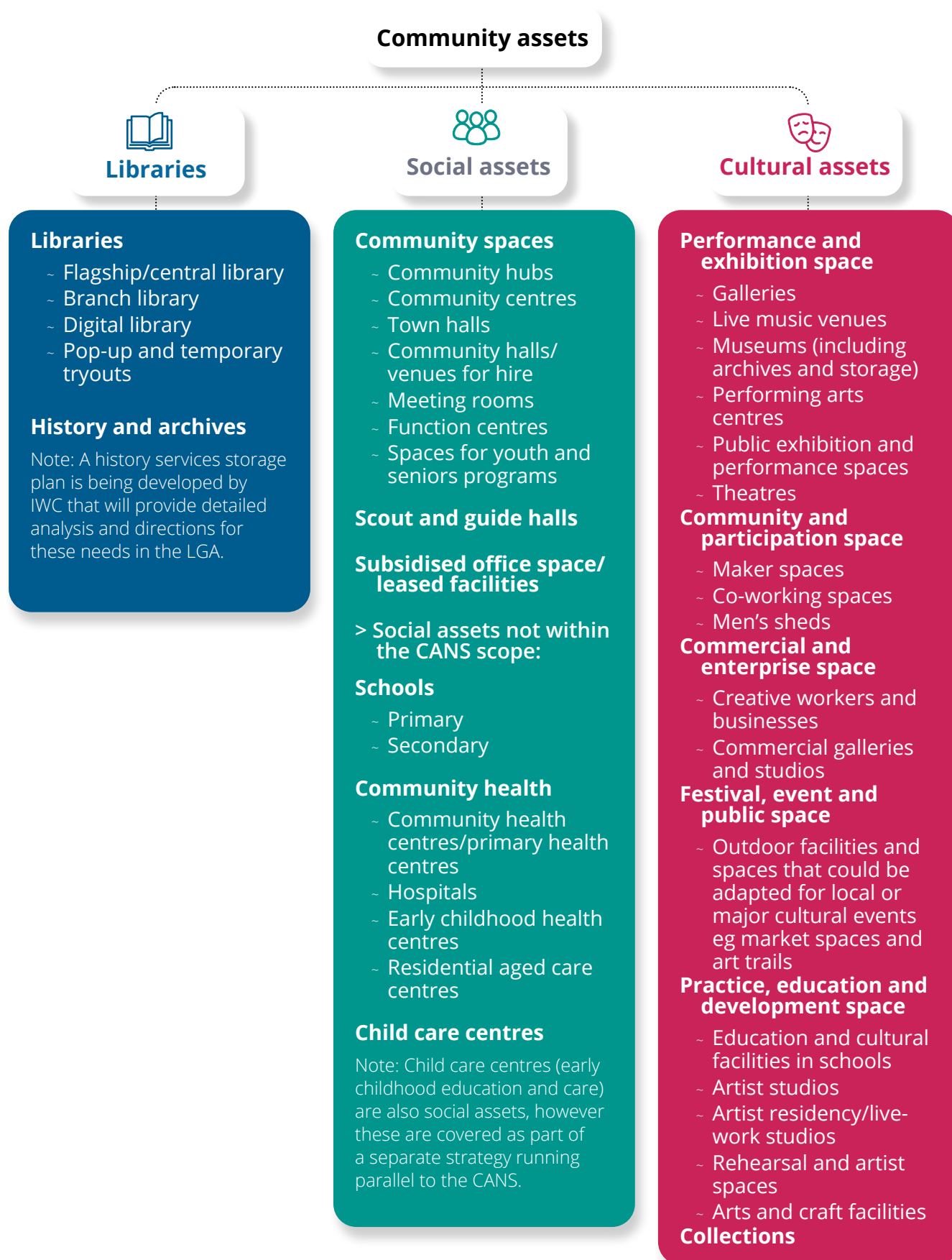
IWC has defined community assets (see Figure 2) as comprising:

- libraries
- social assets
- cultural assets

While libraries and social and cultural assets can be purpose-built for specific roles and functions, more contemporary approaches to community asset design and function include multipurpose and flexible community assets that cater to learning, social and cultural uses and create efficiencies in terms of floor space, staffing, "one stop access for users" and ongoing resourcing.

See Appendix 1 for detailed definitions of community assets (and all of the subcategories).

Figure 2 - IWC definition of community assets



Note: See Appendix for a detailed discussion on benchmarking methodologies, which of the above asset types have available benchmarks and which ones do not.

1.3.1. What are libraries?

Libraries are defined as spaces for the community to access resources such as technology, the Internet, printers, photo-copiers and scanners and books, as well as programs and classes such as computer skills, English conversation or homework help. Detailed definitions of library assets are provided in Appendix 1, and all library assets are audited in *Part 6.0 LGA wide provision and needs* and *Part 7.0 Needs by planning catchment*.

The role of the traditional public library is shifting alongside the mainstreaming of digital resources, programs and technology. Libraries are increasingly seen as community spaces, where connections are built and where people can learn, find information, use technology and access a broad range of lifelong learning programs.

For the purposes of this report, the types of library floor spaces have been defined in accordance with contemporary approaches to library service delivery:

- **Flagship/central library:** Striking and symbolic building architecture, centrally/prominently located for maximum impact, typically flanked by other civic institutions. A public use destination for the Inner West community and visitors. A flagship library could blur the traditional concept of a library to include a range of social and cultural uses including a cafe, public “living spaces”, theatres, maker spaces, recording studios, reading and learning rooms, meeting spaces etc. Marrickville Library is an example of a flagship library.
- **Branch library:** A branch library is a service point that is an auxiliary facility with a separate building from a central or flagship library. It has a permanent collection of books, permanent paid staff present during all hours of opening, it offers a broad range of public library services and a regular schedule of public service hours. Branch libraries may be stand-alone (eg Stanmore Library), or co-located (eg Haberfield Centre Library).
- **Digital library:** Digital library services present an opportunity to not only reach people in their homes but at a point of access that suits their needs. They provide access to invaluable sources of reference and service in addition to collections of digital works, e-learning and digitised rare books, maps, films and audio books that would be difficult to find in physical form. This approach ensures services and collections are readily inclusive and economically available for various community use.
- **Pop-up and temporary tryouts:** Pop-up services and temporary try outs fit under the outreach service model, as locations, scope and purpose will vary over time.



Marrickville Library – A flagship/central library in the Inner West LGA (©Photo by Matthew Duchesne)

1.3.2. What are social assets?

Detailed definitions of all community assets are provided in Appendix 1 and all social assets are audited in "LGA wide provision and needs" and Part 7.0 Needs by planning catchment.

While all social assets have been audited, community spaces, which include a wide variety of facilities, meeting rooms and multipurpose centres, are the only subcategory of community assets where population-based benchmarks have been applied. Contemporary community spaces are multipurpose and co-located and have a range of different community uses including spaces for targeted programs (eg spaces for youth and senior programs).

What are community spaces?

Community spaces refer to assets (or areas within a community asset) that are available to the general public for hire. These spaces can be stand-alone, co-located within one building, or form part of a precinct, which is a well-connected collection of buildings and uses. Community spaces can be owned and operated by a variety of providers including Council, schools, not-for-profit or private organisations. For the purposes of this report, the main types of community spaces are defined as follows:

- **Multipurpose community hubs/civic centres:** Purpose-built, larger buildings that integrate a range of different spaces and functions such as a library, community hall, meeting rooms, arts and cultural space or early education and health care services. Community hubs are always staffed and may have a reception desk. Examples include Ashfield Civic Centre and Haberfield Centre.
- **Town/civic halls:** Originally constructed as public buildings for the administration of local government, town halls today often function as large hireable halls which generally have the capacity to cater for major events such as civic ceremonies, formal functions, events and performances. They generally have a larger capacity than a community hall and service multiple suburbs. Examples include Marrickville Town Hall and Balmain Town Hall.
- **Community centres:** Typically buildings that include a range of flexible community spaces (eg a hall, a meeting room, a lounge area) for delivery of community programs and services. These can be managed by Council or leased to service organisations. Community centres are always staffed (part-time or full-time). Examples include Annandale Community Centre and Newtown Neighbourhood Centre.
- **Community halls/venues:** Generally smaller stand-alone buildings with spaces that can be hired by the community for activities, events and programs. These are typically unstaffed. Examples include Herb Greedy Hall, Seaview Street Hall and Whites Creek Cottage. Some church halls, school halls and scout/guide halls are also available to the public for hire and have been considered as part of the community hall/venue network in IWC.
- **Meeting rooms:** Can vary in size (eg small rooms for around six to 10 people and larger meeting rooms for around 40 to 50 people). These spaces are equipped for small meetings, education and training, such as English conversation, or for quiet study or collaboration. An example is Yanada Community Room.
- **Function centres:** Are large staffed venues that can offer a full service for functions and events such as weddings and cultural or corporate events. An example is the privately owned Le Montage function centre.



Herb Greedy Hall – A community hall/venue in the Inner West LGA (image source: Cred Consulting)

1.3.3. What are cultural assets?

Council has defined cultural assets as IWC, NSW Government or non-Council-owned or controlled facilities that are open to the public and provide space for cultural participation, production, presentation, or viewing.

Detailed definitions of all cultural assets are provided in Appendix 1, and all cultural assets are audited in *Part 6.0 LGA wide provision and needs* and *Part 7.0 Needs by planning catchment*.

The CANS has adopted the United Nations Educational, Scientific and Cultural Organisation (UNESCO) definition of cultural assets:

- **Performance and exhibition spaces:** Spaces for audiences and spectatorship, usually purpose-built in order to facilitate cultural activities and events. This includes major performing arts venues, live music venues (such as hotels, bars, cafes and clubs), museums, art galleries, art centres, heritage and discovery centres, comedy clubs, arena entertainment venues and drama and dance theatres.
- **Community and participation spaces:** Incorporating spaces such as libraries, town halls and government agencies focused on a more general community benefit, as well as those spaces, such as clubs and co-working spaces, serving specific communities (UNESCO Institute for Statistics, 2009). This includes: maker spaces, First Nations-led Keeping Places and multipurpose community centres that offer arts workshop spaces, or support creative hobby groups and arts organisations.
- **Commercial and enterprise spaces:** Commercial or social enterprises primarily focused on the operation, creation, production, reproduction and distribution of cultural goods and services. This includes creative businesses (eg advertising, architectural, fashion design, photographic services), artists, creative manufacturing (such as glass, jewelery, ceramics), creative publishing, creative digital media, music recording studios, film and video production, post production and distribution, cinemas, radio, television, web broadcasting and creative retailing (commercial art gallery, art or craft supplies retailing, music instruments retailing, book and record stores, antique goods, performing arts companies).
- **Festival, event and public spaces:** Spaces in the public realm, non-Council-owned spaces accessible to the public and spaces, such as shopfronts or small retail spaces, used for temporary events and festivals. This includes parks, gardens, halls, market spaces, non-Council-owned public spaces, public art, pop-ups, and 'unusual' spaces such as rooftops, backyards and cafes.
- **Practice, education and development spaces:** Spaces used to provide opportunities for learning, rehearsal or the formation of cultural skills. This category is diverse, ranging from schools to rehearsal facilities and artist-run initiatives focused on supporting artist development and the development of new work. This includes rehearsal rooms, writers' rooms, artist studios, studio and workshop spaces, relevant education providers (including art, theatre, dance, music and film schools), co-working spaces, not-for-profit artist-run centres or galleries, digital media arts production spaces (film, video, music, gaming), not-for-profit arts organisations and peak bodies, First Nations artist-led initiatives and cultural venues.

This definition has subsequently been adopted, with minor variations, by the NSW Government's Cultural Infrastructure Strategy (CIP) and the City of Sydney.

It is important to note that creative and cultural spaces often perform a range of roles, which present challenges for mapping and auditing these spaces in Inner West. A cultural asset's primary or dominant use has defined the category in which it has been allocated in the CANS.

1.4. Community asset hierarchy

Regional, district and local community assets each serve different functions. These range from large assets that can cater for diverse needs and large events across a whole LGA or metropolitan area, to smaller-scale, local or neighbourhood facilities that may only cater for neighbourhood uses, including local programs, services or meetings. Residents will need easier and walkable access to local facilities, but will travel further to access district and regional assets.

To support social and economic sustainability in large and cosmopolitan places such as the Inner West LGA, access is needed to a range of community asset hierarchies.

Table 1 provides a summary of the widely accepted asset hierarchy standards that have been adopted for this CANS.

Table 1 - Community asset hierarchy

Regional/metropolitan facilities (typically servicing the LGA and beyond)	
Location	Major centres/significant opportunity sites
Catchment	100,000+ people
Description	Provides the premier civic, community places to serve an LGA or larger area, with a wide range of social and cultural facilities and services
May include	<ul style="list-style-type: none"> • Major civic and/or cultural centres • Performing arts centre or exhibition spaces • Large cultural production spaces
District level facilities (typically servicing a planning Catchment level)	
Location	Town centres/significant opportunity sites
Catchment	30,000+ (all planning catchments in the IWC LGA have current and forecast populations greater than 30,000 people)
Description	Provides multipurpose flexible social infrastructure that services multiple suburbs or planning catchments
May include	<ul style="list-style-type: none"> • Multipurpose community centres • Town halls • Libraries
Local level facilities (typically servicing a suburb level)	
Location	Small centres/opportunity sites near transport
Catchment	Up to 20,000
Description	Small-scale local spaces
May include	<ul style="list-style-type: none"> • Community venues for hire • Meeting rooms

1.5. The study area

1.5.1. About the Inner West LGA

The study area for the CANS is the Inner West LGA which spans 36km² from the banks of Parramatta River and Sydney Harbour at at Birchgrove in the north-east, to the Cooks River at Dulwich Hill, Marrickville and Tempe in the south (See Figure 3). The CANS will assess community asset needs at an LGA level, but also at a planning catchment and suburb level to ensure that regional, district and local community asset needs are being met. Planning catchments used for the CANS are described in *Part 5.0 Planning framework*.

Figure 3 - CANS study area (Inner West Council LGA)



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Part 2.0

Community asset benefits and trends



2.1. Community asset benefits

This section provides an overview of the significant research that explores the many resilience, social, liveability, educational, and economic benefits of community assets.

2.1.1. Community connection and resilience

Community assets help to bind people and neighbourhoods together to create social capital, social cohesion and community wellbeing. There is significant research that indicates that social connection leads to happier people.¹ As evidenced by research, social connectedness increases as people are brought together through purposeful activities – acts of kindness, problem solving, singing/laughing/storytelling and through special interest groups². A report from Busan in Korea showed there was a strong link between social infrastructure and happiness – residents who lived closer to libraries and schools were significantly happier than those who did not³. Having close and easy access to public social infrastructure can create neighbourhoods that actively participate in different activities together and promote a friendlier lifestyle.

The COVID-19 pandemic has also highlighted the need for both face-to-face and online connectivity, with 57% of Australians over the age of 70 having no access to the Internet and no other way to connect socially. Community assets can provide the spaces for people without access to technology to connect online.

Community assets also helps build resilient communities. 100 Resilient Cities has identified that our community needs to be prepared for a range of shocks, stresses and emergencies such as climate change impacts or pandemics (like COVID-19). Research from Resilient Sydney found one of the biggest barriers to cities responding to shocks and stresses is a lack of social connectivity. Access to community assets provides the spaces to keep people safe during major shocks, as well as the places, services and programs to build social capital, connections and feelings of trust. Local emergency plans can also designate some community assets as evacuation centres for emergency disaster management. This has been highlighted during COVID-19, where community assets such as health services, education facilities, volunteer organisations, cultural organisations, local community groups and community centres, together with social welfare organisations, have been critical in the response needed in local communities. These places have demonstrated that this infrastructure can pivot and proactively respond to changing issues and needs.

Measured benefits

- Studies show that a lack of social connection may be a greater detriment to health than obesity, smoking and high blood pressure. A study of more than 3.4 million participants in the UK found those who feel socially isolated have a 30% higher risk of early death (National Health Service, 2015).
- According to the 2018 Australian Loneliness Report, over 50% of Australians feel lonely at least one day per week. New studies have begun to measure the financial cost of social isolation and loneliness.
- In a 2017 American Association of Retired People (AARP) study, the cost to Medicare of social isolation and loneliness was estimated at \$6.7 billion annually. Specifically, the increased cost was due to the higher health care costs of socially isolated and lonely seniors. Loneliness can be a risk factor for certain chronic health conditions, such as arthritis, high blood pressure, heart disease and diabetes.

1. Greenberg, M, Does being more social make us happier?, 2019

2. Nesbitt, H, COVID-19 highlights the value of social infrastructure - let's not forget, accessed on 20 October 2020, <https://www.thefifthestate.com.au/columns/spinifex/covid-19-highlights-the-value-of-social-infrastructure-lets-not-forget/>

3. Kim, M & Im, H, The relationship between social infrastructure and happiness in Journal of Korea Planning Association, 2020

2.1.2. Liveability

Liveable places are those that have great access to community assets that enable lifelong learning and creative expression, create healthier communities and bridge social and cultural networks and supports. Liveable places deliver higher rates of wellbeing and a corresponding improved quality of life for residents.

Critical for building social relationships, community assets provide the essential services required for communities to function as well as the services that make places liveable and help improve the quality of life for people living there. Community assets strengthen local and place identity and character and contribute to the vitality of urban centres and local identity⁹. This is evident through the success of the recently built Marrickville Library. Community facilities are ideally situated on landmark sites with distinctive architecture and quality design. Local stories and culture can be ingrained in the building fabric to assist in fostering community identity and ownership. In high density communities, community assets improve liveability significantly by playing an important role as 'community living rooms', 'community backyards' and 'break-out spaces'¹⁰.

Measured benefits

- Research from the American Enterprise Institute shows that Americans who live in closer proximity to neighbourhood amenities such as libraries are more content with their neighborhood, more trusting of others and less lonely regardless of whether they live in large cities, suburbs, or small cities or towns.

2.1.3. Education and employment

Community assets are instrumental in supporting local businesses as they create new job opportunities; provide spaces and services that promote lifelong learning resulting in work opportunities; provide spaces for co-working and collaboration, networking and entrepreneurship; and activate urban centres.

On a national scale, according to Infrastructure Australia, community asset sectors contributed 12.5% of Australia's GDP in 2018. These sectors employ just over three million people, or around a quarter of Australia's workforce. Parents can more easily return to work when early education and care is high quality, accessible and affordable. Individuals and families, especially new migrants and refugees, can access employment when they have the training and support they need to access and thrive in new jobs.

Community assets also hold vital educational benefits. Having high quality social infrastructure for education is an investment that ultimately generates a greater return later on through more people completing tertiary education and the creation of new jobs. Having learning opportunities throughout life is also imperative to a community's development. This concept of 'lifelong learning' is becoming a key topic in educational infrastructure. Lifelong learning opportunities will meet the demands of a modern workplace, improve productivity and help communities to reach their full potential. It has a key role in social mobility and overall wellbeing as the provision of education can be both formal and non-formal, indicating that any member of the community is able to join.

Measured benefits

- Libraries in Australia have already provided 30,950 jobs and have made an estimated \$3 billion from their total annual benefit just from public access.
- For every dollar spent on NSW public libraries, the value back to the community is, on average, between \$2.82 and \$4.24.¹²
- Studies from economist James Heckman show that for every \$1 spent on child care \$17 is returned to the community through better educational outcomes, higher school completion rates and less expenditure on health, welfare and crime services. High quality services have even greater social, education, and health outcomes for children: post-school tests showed that children who accessed quality education and care scored 15 to 20 points higher than those who did not.¹³

5. Dadvand, P., et al., Green spaces and general health: Roles of mental health status, social support and physical activity in Environmental International, 2016

6,7,8. Greater Sydney Commission, City shaping impacts of COVID-19

9. Madew, R, Infrastructure Australia's 2019 Inventory highlights the important role social infrastructure plays in our growing communities, accessed on October 10, 2020, <https://infrastructuremagazine.com.au/2019/11/18/a-spotlight-on-social-infrastructure/>

10. Infrastructure Australia, Social infrastructure in Australian Infrastructure Inventory 2019, 2019

11,12. McDougall, A, Savage, G., Dollars, sense and public libraries: The landmark study of the socio-economic value of Victorian public libraries, State Library of Victoria, 2011

13. Australian Early Development Census, The importance of early childhood development, accessed on October 18, 2017, <http://www.aedc.gov.au/parents/the-importance-of-early-childhood-development>

2.1.4. Economy and centre revitalisation

Adding more community assets such as libraries, cultural spaces and multipurpose urban spaces will encourage more locals and tourists to use the spaces and in turn generate positive economic outcomes. Community assets such as libraries and multipurpose community centres when located in towns and strategic centres are significant attractors, increasing visitation to retail offerings.

Councils are increasingly taking action to encourage activation and revitalisation of traditional centres that have experienced decline. Incorporating public spaces and community assets in centres encourages visitation by families and customers that would otherwise not visit the centre. Hosting markets and free events increases activity and attracts visitors. Strengthening the streetscape appeal and delivering public spaces creates a pleasant street environment and improved amenity, which is more conducive to outdoor dining.

Providing spaces within the public domain that can accommodate cultural assets supports Objective 9 and Strategy 9.1 of the Greater Sydney Region Plan. Notably the plan discusses multifunction and shared spaces as cultural assets and highlights how great places are made when artistic, cultural and creative works are visible, valued, distinctive and accessible. Centres in Inner West are well placed to deliver these opportunities.

The Greater Sydney Commission Eastern City District Plan highlights the importance of having high quality public places in and around centres:

"Streets, plazas, parks and recreation spaces provide places for community events, markets and festivals and for encouraging social interaction and active lifestyles. Growth and renewal will increase opportunities to expand and connect these places and to explore innovative public places, such as rooftops and podiums."¹

Council assets can provide a valuable resource in stimulating the revitalisation of centres. Where surplus land is available in a centre, partnering with a developer can deliver valuable community benefits.

Measured benefits.

- The revitalisation of the Darling Quarter in Sydney has led to a 3% increase in international and domestic visitors between 2018 and 2019²



Marrickville Library has been a major activator for growing the Marrickville area. Delivering a landmark facility, the library has created a local character and increased liveability and visitation to the area. (Image source: Cred Consulting)



The Double Bay library was a result of the Kiaora Land redevelopment in Double Bay town centre. The new library has been a significant activator of the town centre and has increased foot traffic, business and economic outcomes. (Image source: Woollahra Municipal Council)

¹ Greater Sydney Commission, Eastern City District Plan, March 2018, p48

² NSW Government & Destination NSW, Darling Harbour Visitor Profile, Year Ended March 2019

2.2. Community asset mega trends

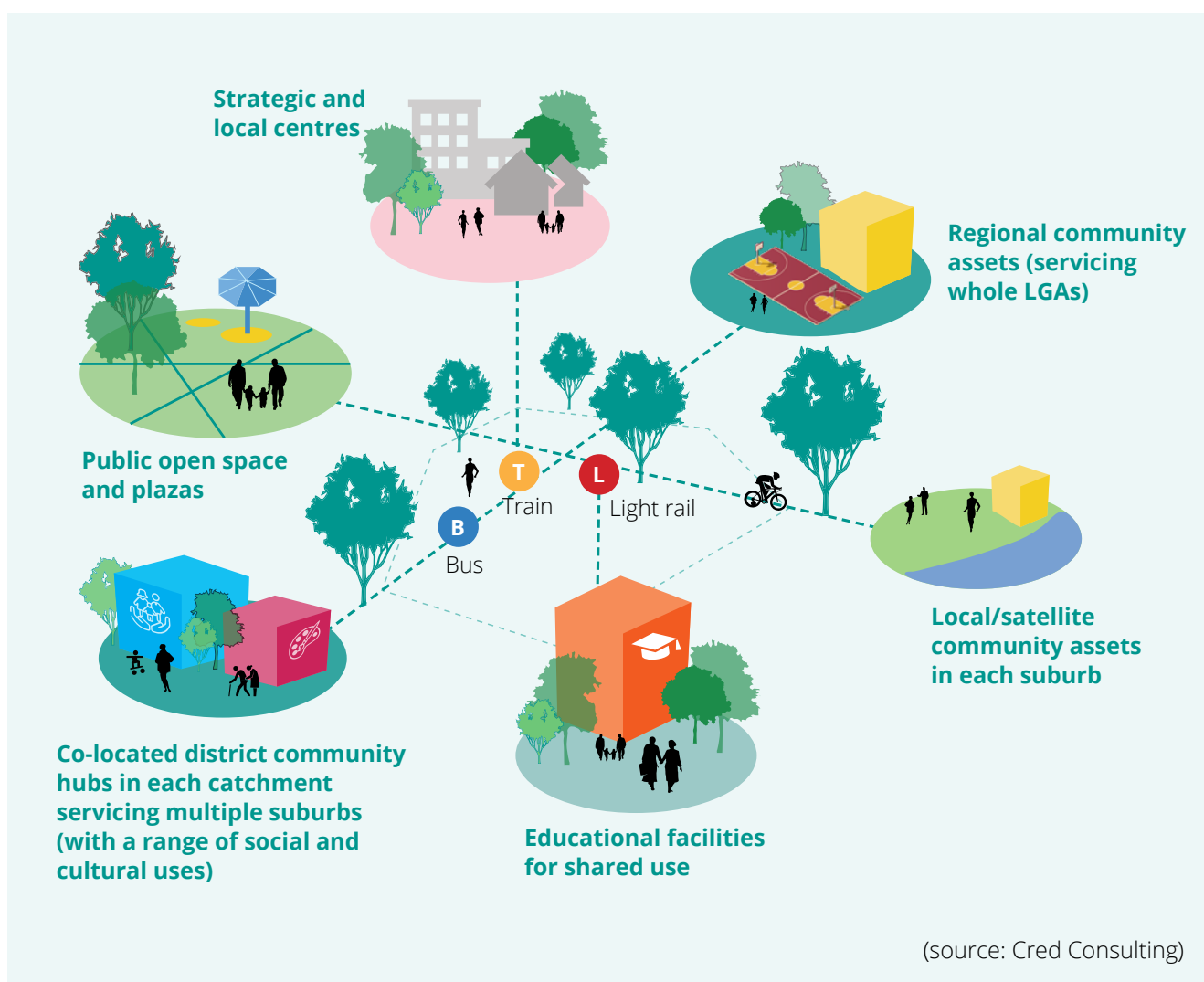
Across NSW there are increasing challenges to providing and governing the quality and appropriate and needed community assets to support population growth. This includes time lags between planning and delivery in growth areas, declining service coordination, increasing and competing government budget pressures, spatial inequalities, lack of innovative service models, ageing and single purpose buildings and increasing community demand. Australia's growing and ageing population, increasing urbanisation, advancements in technology and changing work patterns will impact the social infrastructure sector over the next 15 years and beyond.

There are existing and emerging mega trends across all social infrastructure types that can drive successful outcomes for the IWC LGA and shape a new vision to ensure Inner West has equitable and sustainable access to the essential social infrastructure it needs across all its planning catchments.

2.2.1. A networked approach - connecting the district and the local

Increasingly, community assets are being planned to operate as part of a network of public facilities, public open space, streets and services that work together to meet a broad range of community needs across a neighbourhood, catchment and/or LGA/region. This integrated, strategic approach allows community assets to provide a different but complementary range of offerings, in a compact pool of quality and multipurpose spaces and avoid duplication. By considering community assets as part of a network of spaces, services and programs can be accessed locally through outreach in flexibly designed spaces.

Figure 4 - Community assets operate within a network of other spaces and places including public open space, passive recreation spaces, and recreational spaces



In highly urbanised and increasingly dense areas such as the Inner West LGA, the best practice approach is to provide district-level co-located community hubs to service catchments (or districts) in town centres and a number of local or neighbourhood focused community spaces accessible in each suburb, which act as satellite spaces for the larger, staffed district assets. This network approach has become clearer during the global pandemic, with facilities, services and programs that support living local – local services, community support, small groups and individualised services – in significantly higher demand.

2.2.2. Co-located services within community hubs

The term co-located community hub refers to the integration of community assets and services in one location or building to provide better access to a wider range of services (or a “one stop shop” for users) as well as a more cost effective way of delivering and operating these services. Integrating and co-locating social infrastructure within community hubs with a variety of activities helps create clearer key points of gathering within a community. This approach improves efficiency through encouraging compatible uses, supporting partnerships and resource sharing between different service providers and increasing the overall flexibility and activity of the given area. Community hubs provide opportunities to attract a range of users, increase access to services and allow for the coordination of supporting services like public transport.

2.2.3. Community assets catalysing economic activity

Libraries and social assets are changing spaces and have traditionally been thought of as having a supporting role to the needs of the residential community. However, more contemporary innovations have sought to increase libraries' and social assets' economic and cultural functions. Their co-location within employment centres and the provision of co-located community and cultural floor space means that they can play an economic and cultural supporting role for communities as well. In particular, a library's economic function within employment precincts is becoming increasingly important, as are library services to complement learning and economic innovation, such as the provisions of fast, free WiFi, up-to-date technology and multi-use learning facilities and accessible spaces to enable childcare, work, study, meetings and collaborations.

2.2.4. Going up - stacked and rooftop community assets

Community assets can also be co-located within multilevel or stacked buildings, within mixed use development and on rooftops of commercial, residential or community buildings. Increasingly, in higher density cities, where land values are high and land is scarce, community assets are being delivered on rooftops or using smaller footprints (or land area) by building up. This includes cultural participation and exhibition spaces in high rise buildings and multilevel community hubs (such as Surry Hills Library and Community Centre and Ultimo Community Centre in Sydney) that have different floors delivering different services. These kinds of community assets are commonly delivered in town centres with high visitation. This approach can enable more of the ground level to be used for open space, reduced land costs, and for the community assets to be delivered by a developer as part of their community benefit offer in their planning proposal.

2.2.5. Multipurpose, shared and flexible design

Multipurpose and flexible community assets have been a trend for some time, particularly for new buildings. Multipurpose and flexibly designed spaces support a range of different services and programs being delivered at once and for the space to change over time in response to changing needs. The demand for multipurpose spaces will be accelerated with retrofitting of existing infrastructure to accommodate a range of essential activities. Theatres and cinemas may need to work as smaller performance spaces; public streets can be shared for active transport such as walking and cycling; and community centres can become food banks, testing centres and emergency evacuation/support centres.

2.2.6. Outdoor rooms for collaboration and innovation

Gathering, learning, socialising, collaborating, and delivering programs outdoors is increasing in popularity. Recent events have also accelerated demand for these types of outdoor meeting and collaboration spaces with people working from home seeking social connection and innovation precincts encouraging collaboration in informal environments. This trend of delivering community spaces in parks and outdoor areas can be seen in recent examples of the Goods Line in Ultimo (outdoor study and collaboration spaces), Burwood Pavilion (outdoor stage/covered hard stand areas and hireable community room) and, most recently, Chill Out Hubs (open-air smart hubs) in Georges River and at NUspace in Newcastle's CBD.

2.2.7. Increasing the capacity of what we have - “making it work harder”

Before any new community assets are planned, local government is increasingly reviewing the capacity of what they already have and identifying opportunities for re-purposing community assets that are well located, and have the potential to be modern, flexible and multipurpose. Local government is asking the question: “Can existing infrastructure be extended or improved, or is new investment needed?”

In the context of unprecedented population growth and increasing community expectations, improving the capacity, efficiency and performance of existing community facilities will need to be a priority in order to meet demand. Opportunities exist to make smaller, more incremental investments where significant capacity enhancements can be delivered through existing infrastructure. This could include re-fitting of ageing assets with modern technology to increase amenity and utilisation.

2.2.8. Shared use of community assets

Sharing the use of existing community assets has significant potential to maximise the use and efficiency of a variety of spaces and buildings for community benefit. Sharing existing space may decrease the need to build new facilities that replicate already existing infrastructure, making assets work harder for the benefit of all. There may be opportunities in areas with community asset deficiencies, including growth areas, to share community assets with primary and secondary schools and with other community partners.

2.2.9. Environmentally sustainable development

Community assets offer opportunities for local government to lead by example, demonstrate new sustainable materials and technologies and deliver leading practice projects with an educational role. Environmentally sustainable social infrastructure typically has lower operating costs and is therefore more financially viable and sustainable to operate. Delivering environmentally sustainable development means that facilities are located so as to promote walking, cycling, and public transport, which also has a positive impact on fostering healthy, active communities. In May 2019, Council reinforced its commitment and the need for urgent action by declaring a climate emergency and subsequently adopted a Climate and Renewables Strategy in December 2019 with the following targets:

- Corporate: Inner West Council is carbon neutral and 100% renewable by 2025.
 - ~ Electricity and gas are approximately 80% of council corporate carbon emissions.
- Community: By 2036, community emissions are 75% less than in 2017 and net zero by 2050 or before.
 - ~ Electricity is approximately 70% of community carbon emissions and transport is 20%. Buildings and transport are also a significant source of community emissions.

The environmental performance of precincts, buildings and assets, both new and retrofitted, will have a substantial influence on meeting adopted community and Council targets.

2.2.10. Revenue streams

Many community assets – being public – operate on a not-for-profit basis with income generation approaches ranging from hiring spaces, to fundraising and receiving grant funding. To enhance the cost-effectiveness and sustainability of community infrastructure, many facilities rely on rental income to fund operations but even then, there is usually a gap between income and expenses, including maintenance costs. Increasingly within community infrastructure, operations of assets like community facilities rely on revenue methods that generate reliable and increased sources of income in order to improve financial viability and sustainability.

2.2.11. Public Private Partnerships and cross sector collaboration

Public Private Partnerships allow governments and the private sector to work together and share resources to plan for, deliver and manage major projects. This usually involves governments providing incentives for the private sector to deliver a public asset or service. To be successful, these partnerships require shared vision, early commitment and comprehensive planning. Public Private Partnerships usually have the public interest at heart and can deliver increased value for money.

2.3. Leading practice

The following case studies demonstrate leading practice examples that respond to some of the trends identified in section 2.2. *Planning for future community assets* of this report. The case studies include:

- Midjuburi Meeting Rooms, Steel Park, Inner West LGA
- Kiaora Place, Double Bay, Woollahra Municipal Council
- The Goods Line, UTS, City of Sydney
- Burwood Park Community Centre and Pavilion, Burwood Council
- Juanita Nielsen Community Centre, City Of Sydney
- The Connection, City of Canada Bay
- Darling Square Library and Maker Space, City of Sydney
- Epping Community Services Hub, City of Whittlesea



First Nations designed space

Midjuburi Meeting Rooms (Steel Park)

The Midjuburi Meeting Rooms (Steel Park) are located in a small two-storey building at the entrance to the PCYC at 2 Thornley Street, Marrickville. Construction of the building was completed in November 2019 and is the first community asset that has been designed in collaboration with and for the local Aboriginal and Torres Strait Islander community.

There are two 25m² rooms available for hire (one per level). Hire of the facility is free for First Nations Peoples. Murals on the outside of the building were completed by an Aboriginal artist and have contributed to a sense of place and increased the visibility of the Aboriginal culture in the local area. A seating area outside allows for casual gathering and socialising.

The building is suitable for small meetings, service provider program delivery and potentially an artist residency on one of the floors.



Centre revitalisation

Kiaora Place, Double Bay NSW

Kiaora Lands is a master planned mixed use precinct in the heart of Double Bay. It is a joint venture between Woolworths, Solotel, and Woollahra Municipal Council.

The main components of the scheme were a 600-space car park including 300 car spaces for public use, a 2,000m² public library, a 3,500m² supermarket, specialty retailing, 133 apartments, a 21-room private hotel with function rooms, and a five-storey commercial office building. The project realigned three streets and included a 600m² public square. The development consisted of six separate buildings over a common two level basement car park. The middle stretch of Kiaora Lane was pedestrianised, while trucks use either end for access to Woolworth's underground loading bay.

Woollahra Municipal Council amalgamated a number of sites to create the new library centre with a through-site link. The public library is considered a "next-generation" space featuring everything from a slippery dip for children, to a public access computer hub, meeting rooms, and study areas. The library has become a destination in its own right, providing a public space for events including live music and exhibitions, extensive children's programs and workshops and movie screenings. It has been designed with all ages in mind and acts as an attractor for the centre. The library is framed by a number of retail shops and cafes that line the through-block connection. The library is open until 8pm.





Outdoor collaboration spaces

The Goods Line, UTS

The Goods Line is an urban linear park designed for daily use by students and workers alike. With elements of sit, play and relaxation incorporated into a linear strip of open space, it meets the needs of many local residents and commuters.

Location and demographics are key in determining the feasibility of an urban linear park. However, with the right conditions, a successful community open space can be created that is narrower and within a high density location, while retaining land area.

The Goods Line features several concepts of seating, as seen in the figure below. Differing seating arrangements allow for a variety of users across the park, increasing accessibility and usability. With the purpose of servicing workers and students in mind, the Goods Line allows for multifunctional uses, such as recreational play at the table tennis installations, or for communal meetings with the amphitheatre-style stairway seating at the park.



Outdoor community space

Burwood Park Community Centre and Pavilion, Burwood LGA

Located in the Burwood town centre, Burwood Park is one of Sydney's busiest and most successful parks in terms of its range of facilities and functions that support culturally and socially diverse communities.

The park is used daily by children and families, working aged residents, older residents and young people for sport, social gathering, dance, Tai Chi, board games, learning and other activities. The park's facilities include:

- Burwood Park Community Centre and Pavilion, an indoor/outdoor space popular for local events and for local Chinese groups for dance and performance
- shaded, multipurpose hard surfaces, used for games, group dancing and exercise
- tables and chairs for gatherings and games
- walking paths for exercise
- sporting facilities including cricket pitches and a sports fields
- trees and shaded areas
- power outlets for events

The park is a great model for innovative delivery of outdoor community spaces in high density, culturally diverse areas.



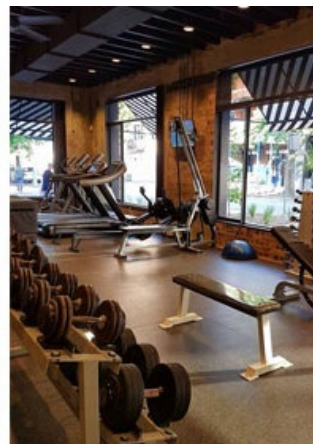


Going up - stacked community hub

Juanita Nielsen Community Centre, City of Sydney

The Juanita Nielsen Community Centre offers a range of adult fitness classes at the centre's gym, as well as many recreational, social and creative learning programs for all age groups. Facilities at the Centre include:

- **Community gym** - Offers an affordable and fully equipped community gym for residents, workers and visitors of the local area, and an outreach program.
- **Free co-working space** - Provides an opportunity for startups and local small businesses to share a space and communicate with other like-minded people to generate ideas and support each other in their business development.
- **Community programs** - Offers adult fitness classes, recreational, social and creative learning programs for all age groups.
- **Outdoor play area**





Multipurpose community and library

The Connection, City of Canada Bay

The Connection caters for a wide range of events and purposes, from small group classes in The Meeting Space and workshops on the latest digital technology in The Learning Space to celebrations for 300+ guests in The Event Space and digital art exhibitions in The Digital Gallery. The Connection provides spaces for the whole community to undertake a range of activities and incorporates ecological sustainable design principles and a mix of community and income generating uses to help offset operating costs, to boost the precinct's financial sustainability.



Activator & Co-Located Hub

Darling Square Library and the Ideas Lab, City Of Sydney

The City of Sydney and Lendlease have recently unveiled a new \$10 million library as part of the \$3.4 billion redevelopment of Darling Harbour.

Darling Square Library is co-located with commercial spaces on the ground floor and a 200m² Ideas Lab for hands-on workshops and events on level 1.

The Ideas Lab is a dedicated makerspace and multipurpose room to create, invent or tinker. It is a dedicated space for people who like to experiment, as well as for startups – a place where people can design and prototype their ideas. It has 3D printers, a laser cutter, electronic kits and soldering irons, among other pieces of equipment.

The City and Lendlease will work together to oversee the program of events and structure of the Ideas Lab. The space focuses on supporting startups and entrepreneurs. The program of hands-on workshops features 3D design and printing, robotics and electronics to help startups and curious makers upskill, share knowledge and network.





Co-located community services hub

Epping Community Services Hub, City of Whittlesea

The Epping Community Services Hub in the City of Whittlesea, Victoria, is a community hub that co-locates a range of organisations together in order to deliver a comprehensive range of services that respond to the unique needs of a large and diverse community.

Key to the success of the project has been a detailed understanding of what the community needs are, a common vision between Council and the lead tenant and an action learning process with careful design to promote and encourage service collaboration. The design of the space serves as a catalyst for collaboration, rather than just the co-location of services and has resulted in the delivery of innovative and targeted programs for the community.

Community spaces include six service rooms, including family rooms and meditation rooms. There is also a training room available for community use that enables local workshops such as women's small business, with a childcare provided in the adjacent room.

Other building design features include:

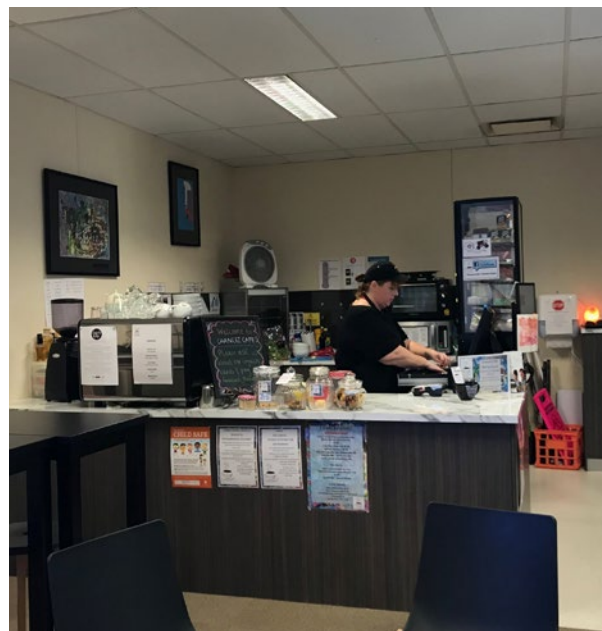
- 110 workspaces in the hub, with around 19 services offering over 40 programs
- no individual offices
- a communal lunch room and a "meet the hubsters" board with photos and names of every worker to encourage people to get to know each other
- family friendly installations, such as play stations in the hallways and each room
- soft entry points for the community including a social enterprise cafe
- bright pink exterior wall signaling community use

Services and program features include:

- an innovation and collaboration leadership group which meets regularly
- shared events and training sessions
- front desk staff that can 'triage' people when they arrive
- out of hours use of the space by the community
- computers for community use



The office space is open plan, with no private offices for any staff member. Similar services are grouped together, as are services who hire just one or two desks. There is a shared meeting/lunch room for collaboration and networking.



The social enterprise cafe is run by a service housed in the hub and provides training and employment for people with disability.

2.4. Participation trends

The way people participate in social and cultural activities has changed over time. This influences use of communal spaces and the subsequent need for community assets and the facilities within them. The following participation trends provide insights into the future use of the Inner West's community asset network, in particular around increased demand for access to technology, desire for ways to socially connect more, places to participate outside of the home and increasing and high participation in arts and cultural activities.

2.4.1. Community participation trends

While there is no data specifically on community participation, through volunteering participation and demand for community spaces in Inner West, the following trends have been identified:

- People are increasingly interested in activities and programs that occur after work and on weekends.
- People are looking for opportunities to participate in programs where they can connect socially, build new relationships and contribute to their community.
- There is increasing interest in programs and services that support creative production and the DIY movement, as demonstrated by the increasing number of makerspaces.
- People are increasingly interested in accessing and borrowing new technologies, particularly the ones that people can't afford to buy.
- People want to participate in community activities outside of the home, particularly those who live in high density housing.
- There is existing and increasing demand for fit for purpose assets across the LGA for a range of environmental activities addressing the full range of urban sustainability capacity building eg zero waste, food, transport, energy, share economy, circular economy etc. This is demonstrated through:
 - ~ Council's Green Living Centre program workshops being consistently booked out, with people on waiting lists.
 - ~ The high level of community support for organisations such as the Bower and Reverse Garbage.
 - ~ The Community Leaders in Sustainability course run by the Green Living Centre being oversubscribed.

2.4.2. Cultural participation trends

Due to technological advancements in how cultural participation is recorded and measured, there is now more data available about how people participate in cultural and creative activities. Research shows that cultural participation and attendance across Australia is increasing.

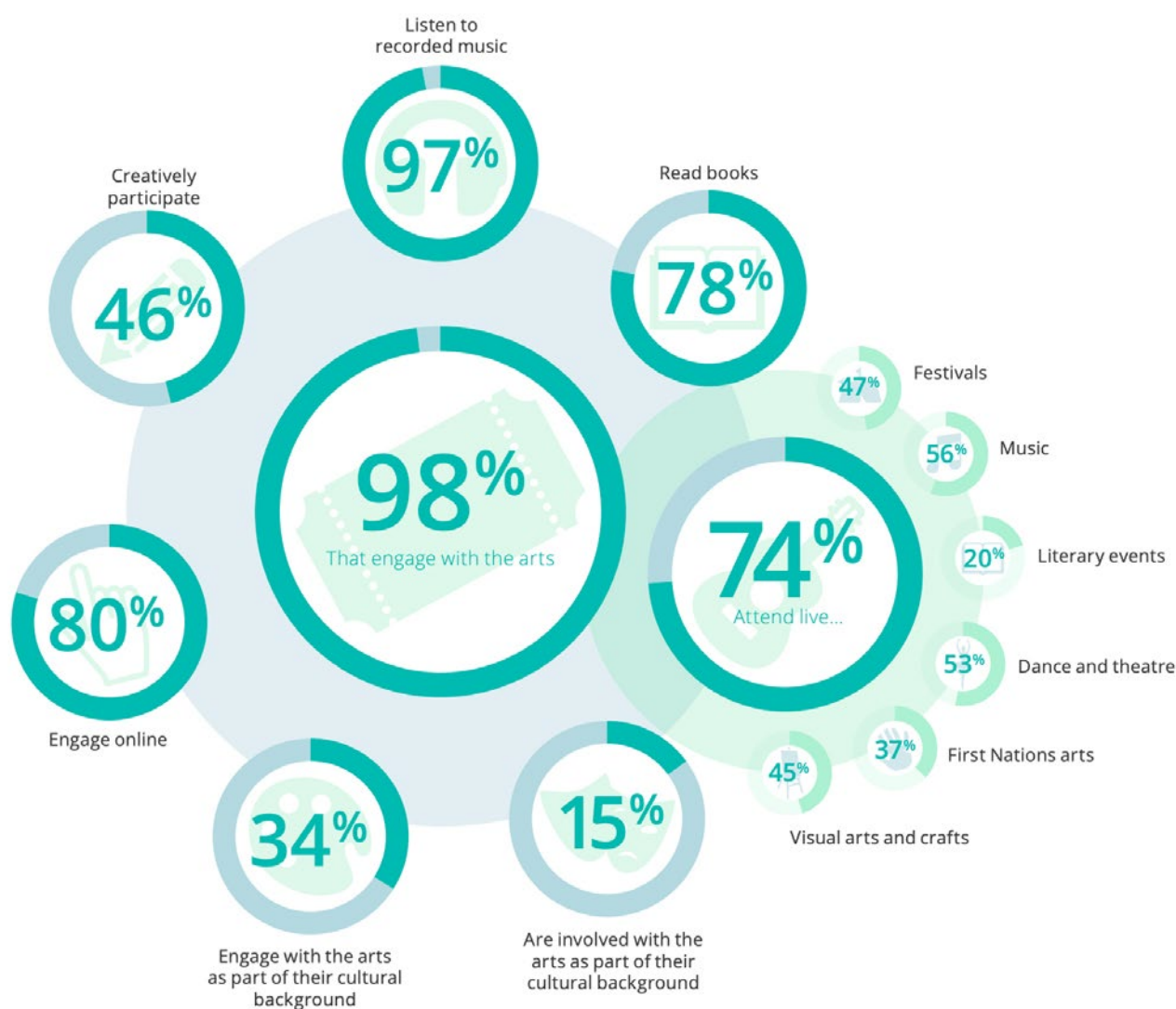
As shown below, results from the Australia Council for the Arts National Arts Participation Survey 2016 indicate the majority of Australians engage with the arts in some way or another, with 46% actively participating in creative activity. The most popular live attendance categories include:

- live music (54% attended)
- dance and theatre (53%)
- visual arts and craft (46%)
- festivals (45%)

Figure 5 over the page illustrates some of the results from this survey.

Arts and cultural participation and cultural infrastructure needs may differ between demographic groups such as women, children, older people, people from culturally and linguistically diverse backgrounds and people with disability. While there is very limited data available about the arts and cultural participation preferences of specific groups, the overview on the next page gives insights into levels of participation at the state and national level.

Figure 5 - Cultural participation trends (Source: Create NSW 2019)



Results from the ABS survey of Attendance at Selected Cultural Venues and Events 2017-2018 show that:

Over 82% of Australians attended at least one arts and cultural venue or event in the year prior, with attendance increasing since 2013-2014.

.....

Part 3.0

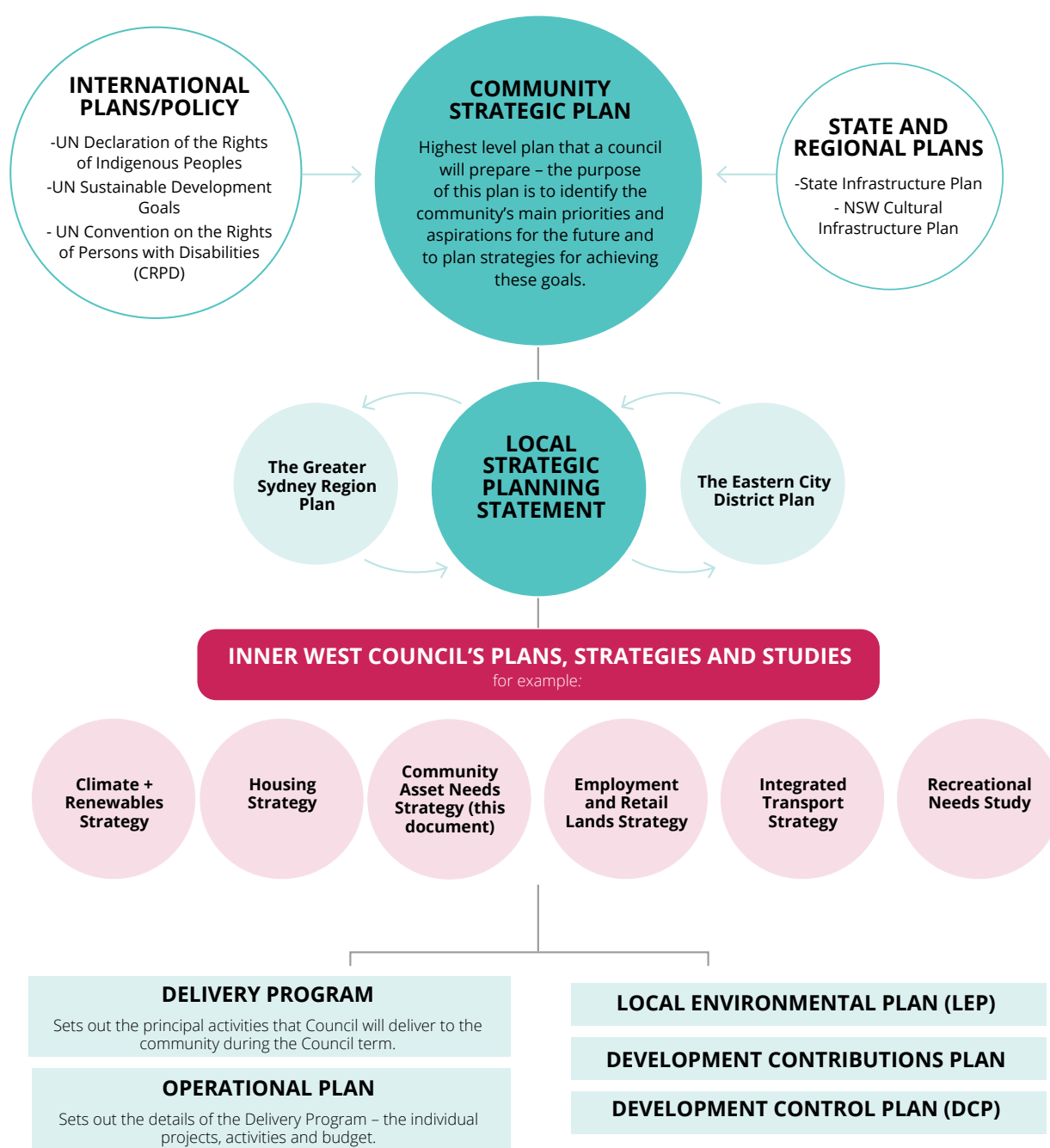
Strategic context



3.1. Policy context

This section provides an overview of the existing strategic plans and policies that guide and influence the provision and delivery of community assets within the Inner West LGA. Figure 6 provides a high level diagram illustrating the project policy context. It considers international, national, state, regional and local policy. This chapter has been structured around the strategic directions of the Community Strategic Plan 'Our Inner West 2036' - a plan that outlines the community's 10-year vision and should drive all Council decision-making.

Figure 6 - Indicative strategic context document relationship





3.1.1. Building caring, happy, healthy communities

This strategic goal is a cornerstone for the CANS. The aspiration for the LGA is that by 2036 there is a strong sense of social justice and diversity is seen as an asset. Everyone is valued and accepted for who they are and supported to participate in community life. The community collaborates with each other, creates meaningful partnerships and is resilient.

What does this mean for community assets?

- Community assets should be flexible and multipurpose to cater to diverse and changing community needs and for a variety of services.
- Everyone in the community should be able to access – and feel welcome to participate in – community assets, services and programs.
- The design and provision of community assets should consider access for people of all abilities, ages and backgrounds, whether that be through physical, cultural and/or psychological inclusion.
- Community assets provide important spaces for meeting, learning traditions, sharing stories and recognising and celebrating local Aboriginal and Torres Strait Islander culture.
- Schools are community assets both during school hours and outside school hours and can be shared through partnerships to address growth and demand.
- Community assets should offer opportunities for intergenerational and intercultural sharing, connection and participation to support community connection and cohesion.

United Nations Sustainable Development Goals

The *United Nation's Sustainable Development Goals* relevant to this report include:

- Good Health and Wellbeing (SDG 3)
- Quality Education (SDG 4)
- Gender Equality (SDG 5)
- Reduced Inequalities (SDG 10)
- Sustainable Cities and Communities (SDG 11)
- Peace, Justice and Strong Institutions (SDG 16)

While these goals are designed for a global community, they remain relevant to the local Inner West context.

UN Declaration of the Rights of Indigenous Peoples

Adopted in 2007, the *UN Declaration of the Rights of Indigenous Peoples* establishes a universal framework of minimum standards for the survival, dignity and wellbeing of Indigenous peoples. Inner West Council has a stated commitment to reconciliation and “always ensuring that the process is based on respect, trust and a spirit of openness”. This statement also acknowledges that “building relationships with the local Aboriginal community enhances the living experience of our residents, businesses and general community members and promotes Reconciliation through better understanding”.

UN Convention on the Rights of Persons with Disabilities

Adopted in 2006, the UN Convention on the Rights of Persons with Disabilities (CRPD) provides a broad definition of disability and advocates that people with disability must enjoy equal rights and fundamental freedoms.

The Convention outlines eight principles to guide governments in improving disability inclusion. Australia ratified the CRPD in 2008 setting nation wide obligations to ensure that measures (including legislation, policies and programs) are put in place to uphold the principles.

Resilient Sydney – A Strategy for City Resilience 2018

The *Resilient Sydney Strategy* recognises that no single organisation can solve metropolitan Sydney's problems and instead looks at how everyone can work together, across boundaries to protect and champion the needs and interests of communities across Sydney. This strategy sets the direction to strengthen the ability to survive, adapt and thrive in the face of increasing global uncertainty and local shocks and stresses and calls for business, government, academia, communities and individuals to lead and work as one city.

Direction 3, Connect for Strength, aims for every Sydney-sider to feel they belong in the community and city. This is to address Sydney's declining social cohesion and looks to drive an outcome where people have equal access to engage in society, the economy and all the city has to offer.

NSW Education and Communities five-year strategic plan 2012-2017

The priorities outlined in the *NSW Education and Communities five-year strategic plan 2012-2017* relevant to this study include an intention to innovate and undertake continual improvement to respond to the changing needs of the population as well as forming strong partnerships with parents and families, industry, and non-government education providers. The plan does not provide any strategic guidance on the location of new, or extensions to existing, educational institutions.

NSW Volunteering Strategy 2016-2020

Volunteering is recognised as a contributing factor to reducing social isolation and increasing social connectedness. The *NSW Volunteering Strategy 2016 - 2020* focuses on six areas:

- expanding participation in community life
- creating digital media avenues to support volunteering
- developing a mainstream media campaign and local marketing strategies to promote volunteering
- designing and developing new volunteering options
- building capacity in volunteer organisations
- enhancing programs to recognise the positive contribution of volunteers

Sydney Local Health District Strategic Plan 2012-2017

The *Sydney Local Health District Strategic Plan 2012-2017* estimated that by 2021, the Sydney Local Health District (SLHD) population is expected to reach 642,000 people. With an ageing population (the number of residents aged 70+ is expected to increase by 30% over the next decade), increased health care demands and diversity of services are expected in the district.

Eastern City District Plan, 2018

The *Eastern City District Plan* identifies the Camperdown-Ultimo Collaboration Area as part of the innovation corridor and one of the largest and most comprehensive health and education precincts in Greater Sydney. Royal Prince Alfred Hospital (RPAH) is a key anchor of this precinct and is fundamental to the precinct being distinctive for world-leading education, health and training institutions and providing opportunities for innovative health and medical related commercial premises as well as complementary uses that support the hospital and benefit the Inner West community.

NSW Ageing Strategy 2016-2020

The *NSW Ageing Strategy 2016-2020* vision is that people in NSW experience the benefits of living longer and enjoy opportunities to participate in, contribute to and be included in their communities. The strategy focuses on five priorities:

- health and wellbeing
- working and retiring
- housing choices
- getting around
- inclusive communities

NSW Disability Inclusion Plan 2016

NSW Disability Inclusion Plan 2016 focuses on four areas for concentrated action identified by people with disability, the NSW Government and community stakeholders. They are:

- developing positive community attitudes and behaviours
- creating liveable communities
- supporting access to meaningful employment
- improving access to mainstream services through better systems and processes

Inner West Inclusion Action Plan 2017-2021

The *Inner West Inclusion Action Plan 2017-2021* outlines an aspiration for Inner West to be inclusive and a place where everybody can take part. It recognises that inclusive communities benefit everyone, not just people with disability, but that it is important to provide better opportunities for people with disability to take part in all aspects of community life.

The plan defines inclusion as being heard and valued, feeling connected and belonging, taking part in a meaningful way, having choice and control in your own life and being able to find and use the support you need.

Draft Inner West Local Emergency Management Plan 2021

The plan seeks to provide detailed arrangements for, prevention of, preparation for, response to and recovery from emergency within the Inner West local government area. It will consolidate the three former emergency management plans implemented by the former Ashfield, Leichhardt and Marrickville councils. Designated community assets will act as emergency evacuation centres and community asset planning policy will be updated as information is made available.



3.1.2. Creative communities and a strong economy

This strategic direction is fundamental to the identity of **Inner West as the creative and cultural engine room of Sydney**, bringing a wealth of experience and employment to the city. It also recognises that the creative sector and new technologies support and grow a diverse and thriving local economy as well as providing a diversity of experiences and interesting places that are vibrant, inspiring and pleasurable.

What does this mean for community assets?

- Community assets should align to the changing needs of the creative community and actively support the arts, creative industries and innovation.
- Council should plan to address the various demands on limited land availability, which at times marginalises one use in preference for another, such as the transformation of industrial building stock, leading to the displacement of creative uses and/or affordable spaces for production. This should include supporting the creation of production space, creation of creative clusters and supporting creative industries.
- Consideration should be given to the need for purpose-built creative spaces as well as multifunction spaces that are adaptable for a variety of activities.

UNESCO 2005 Convention for the Protection and Promotion of the Diversity of Cultural Expression

The adoption of the *UNESCO 2005 Convention for the Protection and Promotion of the Diversity of Cultural Expressions* was a milestone in international cultural policy. Through this historic agreement, the global community formally recognised the dual nature, both cultural and economic, of contemporary cultural expressions produced by artists and cultural professionals.

Aboriginal Arts and Cultural Strategy 2015-2018

The *Aboriginal Arts and Cultural Strategy 2015-2018* sets out a vision that it “will deliver a strong, contemporary multi-disciplinary Aboriginal arts and cultural sector in NSW and increased employment opportunities for Aboriginal Peoples at all stages of their artistic practice”. Its three strategic directions are:

- Connection - Aboriginal artists and arts and cultural organisations broaden and deepen their engagement with the people of NSW and the world.
- Culture - Employment of Aboriginal Peoples in the arts is based on individual connection to Country, mob, Language, cultural identity and multi art form practice.
- Pathways - Partnerships across all tiers of government and the creative industries build Aboriginal creative leadership.

NSW Cultural Infrastructure Plan 2025+

NSW Cultural Infrastructure Plan 2025+ guides the planning and delivery of cultural infrastructure that will support a thriving and dynamic cultural sector across NSW. For the Eastern City District, which includes Inner West, the plan prioritises the following which are relevant to this study:

- upgrade, renew and maintain infrastructure supporting major cultural institutions
- increased access to affordable space for the small to medium cultural sector
- creation of production space and establishment of cultural clusters
- investment in cultural infrastructure to support job creation and the creative industries
- strategic co-location of cultural infrastructure with emerging centres of technology and innovation

Creative Spaces and Venues Discussion Paper

The *Creative Spaces and Venues Discussion Paper* was commissioned by Council to identify the range of policy levers available to Council to retain, protect and grow creative spaces and employment lands in its LGA. Locally, the opportunities and issues that emerged from the paper that will inform the CANS as well as the cultural strategy include:

- the transformation of industrial building stock leading to the displacement of creative making
- rezoning of areas without planning provision for creative venues
- instability of new "creative spaces" within redevelopments and new developments for existing creative uses – one size does not fit all
- more sophisticated understanding of needs to inform decision-making for creative land uses
- affordability and security of tenure of creative spaces and the vulnerability to change of cultural organisations which have invested in upgrades and space for co-location

The findings and recommendations in this discussion paper are discussed in more detail in Parts 6 and 7 of this report.

Inner West Employment and Retail Lands Strategy, August 2020

The *Inner West Employment and Retail Lands Strategy 2020* provides an approach for managing land to maximise productivity and facilitate jobs growth, with both being important to the long term prosperity of the LGA.

The vision: The Inner West LGA has a rich industrial and urban services economy and is a leading destination for creative industries and entrepreneurship. It leverages strategic connections from the Eastern City's trade gateways and Harbour CBD. The thriving local economy provides a diversity of employment opportunities and services for local residents. The industrial precincts and employment corridors are productive and well managed, providing businesses with the confidence to invest and expand. The centres are enjoyable locations to visit, live and work in, with high amenity, quality services and strong transport connections supporting their growth.

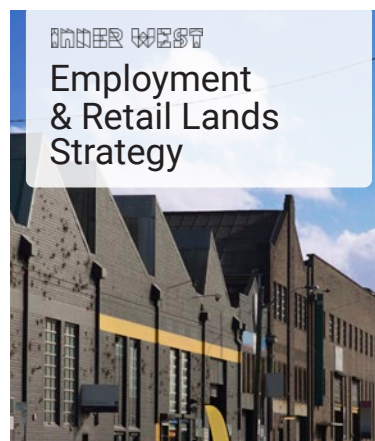
Four principles support the vision, three of which are relevant to this study:

- Principle 1 - Centres are distinctive and productive: Development in centres will prioritise employment and will be complemented by quality public space.
- Principle 3 - Spaces for business are suitable and available: A pipeline of new, well-located suitable employment floor space will be delivered in employment corridors and key precincts.
- Principle 4 - Planning framework is clear: The planning framework supports local business and minimises land use conflict.

The findings and recommendations in this plan are discussed in more detail in Parts 6 and 7 of this report.



Creative Spaces and Venues Discussion Paper



Draft Employment and Retail Lands Strategy, based on a substantial Employment and Retail Land Study.



3.1.3. Unique, liveable, networked neighbourhoods

This strategic direction acknowledges that each of the neighbourhoods within Inner West has a unique inner city urban vibe. The aspiration is that the heritage and culture – a mix of old and new – is visible, valued and affordable for all. This direction also aims for people to be connected through ideas, technology, transport and the places they call home to enjoy a diversity of people, places, housing and experiences.

What does this mean for community assets?

- Design of community assets should be contextual, inclusive, engaging and inviting and be of benefit and add value to the community.
- The use of available public land for community assets should be optimised.
- Future community assets should provide healthy, safe and inclusive places for all ages and abilities, support active, resilient and socially connected communities and facilitate opportunities for creative and artistic expression and participation. This includes people who are homeless or need to access housing services.
- Community assets should be integrated and multipurpose to support social connections and provide vibrant community hubs where everyone feels welcome.
- Areas identified for future residential development must consider the additional community asset needs and plan for this at the start – not the end – of the planning process.
- Opportunities for multifunction and shared spaces as cultural infrastructure should be identified.

Better Placed

Better Placed by Government Architect NSW is an integrated design policy for the built environment and underscores the importance of good design at the centre of all development processes, from project definition to concept design through to construction and maintenance. *Better Placed* is based around seven distinct objectives that together seek to create a "well-designed built environment that is healthy, responsive, integrated, equitable and resilient".

Greater Sydney Region Plan

Greater Sydney Region Plan: A Metropolis of Three Cities from the Greater Sydney Commission is built on a vision where people live within 30 minutes of their jobs, education and health facilities, services and great places and is guided by 10 strategic directions. Directions relevant to this study include:

- A city for people - celebrating diversity and putting people at the heart of planning
- A city of great places - designing places for people
- A collaborative city - working together to grow a Greater Sydney
- A city supported by infrastructure and supporting new developments

Specifically, the plan talks about providing spaces within the public domain that can accommodate cultural infrastructure (Objective 9 and Strategy 9.1). It discusses multifunction and shared spaces as cultural infrastructure and highlights how great places are made when artistic, cultural and creative works are visible, valued, distinctive and accessible.

The Eastern City District Plan

The Eastern City District Plan from the Greater Sydney Commission aims to:

- create sustainable communities through vibrant public places, walking and cycling, and cultural, artistic and tourism assets
- align growth with infrastructure, including transport, social and green infrastructure, and delivering sustainable, smart and adaptable solutions
- through collaborative approaches, increase the use of public resources such as social infrastructure

The planning priorities relevant to this report include:

- Planning Priority E3 - Providing services and social infrastructure to meet people's changing needs
- Planning Priority E4 - Fostering healthy, creative, culturally rich and socially connected communities
- Planning Priority E6 - Creating and renewing great places and local centres and respecting the district's heritage

Our Place Inner West – Local Strategic Planning Statement 2020

The *Our Place Inner West – Local Strategic Planning Statement 2020* (the LSPS) is a document to guide land use planning and development for the Inner West LGA to 2036 and is informed by community values and priorities, by State Government plans and by evidence based studies and strategies.

The vision is for “a place of creative, connected, sustainable and productive neighbourhoods – as vibrant, innovative and diverse as our community”.

The LSPS consists of Council’s vision and a set of planning priorities, objectives and actions under six themes. Relevant planning priorities and objectives in relation to the CANS include:

An ecologically sustainable Inner West

Planning Priority 1: Adapt to climate change

- Inner West is resilient to the impacts of climate change, urban and natural hazards (well designed buildings, cooling in the public domain).

Planning Priority 2: Inner West is a zero emissions community

- Inner West transitions to renewable energy.
- New developments achieve net zero carbon emissions.
- Low-carbon, high performance precincts drive innovation and showcase sustainable urban living.

Planning Priority 4: Inner West is a water sensitive city with clean waterways

- Development on all private and public land incorporates best practice Water Sensitive Urban Design (WSUD).

Planning Priority 5: Inner West is a zero waste community

- Resources are managed to avoid waste and maximise recycling/reuse.
- Strategically located, accessible waste infrastructure is responsive to future needs for reuse, recycling and recovery services.
- Inner West is part of a district circular economy.
- Inner West reduces emissions and increases community and infrastructure resilience.

Unique, liveable, networked neighbourhoods

Planning Priority 6: Plan for high quality, accessible and sustainable housing growth in appropriate locations integrated with infrastructure provision and with respect for place, local character and heritage significance

- Heritage values are respected.

Planning Priority 7: Provide for a rich diversity of functional, safe and enjoyable urban spaces connected with and enhanced by their surroundings

- Provide urban spaces that support community needs and creative places.

Creative communities and strong economy

Planning Priority 9: A thriving local economy

- The local economy is diverse, strong and resilient.
- Inner West has a thriving and diverse evening and night-time economy.
- Industrial lands are retained, protected and increased.
- Zoning and planning provisions accommodate affordable entry points for a range of industries.
- Inner West continues to grow as a leading creative and cultural hub.
- Main streets and centres are designed to be unique, lively, safe and accessible.

Caring, happy, healthy communities

Planning Priority 10: Recognise and sustain Aboriginal and Torres Strait Islander cultures and histories

- Indigenous cultures and histories are recognised and steps are taken to ensure cultural continuity.
- Aboriginal heritage of significance is conserved in Inner West.

Planning Priority 11: Provide accessible facilities and spaces that support active, healthy communities

- The community has access to a wide range of accessible high quality open spaces, community facilities and recreational and cultural spaces.

Progressive local leadership

Planning Priority 13: Develop diverse and strong stakeholder relationships through collaboration with government, community and business to deliver positive planning outcomes and realise the benefits of growth

Planning Priority 14: Deliver visionary long-term planning and responsible decision-making reflective of the Community Strategic Plan

- Apply consistent and integrated planning across Inner West, supported by a place-based approach.
- Plan and manage Council’s assets and resources responsibly to support Council’s strategic direction.

Local Housing Strategy 2020

The *Local Housing Strategy 2020* identifies what makes parts of Inner West more or less suitable for housing development, and when and what types of housing might be delivered. It notes that Inner West has a strong sense of social and environmental justice and a belief that everyone has the right to a roof over their head and a place to call home. Therefore making housing affordable for more people and planning for a diverse range of housing types and tenure is needed. The vision relevant to the CANS is that “we are a network of diverse communities sharing values of inclusiveness, acceptance and fairness”. The principles associated with this vision are to:

- provide for a diverse mix of housing typologies, sizes and tenures that cater to the needs of people at all stages of their lives
- Start to close the affordability gap between housing need and provision for very low, low and moderate income households

Some of the key challenges relevant to this study include:

- a need to supply more housing for people with disability to ensure people of any ability can live an equitable and independent life
- a need to supply more affordable housing

Council adopted the *Local Housing Strategy 2020*, subject to amendments being made at its meeting on 3 March 2020.

Inner West Affordable Housing Policy

The *Inner West Affordable Housing Policy* provides targets for affordable housing contributions in new release areas and urban renewal precincts and when land is rezoned. The policy has established three focus areas for delivering this new approach to homelessness:

- Focus 1: Prevention and early intervention
- Focus 2: Better access to support and services
- Focus 3: An integrated, person-centred system

While homelessness is primarily the responsibility of state and commonwealth governments, local government has a significant role to play as custodians of public open space and other community assets which are used by people who are homeless and others.

Inner West Homelessness Policy

The *Inner West Homelessness Policy* acknowledges that people who are homeless represent some of the most disadvantaged and vulnerable in our society and that the UN Declaration of Human Rights requires that everyone has the right to a standard of living adequate for the health and wellbeing of themselves and their family, including access to housing.

The policy also notes that all members of the community, including people who are homeless, have the same right to be in public places, have the right to participate in community events and activities, use public facilities and to carry with them and store their own belongings, so long as it does not impact on the safety of others. A key principle is that where possible, vulnerable people in public places should be supported by specialist homelessness services and supported to exit homelessness.

West Council Gender Equity Implementation Action Plan 2021-2022

The *Draft Inner West Council Gender Equity Strategy 2021-2024* and *Draft Inner West Council Gender Equity Implementation Action Plan 2021-2022* seek to create a community that promotes:

- Gender equity and healthy relationships
- A safer community and active bystanders
- Active participation in all aspects of community life, employment and economy.

The following principles and beliefs underpin the strategy:

- Women should be able to move freely and safely in the community
- Residents should be able to participate in Council activities
- Residents see themselves reflected in all aspects of Council and community life
- Women experience different levels of inequity.
- Multiple inequities are experienced by Aboriginal and Torres Strait Island, Culturally and Linguistically Diverse Communities, LGBTIQ, older people/women (seniors), women and people with a disability
- Gender equity is a key component of reducing domestic and family violence, and a foundation of building a safe, respectful and inclusive community
- Gender inequality is a key driver of domestic and family violence.

Inner West Council and the community have a longstanding and demonstrated commitment to social justice, inclusion, advocacy and diversity. This draft strategy prioritises leadership, capacity building and partnership to drive gender equity in the Inner West.

Inner West Council Property Asset Management Strategy 2018-2028

This *Asset Management Strategy* was prepared to assist IWC in improving the services from its infrastructure including roads, bridges, footpaths, stormwater, fields, buildings, aquatic centres, sea walls, wharves and marine structures. These assets have a replacement value of \$1.8 billion as at 30 June of the 2017 financial year. The purpose of the asset management strategy is to:

- enable Council to show how its asset portfolio will meet the services needs of the community into the future
- enable Council's asset management policies to be achieved
- ensure the integration of Council's asset management with long term planning

Inner West Council Long-Term Accommodation Strategy

This strategy is currently on hold pending COVID-19 reassessment of floor space demands.

Recommendations and outcomes from the CANS should be taken into consideration when reviewing this strategy.

Inner West Council Delivery Program 2018-2022 and Combined Operational Plan and Budget FY20/21

The *Delivery Program and Operational Plan and Budget* includes a number of Directions that apply to community assets considered by the CANS:

- Strategic Direction 2.3.1.5 - Support the creative communities through innovative cultural planning and the delivery of art and culture in public spaces
- Strategic Direction 3.1.2.1 - Digitise and build on existing Inner West history collections
- Strategic Direction 3.2.11 - Support the creative communities through proactive partnerships that deliver arts and cultural opportunities for Inner West residents
- Strategic Direction 3.2.4 - Facilitate the availability of affordable spaces for creative industries and services
- Strategic Direction 4.11.1 - Review and assess library signage needs and begin implementation across Inner West
- Strategic Direction 4.1.4.1 - Investigate feasibility of creating an Inner West History Centre and relocation of history services

Inner West Council Land and Property Strategy 2019

The *IWC Land and Property Strategy* provides directions to ensure that community assets are being properly managed and protected for the long-term best interests of the community, as well as providing a sound basis to achieve a sustainable property portfolio, generating positive community outcomes by developing and enhancing community capacity. It also serves to guide future investment and resource allocation decisions associated with Council-owned and operated property assets to meet the diverse and evolving needs of the local community.

The key principles and actions relevant to the study are described below:

- Optimise benefits to the community which are sustainable and equitable:
 - ~ review and identify opportunities including reuse and disposal
 - ~ management of property portfolio to sustain value and heritage significance
 - ~ responsibly represent Council as the owner including on strata boards and when reviewing development applications
 - ~ deliver multiple benefits from each property, including diversity of services operating from hubs
- Demonstrate industry best practice: be transparent, consistent, manage risk and demonstrate best value for money:
 - ~ maintain a land and property register for Council controlled, managed and owned properties
- Meet the needs of the community now and in the future:
 - ~ undertake service needs analysis such as community services, cultural spaces, recreation and aquatics (which is the purpose of the Community and Assets Needs Study).
 - ~ develop an integrated 10-year strategic property program:
 - ~ develop a 10-year program for new plans and renewal of existing plans for management of community and crown land
 - ~ develop and implement a prioritised schedule for acquisition, consolidation or amendment of land and property
 - ~ develop a list of land parcels such as laneways or road closures for reuse or sale
 - ~ manage the property portfolio to meet the needs of Council

- ~ manage the buildings portfolio to maintain agreed service levels for capacity, utilisation, risk, condition and function.
- optimise Council revenue to support services delivery and community capacity:
 - ~ identify the priorities for application to property investments
 - ~ benchmark costs versus benefits to identify opportunities for improvements

The *Land and Property Strategy* identifies the main issues and required actions with these community facilities.

The outcomes of the CANS should be incorporated into an update of the Lands and Property Strategy once adopted by Council.



3.1.4. An ecologically sustainable Inner West

This strategic direction is a clear statement about the need to collectively address climate change and aim to make living sustainably easy to do. The aspiration is for a collaborative approach to addressing complex urban environmental issues and development of creative solutions to build a healthy ecosystem and benefit the health and wellbeing of the community with fresh, clean air, trees, water and food.

Key strategies in the CSP under this direction, relevant to this CANS include:

- provide the support needed for people to live sustainably
- create spaces for growing food
- support people to protect, restore, enhance and connect with nature in Inner West
- maintain and increase Inner West's tree canopy and urban forest and enhance biodiversity corridors
- provide local reuse and recycling infrastructure
- support people to avoid waste and reuse, repair, recycle and share.

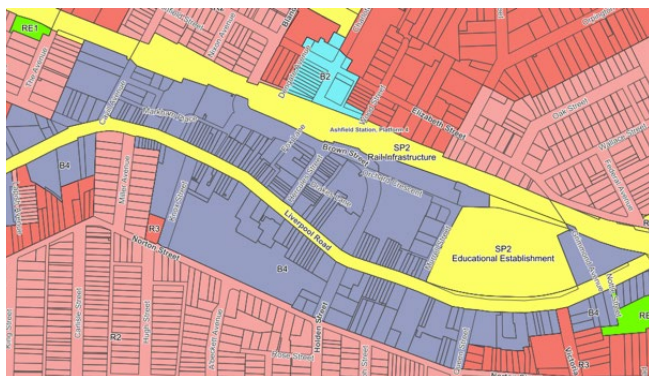
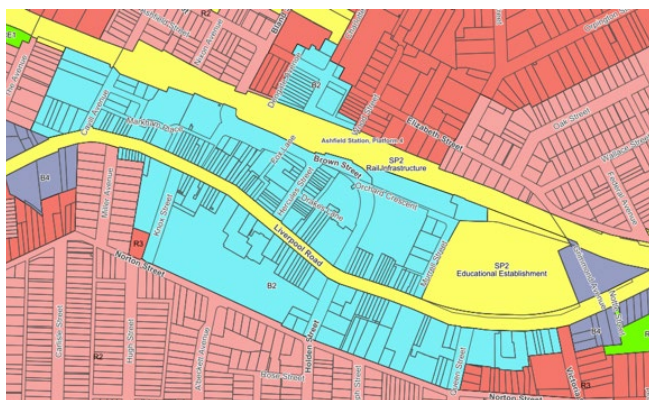
What does this mean for community assets?

- Connecting community assets with nature will enhance the community's health and wellbeing.
- Future community assets should be designed and managed sustainably with thought given to the life cycle of the building.
- Community assets can support sustainability services and programs, such as food growing, and circular economy activities as needed.

Draft Inner West Local Environmental Plan 2021

The *Draft Inner West Local Environmental Plan 2021* (LEP) consolidates all three former Ashfield, Leichhardt and Marrickville LEPs. All existing principal development standards and controls are retained and the same floor space ratios, building heights and minimum lot size standards will continue to apply. Some alignment issues addressed as part of the Draft Inner West LEP include:

- rezoning of the central portion of Ashfield Town Centre from B4 Mixed Use to B2 Local Centre
- permitting light industries such as creative makers in some business zones
- ensuring centres have active uses at street level by restricting residential development to upper floors
- prohibiting dual occupancies in residential zones



Ashfield Town Centre Proposed Rezoning to B2 Local Centre



3.1.5. Progressive local leadership

This strategic direction aims to encourage a community of diverse voices that are listened to and respected and one in which everyone has the information, support and opportunities to show leadership and effect change. It is clear that Inner West is a place and community that stands up for what it believes in and collectively shapes and owns its future.

Key strategies under this direction, relevant to this CANS include:

- collaborate with partners to deliver positive outcomes for the community, economy and environment (5.2.3)
- undertake visionary, integrated, long-term planning and decision-making reflective of community needs and aspirations (5.3.1)
- Deliver innovation, excellence, efficiency, effectiveness and probity in Council processes and services (5.3.3).

What does this mean for community assets?

- Decision-making about future community assets and spending should be based on need and deliver community benefit for many, rather than a few.
- Everyone has the opportunity to input and be heard to help shape the future of their places and spaces.
- The delivery of community assets is collaborative and undertaken with the end user in mind.
- Innovation, new ways of thinking and best practice delivery models and asset design is at the heart of future planning.

3.2. Major projects and development

It is important to understand the major planned and in-progress projects that are happening across the Inner West LGA in order to understand any potential impacts (either positive or negative) on community assets.

The impacts of proponent-led major projects are considered by the overarching strategic planning framework. Additional government agency projects include:

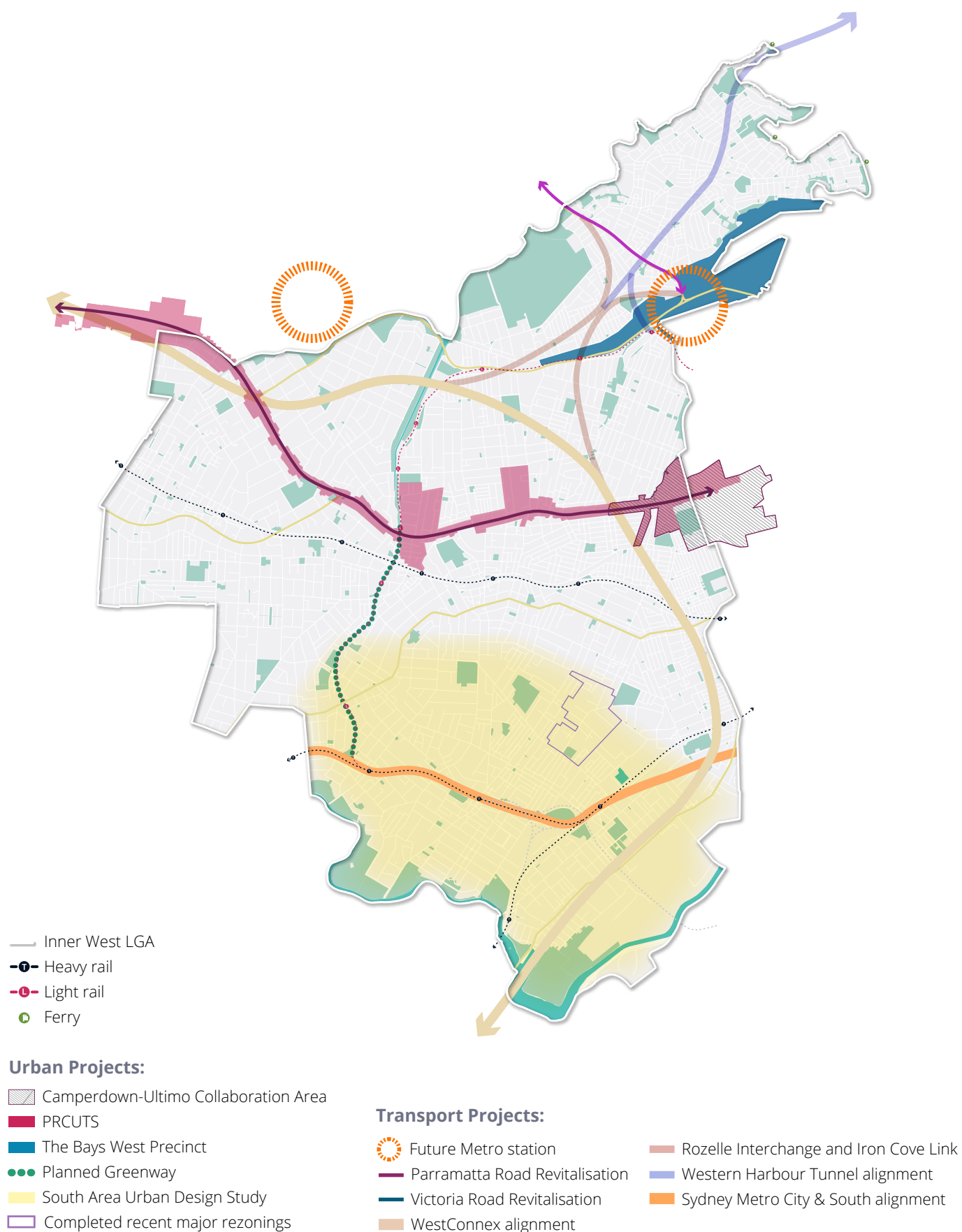
- State Government led major projects
 - ~ The Bays West Precinct
 - ~ Callan Park Master Plan
- IWC-led major projects
 - ~ Camperdown-Ultimo Collaboration Alliance
 - ~ Parramatta Road Corridor Urban Transformation Strategy
 - ~ Investigation areas for additional housing
 - ~ South Area Urban Design Study

A spatial summary of the key major projects is provided in Figure 7 over the page.

What are the implications of major projects for community assets?

- The Bays West Precinct offers a major opportunity to unlock significant heritage and cultural assets along the Rozelle and Balmain Foreshore, including White Bay Power Station.
- Callan Park is a major untapped asset within Inner West that has the potential to deliver heritage, recreational, health, education and cultural outcomes for the Inner West community. Council should continue to liaise with the Office of Environment and Heritage (OEH) on the Landscape Infrastructure Plan.
- Future development along the Parramatta Road Urban Transformation Corridor (PRCUTS) will revitalise the area, however this could also result in rent increases, potentially pricing creative uses out. Different planning mechanisms to protect this creative cluster should be considered as part of the corridor renewal.
- The Camperdown-Ultimo Collaboration Area has been recognised as the most significant innovation precinct in NSW with world-class health, education and research institutions. The project includes investigation into provision of affordable commercial space for creative, tech and research industries.
- Council is working on a number of strategies and studies that will identify areas for growth within the LGA (eg the Draft Housing Strategy and the South Area Urban Design Study). Development unlocks opportunities for value sharing and delivering new community infrastructure. Developer contribution agreements should be informed by the community asset needs identified in this report.
- Three town halls and one community centre are undergoing accessibility upgrades, potentially unlocking additional community floor space for certain user groups.

Figure 7 - Major projects in Inner West summary map



3.2.1. State Government-led projects

The Bays West Precinct

The *Transformation Plan: The Bays West Precinct, Sydney (2015)* represents a blueprint to transform The Bays West Precinct into a bustling hub of enterprise, activity and beautiful spaces over the next 20 to 30 years.

The Bays West Precinct is divided into eight distinct but linked destinations, comprising 5.5km of harbourfront, 95ha of largely government-owned land and 94ha of waterways in Sydney Harbour. The Plan includes:

- providing 5.5km of public foreshore access
- staging public access to previously excluded areas, starting with Stage 1, linking Blackwattle Bay to Pyrmont
- providing benefits for existing and future businesses exposed to new pedestrian trade
- reconnecting Balmain to Pyrmont by working towards the adaptive reuse of Glebe Island Bridge
- increasing visual and physical links to Sydney Harbour
- providing a mix of green shorelines and living sea walls

A number of these areas fall within the Inner West LGA.

IWC's priorities for the Bays West Precinct are:

- world-class public transport access
- reopening of the Glebe Island Bridge to pedestrians and cyclists
- public access to foreshore
- up to 30% of all new housing to be affordable housing (on government owned land)
- new recreational facilities including an indoor sports centre and multiple outdoor sporting grounds

White Bay Power Station

The White Bay Power Station is a key destination as part



The Bays West Precinct site area

of the transformation of The Bays West Precinct. The NSW Government's objective for this precinct is to unlock the potential of the White Bay Power Station to recognise its history in an authentic way. Key features of this precinct include:

- providing a hub for knowledge intensive and advanced technological industries
- adaptively reusing the State listed heritage of the White Bay Power Station
- providing housing choices to support and attract talent for a knowledge-intensive destination
- merging with the Bays Waterfront Promenade in a new activated forecourt that provides access to the water
- reviewing opportunities for a new ferry service

Project status and timeline

Renewal will largely take place following the construction of major projects in the area and linked with the proposed Bays Metro station (part of the Sydney Metro West project), which will be operational in the second half of the 2020s.

Rozelle Rail Yards will be the first piece of significant new open space for the community at Bays West, with up to 10ha of new parkland to be provided as part of the WestConnex M4-M5 Link. Structural works will continue on the White Bay Power Station, a State Heritage-listed item and much-loved feature of Inner West.

Callan Park Master Plan

Callan Park is 60ha of parkland at Iron Cove in Lilyfield, with a number of heritage buildings with community uses, including a former recreational hall which now houses the Community Refugee Welcome Centre.

Master planning of the site is a State Government responsibility, however the former Leichhardt Council took on this challenge as a result of many previous unsuccessful State Government attempts.

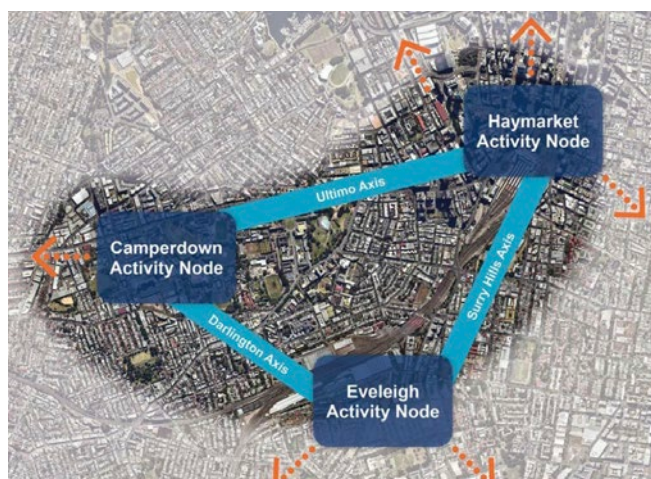
In February 2018, the NSW Government Office of Environment and Heritage (OEH) began developing a Landscape Infrastructure Plan for Callan Park. Council has called on OEH to publish the process for community input into the Plan, including the timeline.

3.2.2. IWC-led projects

Camperdown-Ultimo Collaboration Alliance

IWC is working with the Camperdown-Ultimo Collaboration Alliance to meet the Collaboration Area Place Strategy productivity priorities for the Camperdown activity node. This work includes the current Inner West Council, City of Sydney Council, Sydney Local Health District (RPA) and the University of Sydney-funded *Camperdown Innovation Precinct Land Use and Strategic Employment Study*, which will underpin a master plan, planning controls and policies for this health and education precinct with its core biotechnology hub.

The Place Strategy identifies “the lack and growing demand for local open space and community facilities and services and limited capacity to provide these services and facilities” as a key challenge for this area. Preliminary findings of the *Camperdown Innovation Precinct Land Use and Strategic Employment Study* indicate the precinct needs shared/collaborative spaces for individuals and businesses to thrive as well as development contribution-funded social and open space infrastructure. The shared spaces should include seminar and conference facilities and meeting rooms for formal events, as well as cafes, restaurants and bars for more informal events and social activities. The draft Study recommends devising appropriate funding mechanisms for the development and long-term operation of such collaborative spaces.



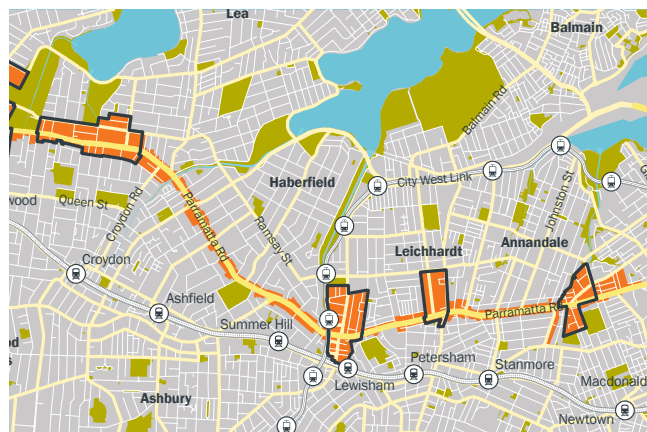
Camperdown-Ultimo Collaboration Area activity nodes

Parramatta Road Corridor Urban Transformation Strategy

This Strategy is the NSW Government’s 30-year plan setting out how the Parramatta Road Corridor will “grow and bring new life to local communities living and working along the Corridor”. The Parramatta Road Corridor spans 20km from Granville in the west to Camperdown in the east. It comprises the land adjoining and at least one block back from Parramatta Road, as well as precincts that have been identified as focuses for future growth based on their different functions and characters.

Inner West LGA includes part of the “Corridor East” section of Parramatta Road and four precincts: Taverners Hill, Leichhardt, Camperdown and Kings Bay.

The *Parramatta Road Corridor Urban Transformation Strategy* was finalised in November 2016, however it required further detailed traffic and transport modelling to be undertaken by the Department of Planning, Industry and Environment. This modelling is due to be completed by the end of 2021 and will enable further investigation work to commence in the four precincts within the Inner West LGA.

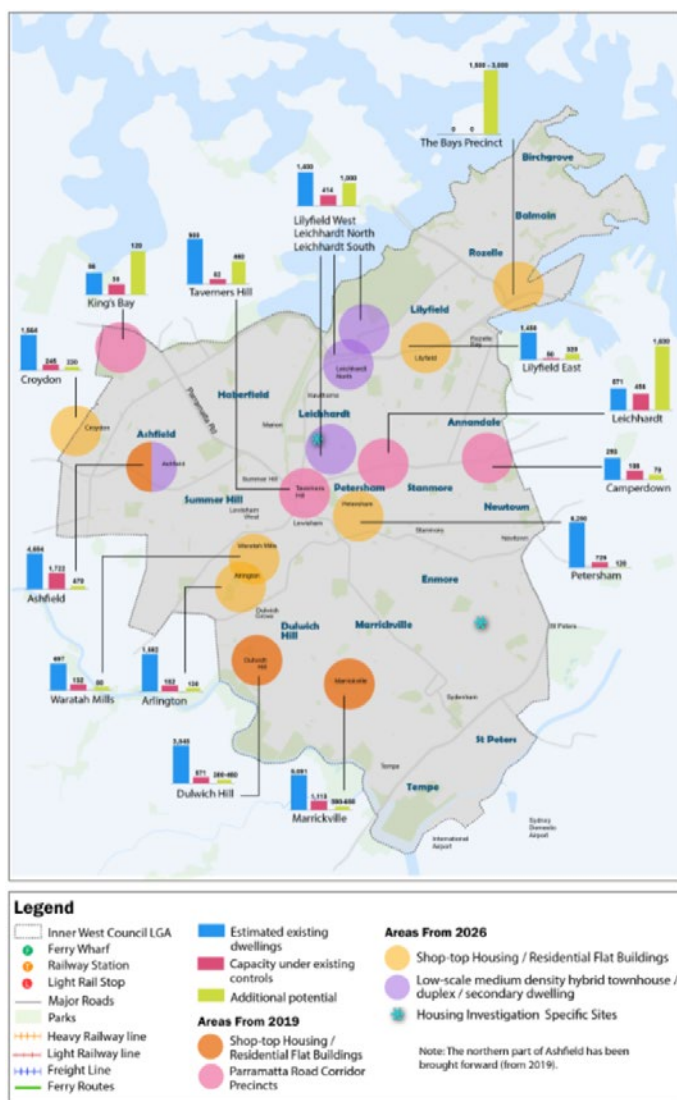


Parramatta Road Corridor Urban Transformation areas

Investigation areas for additional housing

The Inner West LSPS identifies the following investigation areas for additional housing that is separated into two phases the first from 2019 and the second from 2026 (see maps below).

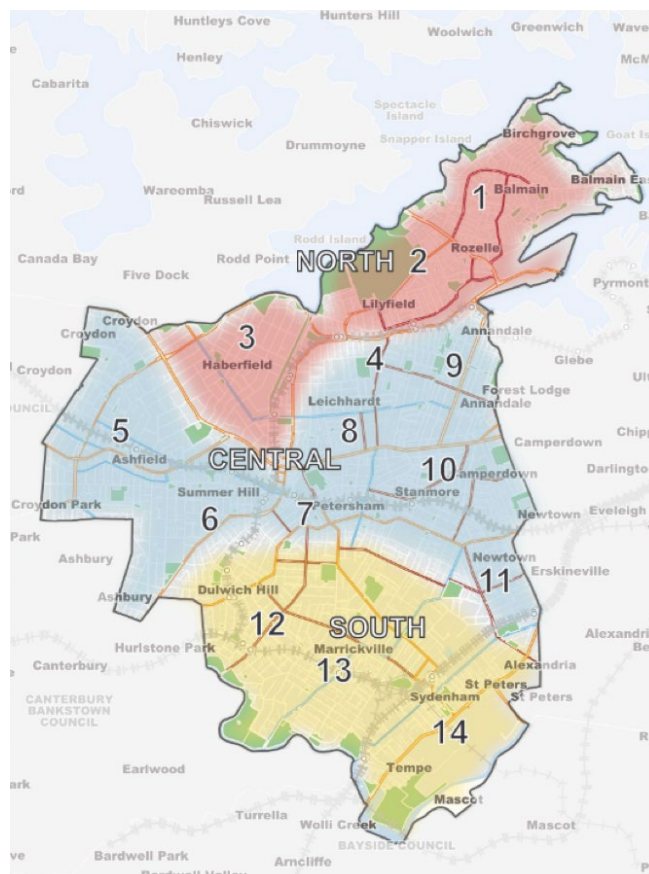
The LSPS does not include the growth estimates for these investigation areas, rather these are available in the Draft Local Housing Strategy for each area identified, along with descriptions of the type and amount of growth envisioned. All growth estimates come with the preface that the additional growth is subject to refinement by further urban planning studies.



Investigation areas for additional housing

South Area Urban Design Study

IWC has commenced its initial investigations of the *South Area Urban Design Study* (Dulwich Hill and Marrickville investigation area). The below map shows the South Area and the neighbourhoods for the purpose of the local character statements. There are draft statements for Marrickville and Dulwich Hill.



Local character statement areas

3.3. Previous engagement

An important indicator of community asset needs are the needs, priorities and opportunities expressed by the community who live, work and visit the Inner West LGA. Community engagement was not part of the brief for developing the CANS, however previous engagement completed by IWC has been reviewed and interviews have been completed with IWC staff to inform the CANS.

3.3.1. Expressed needs across previous engagement

This section provides a summary of existing and relevant community engagement including engagement to inform this needs strategy, including:

- *Draft Local Strategic Planning Statement – Engagement Outcomes Report* (LSPS)
- *Inner West Employment and Retail Lands Strategy Community Engagement Report*, HILLPDA Consulting for Inner West Council (ERLS)
- *Inner West Community Strategic Plan (CSP) Community Engagement Plan Report 2018*
- *Creative Spaces and Venues Discussion Paper – Stakeholder Focus Groups Engagement Outcomes Summary Report* (CSVDP)
- Community Satisfaction Survey (2018)
- *Town Hall Issues, Opportunities and Recommendations - Arts Industry Expert Interviews* (2019)
- interviews with IWC staff



Provide community assets that meet the needs of the growing and diverse Inner West population and places

Previous engagement indicated that the community and stakeholders are conscious that the Inner West population is growing and there is a need for more community assets to meet increased demand, especially in proximity to new development areas (LSPS, ERLS). Stakeholders were supportive of opportunities to deliver additional community assets through contributions planning to meet the needs of residents and workers (ERLS).

Community engagement participants identified a need for community assets that are flexible and consider the diverse needs of the Inner West population, which comprises a range of cultures and communities. There is an expressed need for community assets planning to consider diverse needs (including those of culturally diverse communities, older people, young people and teenagers, people with disability, workers etc) (LSPS).

As the Inner West population and places grow and change, the community and stakeholders would like to see local character and heritage protected and expressed a need for place-based planning, in particular within transformation areas (LSPS).



Ensure accessibility and inclusion of community assets to enable participation for all community members

The accessibility and safety of buildings and public spaces is a community priority including to enable participation by people of all abilities and ages (LSPS). This means that planning for community assets will need to consider the physical accessibility of buildings to enable inclusive participation.



Protect creative spaces as they are critical to Inner West's reputation as a leading creative and cultural hub

Stakeholders have expressed a strong need for IWC to develop a framework to better support innovation, culture and creative uses and to play a key role in protecting and preserving spaces for a diverse array of creative industries, manufacturers and cultural producers (ERLS, CSVDP). Increasing gentrification and rising costs were noted as major challenges to creative spaces and music venues (CSVDP).

Overall, there was support for protecting/retaining industrial lands, with some expressing concerns that key industrially-zoned spaces that cater to the creative industries will be eroded and replaced with mixed use developments. While mixed use developments may include creative spaces, some feel that these do not sufficiently replace industrial lands (LSPS, ERLS).

One submission to the LSPS noted that retaining industrial IN1 and IN2 zoning is "critical for if Inner West is to succeed in seeking to grow its reputation as a leading creative and cultural hub" (ERLS). Industrial areas in Marrickville (including Carrington Road) and Sydenham were identified as particularly important to creative uses (ERLS).

Another submission to the LSPS identified opportunity for government acquisition of strategic industrial lands to support creative industry/manufacturing clusters of metropolitan importance, where their key role cannot be assured by private interests (ERLS). However, another indicated need for a more flexible approach to industrial lands to allow for other uses (ERLS).



Inner West residents increasingly recognise the importance of community assets

Findings from a 2018 Community Satisfaction Survey indicate there were significant increases in Inner West residents' level of importance people gave to community centres and facilities between 2017 and 2018. However, findings from the same survey found that just 52% of residents agreed that they have enough opportunities to participate in arts and cultural activities.



Explore opportunities for community assets to support the night-time economy and live music

There is a strong community and stakeholder desire for IWC to support the local night-time economy and to ensure late-night areas are safe and accessible (CSVDP, LSPS), with opportunities for community assets to further support night-time and live music activities.



Enhance town halls and other community assets to further support creative activities

Through engagement completed by IWC around the future of town halls, stakeholders identified various ways in which existing Inner West town halls could be enhanced to be better suited to cultural activities.

In particular, stakeholders identified that town halls may have limited appeal due to their large size, unsuitable stages and front of house, age, presentation, lack of sound and AV equipment and lack of venue management.

Stakeholders identified opportunities for physical improvements that would support their appeal for creative uses including upgrading furniture, taps, carpets, curtains, tables and chairs etc, option of bar/front of house service/loading in from the street and seating banks to be installed by Council upon hire. Stakeholders also identified opportunities for variable sizes of halls to accommodate uses that require less space.

Stakeholders recommended that Council cost options for various management models to ensure the venue is fit for purpose, with options including a simple hire arrangement (eg Glebe Town Hall); a venue manager for town halls with user pay options (eg Angel Place in the CBD); or securing a lead tenant to run the facility and run hire out to the community (eg Eternity Playhouse in Darlinghurst).

Other suggested improvements include providing a more suitable booking system for multiple bookings for different time slots. Stakeholders also identified opportunity for offices in town halls to be used by complementary arts and cultural organisations.



Inner West Council, community engagement on a range of topics, Marrickville Festival 2017

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Part 4.0

Current and forecast community profile



4.1. Current population

Community assets should reflect the Inner West community's needs and aspirations, which are in turn shaped by socio-demographic characteristics. This profile of population characteristics of the Inner West community is based on the most recent (2016) ABS Census of Population and Housing, with population characteristics sourced via Profile.id. The total population estimates and future projections were supplied by IWC.

4.1.1. Total current population

Total residential population

At the time of the 2016 Census, the Usual Resident Population (URP) of the Inner West LGA was 192,022 people. From 2011 to 2016, the total population grew by approximately 7%. This was a lower growth rate compared to Greater Sydney (10%). In 2019, the population was estimated to be 200,811 (Estimated Resident Population/ERP).

Population density

The Inner West LGA is characterised by a very high population density of 52 persons per hectare (pp/ha) compared to Greater Sydney at 4pp/ha.

Population density varies across suburbs from a high of 90pp/ha in Enmore, to a low of 17pp/ha in Tempe.

Workers

The Employment and Retail Lands Study estimates there to be 77,510 workers within the LGA as of 2019 and this is expected to increase to 94,950 jobs by 2036. This represents a 17,420 or 22% employment growth over the period.

To accommodate this growth, the Employment and Retail Lands Study estimates that by 2036 IWC will need to provide approximately:

- 60,000m² of additional retail floor space
- 176,000m² of additional commercial floor space
- 218,000m² of industrial/large format business floor space



Photo sources: Inner West Council

If Inner West was 100 people...

1 

person is Aboriginal or Torres Strait Islander

36

is the median age

18 

people are aged under 18 years

9 

people are aged 18 to 24 years

12 

people are aged over 65 years

34 

people were born overseas

28 

people speak a language other than English at home

**Mandarin (4)
Greek (3)
Italian (3)**

speak these languages

5* 

people are in need of daily assistance due to disability

19 

people volunteer

8 

people are studying at university

42 

people have a university degree

3 

people cycle to work

5 

people walk to work

If Inner West was 100 households...

26 

lone person households

9 

group households

25 

couple with children households

8 

single parent households

27 

households live in high density dwellings

6  same-sex households

24 

couple without children households

16 

households don't own a motor vehicle

41 

households are renting

23 

households owned outright



\$2,042

Median weekly household income

13 low-income households earning less than \$650 a week

35 high-income households earning more than \$2,500 a week

* The 5% figure only represents people who need daily assistance. It is broadly acknowledged that up to 20% of populations experience some level of disability.

4.1.2. Age in the Inner West

Service age structure trends

The median age in the Inner West LGA is 36, the same as in Greater Sydney.

Figure 8 shows the age profile of the Inner West LGA based on service age groups. Service age groups divide the population into categories that reflect typical life stages. This is important to understand the level of demand for services that target different age groups.

The most populous age groups in the Inner West LGA span 25-49 years of age and can be broken into two service age groups:

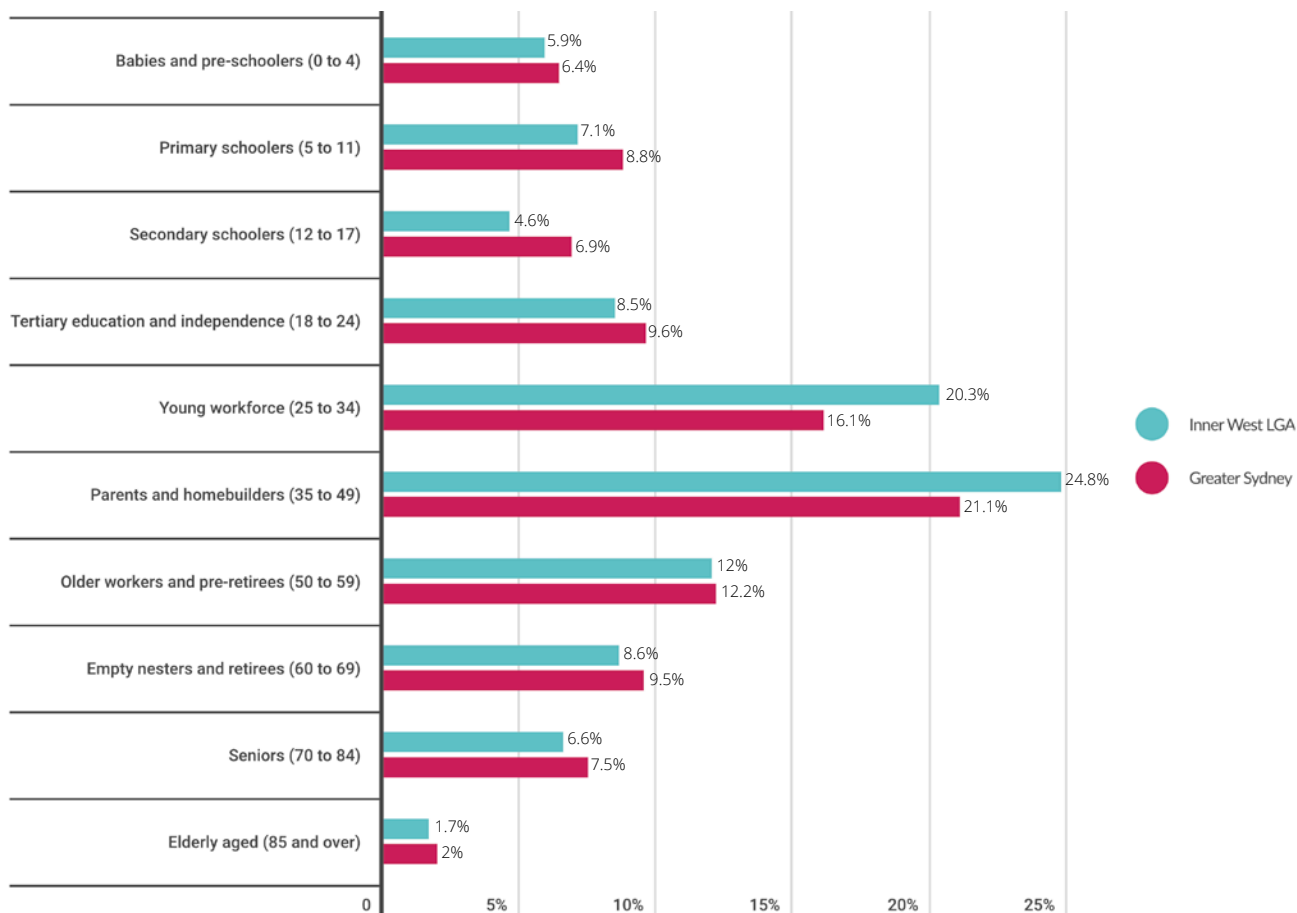
- 'Young workforce' aged 25-34 years (20% of the total population)
- 'Parents and homebuilders' aged 35-49 years (25%)

While overall the service age structure is similar to that of Greater Sydney, the LGA has a lower proportion of children and young people aged 17 years or younger as well as a slightly lower proportion of residents aged over 60 years.

Moreover, age profiles vary across the LGA, with higher proportions of working aged adults in the east and higher proportions of older people, children and young people in the west.

The suburbs with the lowest median age are: Newtown, Camperdown and Ashfield (North) (each 33 years), while the suburbs with the highest median age are: Balmain East (43), Haberfield (43) and Birchgrove (42).

Figure 8 - Service age structure 2016



4.1.3. Diversity in the Inner West

Cultural diversity

Aboriginal and Torres Strait Islanders

In 2016, there were 2,029 Aboriginal and/or Torres Strait Islander people living within the Inner West LGA. This represents 1.1% of the Inner West community, a slightly lower proportion compared to Greater Sydney (1.5%).

Born overseas and recent arrivals

The Inner West LGA community is culturally diverse, with over a third (34%) of the population born overseas. This is a lower proportion compared to Greater Sydney (37%). Of residents born overseas, 21% arrived in Australia between 2011 and 2016, with higher proportions of new arrivals in Ashfield (32%), Camperdown and Newtown (29% each). Ashfield has a much higher proportion of overseas-born residents (54%) compared to the entire LGA, with higher proportions also in Croydon (41%), Marrickville (37%) and Summer Hill (35%).

Speaking a language other than English at home

More than one in four (28%) Inner West residents speak a language other than English at home, with the most common languages being Mandarin (3.6%), Greek (2.9%), Italian (2.8%), Vietnamese (2%) and Cantonese (1.9%). It is important to note that linguistic diversity trends are changing in Inner West, with increasing numbers of Mandarin, Nepali, Thai and Vietnamese speakers and decreasing numbers of Italian and Greek speakers.

While overall the LGA has a lower proportion of people speaking a language other than English at home compared to Greater Sydney (36%), some suburbs have higher proportions including Ashfield (55%), Croydon (44%) and Marrickville (37%). Figure 9 highlights these differences across suburbs and shows there is a higher proportion of non-English speakers in the west of the LGA.

Same-sex couples living together

In 2016, there were almost 47,000 same-sex couples living together in Australia, accounting for 1% of all couple households. Inner West has a much higher proportion at 6% of all households. Suburbs with the highest proportion of same-sex couple households include Newtown (14%), St Peters - Sydenham (14%), Camperdown (11%) and Enmore (10%).

Note: Information on people's sexual orientation was not collected in the 2016 Census, however, the Census captures information on same-sex couples based on responses to relationship and sex questions.

Reported need for assistance

In 2016, 4.5% of the LGA's population reported a need for assistance with day-to-day activities due to disability (8,168 people), a slightly lower proportion compared to 4.9% in Greater Sydney. The suburbs with the highest proportions of people reporting a need for assistance were Haberfield (6.8%), Marrickville (6.5%) and Ashfield (5.8%).

Note: The Census Data above relies on people evaluating themselves (or being evaluated by their carers), as being in need of assistance and cannot be relied upon to provide details as to the total number of people with disability. Furthermore, the 4.5% figure only represents people who need daily assistance – the highest level of daily needs – but it is broadly acknowledged that up to 20% of populations experience some level of disability.

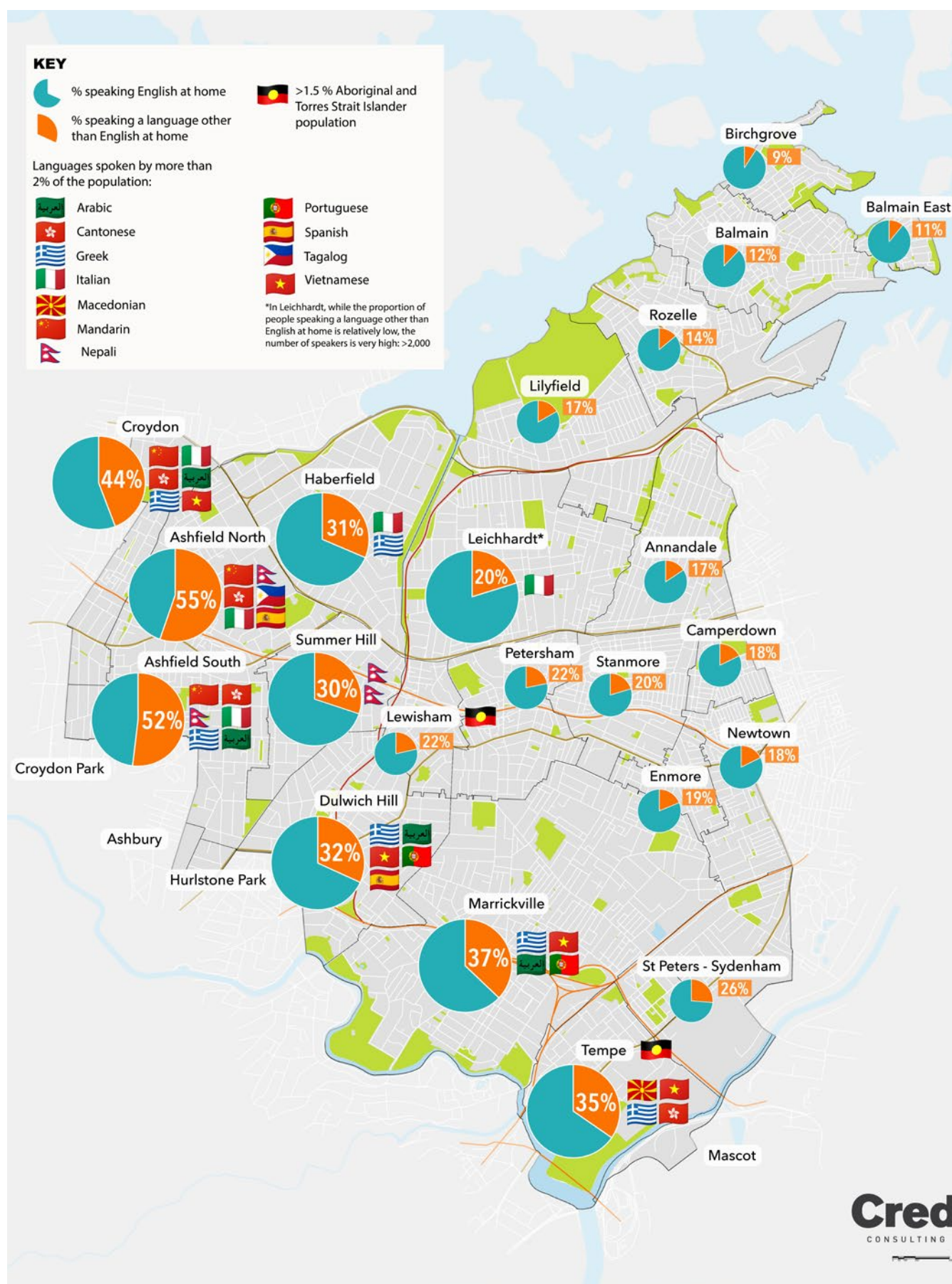
It is also acknowledged that accessibility issues impact a far broader population cohort than people with disability statistics alone indicate, including family and those in caring roles.

Index of relative socio-economic disadvantage

Overall, the Inner West LGA has a higher SEIFA index score than Greater Sydney (1053 compared to 1018), indicating relatively low levels of disadvantage.

Ashfield (South) has the lowest SEIFA index score (997.1) indicating relatively high levels of disadvantage, followed by Marrickville (1006.5), Tempe (1007.5) and Ashfield North (1012.6).

Figure 9 - Inner West cultural profile 2016 (source: A Healthier Inner West - Recreation Needs Study)



4.1.4. Households in the Inner West

Average household size

The Inner West LGA is characterised by a slightly smaller average household size (2.4 persons per household) compared to Greater Sydney (2.7). Household sizes vary across the LGA, with the largest average household sizes in Haberfield (2.8) and Tempe (2.7) and the smallest in Newtown and Camperdown (both 2.1)

Household composition

As shown in Figure 10, the LGA is characterised by a higher proportion of group households and lone person households and a lower proportion of family households.

Group households

In 2016, the LGA had almost double the proportion of group households (8.6%) compared to Greater Sydney (4.5%). Newtown, Enmore and Camperdown (each 15%) have the highest proportion of group households in the LGA.

Lone person households

The LGA has a much higher proportion of lone person households (26%) than Greater Sydney (20%), with the highest proportions in Balmain and Summer Hill (both 29%).

Family households

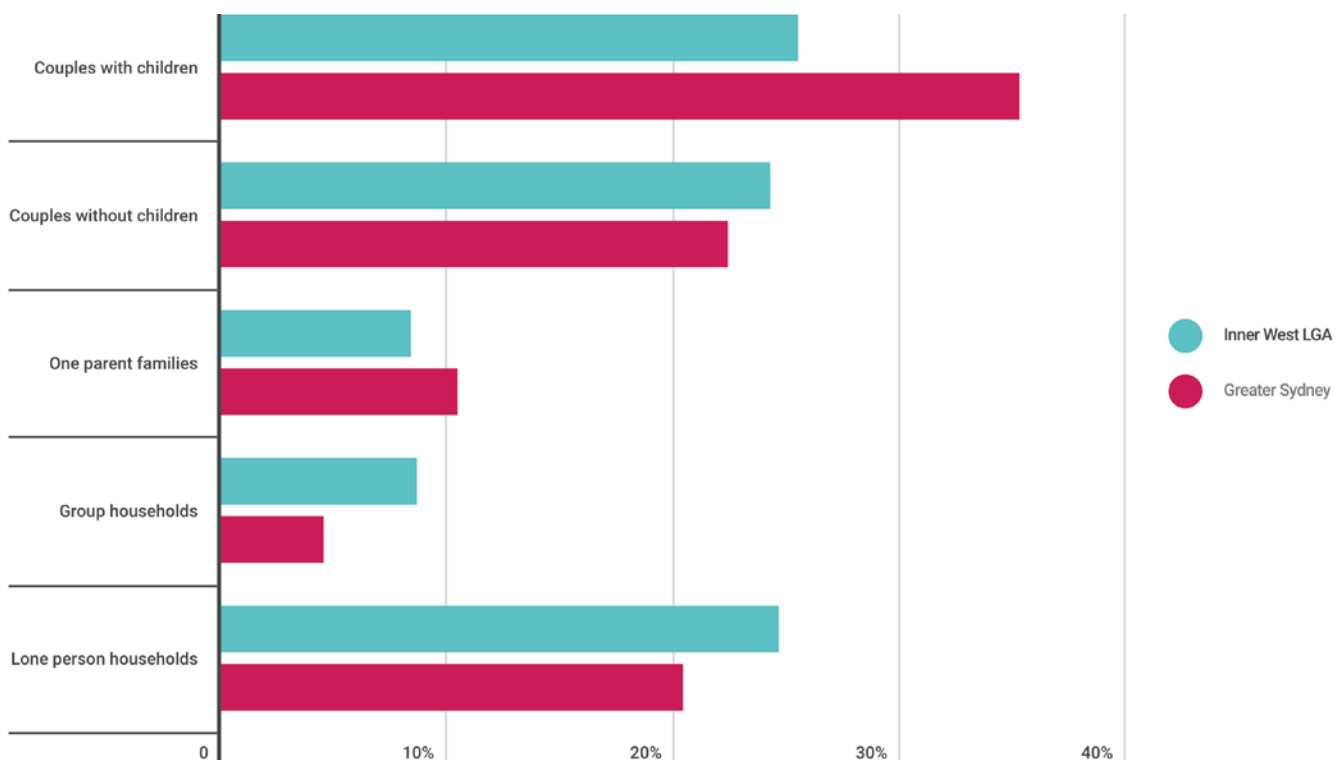
The Inner West LGA has a much lower proportion of couples with children (25%) than Greater Sydney (35%). Haberfield (41%) and Croydon (36%) have the highest proportion of couples with children.

Single-parent families make up 8% of families living in the LGA; a lower proportion than Greater Sydney (10%). Haberfield, Croydon and Tempe (each 11%) have the highest proportions of single-parent families.

Couples without children

The LGA has a higher proportion of couples without children households (24%) compared to Greater Sydney (22%).

Figure 10 - Inner West household composition 2016



Housing density

As shown in Figure 11, the vast majority of the Inner West LGA's residents live in high density (27%) or medium density (47%) dwellings (total 77%), much higher than in Greater Sydney (44%).

The suburbs with the highest proportions of high density dwellings were Ashfield North (59%), Camperdown (37%), Balmain East (37%), Dulwich Hill (35%) and Marrickville (31%).

Housing tenure

As shown in Figure 12, compared to Greater Sydney, the Inner West LGA is characterised by a much higher proportion of households renting privately, a lower rate of home ownership and a slightly lower proportion of households renting social housing.

Renting

The Inner West LGA has a significantly higher proportion of households renting privately (37%) than Greater Sydney (28%), with the highest proportions in Ashfield North (49%), Camperdown (47%), Newtown (47%) and Summer Hill (46%). Those renting social housing make up 3.5% of households, a slightly lower proportion than Greater Sydney (4.6%), with the highest proportions in Lilyfield (11%) and Balmain East (6.3%).

Home ownership

Overall, the Inner West LGA has a lower rate of home ownership (23%) than Greater Sydney (28%), with the highest proportions in Haberfield (49%), Birchgrove (35%), Croydon (32%) and Balmain East (31%).

Internet connection at home

At 19%, the proportion of Inner West households that do not have an Internet connection at home is the same as Greater Sydney. Suburbs with the lowest Internet connection rates were Ashfield South (23%), followed by Marrickville (21.6), Enmore (21.4%) and Haberfield (21.2%).

Vehicle ownership

The Inner West LGA has a higher proportion of households without a car (16%) compared to Greater Sydney (11%). Suburbs with the highest proportion of households without a car are Newtown (26%), followed by Ashfield, Enmore and Camperdown (each 21%).

Figure 11 - Inner West housing density 2016

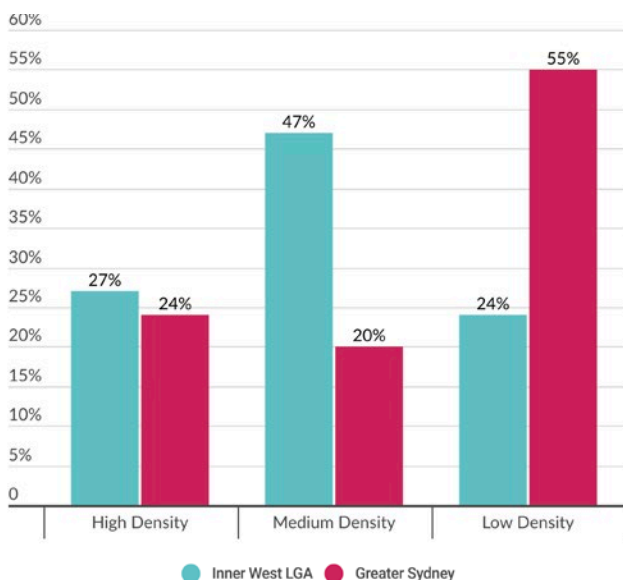
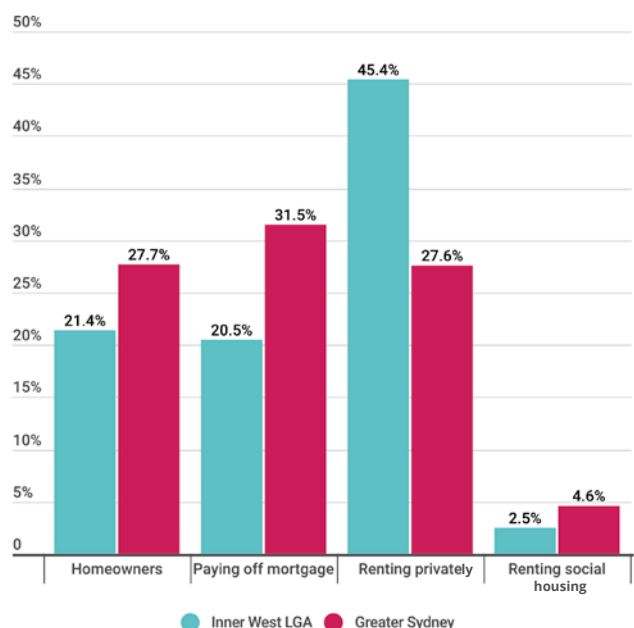


Figure 12 - Inner West housing tenure 2016



4.1.5. Employment, education and income in the Inner West

Education institution attendance

In 2016, 9.4% of people living in the Inner West LGA were students attending university or TAFE, a slightly higher proportion than Greater Sydney (8%).

Camperdown (15.8%), Ashfield North (13%) and Ashfield South (12.4%) have the highest proportions of people attending university or TAFE, compared to the Inner West LGA and Greater Sydney.

Labour force participation

There is higher labour force participation within the Inner West LGA, with 68% of the population aged 15 years and over either employed or actively looking for work, compared to 62% in Greater Sydney.

Unemployment rate

In 2016, at the time of the Census, 4.8% of the Inner West LGA population aged over 15 years was unemployed and looking for work, a lower proportion compared to Greater Sydney (6%).

Across all areas of Ashfield, there is a significantly higher rate of unemployment (7.3%) compared to the Inner West LGA and Greater Sydney. Ashfield South has the highest rate of unemployment (7.7%) followed by Ashfield North (6.9%).

Main industries of employment for residents

There are 62,402 people who work in the LGA (38,118 full time equivalent jobs), with 31.3% of local workers also living in the area. Key employment destinations include parts of Marrickville/Sydenham (north-west of the train line) and Ashfield town centre.

The main industries in which residents of the Inner West LGA were employed in 2016 were:

- health care and social assistance (13.2%)
- retail trade (11.3%)
- education and training (8.7%)
- accommodation and food services (8.6%)

Household income

In 2016, households in the LGA had a median weekly income of \$2,042. This is \$297 higher compared to Greater Sydney (\$1,745). Within the LGA, median household incomes range from a low of \$1,585 in Ashfield South to a high of \$3,267 in Birchgrove.

In 2016, 13% of the LGA's total households were low income households (receiving less than \$650 dollars per week (before tax), a lower proportion compared to 15% in Greater Sydney.

The four suburbs with the highest proportion of low income households were:

- Ashfield South (17%)
- Lilyfield (16.5%)
- Ashfield (total) (15.9%)
- Croydon (15.8%).

4.2. Profile: Inner West's creative workers

4.2.1. Local workers

As detailed in the Employment and Retail Lands Study, in 2016, there were around 99,573 people living in the LGA who were employed. The population within the working years age bracket – those aged 15 to 64 years – is above average, with 72.5% of the population in this age category compared to 67.4% in Greater Sydney. Overall, the LGA has a relatively young workforce and workforce participation in the LGA was highest for those aged 25 to 34 years (23.2%), with that age bracket having grown the fastest, in terms of number of people, between 2011 and 2016 (2,197 persons).

In June 2018, the Gross Regional Product (GRP) for the Inner West LGA was \$10.41 billion, representing a 23% increase from that generated in June 2008 (\$8.48 billion).

The largest employing industry is health care and social assistance (14.3%), following by retail trade (11%) and construction (10.4%). In 2017-18, the largest industries, by industry value added, were professional, scientific and technical services (\$771.4 million), health care and social assistance (\$759.8 million) and manufacturing (\$651.9 million). The LGA has a high and growing number of small businesses. Changes in business numbers suggest a repositioning of the LGA in favour of professional types of businesses and services.

4.2.2. Creative and cultural industries in Inner West

Inner West is seeking to grow its reputation as a leading creative and cultural hub, encourage the establishment of new creative industries enterprises in the area and support local job creation by protecting industrial and employment lands. Creative and performing arts make up 8.8% of the Inner West workforce compared with 6% in Greater Sydney (Our Inner West 2036)¹.

In 2016-17, the Inner West LGA supported 4.3% of all cultural and creative industries jobs in Greater Sydney and generated 3.7% of creative output (see Figure 14). If creative and cultural industries was a sector, it would be the fifth largest employing sector in Inner West. According to the Employment Lands study, in the five years to 2016, cultural and creative industries grew by 2.9% per annum compared to 1.7% for all other industries. Key industries in which local creative and cultural employment is focused include creative artists, musicians and writers, printing, architecture, design, arts education and the film industry. There are more than 4,830 cultural and creative industry businesses in Inner West.

Figure 13 - Employment industries in the Inner West LGA, 2016 (source: profile.id)

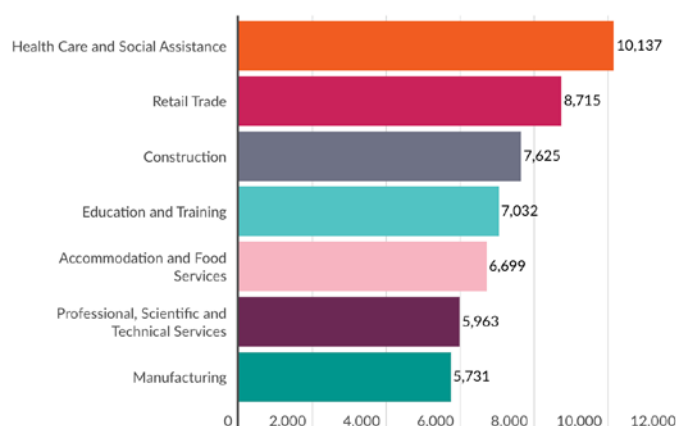


Figure 14 - Creative and cultural industries in the Inner West LGA (source: Inner West Council and profile.id)



1 LHS

4.3. Future population

4.3.1. Forecast population growth (2036)

Understanding how the community will change and grow into the future will drive planning for future community asset needs. Population forecasts have been sourced from Inner West Council.

The Inner West LGA is forecast to grow to a community of 226,837 by 2036. This is an estimated additional 34,815 people, or about 18% growth. This is a much lower forecast growth rate than Greater Sydney over the same period (+30%).

As shown in Figure 15, Figure 16 and Table 2, population growth in the Inner West LGA will vary across suburbs, with the highest forecast growth in:

- Marrickville North (+5,472 people, 32%)
- Leichhardt (+5,049 people, 33%)
- Ashfield South (+3,742, 32%)
- Dulwich Hill (+3,225 people, 23%)

The lowest forecast growth is in:

- Balmain East (+4, +0%)
- Camperdown (+131 people, 4%)
- Enmore (+156 people, 4%)

Figure 15 - Inner West forecast population growth 2016 to 2036

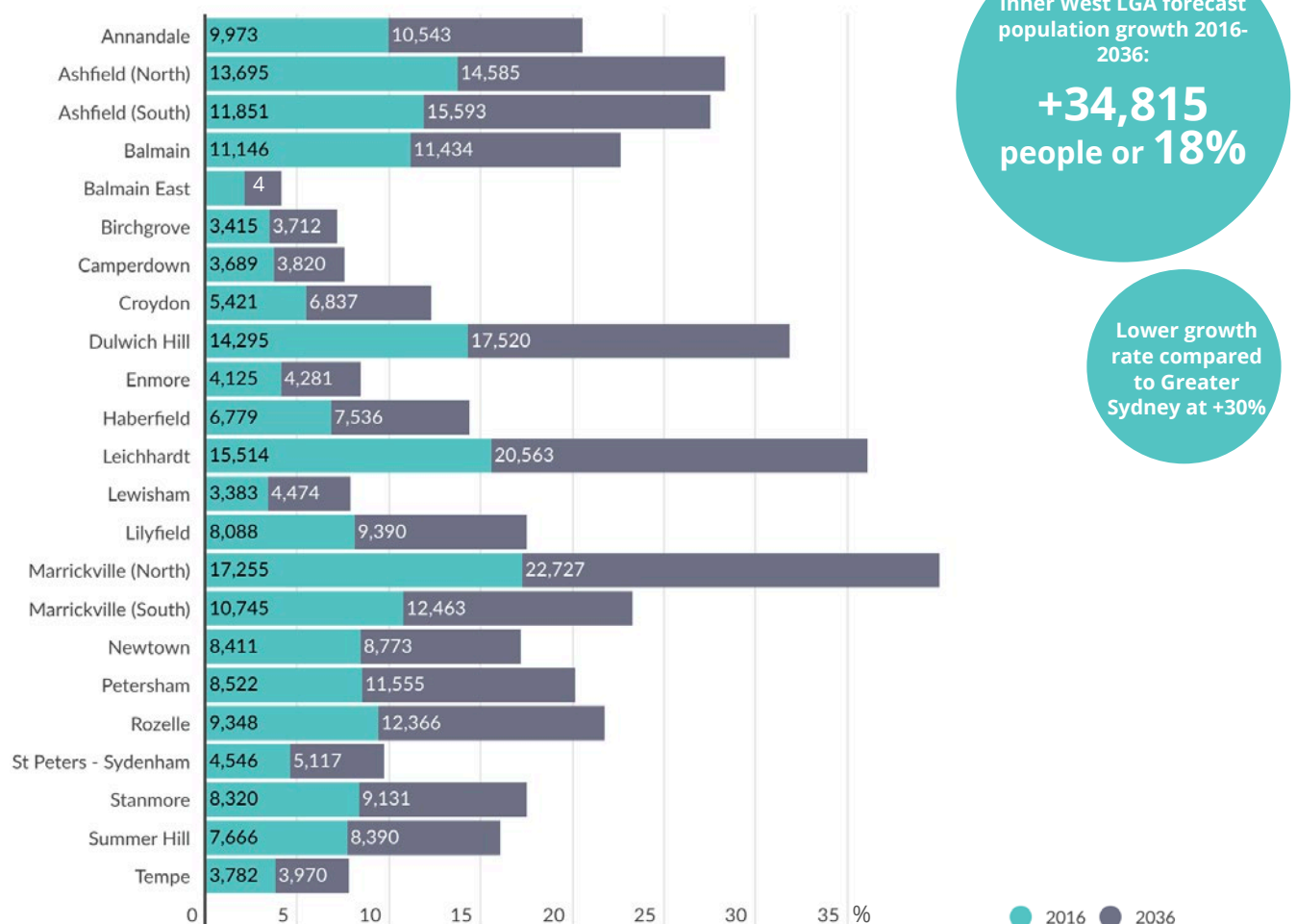


Figure 16 - Inner West forecast population growth heat map 2016 to 2036

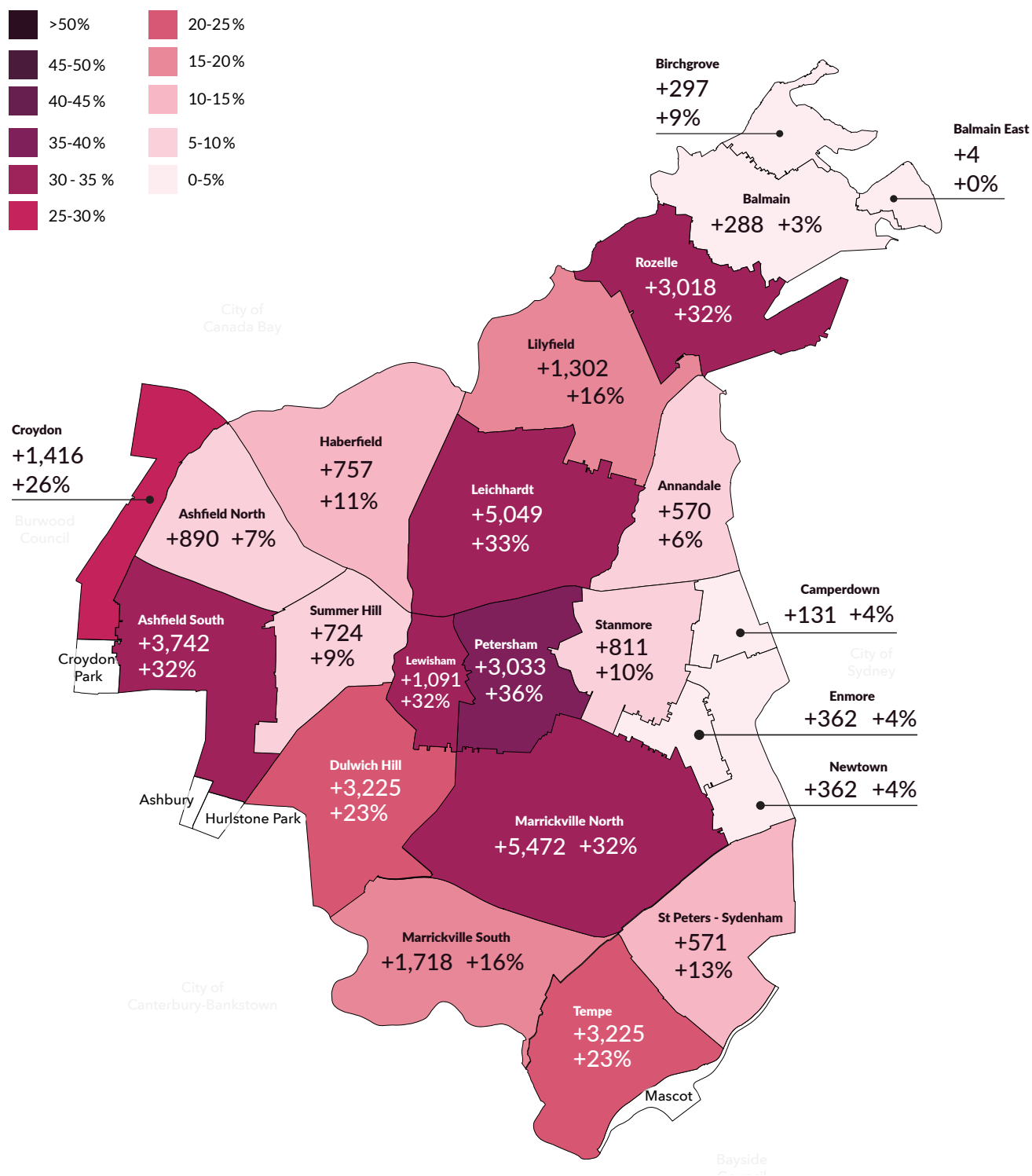


Table 2 - Inner West LGA forecast population growth 2016-2036 (source: Inner West Council)

SUBURB	2016	2026	2036	Change 2016-36	
				#	%
Annandale	9,973	10,212	10,543	+570	+6%
Ashfield North	13,695	14,051	14,585	+890	+7%
Ashfield South	11,851	13,875	15,593	+3,742	+32%
Balmain	11,146	11,157	11,434	+288	+3%
Balmain East	2,053	2,052	2,057	+4	0%
Birchgrove	3,415	3,400	3,712	+297	+9%
Camperdown	3,689	3,781	3,820	+131	+4%
Croydon	5,421	5,831	6,837	+1,416	+26%
Dulwich Hill	14,295	16,294	17,520	+3,225	+23%
Enmore	4,125	4,249	4,281	+156	+4%
Haberfield	6,779	7,140	7,536	+757	+11%
Leichhardt	15,514	16,775	20,563	+5,049	+33%
Lewisham	3,383	4,173	4,474	+1,091	+32%
Lilyfield	8,088	8,596	9,390	+1,302	+16%
Marrickville North	17,255	21,356	22,727	+5,472	+32%
Marrickville South	10,745	11,823	12,463	+1,718	+16%
Newtown	8,411	8,757	8,773	+362	+4%
Petersham	8,522	10,790	11,555	+3,033	+36%
Rozelle	9,348	9,659	12,366	+3,018	+32%
St Peters - Sydenham	4,546	5,042	5,117	+571	+13%
Stanmore	8,320	8,831	9,131	+811	+10%
Summer Hill	7,666	8,357	8,390	+724	+9%
Tempe	3,782	3,947	3,970	+188	+5%
Inner West LGA TOTAL	192,022	210,148	226,837	+ 34,815	+18%
Greater Sydney	4,688,255	5,746,821	6,661,720	+1,973,465	+30%

4.4. Forecast growth in neighbouring areas

In addition, forecast population growth in neighbouring council areas will mean more people from outside the area accessing community assets in the Inner West LGA.

As shown in Figure 17:

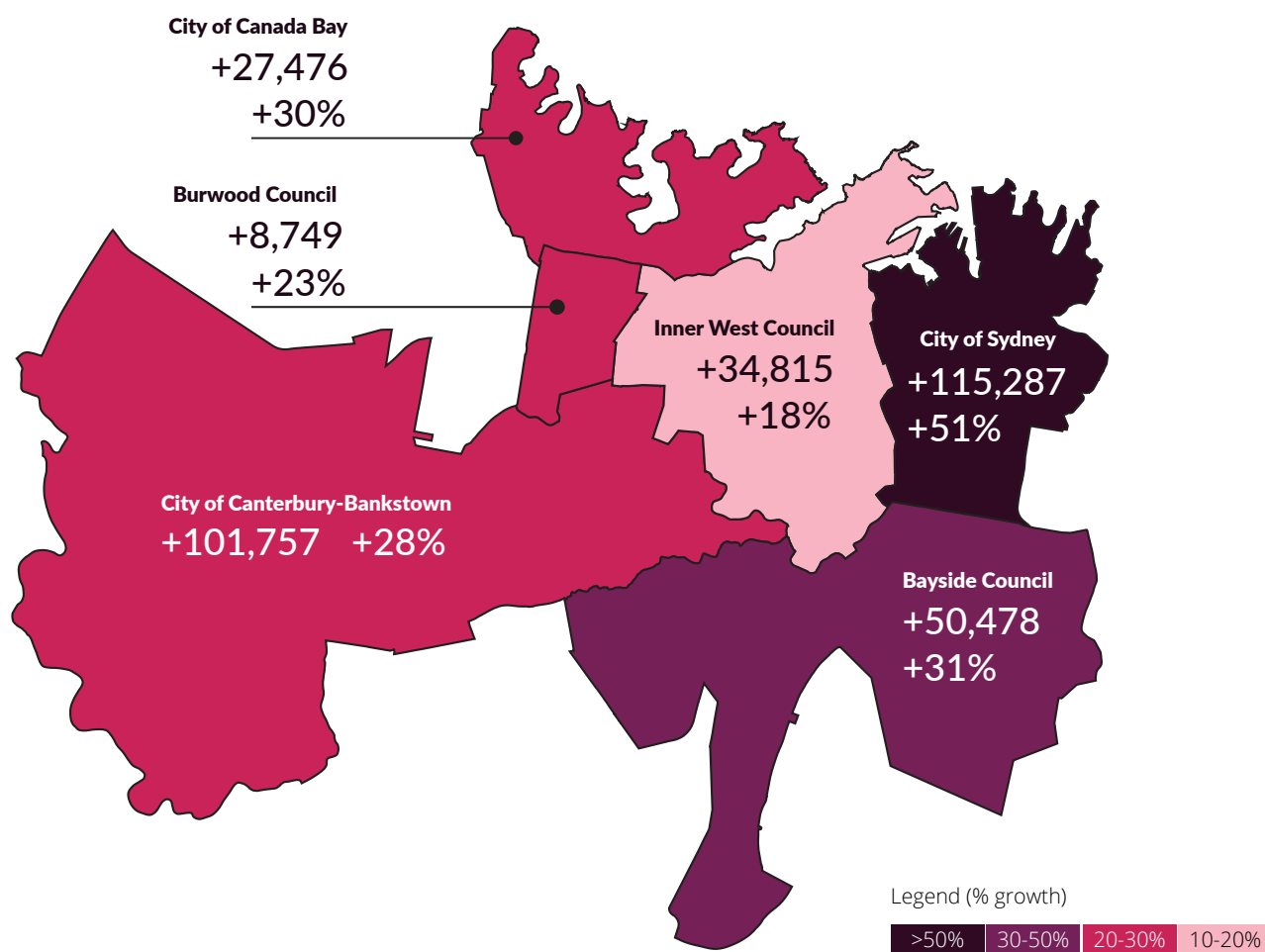
- the Inner West LGA has the lowest rate of population growth compared to neighbouring councils and a slower rate of growth compared to Greater Sydney
- City of Sydney has the highest rate of forecast population growth to 2036
- remaining surrounding council areas have population growth rates between 23-31% to 2036

Table 3 - Inner West and neighbouring LGAs population forecast (Source: Inner West Council and Forecast.id)

SUBURB	2016	2036	#	%
Inner West	192,022	226,837	+ 34,815	18%
City of Canterbury-Bankstown	361,554	463,311	+101,757	28%
City of Sydney	224,211	339,498	+115,287	51%
Canada Bay	92,382	119,858	+27,476	30%
Bayside Council	162,358	212,836	+50,478	31%
Burwood Council*	38,495	47,244	+8,749	23%
Greater Sydney	4,688,255	6,661,720	+1,973,465	30%

*Note: Forecast.Id was not available for the Burwood Council area, however data was sourced from the Burwood - Canada Bay - Strathfield Inner West Council profile.

Figure 17 - Forecast growth in neighbouring LGAs (source: Inner West Council)



4.5. What does our community profile mean for future community asset needs?

The current and forecast demographic characteristics of the Inner West community indicate a range of demands for community assets based on population growth and density and specific target group needs.

Demographic characteristic/trend	What does this indicate?
An additional 35,000+ people living in higher density	<p>The forecast population growth will create pressure on the existing pool of community assets with higher demand for access to services and programs, and reducing the ability of existing community assets to service this increased demand. This significant population increase will trigger a need to increase the capacity of what exists to "make it work harder" alongside a need to deliver new community assets in areas with high population growth.</p> <p>This new community will also need to access programs, events and workshops held in community assets to connect with their new neighbours and create social capital and more resilient neighbourhoods.</p> <p>The future and increased population will most likely be living in high density dwellings and will require both communal and public community assets to participate in community life outside of their apartments. People living in higher density areas often need access to spaces outside the home to participate in cultural activities that may require more space than is available in an apartment. Ensuring there is adequate and fit-for-purpose cultural infrastructure in proximity to higher density areas will support participation. Other needed spaces include spaces for children's birthday parties, family events, spaces for students to study and spaces for larger groups to meet, celebrate, perform, practice, create, learn, recreate and relax. This can also include communal spaces within developments such as music practice rooms and social and study spaces.</p>
People with disability	<p>The Inner West LGA has a similar proportion of people in need of daily assistance due to disability (4.5%*) compared to Greater Sydney (4.9%). However, in some suburbs across the LGA, including Ashfield South (7.4%), Haberfield (7%) and Marrickville (6.4%), there are higher proportions of people in need of assistance due to disability.</p> <p>*As explained earlier in this section, the 4.5% figure only represents people who need daily assistance – the highest level of daily needs – and it is broadly acknowledged that up to 20% of populations experience some level of disability.</p> <p>This is likely to be a significant portion of the Inner West community. It is also acknowledged that accessibility issues are a concern for a far broader population cohort than people with disability statistics alone indicate, such as families and those in caring roles. Therefore, there is a need to ensure that community assets are universally accessible throughout IWC's facilities, including:</p> <ul style="list-style-type: none"> • accessible parking and 'drop-off zones' – provide designated parking spaces for people with disability and maintain a continuous path of travel from the parking space to the facility • fit outs – lift access, change facilities and hearing loops should be incorporated in assets • Accessible toilets – avoid locking accessible bathrooms while the facility is in use by members of the public and ensure accessible bathrooms can be reached via a continuous path of travel (Australian Human Rights Commission 2016) <p>Additionally, it is important that access to facilities, services and programs in Inner West are welcoming and inclusive to all, as access enables inclusion. IWC can support higher levels of access and inclusion through further understanding the diversity of disability within the Inner West community and reflecting this diversity through a range of spaces, programs and services, as well as through advocacy and promotion.</p>

Demographic characteristic/trend	What does this indicate?
First Nations peoples	Although the Indigenous population of Inner West (1.1%) makes up a slightly lower proportion compared to Greater Sydney (1.5%), suburbs such as Tempe (2.3%) and Lewisham (1.9%) have higher proportions of Indigenous residents. As such, it is important for programs and services to reflect the multicultural heritage of the local area, in particular the local Indigenous culture. There is much to learn from First Nations peoples and cultures and increased visibility in future community assets is a priority. Community assets could reflect our First Nations culture by including interpretive signage, naming and public art and spaces that are appropriate for gathering, storytelling and cultural activities.
An increasing ageing population	Inner West has an increasing ageing population. Planning for community assets to support the needs of older people within Inner West should include universal design, clear wayfinding and signage, places to participate in social groups and to keep fit, healthy and engaged (eg community gardens, makerspaces) and places to learn new skills and to access new technologies. Inclusive and accessible design of facilities is important for seniors, including providing accessible facilities located near public transport and accessible parking spaces.
Culturally and linguistically diverse (CALD) residents	<p>In Inner West, cultural diversity is largely centralised within the suburbs of Ashfield, Croydon and Marrickville South, all of which have significantly higher proportions of residents born overseas compared to Greater Sydney and the Inner West LGA. Considerations for community assets include:</p> <ul style="list-style-type: none"> • providing free or low cost meeting places for programs such as English conversation classes and computer skills • more opportunities for cross-cultural sharing and experiences • larger venues for hire for large performances and community gatherings • multilingual staff at facilities • opportunities to deliver a centralised community services model that can help people access services in terms of proximity, affordability and language • spaces to participate in cultural programs including Tai Chi, dance, Mahjong and performance • activated spaces at night, due to a higher demand for night-time activities
More families and primary school aged children	<p>Families with children make up 33% of the Inner West population and there are increasing numbers of children aged 5 to 11 years needing access to programs and services. With Inner West being a particularly high-density area, it is important for community assets to anticipate the increase in demand for accessible spaces for families and children, including:</p> <ul style="list-style-type: none"> • facilities that can host family celebrations • programs for babies and young children and spaces for these programs in community facilities and libraries • community facilities that have access to play and learning opportunities • accessible facilities located near public transport or accessible parking spaces • dedicated parents' rooms or change facilities that are in unisex toilets, rather than female bathrooms only
A high proportion of working aged people	<p>The significant proportion of residents in the workforce indicates a demand for increased hours in which they can access community assets, services and programs outside of work hours, particularly in the evenings and on weekends. Considerations for social and cultural infrastructure include:</p> <ul style="list-style-type: none"> • extended opening hours that accommodate people who work and facilitate night-time activities • access to public spaces and parks • online and centralised booking systems • affordability of both room hire and program attendance

Demographic characteristic/trend	What does this indicate?
Creative and cultural workers	<p>The creative and cultural industries are an important economic and cultural factor in Inner West. In 2016-17, Inner West supported 4.3% of all cultural and creative industries jobs in Greater Sydney and generated 3.7% of all creative output (economy.id 2016). In 2017, there were an estimated 861 creative artists, musicians, writers and performers working in Inner West.</p> <p>Retaining these jobs within the local community will be reliant upon the continued provision of creative and cultural spaces to facilitate employment and opportunities to gain experience and develop skills in the creative and cultural industries.</p>
Youth and young adults	<p>In Inner West, residents aged 12 to 24 years make up 13% of the population. While there is a spectrum of interests across this age group, there are similar community asset needs to be considered for future planning, including:</p> <ul style="list-style-type: none"> • spaces accessible outside of school and work hours, to assist with transition after leaving school, and widening access to facilities, spaces and equipment • affordable (or free) programs, services and facilities • access to community assets in close proximity to transport and shops • integrated technology, such as charging stations and power outlets and free WiFi areas, located near transport and shops • provision of study skills programs and places to study (eg libraries and outdoor spaces with extended hours) <p>With an increasing proportion of young people living in high density, there will be a demand for more quiet and group study spaces within libraries and community facilities (that are powered and have access to good Internet). This could also indicate a demand for free public WiFi in town centres and public spaces. It is also important for young people living in high density to have places and opportunities outside of home where they can develop their cultural and creative skills.</p>
Low income and disadvantage households	<p>Overall, the Inner West LGA has a higher SEIFA index score than Greater Sydney (1053 compared to 1018), indicating relatively low levels of disadvantage. However, some areas such as Ashfield South (997.1), Marrickville (1006.5), Tempe (1007.5) and Ashfield North (1012.6) have lower SEIFA index scores indicating relatively high levels of disadvantage.</p> <p>Residents living in these areas will need walkable access to community assets that can deliver affordable and low cost services and programs for a range of age groups and that can support lifelong learning, employment and educational outcomes through social enterprise spaces and social connection and wellbeing.</p>
A high proportion of residents identifying as LGBTQI+	<p>Inner West is a highly diverse community and is home to the highest proportion of male same-sex couples in NSW and a similarly high proportion of female same-sex couples, based on data from the 2016 Census.</p> <p>It is important that access to facilities, services and programs in Inner West is equitable and inclusive of all. IWC can support this by role modeling acceptance and inclusion through direct service delivery, coordination of services and advocacy and promotion. Targeted support for LGBTQI+ young people, such as peer support, activism/advocacy opportunities and mentorship and public recognition and acceptance of LGBTQI+ young people through Council events, local media, celebration of LGBTQI+ people are important to consider when planning and delivering social and cultural infrastructure.</p>



Social enterprise spaces for disadvantaged communities

Nana Community Cafe, London

The Nana Cafe, winner of the NESTA Ageing Well Challenge, is a comfort food cafe in Clapton, London. The cafe recruits women aged mainly over 60 who are at risk of being socially isolated. An article published in the Guardian in 2014, titled 'Nana cafe embraces the talents of grandmothers' reports that: *'Each Nana works a set shift each week and after three months each will take a small share in the profits. Among the teapots and cake stands, soups and stews, plans are also afoot to host craft classes in knitting, crocheting, embroidery and sewing. To make the social enterprise financially sustainable, Nana transforms at night into a bar called the Convenience serving craft beers and wines. For 62-year-old Lyn Cornwall volunteering at the cafe is about reconnecting with people of all ages. "A mother's work is never done, and when my children flew the nest I missed my caring role. The cafe is challenging as well as being socially rewarding. It's not about money, it's about benefiting everyone.'*



Photo Source: Daniel Hambury, Standard.co.uk



High density development with community assets and social and health outcomes

Kampung Admiralty, Singapore

Located in the north of Singapore, Kampung Admiralty is a public housing development targeted at senior residents that integrates, healthcare, public facilities, community space and commercial amenities in a vertical format. There are four distinct components of the project: the lower levels contain the People's Plaza, a 'community living room' with shops, eateries, and access to a tropical garden; the medical centre is located on the middle floors; and the topmost layer contains studio apartments and green spaces.

Two features of the project that were highlighted by the World Architecture Festival judges included:

- "The close proximity to healthcare, social, commercial and other amenities support inter-generational bonding and promote active ageing in place."
- "Buddy benches", designed to encourage residents to sit together and socialise, are strategically placed at entrance points.



Photo Source: ArchDaily



Temporary spaces to support growth

Green Square Community Kiosk, Sydney

Many residents moved into Green Square prior to the delivery of social infrastructure. The Community Kiosk provided a temporary and compact community space for delivery of community activities and storage of basic equipment (e.g. portable chairs).

The Kiosk was located in a park and provided a small multipurpose community space including a kitchen, storage space and awning to support community and Council community development programs. The facility had outdoor seating and tables and was used for community meetings, the Infohub, English

language classes and other community activities. The facility was compact and low cost.





Spaces for new residents to connect

Marrickville Makerspace DIY Dinner Series, Sydney

The maker movement has risen from a fringe hobby available to specific groups (eg men's sheds) to a prominent lifestyle with important implications for economic development in both city and regional locations. In the past, tools have been available only to those who own them. However in the age of the subscription/membership/share economy – especially in high-density city living – the maker movement is filling a gap in the growing demand for access to tools, physical space and training. At Marrickville Makerspace in Sydney, people pay a membership fee to be part of a community and to access space and equipment that they can use to learn, design and make.

This year, the major community building event is based on the idea of a 'DIY dinner' where everything used for the dinner is made by members. Students can choose which aspect of the 'feast' to make, including screen-printed bench seats, table runners and napkins, metal knives, wooden tables and ceramic plates and cups.

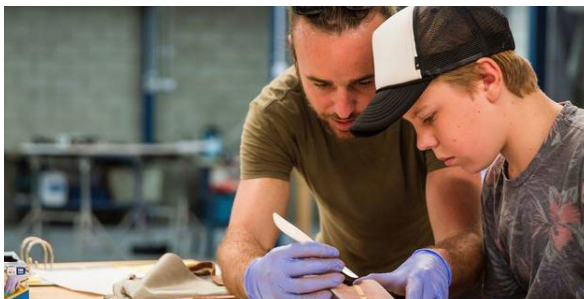


Photo Source: Time Out



Spaces to improve access to digital and creative technology

Whitlam Library, Cabramatta, Sydney

Whitlam Library is an example of how the boundaries of the traditional library can be pushed to deliver services that actively respond to community needs. Within the footprint of a 3,000m² library, recent renovations and creative reuse of spaces has seen the inclusion of "the workery", "Studio 2166" and a VR technology space. These additions provide space for the community to make best use of the library's resources to develop business ideas, get creative in the studio to produce music and video, as well as learn and trial the latest in technology. Access to these resources is important, particularly in areas of socio-economic disadvantage where residents may not be able to access their own VR technology, recording equipment or be able to rent office space. The library has also extended its opening hours to midnight, allowing students who may not have a dedicated quiet study space in their own home to stay at the library into the evening.



New cultural spaces as part of development

Bathurst Street Creative Hub, Sydney

Located in what is set to be Sydney's tallest residential tower on Bathurst St in Sydney's CBD, the City of Sydney is building a new creative hub. Spanning over 2,000m² over 5 storeys, the facilities will include:

- soundproof rooms for music rehearsals
- studios with sprung timber floors for dancers and actors
- media and editing suites for filmmakers and new media artists

- wet-dry studios for artists

The City has a 99-year lease on the creative hub through a voluntary planning agreement.



Photo Source: City of Sydney

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Part 5.0

Planning framework



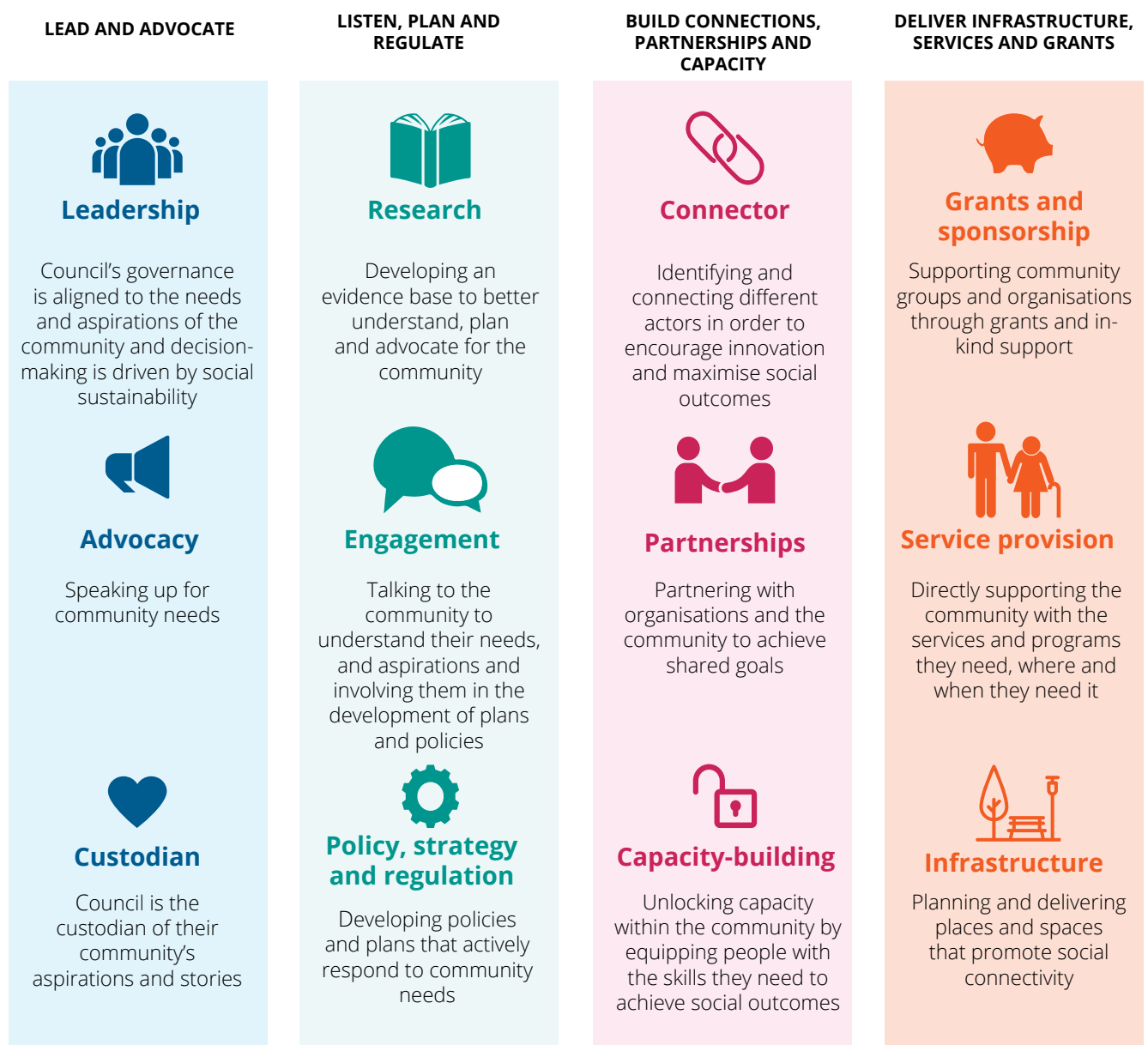
5.1. IWC's role

5.1.1. Planning and provision of the community asset network

IWC has the ability to play a number of roles in the planning and provision of the library and community asset network, as shown in Figure 18.

In addition to providing physical space, IWC can directly influence the provision of public benefits through local policy, planning and regulatory frameworks. These influence business innovation, investment and industry growth through land use permissions, development approvals and providing appropriate supporting infrastructure.

Figure 18 - Council's role in planning for the delivery of community assets (Source: Cred Consulting)



5.1.2. IWC's role in cultural asset planning and provision

"IWC Council is aware of the vulnerability of the creative ecosystem within the local government area and the pivotal role creative spaces play in the health of the creative economy. The protection of local creative production spaces is aligned with the Greater Sydney Commission's Eastern City District Plan. Council can provide support to the sector by protecting and nurturing local creative and cultural spaces, in turn strengthening local community, economy and liveability."

- IWC, Creative Spaces and Venues Discussion Paper, 2019

IWC places great importance on the planning and protection of cultural assets across the Inner West LGA. While the CANS is not a cultural strategy or a creative industries study, it provides an analysis of the provision of, and need for, new, improved and protected cultural assets for community production, participation and viewing. While the focus of the CANS is on community cultural assets rather than creative industries, it is important to point out the crucial role that IWC plays in protecting and nurturing spaces for creative industries through policy levers and planning frameworks and providing support through grants and partnerships.

For many cities and urban places, a strong cultural identity is one of the key attractors of residents, workers, businesses and visitors. However, as the popularity of these places grow, the retention of cultural assets becomes more challenging with the decrease in the availability of appropriate spaces for the variety of cultural asset uses – live music venues, small theatres, arts production spaces, galleries, studios and rehearsal spaces – both permanent and temporary; the affordability of access to these cultural spaces and the land on which they are located; as well as the existing land use planning and regulation framework to enable IWC to safeguard cultural assets that are currently provided privately (eg Art Est in Lords Road Leichhardt and the makerspace in Marrickville).

A recent study by the City of Sydney, *Making Space for Culture in Sydney*, outlines that "the existing property market is ill-suited to providing the kind of cultural infrastructure required, leaving us with a lack of employment land for the creative industries and the risk of long-term, embedded social issues" (p42).

Left bank Co. and JOC Consulting prepared a discussion paper for IWC in April 2019. The paper addresses the range of policy levers available to IWC to retain, protect and grow creative spaces and employment lands in the LGA. Some of the initiatives outlined in the paper include:

- A review of the planning and regulatory framework that governs music and late-night activities as proposed by the City of Sydney in its discussion paper, *An Open and Creative City: planning for culture and the night-time economy*. IWC is reviewing the package of recommendations and discussing how to adapt these to benefit Inner West.
- A focus on harmonising proposed regulatory reforms on King St, Newtown and the Newtown/Enmore precinct so that City of Sydney and IWC regulations are consistent.
- IWC's Live Music Planning Liaison Service has been launched to enable new and established live music venues to navigate planning controls and lodge development applications.
- IWC has removed red tape for cafes and restaurants in Leichhardt, Annandale, Rozelle, Lilyfield, Balmain and Birchgrove wanting to convert their premises to a small bar. Cafes and restaurants now have a 10-day approval process from Council or a certifier, rather than a lengthy DA and a separate application to the NSW Independent Liquor and Gaming Authority. Council advocated to the NSW State Government in order to effect these changes.

The discussion paper also notes that while IWC has been active in supporting the arts, creativity and live music through a variety of programs, rapid urbanisation and gentrification of the LGA presents a significant risk of loss of local creative spaces, placing the network of cultural and creative assets at risk. Potential flow on impacts may negatively impact the Inner West LGA's rich and vibrant places to live, work and visit and its retention as the "cultural engine room of Sydney".

The Inner West Employment and Retail Lands Study and Strategy further explores the opportunities, challenges and recommendations for creative industries in the Inner West LGA. The Retail Lands Study suggests that "large-scale interventions need to be considered to circumvent the evident and potentially long-term negative impacts to our city" (2020:42). Relevant to the CANS, the interventions suggested that also align to the actions suggested in IWC's *Creative Spaces and Venues Discussion Paper* include:

- B.1 Apply agent of change principle to planning and development processes to put onus on new developments to manage sound impact of nearby music venues.
- B.2 Identification of key cultural and night-time precincts that are exempt from policies and regulations

that pose limitations, including but not limited to sound and night-time activity.

- B.3 Establish new planning controls through the development of the new LSPS, LEP and DCP specific to supporting cultural uses in areas with strong traditions of cultural activity – embedding the creative and cultural character of key zones of Inner West Council in LSPS and in LEP and DCP protects the creative character of parts of the Inner West Council local government area and makes these uses more deliverable. It is important that this takes a broad approach to culture, not only arts and culture but also culturally diverse places and practices.
- B.4 Improve regulations and establish guidelines to encourage interim, temporary and ancillary use that supports low-risk small-to-medium scale cultural uses in existing buildings and businesses.
- E.1 Partnerships with developers to protect, plan for and deliver creative uses in new developments, particularly where creative spaces already exist on a proposed development site.

Other actions suggested in the discussion paper include the exploration of ways to zone and secure large-scale industrial buildings for creative and cultural use within industrial lands (C.2) in addition to Council embedding creative zones and new or existing creative spaces and venues in master plans for growth areas. The difficulty with both of these actions is that there is no existing statutory mechanism with the NSW planning system to implement them. In recent changes to their planning controls, the City of Sydney introduced a new cultural precinct in Alexandria, proposed a 24-hour trading area with an arts, cultural and entertainment focus and encouraged in the North Alexandria heritage warehouse precinct. This example uses multiple layers – land use, trading hours and heritage provisions – which already limit the type and scale of future development and combine this with a clear future character statement and strong existing policy framework to encourage the retention and increase of cultural uses.

One of the key approaches to retain and increase cultural assets for cultural activities is the strategic use of IWC-owned properties. While this is a matter more for consideration within the Cultural Strategy (to be prepared), the investment of Council through its use of its existing property portfolio can have a catalytic impact. These spaces can be run by government agencies or leased at below market rate to a range of creative enterprises.

Development contributions and Voluntary Planning Agreements

The use of the current development contributions mechanism (section 7.11 of the Environmental Planning & Assessment Act 1979) provides for a range of infrastructure including community facilities, roads and open space, as well as cultural infrastructure. Voluntary Planning Agreements (VPA) are also used as a way to secure public benefits associated with a development or changes to planning controls and are commonly leveraged from larger new developments.

However, the implementation of these mechanisms, particularly when considering cultural assets is very limited. VPAs rely on negotiation with a private landowner to secure a range of uses that are deemed to be of "public benefit" and are aligned with council's needs, while the scale and use of development contributions are highly regulated by NSW legislation. In both cases, the high demand for community benefit and the stringent nature of the planning process requires a clear evidence base upon which to make decisions.

The successful use of these mechanisms usually requires a development that is relatively large in scale.

"The delivery of cultural infrastructure is more complicated as a comparable evidence base has not been produced or implemented in a consistent manner. Delivering cultural infrastructure through planning agreements could be assisted by identifying cultural infrastructure priorities and developing a clearer evidence base on the needs and types of space our communities require."

- City of Sydney 2020, p34. An example of a successful VPA is the Greenland development in Bathurst Street, Sydney (see case study provided in Part 4 of this strategy).

Council is exploring value-capture mechanisms along the Parramatta Road urban renewal corridor that may enable the use of a Community Infrastructure Contribution LEP Clause. This would be facilitated by a similar clause to Randwick Council's Kensington to Kingsford Corridor (cl. 6.17 of RLEP2012), or City of Sydney's clause 6.14 for Green Square, but is subject to further feasibility studies currently being investigated.

5.2. Community asset guiding principles

The following principles should guide the future planning, delivery and management of IWC's community asset network. These principles are based on:

- best practice trends in design and management
- strengths and challenges of the community asset network
- strategic context review and existing directions for decision-making
- current and forecast demographic needs
- supply and demand analysis
- stakeholder engagement

While there may be some nuanced differences between libraries and social and cultural assets, the principles largely apply across the community asset network.

Principle	IWC's library and community asset network will:
Multipurpose and flexible	Be multipurpose, including spaces and amenities for a range of functions and services to support diverse user groups.
	Be flexibly designed to change with community needs and interests.
	Provide an appropriate level of access to technology, equipment and contemporary furniture as relevant to the asset's use, role and hierarchy.
	Consider how larger multipurpose community spaces can be upgraded or purpose built to better cater to a wider range of activities or co-located activities (both community and cultural uses in the same space or co-located) ¹ .
	Maximise opportunities to positively contribute to town centre activation, the night-time economy and placemaking.
Co-located, networked and accessible	Community assets should operate as a network with regional assets servicing the whole LGA, district social, cultural, and library assets in each catchment, and access to at least one local asset providing satellite services in each suburb (these could be either social, cultural or library assets).
	Be located within easy walking distance of public transport, located on a high street or central area with high visibility and co-located with other community assets or educational institutions. Well-located assets should be prioritised for upgrades over those that have less desirable locations. The journey to community assets from public transport routes (i.e. train stations, bus stops and disabled car parking spaces) should also be considered for public domain improvements to improve accessibility.
	Co-located to provide "one stop shop" access to services. Deliver multiple benefits from each asset including diversity of services operating from hubs.
	Consider worker and student demands and needs by co-locating community and cultural floor space in employment and education centres, including opening hours and flexible work/study space and resources.
	Co-locate with public open space (green or urban).

Principle	IWC's library and community asset network will:
Equitable, inclusive, welcoming and sociable	Prioritise new community assets and upgrades to align with where residential growth is to occur ² or where there is a gap in the provision of inclusive assets.
	Design assets to be welcoming in amenity and appearance and accessible to people of all genders, ages, abilities, and cultural backgrounds.
	Ensure new and upgraded community assets meet the <i>Disability Discrimination Act 1992</i> (DDA) as a minimum, but aspire to go beyond compliance and achieve broad universal design principles that remove physical and other barriers to access and create a welcoming community asset network. Include a diversity of spaces, such as quiet space, and consider lighting and acoustic environments as well as terrain and the journey to get to the asset.
	Incorporate gender equality considerations into any planning and design projects regarding council-owned community assets or the public domain projects.
Making the most of existing assets	Prioritise improving the quality and investigate better access and use of existing community assets through assessments of how existing community spaces can be upgraded and expanded to better meet future needs ³ .
	Partner with non-IWC stakeholders to help meet existing demand for community spaces such as investigating shared use of school facilities (eg halls), where there is an undersupply of community spaces (which cannot be funded through development contributions) and as opportunities arise.
	Maintain and retrofit IWC's assets with heritage significance to ensure their ongoing relevance for civic uses over time.
Collaborative planning and management	Plan and manage in an integrated way across IWC departments.
	Plan, manage and deliver assets collaboratively with government agencies, service providers, educational institutions and the private sector.
	Engage with the community through the planning and activation process to understand changing needs and trends.
	Demonstrate industry best practice – be transparent, consistent, manage risk and demonstrate best value for money through maintaining a land and property register for Council controlled, managed and owned properties ⁴ .
	Work collaboratively with the community and stakeholders to identify and assess opportunistic provision of community assets on a case-by-case basis.
Quality, management and sustainability	Include a range of reliable sources of revenue through hire, lease and license and grant funding.
	Develop or maintain good governance and effective management models to maximise community use and benefits.
	Manage the buildings portfolio to maintain agreed service levels for capacity, utilisation, risk, condition and function.
	Review and identify opportunities including for reuse and disposal.
	Manage property portfolio to sustain value and heritage significance.
	Preserve the affordability of creative spaces in Inner West.
	Ensure Council-owned existing and future community assets help IWC to achieve their targets of becoming a zero emissions community and water-sensitive LGA.

² LHS direction

³ Strategic direction 2.1.3 in the CSP

⁴ Inner West Council Land and Property Strategy

5.3. Planning catchment

The CANS takes a catchment approach to the assessment and planning of community assets. A catchment approach is a useful planning tool that aims to reflect, where possible, patterns of community preference in accessing services and facilities. Currently, the IWC does not have detailed information about the place of residence or work of users of social and cultural assets in the LGA. Therefore the process of defining catchments has been based on the following considerations:

- the location of key urban centres
- likely travel patterns
- the spread of existing and future population across the LGA
- natural barriers (eg waterways, topography)
- built barriers (eg arterial, roads, rail corridors)

While not perfect, catchments remain a useful tool to consider the network provision of local and district spaces across a large area, with regional assets more likely to service the LGA as a whole.

A catchment approach facilitates a more equitable approach to community asset planning by understanding how supply, demand and quality are located across the LGA, rather than looking at the whole LGA as one. The CANS community asset planning catchment boundaries align with suburb boundaries and are generally socially and geographically aligned. As shown in Figure 19, there are four district catchments used in analysing district needs.

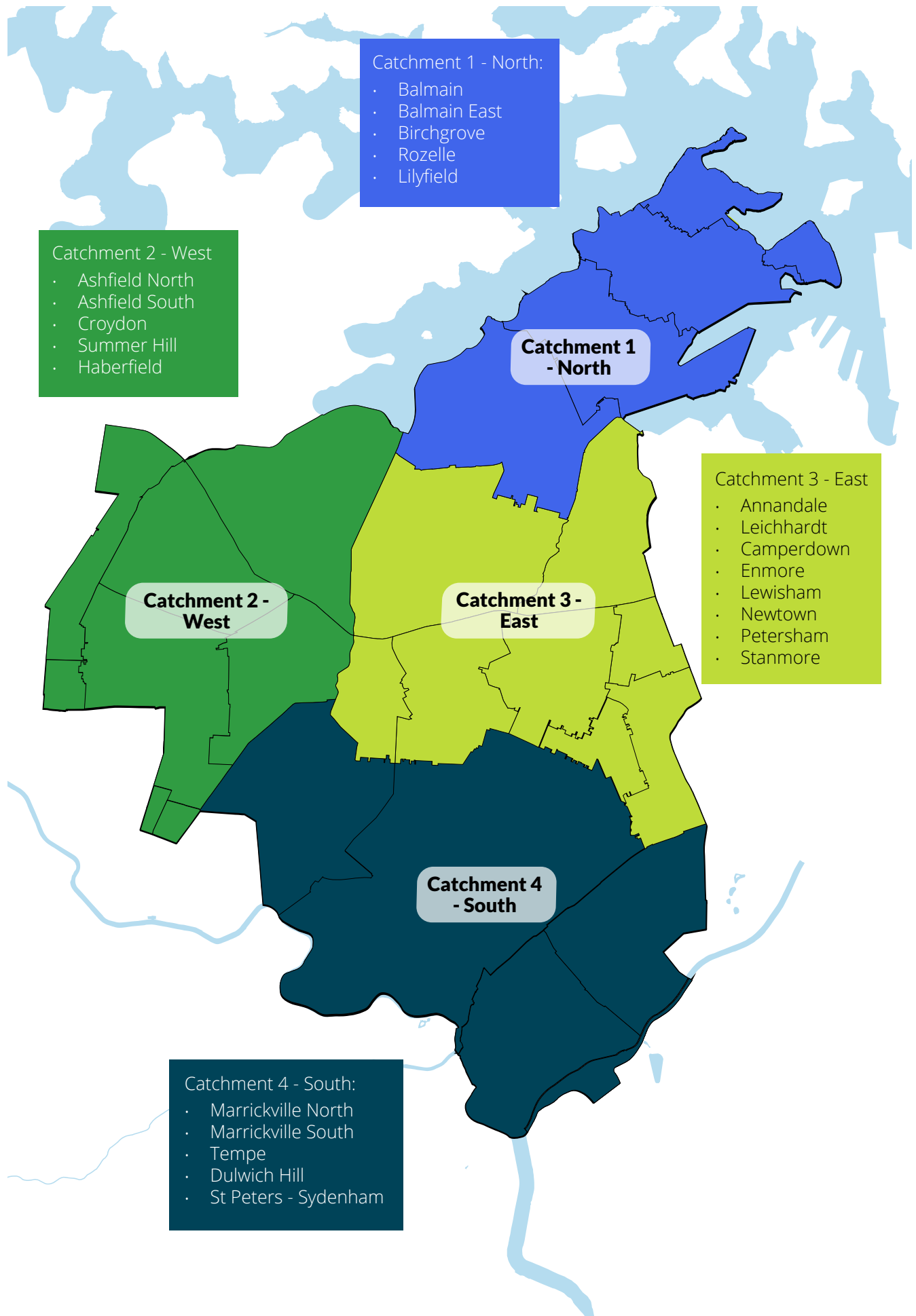
The planning catchments will be used to understand:

- unique demographic characteristics of each catchment
- broad distribution patterns and supply of existing library, social and cultural assets
- areas of future need for local and district level community assets (regional level facilities are not planned for at the catchment level).

The four planning catchments are:

- **Catchment 1 - North** includes the suburbs of Balmain, Balmain East, Birchgrove, Rozelle and Lilyfield.
- **Catchment 2 - West** includes the suburbs of Ashfield North, Ashfield South, Croydon, Summer Hill and Haberfield.
- **Catchment 3 - East** includes the suburbs of Annandale, Leichhardt, Camperdown, Enmore, Lewisham, Newtown, Petersham and Stanmore.
- **Catchment 4 - South** includes the suburbs of Marrickville North, Marrickville South, Tempe, Dulwich Hill and St Peters - Sydenham.

Figure 19 - CANS Community Asset Planning Catchments



5.4. Benchmarking approach

5.4.1. Library benchmarks

Public libraries have several well-developed library provision standards. The *People places: A guide for planning public library buildings in New South Wales* (August 2020) outlines two benchmarks that are considered by the Library Council of New South Wales to provide minimum area sizes for public library buildings in NSW. These are a service-based benchmark (number of libraries) and population-based benchmark (floor space required for distribution across all flagship and branch libraries).

The CANS has applied a population-based benchmark (see benchmark 1 in Table 5 below) to current and future residential and worker populations using the provided floor space calculator tool¹. The population-based floor space benchmark (benchmark 1) provides a recommended size for a library based on the population of the catchment it is to service. This may be thought of as a recommended minimum size, but it should be noted that it may not reflect the size required to deliver the range of services specific to any given library. These two methodologies should be used together to provide a range of sizes for a new or expanded library building.

Table 5 - Adopted library benchmarks for CANS

Benchmark type		Facility Type	Rate of Provision
1	Number of libraries benchmark	Flagship/central library	One flagship/central library per catchment of approximately 100,000+
		Branch library (larger catchment)	One branch library per catchment of approximately 35,000-65,000 people
2	Floor space benchmark	All libraries	State Library of NSW population-based library calculator. (Source: https://www.sl.nsw.gov.au/public-library-services/population-based-library-calculator)

Worker demand for libraries

The State Library of New South Wales population calculator was used to complete the library floor space benchmarking in the CANS. This benchmarking approach included considering the demand generated by non-resident workers in each catchment.

¹ Population-based benchmark tool (<https://www.sl.nsw.gov.au/public-library-services/people-places/community-needs>)

5.4.2. Social and cultural asset benchmarks

The CANS applies two kinds of population-based benchmarks to determine current and future demand for social and cultural assets. These are based on widely endorsed population-based benchmarks applied by local councils across NSW.

Population-based benchmarks (also commonly referred to as provision standards) are a commonly used tool in estimating the demand for various types of community assets based on populations and catchments. Population-based benchmarks are used to give an indication of the number and size of community assets that would ideally be provided if opportunity exists, feasibility is demonstrated, funding is available and the local context and site opportunities and limitations, as well as the broader provision close by, are taken into account.

There are two types of population-based benchmarks recommended by this strategy as shown in Tables 6 and 7 over the page:

- Benchmark 1 - A floor space benchmark provides a benchmark of the amount of floor space required per 1,000 people
- Benchmark 2 - A number-of-spaces benchmark provides an indication of the number of community or cultural spaces that would be needed at a local and district level based on a population range.

These are established benchmarks based on other NSW council precedents (City of Sydney, Wollongong City Council, City of Ryde and Cumberland City Council) and deemed appropriate for the Inner West context. For benchmark types 2 and 3, because all catchment population sizes exceeds 30,000 people, this benchmark will be considered most relevant to assess future needs. However the 20,000 benchmark remains relevant for some low density suburb areas in the Inner West. The total floor space benchmark can be spread across several community space types including halls, multipurpose community centres and spaces for seniors and young people within multipurpose facilities.

Worker demand for social and cultural assets

This strategy also examines the demands of workers on social and cultural assets but does not recommend a nexus or benchmark to be applied to the number of workers for the purpose of future contribution planning. Rather, the consideration of workers is included to understand which facilities may experience higher utilisation and different types of demands than others.

The benefit of this approach is that community facilities within proximity to employment precincts could also play a dual fostering and clustering role for emerging industries and innovation within the community.

Co-locating community uses can also help to support employment centres where economic vitality is decreasing, by attracting foot traffic to these centres.

Table 6 - Adopted social asset benchmarks for the CANS (for social assets/community floor space within the scope of the strategy)

Benchmark type		Facility Type	Rate of Provision
1	Floor space benchmark	All community spaces (inclusive of all subcategories)	80m ² of social asset community floor space per 1,000 people.
2	Number of social assets/ community spaces	District community space	One community space providing community floor space per catchment of approximately 20,000 to 30,000 people. All districts or planning catchments in IWC are above 30,000 people, so only the 30,000 benchmark is applied.
		Local community space	Three to four local community spaces per catchment of 30,000 people. This equates to a range of one local community space per 10,000 people (or three facilities per 30,000) to one local community space per 7,500 people (or four facilities per 30,000).

Table 7 - Adopted cultural asset benchmarks for the CANS

Benchmark type		Facility Type	Rate of Provision
1	Floor space	All cultural spaces	20m ² of cultural space per 1,000 people.
2	Number of cultural spaces	Major civic/performance space	One space for every 100,000 - 150,000 people.
		District cultural space	One arts and cultural space per Catchment of approximately 20,000 to 30,000 people.
		Local cultural space	Between three and four local arts and cultural spaces per catchment of approximately 20,000 to 30,000 people. This equates to a range of one local community space per 10,000 people (or three facilities per 30,000) to one local community space per 7,500 people (or four facilities per 30,000), with an aim to deliver a local space in every suburb.

5.4.3. Consideration of non-IWC-owned community assets

The benchmarks to determine current and future demands have been applied to Council-owned community assets only. But it is acknowledged that there are a number of spaces that are owned and managed either by State Government or privately that make valuable contributions to the community asset network. The established approach to population-based benchmarking is to exclude non-Council-owned assets. The primary reason for this is that non-Council-owned community assets are subject to market pressures and the will or circumstances of the owner which are subject to change at any time. In essence, non-Council-owned spaces cannot be relied on into the future.

With Council-owned community assets, there is much more certainty that they will remain available for community use in the long term, or will be replaced with an equivalent or better facility (ie no negative impact to community access to community spaces).

Joint use agreements with schools are also becoming more common practice in NSW. The long-term effectiveness of this strategy is yet to be tested. While there are a number of successful examples, there have also been a number of cases where joint use agreements – for use of ovals and outdoor spaces between schools and the general public – have been reverted due to the school's safety concerns. For this reason, school halls have been excluded from benchmarking, but could be considered as a strategy to meet future demand where new or upgraded Council-owned facilities are not able to be provided.

5.4.4. Limitations of population-based benchmarking

It is important to note that population-based benchmarking processes are not without limitation. Benchmarks take an historic approach to assumptions of future demand in calculating the quantum of community assets required. The output of benchmarking is a numeric expression of demand that enables the comparison of like-for-like infrastructure across time and geography. However, benchmarking does not take into account:

- new and innovative methods for infrastructure delivery or current leading practice which may not be aligned with current benchmark assumptions
- the manner in which people engage with and generate demand for infrastructure due to their technological, accessibility, cultural and urban density contexts
- the suitability of spaces and their ability to meet people's needs including the condition of assets and the range of users serviced
- the ability of assets to be more efficiently utilised and satisfy a higher level of demand than benchmark outputs suggest
- the practicality to deliver infrastructure, especially types with significant floor space or land area requirements, particularly in places of high land value or with constrained land availability
- the varying views across both state and local government organisations as to the acceptable standard and level of infrastructure provision against which benchmarking is to be set



Part 6.0

LGA wide provision and needs



6.1. Audit of all community assets

Community assets located in the Inner West LGA are owned and provided by IWC, the NSW State Government, the community sector and private providers. This community asset network is currently supporting a population of 192,022 residents and 51,293 workers in the LGA. This is expected to increase to 226,837 residents (+34,815) and 65,492 workers (+14,199) by 2036. Overall, there is estimated to be 398 community assets located within the Inner West LGA. These community assets are mapped in Figure 20. A full audit of all community assets mapped in Figure 20 is provided in Appendix1. This includes:

- eight libraries (six owned by IWC)
- 94 social assets (41 owned by IWC, 53 non-Council-owned)
- 296 cultural assets (24 owned by IWC, three owned by State Government, 269 non-Council-owned)

6.4.1. Assets owned by Inner West Council

IWC is a major provider of community assets across the Inner West LGA. Overall, across all community asset types within the scope of this CANS, IWC owns 71 community assets. This includes:

Library assets

- two flagship or central libraries
- six branch libraries

Social assets

- six town halls
- two community hubs
- five community centres
- 10 community halls/venues for hire
- five standalone community meeting rooms
- one girl guides hall (available for public hire)
- 11 assets leased to service providers and not-for-profits
- three environmental-use facilities

Cultural assets

- five town halls (town halls are classified as dual-use social and cultural assets other than St Peters Town Hall)
- seven artists-in-residency spaces
- one community art space (co-located within Haberfield Library)
- three galleries
- four bowling clubs including live music venues
- one museum
- one music library
- one artist studio
- one men's shed

All community assets within the LGA are mapped by type in Figure 20.

6.1.1. Assets owned by other providers

The NSW State Government owns three regionally significant cultural spaces in the LGA: Garry Owen House (owned by State Government and tenanted by Writing NSW) in Callan Park, Canal Road Film Centre and Red Box Theatre and parachute grounds (owned by Arts NSW) in Lilyfield.

There is a health library at Balmain Hospital that is open to researchers to access medical research and a library within the University of Tasmania's Rozelle campus. These libraries are not open to the general community. The University of Sydney libraries operate nearby the Inner West LGA in the City of Sydney LGA, but are not accessible to local community members to borrow resources or participate in community programs.




Other non-government organisations provide a range of community spaces in the LGA that can be booked by the community for meetings and events, including sports clubs, function centres, RSLs, schools and hireable spaces in restaurants and bars. However, because these spaces are not owned or managed by Council, there is no guarantee that these spaces will continue to exist in the future. Therefore, Council will need to continue to play a role in providing and managing welcoming, accessible, affordable spaces for use by the local community, creatives, workers and visitors.

Non-Council-owned facilities also form an important part of the community asset network, and in particular the creative and cultural asset network. The Inner West LGA is home to some of Greater Sydney's most popular cultural venues including Enmore Theatre, the Factory Theatre and Actors Centre Australia.



















The location of these facilities are shown in Figure 20. Part 6.0 of this document provides a detailed analysis of the current community asset network and future demands for the LGA as a whole, while Part 7.0 provides a summary of provision and needs by planning catchment.

Figure 20 (map) key

Libraries

-  Flagship/central library
-  Branch library
-  Non-Council libraries within the LGA

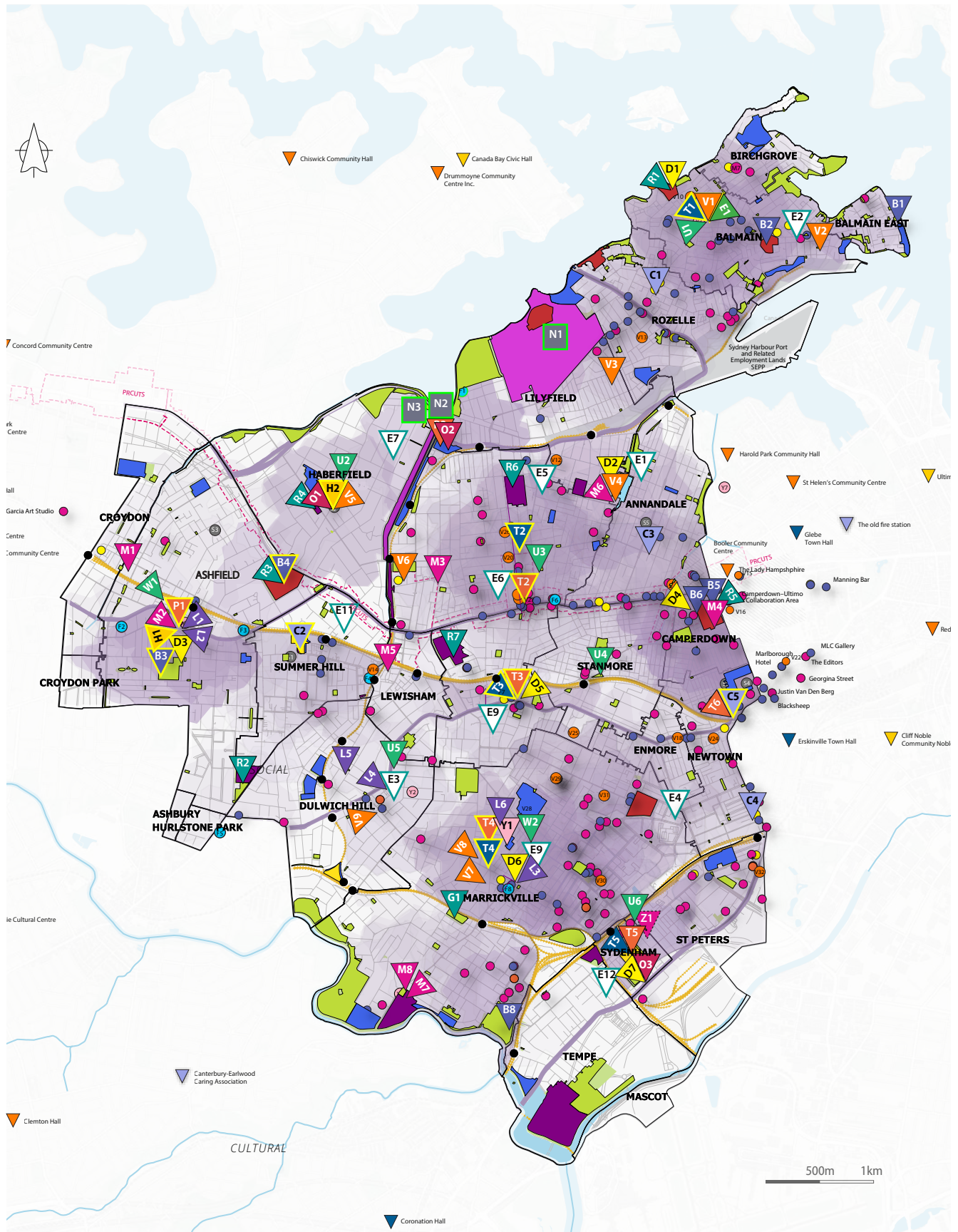
Social assets

- | Non-Council-owned | Council-owned |
|---|---|
|  |  Community hub |
|  |  Town hall |
|  |  Community centre |
|  |  Community hall/venue for hire |
|  |  Meeting room |
|  |  Guide/scout hall |
|  |  Leased facility |
|  |  Function centre |
|  |  Church hall (for hire) |

Cultural assets

- | Non-Council-owned | Council-owned |
|---|---|
|  |  Performance and exhibition space |
|  |  Community participation space |
|  |  Practice and education space |
|  |  Festival and event space |
|  |  Commercial and enterprise space |
|  |  State Government-owned asset |

Figure 20 - All community assets in the Inner West LGA - Council and non-Council-owned



- 800m walking catchment around assets (it is generally assumed that rail lines inhibit the walking catchment)
- Camperdown-Ultimo Collaboration Area
- Regional level facility
- PRCUTS
- District level facility
- Coronation Hall

6.2. Library assets

6.2.1. Quantum of provision

IWC owns eight libraries: Ashfield Library, Balmain Library, Emanuel Tsardoulis Community (ETC) Dulwich Hill Library, Haberfield Library, Marrickville Library and Pavilion, Stanmore Library and St Peters/Sydenham Library. While Council owns Leichhardt Library and the Emmanuel Tsardoulis Community (ETC) Dulwich Hill Library, both libraries form part of strata titled developments and therefore, annual strata fees are required to be paid by Council, for these facilities.

Inner West libraries are important places that play multiple roles in the community. They help to foster strong community connections, thereby enhancing resilience; they provide access to vital resources and information; and they facilitate lifelong learning and education opportunities for people of all ages, abilities and backgrounds. Beyond physical public spaces, Inner West libraries also provide a range of online e-resources and access to free public WiFi.

In addition to Council-owned libraries, there are two non-Council libraries located within the LGA:

- a health library at Balmain Hospital, open to researchers to access medical research related resources. It cannot entirely be considered a community library since it caters to a select population.
- a library within the University of Tasmania's Rozelle campus. It is open only to students of the university.

The total existing Council-owned library floor space is 8,213m². However, this is not equitably distributed across planning catchments with Catchment 1 having the least library floor space (577m²) and Catchment 4 having the most (3,705m²).

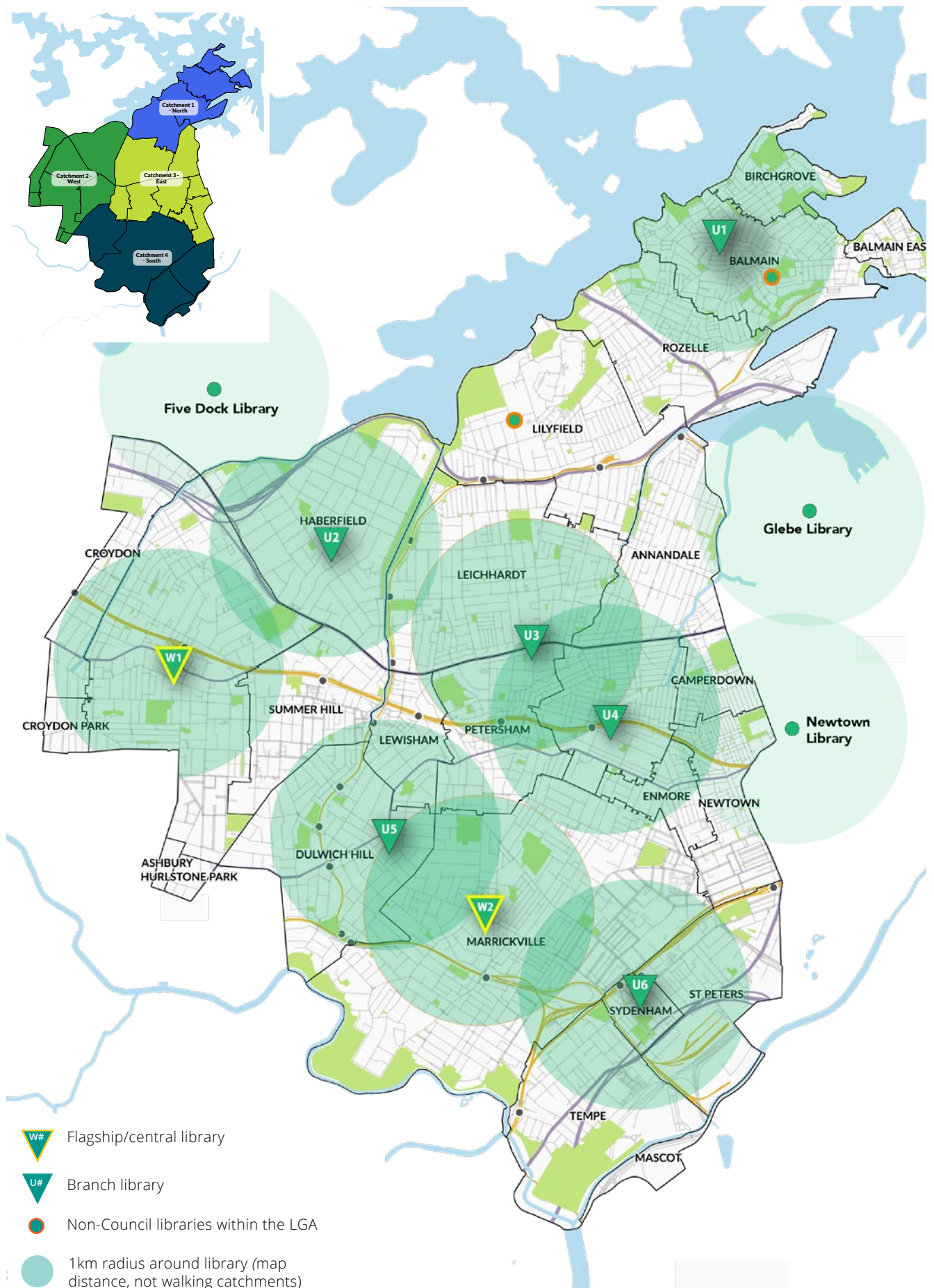
Table 8 - All libraries in Inner West

Catchment	Name	Hierarchy	Asset Ownership	Map ref
1	Balmain Library	Branch	IWC	U1
	Balmain Health Library	N/A	Non-Council	
	University of Tasmania Library	N/A	Non-Council	
2	Ashfield Library	Flagship	IWC	W1
	Haberfield Library	Branch	IWC	U2
3	Leichhardt Library	Branch	Non-Council	U3
	Stanmore Library	Branch	IWC	U4
4	Marrickville Library and Pavilion	Flagship	IWC	W2
	Emanuel Tsardoulis Community Dulwich Hill Library	Branch	IWC	U5
	St Peters/Sydenham Library	Branch	IWC	U6

6.2.2. Location and distribution

IWC's six community accessible libraries are mapped in Figure 21. The 1km radius around each library illustrates that the current library network provides fairly equal coverage across the LGA, with the exception of the Lilyfield/Annandale/Rozelle area in Catchment 1. This lack of access is also highlighted in Table 8 which shows that Catchment 1 has only one library, while the remaining catchments all have two or three.

Figure 21 - Inner West libraries distribution map



6.2.3. Quality and utilisation

The *Land and Property Strategy 2019* identified a number of issues with IWC's older libraries – not including Marrickville Library and Pavilion, which was new in 2020 and award-winning, and Haberfield Library, which has recently been upgraded to a high quality library. Issues include:

- some libraries are located in ageing heritage buildings which require ongoing and increasing operations, maintenance and capital renewal
- due to age and heritage requirements, capital renewal works required for some library buildings are costly and likely have latent conditions that require contingency allowance
- a number of library buildings are under-utilised due to functionality and accessibility issues
- some libraries are physically constrained from delivering new services responding to changing community needs (eg adding a musical instrument library)
- renewal of furniture should be factored into capital projects
- where libraries are impacted by strata, there is a risk of costs increasing without Council control
- some libraries do not provide suitable atmospheric and satisfactory building conditions for storage of local history artifacts

Actions that are outstanding in the 2019 strategy include the development of a History Services Storage Plan and Library Services Strategic Plan.

Additionally a number of IWC's libraries are small, which limits their ability to deliver high quality modern library services, including access to digital technology and spaces for co-working and study. Access to digital technology is becoming increasingly common in council libraries to bridge the digital divide for young people who need access to technology for study, older people who need to learn about new technologies and lower income residents who cannot afford their own. As indicated in *People Places: A guide for planning public library buildings in New South Wales*, online information services through the Internet are now at the core of a library's information and reference services and to cater adequately for future demand, a library needs appropriate space. It further states that the rate of technological change means more people will require access to up-to-date technology. It cannot be assumed everyone will have the equipment at home or that they will be in a position to afford it, or have the time/expertise to locate and package the information in a meaningful way.

Libraries are increasingly playing a pivotal role in navigating digital information and training for the community, and this will be a difficult role for some of IWC's smaller libraries in heritage buildings to fulfill moving forward (eg Balmain Library).

Additionally, in increasingly high-density areas, space for students to study away from the home and for people to co-work are becoming more popular and in high demand. The study space at the new Green Square Library, for example, is already at capacity prior to all residential development being completed.

Information on utilisation of IWC's libraries (source: IWC libraries, 2018-19) is shown below. It demonstrates that while some of IWC's library are very small, limiting their service capacity, they are still highly popular with the community and have reasonably high borrowing and booking rates. The high information request rate at Ashfield Library also indicates the very important role that libraries play in culturally diverse communities to provide local information and connections and access to wireless technology.

Table 9 - Summary of Council-owned library floor space and utilisation

Library	Floor area	Information requests	Public PC Bookings	Wireless bookings
Ashfield Library	2,000m ²	156,000	32,530	82,301
ETC Library	309m ²	20,626	8,294	3,376
Balmain Library	557m ²	33,763	11,804	10,259
Haberfield Library	401m ²	Not available/under refurbishment at time of study		
Leichhardt Library	1,350m ²	Not provided		
Stanmore Library	200m ²	Not provided		
Marrickville Library	3,204m ²	84,000	36,000	72,000
St Peters/Sydenham Library	192m ²	Not available/under refurbishment at time of study		

6.2.4. Benchmarked demand for libraries

People Places: A guide for planning public library buildings in New South Wales (revised August 2020) provide a well developed floor space calculator tool that has been used in this Needs Study to understand population-based supply and demand for library floor space from residents and non-resident workers.

Table 10 - Adopted library benchmarks for the CANS

Benchmark type		Facility type	Rate of provision
1	Number of libraries benchmark	Flagship/central library	One flagship/central library per catchment of approximately 100,000+ people.
		Branch library (larger catchment)	One branch library per catchment of approximately 35,000-65,000 people.
2	Floor space benchmark	All libraries	State Library of NSW population-based library calculator. (Source: https://www.sl.nsw.gov.au/public-library-services/population-based-library-calculator)

Benchmark 1: Number of libraries benchmarking

Currently there are two IWC flagship/central libraries and six branch libraries within the following catchments:

- Catchment 1 - one branch library
- Catchment 2 - one flagship library, one branch library
- Catchment 3 - two branch libraries
- Catchment 4 - one flagship library, two branch libraries

Number of flagship/central libraries population-based benchmarking

The number of flagship/central libraries population-based benchmarks are adopted at an LGA level because of the high population size (100,000) served by flagship libraries. It is also calculated at an LGA level because central libraries do not just serve the catchment population but attract people from the overall LGA due to the flagship services they offer.

Application of the recommended benchmarks broadly across the LGA show that no new flagship library needs to be provided until 2036. However, the threshold for needing one additional flagship library in the Inner West will be realised soon after 2036 (this study's planning horizon date), and so it is appropriate to commence early planning investigations about where this could occur.

Table 11 shows how the number of flagship libraries required based on population is changing over time:

- In 2016, the demand in terms of the number of flagship libraries required was 2.4. This indicates a below benchmark provision of 0.4 flagship libraries.
- In 2026, the demand in terms of the number of flagship libraries required will be 2.7. This indicates a below benchmark provision of 0.7 flagship libraries.
- In 2036, the demand in terms of the number of flagship libraries required will be 2.9. This indicates a below benchmark provision of 0.9 flagship libraries. Until the gap increases to one flagship library, no new flagship library needs to be provided within the LGA.

Table 11 - Number of flagship/central libraries population-based benchmarking - LGA summary

Year	Population	Provision (2020)	Demand per 100,000 people = population / 100,000	Gap = demand - provision	Increase in gap from 2016 to 2036
2016	243,316	2	2.4	0.4	0.5
2026	268,541		2.7	0.7	
2036	292,329		2.9	0.9	

Number of branch library population based benchmarking

The number of branch libraries population-based benchmarks are adopted at a catchment level because of the population size they serve (35,000 to 65,000 people).

For a population size of 35,000 to 65,000 people the demand is one branch library. Wherever the population size exceeds 65,000, the demand is calculated by dividing the population by 65,000.

Table 12 shows that, across all catchments, the demand in terms of number of branch libraries required is met by current provision from 2016 to 2036. No new branch libraries need to be provided within the catchments based on population benchmarking.

However, Figure 21 shows that there is a gap in Lilyfield in terms of proximity to a branch library.

Table 12 - Number of branch libraries population-based benchmarking - LGA summary

Year	Population (Pop) Pop = residents + workers	Provision (2020)	Demand per 35,000- 65,000 people	Gap = demand - provision
Catchment 1 - North Catchment				
2016	40,614	1	1	meets demand
2026	42,803		1	meets demand
2036	48,274		1	meets demand
Catchment 2 - West Central Catchment				
2016	54,804	1	1	meets demand
2026	59,728		1	meets demand
2036	64,498		1	meets demand
Catchment 3 - East Catchment				
2016	81,345	2	1.25	meets demand
2026	89,343		1.37	meets demand
2036	97,283		1.50	meets demand
Catchment 4 - South Catchment				
2016	66,552	2	1.02	meets demand
2026	76,666		1.18	meets demand
2036	82,275		1.27	meets demand

Benchmark 2: Library floor space benchmarking

Currently there is a total of 8,213m² of library floor space within IWC-owned libraries. However, libraries benchmarks adopt a catchment approach (as per State Library of NSW standards) to calculate the library floor space demand for catchments that have a population size between 15,500 and 100,000. The population-based library calculator helps determine a minimum recommended library area based on population. The population (Pop) includes residents and workers and it uses the following formula to calculate the library floor space demand:

$$(-6 \times 10^{-8} \times \text{Pop}^2 + 0.379 \times \text{Pop} + 500)$$

Estimating how much library floor space is required per 1,000 people, the above formula yields show that it recommends between 40m² and 48m² per 1,000 people.

Application of the recommended benchmarks broadly across IWC catchments results in the following outcomes:

Catchment 1 - North Catchment

As shown in Table 13, the current provision of library floor space within the catchment is 577m². According to the State Library of NSW population-based library calculator:

- In 2016, the demand for library floor space was 1,940m². This indicates a below benchmark provision of 1,383m² of library floor space.
- In 2026, the demand for library floor space will be 2,012m². This indicates a below benchmark provision of 1,455m² of library floor space.
- In 2036, the demand for library floor space will be 2,190m². This indicates a below benchmark provision of 1,633m² of library floor space.

Table 13 shows that the below benchmark provision gap will increase by 250m² from 2016 to 2036, if no new library floor space is provided.

Catchment 2 - West Central Catchment

As shown in Table 13, the current provision of library floor space within the catchment is 2,401m². According to the State Library of NSW population-based library calculator:

- In 2016, the demand for library floor space was 2,397m². This indicates that it meets demand for library floor space.
- In 2026, the demand for library floor space will be 2,550m². This indicates a below benchmark provision of 149m² of library floor space.
- In 2036, the demand for library floor space will be 2,695m². This indicates a below benchmark provision of 294m² of library floor space.

Table 13 shows that the below benchmark provision gap will increase by 290m² from 2016 to 2036, if no new library floor space is provided.

Catchment 3 - East Catchment

As shown in Table 13, the current provision of library floor space within the catchment is 1,550m². According to the State Library of NSW population-based library calculator:

- In 2016, the demand for library floor space was 3,186m². This indicates a below benchmark provision of 1,636m² of library floor space.
- In 2026, the demand for library floor space will be 3,407m². This indicates a below benchmark provision of 1,857m² of library floor space.
- In 2036, the demand for library floor space will be 3,619m². This indicates a below benchmark provision of 2,069m² of library floor space.

Table 13 shows that, the below benchmark provision gap will increase by 433m² from 2016 to 2036, if no new library floor space is provided.

Catchment 4 - South Catchment

As shown in Table 13, the current provision of library floor space within the catchment is 3,705m². According to the State Library of NSW population-based library calculator:

- In 2016, the demand for library floor space was 2,757m². This indicates that it meets demand for library floor space.
- In 2026, the demand for library floor space will be 3,053m². This indicates that it meets demand for library floor space.
- In 2036, the demand for library floor space will be 3,212m². This indicates that it meets demand for library floor space.

Table 13 shows that, from 2016 to 2036, the demand for library floor space will be met by the current provision even if no new library floor space is provided.

Table 13 - Library floor space calculation by catchments

Year	Population (Pop) Pop = residents + workers	Provision (2020)	Demand (in m²) based on the library calculator	Gap (in m²) = demand - provision	Increase in gap from 2016 to 2036 (in m²)
Catchment 1 - North Catchment					
2016	40,614	557m²	1,940	1,383	250m²
2026	42,803		2,012	1,455	
2036	48,274		2,190	1,633	
Catchment 2 - West Central Catchment					
2016	54,804	2,401m²	2,397	meets demand	290m²
2026	59,728		2,550	149	
2036	64,498		2,695	294	
Catchment 3 - East Catchment					
2016	81,345	1,550m²	3,186	1,636	433m²
2026	89,343		3,407	1,857	
2036	97,283		3,619	2,069	
Catchment 4 - South Catchment					
2016	66,552	3,705m²	2,757	meets demand	0m²
2026	76,666		3,053	meets demand	
2036	82,275		3,212	meets demand	

6.3. Social assets

6.3.1. Quantum of provision

LGA social assets

As at January 2021, across the LGA, IWC owns 41 community assets classified as social assets. Of these, 27 are "community spaces" including multipurpose community hubs, community centres, halls and meeting rooms; 11 are leased facilities; and three are environmental facilities. Figure 22 and Table 14 provide a map and inventory table of Council-owned and/or managed social assets, which planning catchment they are located in, their hierarchy, and their map location.

The total existing Council-owned social asset floor space is 17,379m², however this is reduced to 13,597m² if leased and environmental facilities are removed. Leased and environmental facilities have been removed from the benchmarking process as while these uses provide an important community service, their accessibility and usability for the broader community is limited by the specific groups catered for by the lessee.

This equates to a current provision rate of 71m² of community space per 1,000 people across the LGA (based on the 2016 population). "The industry benchmark is approximately 80 to 100m² per 1,000 people (refer Part 5.4 for benchmarking discussion), therefore there is considered to be an under provision of community floor space in the LGA.

Quality, location and size are equally important considerations in community space assessments and benchmarking. Analysis of the quantum and distribution of floor area therefore forms only a starting point in the assessment of facilities.

Neighbouring social assets

While IWC shares its border with five other councils, the only notable provision of social assets near the boundary that IWC residents may use is the cluster in the Camperdown-Ultimo Collaboration Area. One of these facilities is Booter Community Centre owned by City of Sydney.

6.3.2. Social assets by type

Multipurpose community hubs/civic centres

Multipurpose community hubs are assets that co-locate a number of types of community and cultural spaces and services. There are two community hubs – Ashfield Civic Centre and Haberfield Centre and Library – in Inner West and both are district-level facilities. These two hubs are both located in Catchment 2. There are no non-Council-owned community hubs in the LGA.

Community centres

There are five Council-owned community centres located within the LGA. These include Annandale Community Centre, Tom Foster Community Centre, Newtown Town Hall, Hannaford Community Centre and Summer Hill Community Centre. In addition, there is one non-Council-owned community centre in the LGA, Addison Road Community Centre. Community centres are generally staffed and programed, but not necessarily co-located with other community assets or service provisions.

Town/civic halls

There are six Council-owned town/civic halls in the LGA. Five have been categorised as district-level facilities due to their size and ability to host performances and one, St Peters Town Hall, has been categorised as a local-level facility due to its smaller size. There are no non-Council-owned town/civic halls in Inner West. Marrickville Town Hall is proposed to become a performance and live music venue, which will shift its future use from a social asset to a cultural asset. While IWC also owns Newtown Town Hall, it has been leased to the Newtown Neighbourhood Centre for a number of years and there are plans to locate the Pride Centre there in the future. As it is a leased facility, it has not been categorised as a town hall within the community asset audit.

Community halls/venues for hire

There are nine standalone Council-owned community halls/venues for hire, all of which are local spaces. In addition, there are 11 Council-owned halls/venues for hire as part of the larger multipurpose facilities mentioned previously. There are over 17 non-Council-owned venues for hire.

Meeting rooms

There are five Council-owned community meeting rooms located within the LGA available for general community hire. Council retains care and control of the community room at Camperdown Commons. In addition, there are approximately 30 Council-owned meeting rooms for hire as part of the larger multipurpose facilities mentioned previously. Non-Council-owned meeting spaces are also available across the LGA in makerspaces, cafés and sporting facilities.

Function centres

There are no Council-owned function centres in the Inner West LGA, however there are approximately eight non-Council-owned centres, including four RSL/Leagues clubs, Le Montage and the recently completed Mungo Scott Flour Mill spaces.

Youth and seniors centres

IWC owns the Jarvie Park Youth Facility which is leased to Marrickville Youth Resource Centre. IWC does not own or operate any other youth-specific community assets. Leading practice is to include youth spaces as part of co-located and multipurpose community assets rather than as standalone facilities. While IWC no longer operate seniors-only centres (eg Tom Foster Community Centre was previously focused on seniors programs and services, including Meals on Wheels), IWC's approach now is to deliver seniors' programs within the Active and Connected Program, which delivers programs and activities for seniors across all community assets, public open space and recreation facilities within the LGA. The main community assets where programs are delivered include Ashfield Civic Centre, Hannaford Community Centre and Marrickville Library and Pavilion.

Scout and Guide halls

IWC owns one Girl Guides hall in McNeilly Park, Marrickville. There are six non-IWC-owned Scout or Guide halls in the LGA, four of which are located in the corridor between Parramatta Road and the City-West Link Road (A4).

Leased facilities

Council owns 11 facilities that are leased to a range of groups to deliver programs and services for the IWC community and a further three that are used for environmental purposes. This includes service/office space within the Ashfield Civic Centre where Headspace is located (lower ground level, mezzanine and level 1) as well as Metro Assist (ground level); Camperdown Park Community Meeting Rooms leased to Camperdown Commons; Jarvie Park Youth Facility leased to Marrickville Youth Resource Centre, Marrickville Legal Centre leased to a not-for-profit; Dulwich Hill Language School leased to the NSW Federation of Community Language Schools; Denison Road Community Garden Shed which forms part of the Denison Road Playground Community Garden; and Innari Housing (leased to Innari Housing Incorporated). It also includes two community nurseries (one of these has meeting rooms for hire and this has been included in the audit of meeting rooms) and three SES facilities.

Environmental facilities

Balmain Town Hall Glasshouse, Rozelle Bay Community Native Plant Nursery, and Denison Road Community Garden Shed are three social assets used for environmental purposes.

Figure 22 - IWC and non-IWC social assets network and walking catchment map

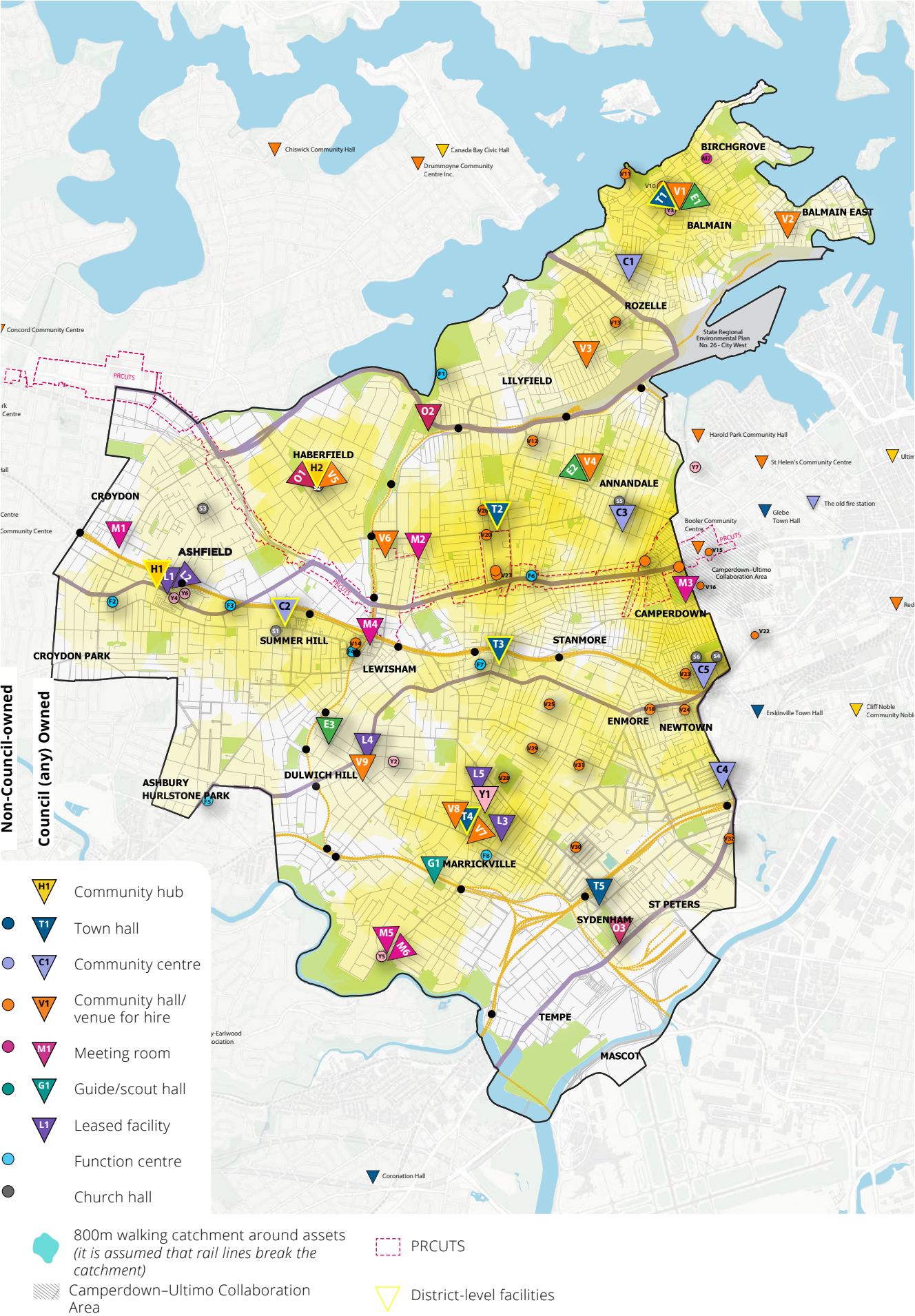


Table 14 - Audit of all IWC-owned social assets shown in Figure 22

Catchment	Name	Type	Hierarchy	Map Ref
1	Balmain Town Hall	Town hall	District	T1
	Hannaforde Community Centre	Community centre	Local	C1
	Balmain Occasional Care	Community hall/venue for hire		V1
	Clontarf Cottage	Community hall/venue for hire		V2
	Jimmy Little Community Centre	Community hall/venue for hire	Local	V3
	Whites Creek Cottage	Community hall/venue for hire	Local	V4
	Whites Creek Stable			
	Balmain Glasshouse	Environmental	N/A	E1
2	Ashfield Civic Centre	Community hub	District	H1
	Ashfield Civic Centre - Room 1 Therese Heffernan			
	Ashfield Civic Centre - Room 2 Patricia Blackman			
	Ashfield Civic Centre - Room 3 Peter Cross			
	Ashfield Civic Centre - Room 4 Irene Williams			
	Haberfield Centre	Community hub	District	H2
	Summer Hill Neighbourhood Centre	Community centre	District	C2
	Mervyn Fletcher Hall	Community hall/venue for hire	Local	V5
	Ashfield Aquatic Centre community rooms	Meeting rooms	Local	M1
	Ashfield Civic Centre - Headspace (lower ground level, mezzanine and level 1)	Leased facility	N/A	L1
	Ashfield Civic Centre - Metro Assist (ground level)	Leased facility	N/A	L2
	Haberfield Centre (SES headquarters)	Leased facility	N/A	O1
3	Leichhardt Town Hall	Town hall	District	T2
	Petersham Town Hall	Town hall	District	T3
	Annandale Community Centre	Community centre	Local	C3
	Annandale Community Centre - upstairs hall			
	Annandale Community Centre - meeting room			
	Tom Foster Community Centre	Community centre	Local	C4
	Newtown Town Hall Neighbourhood Centre	Community centre	Local	C5
	Foster St Family Day Care Centre	Community hall/venue for hire	Local	V6
	MarketPlace Leichhardt community room	Meeting room	Local	M2
	Camperdown Park community meeting rooms	Leased facility	N/A	M3
	Yanada Room	Meeting room	Local	M4
	Blackmore Park SES	Leased facility	N/A	O2
	Rozelle Bay Community Native Plant Nursery	Environmental	N/A	E2

4	Marrickville Town Hall	Town hall	District	T4
	St Peters Town Hall	Town hall	Local	T5
	Herb Greedy Hall	Community hall/venue for hire	Local	V7
	Marrickville Library - Pavilion event room	Community hall/venue for hire	Local	V8
	Seaview Street Hall	Community hall/venue for hire	Local	V9
	Debbie and Abbey Borgia Community Recreation Centre meeting rooms	Meeting Room	Local	M5
	Midjuburi meeting rooms (Steel Park)	Meeting Room	Local	M6
	Marrickville Legal Centre	Leased facility	Local	L3
	Dulwich Hill Language School	Leased facility	Local	L4
	Innari Housing	Leased facility	Local	L5
	SES Marrickville	Leased facility	Local	O3
	Denison Road Community Garden Shed	Environmental	Local	E3
	McNeilly Girl Guides Hall	Guide/Scout Hall	Local	G1
	Jarvie Park Youth Facility	Leased facility	Local	Y1

6.3.3. Location and distribution

Distribution of IWC's social assets varies across the LGA. The only regional-level social asset (Ashfield Civic Centre) is located towards the western edge of the LGA and accessing this asset by public transport is challenging for some areas of the LGA.

A number of IWC's social assets are already well located in town centres and on high streets which residents, workers and visitors frequent for their daily needs (eg eating, drinking, shopping, accessing personal and medical services, going to work and dropping off/picking up children at school). Examples of well located facilities include the Hannaford Community Centre in Rozelle, Balmain Town Hall and Library, the Haberfield Centre and Library and Summer Hill Neighbourhood Centre. These social assets will be easier to activate and attract users through their highly visible locations (and therefore increased awareness), good access to public transport and convenience, and should be prioritised for retention as community assets or upgrades to increase their capacity, visibility and utilisation.

However, a number of IWC's local social assets are located in residential streets, have difficult terrain and access leading to the facility or are located away from town centres. Often, these social assets are less utilised than those in town centres such as the Jimmy Little Community Centre in Lilyfield and Clontarf Cottage in Balmain. Detailed utilisation for IWC social assets is provided in *Part 7.0 Summary of catchment provision and needs*.

There is inequitable access to higher order social assets in Catchment 4. Figure 22 highlights that there is only one district-level social asset provided south of the Parramatta Road Corridor in the LGA. None of Catchment 4's social assets are staffed or programmed.

Some suburbs have limited access to local-level social assets that are located within the LGA, including Tempe, Stanmore, Summer Hill (including the portions of Ashbury/Hurlstone Park) and Ashfield.

6.3.4. Quality and utilisation

The quality of each of IWC's social assets is assessed in further detail in *Part 7.0 Summary of catchment provision and needs*. The condition and quality of IWC's social assets varies across the network. The town halls and other heritage or historic buildings that are used as social assets are well loved by the community but are in need of improved maintenance, upgrades and modernisation and increased utilisation. The *Land and Property Strategy 2019* identified the need to increase utilisation of town halls and other community centres, halls and venues for hire, stating that: "ageing buildings require ongoing increasing operations, maintenance and capital renewal".

The challenges identified in the *Town Hall Master Plans August 2019 - Engagement Outcomes Report* are true for many of the social assets in the LGA. These challenges include: limiting internal spatial arrangements, lack of Council assistance for hosting events and programs in the spaces, ageing amenities and furniture and buildings not compliant with the DDA. The recommendations in the Engagement Outcomes Report included investigating different management models for town halls, such as Council actively managing and programming the venue or appointing a lead tenant.

IWC's staffed and multipurpose social assets, such as Ashfield Civic Centre and Hannaford Community Centre, are well utilised, however smaller single-purpose venues for hire, such the MarketPlace Leichhardt community meeting room and St Peters Town Hall are not well utilised.

IWC owns a number of best practice community assets, such as the award-winning Marrickville Library and Pavilion (for adaptive reuse of a heritage building and an outstanding example of a 21st century library space), Ashfield Civic Centre (a co-located services hub, including a library, council offices and community spaces) and Haberfield Centre and Library (a co-located community centre and library that opens onto an outdoor space and includes a "wet area" for arts and crafts on the veranda). The Yandana Room in Lewisham demonstrates best practice opportunities for integration and interaction of indoor and outdoor spaces. Operable doors open up onto a local civic plaza and playground, allowing the community space to 'double' and support increased capacities. This is however a rare occurrence across IWC's asset network, with many buildings – due to their heritage construction style – closed off to adjoining public spaces.

The *Land and Property Strategy 2019* identified the opportunity to scope for a Pride Centre and IWC resolved to locate the Pride Centre at Newtown Town Hall in September 2020.

The strategy also recommended:

- an annual condition and compliance review to ensure that feature heritage buildings are maintained
- feasibility to increase utilisation and potential benefits of income and community services
- a venue for hire improvements plan to increase bookings and income.

These challenges and recommendations are considered in more detail for IWC's larger social assets in Part 7 of this report.

6.3.5. Benchmarked demand for social assets

Two benchmarks have been applied to assess benchmarked demand based on population growth – see Table 15 below.

Table 15 - Adopted social asset benchmarks for the CANS (for social assets/community floor space within the scope of the CANS)

Benchmark type		Facility type	Rate of provision
1	Floor space benchmark	All community spaces (including all subcategories)	80m ² of social asset community floor space per 1,000 people.
2	Number of social assets/ community spaces	District community space	One community space providing community floor space per catchment of approximately 20,000 to 30,000 people. All districts or planning catchments in IWC are above 30,000 people, so only the 30,000 benchmark is applied.
		Local community space	Three to four local community spaces per catchment of 30,000 people. This equates to a range of one local community space per 10,000 people to one local community space per 7,500 people.

Benchmark 1: Community floor space benchmarking

Currently there is 17,379m² of community floor space within the IWC-owned social assets audited as part of the CANS (including multipurpose community hubs/civic centres, community centres, town/civic halls, community halls/venues for hire, meeting rooms, function centres and youth and seniors centres). Leased facilities, including scout halls, are not included as part of community floor space benchmarking. Without these, there is estimated to be 13,597m² of community floor space available. Application of the recommended benchmarks broadly across the LGA results in the following outcomes:

2016 population-based community floor space benchmarking

In 2016, the population of the Inner West LGA was 192,022 and the community floor space available was 13,597m². The application of this benchmark results in a below benchmark provision of 1,765m² of community space.

$$192,022/1,000 \text{ people} \times 80\text{m}^2 = 15,362\text{m}^2$$

$$15,362\text{m}^2 - 13,597\text{m}^2 = 1,765\text{m}^2$$

2026 population-based community floor space benchmarking

In 2026, the population of the Inner West LGA is expected to be 210,148 and the community floor space is estimated to be 13,597m². The application of this benchmark results in a 2026 below benchmark provision of 3,215m² of community space. 1,450m² of this benchmarked gap is attributable to population growth between 2016 and 2026.

$$210,148/1,000 \text{ people} \times 80\text{m}^2 = 16,812\text{m}^2$$

$$16,812\text{m}^2 - 13,597\text{m}^2 = 3,215\text{m}^2$$

2036 population based community floor space benchmarking

In 2036, the population of the Inner West LGA is expected to be 226,837 and the community floor space available is estimated to be 13,597m². The application of this benchmark results in a below benchmark provision of 4,550m² of community floor space. 1,335m² of this benchmark gap is attributable to population growth between 2026 and 2036

$$226,837/1,000 \text{ people} \times 80\text{m}^2 = 18,147\text{m}^2$$

$$18,147\text{m}^2 - 13,597\text{m}^2 = 4,550\text{m}^2$$

Future contribution plans will only be able to address the additional floor space demands created by future populations. If IWC is to address the existing community floor space shortfall of 1,765m², it must find other funding sources. Future additional community floor space required would be distributed across regional, district and local social assets where need is identified.

Benchmark 2: Number of social assets benchmarking

Currently there are 27 IWC-owned social assets included as part of this analysis:

- eight district social assets
- 19 local social assets

There are no regional social assets in the Inner West LGA.

Number of district social assets population-based benchmarking

As shown in Table 16, in 2020, across the LGA there was an above benchmark provision of district assets of 1.6 but this will decline to 1.0 by 2026 and to 0.4 by 2036. However, there is inequity across planning catchments, with a current gap of 0.7 district assets in Catchment 4, which will increase to 0.95 by 2026 and 1.0 by 2036. Because some catchments are above benchmark in their provision, Table 16, which presents an LGA average, does not illustrate this inequitable distribution and specific catchment needs. See Part 7 *Summary of catchment provision and needs* for a detailed analysis of planning catchment needs.

Table 16 - Number of district social assets population-based benchmarking - LGA summary

Year	Population	Provision (2020)	Demand per 30,000 people	Gap
2016	192,022	8	6.4	No gap
2026	210,048	8	7.0	No gap
2036	226,837	8	7.6	No gap

Number of local social assets population-based benchmarking

As shown in Table 17, in 2020, there were 19 local social assets. This indicates that there is an existing below benchmark provision of 0.2 to 6.6 facilities. By 2026, IWC will have a below benchmark provision of between two and nine local community assets and by 2036, a below benchmark provision of between 3.7 and 11.2 spaces.

As detailed in Part 7 *Summary of catchment provision and needs*, the demand for future local social assets will be greatest in planning catchments 2 and 3.

Table 17 - Number of local social assets population-based benchmarking - LGA summary

Year	Population	Provision (2020)	Demand per 10,000 people	Demand per 7,500 people	Gap range
2016	192,022	19	19.2	25.6	0.2-6.6
2026	210,048	19	21.0	28.0	2-9
2036	226,837	19	22.7	30.2	3.7-11.2



Red Box Theatre event, 2019 (Source: Red Box Theatre Facebook)

6.4. Cultural assets

6.4.1. Quantum of provision

LGA assets

As at January 2021, across the LGA, IWC owns 24 community assets that are classified as cultural assets. This includes seven district-level cultural assets and 17 local-level cultural assets. In addition, the NSW State Government owns three regional-level cultural assets within the LGA. Figure 23 and Table 18 provide a map and inventory of IWC-owned and/or managed cultural assets, which planning catchment they are located in, their hierarchy and their map location.

The total existing IWC-owned cultural asset floor space available is 11,159m², however this is reduced to 8,796m² when Bowls Clubs are removed. Bowls Clubs have been removed from the benchmarking process as while these spaces are used as live music venues, their accessibility and usability to the broader community is limited by the specific groups catered for by the lessees. In particular they are not generally accessible for cultural viewing or participation by children, families, or for people who do not support alcohol consumption.

While this equates to an existing above benchmark provision rate of 49m² of cultural space per 1,000 people, across the LGA – based on the 2016 population – it should be noted that this includes all town halls which have cultural facilities (St Peters Town Hall does not and therefore is not included). However, town halls are not purpose-built cultural facilities and are also counted in the social asset/community floor space audit, resulting in "double counting".

If all town halls are removed from the cultural asset floor space calculation, it would result in 1,537m² of cultural asset floor space, equivalent to 8m² per 1,000 people, based on the 2016 population. As the industry benchmark is approximately 20m² per 1,000 people (refer to Part 5.4 for benchmarking discussion), this is considered a significant under provision of cultural floor space in the LGA. It should also be noted that the cultural floor space mostly consists of non-purpose-built/fit for purpose cultural assets. IWC owns only one local-level purpose-built cultural asset (the arts and crafts veranda at Haberfield Centre and Library) for creative or performing arts participation, exhibition or viewing, which can leave the LGA in a vulnerable position to support its highly creative community if there is a continued reliance on private provision, which can be removed at any time.

Quality, location and size are equally important considerations in cultural asset provision and needs analysis. Analysis of the quantum and distribution of floor area therefore forms only a starting point in the assessment of cultural asset needs.

Neighbouring cultural assets

The Inner West LGA shares a border with the City of Sydney LGA. Together, they form the Newtown cultural and entertainment precinct, which is one of Greater Sydney's most popular nightlife spots. Figure 23 highlights this live music cluster to the east. There are no other neighbouring cultural assets that are likely to be well utilised by Inner West residents due to their proximity.

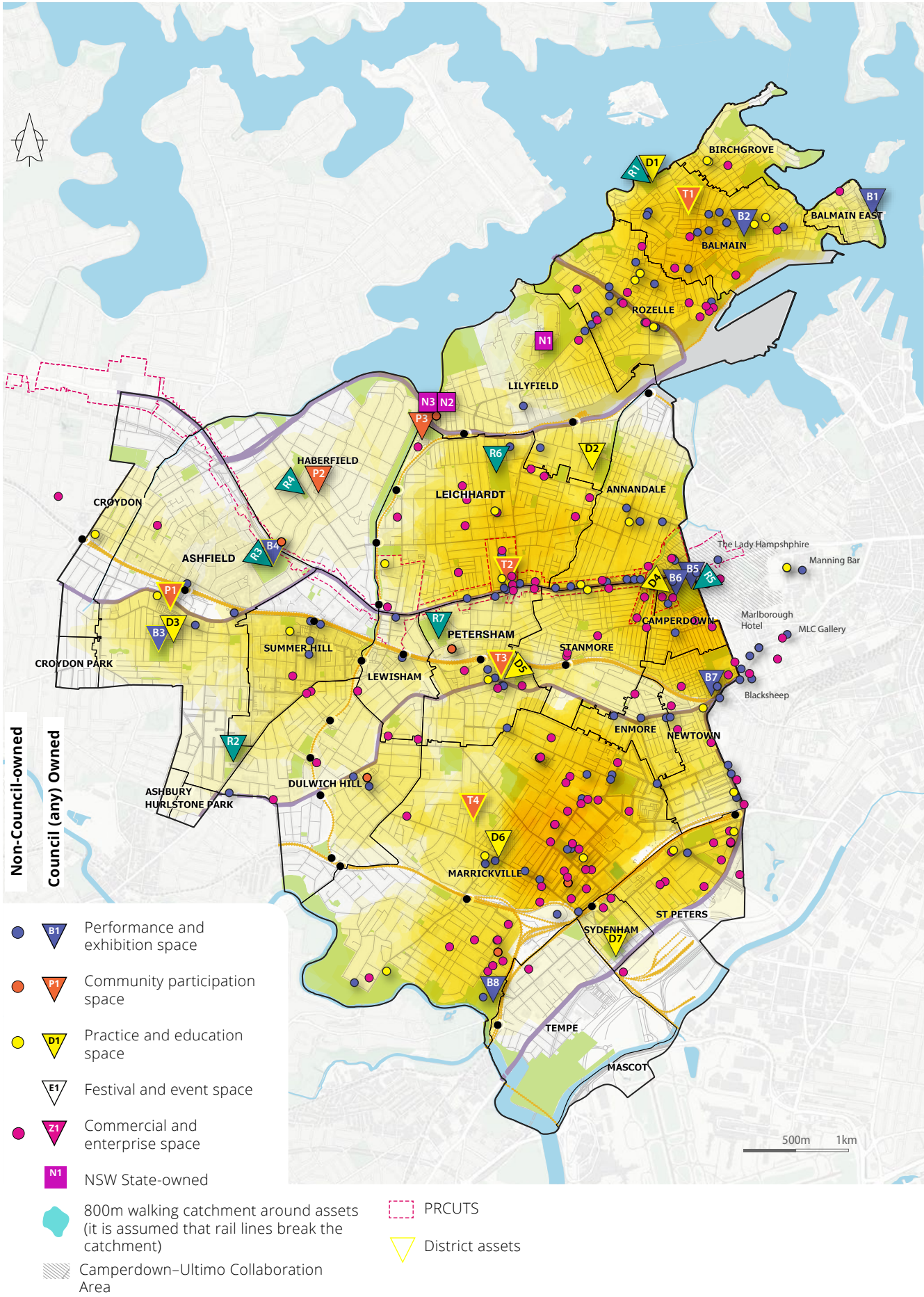
Table 18 - Audit of all IWC-owned cultural assets shown in Figure 23

Catchment	Cultural Spaces	Type	Hierarchy	Map Ref
1	Balmain Town Hall	Town Hall	District	T1
	Dawn Fraser Baths	Council artist residency	Local	D1
	Whites Creek Cottage - Waratah Room	Council artist residency	Local	D2
	Fenwick Building	Gallery	Local	B1
	Gladstone Park Bowling Clubhouse	Live music venues - Clubs/RSLs	Local	B2
2	Thirning Villa	Council artist residency	Local	D3
	Pratten Park Bowling Club	Live music venues - Clubs/RSLs	District	B3
	Ashfield Park Bowling Club	Live music venues - Clubs/RSLs	District	B4
	Ashfield Civic Centre (including Ashfield Music Library)	Town hall Music library	District	P1
	Haberfield Centre and Library - arts and crafts verandah	Community art space	Local	P2
3	Leichhardt Town Hall	Town hall	District	T2
	Petersham Town Hall	Town hall	District	T3
	Australia Street Art Camp	Council artist residency	Local	D4
	Petersham Town Hall - Caretakers apartment	Council artist residency	Local	D5
	Chrissie Cotter Gallery	Gallery	Local	B5
	Portuguese Ethnographic Museum of Australia	Museum	Local	B6
	Newtown ArtSeat	Gallery	Local	B7
	Leichhardt Community Men's Shed	Men's Shed	Local	P3
4	Marrickville Town Hall	Town Hall	District	T4
	Frontyard	Council artist residency	Local	D6
	Stone Villa Studios	Council artist residency	Local	D7
	Mackey Park Bowling Club (Concordia Club)	Live music venues - Clubs / RSLs	Local	B8
	Precinct 75 artist studios (proposed - dedicated to Council through VPA)	Artist studios	Local	Z1

Table 19 - Audit of all State Government cultural assets shown in Figure 23

Catchment	Cultural Spaces	Type	Hierarchy	Map Ref
1	Garry Owen House (Writers Centre, Callan Park)	Artist residency	Regional	N1
	The Parachute Ground	Artist studios	Regional	N2
	The Red Box	Theatre	Regional	N3

Figure 23 - IWC and non-IWC cultural asset network and walking Catchment map - all types of cultural assets



6.4.2. Performance and exhibition spaces

Performance and exhibition space forms a significant part of the cultural asset network in Inner West. As at 2020, the LGA is estimated to contain 114 performance and exhibition community spaces - eight (7%) are owned by IWC and 106 (93%) are non-Council-owned. Figure 24 maps Council-owned and non-Council-owned performance and exhibition spaces.

Museums

Museums and cultural heritage sites can be powerful assets for local economic development. They can inspire creativity, boost cultural diversity, help regenerate local economies, attract visitors and bring revenues. There is also increasing evidence that they can contribute to social cohesion, civic engagement, health and well-being¹. There is one IWC-owned museum, the Portuguese Ethnographic Museum of Australia, located within the LGA. The site is operated exclusively by tenants, with limited availability for use by the general public. A 2012 *Community Needs Research Study* found potential to reuse the space as a community venue if a suitable site could be found for the existing tenants. The Sydney Bus Museum in Leichhardt is the only other museum located within the LGA.

Galleries

There are three IWC-owned galleries in the LGA: Chrissie Cotter Gallery, Newtown ArtSeat and the recently renovated Fenwick Building in Balmain East. The Chrissie Cotter Gallery is a free gallery space available to emerging and established Inner West artists. The Newtown ArtSeat is an outdoor gallery – a permanent structure and local landmark in Newtown Square that combines public seating, artwork display and lighting. The site is highly visible and exposes any artwork to thousands of passers-by each day. It offers an outdoor art exhibition space where experimental and non-commercial art can be showcased.

There are 39 non-IWC owned gallery spaces located within the LGA, including 22 commercial galleries, six not-for-profit galleries, six gallery spaces for hire and three galleries in educational institutions. The majority of these have semi-regular opening nights which help to activate the LGA after dark and support the night-time economies of the local centres in which they are located.

Theatres

There are no IWC-owned purpose-built theatres in Inner West. There are four non-Council-owned theatres including the Old 505 Theatre and New Theatre in Newtown, Hellenic Art Theatre in Marrickville and La Boite Performance Space in Dulwich Hill. In addition, there is one State Government-owned regional theatre – The Red Box. This is a purpose-built aerial physical theatre space in Lilyfield. There are no theatres spaces in Catchment 2.

By comparison, the City of Sydney owns three purpose-built theatres: PACT in Erskineville, Tabernacle (Eternity Playhouse) and Sydney Town Hall. City of Canterbury Bankstown owns one – Bryan Brown Theatre & Function Centre.

Live music venues

Inner West is known for its thriving night-time economy with numerous live music venues throughout the LGA making it one of Sydney's most popular nightlife destinations. There is estimated to be approximately 70 live music venues in the LGA, of which IWC owns four (6%) (bowling clubs that are venues for live music) and 66 non-IWC-owned live music venues including:

- 55 live music venues in hotels, bars and cafes
- six live music venues in bowling clubs and RSLs (eg Petersham Bowls Club, Marrickville Bowls Club, Sydney Portugal Community Club)
- three purpose-built live music venues (eg The Red Rattler, Factory Theatre, Enmore Theatre)
- one live music venue in a church (eg Village Church Annandale)

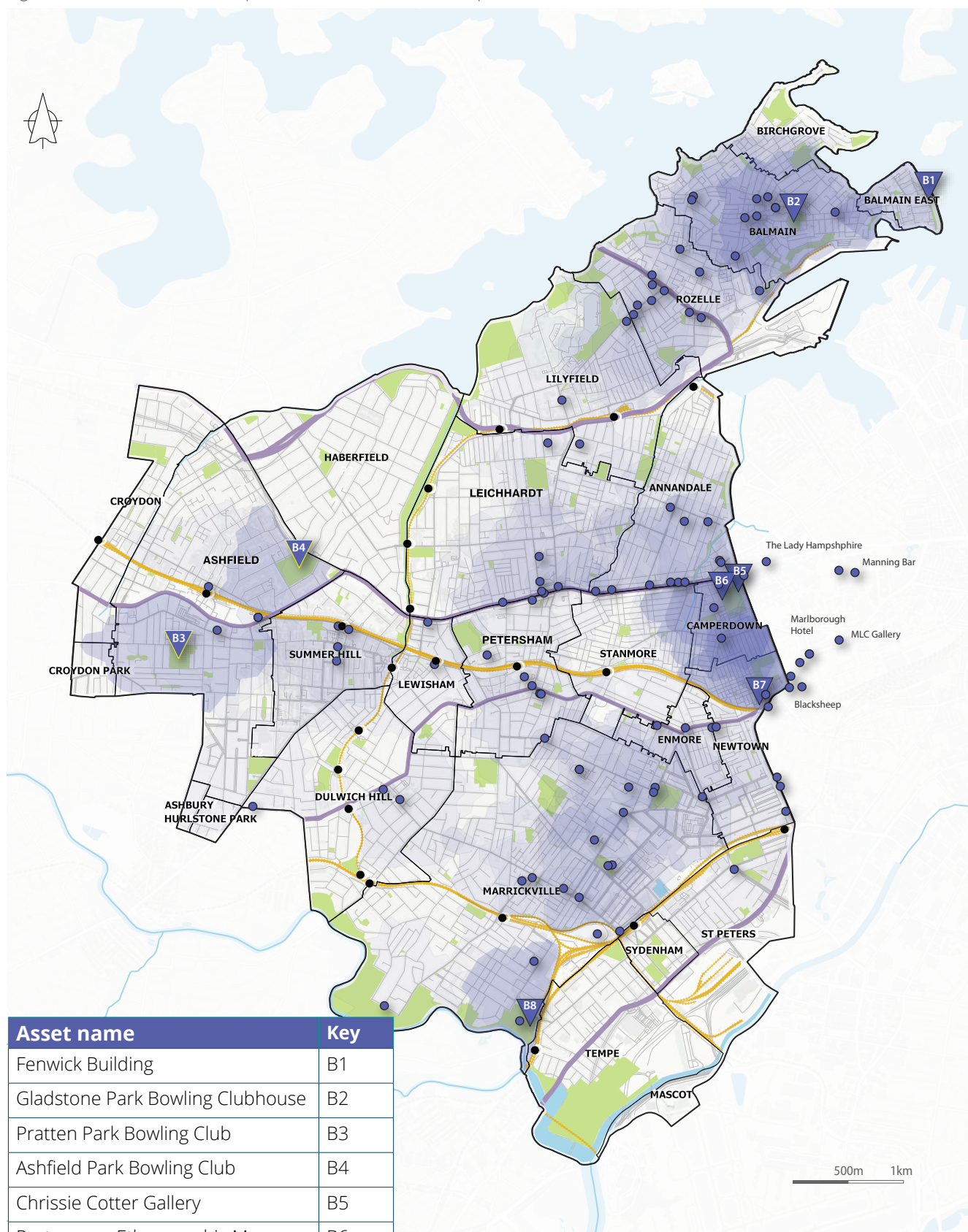
Town halls

While town halls are also places that can host performances, they have been mapped and categorised as community and participation spaces for their more general community benefit and multipurpose nature. The only town hall not included is St Peters Town Hall as it does not include any cultural functions or facilities.

See the following section for a more detailed audit of community and participation spaces.

1. Organisation for Economic Co-operation and Development (OECD) and the International Council of Museums (ICOM), Culture and Local Development: Maximising the Impact – A Guide for Local Governments, Communities and Museums, 2019

Figure 24 - All cultural assets - performance and exhibition spaces



Asset name	Key
Fenwick Building	B1
Gladstone Park Bowling Clubhouse	B2
Pratten Park Bowling Club	B3
Ashfield Park Bowling Club	B4
Chrissie Cotter Gallery	B5
Portuguese Ethnographic Museum of Australia	B6
Newtown ArtSeat	B7
Mackey Park Bowling Club (Concordia Club)	B8

▼ Council-owned cultural assets - performance and exhibition spaces

● Non-Council-owned cultural assets - performance and exhibition spaces

800m walking catchment

6.4.4. Community and participation spaces

Community and participation spaces support individual or collective use, such as makerspaces, community gardens, First Nations-led Keeping Places and multipurpose community centres that offer arts workshop spaces or support creative hobby groups and arts organisations. Figure 25 maps Council-owned and non-Council-owned community and participation spaces.

Makerspaces

There are no IWC-owned makerspaces and three non-IWC-owned makerspaces in Inner West. These include MakerSpace & Co, Splinter Workshop and Heartwood Creative Woodworking, all of which are located in Marrickville.

Town Halls

Council owns five town halls that are classified as cultural assets due to their substantial stages and back of house spaces. Some have sprung floors that are popular with community and seniors' dance programs. St Peters Town Hall does not provide these facilities and has therefore been excluded from cultural asset benchmarking. IWC aims to provide residencies, rehearsal spaces, workshops and programs in their town halls.

Men's Shed/Women's Shed

There is one Council-owned Men's Shed (Leichhardt Community Men's Shed) and there is a Women's Shed group that utilised the Seaview Hall in Dulwich Hill. There are two non-Council-owned Men's Sheds (Haberfield Men's Shed and Marrickville Men's Shed) in the LGA. There are no Men's Sheds in Catchment 1.

The sharing economy - music and tool libraries

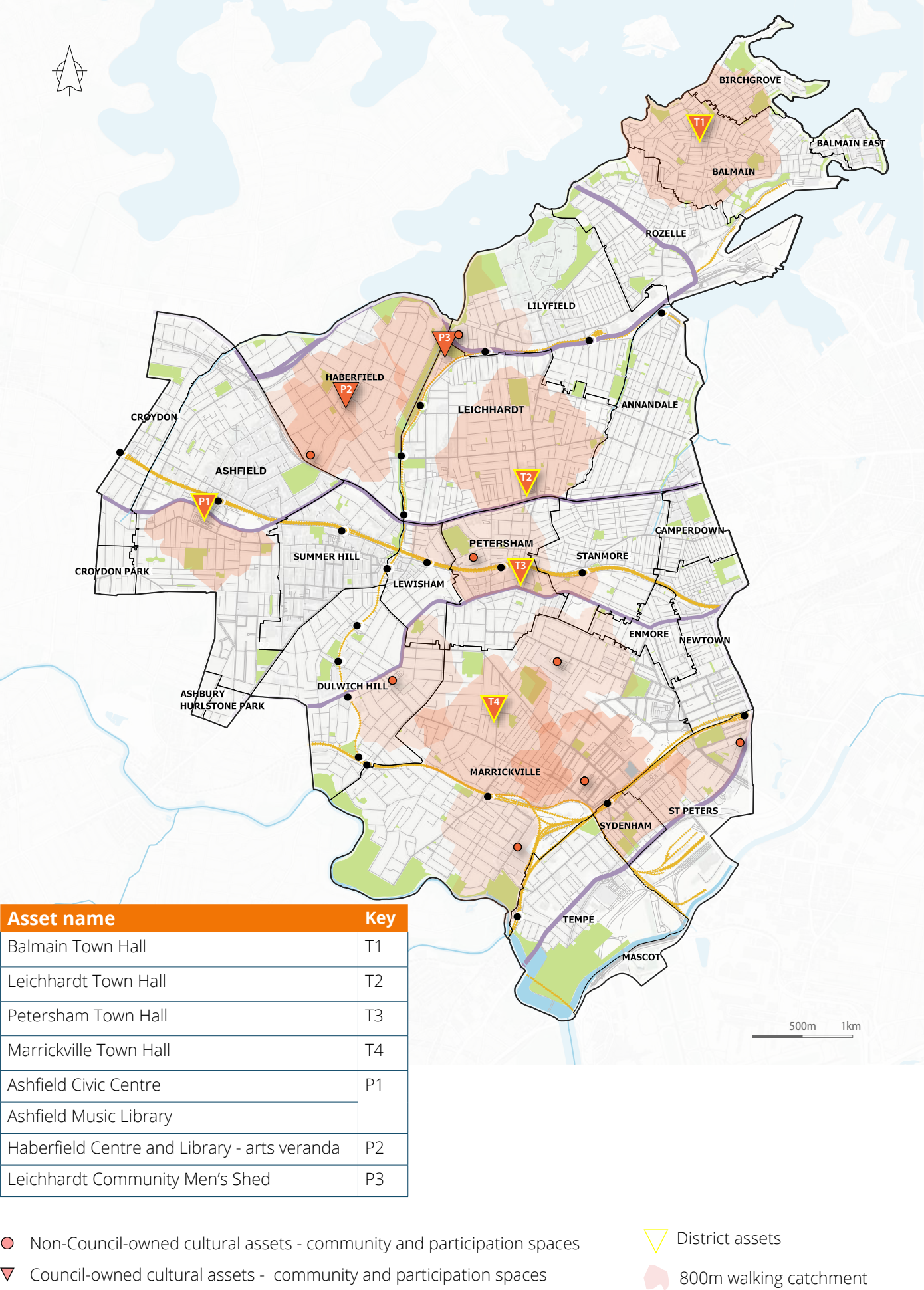
There is one Council-owned music library located at Ashfield Library. The collection comprises a range of string instruments including a banjo, mandolin, ruan, ukulele and left-handed guitars for loan.

There is 1 not-for-profit-run community tool library in the LGA, located in a garage under the Petersham Bowling Club.

Social assets with cultural uses

As discussed in *Part 2 Community asset benefits and trends*, social assets are increasingly playing an important role in providing space for the community to come together and participate in cultural and creative life. Currently, IWC's social assets including libraries, town/civic halls and community hubs, community centres and halls and venues for hire are all being used for the delivery of cultural and creative programs and activities. However, the only purpose spaces (eg wet rooms, activity space) are the town halls (which need to be modernised/upgraded/adaptively reused to remain well utilised).

Figure 25 - All cultural assets - community and participation spaces



6.4.5. Commercial and enterprise spaces

Commercial and enterprise spaces are those that belong to creative businesses (eg advertising, architectural, fashion design and photographic services) such as artists, creative manufacturing (like glass, jewellery and ceramics), creative publishing, creative digital media, music recording studios, film and video production, post production and distribution, cinemas, radio, television, web broadcasting, creative retailing (commercial art galleries, art or craft supplies retailing, music instruments retailing, book and record stores, antique goods, performing arts companies). These types of spaces allow people to live and work in the same LGA and support economic activity in the town centres and high streets.

Council does not currently provide any commercial and enterprise spaces. While Council to date has not directly provided these types of spaces, they can play an important role in the protection of these spaces through the statutory planning and development system.

Multipurpose business studio complex

Create NSW own and fund The Parachute Ground (including The Red Box) in Lilyfield, which provides affordable office, rehearsal and storage space for creative organisations and practitioners. This precinct also includes the Canal Road Film Centre, which is the largest specialised film and television production collective in Australia – its 80 businesses employ more than 500 technicians at any given time¹.

There is also one proposed artist studio complex (via VPA agreement) with a cumulative area (including shared toilet facilities) of approximately 239m² located within the ground floor of a building within Precinct 75 in St Peters.

Commercial artist studios

There are over professional 90 artist studios or commercial studio complexes (multiple artist/creative workshops/studios in one building) located within the LGA.

Cinemas

There are two cinemas in the LGA: Palace Norton Street and Dendy Cinemas Newtown.

Creative retail

Our audit shows that there are three creative retail shops in Inner West including Skein Sisters, Hypmotive Hub and Bobbin and Ink.

Motion picture and video production, post production and distribution

In addition to the Canal Road Film Centre, there are six motion picture and video production, post production and distribution businesses in the LGA including Clockwork Films, Peta Einberg Casting, The Editors, Redscope Films, Sydney Film & TV Studio and the Film Studio of Sydney. These are all located in the eastern half of the LGA.

Music studios

There are 22 music studios located in the LGA, again with a concentration in the eastern half of the LGA.

Photography studios

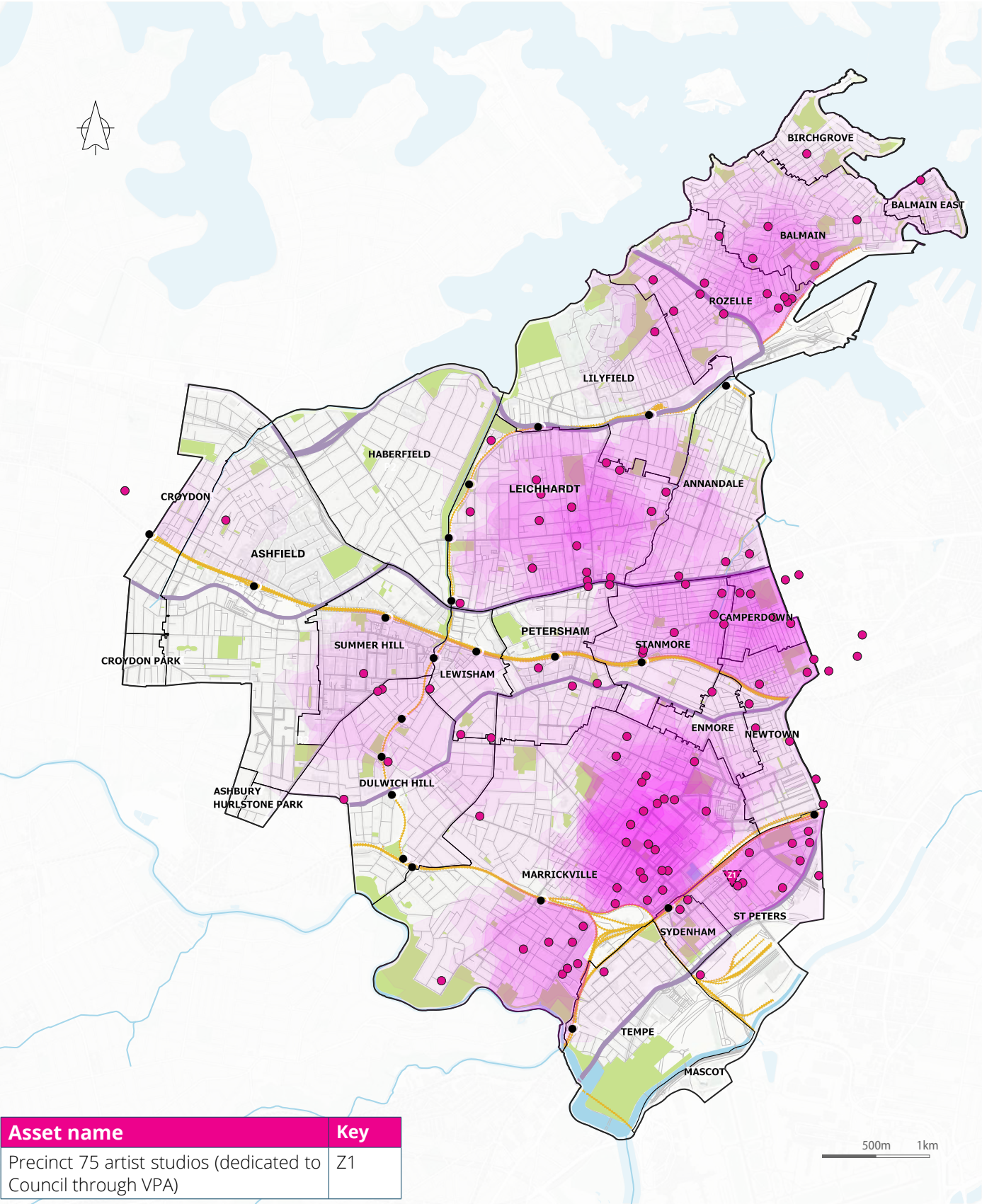
There are 12 photography studios located in the LGA.

Co-working and creative industries hubs

The LGA has a number of privately run co-working spaces, however there isn't a publicly owned "creative industries" hub for industries outside of film and theatre (Canal Road could be considered as a creative hub for film and theatre).

1 Creative Spaces and Venues Discussion Paper, Inner West Council, 2019

Figure 26 - All cultural assets - commercial and enterprise spaces



- Non-Council-owned cultural assets - commercial and enterprise spaces
- ▼ Council-owned cultural assets - commercial and enterprise spaces (proposed)
- 800m walking catchment

6.4.6. Practice, education and development spaces

Inner West Council plays an important role in the provision of space for practice, education and development through their artist residency program. As at 2020, the LGA is estimated to contain 35 practice, education and development community spaces – seven (20%) are owned by Council and 28 (80%) are non-Council-owned.

Artist residencies

Artist residencies can be very effective activators of underutilised community buildings with creative programs that engage and inspire residents and contribute to the local area or building. Council is an important provider of artist-in-residence spaces, with 16 studios in seven buildings across the LGA (Thirning Villa, Dawn Fraser Baths, Australia Street Art Camp, Whites Creek Cottage Waratah Room, Frontyard, Petersham Town Hall Caretakers Apartment and Stone Villa Studios). While Frontyard is technically a residency, the artist collective essentially acts as long-term anchor tenants who actively manage, share, program and activate their space through public events and venue hire. This is a relatively rare model in Inner West, and one that could be further explored.

Arts centres

There is one Council-owned local-level arts centre (Johnston Street Jazz/Annandale Creative Arts Centre) and no non-Council-owned arts centre in the LGA.

By comparison, the City of Sydney owns one local and two district arts centres (East Sydney Community and Arts Centre, Pine Street Creative Arts Centre, Joynton Avenue Creative Centre) and the City of Canterbury Bankstown's renowned regional facility, Bankstown Art Centre.

Acting school

There is one non-Council-owned acting school in the LGA, Actors Centre Australia located in Leichhardt.

Art school

There are five non-Council-owned art schools located within the LGA including Gallery NTK, Sydney College of the Arts, Sydney Community College - Rozelle campus, and Artspark Studio. The art schools are clustered in Catchment 1 (Rozelle and Lilyfield). There are no Council-owned art schools in the LGA.

Dance school

There are 17 dance schools located within the LGA including the NSW Ballet School in Balmain, and Rozelle School of Visual Arts, and a significant number of Latino dance schools. There is only one formal dance school located in Ashfield, however with the highest proportion of people born overseas, it is highly likely that groups are meeting up in parks and public spaces for group dance activities, rather than in a formal, paid school.

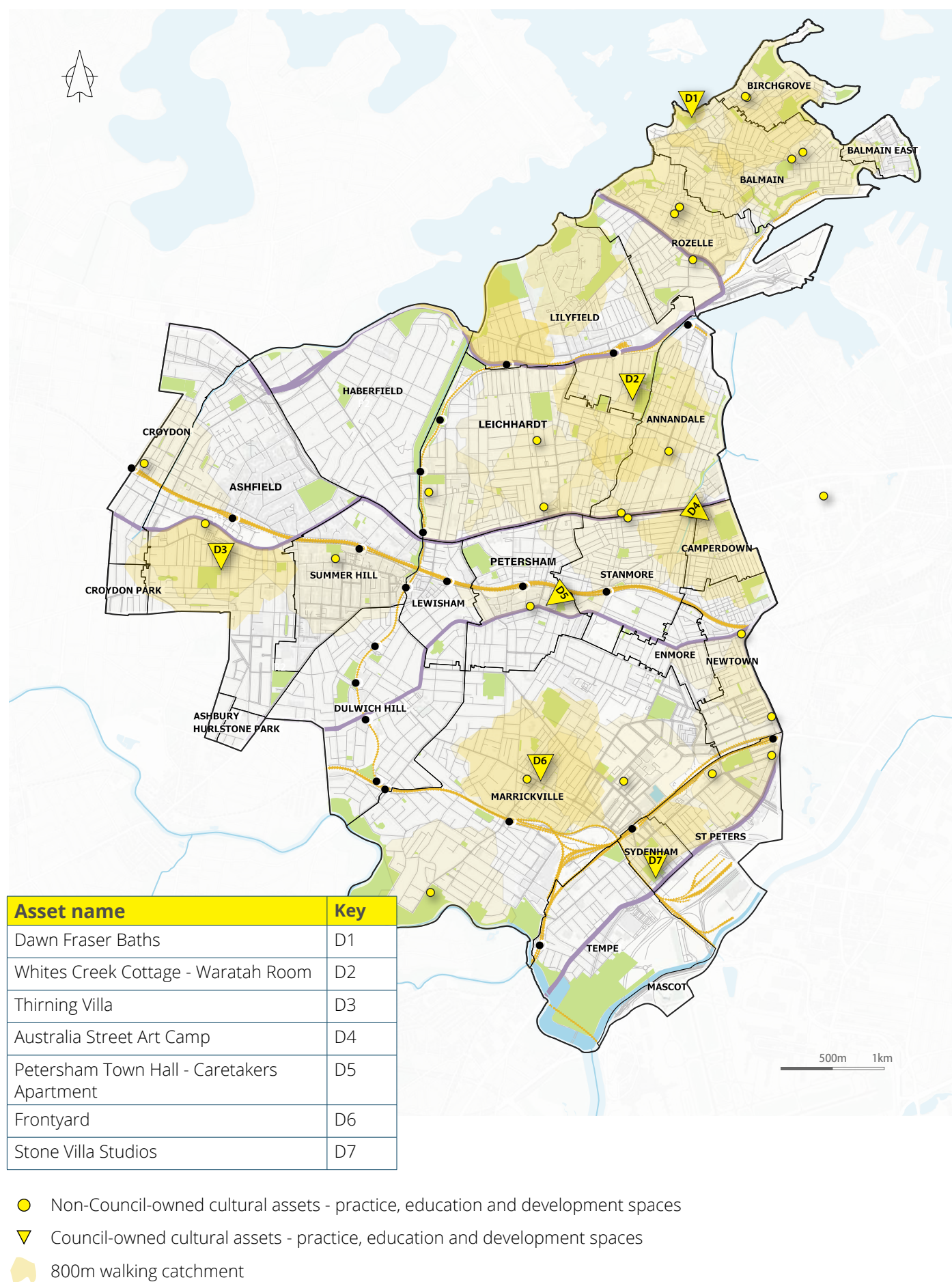
Rehearsal spaces

There are two rehearsal spaces located in the LGA including Ruby's Dance Hall and Sydney Actors Collective. Both are located in Marrickville.

Writers' centres

There is one writers' centre located in Callan Park, owned by State Government and one non-council owned writing school located in Leichhardt offering programs for schools children.

Figure 27 - All cultural assets - practice, education and development spaces



6.4.7. Festival, event and public spaces

Parks as cultural venues

"Urban parks have always been an important setting for arts and cultural programs. During the late 19th century, parks commonly hosted musical events. By the beginning of the 20th century, dance, theatre, and even the new medium of film began to be represented in parks programming... Parks can be a vital place for the cultural expression of a community and a city."¹

There are approximately 15 public parks within Inner West that are used to host major community celebrations and cultural events. Callan Park in Lilyfield is by far the largest outdoor "venue" that is available in the LGA (see Figure 28). In addition, there are 84 bookable park spaces for community celebrations which are evenly distributed throughout the LGA

Markets

Markets are one of the original public gathering places and "civic centres" for people from different cultures, communities and socio-economic groups. They can also help to renew and activate neighbourhoods, provide economic opportunity and access to fresh produce². Inner West is home to some of Sydney's oldest and most famous regular markets. Some of these markets take place on school grounds (eg Rozelle Collectors Market at Rozelle Public School and the Orange Grove Market at Orange Grove Public School), others on church grounds (eg Balmain Market at St Andrews Congregational Church), others on not-for-profit properties (Marrickville Organic Markets at Addison Road Community Centre). One of the newest markets is held at the Flour Mill in Summer Hill every second weekend.

Plazas and piazzas as cultural venues

There are four plazas/piazzas in the LGA that are used for events and celebrations: the Ashfield Civic Square, Newtown Square, Summer Hill Plaza and the Italian Forum in Leichhardt. All of these plazas present opportunities for improvement, activation and enhanced contributions to the character of their local place.

Streets as cultural places

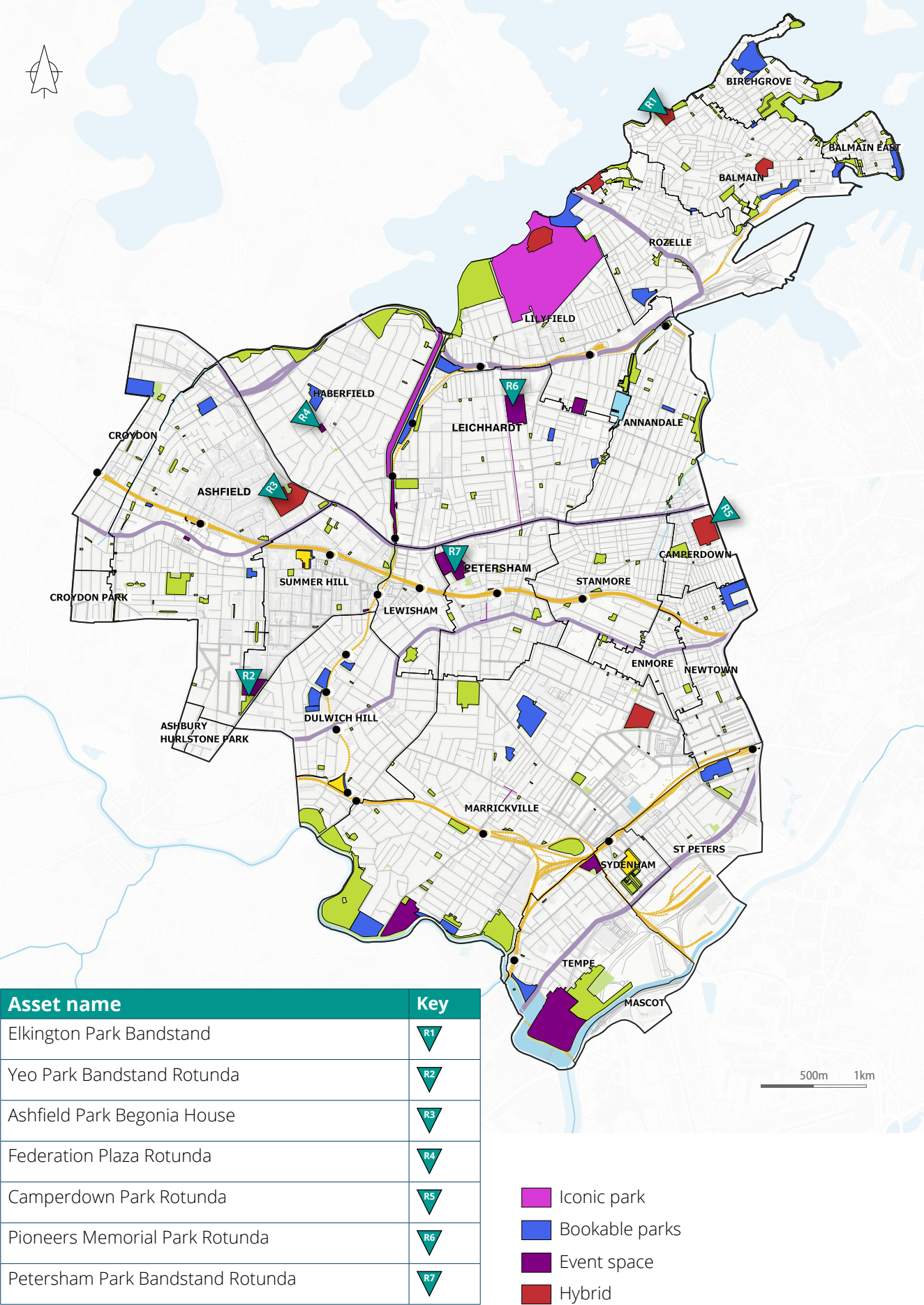
There are four neighbourhoods that close their high streets annually for neighbourhood celebrations including Marrickville Festival (Marrickville and Illawarra Roads), Summer Hill Neighbourhood Feast (Lackey Street and Smith Street) and Dulwich Hill Village Fair (Marrickville Road and Seaview Street) Bairro Português in Petersham (Audley and Fisher Streets).

Park Rotundas

There are seven rotunda/bandstands that can be hired for events such as weddings or concerts located within Council parks.

1 City Parks Forum, How Cities Use Parks for Arts and Culture Programs - City Parks Forum Briefing Papers 08, 2005
2 PPS, Endless Bounty: The Transformative Benefits of Public Markets, 2010

Figure 28 - Festival, event and public spaces - all ownership



6.4.8. Location and distribution

Across the LGA, cultural assets are inequitably distributed. Figure 25 highlights a intensity of cultural assets (all ownership) towards the eastern half of the LGA, and a lower provision of cultural assets in the western half of the LGA.

Overall, the distribution of cultural assets across Inner West is unequal, with a clear clustering of most types of cultural assets in the eastern half of the LGA - towards the border with City of Sydney.

The three regional-level cultural assets (all owned by State Government) are co-located in Catchment 1 towards the north of the precinct – the writers' centre at Garry Owen House in Callan Park, The Parachute Ground studio complex and The Red Box theatre. With the exception of the town halls, The Red Box is the only publicly owned purpose-built performance space in Inner West. Accessing these assets by public transport is challenging, with no train within 800m walk or any buses or light rail stops within a 400m walk.

Figure 25 highlights that Council-owned district level cultural assets tend to be located along the LGA's central band – along the Parramatta Road corridor. Local-level cultural assets are dispersed throughout the LGA.

Figure 25 also highlights a number of cultural clusters or corridors, where an intensity of cultural assets (publicly or non-Council-owned) are co-located in a precinct or are located on a high street or in an employment zone. These clusters or corridors are discussed in more detail in Part 7.0 and include:

- Iron Cove Recreation And Cultural Precinct in Lilyfield and Leichhardt, including the Canal Road Precinct
- Darling Street Cultural Corridor in Rozelle and Balmain
- Parramatta Road Urban Transformation Corridor connecting through Newtown, Annandale, Leichhardt, Lewisham, Summer Hill and Ashfield
- King Street/Enmore Road Cultural Corridor
- Marrickville-Sydenham Precinct

Only 30-40% of publicly-owned cultural assets are located within 200m of a high street in Catchments 1, 3 and 4. However, a number of the cultural assets that are not within proximity to a high street are co-located as part of one of the cultural corridors or clusters listed above, which makes these assets easier to activate and attract users though their destination appeal. The assets located in these clusters and corridors should be prioritised for protection and for upgrades to increase their capacity, visibility, utilisation and accessibility. Detailed utilisation for IWC cultural assets (where available) is provided in *Part 7 Summary of catchment provision and needs*.

Overall, with the exception of the town halls that have stage and performance facilities (five of the six) and the bowling clubs owned by IWC (functioning as live music venues), the recently completed arts veranda as part of the Haberfield Centre and Library is the only purpose-built cultural asset in the LGA.

Other potential gaps in the IWC-owned cultural asset provision include:

- purpose-built performance spaces – findings from the *Town Hall Master Plans August 2019 - Engagement Outcomes Report* indicate that the performance and presentation facilities in town halls are ageing and not equipped to be fit for purpose
- creation and production spaces
- higher order creative community participation spaces – there are no Council-owned creative arts centres in the LGA. Relying on privately-operated centres has issues, because there is no guarantee that these centres will continue to operate, particularly those leasing from private landlords. As a comparison, City of Sydney operate Pine Street Creative Arts Centre and the City of Canterbury Bankstown offers the Bankstown Arts Centre.

Opportunities to increase access to IWC purpose-built cultural assets are discussed in Part 7.

6.4.9. Quality and utilisation

The quality of each of IWC's cultural assets is assessed in further detail in *Part 7.0 Summary of catchment provision and needs*.

An important aspect of cultural asset quality is having access to purpose-built cultural functions and facilities, such as wet rooms for creative art, lighting, change facilities and staging for performance, exhibition spaces for exhibitions and other arts and culture-specific facilities.

As previously noted, IWC owns only one purpose-built cultural asset – the Haberfield Centre and Library arts and cultural verandah – and does not own any other cultural assets that have been built specifically for creative participation or viewing. This is despite having 1,300 local residents working in the creative industries and being known as the "cultural engine room" of Sydney. While there are some high quality non-IWC cultural assets that are purpose-built for arts and cultural participation and viewing, for example, Art Est on Lords Road is located on non-Council-owned land, these could be lost at any time to redevelopment. Other example of this are the not-for-profit or non-Council-owned and operated makerspaces that provide "messy and noisy", well-equipped workshop areas for the local community. These kinds of venues are challenged, like a lot of community-minded creative businesses in the area, to provide affordable spaces for the community, while also being financially sustainable not-for-profit businesses.

The condition and quality of IWC's cultural assets varies across the network. The *Lands and Property Strategy 2019* identified that IWC-owned cultural assets are ageing and require ongoing increasing operations, maintenance and capital renewal. The report also highlighted that they have low levels of utilisation.

The town halls and other heritage or historic buildings that are used as cultural assets are well loved by the community but are in need of improved maintenance, upgrades and modernisation and increased utilisation.

The challenges identified in the *Town Hall Master Plans August 2019 - Engagement Outcomes Report* include: internal spatial arrangements, Council assistance for hosting events and programs in the spaces, ageing amenities and furniture and buildings which are not compliant with the DDA. Recommendations in the *Engagement Outcomes Report* included investigating different management models for town halls (such as Council actively managing and programming the venues or appointing a lead tenant). Since the release of that report, Council has announced plans to transform Marrickville Town Hall into a live music and performance space, which is predicted to increase utilisation of the venue dramatically. Council has also indicated a desire to provide spaces within the town hall network for artist residencies, which would further help activate and increase utilisation of these cultural assets.

The only Council-owned museum and gallery are both located in single-storey brick buildings from the 1960s in the Camperdown Park precinct. These assets are ageing and have poor indoor/outdoor activation and presence in the precinct.

The *Land and Property Strategy 2019* also highlighted that population growth and urban renewal and development are decreasing available industrial sites that are traditionally home for the creative industry. The Strategy identified the opportunity to improve/increase IWC-owned creative spaces.

6.4.10. Benchmarked demand for cultural assets

Two benchmarks have been applied to cultural assets to understand future demand based on population growth.

Table 20 - Adopted cultural asset benchmarks for the CANS

Benchmark type		Facility type	Rate of provision
1	Floor space	All cultural spaces	20m ² of cultural space per 1,000 people
2	Number of cultural spaces	Major civic/performance space	One space per 100,000 to 150,000 people
		District cultural space	One arts and cultural space per catchment of approximately 20,000 to 30,000 people
		Local cultural space	Between three and four local arts and cultural spaces per catchment of approximately 20,000 to 30,000 people. This equates to a range of one local community space per 10,000 people (or three facilities per 30,000) to one local community space per 7,500 people (or four facilities per 30,000). There is an aim to deliver a local space in every suburb.

Benchmark 1: 20m² of cultural floor space per 1,000 people

Currently there is 18,059m² of publicly-owned cultural floor space within the IWC, including the three regional cultural assets owned by State Government. Of this, Council owns 11,159m² of floor space, including venues, galleries, museum, council artist residencies, town halls, Men's Shed, community arts and crafts spaces and bowls clubs (for live music). Without including the bowls clubs, there is 8,796m² of Council-owned cultural asset floor space.

Application of the recommended benchmarks broadly across the LGA results in an assumed above benchmark provision of floor space. However, it should be noted that much of this floor space is made up of lower quality town halls which are not purpose-built cultural assets. If town halls are also excluded, this leaves 1,537m² of Council-owned cultural floor space in the LGA.

Based on just the forecast population growth, and using the total floor space, the forecast population growth between 2016 and 2026 would trigger a demand for 363m² of additional cultural floor space and expected population growth between 2026 and 2036 would require a further 334m², equivalent to an ability to collect up to 696m² of new floor space through contributions.

Scenario 1 - Bowls clubs excluded, town halls included

2016 population-based cultural floor space benchmarking

In 2016, the population of the Inner West LGA was 192,022 and the cultural floor space owned by IWC was 8,796m². The application of this benchmark results in an above benchmark provision. This is equivalent to a provision of 46m² per 1,000 people.

$$192,022/1,000 \text{ people} \times 20\text{m}^2 = \text{demand for } 3,840\text{m}^2$$

$$8,796\text{m}^2 - 3,840\text{m}^2 = 4,956\text{m}^2 \text{ above demand}$$

2026 population-based cultural floor space benchmarking

In 2026, the population of the Inner West LGA is forecast to be 210,148 and the cultural floor space available is estimated to be 8,796m². The application of this benchmark results in an above benchmark provision of 4,593m² of cultural floor space. This is equivalent to a provision of 42m² per 1,000 people.

$$210,048/1,000 \text{ people} \times 20\text{m}^2 = \text{demand for } 4,203\text{m}^2$$

$$8,796\text{m}^2 - 4,203\text{m}^2 = 4,593\text{m}^2$$

2036 population-based cultural floor space benchmarking

In 2036, the population of the Inner West LGA is forecast to be 226,837 and the cultural floor space available for use is estimated to be 8,796m². The application of this benchmark results in an above benchmark provision 4,259m² of cultural floor space. This is equivalent to a provision of 39m² per 1,000 people.

$$226,837/1,000 \text{ people} \times 20\text{m}^2 = \text{demand for } 4,537\text{m}^2$$

$$8,796\text{m}^2 - 4,537\text{m}^2 = 4,259\text{m}^2$$

Scenario 2 - Bowls clubs excluded, town halls excluded

Because town halls are not purpose-built cultural assets and their floor space has been included in social assets benchmarking already, benchmarking has been applied excluding both bowls clubs and town halls.

2016 population-based cultural floor space benchmarking

In 2016, the population of the Inner West LGA was 192,022 and the cultural floor space owned by IWC is 1,537m². This is equivalent to a provision of 8m² per 1,000 people. The application of this benchmark results in a below benchmark provision of 2,303m² of cultural floor space.

$$192,022/1,000 \text{ people} \times 20\text{m}^2 = \text{demand for } 3,840\text{m}^2$$

$$1,537\text{m}^2 - 3,840\text{m}^2 = -2,303\text{m}^2$$

2026 population based cultural floor space benchmarking

In 2026, the population of the Inner West LGA is forecast to be 210,148 and the cultural floor space available is estimated to be 1,537m². This is equivalent to a provision of 7.3m² per 1,000 people. The application of this benchmark results in a below benchmark provision of 2,666m² of cultural floor space. 363m² of this benchmark gap is attributable to population growth between 2026 and 2036

$$210,048/1,000 \text{ people} \times 20\text{m}^2 = \text{demand for } 4,203\text{m}^2$$

$$1,537\text{m}^2 - 4,203\text{m}^2 = -2,666\text{m}^2$$

2036 population-based cultural floor space benchmarking

In 2036, the population of the Inner West LGA is forecast to be 226,837 and the cultural floor space available is estimated to be 1,537m². This is equivalent to a provision of 6.8m² per 1,000 people. The application of this benchmark results in a below benchmark provision of 3,000m² of cultural floor space. 334m² of this benchmark gap is attributable to population growth between 2026 and 2036

$$226,837/1,000 \text{ people} \times 20\text{m}^2 = \text{demand for } 4,537\text{m}^2$$

$$1,537\text{m}^2 - 4,537\text{m}^2 = -3,000\text{m}^2$$

Benchmark 2: Number of cultural assets benchmarking

Scenario 1 - Bowls clubs excluded, town halls included

Currently there are 22 IWC-owned cultural assets included as part of this benchmarking analysis, including:

- five district cultural assets (five town halls)
- 13 local cultural assets (excluding the four IWC-owned bowling clubs)

Number of regional cultural assets population-based benchmarking

As shown in Table 21, in 2020, there were no regional-level cultural assets in the Inner West LGA. This represents a below benchmark provision of regional cultural assets. Based on the 2016 population, there is an existing gap of 1.9 facilities, increasing to 2.1 by 2026 and 2.2 by 2036.

Table 21 - Number of regional cultural assets population-based benchmarking - LGA summary

Year	Population	Provision (2020)	Demand per 100,000 people	Gap
2016	192,022	0	1.9	1.9
2026	210,048	0	2.1	2.1
2036	226,837	0	2.2	2.2

Number of district cultural assets population-based benchmarking

As shown in Table 22, in 2020, there were a total of five district-level cultural assets. This represents a below benchmark supply of 1.4 district cultural assets based on the 2016 population, increasing to 2 by 2026 and 2.5 by 2036.

Table 22 - Number of district cultural assets population-based benchmarking - LGA summary

Year	Population	Provision (2020)	Demand per 30,000 people	Gap
2016	192,022	5	6.4	1.4
2026	210,048	5	7	2
2036	226,837	5	7.5	2.5

Number of local cultural assets population-based benchmarking

As shown in Table 23, in 2020, there were a total of 13 local cultural assets. This represents an existing below benchmark provision of between 6.2 and 12.6 local cultural assets based on the 2016 population, increasing to a gap of between 8 and 15 assets by 2026 and between 9.7 and 17.2 assets by 2036.

Table 23 - Number of local cultural assets population-based benchmarking - LGA summary

Year	Population	Provision (2020)	Demand per 10,000 people	Demand per 7,500 people	Gap range
2016	192,022	13	19.2	25.6	6.2-12.6
2026	210,048	13	21.0	28.0	8-15
2036	226,837	13	22.7	30.2	9.7-17.2

Scenario 2 - Bowls clubs excluded, town halls excluded

With town halls excluded, only the district-level hierarchy benchmarking is affected.

Number of district cultural assets population-based benchmarking

As shown in Table 24, in 2020, there were no district-level cultural assets. This represents a below benchmark supply of 6.4 district cultural assets based on the 2016 population, increasing to 7 by 2026 and 7.5 by 2036.

Table 24 - Number of district cultural assets population-based benchmarking - LGA summary

Year	Population	Provision (2020)	Demand per 30,000 people	Gap
2016	192,022	0	6.4	6.4
2026	210,048	0	7	7
2036	226,837	0	7.5	7.5

6.5. Summary of LGA wide needs

Need	Indicator
All community assets	
<p>New community hubs to provide equitable distribution and access across the LGA. Currently these are only located in the north of the LGA and district-level community hubs are needed in Catchments 2 and 4. Opportunities include:</p> <ul style="list-style-type: none"> • a new community hub, co-located with the Marrickville Library and Marrickville Town Hall • a new community hub in Leichhardt • consolidation of community space in Dulwich Hill around Seaview Street Hall • Repurposing the Ashfield Civic Centre as a future – potentially regional – community hub. 	<p>In highly urbanised and increasingly dense areas such as the Inner West LGA, the best practice approach is to provide district-level co-located community hubs to service catchments (or districts) in town centres and a number of local or neighbourhood-focused community spaces accessible in each suburb. Community assets in town centres increase visitation, economic viability and improve service delivery.</p> <p>There is a benchmarked gap of 4,550m² of community floor space by 2036.</p> <p>Deliver all future community assets in accordance with the guiding principles detailed in Part 5.2, including creating a network of library, social and cultural assets; locating future community assets near town centres, close to public transport and as part of co-located hubs to attract visitation, improve accessibility and activate town centres.</p>
<p>Leverage major renewal areas to deliver increased and improved community assets in growth areas. There will be the highest population growth to 2036 in Marrickville North (+5,472), Leichhardt (+5,049) and Ashfield South (+3,742). Developer contribution agreements should be informed by the community asset needs identified in this report. Opportunities include:</p> <ul style="list-style-type: none"> • the Bays West Precinct, with potential to unlock significant heritage and cultural assets along the Rozelle and Balmain Foreshore, including White Bay Power Station • any future planning for the Carrington Road Precinct in Marrickville 	<p>Previous engagement indicated that community and stakeholders are conscious that the Inner West population is growing and there is a need for more community assets to meet increased demand, especially in proximity to new development areas.</p> <p>IWC stakeholders were supportive of opportunities to deliver additional community assets through contributions planning to meet the needs of residents and workers (ERLS).</p> <p>IWC is working on a number of strategies and studies that will identify areas for growth within the LGA (eg the <i>Draft Housing Strategy</i> and the <i>South Area Urban Design Study</i>). Development unlocks opportunities for value sharing and delivering new community infrastructure. .</p> <p>Community assets help to connect people and neighbourhoods together to create social capital, social cohesion and community wellbeing.</p>
<p>Undertake a mobility and access assessment of public domain environments between Council-owned facilities and transport hubs, as well as the assets themselves.</p> <p>The study should include principles and practical design advice, as well as looking for opportunities to achieve "beyond minimum compliance" across the community asset network.</p>	<p>The <i>UN Convention on the Rights of Persons with Disabilities (CRPD)</i> and its Optional Protocol was adopted in 2006 and employs a broad categorisation of people with disability. Typically in Australia, focus is primarily on DDA compliance and access audits of buildings, however the evolving definition of disability, driven forward by the UN, requires councils to go "beyond compliance" and consider attitudinal and behavioural inclusion in addition to physical.</p> <p>Accessible community assets provide the foundation of inclusive participation. Anecdotally, a number of IWC community assets do not meet these universal inclusion principles but holistic assessments have not yet been completed.</p>

Need	Indicator
<p>Encourage the provision of communal community spaces within future high-density development (delivered through development) including music practice rooms and indoor/outdoor spaces for community gatherings and events.</p>	<p>The future increased population (35,000+) will most likely be living in high-density dwellings and will require both communal and public community assets to participate in community life outside of their apartments. People living in higher-density areas often need access to spaces outside the home to participate in cultural activities that may require more space than is available in an apartment. Ensuring there is adequate and fit-for-purpose cultural Infrastructure in proximity to higher-density areas will support participation.</p> <p>Other needed spaces include spaces for children's birthday parties, family events, spaces for students to study and spaces for larger groups to meet, celebrate, perform, practice, create, learn, recreate and relax. This can also include communal spaces within development such as music practice rooms and social and study spaces.</p>
Library assets	
<p>Improve and modernise IWC's branch libraries with improved/increased study space, improved information technology space and digital programming. Opportunities could include:</p> <ul style="list-style-type: none"> investigating the potential to relocate Leichhardt Library to Norton Street as part of a future community hub improvements to Balmain Library interior and access renewal of Stanmore Library in the long term Retain St Peters-Sydenham Town Hall Library in the short to medium term and investigate a longer-term use 	<p>A number of IWC's libraries are small which limits their ability to deliver high quality modern library services including access to digital technology and spaces for co-working and study.</p> <p>As indicated in <i>People Places: A guide for planning public library buildings in New South Wales</i>, online information services through the Internet are now at the core of a library's information and reference services and to cater adequately for future demand, a library needs appropriate space.</p> <p>Libraries are increasingly playing a pivotal role in navigating digital information and training for the community and this will be difficult for some of IWC's smaller libraries in heritage buildings moving forward (eg Balmain Library).</p> <p>There is a need to increase library floor space in Catchment 1, and there is also a proximity gap in the Lilyfield area. There is potential to improve the quality of the Balmain Library to improve its capacity (the library is well utilised with around 33,763 information requests annually).</p>
<p>Address the gap of flagship libraries in Catchments 1 and 3 by identifying opportunities to co-locate flagship libraries in these catchments. Opportunities could include:</p> <ul style="list-style-type: none"> an increase to floor space in Catchment 3 potentially through a new and relocated Leichhardt Library as part of a multipurpose community hub in the main street potential for the gap of one flagship/central library to be delivered in the Rozelle/Lilyfield/Whites Bay area as part of the Bays West Precinct 	<p>Catchments 1 and 3 have well below the LGA average library asset floor space – this is because there is no central/flagship library located in either catchment.</p> <p>These areas also have high forecast population growth and opportunities to leverage new or improved assets through development.</p>
<p>Prepare a Library Strategy to plan for the service needs and directions for IWC's libraries.</p>	<p>Recommendation of the IWC <i>Land and Property Strategy 2019</i>.</p>

Need	Indicator
Investigate feasibility of creating an Inner West History Centre and relocate current history services. This could potentially be located as part any future new flagship library around Rozelle/Whites Bay, in the Bays West Precinct.	Strategic Direction 4.1.4 of the IWC <i>Delivery Program 2018-2022</i> and <i>Combined Operational Plan and Budget FY20/21</i> .
Social assets	
Ensure there is equitable access to community hubs and multipurpose community floor space across the LGA through upgrading existing facilities or delivering new ones.	Currently there are only two community hubs (typically co-located, larger in size, staffed and programmed) in the LGA, which are both located in Catchment 2.
<p>Address the gap of local-level social assets in Catchment 2, particularly in the suburbs of Ashfield and Haberfield. These gaps could potentially be addressed through:</p> <ul style="list-style-type: none"> innovative solutions to increase the number of local-level spaces, such as an outdoor community pavilion in Ashfield Park (see Burwood Pavilion case study). delivering additional social and cultural floor space at the Ashfield Civic Centre, subject to the findings of the <i>Long-Term Accommodation Strategy</i>. 	All Catchments are reasonably close to the LGA wide average for social asset floor space, other than Catchment 2, which is well below the LGA wide average, in addition to being well below the 80m ² per 1,000 person benchmark. This catchment should be considered a priority for increasing quality multipurpose social asset floor space.
<p>Respond to the diversity of the Inner West community through the provision of community assets that reflect this diversity. Opportunities could include:</p> <ul style="list-style-type: none"> conversion of Newtown Town Hall into a Pride Centre with increased accessibility inclusion provision of youth spaces within future multipurpose hubs and inclusion of study space with access to technology in future improved library spaces delivery of a services hub for co-location of Indigenous services, groups and gathering and a cultural space for Indigenous programming (in Catchment 4) delivery of innovative community spaces in parks (see Burwood Pavilion case study) to support participation in cultural programs such as dance, tai chi and performance. Potential parks include Ashfield Park and Pratton Park continue to provide access to affordable spaces for participation in community, cultural and lifelong learning programs 	<p>In Inner West, cultural diversity is largely centralised within the suburbs of Ashfield, Croydon and Marrickville South, all of which have significantly higher proportions of residents born overseas compared to Greater Sydney and the Inner West LGA.</p> <p>Overall, the Inner West LGA has a higher SEIFA index score than Greater Sydney (1053 compared to 1018), indicating relatively low levels of disadvantage. However, some areas, such as Ashfield South (997.1), Marrickville (1006.5), Tempe (1007.5) and Ashfield North (1012.6), have lower SEIFA index scores indicating relatively high levels of disadvantage.</p> <p>Although the Indigenous population of Inner West (1.1%) makes up a slightly lower proportion compared to Greater Sydney (1.5%), suburbs such as Tempe (2.3%) and Lewisham (1.9%) have higher proportions of Indigenous residents.</p> <p>In Inner West, residents aged 12 to 24 years make up 13% of the population.</p>
<p>Make existing social assets work harder through refurbishment and increased capacity to ensure that they are designed to meet the needs of community programs and services. Opportunities could include:</p> <ul style="list-style-type: none"> upgrade of Tom Foster Community Centre to cater for the Newtown Neighbourhood Centre (NNC), which will relocate here following the conversion of Newtown Town Hall into a Pride Centre. town hall upgrades with modern furniture, basic presentation technology (at a minimum a PA system, wireless microphones, projectors, screens, WiFi, speakers and a modest lighting system). 	The <i>Land and Property Strategy 2019</i> identified the need to increase utilisation of community centres, halls and venues for hire, stating that "ageing buildings require ongoing increasing operations, maintenance and capital renewal. Low utilisation, capacity and functionality of buildings compared to the benchmark."

Need	Indicator
Complete an assessment of leased facilities, through a leased facility review to identify opportunities for co-location or relocation of isolated leased facilities to service hubs.	Co-located services can resource share, reduce costs and collaborate on outcomes more efficiently.
Cultural assets	
<p>Increase the provision of IWC-owned fit for purpose cultural assets to ensure long-term access for the community.</p> <p>There may be opportunities through future development for a purpose-built creative arts centre to be delivered as part of a developer contribution. Opportunities include:</p> <ul style="list-style-type: none"> • unlocking the potential of town halls as high functioning, fit for purpose cultural assets for performance, participation and viewing (asset specific needs are detailed in Part 7) • delivery of one IWC-owned district-level purpose-built creative arts space for cultural participation • delivery of one IWC-owned purpose-built performance space for rehearsal and performance 	<p>Excluding town halls and bowls clubs, IWC owns 8m² of cultural asset floor space per 1,000 people – well below the 20m² benchmark. The majority of cultural participation spaces are owned by the private or not-for-profit sector with no guarantee of long-term provision.</p> <p>There are no IWC-owned purpose-built performance spaces in the LGA.</p> <p>Stakeholders engaged by IWC identified that town halls may have limited appeal due to their large size, unsuitable stages and front of house and age, presentation, lack of sound and AV equipment and lack of venue management.</p> <p>The community satisfaction survey found that an increased number of residents placed greater importance on community centres and facilities between 2017 and 2018. However, findings from the same survey found that only 52% agreed that they have enough opportunities to participate in arts and cultural activities.</p> <p>Benchmarking indicates a below benchmark provision of one to three district-level cultural assets and up to 17 local cultural assets by 2036.</p>

Need	Indicator
<p>Implement plans and strategies to protect creative and cultural spaces within the LGA and leverage cultural asset outcomes through future planning and development. Interventions could include:</p> <ul style="list-style-type: none"> • applying the agent of change principle into planning and development processes to put onus on new developments to manage sound impact of nearby music venues • establishing new planning controls through the development of the new LSPS, LEP and DCP specific to supporting cultural uses in areas with strong traditions of cultural activity • embedding the creative and cultural character of key zones of Inner West Council in LSPS and in LEP and DCP protects the creative character of parts of the Inner West Council local government area and make these uses more deliverable. It is important that this takes a broad approach to culture, not only arts and culture but also culturally diverse places and practices • support low-risk, small-to-medium scale cultural activities by improving regulations and guidelines to encourage interim use of vacant buildings • partner with developers to protect, plan for and deliver creative uses in new developments, particularly where creative spaces already exist on a proposed development site <p>One of the key approaches to retain and increase cultural assets for cultural activities is the strategic use of IWC-owned properties. While this is a matter more for consideration within the cultural strategy (to be prepared), the investment of Council through its use of the existing property portfolio can have a catalytic impact. These spaces can be run by government agencies or leased at below market rate to a range of creative enterprises.</p> <p>See Section 5.1.2 for a full discussion around IWC's role in planning for cultural assets.</p>	<p>The IWC <i>Creative Spaces and Venues Discussion Paper</i> notes that while IWC has been active in supporting the arts, creativity and live music through a variety of programs, rapid urbanisation and gentrification of the LGA presents a significant risk of loss of local creative spaces, placing the network of cultural and creative assets at risk. Potential flow-on impacts may negatively impact the Inner West LGA's rich and vibrant places to live, work and visit and its reputation as the "cultural engine room of Sydney".</p> <p>Engagement with stakeholders by IWC indicated there was support for protecting/retaining industrial lands, with some expressing concerns that key industrially-zoned spaces that cater to the creative industries will be eroded and replaced with mixed use developments. While mixed use developments may include creative spaces, some feel that these do not sufficiently replace industrial lands (LSPS, ERLS).</p> <p>Future development along the Parramatta Road Urban Transformation Corridor will revitalise the area, however development could also result in rent increases, potentially pricing creative uses out. Different planning mechanisms to protect this creative cluster should be considered as part of the corridor renewal.</p> <p>The creative and cultural industries are an important economic and cultural factor in Inner West. In 2016-17, Inner West supported 4.3% of all cultural and creative industries jobs in Greater Sydney and generated 3.7% of all creative output (economy.id 2016). In 2017, there were an estimated 861 creative artists, musicians, writers and performers working in Inner West.</p> <p>The <i>Inner West Employment and Retail Lands Study</i> – Section 6.1.9 identified the need for the following:</p> <ul style="list-style-type: none"> • identify collaborative design solutions to deliver industrial creative spaces and venues that manage the mismatch between the spatial needs of messier and noisier forms of cultural and creative production and the creative spaces offered within existing and new mixed use developments • Council to preserve the affordability or affordable creative spaces in Inner West and consider how larger multipurpose space can be incorporated to allow for a wider range of activities, or co-located activities

Spaces for urban sustainability

Whilst outside the scope of the CANS, Council may also like to consider the potential for a district-level sustainability hub or resource centres within the LGA. The success of existing programs—including that they are oversubscribed, and are short on suitable spaces – demonstrates a need for strategically located sustainability centres accessible to all parts of the LGA.

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Part 7.0

Summary of catchment provision and needs



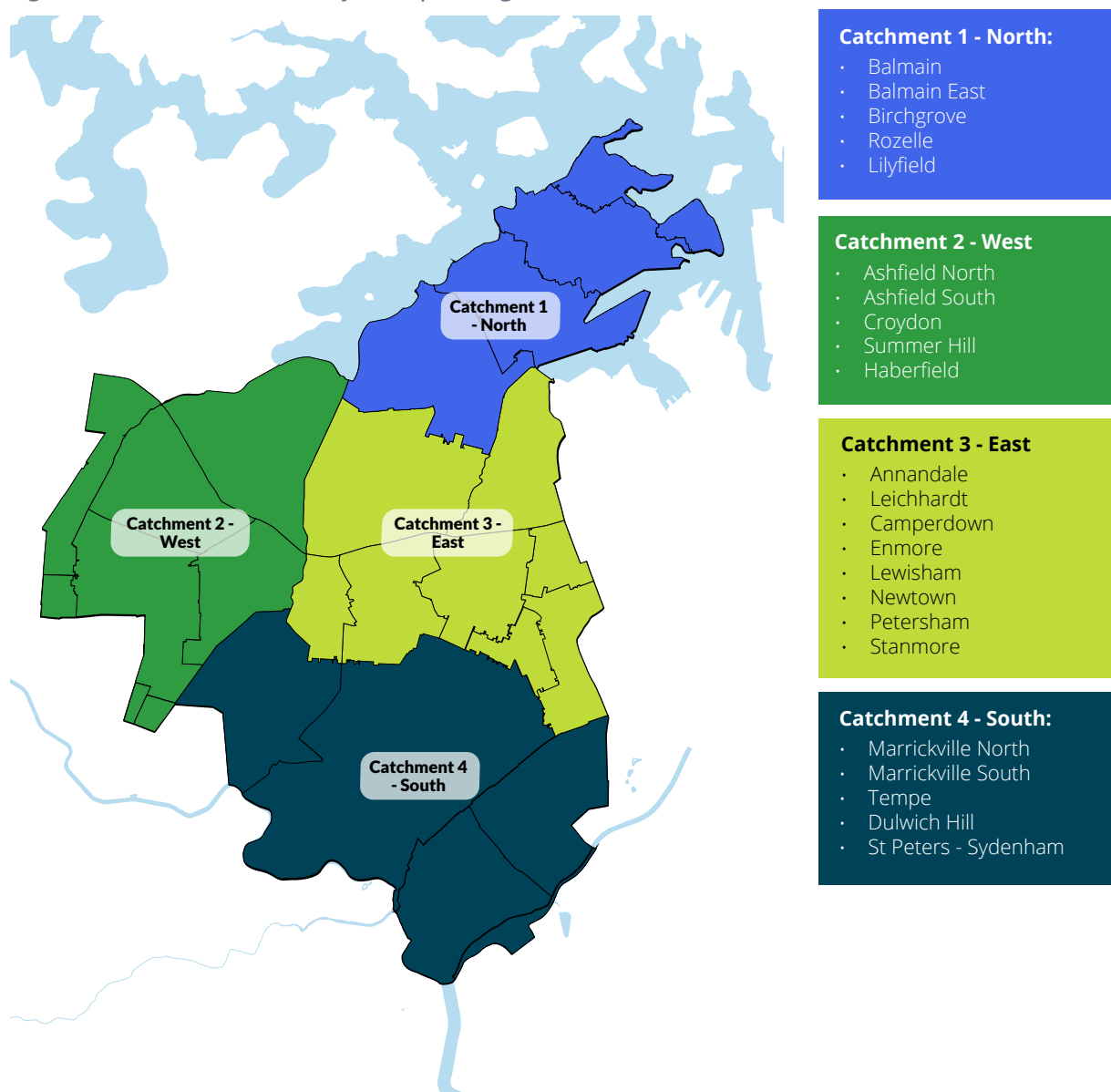
7.1. Introduction

This Part looks at the detailed community asset needs by planning catchment. It provides a detailed audit of all community assets within each catchment, evaluating capacity to meet demand against established benchmarks, and looks at the size, quality, and utilisation of each Council-owned asset. It recommends specific needs by planning catchment.

7.1.1. Planning Catchments

Figure 29 below provides an overview of the four catchments and the suburbs included in each.

Figure 29 - The CANS community asset planning catchments



7.1.2. Planning catchment comparison summary

Table 25 provides a summary of all community asset types by type and floor space and Table 26 assesses the number of square metres of floor space per 1,000 residents provided in each catchment as compared to the LGA wide average. The number of square metres per 1,000 people is based on the total floor space by community asset type available in the catchment divided by the total population for that catchment and multiplied by 1,000 people.

Combined, these tables highlight the following broad needs by planning catchment.

Libraries

Catchments 1 and 3 have well below the LGA average library asset floor space – this is because they do not have a central/flagship library located in their catchment.

There are opportunities to increase the floor space in Catchment 3 through co-locating library and community uses in or around the Leichhardt Town Hall.

There is a need to increase library floor space in Catchment 1 and there is also a proximity gap in the Lilyfield area. There is potential to improve the quality of Balmain Library to improve its capacity – the library is well utilised with around 33,763 information requests annually. There is potential for the gap of one flagship/central library to be closed with further investigation into establishing a central library in the Rozelle, Lilyfield or Whites Bay areas.

Social assets

All catchments are reasonably close to the LGA wide average for social asset floor space other than Catchment 2, which is well below the LGA wide average, and also well below the 80m² per 1,000 people best practice benchmark. This catchment should be considered a priority for increasing quality multipurpose social asset floor space. While Catchment 2 has the district-level Ashfield Civic Centre, Haberfield Centre and the Summer Hill Community Centre, there is a gap in provision of local social assets in Ashfield. This could be addressed through innovative delivery, with, for example, the installation of a community pavilion in Ashfield Park (see Burwood Pavilion case study). There may also be an opportunity to deliver more social asset floor space at Ashfield Civic Centre, subject to the findings of Council's Long-term Accommodation Strategy.

Cultural assets

Catchment 2 has the most significant below LGA wide average cultural floor space provision. The cultural floor space includes only small spaces such as those within Ashfield Civic Centre, Thirning Villa (an artist studio) and the arts veranda at the Haberfield Centre and Library.

While Catchment 4 has a seemingly high cultural floor space provision, this floor space is provided within a below benchmark number of cultural assets including Marrickville Town Hall (2,400m²), and two local spaces, Frontyard and Stone Villa Studios. There is a need and opportunity to deliver fit for purpose cultural assets within this catchment. This catchment also has the highest risk of loss of non-Council cultural floor space through future development and growth. There is the potential to address the gap of one district-level performing arts space within this catchment.

Catchment 1 has a lower than LGA wide average floor space provision and there may be opportunities through the future Bays West Precinct development for increased provision.

There is an identified gap of one creative arts centre – this could be located in either Catchments 2 or 4, both of which have below benchmark provision.

Table 25 - Summary of community assets by type

	Total floor space in 2020			Total number (excluding bowls clubs)			Population		
	Library	Social	Cultural*	Library	Social	Cultural	2016	2026	2036
C1 (North)	577m ²	2,098m ²	1,301m ²	1	6	4	34,050	34,864	38,959
C2 (West)	2,401m ²	1,950m ²	838m ²	1	5	3	45,412	49,254	52,941
C3 (East)	1,550m ²	4,974m ²	3,934m ² **	2	8	8	61,937	67,568	73,140
C4 (South)	3,705m ²	4,575m ²	2,723m ²	2	8	3	50,623	58,462	61,797
LGA total	8,231m ²	13,597m ²	8,796m ²	6	27	18	192,022	210,148	226,837

* Cultural floor space does not include bowling clubs, given they have limited cultural accessibility other than for live music for over 18s

** Cultural floor space in Catchment 3 is high because this include two town halls and other catchments only have one.

Table 26 - Comparison of m² per 1,000 residents by catchment and across the LGA

		Catchment 1 (m ² per 1,000)	Catchment 2 (m ² per 1,000)	Catchment 3 (m ² per 1,000)	Catchment 4 (m ² per 1,000)	LGA (m ² per 1,000)
Library assets	2016	17	53	25	73	43
	2026	17	49	23	63	39
	2036	15	45	21	60	36
Social assets	2016	62	43	80	90	71
	2026	60	40	74	78	65
	2036	54	37	68	74	60
Cultural assets	2016	38	18	64	54	46
	2026	37	17	58	47	42
	2036	33	16	54	44	39

7.2. Catchment 1: North

Suburbs:

Balmain, Balmain East, Birchgrove, Rozelle and Lilyfield

Population:

2016: 34,050 residents and 9,554 workers

2036: 38,959 residents and 12,222 workers*

**Note the redevelopment of the Bays West Precinct remains under assessment by the NSW State Government.*



7.1.3. Catchment overview

Community and place

In 2016, the population of this area was 34,050 with 9,554 workers. This is expected to increase to 38,959 residents and 12,222 workers by 2036 (see Table 28). It has a concentration of affluent residents with some of the LGA's highest levels of household income and higher education. This catchment also has a higher proportion of babies and pre-schoolers and school children. This catchment has the lowest forecast residential population growth compared to the other catchments.

This area of Inner West has a distinctive geography owing to its location on the peninsula, with views over the harbour and White Bay Power Station. The spatial geography of this area tends to limit moveability of this population to the other planning catchments within the LGA. It is primarily a local catchment however it does attract visitors and tourists to the area. The Bays West Precinct containing White Bay Power Station and connections to Glebe Island Bridge and Anzac Bridge are also located in this catchment.

The area's industrial and labour history has shaped its character, with many small colonial cottages and narrow foreshore terraces that housed workers.

The suburbs of Balmain, Balmain East and Birchgrove are characterised by short blocks and narrow streets, with a varying lot size pattern. It is highly walkable. Residents value living in 'a village right on the edge of the city' and the creative, progressive and cultural character of the neighbourhood.¹

The suburbs of Rozelle and Lilyfield are located on the peninsula between Iron Cove and White Bay. Public transport accessibility is currently by bus only, but could improve with the delivery of Sydney Metro West, if supporting bus services are also provided. Sydney College of the Arts and Callan Park Hospital are located within this area. There are pockets of industrial lands on Balmain and Victoria Road.

1 LHS

7.2.1. Key future influences

Inner West Local Housing Strategy

This area of Inner West includes the suburbs of Balmain, Balmain East, Birchgrove, Rozelle and Lilyfield. The LHS identifies a number of short-term investigation areas within Catchment 1 that will deliver additional dwellings over the long-term (2026 onwards). These are:

- The Bays West Precinct
- Lilyfield East and West
- The 'Balmain opportunity site' at 4 Jubilee Place, Balmain, as stated on page 165 of the Inner West Local Housing Strategy.

The population projections for this catchment are shown in Table 27 below. The NSW State Government is continuing investigations into the redevelopment of the Bays West Precinct, the projections will be revised when the Governments' planning investigations are completed

Table 27 - Catchment 1 - Residential population forecasts from Elton's Population Review (2020)

Suburb	Population 2016	Population 2026	Population 2036
Balmain	11,146	11,157	11,434
Balmain East	2,053	2,052	2,057
Birchgrove	3,415	3,400	3,712
Rozelle	9,348	9,659	12,366
Lilyfield	8,088	8,596	9,390
Total	34,050	34,864	38,959

Inner West Employment and Retail Lands Study and Strategy

ERLS has identified Rozelle and Balmain as Town Centres, Balmain East as a Local Centre, and Rozelle West, Lilyfield Road, and Orange Grove as Neighbourhood Centres. The ERLS stated that it is best practice for community facilities to be located within employment town centres for reasons of accessibility and visual prominence. Co-locating community and cultural facilities, services and meeting rooms can also support emerging industries and community groups. Should the subsequent demand analyses of this study identify that future community facilities are needed in Catchment 1, decision-making should be mindful to ensure that community facilities should be catered to foster a dual community and economic clustering role for emerging industries and communities.

The numbers of existing and future worker projections for Catchment 1 are shown over the page in Table 28 and have been derived from information contained within Inner West Council's *Employment and Retail Lands Study 2020*. Part 5.4 *Benchmarking approach* of this report has previously explained how workers' demands do not form part of the benchmarking process nor will form part of the future infrastructure contributions nexus, however to explore potential opportunities to increase utilisation by workers and how Council may support emerging industries through its community facilities, the following analysis is given to estimate worker demands and where they are located.

Table 28 - Catchment 1 - Worker population forecasts from Elton's Population Review (2020)

Suburb (Catchment 1: North Catchment)	Total workers 2016	Total workers demand 2016 (with 31.1% reduction)	Total workers 2026	Total workers demand 2026 (with 31.1% reduction)	Total workers 2036	Total workers demand 2036 (with 31.1% reduction)
Balmain	1,045	717	1,233	847	1,421	976
Balmain East	1,264	868	1,438	987	1,612	1,107
Birchgrove	1,045	717	1,191	818	1,337	918
Rozelle	4,549	3,125	5,876	4,036	7,203	4,948
Lilyfield	1,615	1,134	1,818	1,249	1,986	1,364
Total demand analysis		6,561	N/A	7,937	N/A	9,313

Major projects and future transformations

The Bays West Precinct

The major redevelopment opportunity in this catchment over the next 20 years is the redevelopment of the Bay Precincts by the NSW State Government. The ERLS identified that planning for the Sydney Metro West includes a station at the Bays West Precinct to support a major transformation of this precinct.

Callan Park Master Plan

Currently, Callan Park area that is limited to community uses by the *The Callan Park (Special Provisions) Act 2002* (CPA). However, the 2020 Master Plan has identified the following priority opportunities for community and cultural assets:

- adaptive reuse of the Cane Room B512 for a community use complementary to the park setting
- explore opportunities for enabling appropriate buildings across the site including buildings at Callan Point to be used for community uses, for cultural and artistic purposes, for mental health, for cafes and other low key commercial uses
- reuse The Stables and other heritage buildings as a setting for community uses complementary to the Writing NSW creative precinct
- expansion of community/cultural facilities complementary to Writing NSW

7.2.2. Community asset provision summary

Library assets

There is one branch library within Catchment 1, the Balmain Library, and two non-Council owned libraries – the University of Tasmania Library and the Balmain Hospital Health Library.

See Figure 30 for a map of libraries within Catchment 1.

Figure 30 - Catchment 1 - library map: inventory and distance catchments



Council-owned libraries

Branch Library	Key
Balmain Library	U1

Non-Council-owned libraries

Branch Library	Key
University of Tasmania Library	X1
Balmain Hospital Health Library	X2

Social assets

The total existing Council-owned community facility floor space available is 2,098m² across seven assets that are being generally well utilised. Council's Building Assessment Reports (2018) found that all community buildings' building lifespans exceed the time frame of this study to 2036.

There is one district-level Council-owned social asset located in this catchment area – Balmain Town Hall. Balmain Town Hall is identified by the Employment and Retail Lands Study as a historical community space for live music and arts.

There are six local-level community facilities: Hannaford Community Centre, Clontarf Cottage, Jimmy Little Community Centre, Whites Creek Cottage, Whites Creek Stables and Balmain Occasional Care.

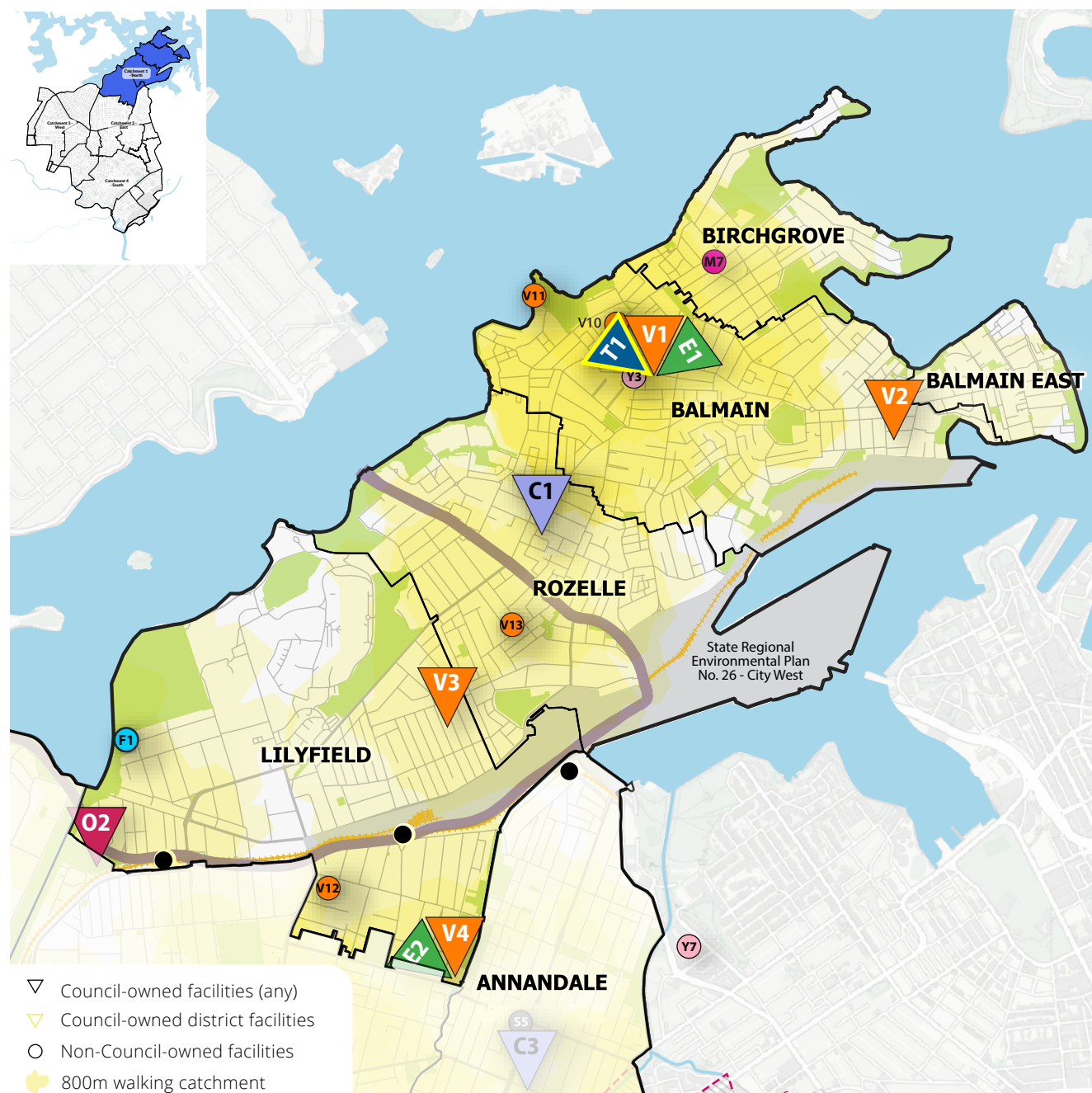
Rozelle, as a hub for arts and live music with its Hannaford Community Centre, is identified as an important community space in this area. The Centre is staffed, programmed and well located, resulting in high utilisation.

Additionally, the Balmain Glasshouse (40m²) is noted as a Council-owned building for community services within Council's Property and Assets portfolio. However, it is a specialised facility that is purpose-built for environmental uses. As its floor space cannot be hired or used by the community in the typical sense of community hireable space, its floor space is not included in this study's benchmarking process although the facility is identified by this strategy's community asset inventory.

There are also a number of non-Council-owned community spaces that are available for use by the general community. These are mapped on Figure 31 over the page. Most notably, one of the LGA's largest dedicated function centres, Le Montage, is located in this catchment, along with a number of pubs that offer spaces for hire, and a good-sized meeting room as part of St Johns Church in Birchgrove. Non-Council-owned spaces cannot be considered in the floor space benchmarking process, however, they still form an important part of the community space network in this catchment, especially as larger spaces for events and celebrations.

See Figure 31 for a map of social assets within Catchment 1.

Figure 31 - Catchment 1 social asset summary map: inventory & walkable Catchments



Council-owned community spaces

Town halls	Key
Balmain Town Hall (district)	T1
Community centres	Key
Hannafoord Community Centre (local)	C1
Community halls/venues for hire	Key
Balmain Occasional Care (local)	V1
Clontarf Cottage (local)	V2
Jimmy Little Community Centre (local)	V3
Whites Creek Cottage and Stables (local)	V4
Environmental	Key
Balmain Glasshouse (local)	E1
Rozelle Bay Community Native Plant Nursery	E2

Non-Council-owned community spaces

Function centre	Key
Le Montage (regional)	F1
Community halls/venues for hire	Key
Riverview Hotel (local)	V10
Balmain Rowing Club Hall (local)	V11
Leichhardt Bowling Club (local)	V12
3 Weeds (local)	V13
Meeting rooms	Key
St John's Hall Meeting Room (local)	M7

Cultural assets

In 2020, the Council-owned cultural floor space in Catchment 1 was 1,301m². Excluding town halls, this reduces to 151m².

There are also three State Government-owned regional assets located within the LGA, all located in this catchment: The Parachute Ground (studio complex with affordable office, rehearsal and storage space for creative organisations and practitioners) and The Red Box (a purpose-built aerial physical theatre rehearsal space owned by Arts NSW) in the Canal Road Precinct in Lilyfield and Gary Owen House (Writing NSW) in Callan Park, Balmain. The other three catchments have no regional-level cultural assets. Together these regionally significant cultural spaces form the Iron Cove Recreation and Cultural Precinct, which was originally identified in the *Leichhardt Community and Cultural Plan 2011- 2021*, and remains relevant today. It stretches from Callan Park – which contains Aboriginal sites of significance including rock engravings and middens – through to the recently completed Greenway that runs along Hawthorne Canal and light rail corridor, connecting to Summer Hill and Lewisham.

Sitting off the coast, to the north of Balmain is Cockatoo Island - a UNESCO World Heritage site and internationally recognised cultural event venue.

There is one Council-owned district space located in this catchment area – Balmain Town Hall. Balmain Town Hall is identified by the Employment and Retail Lands Study as a historical community space for live music and arts. However its utilisation is low, suggesting the facility requires upgrades to remain fit for purpose in the future.

There are four local-level Council-owned cultural spaces: two artist residency spaces (Dawn Fraser Baths and Whites Creek Cottage - Waratah Room), one RSL live music venue (Gladstone Park Bowling Clubhouse) and one gallery space (Fenwick Building – cafe gallery space). This catchment also comprises a number of outdoor venues including Rozelle and Balmain Markets which run weekly out of school and church grounds. Callan Park has up until recently been home to Laneway Festival.

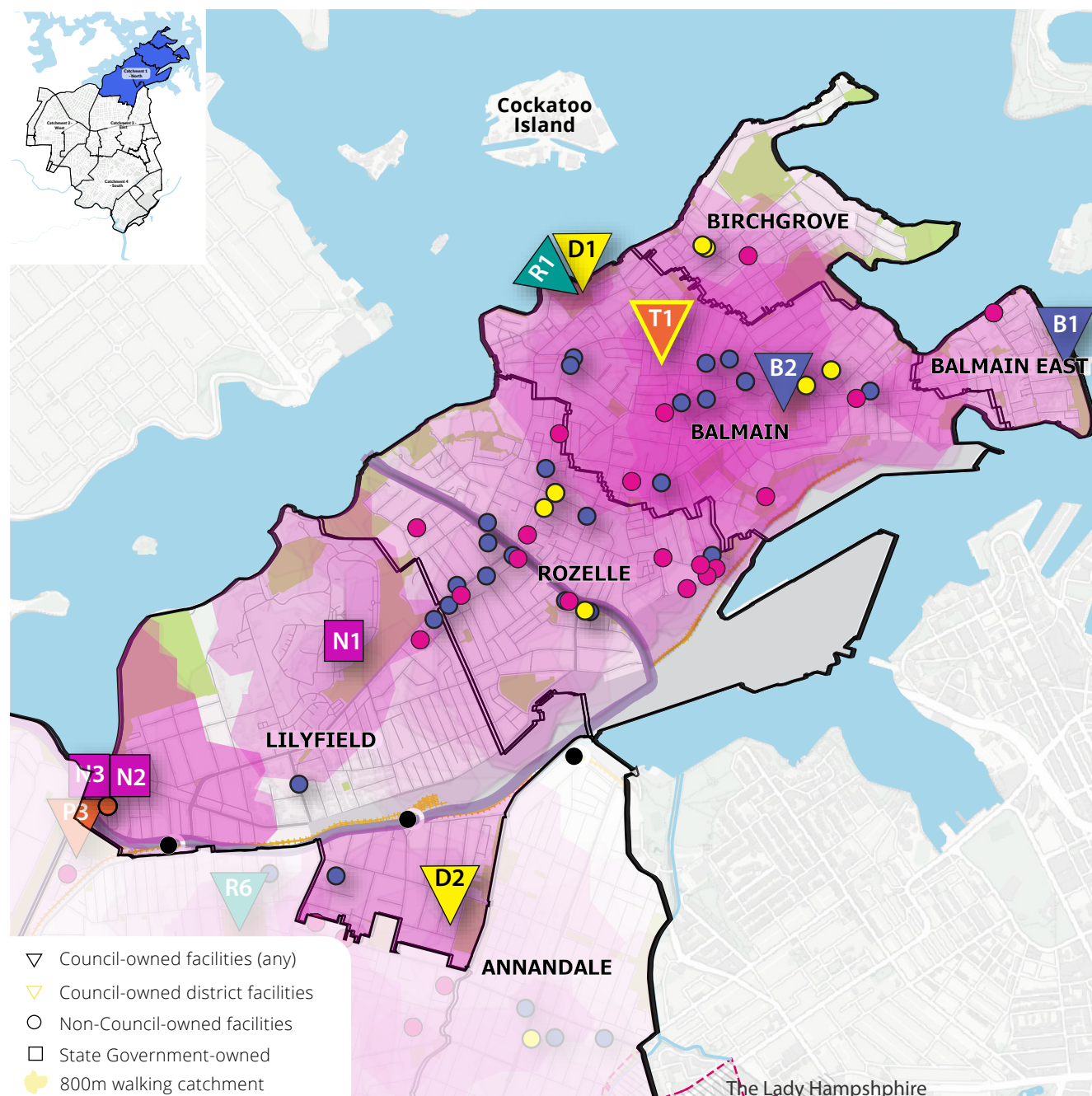
There are around 60 non-Council-owned cultural spaces in this catchment with a high level of provision of performance and exhibition spaces (including 10 galleries and 14 live music venues) and commercial and enterprise spaces (including artist, photography and music studios). Additionally, there are three art schools and six dance schools and one Men's Shed. Non-Council-owned spaces cannot be considered in the floor space benchmarking process, however, they still form an important part of the cultural space network in this catchment, especially as larger spaces for events and celebrations. These are mapped on Figure 32 over the page.

The map illustrates a concentration of cultural spaces along Darling Street – connecting from Callan Park through to Balmain East Ferry Wharf, via a number of artist studios, galleries (including Kate Owen Gallery, a contemporary Aboriginal art gallery), art and dance schools (Rozelle School of Visual Arts, the NSW Ballet School), live music venues (primarily pubs) and community market sites such as the historic Rozelle Collectors Market held in Rozelle Public School.

In summary, this catchment has good provision of cultural spaces, however a number of them are located in heritage buildings or precincts which can limit the spaces' ability to be multipurpose. Upgrades to the Balmain Town Hall and Library and the Bays West Precinct and the Callan Park Master Plan present the biggest opportunities to enhance the provision of cultural spaces in this catchment in the future.

See Figure 32 for a map of cultural assets within Catchment 1.

Figure 32 - Catchment 1 cultural space summary map: inventory & walkable Catchments




Council-owned cultural spaces

Community and participation spaces	Key
Balmain Town Hall	T1
Practice, education and development spaces	Key
Dawn Fraser Baths	D1
Whites Creek Cottage - Waratah Room	D2
Performance and exhibition spaces	Key
Fenwick Building	B1
Gladstone Park Bowling Clubhouse	B2
Commercial and enterprise spaces	Key
Council does not own any commercial and enterprise spaces	

Festival, events and public space	Key
Elkington Park Bandstand	R1
NSW State Government-owned	Key
Garry Owen House (Writers Centre, Callan Park)	N1
The Parachute Ground	N2
Red Box Theatre	N3

7.2.3. Catchment 1 - Community assets building snapshots

The below tables describe the existing Council-owned community assets in their current context. A copy of the Building Summary Reports are available on Council's website.

Balmain Town Hall	
<p>Description</p> <p>Balmain Library is part of the Balmain Town Hall building complex. The complex comprises the town hall, meeting rooms, the library, the archive, the caretaker's residence and courtyard plus gardens. This is a heritage-listed building dating from 1888, when Balmain was a municipality. In 2009 the entire building was refurbished at a cost of approximately \$4.9 million, increasing the library floor space to 557m². The remaining community floor space of this facility is 1,150m².</p> <p>Inner West Council has allocated \$1,002,000 to site renewal over 21/22.</p>	
<p>Building life cycle analysis</p> <p>The remaining useful life of the facility is 68 years (2088).</p>	<p>Utilisation of the facility</p> <p>Balmain Town Hall has one of the lowest levels of utilisation in the Inner West LGA (10%).</p>
<p>Challenges</p> <ul style="list-style-type: none"> • Ageing heritage buildings require ongoing increasing operations, maintenance and capital renewal. No heating or cooling facilities. • Due to age and heritage requirements, capital renewal works are costly and likely have latent conditions that require contingency allowance. • Heritage status limits the building's ability to be multipurpose and flexible. • Renewal of furniture must be factored into capital projects. • Limited storage capacity. • Not a popular venue for hire/use, low utilisation. It is suggested that low levels of utilisation may not be because of a lack of demand, but because the facilities are ageing. 	<p>Opportunities</p> <ul style="list-style-type: none"> • Heritage building is of historical importance as a community facility. • Large capacity and size and flexible space for functions. • Located in a main street with high public domain amenity. As it is in an employment centre, there are opportunities to support emerging industries to boost utilisation of the building. • Located close to other community spaces including the library and PCYC.

Balmain Occasional Care

Description

Located at the rear of the Balmain Town Hall, the Balmain Occasional Care facilities offer childcare services, however there is also a community venue hire space of around 86m² that has capacity for 70 people. The childcare service is approved by the Department of Education and Communities to provide flexible care for families with children from birth to five years of age.



Building life cycle analysis

Remaining life is 40 years (2060).

Utilisation of the facility

The centre is bookable for parties on the weekend. Utilisation date not available.

Challenges

- Limited to hire for children's events.
- Although located along a main street, as it is located behind Balmain Town Hall, the building has no visual prominence.
- Ageing heritage buildings require ongoing increasing operations, maintenance and capital renewal.
- Due to age and heritage requirements capital renewal works are costly and likely have latent conditions that require contingency allowance.
- Limited technology support.

Opportunities

- Heritage building is of historical importance as a community facility.
- Centrally located along Darling Street (main street).
- Play areas and garden space can be used by hirers.

Balmain Glasshouse

Description

The original glasshouse was built by the then Balmain Council in 1946 for the production of plants to be used in the local parks and reserves. Leichhardt Council restored the glasshouse to its former glory in 2005 to be once again used for propagation of plants by the community for bush care and park improvement projects in the Balmain area. It is approximately 40m² in size.



Building life cycle analysis

Remaining life is 23 years (2043).

Utilisation of the facility

This facility is used for environmental purposes in the local area. Utilisation date not available.

Challenges

- Not for community use, currently leased.
- Ageing heritage buildings require ongoing increasing operations, maintenance and capital renewal.
- Due to age and heritage requirements capital renewal works are costly and likely have latent conditions that require contingency allowance.

Opportunities

- Heritage building is of historical and environmental importance.
- Centrally located along Darling Street (main street).

Clontarf Cottage

Description

A historical cottage built in 1844. The cottage was bought by Leichhardt Council in 1974 and restored for community use in 1988. It is currently available for hire and community use with a capacity of 50 people. The net lettable floor space is 144m².

Clontarf Cottage is mainly utilised for parties and smaller scale gatherings. Clontarf Cottage has previously operated under the management of local passionate residents and still hosts regular social gatherings.



Building life cycle analysis

The remaining useful life of the facility is 68 years (2088).

Utilisation of the facility

Clontarf Cottage has one of the lowest levels of utilisation in the Inner West LGA (10.3%).

Challenges

- Parking issues due to the tightness of roads in the local area
- Accessibility issues due to not being located close to public transport and uneven and narrow pathways leading to the asset.
- Not co-located with other types of community spaces or services.
- Ageing heritage buildings require ongoing increasing operations, maintenance and capital renewal.
- Due to age and heritage requirements, capital renewal works are costly and likely have latent conditions that require contingency allowance.

Opportunities

- Heritage building is of historical importance as a community facility.
- Income generating functions/venue hire opportunities as a wedding or function venue.
- Large front lawn that can be used as part of the venue hire.

Hannaford Community Centre

Description

Historic sandstone building built in 1880 with stained glass windows. Site was originally a Methodist Church. Property was purchased from Harry Hannaford by Leichhardt Council in 1975. Site was renovated in 2010 with the rear of the building modernised.

Ongoing building issues related to water entering the building have taken place since this renovation. Subsequent new work was undertaken in 2015/2016 to rectify these issues.

The Community Centre is available for community use and hire with two full-time staff providing ongoing activities and programs to meet community needs. Heffernan Hall has a maximum capacity of 80 people, the Activity Room has a maximum of 30, Meeting Room and Lounge, 15 and eight respectively and Therapy Room has a capacity of four. The net lettable space is 355m².

Heffernan Hall is 7.3m x 13.7m in size.



Building life cycle analysis

The remaining useful life of the facility is 58 years (2078).

Utilisation of the facility

Hannaford Community Centre has the second highest utilisation rates in the LGA (83.2%) and is particularly popular for afternoon activities.

Challenges

- Ageing heritage buildings require ongoing increasing operations, maintenance and capital renewal.
- Due to age and heritage requirements, capital renewal works are costly and likely have latent conditions that require contingency allowance.

Opportunities

- Is highly utilised by the community for weekly classes, groups, and bus trips.
- Located in a town centre high street and accessible via major bus routes.
- Well fitted out with technology provision and heating/cooling.
- Facility is staffed full-time and is a successful local space model.

Note: An accessibility upgrade of toilets and a review of parking accessibility is underway.

Whites Creek Cottage

Description

A stone cottage that incorporates elements of environmentally sustainable design. The toilet on site is compostable. The Melaleuca Room has a capacity of 30 people and the Grevillia Room has a capacity of 10 people. The net lettable floor space is 110m².

One room is currently being used for an artist-in-residence program.



Building life cycle analysis

The remaining useful life of the facility is 58 years (2078).

Utilisation of the facility

The cottage has low utilisation rates (12%), likely due to the small size of rooms within the building.

Challenges

- Site utilisation has been questioned due to the lack of street illumination around the property. It is currently activated during the day for community groups.
- Low accessibility via public transport.
- Ageing heritage buildings require ongoing increasing operations, maintenance and capital renewal. In addition, it has poor heating and cooling facilities.
- Small room capacities.
- Due to age and heritage requirements, capital renewal works are costly and likely have latent conditions that require contingency allowance.

Opportunities

- Cottage located adjacent to Whites Creek Valley Park.
- Good street front interface.
- Co-located with the Rozelle Bay Community Native Plant Nursery which is a well utilised facility by environmental community groups.
- Better kitchen facilities and/or larger spaces may increase its utilisation.
- Identified by PRCUTS for potential upgrade.

Whites Creek Stables

Description

Maximum capacity of 20 people with covered area and bench and sink. Used for venue hire and considered as a “sister property” to the Whites Creek Cottage. The net lettable floor space is approximately 45m².



Building life cycle analysis

The remaining useful life of the facility is 43 years (2063).

Utilisation of the facility


Utilisation data not available.

Challenges

- A very run down venue option that has not been upgraded in a long time.
- Due to age and heritage requirements capital, renewal works are costly and likely have latent conditions that require contingency allowance.

Opportunities

- Has potential to be a good location and space for birthday parties for the local community.
- Adjacent to Whites Creek Cottage and Whites Creek Valley Park.
- Identified by the Parramatta Road Corridor Urban Transformation Strategy for potential upgrade.

Jimmy Little Community Centre	
<p>Description</p> <p>A former truck factory, the site was renovated by Council in 1978 after receiving a Federal Government grant, and re-opened as a community centre. The building was originally bricked around the outside, with new floors and windows added. Over the following two years, extensions were added on to the front of the building. The community centre is staffed part-time and provides a venue for hire and community use. The site has had different names previously, including Cecily Street and Lilyfield Community Centre. It is now named after Australian Aboriginal musician, actor and teacher, Jimmy Little. Capacity in the main hall is 100 people standing with 80 people in concert seating. The meeting room allows for 30 people standing, or 20 people seated. The existing toilet was converted to allow for disabled access in 2016-17, together with inclusion of a toddler toilet with a baby change area. The net lettable area for community uses is 234m².</p>	
<p>Building life cycle analysis</p> <p>The remaining useful life of the facility is 38 years (2058).</p>	<p>Utilisation of the facility</p> <p>The centre has lower utilisation rates (26%), likely due to the location and ageing nature of the facility.</p>
<p>Challenges</p> <ul style="list-style-type: none"> • An ageing facility that is not located along a high street. Accessibility is very poor and overall utility is not of a contemporary standard. • The site has had ongoing water entry problems. This exists in the toy/storage cupboard, where the roof has had extensive repair over the last two years. • Continual pooling of water on the astro-turf in the front yard section after heavy rain. Retaining walls and boundary fences have cracks throughout. • Due to age and heritage requirements, capital renewal works are costly and likely have latent conditions that require contingency allowance. 	<p>Opportunities</p> <ul style="list-style-type: none"> • Upgrade security and baseline maintenance. • Improvement of exterior address.

Dawn Fraser Baths

Description

National Estate and Trust-listed saltwater tidal pool with a beach, constructed in the 1880s and open during summer months.

The complex is made up of different structures. There is the northern pavilion, the pool open shed, and the southern pavilion. Council is spending approximately \$ 6million and also obtained a \$2.2 million grant from the NSW Government, as well as a \$500,000 Grant from the Commonwealth Government to fund heritage upgrades. This is due for completion in 2021.



Building life cycle analysis

The remaining useful life of the facility is 40+ years.

Utilisation of the facility

Closed for upgrades in 2021. Utilisation data not available.

Challenges

- Low public transport access
- Limited capacity

Opportunities

- Strong proximity to green open space
- Sufficient parking available near Whites Creek
- Highly suitable for small-scale uses

Gladstone Park Bowling Clubhouse

Description

Situated in the centre of Gladstone Park, Gladstone Park Bowling Clubhouse services recreational activities around the Balmain area. Gladstone Park is a popular park for all sorts of passive and active activities in Balmain. The building is single storey, mostly constructed of brick and has a metal single pitch roof. The park also has public toilets, a playground, basketball court and established gardens.



Building Life cycle Analysis

The remaining useful life of the facility is 35 years (2055).

Utilisation of the Facility

Gladstone Park Bowling Clubhouse is used for recreational services and its bowling green. Utilisation data not available.

Challenges

- The only public transport access is via bus.

Opportunities

- Close proximity/adjacent to green recreational open space (Gladstone Park).
- Available parking around Gladstone Park.
- Size and capacity allows for flexible options around functions and hire services.

Fenwick Building

Description

In 2007, the Council acquired the Fenwick's Stone Building and, in consultation with the community, developed a comprehensive plan of management for the site, aimed at preserving it for the community.

The stone workshop, built by J Fenwick and Co in the early 1880s, is a rare survivor of maritime industry on the East Balmain foreshore. The design and construction of the stone store is characteristic of late 19th century warehouse architecture, although its use of coarse rubble in its wall construction is unusual.

Restoration works on the Fenwick's Stone Building commenced in 2011 with the aid of a NSW Heritage grant.



Building life cycle analysis

The remaining useful life of the facility is 80 years (2100).

Utilisation of the facility

The Fenwick Building is leased as café and gallery space. Utilisation data not available.

Challenges

- Harder to reach, no direct train or light rail connectivity.
- Due to age and heritage requirements, capital renewal works are costly and likely to have latent conditions that require contingency allowance.

Opportunities

- Accessibility improvements including a new lift, accessible pathway and amenities were added during restoration.
- Accessible via ferry at Balmain East Wharf.
- Significantly improved building life following restoration.
- Historical significance.
- Restoration works completed by the former Leichhardt Council to preserve heritage value to the local area.
- Located adjacent to open space.

7.2.4. Total Council-owned social and cultural floor space

This study has adopted its primary floor space estimates for Council-owned community facilities from the Inner West Council's Property Audit undertaken in 2018. A copy of the Building Summary Reports are available on Council's website. Where floor space information is unavailable for small venues, primarily due to those community spaces forming only part of certain buildings, the floor space estimates have been included as advised by Council staff.

Library floor space

The total library floor space in Catchment 1 is 557m² as summarised in Table 29 below.

Table 29 - Catchment 1 - Total Council-owned library floor space

Planning catchment	Community facility name	Hierarchy	Library floor space (m ²)
Catchment 1 - North	Balmain Library	Branch	557
Catchment 1 - Total library floor space			557

Social asset floor space

The North Catchment includes a total lettable community floor space of 2,138m² as shown in Table 30 below.

For the purposes of the community floor space benchmarking process, the Balmain Glasshouse has been deducted from the benchmarking process as it has a specialised environmental function, and is further considered in the LGA Summary Section in Part 6 of this report.

Table 30 - Catchment 1 - Total Council-owned social asset floor space

Planning catchment	Community facility name	Hierarchy	Social asset floor space (m ²)
Catchment 1 - North	Balmain Town Hall	District	1,150
	Balmain Occasional Care	Local	86
	Clontarf Cottage	Local	144
	Hannaford Community Centre	Local	355
	Jimmy Little Community Centre	Local	234
	Whites Creek Cottage	Local	84
	White Creek Stables	Local	45
	Balmain Glasshouse	Local	40
Catchment 1 - Total community floor space			2,138
Catchment 1 - Total community floor space (excluding the Balmain Glasshouse)			2,098

Cultural asset floor space

There are a five Council-owned cultural assets comprising a total 1,601m² of floor space in Catchment 1. However, town halls have also been included in the total social asset floor space calculations, resulting in a "double counting" of their floor space in the benchmarking process. Bowls clubs have been removed from the benchmarking process as while these are important as live music venues, their accessibility and usability to the broader community is limited by the specific groups catered for by the lessee – in particular they are not generally accessible for cultural viewing or participation by children, families, or for people who do not support alcohol consumption. If town halls and bowls clubs are excluded from the Council-owned cultural floor space, Catchment 1 has a currently cultural floor space supply of 151m².

Table 31 - Catchment 1 - Total Council-owned cultural floor space

Planning catchment	Community facility name	Hierarchy	Cultural asset floor space (m ²)
1 – North Catchment	Dawn Fraser Baths	Local	25
	Gladstone Park Bowling Clubhouse	Local	300
	Fenwick Building	Local	100
	Whites Creek Cottage - Waratah Room	Local	26
	Balmain Town Hall	District	1,150
Catchment 1 - Total Council-owned cultural floor space			1,601
with the bowling clubs removed			-300
Catchment 1 - Total Council-owned cultural floor space (excluding bowls clubs)			1,301
with town halls removed			-1,150
Catchment 1 - Total Council-owned cultural floor space (excluding bowls clubs and town halls)			151

State Government-owned cultural assets

While State Government-owned assets are not included in the floor space benchmarking process, the spaces listed in Table 32 form an important part of the cultural asset network in this catchment and are regionally significant assets.

Table 32 - Catchment 1 - Total State Government-owned cultural floor space

Planning catchment	Community facility name	Hierarchy	Community facilities floor space (m ²)
1 – North Catchment	The Parachute Ground	Regional	4,800
	Garry Owen House	Regional	1,500
	The Red Box	Regional	600
Total State Government-owned floor space			6,900

7.2.5. Building life cycles

Inner West Council's Property Audit and Building Assessment Reports (2018) indicate approximate building life cycles to inform its asset management and capital renewal works programs. An analysis of each facility's expected life cycle in this catchment area is included in Table 33 and informs the key opportunities identified in this study. The key finding is that all existing buildings' expected life cycles exceed the 2036 parameters of this study.

Table 33 - Catchment 1 - Community asset building life cycles

Asset type	Community facility name	Indicated building lifespan (years)	Anticipated expiry year
Libraries	Balmain Library	68	2088
Social assets	Balmain Town Hall	68	2088
	Balmain Occasional Care	40	2060
	Balmain Glasshouse	23	2043
	Clontarf Cottage	68	2088
	Hannaford Community Centre	58	2078
	Jimmy Little Community Centre	38	2058
	Whites Creek Cottage	58	2078
	White Creek Stables	43	2063
Cultural	Dawn Fraser Baths (artist residency) - Northern Pavilion	45	2063
	Gladstone Park Bowling Clubhouse	35	2053
	Fenwick Building	80	2100
	Whites Creek Cottage - Waratah Room	60	2080
	Balmain Town Hall	68	2088

Utilisation summary

Utilisation gives an insight into how often community spaces are used by the community. Well-utilised and in-demand facilities indicate that the space is functional and meets the community's needs. Facilities that have low utilisation could indicate that the space may not meet a community need, it may be too small or in a difficult to access location or be difficult to hire. Table 34 below analyses social asset utilisation in Catchment 1, assuming 9am-10pm availability.

Table 34 - Catchment 1 - Social asset utilisation

Planning catchment	Community facility name	Morning utilisation (8am-12pm) %	Afternoon utilisation (12pm-5pm) %	Evening utilisation (5-10pm) %	Total utilisation %
1 – North Catchment	Balmain Town Hall	23.2	5.7	4.6	10.3
	Balmain Occasional Care	N/A	N/A	N/A	N/A
	Balmain Glasshouse	N/A	N/A	N/A	N/A
	Clontarf Cottage	14.3	0.0	17.5	10.3
	Hannaford Community Centre	130.4	75.7	52.9	83.2
	Jimmy Little Community Centre	57.1	8.6	17.1	25.5
	Whites Creek Cottage	23.2	8.6	5.7	11.7
	White Creek Stables	N/A	N/A	N/A	N/A

The Hannaford Community Centre is the most well-utilised community facility in Catchment 1 and the second most popular venue in the LGA (behind the Ashfield Civic Centre). This facility is located in Rozelle's business precinct and plays a role in activating the high street from 8am-9pm multiple days a week and supporting the local community. The Hannaford Community Centre is the only programmed community space in Catchment 1 and this would be one of the key reasons for its high utilisation.

Conversely, there are a number of community facilities that are currently not well utilised including Balmain Town Hall, Clontarf Cottage and Whites Creek Cottage. The two cottages comprise a collection of internal smaller rooms which limit the spaces' useability and flexibility, potentially impacting their attractiveness to the community.

Utilisation data for cultural spaces in Catchment 1 is unavailable. However it is assumed that the artist residencies would report close to 100% utilisation.

Recommendations to improve utilisation are included in the key opportunities section of this chapter.







Proximity to public transport, local centres, and other IWC services/assets

Table 35 provides a proximity analysis of Inner West's publicly owned (Council or State) community assets to key centres and public transport. Google Maps was used to determine walking distances from different access points and points of interest. It shows that:

- Overall, most publicly owned community and cultural spaces are within a 400m walk of a bus stop, with the exception of the three regional cultural spaces - The Parachute Ground, The Red Box and Gary Owen House.
- There are no train stations in this catchment and the only asset located within a 400m walk of a light rail station is Whites Creek Cottage. Two assets are located within a 400m walk of the ferry. Approximately 40% are located on or within 200m of a high street.

The reliance on the local bus network may impact the accessibility, or perceived convenience, of venues to residents living outside this catchment. Cultural venues in the City of Sydney have the convenience competitive edge over most venues in Inner West, however the delivery of Sydney Metro could help create a positive shift.

Table 35 - Catchment 1 - Community and cultural spaces - proximity analysis

						
	800m walk to train station	800m walk to future metro station	400m walk to light rail station	400m walk to ferry	400m walk to bus stop	Located within 200m of high street
Catchment 1 - North: Balmain, Balmain East, Birchgrove, Rozelle, Lilyfield						
Libraries						
Balmain Library	✗	✗	✗	✗	✓	✓
Community spaces						
Balmain Town Hall	✗	✗	✗	✗	✓	✓
Balmain Occasional Care	✗	✗	✗	✗	✓	✓
Clontarf Cottage	✗	✗	✗	✗	✓	✗
Hannaford Community Centre	✗	✗	✗	✗	✓	✓
Jimmy Little Community Centre	✗	✗	✗	✗	✓	✗
Whites Creek Cottage	✗	✗	✓	✗	✓	✗
Sub-total (6)	0	0	3	0	6	5
	0%	0%	17%	0%	100%	50%
Cultural spaces						
The Parachute Ground	✗	✗	✗	✗	✗	✗
The Red Box	✗	✗	✗	✗	✗	✗
Gary Owen House	✗	✗	✗	✗	✗	✗
Whites Creek Cottage	✗	✗	✓	✗	✓	✗
Dawn Fraser Baths	✗	✗	✗	✗	✓	✗
Fenwick Building	✗	✗	✗	✓	✓	✓
Gladstone Park Bowling Clubhouse	✗	✗	✗	✓	✓	✓
Sub-total (8)	0	0	1	2	5	3
	0%	0%	13%	25%	63%	38%

Proximity to public transport, local centres, and other IWC services/assets

Further to the transport and town centre access analysis, IWC staff completed the detailed State Library of NSW People Places locational matrix assessment for each library in the LGA. The results of this assessment are shown in Table 36 below.

Balmain Library scored highly for its proximity to public transport, ground floor address and highly visible location on Darling Street - the high street of Balmain. However, its score was brought down by the building not being fully accessible and limited parking and loading spaces.

The same criteria was also used to assess social assets (see Table 37). It shows that two of the smaller social assets that are located in heritage buildings are not co-located with other council facilities, town centres, or education facilities and are not highly visible.

Table 36 - Catchment 1 - Library locational matrix

LOCATIONAL CRITERIA	WEIGHTING (OPTIONAL)	Catchment 1	
		Balmain library	
		Score (out of 3)	weighting x score
MAIN STREET OR SHOPPING CENTRE LOCATION	1	3	3
HIGHLY VISIBLE LOCATION	3	2	6
GROUND FLOOR AND STREET FRONTAGE	3	3	9
HIGH LEVELS OF PERSONAL AND PROPERTY SAFETY	3	2	6
FULLY ACCESSIBLE	3	1	3
PROXIMITY TO LOCAL SCHOOLS / EDUCATION FACILITIES	2	2	4
POTENTIAL FOR OUTDOOR SPACE	1	2	2
PRIORITY PEDESTRIAN ACCESS	3	3	9
WALK TO PUBLIC TRANSPORT	1	3	3
CONVENIENT AND SAFE PARKING	3	1	3
ACCESSIBLE FOR ALL VEHICLES	3	1	3
FUTURE EXPANSION	2	3	6
CO-LOCATION OPPORTUNITIES	2	1	2
OVERALL SCORE		59	

Table 37 - Catchment 1 - Social asset locational matrix

LOCATIONAL CRITERIA	WEIGHTING (OPTIONAL)	Catchment 1		Catchment 1		Catchment 1		Catchment 1	
		Balmain Town Hall		Clontarf Cottage		Hannaforde Community Centre		Whites Creek Cottage	
		Score (out of 3)	weighting x score	Score (out of 3)	weighting x score	Score (out of 3)	weighting x score	Score (out of 3)	weighting x score
MAIN STREET OR SHOPPING CENTRE LOCATION	1	3	3	0	0	3	3	0	0
HIGHLY VISIBLE LOCATION	3	3	9	0	0	3	9	1	3
GROUND FLOOR AND STREET FRONTAGE	3	3	9	3	9	3	9	1	3
HIGH LEVELS OF PERSONAL AND PROPERTY SAFETY	3	3	9	3	9	3	9	2	6
FULLY ACCESSIBLE	3	2	6	1	3	3	9	0	0
PROXIMITY TO LOCAL SCHOOLS / EDUCATION FACILITIES	2	2	4	0	0	2	4	0	0
POTENTIAL FOR OUTDOOR SPACE	1	0	0	2	2	0	0	3	3
PRIORITY PEDESTRIAN ACCESS	3	3	9	1	3	2	6	3	9
WALK TO PUBLIC TRANSPORT	1	3	3	1	1	3	3	3	3
CONVENIENT AND SAFE PARKING	3	1	3	2	6	2	6	3	9
ACCESSIBLE FOR ALL VEHICLES	3	3	9	1	3	1	3	2	6
FUTURE EXPANSION	2	0	0	0	0	0	0	3	6
CO-LOCATION OPPORTUNITIES	2	3	6	0	0	0	0	0	0
OVERALL SCORE			70		36		61		48

7.2.6. Benchmarking

This section applies the relevant adopted population benchmarks to libraries, social assets and cultural assets in Catchment 1.

It is important to note that this study is not able to consider the floor space demand generated by any State Government-led significant development and will require ongoing collaboration with the State Government.

Library benchmarks application

Benchmark 1 analysis - Number of facilities demand – one branch library per catchment of approximately 35,000-65,000 people

Currently, there is one branch library located in Catchment 1. As shown in Table 38, between 2016 and 2036, this catchment will meet the benchmark for branch libraries.

Table 38 - Catchment 1 - Number of branch libraries benchmarking

Year	Population (Pop) Pop = residents + workers	Provision (2020)	Demand (in m ²)	Gap (in m ²) = demand - provision
2016	40,614	1	1	meets demand
2026	42,803		1	meets demand
2036	48,274		1	meets demand

Benchmark 2 analysis - Library floor space (based on the State Library of NSW population calculator)

The current provision of library floor space within the catchment is 577 m². According to the State Library of NSW population based library calculator:

- In 2016, the demand for library floor space will be 1,940 m². This indicates a below benchmark provision of 1,383m² of library floor space.
- In 2026, the demand for library floor space will be 2,012 m². This indicates a below benchmark provision of 1,455m² of library floor space.
- In 2036, the demand for library floor space will be 2,190 m². This indicates a below benchmark provision of 1,633m² of library floor space.

Table 39 shows that the below benchmark provision gap will increase by 250m² from 2016 to 2036, if no new library floor space is provided.

Table 39 - Catchment 1 - Library floor space benchmarking

Year	Population (Pop) Pop = residents + workers	Provision (2020)	Demand (in m ²)	Gap (in m ²) = demand - provision	Increase in gap from 2016 to 2036 (in m ²)
2016	40,614	557	1,940	1,383	250
2026	42,803		2,012	1,455	
2036	48,274		2,190	1,633	

The combination of these benchmarks indicates that one library service meets the demands of this catchment, however the current site is significantly undersized and will need to be expanded to cater to existing and future needs.

Community floor space benchmark application

Benchmark 1 analysis - 80m² of community floor space per 1,000 people

In 2016, Catchment 1 had a population of 34,050 residents and the community floor space available for use was 2,098m². The application of this benchmark results in an existing (2016) below benchmark provision of 626m² of community space.

$$34,050 / 1000 \text{ people} \times 80\text{m}^2 = 2,724\text{m}^2$$

$$2,098\text{m}^2 - 2,724\text{m}^2 = -626\text{m}^2$$

In 2026, Catchment 1 is expected to have a population of 34,864 residents and the community floor space available for use is 2,098m². The application of this benchmark results in a below benchmark provision of 691m² of community space.

$$34,868 / 1000 \text{ people} \times 80\text{m}^2 = 2,789\text{m}^2$$

$$2,098\text{m}^2 - 2,789\text{m}^2 = -691\text{m}^2$$

In 2036, Catchment 1 is expected to have a population of 38,959 residents and the community floor space available for use is 2,098m². The application of this benchmark results in a below benchmark provision of 1,019m² of community space.

$$38,959 / 1000 \text{ people} \times 80\text{m}^2 = 3,117 \text{ m}^2$$

$$2,098\text{m}^2 - 3,117\text{m}^2 = -1,019\text{m}^2$$

Between 2016 and 2036, the application of this benchmark shows that an additional 392m² of community space will be needed to cater to the future population. Future s7.11 and s7.12 Infrastructure Contribution Plans should seek to develop a nexus to the delivery of 392m² of community space in Catchment 1.

There is an existing shortfall of 626m² of community floor space in this catchment area. Future contribution plans cannot be used to address this existing shortfall. This study recommends investigating shared use agreements with schools and other institutions or VPAs to address the existing deficit.

Benchmark 2 analysis - Number of facilities demand – one district space per 20,000 to 30,000 people

Between 2016 and 2036, there is no need for additional district-level community facilities in this catchment area.

Table 40 - Catchment 1 - Number of district social assets population-based benchmarking

Year	Population	No. of existing district-level social assets	Demand for no. of district-level social assets in this catchment (1 per 30,000 people)	Gap (existing - demand)
2016	34,050	1	1.1	no gap
2026	34,864	1	1.2	no gap
2036	38,959	1	1.3	no gap

Benchmark 3 analysis – Number of facilities demand - three to four local spaces per 30,000 people

Between 2016 and 2036, there is no need for additional local-level community facilities in this catchment area. By 2036, the higher range benchmark indicates a below benchmark provision of one local-level facility.

Table 41 - Catchment 1 - Number of local social assets population-based benchmarking

Year	Population	Provision (2020)	Demand for no. of local-level social assets in this catchment (1 per 10,000 people)	Demand for no. of local-level social assets in this catchment (1 per 7,500 people)	Gap range (existing - demand)
2016	34,050	4	3.41	4.54	no gap to 0.54
2026	34,864	4	3.49	4.65	no gap to 0.65
2036	38,959	4	3.90	5.19	no gap to 1.2

Benchmark 1 indicates that this catchment is below benchmark provision for the quantum of floor space provided for community uses, while Benchmark 2 indicates that the number of facilities is adequate to service the existing and future population of the catchment.

The combination of these three benchmarks suggest that the size of existing facilities is too small. With the exception of Balmain Town Hall, all facilities are under 360m² in size and, of those, three are under 100m² in size. Small-sized spaces limit flexibility and useability. Council should aim to provide larger local-level facilities for this community in the future.

Cultural floor space benchmark application

Cultural floor space benchmarking does not include bowling clubs. Two scenarios have been provided below, one including town halls, and the other excluding them.

Benchmark 1 analysis - 20m² of cultural floor space per 1,000 people

In 2016, the population of Catchment 1 was 34,050 and the cultural floor space owned by IWC was 1,301m² including town halls, and 151m² excluding them. This is equivalent to a provision of 38.2m² per 1,000 people when including town halls, or 4.4m² per 1,000 people if town halls are excluded. The application of the benchmark is summarised in Table 42, and results in the following:

In 2016:

- 34,050 / 1,000 people x 20m² = existing demand for 681m²
- > including town halls: 681m² - 1,301m² = 620m² over benchmark provision
- > excluding town halls: 681m² - 151m² = -530m² under benchmark provision

In 2026:

- 34,844 / 1,000 people x 20m² = existing demand for 679m²
- > including town halls: 697m² - 1,301m² = 604m² over benchmark provision
- > excluding town halls: 697m² - 151m² = -546m² under benchmark provision

In 2036:

- 38,959 / 1,000 people x 20m² = existing demand for 779m²
- > including town halls: 779m² - 1,301m² = 521m² over benchmark provision, or
- > excluding town halls: 779m² - 151m² = 628m² under benchmark provision

Table 42 - Catchment 1 - Provision rate of cultural floor space

Year	Population	Scenario 1: Town halls included		Scenario 1: Town halls excluded	
		Floor space provision m ² (2020)	m ² per 1,000 people	Floor space provision m ² (2020)	m ² per 1,000 people
2016	34,050	1,301	38.2	151	4.4
2026	34,864	1,301	37.3	151	4.3
2036	38,959	1,301	33.4	151	4.9

Based on just the application of this benchmark:

- the needs of the forecast population between 2016 and 2026 would generate a demand for 16.3m² of additional cultural floor space
- the forecast population between 2026 and 2036 would generate a demand for 81.9m²
- this would be equivalent to an ability to collect up to 98.2m² of new floor space through contributions

Benchmark 2 analysis – one district space per 30,000 people

Between 2016 and 2036, there is no need for additional district-level cultural facilities in this catchment area if town halls are included in benchmarking. However, If town halls are excluded from benchmarking, there would be an existing gap of one district-level facility in this catchment. See Table 43 below.

Table 43 - Catchment 1 - Number of district cultural assets population-based benchmarking

Year	Population	No. of existing district-level cultural assets	Demand for no. of district-level cultural assets in this catchment (1 per 30,000 people)	Gap (existing - demand)
2016	34,050	1	1.1	0.1
2026	34,864	1	1.2	0.2
2036	38,959	1	1.3	0.3

Benchmark 3 analysis – three to four local spaces per 30,000 people

The local-level facilities benchmark provides a range of three to four spaces per catchment. Therefore, Table 44 below provides both a lower provision scenario (three local-level assets per 30,000 people, equivalent to one per 10,000 people) and a higher provision scenario (four local-level assets per 30,000 people, equivalent to one per 7,500 people). Over the period of 2016 to 2036, the application of this benchmarks shows the need for an additional one to two (lower and higher range) local-level cultural spaces in Catchment 1 by 2036.

Table 44 - Catchment 1 - Number of local cultural assets population-based benchmarking

Year	Population	Provision (2020)	Demand for no. of local-level cultural assets in this catchment (1 per 10,000 people)	Demand for no. of local-level cultural assets in this catchment (1 per 7,500 people)	Gap range (existing - demand)
2016	34,050	3	3.41	4.5	0.4-1.5
2026	34,864	3	3.49	4.7	0.5-1.7
2036	38,959	3	3.9	5.2	0.9-2.2

7.2.7. Catchment 1: Key Opportunities

- Investigate potential to **provide a new flagship/central library**
 - ~ The combination of these benchmarks suggests that this catchment has a sufficient number of facilities through to 2036, but that the current site is significantly undersized and will need to be expanded to cater to existing and future needs.
 - ~ The redevelopment of the Bays West Precinct may exceed the population forecasts envisioned by the study, and in combination with the existing library floorspace deficit, a new flagship library in the Bay West area (Whites Bay) could be an appropriate future asset consideration. A new flagship library could be associated with Council's need for a new historical centre and storage centre.
 - ~ If a new flagship library and historical facility was built and was still highly accessible to the Catchment 1 community, long-term investigations could commence that look into incorporating the Balmain Library floor space into this new flagship library, which would also ideally need to be co-located with the metro station. However, careful consideration of, and consultation with, the community would be required around the future use of the Balmain Town Hall Library - this space is an integral part of the Balmain village and of community life there. Council could consider keeping a reimagined library link or spaces associated with study and learning in this location.
- **An expanded or new district-level community space** (992m²) could be considered in Catchment 1
 - ~ Benchmark 1 (quantum of floor space) indicates there is an existing deficit of 626m² of community floor space to meet the recommended benchmark of 80m² per 1,000 people. This study recommends Council further investigates LEP clauses and VPA opportunities to address this deficit.
 - ~ An additional 392m² of community floor space will be needed to cater for the demands of the future 2036 population. This floor space could be funded if nexus is drawn in future s7.11/s7.12 Infrastructure Contribution Plans.
 - ~ Benchmarks 2 and 3 (number of facilities benchmarking) indicate that Council should seek to increase the size of existing facilities before investigating the construction of new ones. If no existing locations are deemed to be suitable for expansion, new locations could include a new site in Lilyfield or the Bays West Precinct, as part of a co-located multipurpose facility.
- **An additional local-level cultural space** could be considered in Catchment 1:
 - ~ While Benchmark 1 (quantum of floor space) does not indicate a future need for additional cultural floor space, Benchmark 2 indicated a need for an additional local-level facility.
 - ~ This need could be met through incorporating a local-level purpose-built arts and cultural centre as part of the new or expanded district-level community space. An example of this would be the Haberfield Centre and Library "arts veranda" which provides a wet area for loud making activities. Alternatively, adaptive reuse of an existing Council building for creative or cultural use could also help to meet this need.
- The Balmain Town Hall is identified by the Employment and Retail Lands Study as a historical community space for live music and arts. This study recommends that to **boost utilisation of the Balmain Town Hall** Council further investigates whether there is scope for increasing civic and community uses in the immediate surrounding area.
- Similarly, Rozelle, as a hub for arts and live music with its Hannaford Community Centre, is identified as an important community space in this area. This study recommends that Council further investigates whether there is scope for **increasing civic and community uses** in the immediate surrounding area.
- The well-loved Jimmy Little Community Centre is identified as an ageing facility that is located away from public transport options and not along a high street. As such, this site is identified as a poor location for significant future investment. However a number of short term minor upgrades should be considered such as security. Council could consider investigating long-term relocation options of the community floorspace from this location to a new location on a high street in Lilyfield.
- That the equivalent amount of community floor space of Clontarf Cottage (144m²) be reprovided in a new or expanded and well-located district-level hub within the catchment.
- Whites Creek Cottage and Stables be upgraded to an attractive **park pavilion and indoor/outdoor event space**. Catering and kitchen facilities could be potentially provided in the Stables, with larger spaces likely to increase its commercial viability.
- **Retain the use of the Balmain Occasional Care** as an important community service.

7.3. Catchment 2: West

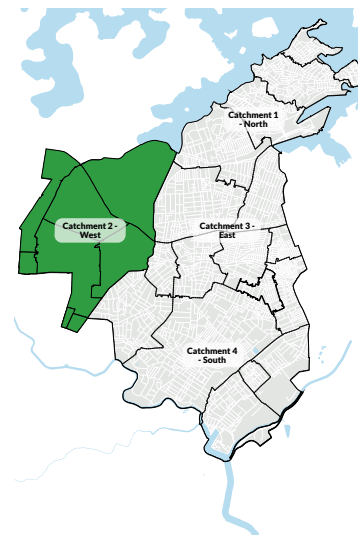
Suburbs:

Ashfield North, Ashfield South, Croydon, Summer Hill and Haberfield

Population:

2016: 45,412 residents and 9,391 workers

2036: 52,941 residents and 16,822 workers



7.2.8. Catchment overview

Community and place

In 2016, the population of this area was 45,412 and there were 9,391 workers. This is expected to increase to 52,941 residents and 16,822 workers by 2036. It has a higher proportion of people aged 18 to 34 years old and seniors and elderly people. This catchment area has a considerable number of residents who were born overseas and speak a language other than English at home. There is demand in this catchment for community and cultural spaces that are welcoming, provide information in multiple languages and are flexible for large group activities, including cooking. This catchment has the second lowest forecast residential population growth compared to the other catchments, but is already high density in some suburbs.

Haberfield is a small village neighbourhood with a strong Italian influence. There are fine examples of federation houses with decorative elements along tree-lined streets. There are no rear laneways and no strata development as a result of the garden suburb philosophy of the subdivision pattern. Council is advocating to the State Government for the State Heritage Listing of the Haberfield Conservation Area as a unique garden suburb. It is located south of Iron Cove, with the foreshore providing important recreation space and access to The Bay Run.

The suburbs of Ashfield and Croydon are diverse, multicultural communities, with a variety of household types that suit different families. Ashfield's town centre is known as the "Chinatown of the Inner West" and provides a vibrant main street with a selection of cafes and restaurants. Residents value the mix of housing types and distinctly residential character of the precinct. This area is well served in terms of open space with a range of parks and access to the Cooks River cycleway.

In Summer Hill, a thriving village life offers restaurants, gift shops, supermarkets, fruit shops and a pub. Residents value the walkability and accessibility offered by public transport. Recent development has occurred along the train and light rail stations and is bordered by the Hawthorne Canal that provides Greenway links both north and south.

The major redevelopment opportunity in this catchment over the next 20 years is the uplift of Ashfield Town Centre (both North and South) and the Parramatta Road Corridor along to the Kings Bay Precinct. Both additional residential and employment density is to occur within the Ashfield Town Centre, with the Local Housing Strategy also identifying that more affordable housing should occur here and additional community services and spaces should be considered for the town centre.

7.3.1. Key future influences

Inner West Local Housing Strategy

This area of Inner West includes the suburbs of Haberfield, Ashfield, Summer Hill and parts of Croydon, Ashbury and Hurlstone Park. The LHS identifies a number of short-term investigation areas within the North West Catchment that will deliver additional housing over the short-term (current to 2026) including:

- Parramatta Road Corridor to Kings Bay Precinct
- North Ashfield

There are additional growth investigation areas identified from 2026 to 2036 in:

- Croydon
- South Ashfield

The population projections for this area are shown in Table 45 below.

Table 45 - Catchment 2 - Residential population forecasts from Elton's Population Review (2020)

Catchment 2: West	Population 2016	Population 2026	Population 2036
Ashfield (North)	13,695	14,051	14,585
Ashfield (South)	11,851	13,875	15,593
Croydon	5,541	5,831	6,837
Summer Hill	7,666	8,357	8,390
Haberfield	6,779	7,140	7,536
Total	45,532	49,254	52,941

Employment and Retail Lands Study and Strategy

ERLS has identified Ashfield as a Major Centre, and Croydon and Summer Hill as Local Centres. One of its objectives is to establish Ashfield as the LGA's primary business and administration centre which will make good use of the existing commercial floor space in the centre. The ERLS stated that it is best practice for community facilities to be located within employment town centres for reasons of accessibility and visual prominence. Co-locating community and cultural facilities, services and meeting rooms can also support emerging industries and community groups. Should the subsequent demand analyses of this study identify that future community facilities are needed in Catchment 2, decision-making should be mindful to ensure that community facilities are catered to foster a dual community and economic clustering role for emerging industries and communities.

The Ashfield Civic Centre meets the best-practice criteria outlined by the ERLS – as outlined above. The proximity to the train station and flexible community spaces allow cultural events and activities to occur and this facility seems to be supporting the local night-time economy in this locality.

Section 6.1.10 of the ERLS identifies that Haberfield town centre has experienced increased vacancies in recent years, however, most recent indications are that there is growing interest (see section 6.1.09 of ERLS). Council should monitor if the recent upgrades and refurbishment of Haberfield Centre and Library and Mervyn Fletcher Hall support the needs of the local community.

The ERLS also refers to the Parramatta Road Corridor as a “music innovation hub”, which should be a consideration for any future community or cultural assets that may be planned or proposed along that corridor.

The numbers of existing and future worker projections for Catchment 2 are shown in Table 46 and have been derived from information contained within Inner West Council's Employment and Retail Lands Study 2020. Part 5.0 of this report has previously explained how workers' demands do not form part of the benchmarking process nor will form part of future infrastructure contributions nexus, however to explore potential opportunities to increase utilisation by workers and how Council may support emerging industries through its community facilities, the below analysis is given to estimate worker demands and where they are located.

Table 46 - Catchment 2 - Residential population forecasts from Elton's Population Review (2020)

Catchment 2: West	Total workers 2016	Total workers demand 2016 (with 31.1% reduction)	Total workers 2026	Total workers demand 2026 (with 31.1% reduction)	Total workers 2036	Total workers demand 2036 (with 31.1% reduction)
Ashfield (North)	3,661	2,515	4,144	2,846	4,627	3,178
Ashfield (South)	6,333	4,350	6,899	4,739	7,466	5,129
Croydon	1,045	717	1,219	837	1,393	956
Summer Hill	1,419	974	1,597	1,097	1,775	1,219
Haberfield	1,213	833	1,387	952	1,561	1,072
Total demand analysis		9,389	N/A	10,471	N/A	11,554

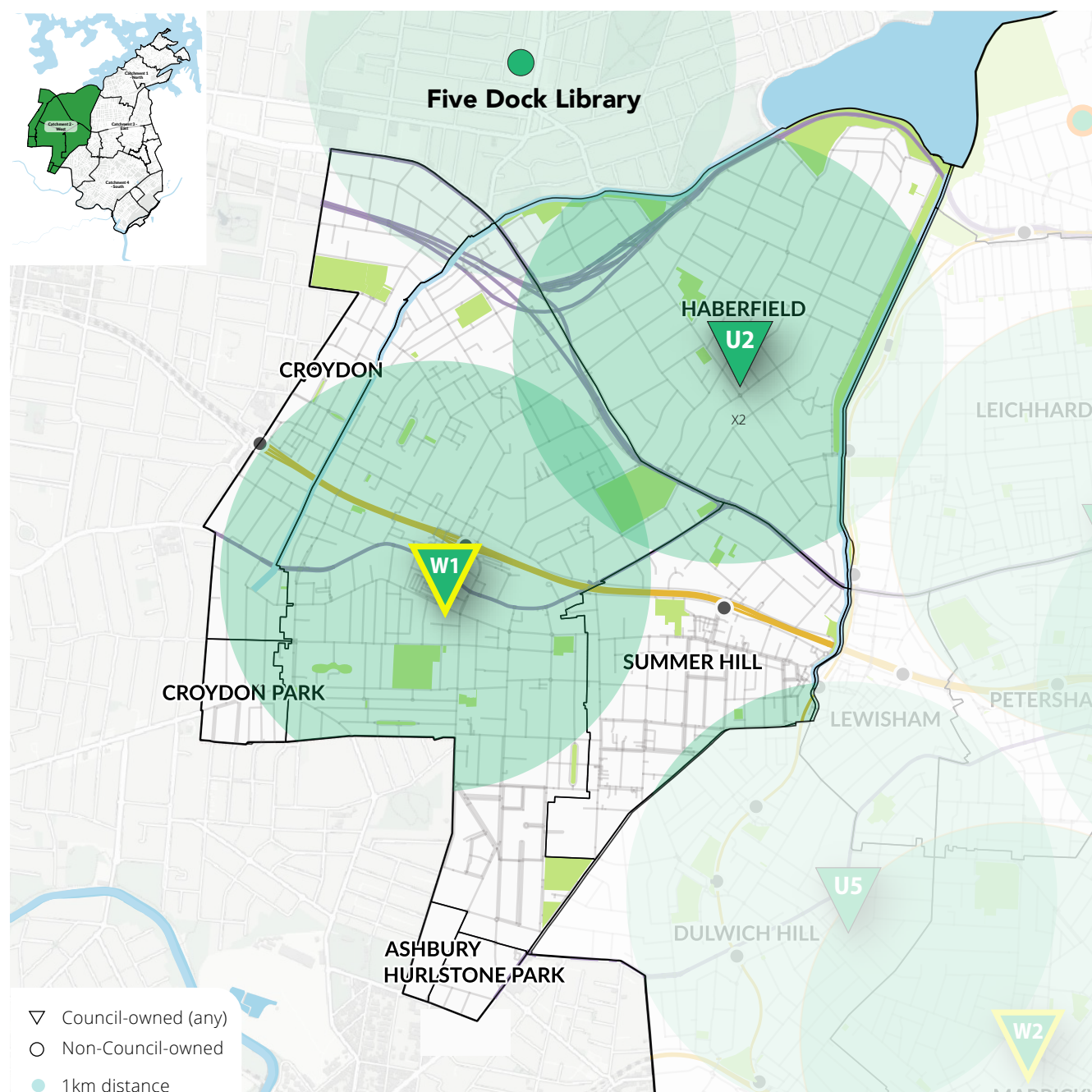
7.3.2. Community asset provision summary

Library assets

There is one central/flagship library and one branch library within Catchment 2: Ashfield Library and Haberfield Library. There are no non-Council-owned libraries in this catchment.

See Figure 33 for a map of libraries within Catchment 2.

Figure 33 - Catchment 2 - Library map: inventory and distance catchments



Council-owned libraries

Branch library	Key
Haberfield Library	U2

Central/flagship library	Key
Ashfield Library	W1

Consideration of non-Council-owned facilities

The Emanuel Tsardoulis Community Library in Dulwich Hill (IWC-owned) and Five Dock Library (City of Canada Bay-owned) are just under 2km distance from the catchment boundaries on the east and west respectively. Figure 33 shows that the distribution of libraries indicates that access to libraries in this catchment is fairly equitable.

Community spaces

There is one regional facility at the Ashfield Civic Centre, and two district spaces located in this catchment area: the Summer Hill Community Centre and the Haberfield Community Centre and Library. Ashfield is the primary business and administration centre of the Inner West LGA, with Summer Hill, Haberfield and Croydon being identified as smaller local centres. There are three local-level community spaces: Mervyn Fletcher Hall, Haberfield SES Headquarters (leased) and a community childcare venue available for hire within the new Ashfield Aquatic Centre.

The total existing council-owned community facility floor space available is 2,662m², however if currently leased floor space is removed this reduces to 1,950m². Most community facilities are larger, higher quality, and recently upgraded community spaces. However, there are parts of the catchment that have less access than others, such as the southern and western edges of the catchment. Council's Building Assessment Reports (2018) found that all community buildings' lifespans exceed the timeframe of this study to 2036.

Planned future assets

There are no future planned assets within this catchment at the time of writing this report.

Cultural assets

In 2020, the Council-owned cultural floor space in Catchment 2 was 838m². Excluding town halls, this reduces to 306m². There are no State Government-owned assets located within this catchment.

There is one Council-owned district space located in this catchment area – Ashfield Town Hall, located within the Ashfield Civic Centre.

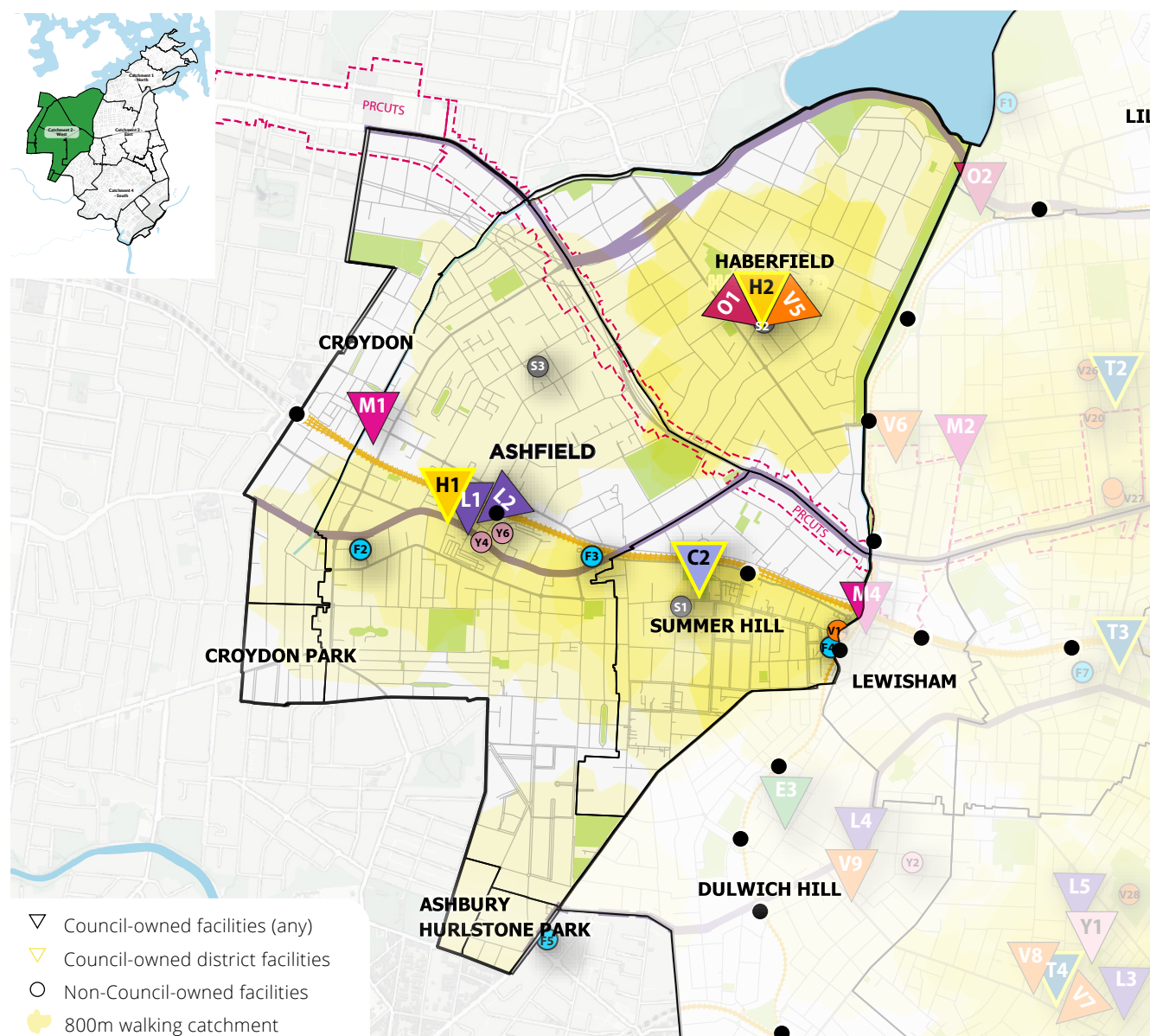
There are four local-level Council-owned cultural spaces: an artist residency (Thirning Villa), a community arts space (the arts and craft veranda at Haberfield Centre and Library), and two bowling clubs (Ashfield Park Bowling Club and Pratten Park Bowling Club).

Catchment 2 has the lowest provision of non-Council-owned cultural spaces (16 spaces). Of these, three are RSLs/ clubs (Club Ashfield, Wests Ashfield and Wests Leagues Club), two are galleries (Sweets Workshop and The Red Door Gallery), and there is also a dance school, an art school, a Men's Shed and a number of creative studios. These are mapped on Figure 35 over the page.

The map illustrates a concentration of cultural spaces in Summer Hill (all non-Council-owned) and Ashfield. A notable proportion of cultural spaces are located south of the rail line, potentially indicating inequitable access to cultural spaces for residents living north of the rail line.

Overall, this catchment has the lowest provision of cultural spaces of all the catchments in the Inner West LGA.

Figure 34 - Catchment 2 - Social asset summary map: inventory and walkable catchments



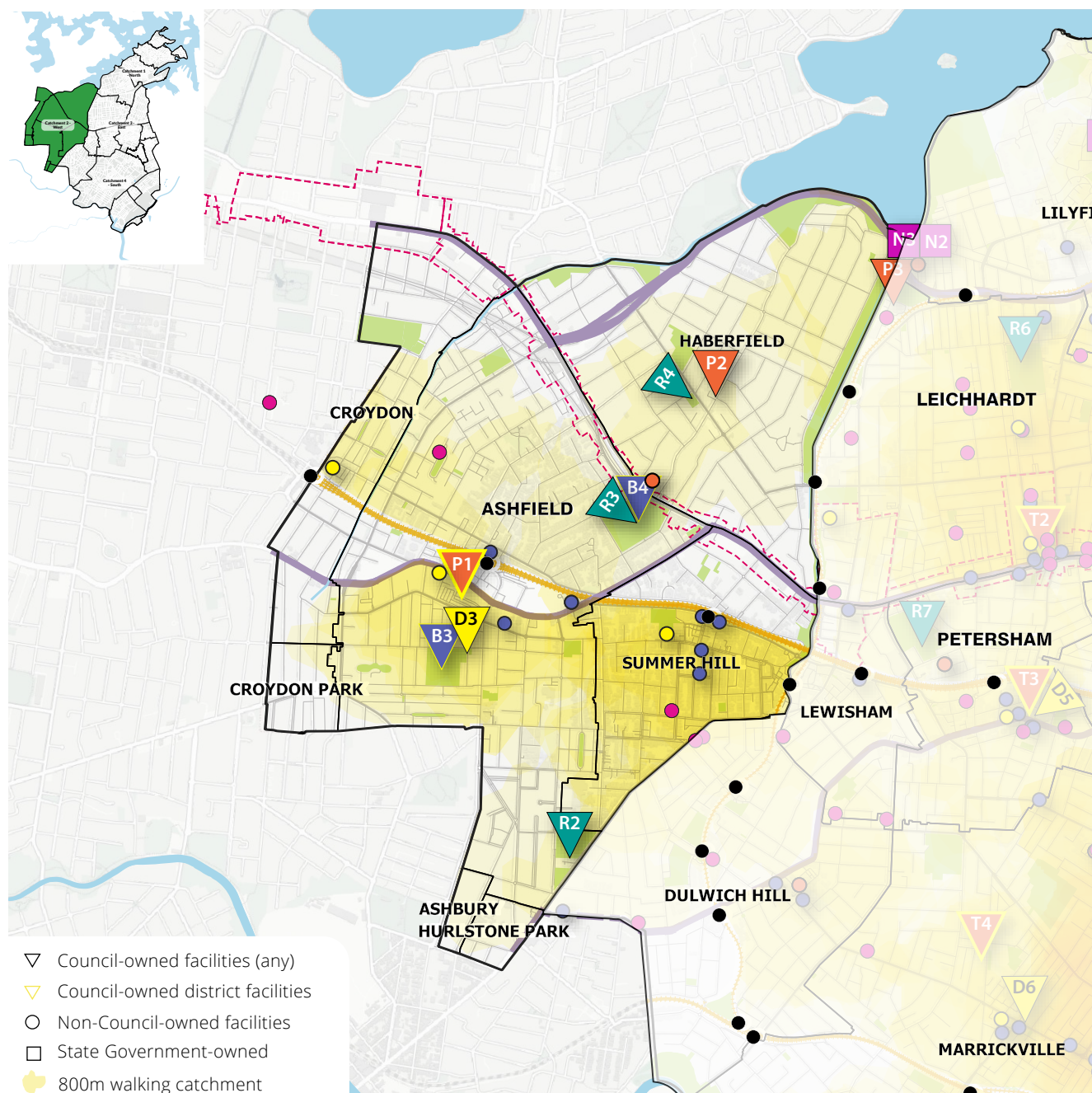
Council-owned community spaces

Community hub	Key
Ashfield Civic Centre	H1
Haberfield Centre	H2
Community centres	Key
Summer Hill Community Centre	C2
Community halls/venues for hire	Key
Mervyn Fletcher Community Centre	V5
Meeting rooms	Key
Ashfield Aquatic Centre Community Rooms	M1
Leased facilities	Key
Ashfield Civic Centre - Headspace (lower ground level, mezzanine and level 1)	L1
Ashfield Civic Centre leased by Metro Assist (ground level)	L2
Haberfield Centre (SES Headquarters)	O1

Non-Council-owned community spaces

Function Centre	Key
Ashfield RSL Club	F2
Wests Ashfield Leagues Club	F3
Mungo Scott Flour Mill	F4
Canterbury-Hurlstone Park RSL Club	F5
Community halls/venues for hire	Key
Mungo Scott Flour Mill	V14
Church halls	Key
Summer Hill Church (church hall)	S1
St Oswald's Haberfield (church hall)	S2
St John's Ashfield (church hall)	S3

Figure 35 - Catchment 2 - Cultural space summary map: inventory and walkable catchments




Council-owned cultural spaces

Community and participation spaces		Key
Ashfield Civic Centre	P1	
Ashfield Music Library		
Haberfield Centre and Library - arts veranda	P2	
Practice, education and development spaces	Key	
Thirning Villa	D3	
Performance and exhibition spaces	Key	
Pratten Park Bowling Club	B3	
Ashfield Park Bowling Club	B4	

Commercial and enterprise spaces	Key
N/A - Council does not own any commercial and enterprise spaces	
Festival, events and public space	Key
Yeo Park Bandstand Rotunda	R2
Ashfield Park Begonia House	R3
Federation Plaza Rotunda	R4
NSW State Government-owned	Key
The Parachute Ground	N2
The Red Box	N3

Catchment 2 - Community facilities building snapshots

The below tables describe the existing community assets in their current context. A copy of the Building Summary Reports are available on Council's website.

Ashfield Civic Centre	
<p>Description</p> <p>Ashfield Civic Centre is a revitalisation of the Ashfield town centre led by Ashfield Council with the creation of a new civic centre and public library on the site of the old Ashfield Council offices. The redevelopment of the site includes the two original council buildings, and a new three-level building which integrates all levels of the facility via new lifts and a three-storey atrium. Facilities include a new library of approximately 2,000m², modern customer services facilities housed in a grand public foyer, new public meeting rooms for 200 people, as well as a Youth Centre, an Early Childhood Centre, Council offices, and an upgraded town hall with seating capacity for 300.</p> <p>Community spaces include:</p> <ul style="list-style-type: none"> - town hall – 532m² - Room 1 Therese Heffernan – 83m² - Room 2 Patricia Blackman – 124m² - Room 3 Peter Cross – 124m² - Room 4 Irene Williams – 124m² - Headspace (leased space on the lower ground floor, mezzanine, and level 1) – 341m² - Metro Assist (leased space on the ground level) – 119m² 	
<p>Building life cycle analysis</p> <p>The remaining useful life of the facility is 38 years (2058).</p>	<p>Utilisation of the facility</p> <p>Ashfield Civic Centre has 4 activity rooms available for public use. Utilisation of these rooms ranges from 19-43% - which are some of the highest utilisation rates across the IWC community asset network. The rooms are used most frequently in the mornings and afternoons.</p>
<p>Challenges</p> <ul style="list-style-type: none"> • Ageing buildings require ongoing increasing operations, maintenance and capital renewal. • No green open recreation space nearby. • Stage is not accessible for people with mobility impairment. • Poor wayfinding and navigations through the Civic Centre. • Needs technological support and there is poor temperature and acoustics control. • Lacks furniture storage space. 	<p>Opportunities</p> <ul style="list-style-type: none"> • A community hub location and a multiuse, flexible venue of large size and capacity. • Located in a main street and co-located with the Ashfield Library. As it is in an employment centre, there are opportunities to support emerging industries to boost utilisation of the building. • Serves the community needs of a large multicultural population. It is the most highly used venue in Inner West. • Ease of accessibility given its proximity to Ashfield train station and location along a main bus route (Liverpool Road). Parking options are also available via Ashfield Mall. • Staffed full-time, providing a welcoming civic function for the community.

Summer Hill Community Centre	
<p>Description</p> <p>The site is currently operated and driven by the community through Summer Hill Community Centre Incorporated. The property is maintained by Council, and in addition to provision of the site on a peppercorn agreement, an annual grant of \$4,4000 is provided to support the facility.</p> <p>Venue is mixed use for support groups (AA et al), children's services and recreational activities. A sub-lease arrangement is also in place in coordination with a local partner, providing case work and case management.</p> <p>Summer Hill Community Centre has also put in place venue hire arrangements. Members of the public need to become a member of SHCC and then have rights to utilise the venue and attend the AGM.</p> <p>At the Council Meeting on 22 September 2020, Council adopted a resolution to not re-enter a lease with the Summer Hill Community Centre Incorporated. Council is investigating alternative uses for the facility.</p>	
<p>Building Life cycle Analysis</p> <p>The remaining useful life of the facility is 55 years (2075).</p>	<p>Utilisation of the Facility</p> <p>Utilisation data not available - previously leased premises</p>
<p>Challenges</p> <ul style="list-style-type: none"> • Aged facility with limited access to technology and requires ongoing increasing operations, maintenance and capital renewal. • Limited parking and disability access. • Building is set back from the street and covered by vegetation. 	<p>Opportunities</p> <ul style="list-style-type: none"> • Centrally located within a high street and within 350m walk of Summer Hill train station and within proximity to a Church. Almost 400 new dwellings are being built in the immediate vicinity. • Has courtyard space and is nearby to Darrell Jackson Gardens public open space. • Council-owned with redevelopment potential to better serve the community and its cultural needs.

Haberfield Centre and Library

Description

The Haberfield Centre and Library, comprising the library and meeting rooms in addition to part of the premise being used by State Emergency Services (see separate building report for SES building). Council successfully fought to receive \$2.5 million from the Sydney Motorway Corporation to upgrade Council-owned community facilities in Haberfield. The upgrade includes significant upgrades to the Haberfield Centre and Library as well as refurbishment of the Mervyn Fletcher Hall.

Total cost on works for both Haberfield Centre and Library and Mervyn Fletcher Hall are \$4.29 million and funding was by a combination of the Sydney Motorway Corporation, a NSW Stronger Communities Grant, a special rate variation for former Ashfield Council, a State Library of NSW local priority grant and Council funds.



Building life cycle analysis

The remaining useful life of the facility is 38 years (2058).

Utilisation of the facility


The new facility opened in May 2021 - no utilisation data is available.


Challenges

- Limited parking available.
- No nearby public open space.
- Requires a kitchen for a district-level facility.

Opportunities

- A multi-million-dollar upgrade nearing completion includes a new auditorium for live performance, upgraded garden and upper floor now accessible through a new lift.
- Multipurpose building that is co-located with the library, Mervyn Fletcher Hall and SES Headquarters and is in vicinity to primary schools.
- Fitted out with excellent technology support features.
- A popular space for dance rehearsal and physical performance.

Mervyn Fletcher Hall	
<p>Description</p> <p>The Mervyn Fletcher Hall is co-located with the Haberfield Centre and Library and SES Headquarters. Council successfully fought to receive \$2.5 million from the Sydney Motorway Corporation to upgrade Council-owned community facilities in Haberfield. The upgrade includes significant upgrades to the Haberfield Centre and Library as well as refurbishment of the Mervyn Fletcher Hall.</p> <p>Total cost of works for both Haberfield Centre and Library and Mervyn Fletcher Hall are \$4.29 million. Funding was a combination of Sydney Motorway Corporation, a NSW Stronger Communities Grant, a special rate variation for former Ashfield Council, a State Library of NSW local priority grant and Council funds.</p>	
<p>Building life cycle analysis</p> <p>The remaining useful life of the facility is 28 years (2048).</p>	<p>Utilisation of the facility</p> <p>Relatively high utilisation rate of 40%. Likely due to the flexibility of the hall space.</p>
<p>Challenges</p> <ul style="list-style-type: none"> • Limited parking available. • No nearby public open space. • Requires a kitchen for a district level facility. 	<p>Opportunities</p> <ul style="list-style-type: none"> • Co-located with Haberfield Centre and Library, SES Headquarters and in vicinity to primary schools.

Haberfield Centre SES Headquarters	
<p>Description</p> <p>The Haberfield Centre comprising the library and meeting rooms in addition to part of premise being used by State Emergency Services. The building is a double-storey brick and yellow render complex. It is a currently leased space with a net lettable area of 252m².</p>	
<p>Building life cycle analysis</p> <p>The remaining useful life of the facility is 33 years (2053).</p>	<p>Utilisation of the facility</p> <p>This facility is currently leased. Utilisation data not available.</p>
<p>Challenges</p> <ul style="list-style-type: none"> • Not for community use as the building is currently leased. • Ageing building requires ongoing increasing operations, maintenance and capital renewal. 	<p>Opportunities</p> <ul style="list-style-type: none"> • Multipurpose building that is co-located with Haberfield Centre and Library, Haberfield Community Centre, Mervyn Fletcher Hall and in vicinity to primary schools.

Ashfield Aquatic Centre Community Space

Description

The Ashfield Aquatic Centre was newly built in 2020, opening to the public on 17 October 2020. It contains five pools, a first class health and fitness centre, café and creche, spa and sauna plus an range of weight lifting equipment.

Only the creche is being provided for community use and hire. It is a childcare service. The floor space is 50m² internally or 63m² including the outdoor area.



Building Life cycle Analysis

N/A – newly built facility in 2020.

Utilisation of the Facility

The facility opened in October 2020 and is reported to be well utilised for children's events. Utilisation data not available.

Challenges

- Not a true community space as it is available only for commercial hire when not used for childcare.

Opportunities

- Quality building that is staffed full-time
- Accessibility via public transport – a seven-minute walk from Croydon train station.

Thirning Villa

Description

The Inner West Artist in Residence Program (Ashfield) provides self-contained accommodation in the historic two-storey "Thirning Villa" in Pratten Parkland. It is open to artists who reside outside of the Sydney Metropolitan Area and international artists.



Building life cycle analysis

The remaining useful life of the facility is 35 years (2055).

Utilisation of the facility

Thirning Villa is used for creative services. Utilisation data not available.


Challenges

- Very poor public transport access
- Not connected nor near other communal services and civic centres.

Opportunities

- Adjacent to Pratten Park with large open recreational spaces available.
- Aesthetically pleasing design.

Ashfield Park Bowling Club	
Description <p>Ashfield Park Bowling Club services the recreational needs of Ashfield residents at Ashfield Park. The clubhouse has sweeping views of two top class greens and the park from the members lounge, bar and bistro. The Bridge View Lounge with its full TAB facilities has commanding views to the harbour and the Sydney Harbour Bridge. There are configurations that would suit everything from a meeting for 10 guests to a seated function for up to 120 guests.</p>	
Building life cycle analysis <p>The remaining useful life of the facility is 60 years (2080).</p>	Utilisation of the facility <p>The Ashfield Park Bowling Club is used for recreational services and its sporting fields. Utilisation data not available.</p>
Challenges <ul style="list-style-type: none"> • Not a publicly accessible site. • Ageing club facilities and field 	Opportunities <ul style="list-style-type: none"> • Close proximity/adjacent to green recreational open space, in Ashfield Park. • Accessible via public transport (bus) and car. • Parking available around the park.

Pratten Park Bowling Club	
Description <p>Pratten Park Bowling Club is situated on the north side of Pratten Park, servicing recreational club activities on site.</p> <p>The Bowling Club was formed in May 1913 with its first president being William Waters, who died very soon after. Herbert Pratten, then the Ashfield Mayor, and the prime mover in the acquisition of the land that enabled the formation of the club, became President and drove the club's development. Early in 1915 work began on a small fibro structure that remained the clubhouse.</p>	
Building life cycle analysis <p>The remaining useful life of the facility is 50 years (2070).</p>	Utilisation of the facility <p>No utilisation data available. Utilisation data not available.</p>
Challenges <ul style="list-style-type: none"> • Hard to access via public transport • Not near a town centre, so more difficult to access via walking. 	Opportunities <ul style="list-style-type: none"> • Strong communal use and servicing. • Close proximity to green open recreational space in Pratten Park. • Historical significance. • RSL/performance and exhibition venues are economic attractions.

7.3.3. Total Council-owned community asset floor space

This study has adopted its primary floor space estimates for Council-owned community facilities from the Inner West Council's Property Audit undertaken in 2018. Where floor space information is unavailable for small venues, primarily due to those community spaces forming only part of certain buildings, the floor space estimates have been included as advised by Council staff.

Library floor space

The total library floor space in Catchment 2 is 2,401m² and summarised in Table 47 below.

Table 47 - Catchment 2 - Total Council-owned library floor space

Planning Catchment	Community Facility Name	Hierarchy	Library floor space (m ²)
Catchment 2 - West	Ashfield Library	Central/flagship	2000
	Haberfield Library	Branch	401
Catchment 2 - Total Council-owned library floor space			2,401

Social asset floor space

Catchment 2 includes a total lettable community floor space of 2,662m² as shown in Table 48 below.

For the purposes of the community floor space benchmarking process, the spaces leased to service providers have been deducted from the benchmarking process as they have a specialised function and are not available for the community to use.

Table 48 - Catchment 2 - Total Council-owned social asset floor space

Planning catchment	Community facility name	Hierarchy	Social asset floor space (m ²)
Catchment 2 - West	Ashfield Civic Centre	Regional	1,447
	Summer Hill Community Centre	District	308
	Haberfield Centre (SES Headquarters)	Local	252
	Haberfield Centre	District	342
	Mervyn Fletcher Community Centre	Local	250
	Ashfield Aquatic Centre Community Rooms	Local	63
Catchment 2 - Total Council-owned community floor space			2,662
with the Haberfield Centre SES Headquarters removed			-252
with Headspace in Ashfield Civic Centre removed			-341
with Metro Assist in Ashfield Civic Centre removed			-119
Catchment 2 -Total Council-owned community floor space			1,950

Cultural asset floor space

There are a five Council-owned cultural assets with a total 2,038m² of floor space in Catchment 2. However, town halls have also been included in the total social asset floor space calculations, resulting in a "double counting" of their floor space in the benchmarking process. Bowls clubs have been removed from the benchmarking process as while these are important as live music venues, their accessibility and usability to the broader community is limited by the specific groups catered for by the lessee – in particular they are not generally accessible for cultural viewing or participation by children, families, or for people who do not support alcohol consumption. If town halls and bowls clubs are excluded from the Council-owned cultural floor space, Catchment 2 has a currently cultural floor space supply of 306m².

Table 49 - Catchment 2 - Total Council-owned cultural floor space

Planning Catchment	Community Facility Name	Hierarchy	Cultural asset floor space (m ²)
Catchment 2 - West	Ashfield Civic Centre (town hall only)	District	532
	Thirning Villa	Local	250
	Haberfield Centre and Library - arts and craft veranda	Local	56
	Ashfield Park Bowling Club	Local	600
	Pratten Park Bowling Club	Local	600
Catchment 2 - Total Council-owned cultural floor space			2,038
with bowling clubs removed			-1,200
Catchment 2 - Total Council-owned cultural floor space (excluding bowls clubs)			838
with town halls removed			- 532
Catchment 2 - Total Council-owned cultural floor space (excluding bowls clubs and town halls)			306

Building life cycles

Inner West Council's Property Audit and Building Assessment Reports (2018) indicate approximate building life cycles to inform its asset management and capital renewal works programs. An analysis of each facility's expected life cycle in this catchment area is included in Table 51 and informs the opportunities identified by this study. The key finding is that all existing buildings exceed the 2036 horizon of this study.

Table 50 - Catchment 2 - Community asset building life cycles

Asset type	Community Facility Name	Indicated Building Lifespan (years)	Anticipated Expiry Year
Libraries	Ashfield Library	40	2058
	Haberfield Library	N/A (new)	N/A (new)
Social assets	Ashfield Civic Centre	40	2058
	Summer Hill Community Centre	55	2075
	Haberfield Centre (SES Headquarters)	38	2058
	Haberfield Centre	33	2053
	Mervyn Fletcher Hall	28	2048
	Ashfield Aquatic Centre Community Rooms	N/A (new)	N/A (new)
Cultural	Ashfield Civic Centre (town hall only)	See above	See above
	Thirning Villa	35	2053
	Haberfield Centre and Library - Arts and craft veranda	N/A (new)	N/A (new)
	Ashfield Park Bowling Club	60	2078
	Pratten Park Bowling Club	50	2068

Utilisation Summary

Utilisation gives an insight into how often community spaces are used by the community. Well-utilised and in-demand facilities indicate that the space is functional and meets the community's needs. Facilities that have low utilisation could indicate that the space may not meet a community need, it may be too small or in a difficult to access location or be difficult to hire. Table 51 below analyses community facility utilisation in Catchment 2, assuming 9am-10pm availability.

Table 51 - Catchment 2 - Community asset utilisation

Planning catchment	Community facility name	Morning utilisation (8am—12pm) %	Afternoon utilisation (12pm-5pm) %	Evening utilisation (5-10pm) %	Total utilisation %
Catchment 2 – West	Ashfield CC Activity Room 1 - Therese Hefferman	41.1	30.0	28.6	32.7
	Ashfield CC Activity Room 2 - Patricia Blackman	64.3	35.7	0.0	31.1
	Ashfield CC Activity Room 3 - Peter Cross	34.8	72.5	19.6	42.9
	Ashfield CC Activity Room 4 - Irene Williams	30.4	22.9	5.7	18.9
	Summer Hill Community Centre	N/A – previously leased premises	N/A – previously leased premises	N/A – previously leased premises	N/A – previously leased premises
	Haberfield Centre and Library	N/A	N/A	N/A	N/A
	Mervyn Fletcher Hall	50.0	37.1	32.9	39.3
	Ashfield Aquatic Centre Community Rooms	N/A – recently opened	N/A – recently opened	N/A – recently opened	N/A – recently opened

The Ashfield Civic Centre community rooms are best utilised in the mornings and afternoons. However, the multipurpose nature of community spaces, its location in the Ashfield town centre, along with it being staffed full-time indicates that there is still potential to increase utilisation of these rooms in the future.

The Summer Hill Community Centre has been historically leased to a community group that utilise the facility for program delivery including support groups, children's services and recreational activities. However, at the Council Meeting on 22 September 2020, Council resolved not to renew the current leasing arrangement. There is the potential for this facility to be better utilised by Council for community services.






The Haberfield Centre and Library has recently undergone an upgrade and re-opened in May 2021. The Mervyn Fletcher Hall has also been recently refurbished and has reopened to the community for use. The recent and ongoing upgrade and refurbishment works are expected to boost the utilisation of these facilities above that which is shown in the above Table 51.

Proximity to public transport, local centres, and other IWC services/assets

Table 52 provides a proximity analysis of IWC community assets to key centres and public transport. Google Maps was used to determine walking distances from different access points and points of interest. It shows that:

- Overall, all community and cultural spaces within Catchment 2 are within a 400m walk of a bus stop, and located within 200m of a high street (with the exception of Ashfield Park Bowling Club).
- Half of these spaces are within 800m walking distance to a train station. These community spaces in particular should be prioritised for upgrades in future investment over the spaces that are not within walking distance to a train station.

Table 52 - Catchment 2 - Community assets proximity analysis

						
	800m walk to train station	800m walk to future metro station	400m walk to light rail station	400m walk to ferry	400m walk to bus stop	Located within 200m of high street
Catchment 2 - West: Ashfield North, Ashfield South, Croydon, Summer Hill, Haberfield						
Libraries						
Ashfield Library	✓	✗	✗	✗	✓	✓
Haberfield Library	✗	✗	✗	✗	✓	✓
Community spaces						
Ashfield Civic Centre	✓	✗	✗	✗	✓	✓
Haberfield Centre	✗	✗	✗	✗	✓	✓
Mervyn Fletcher Hall	✗	✗	✗	✗	✓	✓
Summer Hill Community Centre	✓	✗	✗	✗	✓	✓
Sub-total (4)	2	0	0	0	4	4
	50%	0%	0%	0%	100%	100%
Cultural spaces						
Ashfield Civic Centre - Town Hall	✓	✗	✗	✗	✓	✓
Haberfield Centre Library - arts and craft veranda	✗	✗	✗	✗	✓	✓
Thirning Villa	✓	✗	✗	✗	✓	✓
Pratten Park Bowling Club	✓	✗	✗	✗	✓	✓
Ashfield Park Bowling Club	✗	✗	✗	✗	✓	✗
Sub-total (5)	3	0	0	0	5	4
	60%	0%	0%	0%	100%	80%

Proximity to public transport, local centres, and other IWC services/assets

Further to this transport and town centre access analysis, IWC Council staff completed the detailed State Library of NSW People Places locational matrix assessment for each library in the LGA. The results of this assessment are shown in Table 53 below.

Haberfield Library received a higher score than Ashfield Library due to its ground floor address, highly visible location, connection to outdoor spaces and being fully accessible.

The same criteria was also used to assess social assets (see Table 53). It shows that all social assets in this catchment are generally well located.

Table 53 - Catchment 2 - Library locational matrix

Catchment 2					
LOCATIONAL CRITERIA	WEIGHTING (OPTIONAL)	Ashfield library		Haberfield library	
		Score (out of 3)	weighting x score	Score (out of 3)	weighting x score
MAIN STREET OR SHOPPING CENTRE LOCATION	1	3	3	3	3
HIGHLY VISIBLE LOCATION	3	1	3	3	9
GROUND FLOOR AND STREET FRONTAGE	3	1	3	3	9
HIGH LEVELS OF PERSONAL AND PROPERTY SAFETY	3	2	6	3	9
FULLY ACCESSIBLE	3	3	9	3	9
PROXIMITY TO LOCAL SCHOOLS / EDUCATION FACILITIES	2	2	4	3	6
POTENTIAL FOR OUTDOOR SPACE	1	0	0	3	3
PRIORITY PEDESTRIAN ACCESS	3	1	3	3	9
WALK TO PUBLIC TRANSPORT	1	3	3	3	3
CONVENIENT AND SAFE PARKING	3	3	9	3	9
ACCESSIBLE FOR ALL VEHICLES	3	3	9	3	9
FUTURE EXPANSION	2	3	6	0	0
CO-LOCATION OPPORTUNITIES	2	3	6	2	4
OVERALL SCORE		64		82	

Table 54 - Catchment 2 - Social asset locational matrix

Catchment 2									
LOCATIONAL CRITERIA	WEIGHTING (OPTIONAL)	Ashfield Civic Centre		Haberfield Centre and Library		Mervyn Fletcher Hall		Summer Hill Community Centre	
		Score (out of 3)	weighting x score	Score (out of 3)	weighting x score	Score (out of 3)	weighting score	Score (out of 3)	weighting x score
MAIN STREET OR SHOPPING CENTRE LOCATION	1	3	3	3	3	3	3	3	3
HIGHLY VISIBLE LOCATION	3	3	9	3	9	3	9	2	6
GROUND FLOOR AND STREET FRONTAGE	3	3	9	3	9	3	9	3	9
HIGH LEVELS OF PERSONAL AND PROPERTY SAFETY	3	3	9	3	9	3	9	3	9
FULLY ACCESSIBLE	3	3	9	3	9	3	9	3	9
PROXIMITY TO LOCAL SCHOOLS / EDUCATION FACILITIES	2	3	6	3	6	3	6	2	4
POTENTIAL FOR OUTDOOR SPACE	1	2	2	2	2	2	2	3	3
PRIORITY PEDESTRIAN ACCESS	3	3	9	3	9	3	9	3	9
WALK TO PUBLIC TRANSPORT	1	3	3	3	3	3	3	3	3
CONVENIENT AND SAFE PARKING	3	3	9	3	9	3	9	1	3
ACCESSIBLE FOR ALL VEHICLES	3	3	9	3	9	3	9	3	9
FUTURE EXPANSION	2	3	6	0	0	0	0	0	0
CO-LOCATION OPPORTUNITIES	2	0	0	0	0	0	0	3	6
OVERALL SCORE		83		77		77		73	

7.3.4. Benchmarking - Catchment 2

The results from applying the three types of benchmarks recommended by this study (Table 6 on page 78 and Table 7 on page 78) to Catchment 2 are summarised below the table with a detailed benchmarking table provided on the following page.

Library benchmarks application

Benchmark 1 analysis - Number of facilities demand – one branch library per catchment of approximately 35,000-65,000 people

Currently there is one central/flagship library (Ashfield Library) and one branch library (Haberfield Library) located within Catchment 2. As shown in Table 55, between 2016 and 2036, this catchment will meet the benchmark for branch libraries.

Table 55 - Catchment 2 - Number of branch libraries benchmarking

Year	Population (Pop) Pop = residents + workers	Provision (2020)	Demand per 35,000 - 65,000 people	Gap = demand - provision
2016	54,804	1	1	meets demand
2026	59,728		1	meets demand
2036	64,498		1	meets demand

Benchmark 2 analysis - Library floor space (based on the State Library of NSW population calculator)

The current provision of library floor space within the catchment is 2,401m². According to the State Library of NSW population-based library calculator:

- In 2016, the demand for library floor space was 2,397m². This indicates that the current provision meets demand for library floor space.
- In 2026, the demand for library floor space will be 2,550m². This indicates a below benchmark provision of 149m² of library floor space.
- In 2036, the demand for library floor space will be 2,695m². This indicates a below benchmark provision of 294m² of library floor space.

Table 56 shows that the below benchmark provision gap will increase by 290m² from 2016 to 2036, if no new library floor space is provided.

Table 56 - Catchment 1 - Library floor space benchmarking

Year	Population (Pop) Pop = residents + workers	Provision (2020)	Demand (in m ²)	Gap (in m ²) = demand - provision	Increase in gap from 2016 to 2036 (in m ²)
2016	54,804	2,401m ²	2,397	meets demand	294m ²
2026	59,728		2,550	149	
2036	64,498		2,695	294	

The combination of these benchmarks indicate that this catchment has a sufficient number of facilities through to 2036, but that by 2036 the libraries will be undersized by almost 300m².

Community floor space benchmark application

Benchmark 1 analysis - 80m² of community floor space per 1,000 people.

In 2016, the population of Catchment 2 was 45,412 residents and the community floor space available for use was 1,950m². The application of this benchmark results in an existing (2016) below benchmark provision of 1,683m² of community space.

$$45,412 / 1,000 \text{ people} \times 80\text{m}^2 = 3,633\text{m}^2$$

$$1,950\text{m}^2 - 3,633\text{m}^2 = -1,683\text{m}^2$$

In 2026, the population of Catchment 2 is expected to be 49,254 residents and the community floor space available for use is 1,950m². The application of this benchmark results in a below benchmark provision of 1,990m² of community space.

$$49,254 / 1,000 \text{ people} \times 80\text{m}^2 = 3,940\text{m}^2$$

$$1,950\text{m}^2 - 3,940\text{m}^2 = -1,990\text{m}^2$$

In 2036, the population of Catchment 2 is expected to be 52,941 residents and the community floor space available for use was 1,950m². The application of this benchmark results in a below benchmark provision of 2,286m² of community space.

$$52,941 / 1,000 \text{ people} \times 80\text{m}^2 = 4,236\text{m}^2$$

$$1,950\text{m}^2 - 4,236\text{m}^2 = -2,286\text{m}^2$$

Over the period of 2016 to 2036, the application of this benchmark shows that an additional 603m² of community space will be needed to cater to the future population. Future s7.11 and s7.12 Infrastructure Contribution Plans should seek to develop a nexus to the delivery of 603m² of community space in Catchment Area 2.

There is an existing shortfall of 1,683m² of community floor space in this catchment area. Future contribution plans cannot be used to address this existing shortfall. This study recommends investigating shared use agreements with schools and other institutions or VPAs to address the existing deficit.

Benchmark 2 analysis - Number of facilities demand – one district space per 20,000 to 30,000 people

There are three district facilities located in Catchment 2. Between 2016 and 2036, there is no need for additional district-level community facilities in this catchment area.

Table 61 - Catchment 2 - Number of district social assets population-based benchmarking

Year	Population	No. of existing district-level social assets	Demand for no. of district-level social assets in this catchment (1 per 30,000 people)	Gap (existing - demand)
2016	45,412	3	1.5	no gap
2026	49,254	3	1.6	no gap
2036	52,941	3	1.8	no gap

Benchmark 3 Analysis – Number of facilities demand - three to four local spaces per 30,000 people

Between 2016 and 2036, there is a need for an additional three to five local-level community facilities in this catchment.

Catchment 2 - Number of local social assets population-based benchmarking

Year	Population	Provision (2020)	Demand for no. of local-level social assets in this catchment (1 per 10,000 people)	Demand for no. of local-level social assets in this catchment (1 per 7,500 people)	Gap range (existing - demand)
2016	45,412	2	4.54	6.05	2.54 - 4.05
2026	49,254	2	4.93	6.57	2.93 - 4.57
2036	52,941	2	5.29	7.06	3.29 - 5.06

Benchmark 1 indicates that this Catchment is below benchmark provision for the quantum of floor space provided for community uses.

Benchmark 2 indicates that the number of district-level facilities is adequate to service the existing and future population of this catchment. However the district-level spaces are also small (all under 550m²) in this catchment and should be expanded in floor size. Small sized spaces limit flexibility and useability. Council should aim to provide larger local-level facilities for this community in the future.

Benchmark 3 indicates that there is an existing gap of two to four local-level facilities, which will increase to a gap of three to five local-level facilities by 2036.

Benchmark 1 analysis - 80m² of community space per 1,000 people

There is currently 838m² of community floor space owned by Council for benchmarking purposes.

Between 2016 and 2036, the application of this benchmarks shows that an additional 602m² of community space will be needed to cater to the population. Future s7.11 and s7.12 Infrastructure Contribution Plans should seek to develop a nexus to the delivery of 603m² of community space in Catchment 2.

Year	Population	Total provision m ² (2020)	Provision rate per 1,000 people (m ²)
2016	45,412	838	43
2026	49,254	838	40
2036	52,941	838	37

There is also an existing shortfall of 1,683m² of community floor space in this catchment area. Future contributions plans cannot be used to address this shortfall. This study recommends investigating shared use agreements with schools and other institutions or VPAs to address the existing deficit.

Benchmark 2 analysis – one district space per 20,000 to 30,000 people

Over the period of 2016 to 2036, the application of this benchmarks indicates that there is no need for additional district-level community facilities in this catchment area.

Benchmark 3 analysis – three to four local spaces per 30,000 people

Over the period of 2016 to 2036, the application of this benchmark indicates that an additional five local community spaces would be needed to service this catchment area by 2036. However, there is an existing shortfall of four community spaces. Future contributions plans can only be used to address the shortfall of the fifth space (one local level space), therefore this study recommends investigating shared use agreements with schools and other institutions or VPAs to address the existing deficit. A recent example of a local-level community space delivered by the private sector as part of urban renewal is the Yandana Room in Lewisham. Similarly, it could be advantageous to Council to consider opening up sports halls and facilities to community use in the future to help address this gap.

Cultural floor space benchmark application

Cultural floor space benchmarking does not include bowling clubs. Two scenarios have been provided below, one including town halls, and the other excluding them.

Benchmark 1 analysis - 20m² of cultural floor space per 1,000 people

Based on just the population growth, the needs of the forecast population between 2016 and 2026 would trigger a demand for 77m² of additional cultural floor space, and growth between 2026 and 2036 would require a further 74m², equivalent to an ability to collect up to 151m² of new floor space through contributions.

Scenario 1 - Inclusion of town hall floor space

Currently there is 838m² of cultural floor space available in Catchment 2. This is equivalent to 18.5m² of cultural floor space per 1,000 people, slightly below the benchmark standard of 20m² per 1,000 people. In 2026 this provision rate will decrease to 17m² per 1,000 people and by 2036, the provision rate will be 15.8m² per 1,000 people if no new floor space is added.

Table 57 - Provision rate of cultural floor space - Scenario 1 (including town halls)

Year	Population	Total provision m ² (2020)	Provision rate per 1,000 people (m ²)
2016	45,412	838	18.5
2026	49,254	838	17
2036	52,941	838	15.8

Scenario 2 - Exclusion of town hall floor space

Currently, there is 151m² of cultural floor space in Catchment 2 (excluding town halls). The current provision rate of cultural floor space is equal to 6.7m² per 1,000 people, which is significantly below the benchmark of 20m² per 1,000 people. This provision rate will continue to decrease further other time.

Table 58 - Catchment 2 - Provision rate of cultural floor space - Scenario 2 (excluding town halls)

Year	Population	Total provision m ² (2020)	Provision rate per 1,000 people (m ²)
2016	45,412	306	6.7
2026	49,254	306	6.2
2036	52,941	306	5.8

Benchmark 2 analysis – one district space per 30,000 people

Between 2016 and 2036, there is no need for additional district-level cultural facilities in this catchment area, if town halls are included in benchmarking. However, if town halls are excluded from benchmarking, there would be an existing gap of one district-level facility, rising to a demand gap of 1.8 district-level facilities by 2036.

Table 59 - Catchment 2 - Number of district cultural assets population-based benchmarking

Year	Population	Provision (2020)	Demand per 30,000 people	Gap
2016	45,412	1	1.5	0.5
2026	49,254	1	1.6	0.6
2036	52,941	1	1.8	0.8

Benchmark 3 analysis – Number of facilities demand - three to four local spaces per 30,000 people

Over the period of 2016 to 2036, the application of this benchmark indicates that an additional two to five local-level cultural spaces would be needed to service this catchment. However, there is an existing shortfall of 1.5-4 community spaces. Therefore, future contributions plans can only be used to address the shortfall of 0.75-1 local-level space. This study recommends investigating shared use agreements with schools and other institutions or VPAs to address the existing deficit.

Table 60 - Catchment 2 - Number of local cultural assets population-based benchmarking

Year	Population	Provision (2020)	Demand per 10,000 people	Demand per 7,500 people	Gap range
2016	45,412	2	4.5	6	1.5-4
2026	49,254	2	4.9	6.6	1.7-4.6
2036	52,941	2	5.3	7	2.2-5

7.3.5. Catchment 2: Key Opportunities

- **Delivery of additional community floor space**
 - ~ Future s7.11 and s7.12 Infrastructure Contribution Plans should seek to develop a nexus to the delivery of 603m² of community space and 150m² of cultural space in Catchment Area 2.
- **Up to five new local-level community spaces and five local-level cultural spaces should be delivered in the catchment**
 - ~ The application of Benchmark 3 to Catchment 2 indicates a substantial gap in local level community and cultural space provision currently which will increase by 2036. However, this is somewhat at odds with the new model of Council asset provision, which is to focus on delivering new district-level multipurpose spaces rather than new smaller local spaces. Therefore, other opportunities for the delivery of local-level assets include:
 - ~ Inclusion of a range of spaces within a larger multipurpose centre (potentially provided in the Ashfield Civic Centre if office spaces becomes available, pending the outcomes of the Long-Term Accommodation Strategy).
 - ~ Better use of sports halls, recreation spaces and transport infrastructure for community and cultural uses.
 - ~ Reviewing the entire Council property portfolio to look for adaptive reuse opportunities within existing buildings. There can also be opportunities to provide local-level spaces as part of, and funded by, new urban development, or through partnerships with local organisations such as sporting clubs.
- **Deliver an indoor/outdoor community and cultural park pavilion**
 - ~ There is an increasing trend to provide indoor/outdoor community and cultural spaces across the globe. There is an opportunity to provide a flexible hard stand outdoor space/pavilion which may respond to the diverse community needs and help meet the demand for local-level community and cultural spaces (as above). This pavilion should be co-located with other community and cultural uses, provide a weather protected indoor/outdoor performance space, hireable spaces and amenities. An artist residency or anchor tenant could help to activate this asset. Its location should be considered priority for areas with low levels of community floor space provision such as Ashfield Park or Pratten Park in Ashfield. Pratten Park has been identified as an opportunity to create an arts, culture and sporting precinct.
- **Reuse of Ashfield Civic Centre office space for community and cultural uses**
 - ~ The benchmarking process indicated an existing deficit of 1,683m² of community floor space for the population in 2016 and possible need for a district-level cultural facility by 2036 (if bowling clubs are excluded from the benchmarking process).
 - ~ Pending the outcomes of Council's future Long-Term Accommodation Strategy, should the future accommodation strategy enable the reuse of existing office space, that this be used to enhance the library, cultural and community uses in the Ashfield town centre.
 - ~ One of its key strengths is the provision of car parking and accessibility. Any redevelopment plans for the Ashfield Mall site should be conscious of the parking needs for community and cultural facilities as well as the current lack of civic and recreational space in the town centre.
 - ~ Consider creating a district-level arts centre that is managed by an anchor tenant (similar to Joynton Avenue Creative Arts Centre in City of Sydney) with the passion an ability to connect with the local community, and respond to their cultural diversity and potentially unique set of cultural needs through programming.
 - ~ Consider utilisation of the rooftop space of the civic centre in any major upgrades of the facility (this could have a rooftop courts and culture focus).
 - ~ Potentially incorporate an additional 300m² of library floorspace to cater to the catchment's population by 2036.
 - ~ Options for use could include:
 - ~ a co-located services hub
 - ~ a creative arts centre
 - ~ a co-working space
 - ~ community arts spaces (with dry/wet areas)
 - ~ Cultural enlivenment upgrades to the town hall and the forecourt should form part of the upgrade.
- **Refurbishment of the Summer Hill Community Centre**
 - ~ Upgrade and refurbish the Summer Hill Community Centre to provide additional community and cultural floor space to support its dual social and economic role within the Summer Hill village and to address the gap in local-level facilities.

7.4. Catchment 3: East

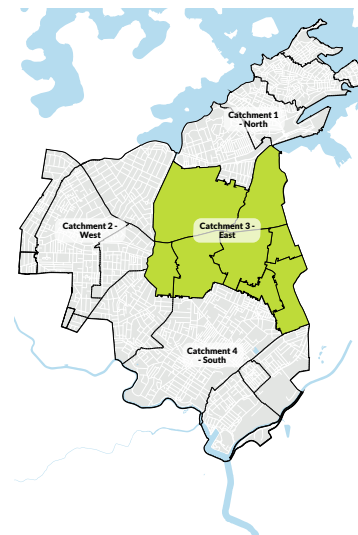
Suburbs:

Annandale, Leichhardt, Camperdown, Enmore, Lewisham, Newtown, Petersham and Stanmore

Population:

2016: 61,937 residents and 19,408 workers

2036: 73,140 residents and 24,142 workers



Catchment overview

The East Catchment is the most densely populated catchment in the LGA. In 2016, this area had a population of 61,937 residents with 19,408 workers. This is expected to increase to 73,140 residents and 24,142 workers by 2036. This catchment has the highest forecast residential growth of all the catchments and includes major project sites such as the *Parramatta Road Corridor Urban Transformation Strategy* (PRCUTS). This catchment has a high proportion of students attending university or TAFE, a high proportion of group households, and fewer families and children. It also has a very high proportion of same-sex couples.

The prevalence of train stations and bus routes into the Sydney CBD means that the population is mobile to other catchment areas and the Sydney CBD. There are two district spaces located in this catchment area – Leichhardt and Petersham Town Halls – and six local-level community spaces.

Annandale and Camperdown border the Royal Prince Alfred Hospital and the University of Sydney and are on the edge of the Camperdown-Ultimo Health and Education Precinct. Residents value the village-like atmosphere, recreational spaces along the canal, access to schools and parks and a growing café, restaurant and bar scene.¹

Norton Street's "Little Italy" provides a range of cafes, restaurants, family-run small businesses and the Italian Forum. Leichhardt's sloping topography provides vistas over Haberfield and Iron Cove, with grander houses towards the upper slopes. The Hawthorn Canal defines the western boundary of the suburb.²

Newtown and Enmore are well-known for their diversity, vibrant street and nightlife, being lesbian, gay, bisexual, transgender, intersex and queer (LGBTQI) friendly and for cultivating artistic and creative activities. King Street and Enmore Road provide the street and nightlife hubs of the area, offering restaurants, eateries, shops and entertainment.³

Lewisham and Petersham are located south of Parramatta Road and are bisected by the main suburban rail line. Petersham's commercial strip along New Canterbury Road offers a range of services and retail.⁴

1 LHS
2 LHS
3 LHS
4 LHS

7.4.1. Key future influences

Inner West Local Housing Strategy

The Parramatta Road Strategy has guided the development of Council's Local Housing Strategy and locates the bulk of new dwellings within the Leichhardt (1,630 dwellings) and Taverners Hill (900 new dwellings) precincts. The strategy also identifies longer-term investigation areas from 2026 in Leichhardt North and South (including the MarketPlace Shopping Centre) and Petersham (120 new dwellings). In addition, the strategy includes a direction to increase affordable housing in these growth areas, with key-worker and student housing identified in the Camperdown precinct. Community service provision is to be mindful of the growth demands placed on community facilities provision in these areas.

The population projections for this area are shown in the table below.

Table 62 - Catchment 3 - Residential population forecasts from Elton's Population Review (2020)

Suburb (Catchment 3: East)	Population 2016	Population 2026	Population 2036
Annandale	9,973	10,212	10,543
Leichhardt	15,514	16,775	20,563
Camperdown	3,689	3,781	3,820
Enmore	4,125	4,249	4,281
Lewisham	3,383	4,173	4,474
Newtown	8,411	8,753	8,773
Petersham	8,522	10,790	11,555
Stanmore	8,320	8,831	9,131
Total	61,937	67,564	73,140

The number of existing and future worker projections for Catchment 3 are shown below in Table 64 and have been derived from information contained within Inner West Council's *Employment and Retail Lands Study 2020*.

Table 63 - Catchment 3 - Worker forecasts with 31.3% deductions shown for worker-residents

Suburb (Catchment 3: East)	Total workers 2016	Total workers demand 2016 (with 31.1% reduction)	Total workers 2026	Total workers demand 2026 (with 31.1% reduction)	Total workers 2036	Total workers demand 2036 (with 31.1% reduction)
Annandale	6,209	4,265	6,368	4,374	6,527	4,484
Leichhardt	9,319	6,402	11,119	7,639	12,920	8,876
Camperdown	3,049	2,094	3,195	2,194	3,341	2,295
Enmore	2,899	1,991	3,188	2,190	3,478	2,389
Lewisham	1,126	773	1,275	876	1,425	978
Newtown	2,642	1,815	2,920	2,006	3,198	2,197
Petersham	1,615	1,109	1,962	1,347	2,309	1,586
Stanmore	1,392	956	1,668	1,145	1,944	1,335
TOTAL Demand analysis		19,405	N/A	21,771	N/A	24,140

Employment and Retail Lands Study and Strategy

- The retail strip along Parramatta Road and Norton Street (South) has struggled with high vacancy rates. It is best practice for community facilities to be located within employment town centres for reasons of accessibility and visual prominence. Co-locating community and cultural facilities, services and meeting rooms can also support emerging industries and community groups. Decision-making regarding where community floor space is to be provided should be mindful to ensure that community facilities are utilised to foster a dual community and economic clustering role for emerging industries and communities.
- Recommendations were made regarding land use to improve economic vitality of Norton Street (page 47 of the ERLS) that: relocate community facilities close to Norton Street and the Forum. That Council seeks to create a central and community "heart" of Norton Street (close to Norton Plaza and Norton Street Cinema).
- The ERLS (page 68) identified that there was a community perception that Booth Street, Annandale, and Johnston Street, Annandale lack cultural and community spaces.
- On page 413 of the ERLS, it is identified that there is a "Parramatta Road Music Cluster" on Parramatta Road from Camperdown through to Taverners Hill which hosts several music related businesses. There is also a strong live music sector, with five live music venues operating along the strip that attract visitors from Greater Sydney.
- There is a wedding and bridal shop theme along Parramatta Road.
- Page 31 of the ERLS identifies gross floor area targets for the Taverners Hill, Leichhardt and Camperdown precincts. A portion of these targets is identified for community uses by the *Parramatta Road Corridor Urban Transformation Strategy*. The provision of community spaces within this gross floor is notes across all precincts.

Precinct	Actions - Strategic Land Uses
Taverners Hill	Minimum of 35,000m ² of employment gross floor area for predominantly light industrial, enterprise, commercial and community uses.
Leichhardt	Minimum of 71,000m ² of employment gross floor area for predominantly retail, enterprise, business, commercial and community uses.
Camperdown	Minimum of 105,000m ² of employment gross floor area for predominantly light industrial, enterprise and business, commercial and community uses.

- There is a recommendation on page 432 of the ERLS that Camperdown develops a pilot project that introduces a minimum percentage requirement for affordable space in new developments for tech start-ups, innovation, creative industries, artists, cultural and community uses in the new LEP and DCP planning controls.

Parramatta Road Corridor Urban Transformation Strategy

The *Parramatta Road Corridor Urban Transformation Strategy* identifies the major growth centres within this area as the Camperdown, Leichhardt and Taverners Hill precincts. The Taverners Hill and Leichhardt precincts are the major residential growth locations within this catchment area, with the Camperdown precinct being identified as a new health and education employment precinct that will experience some minor resident growth for students and key-worker housing.

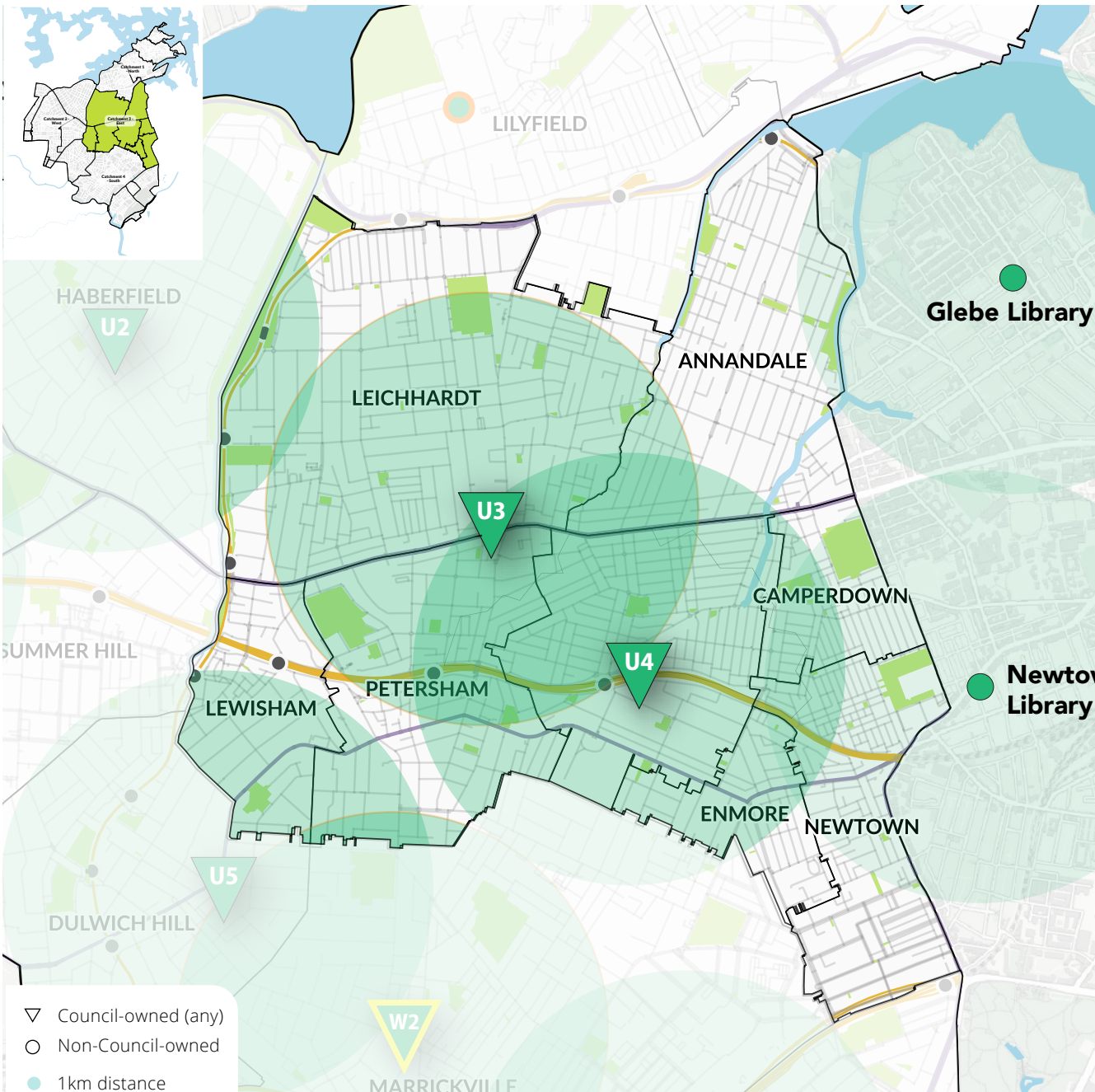
It is envisioned that Taverners Hill will be an urban village with walking and cycling links via the Greenway, access to many public transport modes and many neighbourhood parks, squares and leafy streets. The Leichhardt precinct will be orientated towards a vibrant mixed use entertainment precinct visited by people from all over Sydney, with retail and residential opportunities creating a rejuvenated and active Norton Street and Parramatta Road. Camperdown precinct will evolve into an attractive, highly urbanised neighbourhood that capitalises on the area's existing synergies with health, education, technology and reinvention industries to become a biotechnology business and innovation hub.

7.4.2. Community asset provision summary

Library assets

There are two branch libraries in Catchment 3. There are no non-Council-owned libraries in this catchment. See Figure 36 for a map of libraries within Catchment 3.

Figure 36 - Catchment 3 - Library map: inventory and distance catchments



Council-owned libraries

Branch Library	Key
Leichhardt Library	U3
Stanmore Library	U4

Community spaces

The total existing Council-owned community facility floor space available is 5,567m², however this reduces to 4,974m² if leased facilities and Council-owned nurseries are removed. Council's Building Assessment Reports (2018) found that all community buildings' lifespans exceed the time frame of this study to 2036.

There are two district spaces located in this catchment area: Leichhardt Town Hall and Petersham Town Hall

There are 5 local-level community facilities: Annandale Community Centre, Leichhardt Marketplace Community Room, Foster St Family Day Care Centre, Yanada Community Room (new) and the Tom Foster Community Centre.

Leased facilities include the Blackmore Park SES, Camperdown Park Community Meeting Rooms and Rozelle Bay Community Nursery Shelter.

Leased facility floor space cannot be hired or used by the community in the typical sense of community hireable space, therefore this type of floor space is not included in this study's benchmarking process, however the facilities are identified in this study's community asset inventory.

There are also a number of non-Council-owned community spaces that are available for use by the general community. These are mapped on Figure 37 over the page. In Catchment 3, these are primarily licensed venues, not-for-profit halls, religious halls and RSLs.

Cultural assets

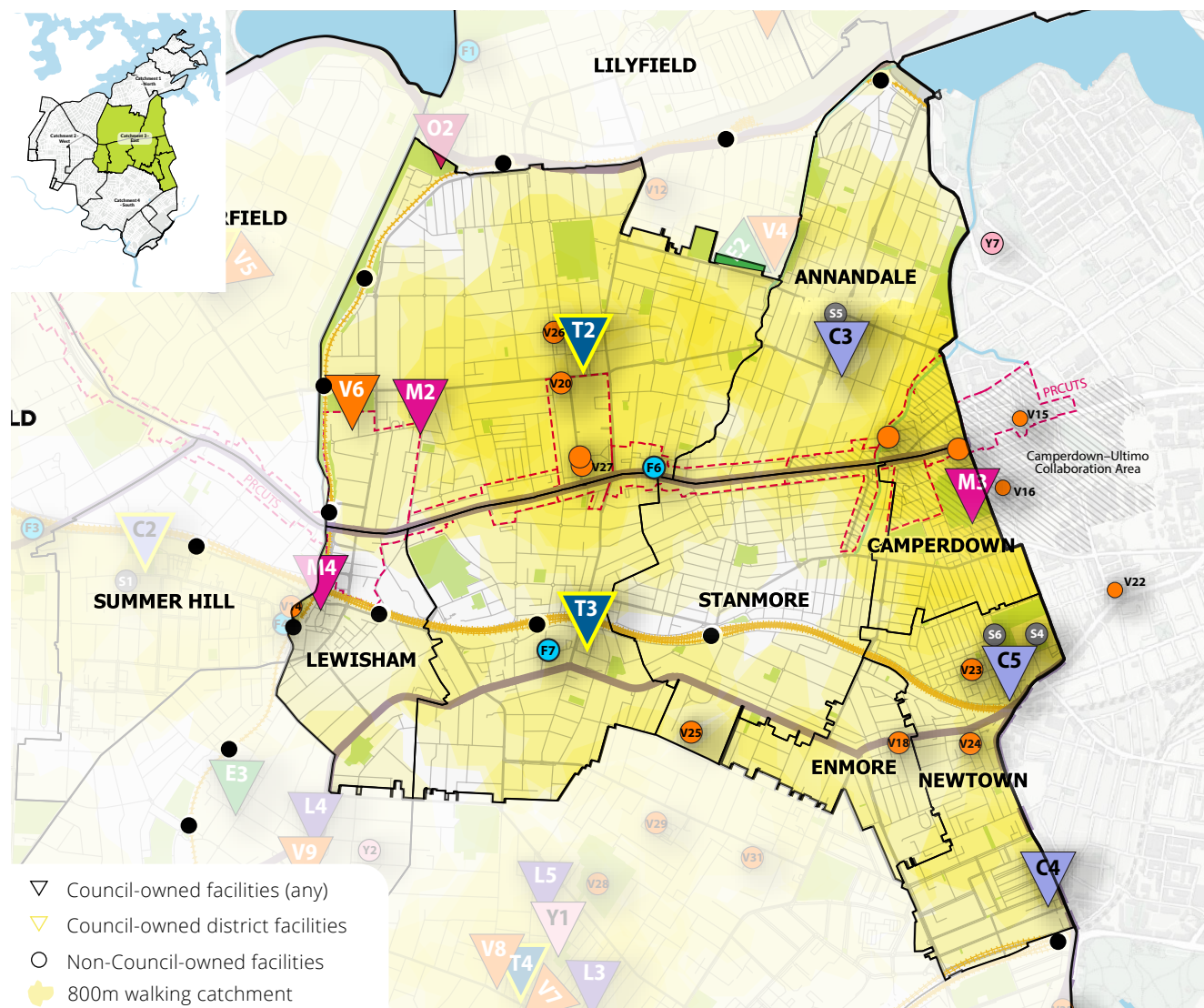
In 2020, the Council-owned cultural floor space in Catchment 3 was 3,934m². Excluding town halls, this reduces to 842m². There are no State Government-owned assets located within this catchment.

There are two Council-owned district cultural spaces located in this catchment area: Leichhardt Town Hall and Petersham Town Hall.

There are six local-level Council-owned cultural spaces: two galleries (Chrissie Cotter Gallery and the Newtown ArtSeat), two artist residencies (Australia Street Art Camp and Petersham Town Hall - Caretakers apartment), one museum (Portuguese Ethnographic Museum of Australia) and one Men's Shed (Leichhardt Community Men's Shed).

Overall, Catchment 3 has the highest provision of non-Council-owned cultural spaces (115 spaces). Figure 38 illustrates a concentration of cultural spaces located within the PRCUTS corridor, as well as in the Ultimo-Camperdown Collaboration Area, along King Street/King Street South and around Petersham.

Figure 37 - Catchment 3 - Social asset summary map: inventory and walkable catchments



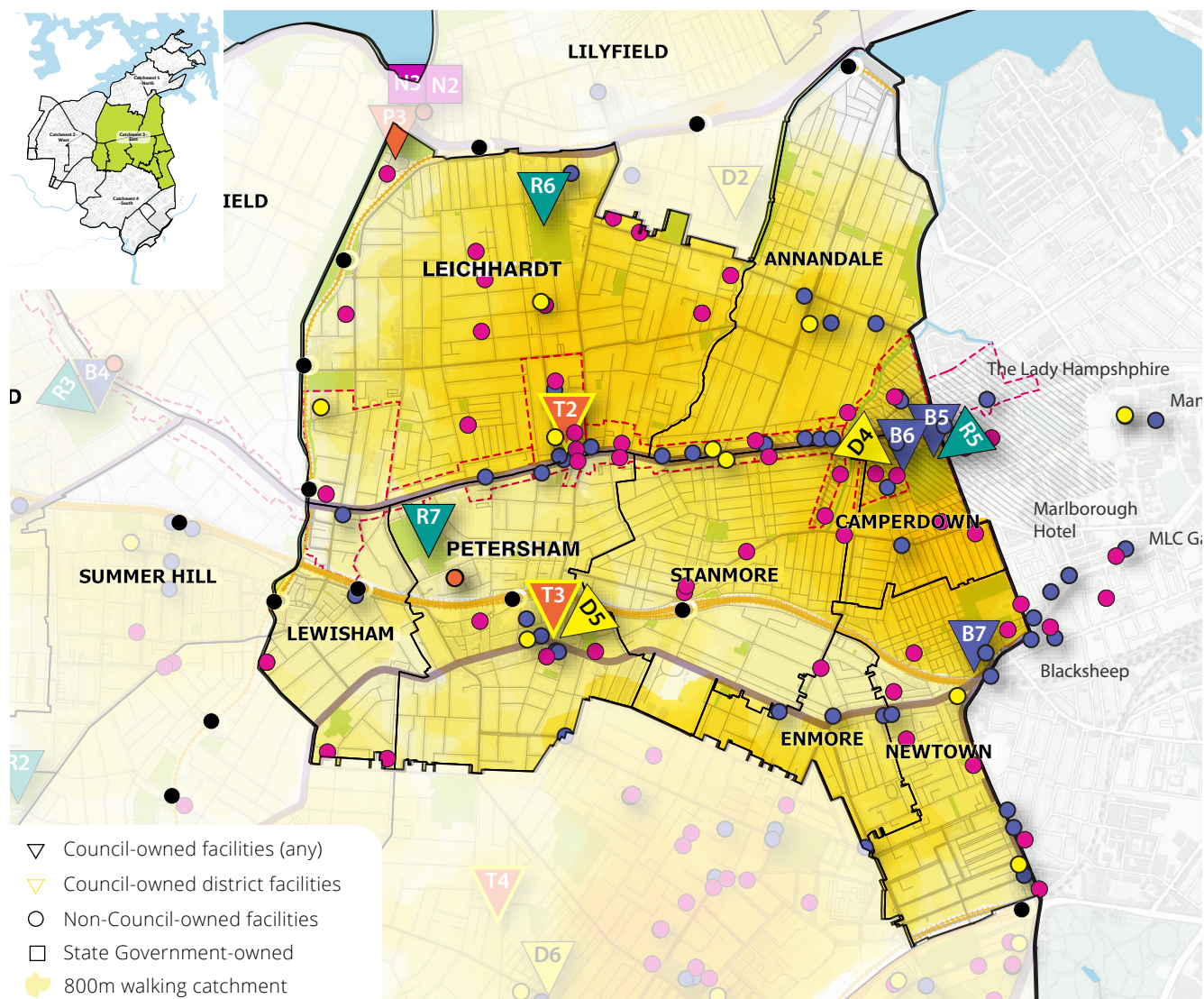
Council-owned community spaces

Town halls		Key
Leichhardt Town Hall		T2
Petersham Town Hall		T3
Community centres		Key
Annandale Community Centre		C3
Tom Foster Community Centre		C4
Newtown Town Hall Neighbourhood Centre		C5
Community halls/venues for hire		Key
Foster St Family Day Care Centre		V6
Environmental		Key
Rozelle Bay Community Nursery Shelter		E2
Meeting rooms		Key
Leichhardt MarketPlace Community Room		M2
Camperdown Park community meeting rooms		M3
Yanada Community Room		M4
Leased facility		Key
Blackmore Park SES		O2

Non-Council-owned community spaces

Function centre			
Alber Palais	F6	Petersham RSL Club	F7
Community halls/venues for hire			
Deus Café	V15	Tandem Bar	V22
Buddhist Library Hall	V16	Subud - Coronation Hall	V23
Q2Dance	V17	Newtown RSL sub-branch	V24
Osteria Di Russo & Russo	V18	Centenary Hall	V25
Braza Churrascaria	V19	The Royal Leichhardt	V26
Fernando's Italian	V20	La Tavernetta Restaurant	V27
Visions in Style	V21		
Church halls			
St Stephens	S4	Tibetan Buddhist Meditation Centre	S6
Village Church	S5		

Figure 38 - Catchment 3 - Cultural space summary map: inventory and walkable catchments





Council-owned cultural spaces


Community and participation spaces	Key
Leichhardt Town Hall	T2
Petersham Town Hall	T3
Leichhardt Community Men's Shed	P3
Practice, education and development spaces	Key
Australia Street Art Camp	D4
Petersham Town Hall - Caretakers Apartment	D5
Performance and exhibition spaces	Key
Chrissie Cotter Gallery	B5
Portuguese Ethnographic Museum of Australia	B6
Newtown ArtSeat	B7
Festival, event and public space	Key
Camperdown Park Rotunda	R5
Pioneers Memorial Park Rotunda	R6
Petersham Park Bandstand Rotunda	R7

Catchment 3 - Community facilities building snapshots


The below tables describe the existing community assets in their current context. A copy of the Building Summary Reports are available on Council's website.


Annandale Community Centre	
<p>Description</p> <p>This building was the former Annandale Council Chambers and Town Hall. It is a landmark civic building in Annandale originally built in 1899. It contains a WHOOSH and has rooms available for hire. WHOOSH After School Care operates from the centre during school terms together with play groups and other support programs. The centre is staffed part-time and has a number of rooms available for general community use and hire. The Back Hall has capacity for 100 people standing or in concert seating and 66 people in banquet seating. The Upstairs Hall has capacity for 120 people standing or 80 people in concert seating.</p> <p>Council has allocated \$100,000 over 2020-21 and \$600,000 over 2021-22 to the refurbishment of the town hall in its Operational Budget.</p> <p>Floor space in the Back Hall: 150m²</p> <p>Floor space in the Upstairs Hall: 121m²</p> <p>Floor space in the Community Centre Meeting Room: 97m²</p>	
<p>Building life cycle analysis</p> <p>The remaining life cycle of the Back Hall is 73 years (2093). The remaining life of the Annandale Community Centre is 68 years (2088).</p>	<p>Utilisation of the facility</p> <p>The Annandale Community Centre is leased for childcare purposes, however the Back Hall, Upstairs Hall and Meeting Room are available for community hire and have the third highest utilisation rate in the LGA at 82%. It is highly utilised for after school care programs in the afternoons.</p>
<p>Challenges</p> <ul style="list-style-type: none"> • Ageing building that require ongoing increasing operations, maintenance and capital renewal. • Internal signage to be improved. • Due to age and heritage requirements, capital renewal works are costly and likely have latent conditions that require contingency allowance. • No baby changing rooms provided. • Not in proximity to train or light rail services. • No nearby public open space. 	<p>Opportunities</p> <ul style="list-style-type: none"> • A multiuse flexible venue of large size and capacity that is co-located with Annandale Creative Arts Centre (non-Council-owned). • After school care programs and proximity to schools can boost utilisation rates. • Opportunity for the expansion of community services to reach vulnerable people. • Outdoor area is part of the site. • Loading space/driveway on site. • Quality commercial kitchen on site. • Accessibility would be improved if a lift between the levels were available.

Rozelle Bay Community Native Plant Nursery	
<p>Description</p> <p>A stone cottage that incorporates elements of environmentally sustainable design. Toilet on site is compostable. Melaleuca Room has capacity for 30 people and Grevillia Room has capacity for 10 people. In 2017 and 2018, two rooms have been used for artist-In-residence programs.</p> <p>Greenhouse floor space: 27m²</p> <p>Office floor space: 27m²</p> <p>Shed floor space: 35m²</p> <p>Shelter floor space: 65m²</p>	
<p>Building life cycle analysis</p> <p>The remaining life cycle of the facility is 43 years (2063).</p>	<p>Utilisation of the facility</p> <p>The nursery is purpose-built and utilised by environmental community groups. Utilisation data not available.</p>
<p>Challenges</p> <ul style="list-style-type: none"> Limited to environmental community purposes. 	<p>Opportunities</p> <ul style="list-style-type: none"> Provides an important ecological and environmental function for the community.

Leichhardt Town Hall	
<p>Description</p> <p>The Leichhardt Town Hall on Norton Street is of high local, historic, aesthetic and social significance as a good and largely intact Victorian Free Classical-style Town Hall and Council building constructed in 1888. The current use includes as a town hall, administration offices, chambers and a car park.</p> <p>The Town Hall has a net lettable area of 1,199m².</p>	
<p>Building life cycle analysis</p> <p>The remaining life cycle of the facility is 68 years (2088).</p>	<p>Utilisation of the facility</p> <p>Average utilisation rate of 36%. It is used most as an after school care program in the afternoons.</p>
<p>Challenges</p> <ul style="list-style-type: none"> • Due to age and heritage requirements, capital renewal works are costly and likely have latent conditions that require contingency allowance. • Limited parking available. • Some parts of the building are poorly maintained and there are acoustic issues. • Ageing building that requires ongoing increasing operations, maintenance and capital renewal. • Internal signage and technology could be improved. 	<p>Opportunities</p> <ul style="list-style-type: none"> • The building is part of a larger multipurpose civic centre co-located with a Council Service Centre and Chambers. • Adjacent to the Leichhardt precinct under the Parramatta Road strategy. • The Parramatta Road Corridor strategy identifies that a new district-level library should be facilitated in the Leichhardt precinct to cater for the additional growth in the Camperdown, Leichhardt and Taverners Hill precincts. There is potential to co-locate civic buildings. • There is potential for afternoon after school care programs to increase utilisation. • The building has large capacity and offers flexibility in its functionality. • Recently upgraded external works.

Blackmore Park SES	
<p>Description</p> <p>Blackmore Oval is situated in Canal Road in Leichhardt. It is home to one of the oldest junior rugby league clubs in Australia, the Leichhardt Wanderers, which was formed in 1911.</p>	
<p>Building life cycle analysis</p> <p>The remaining useful life of the facility is 33 years (2053).</p>	<p>Utilisation of the Facility</p> <p>This space is currently leased. Current utilisation rate not available.</p>
<p>Challenges</p> <p>Subject to discussions with emergency services.</p>	<p>Opportunities</p> <p>Subject to discussions with emergency services.</p>

Leichhardt Market Place Community Room	
Description Leichhardt MarketPlace is a shopping centre located on Marion Street in Leichhardt. It has a small meeting room available for hire with a maximum capacity of 15 people and a floor space of 28m ² .	
Building Life cycle Analysis The remaining life cycle of the facility is 48 years (2068).	Utilisation of the Facility The room has low utilisation of 13% – used primarily for the provision of Justice of the Peace services.
Challenges <ul style="list-style-type: none"> • Very small, poor quality room in the shopping centre's "back of house". • No natural light or ventilation. • Limited technology access. • Low utilisation rates. • Not co-located with other community uses. 	Opportunities <ul style="list-style-type: none"> • Council's Local Housing Strategy identifies Leichhardt Marketplace as a potential investigation area for additional housing. There is potential for expansion and upgrade of community facilities as part of the site's redevelopment. • The facility is in close proximity to the Taverners Hill precinct identified under the Parramatta Road strategy (2016). • Ample parking is available as it is part of the shopping centre.

Meriton Luna Community Rooms (Yanada Room)	
Description Located at the ground floor within the Luna apartment complex, the Yanada Room provides residents with a furnished space for community activities. The room's doors open up onto the adjacent plaza and play space. Accessible toilets and kitchen facilities are available. Net lettable area is 96m ² .	
Building life cycle analysis Newly built facility in 2020. Expected useful life is 73 years (2093).	Utilisation of the Facility The room currently has low utilisation 12%.
Challenges <ul style="list-style-type: none"> • Low utilisation rates. • No change rooms or baby change rooms. • Limited parking and loading spots. • Not co-located with other community uses. 	Opportunities <ul style="list-style-type: none"> • Recently built, quality room with technology support. • Easy public transport options to the site.

Tom Foster Community Centre

Description

Originally named the Tom Foster Welfare Centre. The Site was officially opened by Lord Mayor of Sydney, Alderman Harry Jensen on 11th March 1964 when Newtown was part of the City of Sydney. Centre was named after a local alderman who became Mayor of Marrickville. The Centre provides a range of services to seniors, peoples with disability and carers. This includes food and social support services delivered by 10 staff members and approximately 70 volunteers from the local community.

The property has a commercial grade kitchen, though co-utilisation together with Council's own food services (which provides for vulnerable people) has prevented rental from proceeding further. The building is currently used as a community centre. The centre is made up of numerous small rooms, toilet areas for male and female users, kitchen areas, offices and storage areas.

At the Council Meeting on 22 September 2020, a resolution was adopted to investigate the repurposing of the facility to relocate the Newtown Neighbourhood Centre.



Building life cycle analysis

The remaining life cycle of the facility is 38 years (2058).

Utilisation of the facility

Average utilisation rate of 24%, however anecdotally the centre was used as a drop-in and informal social facility for users so the actual rate is likely to be higher.

Challenges

- Ageing building that requires ongoing increasing operations, maintenance and capital renewal.
- Internal signage, wayfinding, arrival points and technology could be improved.
- Due to age and heritage requirements, capital renewal works are costly and likely have latent conditions that require contingency allowance.
- No baby changing rooms
- No nearby public open space.
- Not co-located with other community spaces or services.
- Reallocation of the centre to the use of the Newtown Neighbourhood Centre could result in loss of hireable community floor space and spaces for other services, especially ageing and disability services.

Opportunities

- Upgraded to suit the needs of Newtown Neighbourhood Centre.
- Facility has a commercial kitchen.
- The centre is highly accessible via public transport as it is adjacent to St Peters train station and benefits from major bus routes along King Street.

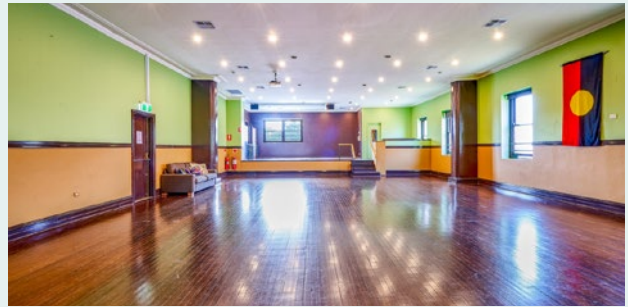
Newtown Town Hall

Description

Current tenants have been successful in the pursuit of grants for upgrade works, including repainting and repair of the downstairs entrance, together with floor polishing of the town hall. The net lettable area is 646m². It has four rooms available for hire to the public. The hall can accommodate up to 50 people and two small meeting rooms can accommodate six to eight people each.

Council's Operational Budget has allocated \$250,000 in 2020-21 and \$1,737,000 in 2021-22 for renewal works.

A recent Council resolution dated 22 September 2020 seeks to investigate the site's potential as a future Gay Pride Centre. It would seek to preserve the custodianship of the Newtown Neighbourhood Centre organisation at this site long-term however has proposed a short-term relocation of the centre to the Tom Foster Centre.



Building life cycle analysis

The remaining useful life of the facility is 68 years (2088).

Utilisation of the facility

Utilised by the Newtown Neighbourhood Centre. Utilisation data not available.

Challenges

- No dedicated parking spaces.
- Community spaces are disconnected from the civic space located outside the building.
- Ageing building that requires ongoing increasing operations, maintenance and capital renewal.
- Due to age and heritage requirements, capital renewal works are costly and likely have latent conditions that require contingency allowance.

Opportunities

- Centrally located and a visually prominent location along a high street. The area has cultural significance and a healthy night-time economy.
- Accessibility via public transport – close to Newtown train station and along main bus route on high street (King Street).
- Markets held in outdoor civic area in front of building. Additional civic space should be considered as part of redevelopment plans to address the shortfall of recreational space in this area. Likewise the building's frontage to the civic space could better connect the hireable spaces within the building.
- Ensure universal access to and through the facility is incorporated into the upgrade.

Petersham Town Hall

Description

Petersham Town Hall opened in 1938 and is an art deco style town hall. It features a prominent hexagonal clock tower and is the second town hall to have been built on the same site. The net lettable area is 1,978m².

Council's Operational Budget allocates \$250,000 in 2020-21 and \$1,737,000 in 2021-22 for renewal works. These works will deliver compliant accessible ramps to the Crystal Street and Frederick Street entrances, additional bike parking and public seating.

At the Council meeting on 8 September 2020, a resolution was adopted to undertake expression of interest campaigns for the use of the Petersham Town Hall as office space for co-located community groups.

There is also a caretakers apartment on the Petersham Town Hall site that is used as an artist residency.



Building life cycle analysis

The remaining useful life of the facility is 68 years (2088).

Utilisation of the facility



Petersham Town Hall has a relatively high utilisation rate of 41% and although it is available for large public meetings and community use.

Challenges

- Accessibility for people with disability or seniors could be improved.
- Improvements needed for acoustics, general maintenance, increased storage, lighting, single accessible toilet, stage access and furniture upgrades.
- Current storage facilities are underneath the stage and are a fire hazard.
- Limited parking options.
- Ageing building that requires ongoing increasing operations, maintenance and capital renewal.
- Due to age and heritage requirements, capital renewal works are costly and likely have latent conditions that require contingency allowance.

Opportunities

- The building is of historical and heritage significance.
- Accessibility via public transport – it is a short walk from Petersham train station. However pathways from public transport options to the facility have uneven surfaces and crossfall.
- Potential to provide affordable office space for community groups.
- Could increase utilisation of the former caretaker's apartment. The upstairs flat is an artist-in-residence location.
- Potential to refurbish and repurpose for cultural activities.
- Large capacity and flexible spaces.
- Identified as a future performance space for physical theatre, dance, orchestra and live music, however proximity to residential uses limits night-time use.

Camperdown Park Meeting Room	
Description <p>Camperdown Park is a large, leafy park offering a range of facilities and activities, such as basketball courts, a new amenities buildings, new pathways and lighting, and new trees and gardens. The former Camperdown Bowling Club was reopened in 2016 as Camperdown Commons and features an urban farm, restaurant, community lawn and children's play space and has spaces for hire – such as the meeting room.</p>	
Building life cycle analysis <p>The remaining useful life of the facility is 68 years (2088).</p>	Utilisation of the facility <p>Not available for community use as there is a privately held commercial arrangement in place. Utilisation data not available.</p>
Challenges <ul style="list-style-type: none"> Not a true community space as it is available for private event hire purposes only. 	Opportunities <ul style="list-style-type: none"> High quality rooms recently built. Located within public open space (Camperdown Park) and is in proximity to the Camperdown Commons Farm.
Foster Street Family Day Care Centre	
Description <p>Leichhardt Family Day Care is a family day care service for children from birth to five years of age. Net lettable area of the community venue hire is 159m².</p>	
Building life cycle analysis <p>The remaining useful life of the facility is 43 years (2063).</p>	Utilisation of the facility <p>The facility is not well utilised by the community. Utilisation data not available.</p>
Challenges <ul style="list-style-type: none"> Not a purpose-built community space. No off-street parking. Limited technology support. Not co-located with other community facilities or services. 	Opportunities <ul style="list-style-type: none"> Located next to public open space (Lambert Park). Play area and garden space can be used by hirers. Within close proximity to Taverners Hill precinct under the Parramatta Road strategy. Within close proximity to the MarketPlace investigation area. Potential for the "magic yellow bus" to merge with day care to better utilise the space that connects with the adjacent park. Potential children's hub for those aged up to six years and young mothers' support groups.

Chrissie Cotter Gallery

Description

Chrissie Cotter Gallery is a child-friendly art gallery in Camperdown. The building has brick construction, with an aluminium roof and internal walls and ceilings are Gyprock. The building is currently used as a public hall. There is a main hall, a kitchen, a lobby and foyer areas and toilet areas for male, female and people with disability.



Building life cycle analysis

The remaining useful life of the facility is 40 years (2060).

Utilisation of the facility

The gallery is used for creative services. Utilisation data not available.

Challenges

- Smaller size restricts a variety of communal service functions.

Opportunities

- Located within a park and next to Australia Street Art Camp, the Portuguese Ethnographic Museum of Australia and Camperdown Commons
- Decent sized gallery (200m²)
- Connected to outdoor space

Portuguese Ethnographic Museum of Australia

Description

The Portuguese Ethnographic Museum of Australia opened on 10 June 1997. The Museum's area comprises a hall where exhibits are on show, and a stage. Venue hire is available for exhibitions. It is located in the Camperdown Park area. The site is operated exclusively by a tenant.

A 2012 community needs research study found potential to reuse the space as a community venue. There is a possibility of relocating the museum should a suitable venue be found. The building has brick construction, with a Colorbond roof. Internal walls and ceilings are plaster.



Building life cycle analysis

The remaining useful life of the facility is 35 years (2055).

Utilisation of the Facility


The building is leased for community services. Utilisation data not available.


Challenges

- Ageing building.
- Infrequent opening hours.
- Limited general public access (primarily used by members of the Portuguese community).

Opportunities

- Located within a park and next to Australia Street Art Camp, Chrissie Cotter Gallery and Camperdown Commons.

Australia Street Art Camp	
<p>Description</p> <p>Art Camp is an arts complex in Camperdown Park containing three visual arts studios and the Australia Street Hall. Currently the site is utilised as an artist collective.</p> <p>The building has brick construction, with an aluminium and Colorbond roof. Internal walls are fibrolite and render and ceilings are fibrolite. The complex also has toilet, kitchen and storage areas.</p>	
<p>Building life cycle analysis</p> <p>The remaining useful life of the facility is 40 years (2060).</p>	<p>Utilisation of the facility</p> <p>The complex is used to delivered creative services. Utilisation data not available.</p>
<p>Challenges</p> <ul style="list-style-type: none"> Smaller size restricts a variety of communal service functions. 	<p>Opportunities</p> <ul style="list-style-type: none"> Close proximity to green open space and play spaces. Accessible by public transport. Strong connection to adjacent community and cultural services and assets.

Leichhardt Community Men's Shed	
<p>Description</p> <p>Leichhardt Community Men's Shed is an Australian Men's Shed Association and registered charitable organisation.</p>	
<p>Building Life cycle Analysis</p> <p>N/A</p>	<p>Utilisation of the Facility</p> <p>The facility is used as a Men's Shed. Utilisation data not available.</p>
<p>Challenges</p> <ul style="list-style-type: none"> Limited public transport access (light rail only). 	<p>Strengths</p> <ul style="list-style-type: none"> Adjacent to Blackmore Oval. Good access to green open spaces. Close proximity to Hawthorne light rail station.

Newtown ArtSeat

Description

Newtown ArtSeat is a permanent structure in Newtown Square that combines public seating, artwork display and lighting. The site is highly visible and exposes any artwork to thousands of passers-by each day.



Building Life cycle Analysis

N/A

Utilisation of the Facility

This facility delivers creative services. Utilisation data not available.

Challenges

- Limited parking options.

Strengths

- Close to public transport (train and bus).
- Co-located with other cultural and community facilities.

7.4.3. Total Council-owned community asset floor space

This study has adopted its primary floor space estimates for Council-owned community facilities from the Inner West Council's Property Audit undertaken in 2018. Where floor space information is unavailable for small venues, primarily due to those community spaces forming only part of certain buildings, the floor space estimates have been included as advised by Council staff.

Library floor space

The total library floor space in Catchment 3 is 1,550m² as summarised in Table 64 below.

Table 64 - Catchment 3 - Total Council-owned library floor space

Planning catchment	Community facility name	Hierarchy	Library floor space (m ²)
Catchment 3 - East	Leichhardt Library	Branch library	1,350m ²
	Stanmore Library	Branch library	200m ²
Catchment 3 - Total library floor space			1,550

Social asset floor space

Catchment 3 includes a total lettable social asset floor space of 5,567m² as shown in Table 65 below. For the purposes of the community floor space benchmarking process, the SES Blackmore Oval has been deducted from the benchmarking process as it has a specialised emergency service function and is further considered in the LGA summary section in Part 6 of this report. Likewise, the Rozelle Nursery has been deducted as it has a specialised environmental function and is further considered in the LGA summary in Part 6. The Camperdown Park Community Meeting Room is also a leased premise and so is removed from the benchmarking process. This brings the community floor space to 4,974m² for the purposes of the benchmarking process.

Table 65 - Catchment 3 - Total Council-owned social asset floor space

Planning catchment	Community facility name	Hierarchy	Community facilities Floor space (m ²)
3 – East	Annandale Community Centre	Local	368
	Rozelle Bay Community Native Plant Nursery	Local	154
	Leichhardt Town Hall	District	1,199
	Leichhardt MarketPlace Community Room	Local	28
	Foster Street Family Day Care Centre	Local	159
	Blackmore Park SES	Local	306
	Camperdown Park Community Meeting Room	Local	133
	Yanada Community Room (new)	Local	96
	Tom Foster Community Centre	Local	500
	Newtown Town Hall Neighbourhood Centre	Local	646
	Petersham Town Hall	District	1,978
Catchment 3: East Area - Total community floor space			5,567
with the Rozelle Bay Community Nursery removed			-154
with SES Blackmore Oval removed			-306
with Camperdown Park Community Meeting Room removed			-133
Catchment 3 - Total community floor space (excluding leased spaces)			4,974

Cultural asset floor space

There are a eight Council-owned cultural assets with a total 3,934m² of floor space in Catchment 3. However, town halls have also been included in the total social asset floor space calculations, resulting in a "double counting" of their floor space in the benchmarking process. Therefore if town halls are excluded from the Council-owned cultural floor space, Catchment 3 has a currently supply of 842m² of cultural floor space.

Table 66 - Catchment 3 - Total Council-owned cultural floor space

Planning Catchment	Community Facility Name	Hierarchy	Cultural asset floor space (m ²)
Catchment 3 - East	Chrissie Cotter Gallery	Local	240
	Portuguese Ethnographic Museum of Australia	Local	225
	Australia Street Art Camp	Local	90
	Leichhardt Town Hall	District	1,199
	Leichhardt Community Men's Shed	Local	200
	Newtown ArtSeat	Local	2
	Petersham Town Hall - Caretakers apartment	Local	included below (85m ²)
	Petersham Town Hall	District	1,978
Catchment 3 - Total Council-owned cultural floor space			3,934m²
with town halls removed			- 3092
Catchment 3 - Total Council-owned cultural floor space (excluding town halls)			842

7.4.4. Building life cycles

Inner West Council's Property Audit and Building Assessment Reports (2018) indicate approximate building life cycles to inform its asset management and capital renewal works programs. An analysis of each facility's expected life cycle in this catchment area is included in Table 68 and informs the opportunities identified in this study. The key finding is that all existing buildings' expected life cycle exceed the 2036 parameters of this study.

While Stanmore Library was built as a temporary structure, the building assessments estimate the building to have another 35 years of life (from 2018).

Table 67 - Catchment 3 - Community asset building life cycles

Asset type	Community facility name	Indicated building lifespan (years)	Anticipated expiry year
Libraries	Leichhardt Library	62	2080
	Stanmore Library	35	2053
Social assets	Annandale Community Centre	68	2088
	Rozelle Bay Community Native Plant Nursery	43	2063
	Leichhardt Town Hall	68	2088
	Petersham Town Hall	68	2088
	Newtown Town Hall	68	2088
	Tom Foster Community Centre	38	2058
	Leichhardt MarketPlace Community Room	48	2068
	Camperdown Park Community Meeting Room	68	2088
	Yanada Community Room	73	2093
	Blackmore Park SES	33	2053
	Foster Street Family Day Care Centre	43	2063
Cultural assets	Chrissie Cotter Gallery	40	2038
	Portuguese Ethnographic Museum of Australia	35	2053
	Australia Street Art Camp	40	2058
	Leichhardt Town Hall	see above	see above
	Leichhardt Community Men's Shed	N/A	N/A
	Newtown ArtSeat	N/A	N/A
	Petersham Town Hall - Caretakers apartment	N/A	N/A
	Petersham Town Hall	see above	see above

Utilisation summary

Utilisation gives an insight into how often community spaces are used by the community. Well-utilised and in-demand facilities indicate that the space is functional and meets the community's needs. Facilities that have low utilisation could indicate that the space may not meet a community need, it may be too small or in a difficult to access location or be difficult to hire. Table 69 below analyses community facility utilisation in Catchment 3, assuming 9am-10pm availability.

Table 68 - Catchment 3 - Social asset utilisation

Planning catchment	Community facility name	Morning utilisation (8am-12pm) %	Afternoon utilisation (12pm-5pm) %	Evening utilisation (5-10pm) %	Total utilisation %
3 – East	Annandale Community Centre	114	96.4	62.1	82.4
	Rozelle Bay Community Native Plant Nursery	N/A	N/A	N/A	N/A
	Leichhardt Town Hall	17.9	67.1	18.6	35.7
	Petersham Town Hall	42.9	42.9	38.6	41.3
	Newtown Town Hall	N/A	N/A	N/A	N/A
	Tom Foster Community Centre	32.1	21.4	20.0	24.0
	Leichhardt MarketPlace Community Room	7.1	25.7	5.7	13.3
	Camperdown Park Community Meeting Room	N/A	N/A	N/A	N/A
	Yanada Community Room	14.3	11.4	9.3	11.5
	Blackmore Park SES	N/A	N/A	N/A	N/A
	Foster Street Family Day Care Centre	N/A	N/A	N/A	N/A

The Annandale Community Centre is the third most well-utilised community facility in the LGA behind the Ashfield Civic Centre and Hannaford Community Centre. The Leichhardt Town Hall and Annandale Community Centre have high utilisation rates in the afternoon as both facilities are in proximity to educational establishments and provide after school care programs. The Petersham Town Hall is the highest utilised town hall in the LGA (41%) because it is large, multipurpose and located near a train station.



The Leichhardt MarketPlace Community Room and Yanada Room have low utilisation rates. The redevelopment of Leichhardt MarketPlace over the long term (2026+) presents an opportunity to provide for better community floor space in this area. The Yanada Room is a new building and may be better utilised if promoted through advertising.

Proximity to public transport, local centres, and other IWC services/assets

Table 69 provides a proximity analysis of IWC community assets to key centres and public transport. Google Maps was used to determine walking distances from different access points and points of interest. It shows that:

- all of Catchment 3's community and cultural spaces are within a 400m walk of a bus stop (with the exception of the Leichhardt Community Men's Shed)
- only one third of these assets are located within an 800m walk to a train station and, of those, more than half are located within an 800m walking catchment to a future metro station.
- while only a few cultural spaces are located within 200m of a high street, most are co-located with other community and cultural uses and form part of a destination precinct, rather than being isolated or standalone.

Table 69 - Catchment 3 - IWC community assets proximity analysis

						
	800m walk to train station	800m walk to future metro station	400m walk to light rail station	400m walk to ferry	400m walk to bus stop	Located within 200m of high street
Catchment 3 - East: Annandale, Leichhardt, Camperdown, Enmore, Lewisham, Newtown, Petersham, Stanmore						
Libraries						
Leichhardt Library	✓	✗	✗	✗	✓	✓
Stanmore Library	✓	✗	✗	✗	✓	✓
Community spaces						
Annandale Community Centre	✗	✗	✗	✗	✓	✓
Leichhardt Town Hall	✗	✗	✗	✗	✓	✓
Leichhardt MarketPlace Community Room	✗	✗	✗	✗	✓	✓
Foster St Family Day Care Centre	✗	✗	✓	✗	✓	✓
Camperdown Park Community Meeting Room	✗	✗	✗	✗	✓	✗
Yanada Community Room	✓	✗	✓	✗	✓	✓
Tom Foster Community Centre	✓	✓	✗	✗	✓	✓
Newtown Town Hall Neighbourhood Centre	✓	✓	✗	✗	✓	✓
Petersham Town Hall	✓	✗	✗	✗	✓	✗
Sub total (9)	4 44%	2 22%	2 22%	0 0%	9 100%	7 78%
Cultural spaces						
Leichhardt Town Hall	✗	✗	✗	✗	✓	✓
Petersham Town Hall (incl. Caretaker's apartment)	✓	✗	✗	✗	✓	✗
Annandale Community Centre	✗	✗	✗	✗	✓	✓
Australia Street Art Camp	✗	✗	✗	✗	✓	✗
Portuguese Ethnographic Museum of Australia	✗	✗	✗	✗	✓	✗
Chrissie Cotter Gallery	✗	✗	✗	✗	✓	✗
Leichhardt Community Men's shed	✗	✗	✗	✗	✗	✗
Newtown Art Seat	✓	✗	✗	✗	✓	✓
Sub total (8)	2 25%	0 0%	0 0%	0 0%	7 86%	3 38%

Proximity to public transport, local centres, and other IWC services/assets

Further to this transport and town centre access analysis, IWC Council staff completed the detailed State Library of NSW People Places locational matrix assessment for each library in the LGA. The results of this assessment are shown in Table 70 below.

It shows that Stanmore Library is well located, but not fully accessible. Leichhardt Library is well located in the context of a high street, being co-located with other facilities and easily accessed by public transport, but that it is not visible, does not have a street address and does not have potential for outdoor public space connections.

The same criteria were applied to the social assets (see Table 71). This assessment shows a range of scores across the social assets in this catchment, with some facilities being well located (eg Tome Foster Community Centre) while others are in less desirable locations (eg Petersham Town Hall).

Table 70 - Catchment 3 - Library locational matrix

Catchment 3					
LOCATIONAL CRITERIA	WEIGHTING (OPTIONAL)	Leichhardt Library		Stanmore library	
		Score (out of 3)	weighting x score	Score (out of 3)	weighting x score
MAIN STREET OR SHOPPING CENTRE LOCATION	1	2	2	3	3
HIGHLY VISIBLE LOCATION	3	0	0	3	9
GROUND FLOOR AND STREET FRONTAGE	3	1	3	3	9
HIGH LEVELS OF PERSONAL AND PROPERTY SAFETY	3	2	6	2	6
FULLY ACCESSIBLE	3	3	9	0	0
PROXIMITY TO LOCAL SCHOOLS / EDUCATION FACILITIES	2	3	6	3	6
POTENTIAL FOR OUTDOOR SPACE	1	0	0	3	3
PRIORITY PEDESTRIAN ACCESS	3	3	9	3	9
WALK TO PUBLIC TRANSPORT	1	3	3	3	3
CONVENIENT AND SAFE PARKING	3	3	9	3	9
ACCESSIBLE FOR ALL VEHICLES	3	3	9	3	9
FUTURE EXPANSION	2	1	2	3	6
CO-LOCATION OPPORTUNITIES	2	3	6	3	6
OVERALL SCORE		64		78	

Table 71 - Catchment 3 - Social asset locational matrix

LOCATIONAL CRITERIA	WEIGHTING (OPTIONAL)	Catchment 3											
		Annandale Community Centre			Leichhardt Town Hall			Leichhardt Marketplace Community Room			Foster St Family Day Care Centre		
		Score (out of 3)	weighting g x score	Score (out of 3)	Score (out of 3)	weighting g x score	Score (out of 3)	Score (out of 3)	weighting g x score	Score (out of 3)	Score (out of 3)	weighting g x score	Score (out of 3)
MAIN STREET OR SHOPPING CENTRE LOCATION	1	3	3	3	3	3	3	3	3	3	3	3	3
HIGHLY VISIBLE LOCATION	3	3	9	3	3	2	6	2	6	2	2	6	3
GROUND FLOOR AND STREET FRONTAGE	3	2	6	2	6	3	9	3	9	2	2	9	3
HIGH LEVELS OF PERSONAL AND PROPERTY SAFETY	3	3	9	3	9	3	9	3	9	3	3	9	3
FULLY ACCESSIBLE	3	1	3	2	6	3	9	3	9	0	0	6	3
PROXIMITY TO LOCAL SCHOOLS / EDUCATION FACILITIES	2	1	2	3	6	3	6	3	6	3	3	6	3
POTENTIAL FOR OUTDOOR SPACE	1	3	3	0	0	3	3	3	3	3	2	0	0
PRIORITY PEDESTRIAN ACCESS	3	3	9	3	9	3	9	3	9	3	3	9	3
WALK TO PUBLIC TRANSPORT	1	3	3	3	3	3	3	3	3	3	3	3	3
CONVENIENT AND SAFE PARKING	3	2	6	2	6	3	9	3	9	2	2	0	0
ACCESSIBLE FOR ALL VEHICLES	3	3	9	3	9	3	9	3	9	2	3	0	0
FUTURE EXPANSION	2	0	0	0	0	0	0	0	0	0	3	6	0
CO-LOCATION OPPORTUNITIES	2	3	6	0	0	0	0	0	0	0	3	6	3
OVERALL SCORE			68		66		75		57			48	57

7.4.5. Benchmarking - Catchment 3

The results from applying the three types benchmarks recommended by this study (Table 6 on page 78) to Catchment 3 are as summarised below.

Library benchmarks application

Benchmark 1 analysis - Number of facilities demand – one branch library per catchment of approximately 35,000-65,000 people

Currently there are two branch libraries (Leichhardt Library and Stanmore Library) located within Catchment 3. As shown in Table 72, between 2016 and 2036, this catchment will meet the benchmark for branch libraries.

Table 72 - Catchment 3 - Number of branch libraries benchmarking

Year	Population (Pop) Pop = residents + workers	Provision (2020)	Demand per 35,000 - 65,000 people	Gap = demand - provision
2016	81,345	2	1.25	meets demand
2026	89,343		1.37	meets demand
2036	97,283		1.50	meets demand

Benchmark 2 analysis - Library floor space (based on the State Library of NSW population calculator)

Currently there is 1,550 m² of library floor space in Catchment 3. According to the State Library of NSW population-based library calculator:

- In 2016, the demand for library floor space was 3,186m². This indicates a below benchmark provision of 1,636m² of library floor space.
- In 2026, the demand for library floor space will be 3,407m². This indicates a below benchmark provision of 1,857m² of library floor space.
- In 2036, the demand for library floor space will be 3,619m². This indicates a below benchmark provision of 2,069m² of library floor space.

Table 73 shows that the below benchmark provision gap will increase by 433m² from 2016 to 2036, if no new library floor space is provided.

Table 73 - Catchment 3 - Library floor space benchmarking

Year	Population (Pop) Pop = residents + workers	Provision (2020)	Demand (in m ²)	Gap (in m ²) = demand - provision	Increase in gap from 2016 to 2036 (in m ²)
2016	81,345	1,550m ²	3,186	1,636	433m ²
2026	89,343		3,407	1,857	
2036	97,283		3,619	2,069	

The combination of these benchmarks indicate that this catchment has a sufficient number of libraries through to 2036, but that by 2036 the libraries will be undersized by almost 433m². For comparison, this would be equivalent to tripling the size of Stanmore Library.

Community floor space benchmark application

Benchmark 1 analysis - 80m² of community floor space per 1,000 people

In 2016, the population of Catchment 3 was 61,937 residents and the community floor space available for use was 4,974m². The application of this benchmark results in an existing (2016) above benchmark provision of 19m² of community space.

$$61,937 / 1,000 \text{ people} \times 80\text{m}^2 = 4,955\text{m}^2$$

$$4,974\text{m}^2 - 4,955\text{m}^2 = 19\text{m}^2$$

In 2026, the population of Catchment 3 is expected to be 67,568 residents and the community floor space available for use is 4,974m². The application of this benchmark results in a below benchmark provision of 431m² of community space.

$$67,568 / 1,000 \text{ people} \times 80\text{m}^2 = 5,405 \text{ m}^2$$

$$4,974\text{m}^2 - 5,405\text{m}^2 = -431\text{m}^2$$

In 2036, the population of Catchment 3 is expected to be 73,140 residents and the community floor space available for use is 4,974m². The application of this benchmark results in a below benchmark provision of 877m² of community space.

$$73,140 / 1,000 \text{ people} \times 80\text{m}^2 = 5,851 \text{ m}^2$$

$$4,974\text{m}^2 - 5,851\text{m}^2 = -877\text{m}^2$$

Over the period of 2016 to 2036, the application of this benchmark shows that an additional 896m² of community space will be needed to cater to the future population. Future s7.11 and s7.12 Infrastructure Contribution Plans should seek to develop a nexus to the delivery of 896m² of community space in Catchment Area 3.

Benchmark 2 analysis - Number of facilities demand – one district space per 20,000 to 30,000 people

There are three district facilities located in Catchment 3. Over the period of 2016 to 2036, there is no need for additional district-level community facilities in this catchment area.

Table 77 - Catchment 3 - Number of district social assets population-based benchmarking

Year	Population	No. of existing district-level social assets	Demand for no. of district-level social assets in this catchment (1 per 30,000 people)	Gap (existing - demand)
2016	61,937	3	2.1	No gap
2026	67,568	3	2.3	No gap
2036	73,140	3	2.4	No gap

Benchmark 3 analysis – three to four local spaces per 30,000 people

There is an existing under benchmark provision of one to three local-level community spaces in Catchment 3. By 2026, this under provision will have increased to between two and four local-level facilities.

Table 78 - Catchment 3 - Number of local social assets population-based benchmarking

Year	Population	Provision (2020)	Demand for no. of local-level social assets in this catchment (1 per 10,000 people)	Demand for no. of local-level social assets in this catchment (1 per 7,500 people)	Gap range (existing - demand)
2016	61,937	5	6.19	8.26	1 - 3
2026	67,568	5	6.76	9.01	2 - 4
2036	73,140	5	7.31	9.75	2 - 4

Benchmark 1 indicates that this catchment is currently meeting the benchmark for quantum of community floor space. However, this catchment will experience significant growth by 2026 and, through to 2036, this catchment will have an underprovision of community floor space. Benchmark 2 indicates that the number of district facilities is adequate to service the existing and future population of this catchment. Benchmark 3 indicates that there will be a gap of two to four local-level facilities by 2036.

Catchment 3 - Cultural floor space benchmark application

Based on just population growth, the needs of the forecast population between 2016 and 2026 would trigger a demand for 112m² of additional cultural floor space, and growth between 2026 and 2036 would require a further 111m², equivalent to an ability to collect up to 224m² of new floor space through contributions.

Benchmark 1 Analysis – 20m² of cultural floor space per 1,000 people

Scenario 1 - Inclusion of town hall floor space

Currently, there is 3,934m² of cultural floor space available in Catchment 3. This is equivalent to 63.5m² of cultural floor space per 1,000 people, which is over the benchmark standard of 20m²/1,000 people. In 2026 this provision rate will decrease to 58.2m² per 1,000 people and by 2036, the provision rate will be 53.8m² per 1,000 people.

Catchment 3 - Provision rate of cultural floor space - Scenario 1 (including town halls)

Year	Population	Total provision m ² (2020)	Provision rate per 1,000 people (m ²)
2016	45,412	3,934	63.5
2026	49,254	3,934	58.2
2036	52,941	3,934	53.8

Scenario 2 - Exclusion of town hall floor space

Currently there is 842m² of cultural floor space in Catchment 3 if town halls are excluded. The current provision rate of cultural floor space is equal to 13.6m² per 1,000 people, which is below the benchmark of 20m² per 1,000 people. This provision rate will continue to decrease further other time.

Table 74 - Catchment 3 - Provision rate of cultural floor space - Scenario 2 (excluding town halls)

Year	Population	Total provision m ² (2020)	Provision rate per 1,000 people (m ²)
2016	45,412	842	13.6
2026	49,254	842	12.5
2036	52,941	842	11.5

Benchmark 2 analysis – one district space per 30,000 people

Over the period of 2016 to 2036, there is no need for additional district level cultural facilities in this catchment area, if town halls are included in benchmarking. However, if town halls are excluded from benchmarking, there would be an existing gap of two district-level facilities.

Table 75 - Catchment 3 - Number of district cultural assets population-based benchmarking

Year	Population	Provision (2020)	Demand per 30,000 people	Gap
2016	45,412	2	2.1	0.1
2026	49,254	2	2.3	0.3
2036	52,941	2	2.4	0.4

Benchmark 3 analysis – three to four local spaces per 30,000 population

Over the period of 2016 to 2036, the application of this benchmark indicates that an additional two to five local-level cultural spaces are needed to service this catchment. However, this includes an existing shortfall of 1.5-4 community spaces. Therefore, future contributions plans can only be used to address the shortfall of 0.75-1 local-level space. This study recommends investigating shared use agreements with schools and other institutions or VPAs to address the existing deficit.

Table 76 - Catchment 3 - Number of local cultural assets population based benchmarking

Year	Population	Provision (2020)	Demand per 10,000 people	Demand per 7,500 people	Gap range
2016	45,412	2	4.5	6	1.5-4
2026	49,254	2	4.9	6.6	1.7-4.6
2036	52,941	2	5.3	7	2.2-5

7.4.6. Catchment 3: Key Opportunities

- **Delivery of one new district-level outdoor/indoor collaboration space in Camperdown** to foster and support the development and activation of the Health and Education Innovation Precinct. This facility should offer shared/collaborative spaces for individuals and businesses to thrive and should include seminar and conference facilities and meeting rooms for formal and informal events, and should provide for social activities.
- **Transform Newtown Town Hall into the Inner West Pride Centre.** As this facility is in a vibrant high street, cultural performance spaces should be considered along with public domain upgrades of surrounding civic spaces. Ensure universal access throughout the facility and "beyond compliance" access principles are incorporated into the upgrade.
- **Refurbish and upgrade the Tom Foster Community Centre** in collaboration with Newtown Neighbourhood Centre to facilitate its relocation from the Newtown Town Hall.
- **Refurbish and upgrade Petersham Town Hall to provide for cultural uses.**
 - ~ The long-term accommodation strategy should consider Petersham Town Hall and Petersham Service Centre as an integrated area and consider the provision of additional affordable community office space, community meeting facilities and cultural and performance space, as well as the provision of a vibrant civic space between the sites along Crystal Street.
- Seek to provide **new and upgraded community and cultural spaces within the Leichhardt MarketPlace investigation site** as part of the long-term redevelopment of the site to support the community and creative industries in the Taverners Hill precinct. The current community room in Leichhardt MarketPlace is poorly located within the centre, ageing and very small – occasionally used as a space for a JP.
- The long-term accommodation strategy considers the need for **additional library floor space along Norton Street** to support the redevelopment of the Leichhardt precinct and revitalisation of Norton Street North and South.
- Council's Employment and Retail Lands Study identifies the **Parramatta Road Corridor as an important location to retain and deliver new light industrial creative spaces and venues.** Council should explore this potential via a specialised LEP clause or via planning agreement opportunities, to deliver collaborative arts, music, design and performance creative spaces and venues within the Taverners Hill and Leichhardt precincts.
- Investigate the feasibility of providing an **Indigenous cultural space** in Enmore or surrounding areas.
- **Provide additional local-level spaces:**
 - ~ two to four local community spaces by 2036
 - ~ two to five local cultural spaces by 2036
- Explore long term opportunities to **co-locate recreation or community uses with Stanmore Library** including better integration with the adjacent park over the longer term.

7.5. Catchment 4: South

Suburbs:

Dulwich Hill, Marrickville, Sydenham, Tempe and St Peters

Population:

2016: 50,623 residents with 23,187 workers

2036: 61,797 residents and 29,808 workers



Catchment overview

The South Catchment is the second most densely populated catchment in the LGA. In 2016, this area had a population of 50,623 residents with 23,187 workers. This is expected to increase to 61,797 residents and 29,808 workers by 2036.

This Catchment has higher levels of relative social disadvantage, particularly in Marrickville South which has the lowest score Socio-Economic Indexes for Areas (SEIFA) in the LGA, highest levels of youth disengagement, highest number of households without Internet and high levels of social housing. This catchment also has a very high proportion of same-sex couples and a higher proportion of people in need of assistance due to disability. This catchment has the second highest forecast residential growth of all the catchments and includes major project sites such as the Sydenham to Bankstown Urban Renewal Corridor. The catchment is also currently facing challenges of loss of industrial and creative spaces to residential renewal and gentrification.

There is a breadth of unique, small-scale cultural and arts experiences across the catchment.

Dulwich Hill is predominantly residential in nature with good public transport connections – both to light rail and train – and a local centre. Residents value the village atmosphere, open and green spaces, the independent supermarket and range of restaurants, cafes and pizza bars. There is a desire to revitalise the neighbourhood shops within the Dulwich Hill neighbourhood centre so they provide a range of useful services and create a more defined precinct. The Greenway is a popular recreational open space and active transport network that follows the light rail corridor between Lewisham and Leichhardt.¹

Marrickville's town centre provides a hub for street life and the community, with a distinctly multicultural character. Marrickville has a distinct industrial heritage character, including the Sydney Steel and Carrington Road precincts. Industrial lands contain a mix of industrial uses. They increasingly support small-scale cultural, arts, making and live music experiences as well as a growing brewery, artisan food and bar culture. These industrial and employment activities are highly valued by the community and future development should preserve the existing industrial and employment lands.²

St Peters, Sydenham and Tempe have a distinctly industrial character that is highly valued for its access to the airport, freight rail lines, Princes Highway and the M5 motorway. There is traditional industrial and warehousing along with a growth of creative businesses and breweries, reflecting the transitioning local employment base.

1 LHS
2 LHS

7.5.1. Key future influences

Inner West Local Housing Strategy

The Local Housing Strategy identifies two short-term growth areas to 2026 in the Marrickville and Dulwich Hill town centres. Longer-term (2026-2036) investigation sites has been identified at Waratah Mills and Arlington. The strategy also includes a direction to increase affordable housing in these growth areas. Community service provision is to be mindful of the growth demands placed on the community facilities provision in these areas.

The population projections for this area are shown in the table below.

Table 79 - Catchment 4 - Residential population forecasts from Elton's Population Review (2020)

Suburb	Population 2016	Population 2026	Population 2036
Marrickville (North)	17,255	21,356	22,727
Marrickville (South)	10,745	11,823	12,463
Dulwich Hill	14,295	16,294	17,520
St Peters-Sydenham	4,546	5,042	5,117
Tempe	3,782	3,947	3,970
Total	50,623	58,462	61,797

The LHS also identified the role played by the Inner West area in supporting creative and cultural expression. Creative industries and innovation is specifically referenced in the Eastern City District Plan, as is the importance of Marrickville in supporting emerging artisan food businesses and small-scale cultural and arts experiences.

Employment and Retail Lands Study and Strategy

The South Catchment contains the last large agglomeration of industrial zones within central Sydney and is located between the Sydney CBD and the Sydney Airport and Port Botany freight and transport hubs. Airport noise and heavy industrial uses have typified the character of Tempe, St Peters-Sydenham and Marrickville. However, this catchment also contains thriving creative and arts industries due to its affordable rental spaces. Notwithstanding, encroachment from residential uses is threatening to significantly shift existing local economies, with Council's Employment and Retail Lands Study heavily advocating for the retention of all existing industrial lands.

Section 6.1.10 of the Employment and Retail Lands Study identifies that the main retail precinct of Marrickville along Illawarra Road and Marrickville Road is currently struggling with high reported levels of vacancies and experiencing slow activity and a lagging economy. The study also recommends that Council take action to encourage activation and revitalisation of traditional centres that have experienced decline. Incorporating public spaces and community facilities in centres encourages visitation by families and customers that would otherwise not visit the centre. Hosting markets and free events also increases activity and attracts visitors. Strengthening the streetscape appeal and delivering public spaces creates a pleasant street environment and improved amenity, generally more conducive to outdoor dining.

Council's Employment and Retail Lands Study identifies the Victoria Road precinct, Sydenham Creative Hub and the Carrington Road precinct as important locations to retain and deliver new light industrial creative spaces and venues.

The numbers of existing and future worker projections for Catchment 4 are shown below in Table 80 and have been derived from information contained within Inner West Council's *Employment and Retail Lands Study 2020*. Part 5 of this report has previously explained how workers' demands do not form part of the benchmarking process nor will form part of a future infrastructure contributions nexus, however to explore potential opportunities to increase utilisation by workers and how Council may support emerging industries through its community facilities, the below analysis is given to estimate worker demands and where they are located.

Table 80 - Worker forecasts for Catchment 4 with 31.3% deductions shown for worker-residents

Suburb	Total Workers 2016	Total workers demand 2016 (with 31.1% reduction)	Total workers 2026	Total workers demand 2026 (with 31.1% reduction)	Total workers 2036	Total workers demand 2036 (with 31.1% reduction)
Marrickville (North)	12,856	8,832	14,294	9,820	15,733	10,808
Marrickville (South)	2,130	1,463	2,923	2,008	3,717	2,553
Dulwich Hill	2,386	1,639	2,806	1,927	3,226	2,216
St Peters-Sydenham	4,109	2,822	4,547	3,123	4,985	3,424
Tempe	1,706	1,172	1,926	1,323	2,147	1,474
TOTAL Demand analysis		15,928	N/A	18,201	N/A	20,475

The information derived from Table 80 gives anecdotal evidence that workers may impose the equivalent additional demand of 15,928 residents on community facilities. This increases to 20,475 workers by 2036, with Marrickville North being the main employment focal point. The relatively low utilisation rates indicate that either workers do not place the same demands on these facilities as residents, or that the existing community facilities may not be serving the needs of the employment industries in this catchment and are thus not being utilised by workers.

7.5.2. Community asset provision summary

Library assets

There is one central library (Marrickville Library and Pavilion) and two branch libraries (Emanuel Tsardoulis Community Library and St Peters Library) in Catchment 4 (see Figure 39 for a map of libraries in Catchment 4). There are no non-Council-owned libraries in this catchment.

Community space

The total existing council-owned community facility floor space available is 6,522m², however this reduces to 4,575m² if leased facilities are removed.

For the purposes of the benchmarking explained later in this chapter, there is one district-level community space located in this catchment area – Marrickville Town Hall – and seven local-level community spaces. There are no community hubs or community centres in this catchment (to note – all other catchments have at least one).

The St Peters Town Hall is the only council-owned community facility servicing the St Peters-Sydenham and Tempe areas and is currently not well-utilised, indicating the facility is not currently meeting the demands of the community.

Leased facilities in this catchment include Jarvie Park Youth Facility, Marrickville Legal Centre, Dulwich Hill Language School, Innari Housing, SES Marrickville and Denison Road Community Garden Shed.

Leased facility floor space cannot be hired or used by the community in the typical sense of community hireable space, therefore its floor space is not included in this study's benchmarking, process however these facilities are identified by the study's community asset inventory.

There are also several non-Council-owned social assets that are available for use by the general community. These are mapped on Figure 40 over the page and include a number of community and cultural group halls.

Cultural assets

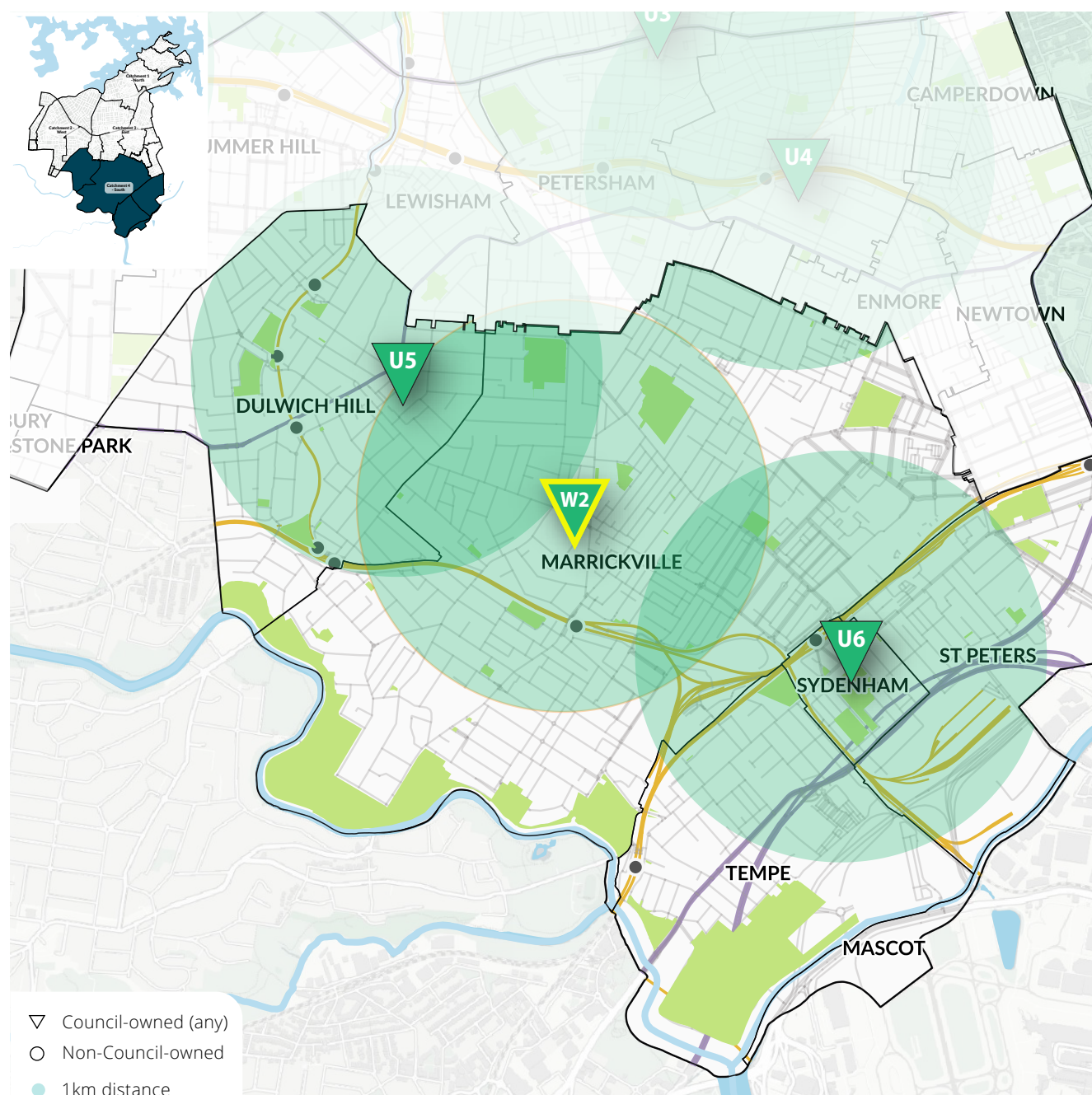
In 2020, the Council-owned cultural floor space in Catchment 4 was 2,723m². Excluding town halls, this reduces to 323m². There are no State Government-owned assets located within this catchment.

There is one Council-owned district cultural space located in this catchment, which is Marrickville Town Hall.

There are two local-level Council-owned cultural spaces. Both are artist residencies (Frontyard and Stone Villa Studios).

Overall, Catchment 4 has the second highest provision of non-Council-owned cultural spaces (89 spaces). Figure 41 illustrates a concentration of cultural spaces throughout Marrickville and Marrickville South.

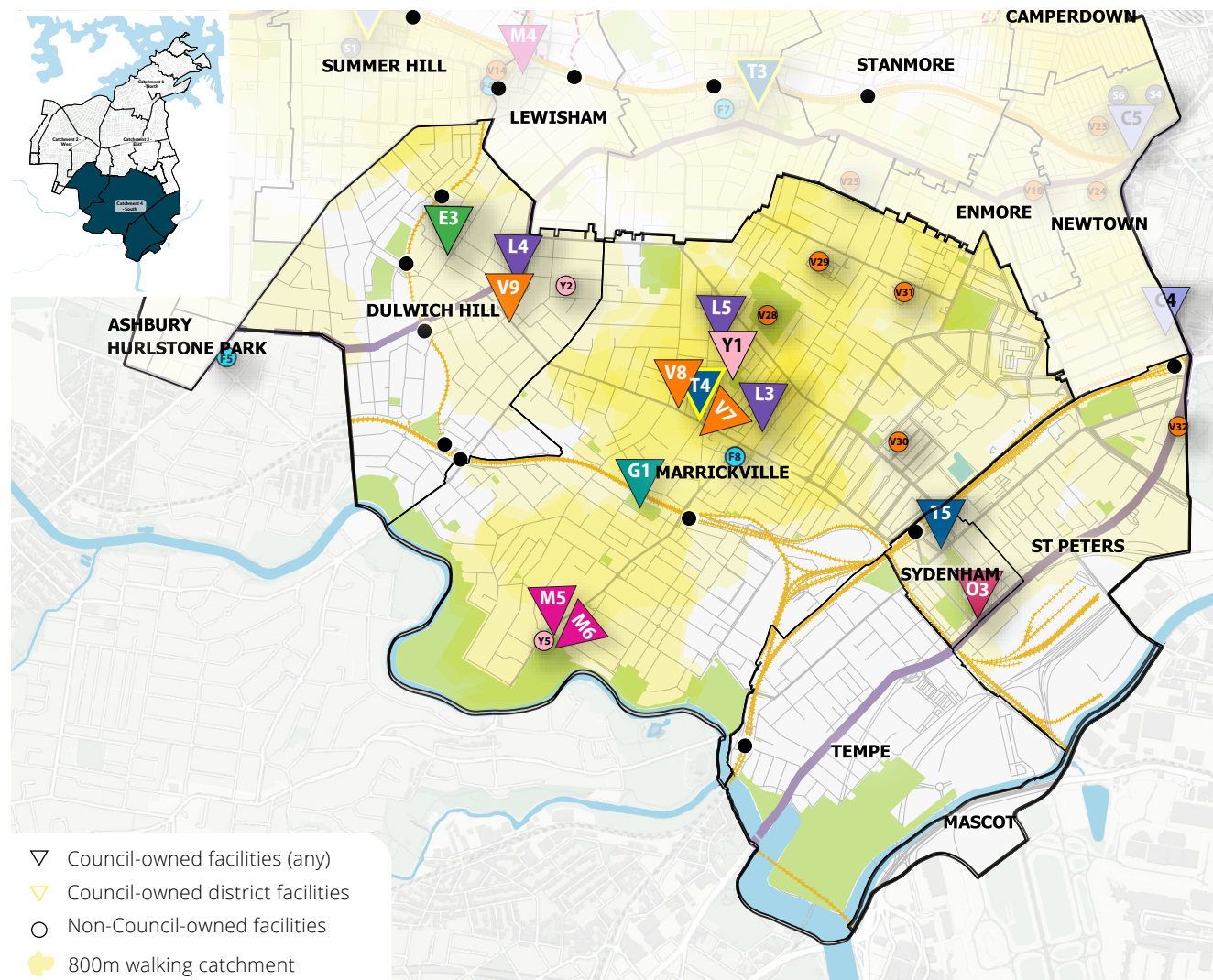
Figure 39 - Catchment 4 - Library map: inventory and distance catchments



Council-owned libraries

Flagship Library	Key	Branch Libraries	Key
Marrickville Library and Pavilion	W2	Emanuel Tsardoulis Community Library	U5
		St Peters Library	U6

Figure 40 - Catchment 4 - Social asset summary map: inventory and walkable catchments



Council-owned community spaces

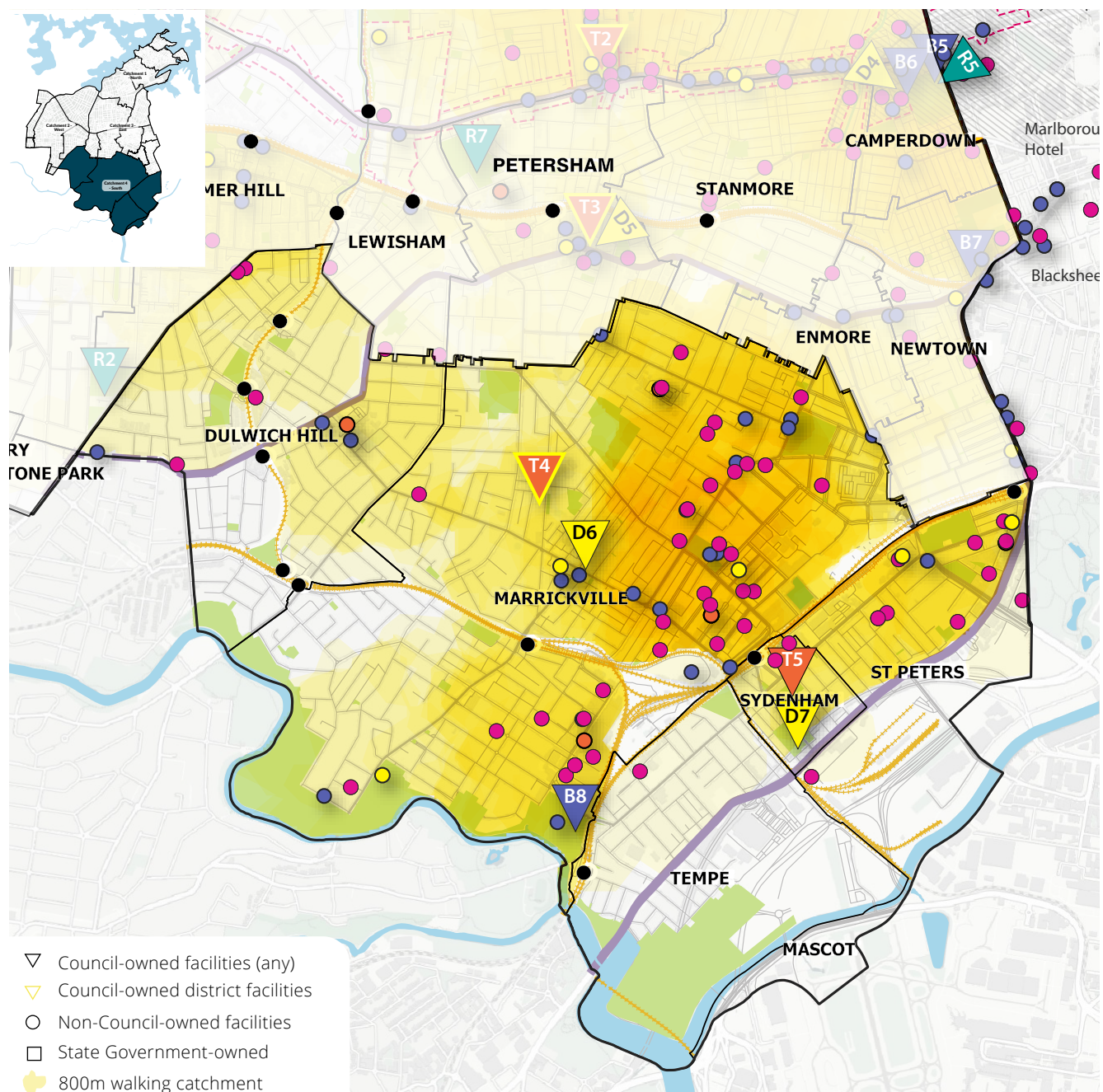
Town halls	Key
Marrickville Town Hall	T4
St Peters Town Hall	T5
Community centres	Key
There are no community centres in this catchment	
Community halls/venues for hire	Key
Herb Greedy Hall	V7
Marrickville Library - Pavilion event room	V8
Seaview Street Hall	V9
Environmental	Key
Denison Road Community Garden	E3
Meeting rooms	Key
Debbie and Abbey Borgia (DAB) Recreation Centre meeting rooms	M5
Midjuburi Meeting Room (Steel Park)	M6
Leased facilities	Key
Marrickville Legal Centre	L3

Dulwich Hill Language School	L4
Innari Housing	L5
SES Marrickville	O3
Jarvie Park Youth Facility	Y1
Scouts/Guides halls	Key
McNeilly Girl Guides Hall	G1

Non-Council-owned community spaces:

Function centres	Key
Westside Reception	F8
Community halls/venues for hire	Key
Marrickville Tennis Club	V28
The Addison Road Community Centre - The Gumbramorra Hall	V29
Ruby's Dance Hall	V30
Portugal Madeira Club Hall	V31
Parent Poppin	V32

Figure 41 - Catchment 4 - Cultural space summary map: inventory and walkable catchments



Council-owned cultural spaces

Community and participation spaces	Key
St Peters Town Hall	T5
Practice, education and development spaces	Key
Frontyard	D6
Stone Villa Studios	D7
Performance and exhibition spaces	Key
Mackey Park Bowling Club (Concordia Club)	B8
Commercial and enterprise spaces	Key
N/A - Council does not own any commercial and enterprise spaces	

Community facilities building snapshots

The below tables describe the existing community assets in their current context. A copy of the Building Summary Reports are available on Council's website.

Herb Greedy Hall	
<p>Description</p> <p>Herb Greedy Hall is located on Petersham Road and situated under the shadow of the spire of the nearby St Clements Church. The hall was opened on 25 November 1961 and was renamed in memory of an Alderman who served on Marrickville Council during the 1960s.</p> <p>Current hire venue composed of a small hall (16m x 6m) appropriate for up to 100 people. It is suitable for meetings or dinner and dance and is air conditioned, with a full kitchen, close to public transport and with parking available. It has a net lettable floor space of 302m².</p> <p>There is a wheelchair accessible ramp at rear of the hall via Fletcher Street. The building has brick construction, with a clay tile and Colourbond roof. Internal walls are render and ceilings are Gyprock. The building is currently primarily used as a public hall. The building also has a second hall, toilet areas for male, female and users with disability, a dining area and storage area.</p> <p>The hall is highly utilised by multicultural community groups.</p>	
<p>Building life cycle analysis</p> <p>The remaining useful life of the facility is 33 years (2053).</p>	<p>Utilisation of the facility</p> <p>High levels of utilisation if 53%. Most popular in the mornings.</p>
<p>Challenges</p> <ul style="list-style-type: none"> • Accessibility and technology issues. • No bike parking available. • Limited availability of car parking on the street. • No nearby external public space or outdoor areas. • Ageing building that requires ongoing increasing operations, maintenance and capital renewal. 	<p>Opportunities</p> <ul style="list-style-type: none"> • Located near the new Marrickville Library and Pavilion.

Marrickville Town Hall

Description

The Marrickville Town Hall was built in 1879 and had a second storey added in 1883. The building is heritage listed. The town hall is made up of numerous small rooms, offices, storage areas, former library areas, a kitchen area and toilet areas for males, females and those with disability. The net lettable community floor space is 2,400m².

The building has brick construction, with a concrete slab roof. Internal walls are render and ceilings are plaster.

Council has identified \$1,500,000 in 2020-21 and \$800,000 in 2021-22 for upgrade works at this facility. At its Council Meeting on 8 September 2020, Council adopted a resolution to explore the facility's future potential as a live music venue.



Building life cycle analysis

The remaining useful life of the facility is 63 years (2083).

Utilisation of the facility

The town hall has medium levels of utilisation of 37%.

Challenges

- Ageing building that requires ongoing increasing operations, maintenance and capital renewal.
- Due to age and heritage requirements, capital renewal works are costly and likely have latent conditions that require contingency allowance.
- No civic or recreational space nearby.

Opportunities

- Provides a large flexible space and is being considered as a future live music venue. It is to include cultural office space and a precinct for performance and culture support.
- Easily accessible by public transport.
- Located in a visually prominent location along a high street
- Other community uses are located nearby (library, church and RFS).

Jarvie Park Youth Facility

Description

This building sits within Jarvie Park and is leased by Marrickville Youth Resource Centre. Lot 1 in DP 947168. A roofing upgrade was recently completed and the kitchen has been upgraded. There are issues with toilets and drainage.

The building has brick construction, with a Colorbond roof. Internal walls and ceilings are Gyprock.

The building is currently used as a community centre. The facility is made up of numerous small rooms, toilet areas for males, females and those with disability, a kitchen area, offices and storage areas. This facility has a community floor space of 558m².



Building life cycle analysis

The remaining useful life of the facility is 28 years (2048).

Utilisation of the facility

Leased facility used as a youth resource centre. Utilisation data not available.

Challenges

- Ageing building that requires ongoing increasing operations, maintenance and capital renewal.

Opportunities

- Co-located with open space and other services.
- Has a sense of place-making through its murals.
- Promotes youth engagement with community service provision. It previously had a midnight basketball program that was popular.

McNeilly Girl Guides Hall

Description

Building located in McNeilly Park, currently a license on hold over. Provides a community floor space of 115m².



Building life cycle analysis

The remaining useful life of the facility is 27 years (2047).

Utilisation of the facility

Leased to Girl Guides. Utilisation data not available.

Challenges

- Ageing building that requires ongoing increasing operations, maintenance and capital renewal.
- The ageing building detracts from the attractive park setting.
- Venue is small.
- Not currently available for community use.

Opportunities

- Co-located with open space, nearby cafes and a train station.

Marrickville Legal Centre

Description

Marrickville Legal Centre is a non-profit community legal centre that has been operating for over 30 years. It provides confidential, free legal advice and assistance to people living in inner western and southern Sydney, and to young people throughout NSW. Council leases the premises and subleases to Marrickville Legal Centre.



Building Life cycle Analysis

The remaining useful life of the facility is 53 years (2073).

Utilisation of the Facility

Currently leased to Marrickville Legal Centre. Utilisation data not available.

Challenges

- Ageing facility.

Opportunities

- Council leases this space and so could relocate if desired (in collaboration with Marrickville Legal Centre).

Seaview Street Hall

Description

Seaview Street Hall is located in Dulwich Hill and managed by Inner West Council. It features a meeting space serviced with a stage, kitchenette and a large, grassed outdoor area with lockable gates. It has a net lettable floor space of 152m².

The property hosts a number of regular hirers including support groups and playgroups. The building has brick construction, with a collarbone roof. Internal walls are render and ceilings are Gyprock. The building is currently used as a public hall. The hall is made up of numerous small rooms, toilet areas and a kitchen area.



Building life cycle analysis

The remaining useful life of the facility is 48 years (2068)

Utilisation of the facility

Very high levels of utilisation at 60%.

Challenges

- Difficult to find and access through padlocked gate.
- Limited technology access and heating and cooling could be upgraded.
- No public open space nearby.
- Limited visual prominence to street (hidden behind the Dulwich Hill Language School).

Opportunities

- Well-maintained building located near the centre of Dulwich Hill village, with excellent parking provision (next to two off-street car parks).
- Potential to co-locate with library and school facilities.
- Better connections with town centres to improve visual prominence and accessibility.
- Provides a functional space and has its own outside space which is secure behind gates (could be upgraded).

Dulwich Hill Language School

Description

Currently leased with tenants undertaking DA approved upgrade works upon coming to the site. The space is located behind the former Dulwich Hill Library. Separate offices at the back of the building lie less than 10km from the city centre. Placement sits amongst residential and commercial dwellings, close to Dulwich Hill train station.

The building has brick construction, with a collarbone roof. Internal walls are render and ceilings are Gyprock. This is a home converted into a childcare centre. The centre is old however still functional. The building is made up of several library areas, toilet areas, staff areas and a storage area. The community floor space is 130m².



Building life cycle analysis

The remaining useful life of the facility is 33 years (2053).

Utilisation of the facility

This is a leased facility. Utilisation data not available.

Challenges

- Ageing building that requires ongoing increasing operations, maintenance and capital renewal.
- Not publicly available.

Opportunities

- Potential to integrate with the Seaview Street Hall and ETC Library as part of future public domain improvements.

Denison Road Community Garden Shed

Description

The garden shed forms part of the Denison Road Playground Community Garden. The garden shed is occasionally utilised by community support groups and is only 4m².

The Denison Road Community Garden in Dulwich Hill opened in August 2013. Council worked closely with the local community to develop a design and management plan for the garden.



Building life cycle analysis

N/A – small facility that is easily upgraded.

Utilisation of the facility

Utilisation data not available.

Challenges

- Small site with limited functionality

Opportunities

- An example of small community spaces that can be co-located with community gardens.

St Peters Town Hall

Description

Situated near Sydenham train station, the St Peters Town Hall is one of the larger serviced community halls in the Inner West LGA. It has a floor space of 642m².

St Peters Town Hall was built in 1927. It comprises a library, meeting rooms, an archive, the town hall, kitchen and storage areas and toilets for males, females and those with disability. Recently, the building got a new roof and soundproofing as the building is directly under the flight path. The building has brick construction, with a tile roof. Internal walls are render and ceilings are Gyprock.



Building life cycle analysis

The remaining useful life of the facility is 68 years (2088).

Utilisation of the facility

The facility has an average utilisation rate of 27%.

Challenges

- Not a well-utilised community space.
- Ageing building that requires ongoing increasing operations, maintenance and capital renewal.
- Due to age and heritage requirements, capital renewal works are costly and likely have latent conditions that require contingency allowance.
- Limited parking nearby.

Opportunities

- Has heritage and historical significance.
- Located close to public transport options and in proximity to public open space (opposite Sydenham Green).
- Opportunities to better support creative and light industrial industries in the surrounding area to boost the building's utilisation.

Innari Housing

Description

The site is currently leased to Innari Housing Incorporated and lies behind SDN Children's Services. The space is a small administration site. The lease is in hold over. Structural issues have been identified, with tree roots impacting the front yard and the brick fence is cracked and shifting. The building has brick construction, with a steel roof. The internal walls and ceilings are Gyprock. The house is made up of three rooms, toilet areas, a kitchen and offices.



Building life cycle analysis

The remaining useful life of the facility is 38 years (2058).

Utilisation of the facility

This is a leased facility. Utilisation data not available.

Challenges

- Is an ageing facility that is not ideally located within a town centre.

Opportunities

- Subject to Council facilities assessments.

SES Marrickville

Description

In 2015, Marrickville Council moved the State Emergency Services (SES) headquarters to a new location in Sydenham.

The building is adjacent to Sydenham Green and the skate park.



Building life cycle analysis

The remaining useful life of the facility is 44 years (2064).

Utilisation of the facility

This is a leased facility. Utilisation data not available.

Challenges

- Subject to discussions with emergency services

Opportunities

- Subject to discussions with emergency services

Debbie and Abbey Borgia Community Recreational Centre

Description

Debbie and Abbey Borgia Community Recreational Centre was opened by the former Marrickville Council in October 2003. It is a state-of-the-art complex comprising of three multipurpose indoor sports courts and eight community meeting and activity rooms. The community floor space available within this facility is 794m² and is currently leased to PCYC.



Building life cycle analysis

The remaining useful life of the facility is 58 years (2078).

Utilisation of the facility

Leased to PCYC. Utilisation data not available.

Challenges

- Public transport to the facility is limited (only accessible by bus)
- Poor streetscape frontage

Opportunities

- Co-located with recreational facilities and within Steel Park (recreational space).

Marrickville Library Pavilion Event Room

Description

The Pavilion Event Room is located in the newly built Marrickville Library. It is ideal for conferences, cocktail parties, private dinners and wedding functions. The community floor space available within this facility is 120m².



Building life cycle analysis

N/A – newly built facility.

Utilisation of the facility

N/A – the facility has only recently opened. Utilisation data not available.

Challenges

- Challenges yet to be identified (newly in operation)

Opportunities

- Co-located with a library facility along a busy high street.
- Newly refurbished with a high level of technology available for use.
- In proximity to public transport options.
- Has a nearby grassed courtyard area.

Midjuburi Meeting Rooms (Steel Park)

Description

Previously a garden storage hut, the Midjuburi Meeting Rooms were born through a conversion project by Inner West Council and was completed in October 2019. It is Council's First Nations People focused community space. It has a total community floor space of 50m².



Building life cycle analysis

N/A – newly built facility.

Utilisation of the facility

N/A – facility has only recently opened. Utilisation data not available.

Challenges

- Not yet fitted out with furniture and technology.
- Not accessible from the car park or the street

Opportunities

- May be useful office space for Aboriginal organisations.

Frontyard

Description

Frontyard is an art gallery located in Marrickville with signature front yard frontage. The building has brick construction with a tile roof. Internal walls are render and ceilings are Gyprock. The building is currently used as a community centre and is made up of numerous small rooms, toilet areas, a kitchen area and a reception area.



Building life cycle analysis

The remaining useful life of the facility is 40 years (2060).

Utilisation of the facility

The facility is used to deliver creative services. Utilisation data not available.

Challenges

- Upkeep of the building.
- Smaller service space comparative to other community spaces in Inner West.

Strengths

- Public transport, pedestrian and cycling access
- Affordable creative space
- Multifunction space including event space for hire, artist studios, creative community meeting spaces and community garden.
- Well-utilised and loved by the community

Mackey Park Bowling Club (Concordia Club)

Description

A German recreational club based in Tempe, on the edge of the Marrickville area.



Building life cycle analysis

The remaining useful life of the facility is 50 years (2070).

Utilisation of the Facility

Utilisation data not available. Leased facility. Utilisation data not available.

Challenges

- Mainly accessed by German patrons.

Strengths

- Close proximity to Tempe station makes it highly accessible via public transport.

Stone Villa Studios

Description

Stone Villa Studios provides visual art residencies, community workshops, and an annual fundraising exhibition. It has been operating since 2001 with the support of Inner West Council.

A large segment of Sydenham no longer exists as it was deemed uninhabitable because of aircraft noise. One hundred and fifty two homes, covering an area of 4.5 hectares, were acquired and demolished by the Commonwealth Government. Demolition began on 27 September 1995 amid large protests which prevented the work from proceeding for several days. Significant heritage buildings were retained including the St Mary's Coptic Church and Stone Villa. The resulting vacant land was named Sydenham Green. The park contains public art which acknowledges the pre and post-colonial history and the loss of the residential area that brought the park into being.

The space at Stone Villa Studios is occupied by artists as an active artist space. The building is an old terrace house, which is heritage listed and has had a recent roof upgrade. The building has brick construction, with a Colorbond roof. Internal walls and ceilings are plaster. The Studios are made up of numerous small rooms and a toilet area.



Building Life cycle Analysis

The remaining useful life of the facility is 30 years (2050).

Utilisation of the Facility

The building is used for creative services. Utilisation data not available.

Challenges

- Older building in need of maintenance

Strengths

- Large, flexible function spaces.
- Artistic style.

7.5.3. Total Council-owned community asset floor space

This study has adopted its primary floor space estimates for Council-owned community facilities from the Inner West Council's Property Audit undertaken in 2018. Where floor space information is unavailable for small venues, primarily due to those community spaces forming only part of certain buildings, the floor space estimates have been included as advised by Council staff.

Library floor space

The total library floor space in Catchment 4 is 3,705m² as summarised in Table 81 below.

Table 81 - Catchment 4 - Total Council-owned library floor space

Planning catchment	Community facility name	Hierarchy	Library floor space (m ²)
Catchment 4 - South	Marrickville Library	Central/flagship library	3,204m ²
	Emanuel Tsardoulis Community Library, Dulwich Hill	Branch library	309m ²
	St Peters-Sydenham Library	Branch library	192m ²
Catchment 4 - Total library floor space			3,705m²

Social asset floor space

Catchment 4 includes a total lettable community floor space of 6,522m² as shown in Table 82 below. For the purposes of the community floor space benchmarking process, leased facilities have been removed from the benchmarking process along with SES Marrickville as it has a specialised emergency service use. The remaining community floor space for the purposes of the benchmarking process is 4,575m².

Table 82 - Catchment 4 - Total Council-owned community floor space

Planning catchment	Community facility name	Hierarchy	Community facilities floor space (m ²)
Catchment 4 - South	Herb Greedy Hall	Local	302
	Marrickville Town Hall	District	2400
	Debbie and Abbey Borgia Community Recreational Centre	Local	794
	Marrickville Library – Pavilion Event Room	Local	120
	Midjuburi Meeting Room (Steel Park)	Local	50
	Jarvie Park Youth Facility	Local	558
	McNeilly Girl Guides Hall	Local	115
	Marrickville Legal Centre	Local	195
	Seaview Street Hall	Local	152
	Dulwich Hill Language School	Local	130
	Denison Road Community Garden Shed	Local	4
	St Peters Town Hall	Local	642
	Innari Housing	Local	100
	SES Marrickville	Local	960
Catchment 4: Southern Area - Total community floor space			6,522
with Jarvie Park Youth Facility removed			-558

Planning catchment	Community facility name	Hierarchy	Community facilities floor space (m ²)
	with Marrickville Legal Centre removed		-195
	with Dulwich Hill Language School removed		-130
	with Innari Housing removed		-100
	with SES Marrickville removed		-960
	with Denison Road Community Garden Shed		-4
Catchment 4 - Total community floor space (excluding leased and environmental facilities)			4,575

Cultural asset floor space

There are a four Council-owned cultural assets with a total of 3,586m² of floor space in Catchment 4. However, town halls have also been included in the total social asset floor space calculations, resulting in a "double counting" of their floor space in the benchmarking process. Bowls clubs have been removed from the benchmarking process as while these are important as live music venues, their accessibility and usability to the broader community is limited by the specific groups catered for by the lessee – in particular they are not generally accessible for cultural viewing or participation by children, families, or for people who do not support alcohol consumption. Therefore if town halls and bowls clubs are excluded from the Council-owned cultural floor space, Catchment 4 has a currently cultural floor space supply of 323m².

Table 83 - Catchment 4 - Total Council-owned cultural floor space

Planning catchment	Community facility name	Hierarchy	Cultural asset floor space (m ²)
Catchment 4 - South	Marrickville Town Hall	District	2,400
	Frontyard	Local	140
	Mackey Park Bowling Club (Concordia Club)	Local	863
	Stone Villa Studios	Local	183
Catchment 4 - Total Council-owned cultural floor space			3,586
with bowls clubs removed			-863
Catchment 4 - Total Council-owned cultural floor space (excluding bowls clubs)			2,723
with town halls removed			-2,400
Catchment 4 - Total Council-owned cultural floor space (excluding bowls clubs and town halls)			323

In addition, HJ Mahoney Reserve Legal Graffiti Wall in Marrickville provides a legal space for young people and creatives to practice aerosol skills.

Building life cycles

Inner West Council's Property Audit and Building Assessment Reports (2018) indicate approximate building life cycles to inform its asset management and capital renewal works programs. An analysis of each facility's expected life cycle in this catchment area is included in Table 86 and informs the key opportunities identified in this study. The key finding is that all existing buildings' expected life cycle exceed the 2036 parameters of this study.

Table 84 - Catchment 4 - Community asset building life cycles

Asset type	Community facility name	Indicated building lifespan (years)	Anticipated expiry year
Libraries	Marrickville Library	N/A (new)	N/A (new)
	Emanuel Tsardoulis Community Library	73	2091
	St Peters-Sydenham Library	68	2088
Social assets	Herb Greedy Hall	33	2053
	Marrickville Town Hall	63	2083
	Debbie and Abbey Borgia Community Recreational Centre	58	2078
	Marrickville Library – Pavilion Event Room	N/A (new)	N/A (new)
	Midjuburi Meeting Rooms (Steel Park)	N/A (new)	N/A (new)
	Jarvie Park Youth Facility	28	2048
	McNeilly Girl Guides Hall	27	2047
	Marrickville Legal Centre	53	2073
	Seaview Street Hall	48	2068
	Dulwich Hill Language School	33	2053
	Denison Road Community Garden Shed	N/A	N/A
	St Peters Town Hall	68	2088
	Innari Housing	38	2058
	SES Marrickville	44	2064
Cultural assets	Marrickville Town Hall	see above	see above
	Frontyard	40	2058
	Mackey Park Bowling Club (Concordia Club)	50	2068
	Stone Villa Studios	30	2048
	HJ Mahoney Reserve Legal Graffiti Wall	N/A	N/A

Utilisation summary

Utilisation gives an insight into how often community spaces are used by the community. Well-utilised and in-demand facilities indicate that the space is functional and meets the community's needs. Facilities that have low utilisation could indicate that the space may not meet a community need, it may be too small or in a difficult to access location or difficult to hire. Table 85 below analyses community facility utilisation in Catchment 4, assuming 9am-10pm availability. The number of leased community facilities as well as newly built facilities means there was limited utilisation data available in this area.

Table 85 - Catchment 4 - Social asset utilisation

Planning catchment	Community facility name	Morning utilisation (8am-12pm) %	Afternoon utilisation (12pm-5pm) %	Evening utilisation (5-10pm) %	Total utilisation %
4 – South	Herb Greedy Hall	85.7	47.9	31.4	52.8
	Marrickville Town Hall	35.7	57.1	18.6	37.2
	Debbie and Abbey Borgia Community Recreational Centre	-	-	-	N/A
	Marrickville Library – Pavilion Event Room	-	-	-	N/A
	Midjuburi Meeting Rooms (Steel Park)	-	-	-	N/A
	Jarvie Park Youth Facility	-	-	-	N/A
	McNeilly Girl Guides Hall	-	-	-	N/A
	Marrickville Legal Centre	-	-	-	N/A
	Seaview Street Hall	60.7	67.1	50.0	59.2
	Dulwich Hill Language School	-	-	-	N/A
	Denison Road Community Garden Shed	-	-	-	N/A
	St Peters Town Hall	14.3	41.4	21.4	26.5
	Innari Housing	-	-	-	N/A
	SES Marrickville	-	-	-	N/A
	HJ Mahoney Reserve Legal Graffiti Wall				N/A

The Seaview Street Hall is the most utilised venue in this catchment area, although Herb Greedy is a popular morning venue. The utilisation of both the Marrickville and St Peters town halls could be improved.







Proximity to public transport, local centres, and other IWC services/assets

Table 86 provides a proximity analysis of IWC community assets to key centres and public transport. Google Maps was used to determine walking distances from different access points and points of interest. It shows that:

- Catchment 4 has the highest proportion of community and cultural spaces that are within an 800m walk to a train station and future metro station
- However approximately half of the community and cultural spaces are not located within 200m of a high street – this is particularly true for cultural assets

Future provision of new spaces should aim to be located on high streets or as part of community, creative or innovation precincts to ensure good levels of utilisation, awareness and convenience for residents, workers and visitors.

Table 86 - Catchment 4 - IWC community assets proximity analysis

						
	800m walk to train station	800m walk to future metro station	400m walk to light rail station	400m walk to ferry	400m walk to bus stop	Located within 200m of high street
Catchment 4 - South: Marrickville North, Marrickville South, Tempe, Dulwich Hill, St Peters - Sydenham						
Libraries						
Marrickville Library	✓	✓	✗	✗	✓	✓
ETC Library	✗	✗	✗	✗	✓	✓
Sydenham Library	✓	✓	✗	✗	✓	✗
Community spaces						
Seaview Street Hall	✗	✗	✗	✗	✓	✓
Herb Greedy Hall	✓	✓	✗	✗	✓	✓
Marrickville Town Hall	✓	✓	✗	✗	✓	✓
Debbie and Abbey Borgia Community Recreational Centre	✗	✗	✗	✗	✓	✗
Marrickville Library - Pavilion Event Room	✓	✓	✗	✗	✓	✓
Midjuburi Meeting Rooms (Steel Park)	✗	✗	✗	✗	✓	✗
Jarvie Park Youth Facility	✗	✗	✗	✗	✗	✗
McNeilly Girl Guides Hall	✓	✓	✗	✗	✓	✓
St Peters Town Hall	✓	✓	✗	✗	✓	✗
Sub Total (9)	5	5	0	0	8	5
	56%	56%	0%	0%	89%	56%
Cultural spaces						
Marrickville Town Hall	✓	✓	✗	✗	✓	✓
St Peters Town Hall	✓	✓	✗	✗	✓	✗
Stone Villa Studios	✓	✓	✗	✗	✓	✗
Frontyard	✓	✓	✗	✗	✓	✓
HJ Mahoney Reserve Legal Graffiti Wall	✗	✗	✗	✗	✓	✗
Mackey Park Bowling Club (Concordia Club)	✗	✗	✗	✗	✓	✗
Sub Total (6)	4	4	0	0	5	2
	67%	67%	0%	0%	100%	33%

Proximity to public transport, local centres, and other IWC services/assets

Further to the transport and town centre access analysis, IWC Council staff completed the detailed State Library of NSW People Places locational matrix assessment for each library in the LGA. The results of this assessment are shown in Table 87 below. All libraries in this catchment were rated highly for being fully accessible, well located and easy to get to.

The same criteria were also applied to social assets (see Table 88). The assessment shows that the social assets in this catchment scored well, with the exception of Herb Greedy Hall, which is not fully accessible.

Table 87 - Catchment 4 - Library locational matrix

Catchment 4 *note - catchment 4 sheets weren't named, some seemed incorrect, please check							
LOCATIONAL CRITERIA	WEIGHTING (OPTIONAL)	Marrickville library		ETC library		St Peters/Sydenham library	
		Score (out of 3)	weighting x score	Score (out of 3)	weighting x score	Score (out of 3)	weighting x score
MAIN STREET OR SHOPPING CENTRE LOCATION	1	3	3	3	3	3	3
HIGHLY VISIBLE LOCATION	3	3	9	3	9	2	6
GROUND FLOOR AND STREET FRONTAGE	3	3	9	3	9	3	9
HIGH LEVELS OF PERSONAL AND PROPERTY SAFETY	3	3	9	3	9	3	9
FULLY ACCESSIBLE	3	3	9	3	9	3	9
PROXIMITY TO LOCAL SCHOOLS / EDUCATION FACILITIES	2	3	6	3	6	2	4
POTENTIAL FOR OUTDOOR SPACE	1	3	3	0	0	3	3
PRIORITY PEDESTRIAN ACCESS	3	3	9	3	9	3	9
WALK TO PUBLIC TRANSPORT	1	3	3	3	3	3	3
CONVENIENT AND SAFE PARKING	3	3	9	3	9	1	3
ACCESSIBLE FOR ALL VEHICLES	3	3	9	3	9	3	9
FUTURE EXPANSION	2	3	6	0	0	2	4
CO-LOCATION OPPORTUNITIES	2	3	6	0	0	2	4
OVERALL SCORE		90		75		75	

Table 88 - Catchment 1 social asset locational matrix

LOCATIONAL CRITERIA	WEIGHTING (OPTIONAL)	Catchment 4												Marrickville Town Hall		Marrickville Library Pavilion		Debbie and Abbie Borgia Centre		Marrickville Town Hall		Marrickville Library Pavilion		Midjuburi Meeting Rooms		St Peters Town Hall	
		Score (out of 3)	weighting g x score	Score (out of 3)	weighting g x score	Score (out of 3)	weighting g x score	Score (out of 3)	weighting g x score	Score (out of 3)	weighting g x score	Score (out of 3)	weighting g x score														
MAIN STREET OR SHOPPING CENTRE LOCATION	1	2	2	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
HIGHLY VISIBLE LOCATION	3	2	6	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9
GROUND FLOOR AND STREET FRONTAGE	3	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9
HIGH LEVELS OF PERSONAL AND PROPERTY SAFETY	3	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9
FULLY ACCESSIBLE	3	3	9	0	0	0	0	2	6	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9
PROXIMITY TO LOCAL SCHOOLS / EDUCATION FACILITIES	2	3	6	3	6	3	6	3	6	3	6	3	6	3	6	3	6	3	6	3	6	3	6	3	6	3	6
POTENTIAL FOR OUTDOOR SPACE	1	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PRIORITY PEDESTRIAN ACCESS	3	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9
WALK TO PUBLIC TRANSPORT	1	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
CONVENIENT AND SAFE PARKING	3	3	9	1	3	1	3	2	6	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9
ACCESSIBLE FOR ALL VEHICLES	3	3	9	1	3	1	3	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9	3	9
FUTURE EXPANSION	2	3	6	0	0	0	0	3	6	3	6	3	6	3	6	3	6	3	6	3	6	3	6	3	6	3	6
CO-LOCATION OPPORTUNITIES	2	0	0	0	0	0	0	3	6	3	6	3	6	3	6	3	6	3	6	3	6	3	6	3	6	3	6
OVERALL SCORE			80		54		81		82		78		78		78		67		67		67		67		67		67

7.5.4. Benchmarking

The results from applying the three types of benchmarks recommended by this study to Catchment 4 are summarised below.

Library benchmarks application

Benchmark 1 analysis - Number of facilities demand – one branch library per catchment of approximately 35,000-65,000 people

Currently there is one central/flagship library (Marrickville Library) and two branch libraries (Emanuel Tsardoulis Community Library and St Peters-Sydenham Library) located within Catchment 4. As shown in Table 89, over the period of 2016 to 2036, this catchment will meet the benchmark for branch libraries.

Table 89 - Catchment 4 - Number of branch libraries benchmarking

Year	Population (Pop) Pop = residents + workers	Provision (2020)	Demand (in m ²)	Gap (in m ²) = demand - provision
2016	66,552	2	1.02	meets demand
2026	76,666		1.18	meets demand
2036	82,275		1.27	meets demand

Benchmark 2 analysis - library floor space (based on the State Library of NSW population calculator)

Currently there is 3,705 m² of library floor space provided in this catchment. According to the State Library of NSW population-based library calculator:

- In 2016, the demand for library floor space was 2,757 m². This indicates that it meets demand for library floor space.
- In 2026, the demand for library floor space will be 3,053 m². This indicates that it meets demand for library floor space.
- In 2036, the demand for library floor space will be 3,212 m². This indicates that it meets demand for library floor space.

Table 90 shows that, from 2016 to 2036, the demand for library floor space will be met by current provision even if no new library floor space is provided.

Table 90 - Catchment 4 - Library floor space benchmarking

Year	Population (Pop) Pop = residents + workers	Provision (2020)	Demand (in m ²)	Gap (in m ²) = demand - provision	Increase in gap from 2016 to 2036 (in m ²)
2016	66,552	3,705m ²	2,757	meets demand	-
2026	76,666		3,053	meets demand	
2036	82,275		3,212	meets demand	

The combination of these benchmarks suggests that this catchment has a sufficient number of libraries and sufficient floor space to service the existing and future populations through to 2036.

Community floor space benchmark application

Benchmark 1 analysis - 80m² of community floor space per 1,000 people

In 2016, the population of Catchment 4 was 50,623 residents and the community floor space available for use was 4,575m². The application of this benchmark results in an existing (2016) above benchmark provision of 525m² of community space.

$$50,623 / 1,000 \text{ people} \times 80\text{m}^2 = 4,050\text{m}^2$$

$$4,575\text{m}^2 - 4,050\text{m}^2 = 525\text{m}^2$$

In 2026, the population of Catchment 4 is expected to be 58,462 residents and the community floor space available for use is 4,575m². The application of this benchmark results in a below benchmark provision of 102m² of community space.

$$58,462 / 1,000 \text{ people} \times 80\text{m}^2 = 4,677\text{m}^2$$

$$4,575\text{m}^2 - 4,677\text{m}^2 = -102\text{m}^2$$

In 2036, the population of Catchment 4 is expected to be 61,797 residents and the community floor space available for use is 4,575m². The application of this benchmark results in a below benchmark provision of 369m² of community space.

$$61,797 / 1,000 \text{ people} \times 80\text{m}^2 = 4,944 \text{ m}^2$$

$$4,575\text{m}^2 - 4,944\text{m}^2 = -369\text{m}^2$$

Over the period of 2016 to 2036, the application of this benchmark shows that an additional 369m² of community space will be needed to cater to the future population. Future s7.11 and s7.12 Infrastructure Contribution Plans should seek to develop a nexus to the delivery of 369m² of community space in Catchment Area 4.

Benchmark 2 analysis - Number of facilities demand – one district space per 20,000 to 30,000 people

Over the period of 2016 to 2036, the application of benchmark 2 shows that the future population will generate a total demand for two district community spaces, resulting in a gap of one district-level community space. However, Council resolutions from September 2020 are investigating the potential to convert Marrickville Town Hall to a live music venue. This could potentially convert this existing community floor space to a cultural use (instead of dual use) and create an additional deficit of one district-level community space, resulting in a total of gap of two district-level community spaces by 2036.

Table 95 - Catchment 4 - Number of district social assets population-based benchmarking

Year	Population	No. of existing district-level social assets	Demand for no. of district-level social assets in this catchment (1 per 30,000 people)	Gap (existing - demand)
2016	50,623	1	1.7	0.7
2026	58,462	1	1.9	0.95
2036	61,797	1	2.1	1.06

Benchmark 3 analysis – three to four local spaces per 30,000 people

The application of this benchmark in this area shows that Council is currently achieving this benchmark and there is no existing deficit. However over the period of 2016 to 2036, the additional population will generate demand for a total of eight local-level community spaces, resulting in a gap of one local-level community space.

Table 96 - Catchment 4 - Number of local social assets population based benchmarking

Year	Population	Provision (2020)	Demand for no. of local-level social assets in this catchment (1 per 10,000 people)	Demand for no. of local-level social assets in this catchment (1 per 7,500 people)	Gap range (existing - demand)
2016	50,623	7	5.06	6.75	no gap
2026	58,462	7	5.85	7.79	no gap
2036	61,797	7	6.18	8.24	1

Cultural floor space benchmark application

Benchmark 1 analysis - 20m² of cultural floor space per 1,000 people

Scenario 1 - Inclusion of town hall floor space

Currently, there is 2,723m² of cultural floor space available in Catchment 4. This is equivalent to 54m² of cultural floor space per 1,000 people, which is over the benchmark standard of 20m²/1,000 people. In 2026, this provision rate will decrease to 47m² per 1,000 people, and by 2036 the provision rate will be 44m² per 1,000 people.

Table 91 - Catchment 4 - Provision rate of cultural floor space - Scenario 1 (including town halls)

Year	Population	Total Provision m ² (2020)	Provision rate per 1000 people (m ²)
2016	50,623	2,723	54
2026	58,462	2,723	47
2036	61,797	2,723	44

Scenario 2 - Exclusion of town hall floor space

Currently there is 323m² of cultural floor space in Catchment 4, if town halls are excluded. Without town halls, the current provision rate of cultural floor space is equivalent to 6.4m² per 1,000 people, which is significantly below the benchmark of 20m² per 1,000 people. This provision rate will continue to decrease further over time.

Table 92 - Catchment 4 - Provision rate of cultural floor space - Scenario 2 (excluding town halls)

Year	Population	Total provision m ² (2020)	Provision rate per 1,000 people (m ²)
2016	50,623	323	6.4
2026	58,462	323	5.5
2036	61,797	323	5.3

Benchmark 2 analysis – One district cultural space per 30,000 people

Over the period of 2016 to 2036, the application of benchmark 2 shows that there is an under benchmark provision of district cultural spaces in this catchment. By 2026, there will be a demand for one additional district-level cultural space. If town halls are excluded from the existing provision calculations, there will be an existing gap of one district-level cultural facility, increasing to a gap of two district-level cultural spaces by 2036.

Table 93 - Catchment 4 - Number of district cultural assets population-based benchmarking

Year	Population	Provision (2020)	Demand per 30,000 people	Gap
2016	50,623	1	1.7	-0.69
2026	58,462	1	1.9	-0.95
2036	61,797	1	2.1	-1.06

Benchmark 3 analysis – three to four local cultural spaces per 30,000 people

There are two local-level cultural assets located in this catchment. The application of benchmark 3 shows that there is an existing under benchmark provision of three to four cultural spaces. By 2026, this under provision will increase to four to five spaces, and by 2036, the under provision will increase to four to six cultural spaces.

The expected additional population alone generates demand for 1.12 to 1.49 local-level cultural spaces.

Table 94 - Catchment 4 - Number of local cultural assets population-based benchmarking

Year	Population	Provision (2020)	Demand per 10,000 people	Demand per 7,500 people	Gap range
2016	50,623	2	5.06	6.75	-3.06 to -4.75
2026	58,462	2	5.85	7.79	-3.85 to -5.75
2036	61,797	2	6.18	8.24	-4.18 to -6.24

7.5.5. Catchment 4: Key Opportunities

- **Repurpose Marrickville Town Hall into a publicly-owned live music and performing arts centre**
 - ~ Concept designing should be mindful to the strong Greek and Vietnamese presence in the local area. This would support the importance of the Marrickville town centre as a late-night trading and live music hub, as well as partly address the need for new office and retail floor space in the town centre.
 - ~ If this is a truly built for purpose performance and live music venue, it is unlikely that spaces will be made available for community use and hire.
- **A long term plan for St Peters Town Hall**
 - ~ Acknowledge that there may be a short to medium-term need for St Peters Town Hall to function as a co-located library and history centre until longer-term solutions for the history centre and storage issues are resolved. Over the longer term however, investigations should occur that seek to upgrade the facility to a district-level community and cultural facility, with the provision of entertainment and performance spaces.
- **New district-level community hub within Marrickville town centre**
 - ~ Recommend the delivery of a new district-level community hub within the Marrickville town centre to increase the provision of affordable office space, community hall/s, community meeting rooms, and support for community centre functions within the community. It is noted that currently there are no community centres within Catchment 4, and a community centre could potentially be incorporated. It is recommended that Council consider the long-term useability of Jarvie Park Youth Facility, Herb Greedy Hall and McNeilly Guide Guides Hall as part of future investigations and liaise with Marrickville Youth Resource Centre and other tenants to better understand their future needs.
- **New district-level community and cultural precinct in Dulwich Hill town centre**
 - ~ Recommend the delivery of a new district-level community and cultural precinct within the Dulwich Hill town centre as well as the provision of additional affordable floor space. Additional civic spaces and public domain improvements that improve connectivity to main streets and other community uses such as the Emanuel Tsardoulis Community Library, should be further investigated as part of future urban planning strategies.
- **One additional local-level community space**
 - ~ Ensure that future urban renewal areas provide a local-level community space dedicated to Council. This could be a space within a well-located building, or an indoor/outdoor pavilion located within a park.
- **Three local-level cultural spaces**
 - ~ Benchmarking has identified the need for three additional local-level cultural spaces.
 - ~ Council should explore the potential via a specialised LEP clause or via planning agreement opportunities to deliver collaborative design light industrial creative spaces and venues (that manage the mismatch between the spatial needs of messier and noisier forms of cultural and creative production and the "creative spaces") offered within existing and new mixed use developments within these precincts.
 - ~ Currently, there is one proposed local-level cultural space in Precinct 75 with a cumulative area (including shared toilet facilities) of approximately 239m² located within the ground floor of the proposed building marked for artist studios on the Public Benefits Plan.
 - ~ The need for the remaining two spaces could be met in the following possible locations:
 - ~ Inclusion of a local cultural space at St Peters Town Hall (recommended above)
 - ~ Inclusion of a local cultural space within the Dulwich Hill precinct (recommended above)
 - ~ Council's Employment and Retail Lands Study identifies the Victoria Road precinct, Sydenham Creative Hub and the Carrington Road precinct as important locations to retain and deliver new light industrial creative spaces and venues.
 - ~ Investigation of provision of an outdoor art gallery (like Newtown ArtSeat) or outdoor exhibition space in the Marrickville town centre

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Part 8.0

Funding and Delivery



8.1. Introduction

This chapter includes funding and delivery information to assist Council with determining which works it will deliver and how they will be funded. It has been prepared by GLN Planning.

The chapter includes a works schedule, potential funding and delivery mechanisms for each works item, potential delivery scenarios, nexus and apportionment, and information on the IPART review process for 'above the cap' section 7.11 contributions plans.

It is intended that this information will be used by Council for the purpose of preparing a new section 7.11 or s7.12 local infrastructure contribution plan, rates revenue and planning agreement framework. It may also assist in the formulation of other urban planning policies.

It is noted that the key opportunities identified in this study are subject to Council's further assessment and the adoption of this study does not infer Council's intent to deliver all policy items or works proposed in this study.

8.2. Infrastructure funding and delivery mechanisms

New or upgraded community facilities that is needed to address current and forecast gaps in supply in a built-up urban context with numerous landowners can be provided via several mechanisms.

Potential mechanisms that might be used to deliver infrastructure in the Inner West Local Government Area are shown in Table 97.

Table 97 summarises the range of contributions and other planning system mechanisms that are available to deliver infrastructure that is linked to development growth.

Relevant mechanisms are discussed more fully in the following subsections.

Table 97 - Potential infrastructure funding and delivery mechanisms

Mechanism	Description
Planning system mechanisms	
Direct developer provision through planning controls	The developer is required to provide, replace or upgrade infrastructure as a condition on a development consent. The works are usually required directly as a result of the development works. For example: through-site links, drainage and upgrades of street adjoining their development.
S7.11 contributions	A contribution of money or land imposed as a condition on a development consent or complying development certificate. The contribution cannot be more than an amount that reflects the relationship (or nexus) between the particular development and the infrastructure the subject of the contribution.
S7.12 levies	Fixed rate levy imposed as a condition on a development consent or complying development certificate. Maximum levy rate is set by regulation and is generally 1% of development cost. Minister can approve a higher levy in certain circumstances.
S7.24 Special Infrastructure Contributions (SICs)	Contribution of money or land imposed as a condition on a development consent or complying development certificate to be applied toward the provision of public infrastructure determined by the Minister for Planning. (Note: these are to become a regional infrastructure contributions)

Mechanism	Description
Planning system mechanisms	
Voluntary planning agreements (State and Local)	An agreement voluntarily negotiated between a developer and the one or more planning authorities in which the developer commits to providing contributions of land, works or money for public purposes.
Key sites provisions in an LEP	An arrangement where a developer provides infrastructure on or adjacent the development site that has a broader public benefit, in exchange for the right to develop the site for alternative and/or more intense land use. The contributions are formalised through a voluntary planning agreement.
Other mechanisms	
Council General fund	Ordinary rates revenue that is collected by the council on an annual basis to fund the operations of the council.
Special rate variation (LGA)	Additional council rates pursuant to section 495 of the Local Government Act for works or services that will service the LGA. An application is required to be made and approved by IPART.
Special rate variation (Local)	Additional council rates pursuant to section 495 of the Local Government Act for works or services limited to a specific area (e.g. land release or suburb) that will benefit from the proposed infrastructure. An application is required to be made and approved by IPART.
Subsidised borrowing schemes	Low-cost loan financing offered by the NSW Government (e.g. Low- Cost Loans Initiative, LCLI). All councils are eligible to apply for a maximum loan period of 10 years. Programs tend to support 'enabling infrastructure' that may include community facilities, parks and playing fields.
Non council providers of similar service	Facilities and services that have been traditionally provided by councils but are also provided by other organisations. Examples include childcare centres (increasingly provided by for-profit companies) and indoor recreation centres (increasingly provided by registered clubs and NGOs such as PCYC).
Proceeds from asset sales	Sale of publicly owned assets (usually land e.g. depots) that are surplus to needs or are otherwise redundant and are no longer required.
Redevelopment of Council-owned land (asset recycling)	Opportunities to have local infrastructure incorporated into the redevelopment of Council-owned land that is surplus to Council's needs.
State and Commonwealth Government grants	Funds that are available for the provision of infrastructure via an application process. Most schemes require co-funding/cash contribution for projects. Projects without co-funding tend to score lower against the merit criteria.
State Budget allocations	Amounts allocated from NSW government consolidated revenue
User fees and charges	One-off and recurrent payments made by users of a facility or service, such as connection and usage fees charged by utility authorities for utility services

8.2.1. Local infrastructure contributions

The primary funding a delivery mechanism available to councils to fund local infrastructure is local infrastructure contributions (s7.11 and s7.12 contributions).

Typical infrastructure items that may be part or fully funded (depending on the population growth) includes:

- local and district community facilities upgrades and expansions
- recreation and sport facilities including courts, swim centres, sportsfields
- local and district park upgrades
- public domain works including footpath widening and street tree planting (where it is not fronting new development works)
- local road improvements, pedestrian crossings and cycleways
- trunk stormwater drainage facilities.

8.2.2. Key sites planning provisions

'Key sites' planning provisions are provisions included in an environmental planning instrument such as a Local Environmental Plan (LEP) that allow developers of key sites to deliver infrastructure – works in-kind, or via land dedication – in exchange for approval to develop the land for alternative use or, at a greater intensity, or both.

For example, a planning instrument may allow additional floor space or building height on a site if the developer provides open space, community facilities, through site links, or other specified public benefits. This approach can also be used to enable the entitlement to develop land for residential purposes instead of the purposes permitted under the prevailing industrial zoning.

The provision of infrastructure or other public purposes as part of a development of a 'key site' is formalised through the council and the developer entering into a planning agreement with the council. The infrastructure provided using these provisions are usually additional to mandatory section 7.11 / 7.12 contributions that are authorised to be imposed on the development under Council's contributions plans.

The key sites approach has been used extensively and effectively by the City of Sydney Council, which has included provisions in the Sydney Local Environmental Plan 2012¹ that give the opportunity for developers of the key site to directly provide community infrastructure in exchange for approval to develop the land in excess of the prevailing building height and floor space controls.

An example of key sites being part of a comprehensive approach to the delivery of infrastructure can also be found in the Lane Cove local environmental plan provisions applying to the St Leonards South redevelopment area. The opportunity for a key sites approach was also flagged in the Pyrmont Peninsula Place Strategy, adopted by the NSW Government in December 2020.

Key sites provisions could be used on major development sites in Inner West LGA, such as the Bays West Precinct.

A key site may, but not necessarily, align with existing landownership boundaries. There is nothing to prevent a key site being a consolidation of various parcels owned by various entities.

The success of the key sites planning approach however depends on the developer of a particular nominated key site being able to afford to provide the particular infrastructure item or items identified for that site.

The location, extent and cost of social infrastructure, together with the development potential proposed to be forwarded to potential key sites, needs to be reviewed so that infrastructure costs to be met by the developer can be absorbed by the development itself.

8.2.3. Special rates and levies

Partnerships between Local and State Government

The Local Government Amendment Act 2021 proposes to allow changes to the making and levying of special rates. The change is to allow a special rate to be levied for 'intergovernmental projects'. This is where works, services or facilities are to be undertaken as a joint venture between local government and one or more government entity. The costs of the project would be split between the government entities.

Special rates levy and low-cost loan financing

A special rate imposed on certain LGA households (i.e. the development areas) would provide a funding mechanism by which a council can hypothecate revenue from the rateable properties in an area for the infrastructure needs, thereby eliminating, or at least reducing, any unnecessary burden on the broader community.

Special rates must be made pursuant to section 495 of the Local Government Act. They may be levied for works or services provided or proposed to be provided by a council which includes growth infrastructure for urban release or renewal areas. Such rates should not be levied on properties that will not benefit from the purpose for which the funds are collected.

¹ Sydney Local Environmental Plan 2012 permits for provision of amenities in exchange for additional floor space on either key sites or throughout a wider area such as Green Square Town Centre.

8.3. Proposed works schedule

This section describes the infrastructure works schedule that is recommended to Inner West Council for community and social assets to 2036.

The proposed works schedule is shown in Table 98. The schedule lists the works identified in this study as being needed to address current and forecast gaps in supply. For each works item, it also summarises the justification for the works item (as identified in earlier sections of this study), the works item's priority (being either 'short', 'medium', or 'long' term), and the potential funding and delivery mechanism(s).

Table 98 - Proposed works schedule

	Project	Nexus / apportionment ²	Priority	Potential mechanism(s)
Catchment 1 – North				
1	New multipurpose hub	<p><u>Library:</u> The supply gap in 2016 is 1,383 sqm increasing to 1,633 sqm in 2036 if no new facilities are provided.</p> <p>15% of the demand/cost in 2036 can be attributed to development from 2016 until 2036. This is calculated as the supply gap attributed to development (1,633 sqm – 1,383 sqm = 250 sqm) over the total supply gap in 2036 (1,633 sqm).</p> <p><u>Community floor space:</u> The supply gap in 2016 is 626 sqm increasing to 1,019 sqm in 2036 if no new facilities are provided.</p> <p>31% of the demand/cost can be attributed to development from 2016 until 2036. This is calculated as the supply gap attributed to development (1,019 sqm – 626 sqm = 393 sqm) over the total supply gap in 2036 (1,019 sqm).</p>	Medium - long	<p>Key sites provisions in LEP</p> <p>Local infrastructure contributions</p> <p>General revenue</p> <p>Grants</p>
2	New local arts space (potential to be incorporated as item 1)	<p>The supply gap in 2016 for cultural floor space is 538 sqm increasing to 628 sqm in 2036 if no new facilities are provided.</p> <p>16% of the demand/cost can be attributed to development from 2016 until 2036. This is calculated as the supply gap attributed to development (628 sqm – 538 sqm = 98 sqm) over the total supply gap in 2036 (628 sqm).</p>	Medium - long	<p>Key sites provisions in LEP</p> <p>Planning agreement</p> <p>Local infrastructure contributions</p>
3	Upgrade Whites Creek Cottage and Stables	<p>Upgrade required to make space usable.</p> <p>13% of the total demand/cost can be attributed to development from 2016 until 2036. The is calculated as the population growth (new population) in the catchment from development from 2016 until 2036 over the total population in the catchment in 2036 (i.e. existing population in 2016 + new population from 2016 until 2036).</p>	Short	<p>Local infrastructure contributions</p> <p>General revenue</p> <p>Grants</p>
4	Balmain Town Hall technology upgrade	<p>Upgrade required to increase utilisation.</p> <p>13% of the total demand/cost can be attributed to development from 2016 until 2036. The is calculated as the population growth (new population) in the catchment from development from 2016 until 2036 over the total population in the catchment in 2036 (i.e. existing population in 2016 + new population from 2016 until 2036).</p>	Medium	<p>Local infrastructure contributions</p> <p>General revenue</p> <p>Grants</p>
Catchment 2 – West				

² From a funding and delivery perspective, nexus and apportionment only needs to be documented / demonstrated if the works item will be part or fully funded using section 7.11 'nexus-based' local infrastructure contributions.

5	Upgrade/repurpose Ashfield Civic Centre for new district community arts centre, subject to Council's long-term accommodation strategy.	<p>Upgrade needed to meet wider needs and increase utilisation.</p> <p>The community floor space supply gap in the catchment is 1,683 sqm in 2016 increasing to 2,285 sqm in 2036 if no new facilities are provided.</p> <p>26% of the demand/cost can be attributed to development from 2016 until 2036. This is calculated as the supply gap attributed to development (2,285 sqm – 1,683 sqm = 602 sqm) over the total supply gap in 2036 (2,285 sqm).</p>	Medium – long	<p>Local infrastructure contributions</p> <p>Key sites (if land not owned by Council)</p> <p>Asset recycling (if land owned by Council)</p>
6	Upgrade Summer Hill Community Centre	<p>Upgrade required to increase utilisation.</p> <p>14% of the total demand/cost can be attributed to development from 2016 until 2036. The is calculated as the population growth (new population) in the catchment from development from 2016 until 2036 over the total population in the catchment in 2036 (i.e. existing population in 2016 + new population from 2016 until 2036).</p>	Medium	<p>Key sites (if land not owned by Council)</p> <p>Asset recycling (if land owned by Council)</p>
7	New pavilion at Ashfield Park	<p>Upgrade required to increase usability.</p> <p>14% of the total demand/cost can be attributed to development from 2016 until 2036, per item 6 (upgrade Summer Hill Community Centre).</p>	Medium	<p>Local infrastructure contributions</p> <p>General revenue</p> <p>Grants</p>
8	New local community space in new development	<p>Upgrade required to increase provision and access.</p> <p>Nexus/apportionment does not need to be demonstrated if not funded from contributions.</p>	Ongoing	<p>Key sites</p> <p>Planning agreement</p>
Catchment 3 – East				
9	New multipurpose hub	Nexus/apportionment does not need to be demonstrated if not funded from contributions.	Long	Asset recycling / project development agreement
10	Upgrade Stanmore Library	<p>Upgrade required to increase access and usability.</p> <p>15% of the total demand/cost can be attributed to development from 2016 until 2036. The is calculated as the population growth (new population) in the catchment from development from 2016 until 2036 over the total population in the catchment in 2036 (i.e. existing population in 2016 + new population from 2016 until 2036).</p>	Long	<p>Local infrastructure contributions</p> <p>Grants</p> <p>General revenue</p>
11	Repurpose Newtown Town Hall for Inner West Pride Centre including public domain upgrades	<p>15% of the total demand/cost can be attributed to development from 2016 until 2036. The is calculated as the population growth (new population) in the catchment from development from 2016 until 2036 over the total population in the catchment in 2036 (i.e. existing population in 2016 + new population from 2016 until 2036).</p>	Short – medium	<p>Local infrastructure contributions</p> <p>Grants</p> <p>General revenue</p>

12	Upgrade/refurbish Tom Foster Community Centre	Upgrade required to increase access, quality, useability and suitability for new tenants and community. groups 15% of the total demand/cost can be attributed to development from 2016 until 2036. The is calculated as the population growth (new population) in the catchment from development from 2016 until 2036 over the total population in the catchment in 2036 (i.e. existing population in 2016 + new population from 2016 until 2036).	Short	Local infrastructure contributions Grants General revenue
13	New local indoor/outdoor collaboration space in new development	Nexus/apportionment does not need to be demonstrated if not funded from contributions.	Short	Key sites Planning agreements
14	2-4 new local community spaces in new development	Nexus does not need to be demonstrated if it will not be funded from contributions.	Ongoing	Key sites Planning agreements
15	2-5 new local cultural spaces as part of new development	Development-generated population growth from 2016 until 2036 will generate demand for 224sqm of cultural floor space. Nexus does not need to be demonstrated if it will not be funded from contributions.	Ongoing	Key sites Planning agreements
Catchment 4 – South				
16	Emanuel Tsardoulis Community Library public domain upgrade	Upgrade required to increase access and usability. 18% of the total demand/cost can be attributed to development from 2016 until 2036. The is calculated as the population growth (new population) in the catchment from development from 2016 until 2036 over the total population in the catchment in 2036 (i.e. existing population in 2016 + new population from 2016 until 2036). Nexus does not need to be demonstrated if it will not be funded from contributions.	Short – medium	Key sites – if land not owned by Council Project development agreement / asset recycling – if land owned by Council
17	New community and cultural centre – as part of new development	Nexus does not need to be demonstrated if it will not be funded from contributions.	Short – medium	Key sites – if land not owned by Council Project development agreement / asset recycling – if land owned by Council
18	New multipurpose community centre	Benchmark analysis indicates there is currently a slight oversupply of community floor space in the catchment. The forecast supply gap in 2036 is 369 sqm, with all of this attributable to development. Development will generate demand for 894 sqm from 2016 until 2036. The percentage of demand / cost attributable to development can be calculated as 894 sqm over the total area (floor space) of the new facility.	Long	Local infrastructure contributions Project development agreement / asset recycling – if land owned by Council General revenue Grants

19	Repurpose Marrickville Town Hall for live music/ performing arts	Upgrade required to increase access and provision. 18% of the total demand/cost can be attributed to development from 2016 until 2036. The is calculated as the population growth (new population) in the catchment from development from 2016 until 2036 over the total population in the catchment in 2036 (i.e. existing population in 2016 + new population from 2016 until 2036).	Medium	Local infrastructure contributions Grants General revenue
20	Repurpose St Peters Town Hall for history centre or artists' residences	Upgrade required to increase access and provision. 18% of the total demand/cost can be attributed to development from 2016 until 2036. The is calculated as the population growth (new population) in the catchment from development from 2016 until 2036 over the total population in the catchment in 2036 (i.e. existing population in 2016 + new population from 2016 until 2036).	Medium	Local infrastructure contributions Grants General revenue
21	1-2 new local cultural production spaces in new development	Nexus does not need to be demonstrated if it will not be funded from contributions.	Ongoing	Key sites – if land not owned by Council Planning agreement
22	New community and arts centre e.g. in new or existing warehouse	Nexus does not need to be demonstrated if it will not be funded from contributions.	Ongoing	Key sites – if land not owned by Council Planning agreement

8.4. Infrastructure Costs Considerations

8.4.1. Nexus and apportionment

Apportionment between existing and future population

The information presented in this study will assist Council with determining which works items it will deliver and how it will fund and deliver them. Table 98 identifies potential funding and delivery mechanisms for each works item. Reference to the table indicates the potential for a number of works items to be funded using local infrastructure contributions.

Local infrastructure contributions include either section 7.11 'nexus-based' contributions and/or section 7.12 'fixed-rate' contributions. Councils can choose which type of approach to use. Councils can choose to apply different approaches in different areas and to different development. Only one type can be applied to any one development application. Detailed analysis is required to determine the optimum approach, and this is discussed in the following section.

If Council decides to deliver certain works items and fund them using section 7.11 nexus-based local infrastructure contributions, the 'nexus' and 'apportionment' will need to be documented in the section 7.11 plan.

'Nexus' refers to the development-generated infrastructure demand, whereas 'apportionment' refers to the apportionment of infrastructure costs between the existing population and new development-generated population.

The proposed works schedule in section 8.3 includes a nexus / apportionment column. The column indicates the likely percentage of the works item cost that can be funded using section 7.11 contributions if the item is to be funded using section 7.11 contributions.

Reference to the works schedule indicates that the percentage of costs that can be apportioned to development and funded using section 7.11 contributions generally ranges from 15 per cent to 31 per cent. Depending on the works item, the apportionment rate is calculated either by:

- **Benchmarks** – where the works item involves an increase in the floor space, for example, construction of a new facility or expansion of an existing facility, the apportionment rate is typically calculated by applying benchmark provision rates to determine the floor space demand generated by development-generated population growth and dividing this by the total floor space.
- **Population** – where the works item involves a fitout / upgrade / repurposing of an existing space but does not involve an increase in the floor space, the apportionment rate is typically calculated by dividing the development-generated population growth from 2016 until 2036 by the total future population in 2036 (that is, the existing population in 2016 plus the new population from 2016 until 2036).

If Council decides to fund the works item using section 7.11 contributions, it will need to 'co-fund' the unapportioned cost using other sources. Council's capacity to co-fund such works items will be a key factor in deciding which works will be delivered and how they will be funded.

Apportionment between residents, workers and visitors

If Council decides to fund certain works items using section 7.11 contributions, the apportioned cost will also need to be apportioned between the different expected development types, that is, residents (from residential development), workers (from non-residential / employment-generating development), and overnight visitors (from tourist and visitor accommodation).

A common approach is to convert workers and visitors to 'equivalent residents' to determine how much demand and cost can be reasonably apportioned to them. As an example, the existing City of Sydney Development Contributions Plan 2015 assumes:

- **Residents** – residents generate demand for all types of community facilities
- **Workers** – workers generate demand for childcare centres (based on benchmark provision rates) and aquatic centres only but not other types of community facilities – workers are assumed to generate demand for childcare centres equivalent to 0.6 residents (based on benchmark provision rates) and aquatic centres equivalent to 0.1 residents (based on a sports facilities demand study).
- **Visitors** – overnight visitors don't generate demand for any types of community facilities.

Actual apportionment rates will need to be determined when the local infrastructure contributions plan is prepared.

8.5. IPART contributions plan review process

Under the current planning framework, councils can impose contributions, but are restricted on the amount of contributions imposed on a residential development. For section 7.11, the current State government policy is that unless a contributions plan has been reviewed by the Independent Pricing and Regulatory Tribunal (IPART), the maximum amount applying to residential development is \$20,000 per dwelling or lot. Presently no corresponding limit applies to contributions imposed on non-residential development.

The review process is extensive and the infrastructure in a plan must be on the 'essential works' list to be funded by developer contributions. Essential works do not include community buildings, indoor sports centres and streetscape works not linked to traffic improvements.

Infrastructure contributions reforms

In November 2020, the NSW Productivity Commission completed its Final Report on the Review of the NSW Infrastructure Contributions System.

In March 2021 the State Government accepted all 29 recommendations of the review. Recommendation 4.6 is that contributions plans reflect development-contingent costs only (including applying the essential works list to all section 7.11 contributions plans).

At the time of writing the detail of all the reforms is yet to be revealed. What constitutes 'development-contingent infrastructure' is still being developed. However, the Productivity Commission review suggests that these are infrastructure costs with a causal connection to development 'because they would be avoided if the development did not proceed'. A developer has created these infrastructure costs and should therefore bear (some) or all the costs.

Community facilities works identified in this study may fit the definition where the demand for the facilities is at least partially attributable to development-generated infrastructure demand. In other words, if the development-generated population growth and associated infrastructure demand does not occur, it is unlikely the community facilities would be needed.

The 'essential works list' is being reviewed by IPART. The current essential works list does not include important social infrastructure like community and library facilities. These works have been identified as being needed in the Inner West LGA. Despite the comment above that social infrastructure would appear to meet the definition of development-contingent infrastructure, it is not certain that these items will be included in the essential works list.

8.6. Conclusion and next steps

This chapter includes funding and delivery information to assist Council with determining which works it will deliver and how they will be funded.

It is intended that this information will be used by Council for the purpose of preparing a new section 7.11 or s7.12 local infrastructure contribution plan, rates revenue and planning agreement framework. It may also assist in the formulation of other urban planning policies.

As noted, all recommendations are subject to Council's further assessment and the adoption of this policy does not infer Council's intent to deliver all policy items or works as stated herein.

The preparation of a new local infrastructure contributions plan, potentially applying to the whole Inner West local government area, will be important in determining which works can be funded using local infrastructure contributions, how much funding will be available, and how much of the cost will need to be met from other funding sources.

Key steps in preparing a new local infrastructure contributions plan include:

- **Works list** – preparation of a comprehensive works list across all relevant infrastructure categories potentially including community facilities, open space and recreation, traffic and transport and drainage
- **Income testing** – income scenario testing to identify income that would likely be received under different section 7.11 and section 7.12 approaches and how much of the cost reasonably apportioned to development can be met from local infrastructure contributions
- **Other** – plan preparation and drafting, Council approval for public exhibition purposes, public exhibition, and (if approved) post exhibition finalisation and adoption.

Where most of the population growth and development will be from residential development section 7.11 contributions typically generate more income than section 7.12 plans. A hybrid section 7.11 and section 7.12 approach can be explored, for example, where section 7.11 contributions are applied to new residential development and section 7.12 contributions are applied to alterations and additions.

In deciding whether to include section 7.12 contributions their potential benefits need to be weighed against their potential limitations.

Potential benefits of a hybrid approach including section 7.12 contributions is that income may be slightly higher (although this needs to be tested to determine if income will be higher or not) and income from section 7.12 contributions can be applied to the unapportioned cost, that is, the component of the cost that cannot be apportioned to development and funded using section 7.11 contributions.

Potential benefits of including section 7.12 contributions is that the income from section 7.12 contributions is typically small compared to section 7.11 contributions. There can also be efficiency and administration issues with section 7.12 contributions. Typically, a relatively small amount of income is generated from a large number of applications. Also, applicants need to complete cost summary forms, which then need to be checked by staff.

Detailed income testing and analysis needs to be undertaken to identify the optimum contributions approach.

Apportionment analysis indicates that if works are to be funded using section 7.11 contributions the percentage of the cost that can apportioned to development and funded using section 7.11 contributions is typically low, in the order of 15 to 31 per cent depending on the works item and catchment. This is common for community facilities in infill areas.

The unapportioned cost will need to be funded from other funding sources, for example, section 7.12 contributions, general revenue and grants. If works can be funded and delivered by developers, for example, under the key sites mechanism, it will avoid or minimise the need for Council to fund the works using section 7.11 contributions and general revenue and associated budget impact.

If costs cannot be fully met by the various funding sources and delivery mechanisms, options available to Council include (1) delaying certain works, (2) reducing the scope or certain works (to reduce their cost), or (3) not proceeding with certain works.

Potential prioritisation criteria could include:

- Is the works item identified as a priority in a complementary policy or study, such as Council's Community Strategic Plan or Local Strategic Planning Statement?
- Does the works item provide a net increase in carrying capacity to meet the needs of growth?
- What is the budget impact – can the works item be delivered directly by developers at no or minimal cost to Council, for example, as works in-kind?
- Is the works item likely to attract grant funding?
- Is there a funding stream available to meet the works item's operational / life cycle costs?
- Does the item have a broad service catchment or broad public benefit?
- Are there no other providers likely to deliver the infrastructure?
- Is the works item considered "essential infrastructure" under the Department of Planning, Industry and the Environment's 2019 Local Infrastructure Contributions Practice Note?

The essential works list is relevant only to those contributions plans that propose a contribution level above the relevant cap, unless otherwise directed by the Minister for Planning. The essential works list does not apply to contributions plans currently below the relevant cap or to those contributions plans that are exempted from the relevant cap. The Practice Note indicates that land for community services (for example, childcare centres and libraries) – but not capital costs – are considered essential works.

The implications of proposed changes to the NSW infrastructure funding system including local infrastructure contributions will also need to be considered. As noted, the government has indicated it is aiming to release draft provisions for public consultation in October 2021

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Appendix 1:

Social and cultural infrastructure definitions

1.1. Social infrastructure definitions

COMMUNITY FACILITIES

'Community floorspace' refers to community accessible floorspace within community facilities including community centres, meeting rooms, halls or hubs.

Community facilities can be stand alone, co-located within one building, or form part of a precinct - which is a well-connected collection of buildings and uses.

Community facilities can be owned and operated by variety of providers including Council, schools, not for profit or private organisations.



Community hub

Multipurpose community hubs are purpose-built, larger buildings that integrate a range of different spaces and functions such as library, community hall, meeting rooms, arts and cultural space or early education and care services. Community hubs are always staffed and may have a reception desk.

Examples of community hubs in the Inner West are Ashfield Civic Centre and Haberfield Centre.



Community Centre

Community centres are typically buildings that include a range of flexible community spaces (hall, meeting room, lounge area) for delivery of community programs and services. These can be managed by council or leased to service organisations. Community centres are always staffed (part-time or full-time).

Examples of community centres in the Inner West include Annandale Community Centre, Jimmy Little Community Centre and Newtown Town Hall Community Centre.



Town hall/Civic Hall

Originally constructed as public buildings for the administration of local government, town halls today often function as large hireable halls which generally have the capacity to cater for major events such as civic ceremonies, formal functions, events and performances. They generally have a larger capacity than a community hall and service multiple suburbs. They typically include a range of spaces that may support the main hall such as meeting rooms and office space.

Examples of town halls in the Inner West include Marrickville Town Hall and Balmain Town Hall.



Community halls / venue

Community halls and venues are generally smaller and more flexible standalone buildings with spaces that can be hired by the community for activities, events and programs. This also includes religious halls and sports halls that are available for general community hire. These are typically unstaffed venues for hire that cater for a more localised community than a town/civic hall.

Examples of community halls or venues in the Inner West include Herb Greedy Hall, Seaview Street Hall and Whites Creek Cottage.



Meeting rooms

Meeting rooms can vary in size (e.g. small rooms for around 6-10 people and larger meeting rooms around 40-50 people). These spaces are equipped for small meetings, education and training such as English conversation or for quiet study or collaboration. They are typically co-located within other buildings such as community centres, libraries or can be located within recreation facilities.

An example of a meeting rooms in the Inner West is the Yanada Community Room or community rooms in the Ashfield Aquatic Centre.



Subsidised accommodation NFP/ Government office or service space

Typically council-owned assets that are leased to not for profit organisations, service providers or government offices through program based leases.

Examples of subsidised NFP/Government office space in the Inner West include Marrickville Legal Centre and headspace in Ashfield Civic Centre.



Function centre

Function centres are large staffed venues that can offer a full service for functions and events such as weddings, cultural or corporate events.(i.e. wait staff, technical support, equipment and catering). These are typically run as private licensed venues or as part of clubs and RSLs.

Examples of private function centres in the Inner West include the Haberfield Rowers Club and Le Montage.



Youth Centre

Youth centres are spaces dedicated (not necessarily purpose-built) for youth recreation and support (typically aged 12-24). These can be stand alone and purpose built or co-located within a community hub or centre. Youth centres may be operated by a youth service or a council and are places where young people can meet and participate in various activities.

An example of a Youth Centre in the Inner West is the Marrickville Youth Resource Centre.



Seniors Centre

Seniors centres are dedicated spaces for community members aged 55+, offering a range of activities, events and services.

There are no seniors centres in the Inner West. An example elsewhere is the Hurstville Senior Citizens Centre.



Guide and scout halls

Guide and scout halls are generally single purpose standalone buildings that are owned or rented for the primary use by guide and scout groups. Some guide and scout halls provide spaces for hire by the general public.

An example of a guide and scout hall in the Inner West is McNeilly Girl Guides Hall



Other hireable space

This can include non-traditional venues like Rotundas, warehouses

LIBRARIES AND ARCHIVES

Libraries are important spaces for the community to access resources such as technology, the Internet, printers, photo-copiers and scanners, books, as well as programs and classes such as computer skills, English conversation or homework help.

The role of the traditional public library is shifting, as people change the way they seek information and much of their daily lives require an online presence and digital literacy. Libraries are increasingly seen as community spaces, where connections are built, and where people can learn, find information, use technology and access a broad range of lifelong learning programs.



Central library

A Central Library typically provides the main library service for an LGA or region and requires additional space for its large collection, range of services and back workroom activities and storage.

Examples of central libraries in the Inner West include Ashfield Library and Marrickville Library.



Branch library

A branch library is a service point that is an auxiliary facility with separate quarters from the Central library, a permanent collection of books, permanent paid staff present during all hours of opening, offers a broad range of public library services and a regular schedule of public service hours. Branch libraries may also be located within community centres or town halls.

Examples of branch libraries in the Inner West include Emanuel Tsardoulis Community Library.



Archives

Archives are a collection of historical documents or records providing information about a place, institution, or group of people. Archive centres may serve as a publicly accessible research resource, are often volunteer-run and typically located within libraries or town halls.

Examples of archives in the Inner West include the Petersham Archival Centre in Petersham Town Hall.

COMMUNITY HEALTH



Health precincts

The Health precinct model supports co-location with private health providers, non-government and other community-based services.

Whilst not located within the Inner West LGA, the Royal Prince Alfred Hospital in Camperdown is an example of a health precinct nearby.



Centralised Services Hub

Also referred to as a multi-tenant service centre, a centralised, 'one stop shop' social services hub refers to a building that is leased or licensed multiple service providers. The centralised social services hubs aim to help service providers improve client services through: coordinating and/or integrating service delivery; saving costs by sharing service delivery activities, space, administrative resources and systems; and redirecting cost and time savings into service delivery.

This can include office space/desks for staff members, as well as meeting rooms, training rooms and facilities for specific needs groups and vulnerable community members.

The Inner West does not have a centralised social services hub.

Early Childhood Education and Care

Early Childhood Education and Care is managed and delivered by a range of service providers including councils and private groups. This includes long day care, preschool, occasional care (centre based care for children aged 0 to 5 years) and Out of School Hours Care (OSHC).

Community health centre (CHS)

CHSs offer affordable health care, particularly for people on low incomes. Services range from health promotion, through prevention and early detection to assessment, treatment and continuing care.

Residential aged care

Residential aged care is for senior Australians who can no longer live in their own home. It includes a range of care levels, including nursing homes, retirement villages and home care.

Hospitals

Emergency services

1.2. Cultural infrastructure definitions

1.2.1. Cultural infrastructure definition

This Needs Assessment aligns with the definition of cultural infrastructure as outlined in the *Cultural Infrastructure Plan 2025+*, the NSW Government's guide for the planning and delivery of cultural infrastructure:

"Cultural infrastructure includes buildings and spaces that accommodate or support culture. It also includes the digital and technological infrastructure that enables online access to collections and performances, widening engagement, participation and appreciation for all audiences. Cultural infrastructure also includes outdoor amphitheatres and public art.

More than just traditional museums, galleries and theatres, cultural infrastructure includes the places where the cultural sector and broader community come together to create, share, learn and store products or experiences."

- (Cultural Infrastructure Plan, p11).

At the time of writing this report, we understand that the Create NSW definitions of cultural infrastructure are being adopted by Councils across Greater Sydney including City of Sydney, City of Parramatta and Penrith City Council.

1.2.2. Cultural infrastructure typology

This Needs Assessment aligns with the typology outlined in the *Cultural Infrastructure Plan 2025+*, which classifies cultural infrastructure based on primary function and includes the categories shown below:



Presentation



Community and participation



Libraries and archives



Commercial and enterprise



Festival, event and public



Practice, education and development



Collections



Digital

The following pages provide definitions for each of these categories, as well as subcategories (or types of spaces) that are included within each category.

These definitions and subcategories align with the *Cultural Mapping Classification Framework* developed by Western Sydney University for the City of Sydney. However, as each council area is unique, subcategories have been revised through the process of auditing and mapping local data via a 'bottom up' approach.









For example, many spaces within the Inner West council area include an array of different spaces and functions (for example artist studios colocated with gallery space and cinema). Final audit and mapping for this Needs Assessment reflects that spaces could be included within multiple categories.

PRESENTATION SPACES

Presentation spaces provide cultural infrastructure for audiences and enable spectatorship. These spaces are typically equipped with purpose-built facilities or equipment in order to facilitate cultural activities and events.

These spaces can be subdivided into two main types of venue, namely performing art venues and exhibition venues.











Presentation spaces can be owned and operated by variety of providers including Council, schools, not for profit organisations or commercial businesses.

Performing Art Venues	
	Live music venues Purpose-built facilities, as well as hotels, cafes, bars & clubs with live music facilities
	Comedy venues There are no dedicated comedy venues in the Inner West, however there are a number of multi purpose venues with regular comedy programming.
	Theatres Venue with primary focus on dance or drama performance. Inner West example: Old 505 Theatre
	Arena/Large entertainment venues No examples in the Inner West.
Exhibition Venues	
	Art Galleries A space or building for the display or sale of works of art (including galleries in education facilities). Inner West example: Chrissie Cotter Gallery
	Museums A building in which objects of historical, scientific, artistic or cultural interests are stored and exhibited. Inner West example: Sydney Bus Museum
	Arts centre Arts centres function as community centres with a specific remit to encourage arts, and facilitate opportunities for meeting and collaboration. Generally programmed and multipurpose venues with gallery, theatre, studios and workshop space. No examples in the Inner West. Examples elsewhere include the Bankstown Arts Centre.
	Other Warehouse spaces

COMMUNITY AND PARTICIPATORY SPACES

This category focuses on spaces where cultural activities are facilitated or accessed in a participatory or communal manner. They constitute the infrastructure that underpins the self-directed and interactive participation of individuals or groups in the cultural life of the city. These spaces may or may not be publicly owned. Some, like libraries and archives, support both individual and collective use, while others, like community centres, are specifically designated to host communal activities.

Sub-categories and examples of this domain include:

	Community centres* Inner West example: Annandale Community Centre
	Town Halls* Inner West example: Marrickville Town Hall, Leichhardt Town Hall
	Makerspaces Inner West example: Makerspace & Co
	Co-working spaces Inner West example: tbc
	Mens' or Womens' Sheds Inner West example: Leichhardt Men's Shed
	Business incubators and accelerators No examples in the Inner West.
	Government agencies, industry or artist organisations Inner West example: Writing NSW
	Community gardens Inner West example: Glover's Garden, Lilyfield Note: community gardens were covered in the Inner West Recreation Strategy and have therefore been omitted from the CANS
	Cultural organisations Inner West example: Ashfield Historical Society
	Religious organisations with halls Inner West example: Village Church, Annandale
	Other Hobby or interest groups, clubs, organisation






*These facilities are also included as social infrastructure


COMMERCIAL AND ENTERPRISE SPACES

Commercial spaces and enterprises refer to businesses primarily based on the operation, creation, production, re-production and distribution of products and services with cultural/symbolic/creative content. Cultural enterprises are mainly commercial organisations (but also include public and non-profit organisations) of varying sizes, and they rely on the work of creative/knowledge workers to provide cultural content, products or services to audiences or customers.

Please note that the scope of this Needs Assessment includes analysis of cultural assets or infrastructure and does not include an analysis of creative industries / businesses.

Sub-categories and examples of this domain include:














	Artist studios and complexes <ul style="list-style-type: none"> • Artist studios (e.g. individual musicians, sculptors, writers, etc) • Studio complex (e.g. multiple studios)
	Creative businesses <ul style="list-style-type: none"> • Advertising and marketing services • Architectural services • Costume and fashion design services • Creative art (supporting) services (e.g. artist management, tour promotion, booking agencies etc) • Other specialised design services (e.g. interior, graphic, textile design etc) • Photography studio
	Creative print <ul style="list-style-type: none"> • Book publishing • Magazine and other periodical publishing • Newspaper publishing • Other publishing (e.g. art print publishing, photocopy shops)
	Creative audio-visual and digital media <ul style="list-style-type: none"> • Cable and broadcasting • Television broadcasting • Music and other sound recording activities • Music publishing • Radio broadcasting • Motion picture and video production, post production & distribution • Digital media (websites, design, apps, game development)
	Creative recreation <ul style="list-style-type: none"> • Cinema

	Creative retailing <ul style="list-style-type: none"> • Art supplies retailing • Antique goods retailing • Art gallery retailing (commercial art gallery) • Craft retailing • Book stores • Music retailing (e.g. instruments retail, record stores, etc) • Other
	Creative manufacturing <ul style="list-style-type: none"> • Creative manufacturing • Glass product manufacturing • Jewellery and silverware manufacturing • Other ceramic product manufacturing

PRACTICE, EDUCATION AND DEVELOPMENT SPACES

This category includes spaces that comprise the cultural infrastructure for learning, rehearsal and practice. These spaces support education and development across the range of creative disciplines (e.g. art, drama, music and film). Other examples include zoos and aquaria which seek to enhance knowledge of species and sustainable awareness among their visitors.

Sub-categories and examples of this domain include:

	Schools
	Universities & Colleges Inner West example: Sydney Community College, Rozelle.
	Art schools Inner West example: Rozelle School of Visual Arts, Art Est.
	Acting schools Inner West example: Actors Centre Australia
	Dance schools Inner West example: The NSW Ballet School
	Rehearsal facilities Inner West example: The Red Box, Lilyfield
	Music schools Inner West example: Rockstar School of Music, Leichhardt
	Writing spaces Inner West example: Writing NSW
	Film and theatre schools Inner West example: The Actors' Centre, Leichhardt
	Arts and crafts facilities IWC example: Heartwood Creative Woodworking
	Development spaces No examples in the Inner West.
	Subsidised artist residency Inner West example: White's Creek Cottage
	Not-for-profit artist run initiatives IWC example: AirSpace Projects
	Other

LIBRARIES AND ARCHIVES

Libraries are increasingly becoming known as the Third Place (referring to places where people spend time between home and work) and as community and cultural hubs, where connections are built, and where people can learn, access technology and participate in a broad range of community and cultural programs.



Libraries and archives*

Inner West example: Marrickville Library & Pavilion

*these facilities are also included as social infrastructure










FESTIVAL, EVENT AND PUBLIC SPACES

The location of 'festival, event and public spaces' spans: festival spaces, open public spaces, indoor public spaces, market spaces, temporary spaces, privately owned public spaces, transformed disused spaces and city art. The key attribute of 'festival, event and public space' is that they provide opportunities for community members to experience cultural assets and activities outside traditional cultural venues. Sometimes such activities can take place transiently, or in unique and surprising ways. In the cases where usage of the space for a specific cultural activity is temporary (that is, regular, irregular, or for one-time only) the purpose of the space reverts to its core (or intended) use afterwards. The duration of temporary spaces can span a few hours (e.g., a pop-up space in a shopping centre), days or weeks (e.g., festivals).

These temporary or pop-up spaces can be valuable ways of activating spaces across Sydney at night (City of Sydney, 2013a). The potential use of vacant properties stems from being able to flexibly access them across a variety of durations, for example:

- short-term use for both retail (art galleries, clothing stores, bookstores, and cafes) and arts, community and/or creative projects (with an emphasis on scheduled workshops, presentations and meetings); in contrast with interim spaces which are accessed for
- longer term or short term leases, i.e. 6-24 months (City of Sydney, 2013b).

Sub-categories and examples of this domain include:

	Festival spaces Streets (e.g. Norton Street Italian Festival) Bandstands/rotundas (e.g. Elkington Park Bandstand)
	Open public spaces Parks (e.g. Camperdown Park) Beaches (None in the Inner West)
	Market spaces Inner West example: Orange Grove Market
	Non-Council owned public spaces Addison Road Community Centre public spaces
	Transformed disused spaces Inner West example: Fenwick Cafe / Gallery
	City art Inner West example: Newtown Art Seat
	Laneway Art Program Inner West example: Birrung Art Space
	Temporary spaces Temporary: 'pop-up spaces' such as shopfronts, unused/under-used spaces (i.e. unoccupied or intermittently used land, spaces and empty properties activated for short-term use) Interim: spaces which are accessed for the longer term on short term leases (i.e. under 6-24 months) e.g. Oxford Street creative spaces program
	Other Unusual' space used for festival or temporary events e.g. mural wall, cemeteries, backyards, rooftops

Note: Skateparks have been covered in the Inner West Open Space and Recreation Strategy

Appendix 2:

Recent Council Decisions Impacting Community Facilities

During the course of writing the Community Assets Needs Strategy, the elected Inner West Councillors adopted the following resolutions that related to future uses of some community and social assets. These resolutions were considered by this report and partly influenced some of the recommendations of this strategy. These resolutions are documented below so to provide a record of the political desires of the day.

Newtown Town Hall:	
Extract from Council Minutes 22/09/20	
C0920(2) Item 3 Pride Centre Expression of Interest	
Motion: (York/Byrne)	
THAT Council:	
1.	Undertakes an Expression of Interest from LGBTIQ or LGBTIQ friendly organisations to manage a Pride Centre to operate out of Newtown Town Hall;
2.	Convene a representative panel consisting of suitable individuals from the community to provide input and feedback into the Expression of Interest criteria and Pride Centre model to ensure it meets the community's needs to provide input and feedback into the EOI criteria, the Pride Centre model and its future directions including on the further development of its: <ul style="list-style-type: none"> • governance structure, mission and values statements, constitution and strategic plan, space use policy that balances the needs of the LGBTIQ+, Newtown and Inner West communities, community engagement strategies and other strategic and operational policies as required ... reporting to Council as needed;
3.	Recognises the long-term presence and custodianship of Newtown Neighbourhood Centre (NNC) at the Newtown Town Hall since 1981 and the significant contribution the NNC has made to the Inner West community through its work at 1 Bedford St; and further recognises NNC's preference to work with Council to maintain some form of presence at Bedford St; for example through its annual "Newtopian Sleepout" event;
4.	Re-states its commitment to continuing close consultation with the Newtown Neighbourhood Centre on the planned relocation to the Tom Foster Community Centre to ensure the relocation best serves the changing needs of NCC and the community at large, and commits to working collaboratively with the NNC in the project planning and design for the re-fit of the Tom Foster Centre on the basis of agreed project timeframes;
5.	Includes two members of the Inner West Council LGBTIQ Working Group in the representative panel;
6.	Refers to examples of similar advisory panels in Pride and community centres internationally in the development of the membership criteria and Terms of Reference for the Inner West Pride Centre representative panel, including the 519 Centre in Toronto as a co-hosted Council and community centre;
7.	Seeks guidance on the criteria for selection of representative panel members from the Diversity Council of Australia (DCA); and
8.	Require that EOI respondents address in their submissions the expectation that community access to spaces in line with current practice will continue.
Motion Carried	
For Motion:	Crs Byrne, Da Cruz, Drury, Hesse, Kiat, Lockie, McKenna OAM, Raciti, Stamolis, Steer and York
Against Motion:	Cr Macri
Absent:	Crs Iskandar and Passas
Amendment (Steer/Hesse)	
THAT the upstairs area of Newtown Town Hall, including the hall and meeting room, be retained for full public access, and operated by a new tenant in accordance with the past practice of the Newtown Neighbourhood Centre.	
Motion Lost	
For Motion:	Crs Da Cruz, Hesse, Kiat, Macri, Stamolis and Steer
Against Motion:	Crs Byrne, Drury, Lockie, McKenna OAM, Passas, Raciti and York
Absent:	Crs Iskandar and Passas

Tom Foster Community Centre:

Extract from Council Minutes 22/09/20

C0920(2) Item 7 Neighbourhood Centre Policy

Motion: (Kiat/Steer)

THAT:

1. Council endorse the updated Land and Property Strategy and Policy which includes the new category of 'Neighbourhood Centres';
2. Council notes the intent for Newtown Neighbourhood Centre to relocate to the Council owned building currently known as "Tom Foster Community Centre" under a new lease and service level agreement;
3. Council does not enter into a new lease with Summer Hill Community Centre Inc;
4. Council undertakes community consultation in relation to the Neighbourhood Centre at Summer Hill;
5. Following community consultation, Council proceed to an Expressions of Interest (EOI) for a suitably qualified and experienced community-based tenant to operate the Neighbourhood Centre; and
6. Outcome of the EOI process to be reported back to Council for decision.

Motion Carried

For Motion: Crs Byrne, Da Cruz, Drury, Hesse, Kiat, Lockie, McKenna OAM, Steer and York

Against Motion: Crs Macri, Passas, Raciti and Stamolis

Absent: Cr Iskandar

Amendment (Macri/Byrne)

THAT:

1. Council invite representatives of the Summer Hill Community Centre to make representations to staff and Councillors with the organisation's response to submissions during the 2 month period; and
2. Following resolution above, if no agreeance on terms can be reached, Council determines to put in place caretaker arrangements and conduct an Expression of Interest (EOI).

Motion Lost

For Motion: Crs Byrne, Macri, Passas, Raciti and Stamolis

Against Motion: Crs Da Cruz, Drury, Hesse, Kiat, Lockie, McKenna OAM, Steer and York

Absent: Cr Iskandar

Foreshadowed Motion (Passas/Raciti)

THAT this matter be deferred and a meeting be convened with the Mayor, interested Councillors and the Summer Hill Community Centre Inc.

This Foreshadowed Motion lapsed.

Marrickville and Petersham Town Hall EOI

Council minutes 8 September 2020

C0920(1) Item 15 Long-term Accommodation Strategy and Marrickville Town Hall EOI Outcomes\

Motion: (Byrne/York)

That Council:

1. Does not progress the Marrickville Town Hall or Long-Term Accommodation Strategy Expressions of Interest;
2. Undertakes further analysis of its accommodation needs in light of the organisation's remote working capability during COVID-19;
3. Following that analysis, receives a further report on the retention customer service centres, libraries, and community meeting spaces in the Ashfield and Petersham/Marrickville town centres, noting Council is expected to have surplus administration office floor space which can be consolidated;
4. Progresses with the development of a Reuse and Recycling Hub as a medium-term use at Summer Hill Depot and continue discussions with suitable not-for-profit organisations;
5. Pending project feasibilities, undertakes a further Expression of Interest Campaigns for the use of the Petersham Town Hall (office space for co-located community groups) and Marrickville Town Hall (Live Music venue);
6. Consideration of the Pride Centre proposal be deferred pending the tabling of the report currently being finalised;
7. The Marrickville Town Hall and Petersham Town Hall EOI's be tabled at Council for adoption prior to undertaking the EOI;
8. Options to secure low cost / affordable community use, by multiple users, as well as the participation of multicultural organisations and other creative arts venue be included in the draft EOI for Marrickville Town Hall as a music venue; and
9. Continue the use of Balmain Depot for service provision.

Motion Carried

For Motion: Crs Byrne, Da Cruz, Drury, Hesse, Kiat, Lockie, Macri, McKenna OAM, Raciti, Stamolis, Steer and York

Against Motion: Nil

Appendix 3:

What are Benchmarks?

1.3. What are benchmarks?

1.3.1. Introduction

This Appendix cover the following aspects of population based benchmarks for social and cultural assets:

- What are benchmarks?
 - What are benchmarks and why do we use them?
 - Limitations of community assets benchmarking
 - Benchmark sources
- Population based benchmarks - literature review
 - Libraries
 - Community Hubs, halls and venues for hire benchmarks
 - Youth facilities benchmarks
 - Seniors centre benchmarks
 - Subsidised office space benchmarks
 - Cultural venues
- Recommended population benchmarks for Inner West CANS.

1.3.2. What are benchmarks and why do we use them?

Benchmarks (also commonly referred to as provision standards) are a commonly used tool in estimating the demand for various types of community assets (including social infrastructure and cultural infrastructure) based on populations and catchments.

For developer contributions planning, these benchmarks also often form the 'nexus' between future population and future demand.

Benchmarks are used to give an indication of the number and size of community assets that would ideally be provided if opportunity exists, feasibility is demonstrated, funding is available and the local context and site opportunities and limitations, as well as the broader provision close by, are taken into account.

Benchmarking is one of a range of indicators that are used to understand the community asset needs of a community (see Cred's approach to needs analysis in Figure 1). Given the limitations of an urban area such as the Inner West, benchmarks should be considered in partnership with other supply and demand indicators including:

- Demographics (age, income, diversity)
- Participation trends
- Utilisation and capacity
- Quality, condition and lifecycle, and
- Expressed demand/user experience (stakeholder, user group and community).

1.3.3. Benchmark sources

Provisions and benchmarks can have multiple sources including:

1. Derived from a professional body or industry source (e.g. Parks and Leisure Australia for industry sport and recreation benchmarks or Growth Centres Commission for community assets)
2. Derived from the experience and application of other similar council areas (e.g. The City of Sydney currently services its population with 1 facility per village & City of Parramatta seeks to deliver 80m² of community facility floor space per 1,000people)
3. Derived from sources internal to the organisation, either based on maintaining existing levels of provision or an internal assessment of what is an appropriate or adequate level of provision for the future (e.g. IWC may consider it appropriate that a benchmark of 1 cultural space per 20,000 is an appropriate benchmark based off community demand)

All of the above would be acceptable to inform a developer contributions plan as they will be supported by a wholistic needs assessment (DPIE Local Infrastructure Contributions Practice Note 2019).

It should be noted that:

- No benchmarks have been found for calculating worker demand for social or cultural assets.
- The Inner West does not have available user data of existing data for most social and cultural assets.

1.3.4. Limitations and challenges of community assets benchmarking

It is important to note that benchmarking processes are not without limitation. Benchmarks take an historic approach to assumptions of future demand in calculating the quantum of community assets required. The output of benchmarking is a numeric expression of demand, that enables the comparison of like for like infrastructure across time and geography. However, benchmarking does not take into account:

- New and innovative methods for infrastructure delivery or current leading practice which may not be aligned with current benchmark assumptions;
- The manner in which people engage with and generate demand for infrastructure due to their technological, accessibility, cultural and urban density contexts;
- The suitability of spaces and their ability to meet people's needs including the condition of assets and the range of users serviced;
- The ability of assets to be more efficiently utilised and satisfy a higher level of demand than benchmark outputs suggest;
- The practicality to deliver infrastructure, especially types with significant floor space or land area requirements particularly in places of high land value or with constrained land availability; and
- Across government organisations (both State and local) there are varying views as to the acceptable standard and level of infrastructure provision against which benchmarking is to be set.

There are further limitations for to benchmarking for arts and cultural assets including:

- Cultural facilities are not provided in standard types of models or formats. They may be provided in opportunistic ways, such as making use of older Council assets, or purpose built if serving a district/regional purpose.
- No useful standards have been identified for some of the types of spaces typically provided by local government - exhibition space, studio, workshop and rehearsal space, and incubator space for creative industries.
- Public museums and galleries are also difficult to benchmark as they are usually based off historical/state provision.

It is important that provision standards be interpreted as a guide only, and used in conjunction with other necessary assessment steps, such as undertaking a full service audit of the subject land area and surrounding communities, and detailed consultation with responsible agencies to confirm their likely provision strategy and service and facility delivery models.