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Social Infrastructure Assessment Report

Wilga Wilson Precinct

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May 2025

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Social Infrastructure Assessment Report Wilga Wilson Precinct

Mirvac

WSP
Level 27, 680 George Street
Sydney NSW 2000
GPO Box 5394
Sydney NSW 2001

Tel: +61 2 9272 5100
Fax: +61 2 9272 5101
wsp.com

Rev	Date	Details
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	Name	date	signature
Prepared by:	Melanie Feeney and Steve Rossiter	1/05/2025	
Reviewed by:	Sophie Le Mauff	16/05/2025	
Approved by:	Sophie Le Mauff	16/05/2025	

WSP acknowledges that every project we work on takes place on First Peoples lands.
We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.

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May 2025

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1 Introduction

1.1 Scope of the study

This Social Infrastructure Assessment is one of several specialist technical studies undertaken to inform the Precinct Planning process. Through the Social Infrastructure Assessment, WSP is providing inputs in relation to the types and sizes of social infrastructure (including community and recreation facilities, education, health, open space and rural fire services) that will be required to meet the future needs of the Wilga Wilson community at local, district and regional levels. This analysis has considered:

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

1.2 Development context

The proposed development is located in Ingleside, on a site bounded by Wilson Avenue, Powderworks Road and Wilga Street.

The proposal is a residential development comprising a total of 536 dwellings, in the form of detached dwellings, terraces and apartments. A Concept Plan has been prepared and is shown in Section 5.2.

1.3 Study process

1.3.1 *Methodology*

Preparation of this report has involved:

- Review of existing plans, policies and background studies from Northern Beaches Council and DPHI
- An assessment of existing community facilities and open space in Ingleside and surrounding areas
- A review of the draft Structure Plan
- Identification of other social planning matters that have emerged during the research and are considered to contribute to positive social outcomes
- Preparation of draft and final Social Infrastructure Assessment Report.

1.3.2 *Limitations*

This report has not involved discussions with representatives of Northern Beaches Council (community planning, open space and recreation, children and library services) or relevant State Government agencies (e.g. School Infrastructure NSW, NSW Health, Rural Fire Service) about existing services, future requirements of the forecast population and delivery arrangements.

Feedback from Council and School Infrastructure NSW received during a pre-lodgement meeting was provided to WSP as part of the latest update to this report (April-May 2025).

2 Policy framework

2.1 State and regional policy framework

2.1.1 *Greater Sydney Commission, North District Plan*

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

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

The Plan further supports:

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

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

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

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

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

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

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

2.1.3 Public spaces

2.1.3.1 NSW Public Space Charter 2021

The *NSW Public Space Charter* ([NSW Public Spaces Charter | Transport for NSW](#)) begins by stating that public space “is where public life happens”. The *Charter* emphasises that people are at the centre of public space and it is how people interact with, and are shaped by, public space that gives it meaning. The *Charter* emphasises the role of public space as the link between home, work and leisure and between our private and public lives.

Public space is defined in the *NSW Public Space Charter* as:

All places publicly owned or of public use, accessible and enjoyable by all for free and without a profit or motive.

This definition is taken directly from the *United Nations Charter of Public Space* (May 2013). The *NSW Public Space Charter* continues by identifying three major forms of public space:

Public open space	Parks, gardens, playgrounds, public beaches, riverbanks and waterfronts, outdoor playing fields and courts, and bushland that is open for public access
Public facilities	Public libraries, museums, galleries, civic/community centres, showgrounds and indoor public sports facilities
Streets	Streets, avenues and boulevards; squares and plazas; pavements; passages and lanes, and bicycle paths



Figure 2.1 Ten Principles for Quality Open Space

2.1.3.2 NSW Guide to Activation 2022

While there is inevitably a focus on the amount and type of open space provided in any form of new development planning, increasingly there is a growing appreciation of the importance of understanding the role that open and public space will play in activating a place or a precinct.

The concept of activation is key to the development of Wilga Wilson. The precinct's location means that local open space will play a critical role in the formation of community and the overall health and wellbeing of future residents. The transformation of the site from a semi-industrial area to a residential precinct presents an opportunity to create a variety of new spaces where people can gather, recreate and participate in community life.

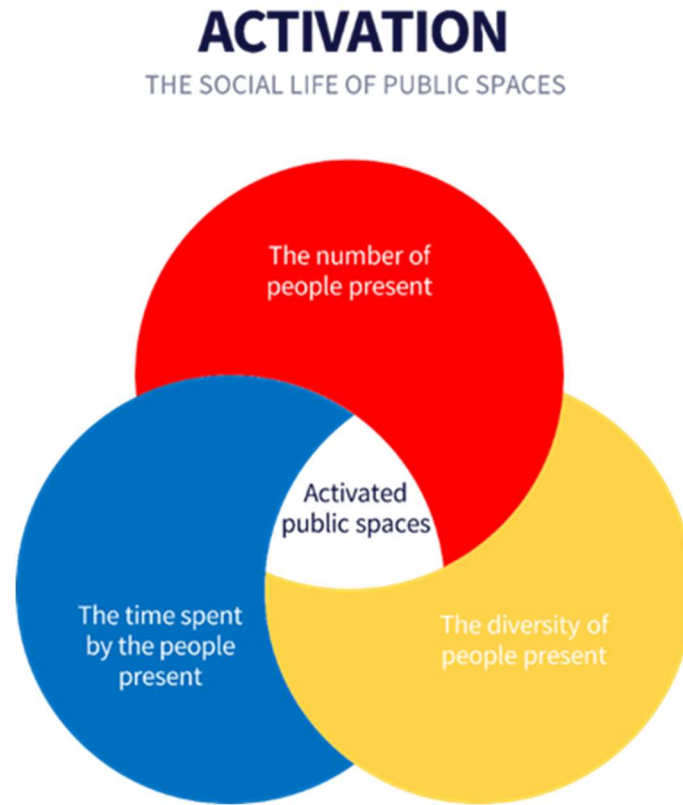


Figure 2.2 Contributors to place activation

The NSW Government *Guide to Activation* (2022) describes that a public space is activated when a diverse range of people feel welcome and participate in a variety of activities there. A sense of ownership develops over activated public space and this encourages people to not only spend more time there but to also become stewards and look after the space. Activity can help to regulate human activity and demonstrate norms of behaviour that send strong messages to public space users as to what constitutes appropriate behaviour.

2.1.3.3 NSW Great Public Spaces Guide 2021

This 2021 guide prepared by the NSW Government provides guidance on creating great open spaces. The guidance for open spaces reflect the three key planning principles adopted by government in the *Everyone Can Play* guideline updated in 2023. These principles are:

- Can I get there?
- Can I play?
- Can I stay?

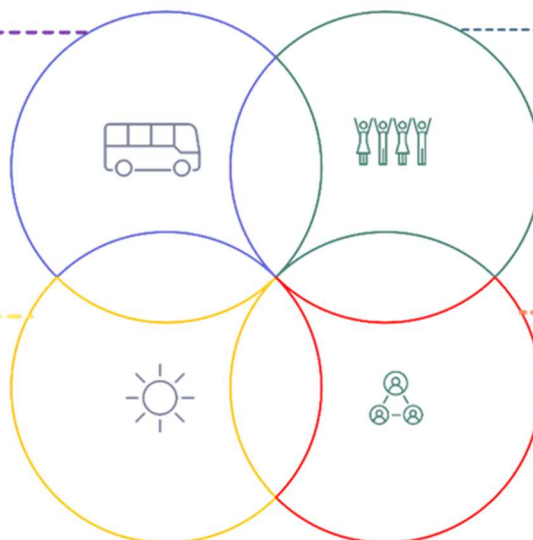
The following figure shows how these principles have been adapted to provide guidance for open spaces in general.

GREAT OPEN SPACES

IDEAS AND OPPORTUNITIES

Am I able to get there?

- People can easily access and move through the space
- Near public transport
- Multiple points of entry
- Equitable and accessible footpath network



Am I able to play and participate?

- Range of diverse and affordable activities
- Spaces for respite and relaxation
- Places for community groups and clubs

Am I able to stay?

- Feels safe during day and night
- Enjoyable places to sit in the sun or shade
- Accessible public toilets and changing facilities
- Sufficient lighting to improve surveillance and allow night time use

Am I able to connect?

- Inspires community stewardship and connection to Country
- Places for social gathering, with opportunities for fun and celebrating
- Vibrant and welcoming

Figure 2.3 Great Open Spaces

The key questions shown in the figure above provide simple and practical guidance for the planning of public open space in precincts like Wilga Wilson. The questions emphasise that the quality of a space is not only about its physical form but how well it supports activities and opportunities for connection among its users.

2.1.4 Draft Greener Places Design Guide 2020

It is recognised that the draft *Greener Places* guide has not been adopted by NSW Government. This means it should be considered with some caution and in consultation with NSW Department of Planning, Housing and Infrastructure (DPHI) Public Open Space Unit. However, *Greener Places* is significant as it does acknowledge the need to consider alternatives to a purely mathematical approach to open space provision (largely defined through the application of numerical standards). This approach, based on recent discussions with DPHI, is still considered to be critical to open space planning in New South Wales. While *Greener Places* is an important toolkit, it is not intended to be a rigid framework.

2.1.4.1 Strategies

The *Greener Places* strategies provide clear direction for the provision of open space for projects like Wilga Wilson.



Figure 2.4 Greener Places Strategies

The *Greener Places* strategies are helpful considerations in the planning of the public open space network for Wilga Wilson. This includes the design of spaces to be versatile, flexible and multipurpose as well as the important role that public open space can play in encouraging physical activity and connecting people to each other and to nature.

2.1.4.2 Performance criteria

The criteria in *Greener Places* form the basis of a performance-based approach to open space planning and provision.

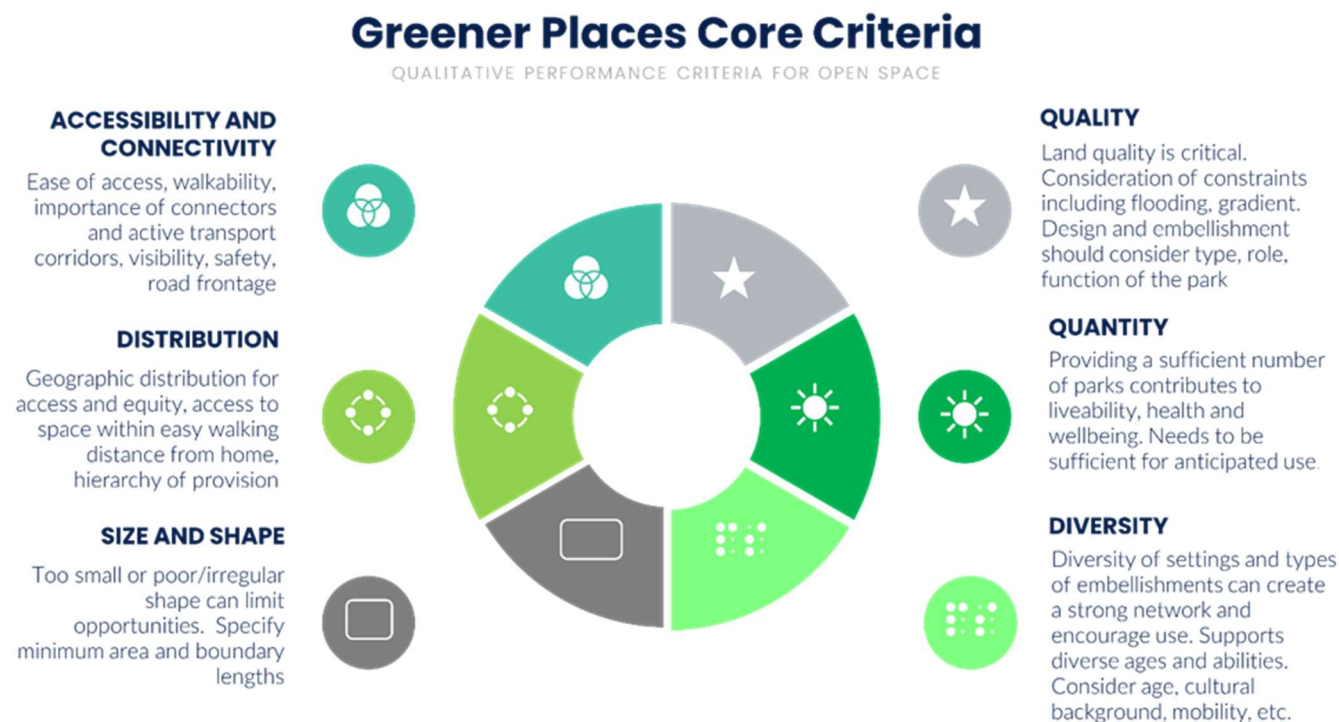


Figure 2.5 Core Criteria

The strategies and core criteria from *Greener Places* are used to inform the approach to open space planning for Wilga Wilson.

Another important component of *Greener Places* is its emphasis on the diversity of open space types and the importance of providing a range of different open space typologies to address a broad range of community needs. The scale of the proposed Wilga Wilson development will not enable provision of the full range of spaces on-site but a diversity of open space provision should still be explored and provided as much as possible.

2.2 Local policy framework

2.2.1 Northern Beaches Local Strategic Planning Statement (LSPS)

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

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

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

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

- *6.5 Investigate the provision of sports fields in new housing development areas including Warriewood Valley and potentially Ingleside, noting that the LSPS supports new residential development to be located within 400m of open space and high density areas within 200m of open space (consistent with Government Architect’s Office guidelines), with open spaces that are vibrant, accessible, interactive, flexible, versatile, multifunctional, fit for purpose, diversified, connected to the local green grid, also promoting shared uses*
- *8.7 Future development in Ingleside is to be sustainable and resilient to natural hazards*
- *15.6 Clarify the future of Ingleside through a detailed bush fire evacuation study and community engagement.*

In addition, affordable rental housing targets should be considered in the range of 5-10% of new residential floor space, subject to viability. Under the Northern Beaches Affordable Housing Policy, Council commits to a 10% affordable rental housing target for all planning proposals, urban renewal or greenfield development, with higher rates where financially feasible. This policy will be implemented in Ingleside.

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

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

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

- *Plan effectively for an accessible and integrated network of places and spaces that support community wellbeing and innovation*
- *Ensure new development is supported by appropriate social infrastructure*
- *Support integration of co-working spaces as part of future upgrades or provision of new social infrastructure*
- *Enhance the effectiveness of existing facilities*
- *Provide flexible, diverse and multi-use places and spaces close to public transport and strategic and local centres*

- *Involve the community in the planning and design of high-quality, innovative and inspiring places and spaces*
- *Encourage partnerships for shared and joint use of government and privately-owned facilities for arts and cultural activity, education and community uses*
- *Enable co-location of community services and facilities in community hubs in strategic centres.*

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

2.2.2 Northern Beaches Community Strategic Plan (CSP) 2040

The CSP 2040 identified:

- Future population growth will create pressures
- The growth groups drive demand for housing, services and assets to cater for families, older workers and seniors, with young adults and the young workforce also being supported to continue living, learning and working in the area
- Road access is limited into the Northern Beaches with only three main roads entering the area, including Mona Vale Road. This creates transport and traffic congestion with associated wellbeing impacts by restricting mobility, causing stress and increasing risks of social isolation.

Outcomes, goals and strategies identified in the CSP are detailed in Appendix A.

It is also worth noting that Council wishes to increase:

- The proportion of dwellings within 800m of a public transport stop, with a scheduled service at least every 15 mins between 7am and 7pm on a normal weekday
- The proportion of dwellings within 30-minutes by public transport to a metropolitan or strategic centre
- Access to the natural environment in the local area
- Cultural facilities such as museums and galleries
- Social housing stock
- Affordable rental housing stock
- Diversity of dwellings
- Availability of sports fields, out of school hours
- The proportion of medium density dwellings within 400m and high density dwellings within 200m of open space.

2.2.3 Northern Beaches Community Centres Strategy 2021

The *Community Centres Strategy* defines community centres as:

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

2.2.3.1 Value of community centres

The *Community Centres Strategy* describes the value and benefit that community centres provide as:

Community centres support social sustainability through the provision of space for activities that enhance social connectedness, reduce loneliness and increase physical activity. These activities result in improved general health, mental health, personal and social well-being for all in the community. The variety of opportunities

include group activities, social support, public meetings, health and wellbeing classes, private family functions, education, sport, art and many other activities. The community centres are increasingly of value to all in the

community as the demographic profiles change; we become an increasingly older population and as more housing becomes medium to high density.

The *Community Centres Strategy* identifies a benchmark of 80 square metres per 1,000 people as a suitable standard for community centres provision. The Strategy identifies two key forms or levels of community centres for the Northern Beaches as shown in the table below.

Table 2.1 Community centre types

Category	Target provision	Guide for floorspace	Target provision for Northern Beaches	Current Northern Beaches provision
Integrated multipurpose community facility	Minimum 1 per approximately 20,000-30,000 residents	Minimum floor space 2,000 sqm, increasing with size of population catchment	10	0
Local community facilities	3 to 4 approximately 20,000-30,000 residents	250-500 sqm per facility	30-40	33

Based on this analysis, the *Community Centres Strategy* concludes that “the main gap is in the provision of integrated multipurpose facilities with floorspace of 2,000 or more square metres”.

2.2.3.2 Key challenges

The key challenges identified in the *Community Centres Strategy* include:

- Small and fragmented facilities (33 of 39 existing facilities are considered local centres with just one or two rooms/halls)
- Lack of enough community floor space
- Lack of regional and district/sub-regional level community centres
- Limited co-location and integration
- Poor location
- Lack of community awareness about community centres and services available
- Ageing assets.

2.2.3.3 Guiding principles

The *Community Centres Strategy* states that Council will provide community centres in accordance with the following principles.

Table 2.2 Community Centres Guiding Principles

Multipurpose and flexible in form, function and management. Available for a range of social, recreation, community and cultural services, activities and programs	Designed to be welcoming and safe environments that reflect local character and are sustainable.
Designed and planned through active engagement and collaboration with the community. Changing demographics, social trends in relation to current needs and future demand.	Accessible and inclusive places that have universal access and cater for multiple users and people of all ages, cultures and abilities.
Centrally located within strategic centres in visually prominent and accessible locations, close to public transport, enhancing community identity and improving community cohesion and connections .	Innovative and inspiring places that support community wellbeing and the provision of high quality spaces for the community to connect, create, learn and socialize .

Co-located and integrated with other community uses and facilities.	Marked to improve community awareness and access to information about community centres.
Managed and planned through collaboration and shared use arrangements between Council, government agencies, community groups and other stakeholders.	Supported by good governance and centre management practices that are financially sustainable and at quality and cost standards that are acceptable to the community.

The guiding principles above provide direction to the planning of community centres for Wilga Wilson. The principles emphasise the importance of multipurpose, flexible community spaces that are co-located in central locations and create accessible and inclusive spaces for a diverse range of community building activities.

2.2.3.4 Network approach

The *Community Centres Strategy* includes a network approach to the provision of facilities. This involves community centres being considered as part of a hierarchy (regional, district and local) that recognises the different scales at which facilities operate and how they serve different sized population catchments.

The hierarchy of community centres is summarised in the following table.

Table 2.3 Community Centres Hierarchy

Hierarchy	Definition	Population catchment (minimum)	Typical GFA (sqm)	Location requirements
Regional	Large order infrastructure that services the whole LGA. They are often destination generators due to high quality amenity, which act as an attractor.	100,000	2,000	Located in strategic centres Co-located with other services and facilities Close proximity to public transport and other modes of transport Accessible via active transport infrastructure (walking and cycling)
District	Services two or more planning areas and are multipurpose in nature offering a range of programs, services and activities to the broader community. These spaces may provide a central and accessible community meeting and activity space, catering for larger scale events and activities that cannot be accommodated in more localised centres.	20,000	1,000	Located in close proximity to a strategic or local centre Co-located with other services and facilities Close proximity to public transport and other modes of transport
Local	Services the immediate local community and provides meeting and gathering spaces for community groups on a casual basis e.g. dance class, birthday parties. Spaces are generally smaller in nature and standalone (such as a community hall).	1,000	150	Located in close proximity to a local or strategic centre Close proximity to public transport and other modes of transport

The table above shows the distinction, inter-relationships and differing roles of regional, district and local community centres in the Northern Beaches. A project the scale of Wilga Wilson will need to consider opportunities for local provision but also how the future population may create additional demand on district and regional community centre provision.

2.2.3.5 Provision of community centre space

The *Community Centres Strategy* provides a breakdown of community centre provision, including future gaps, by planning area. The Wilga Wilson site is part of the Mona Vale Planning Catchment Area.

The closest community centre to the Wilga Wilson site is the Elanora Heights Community Centre approximately one kilometre away. The *Community Centres Strategy* describes the Elanora Heights facility as having an ‘available GFA’ of 127 square metres.

Table 2.4 Mona Vale Planning Catchment Community Centre Provision

	2020 community centre provision (sqm)	2020 gap (sqm)*	Projected 2036 gap (sqm)
Mona Vale Planning Catchment Area	4402	664	1,123

*Based on recommended floor area of 80 square metres per 1,000 people

The table above indicates that the Mona Vale Planning Catchment Area has a current deficit of community centre space of 664 square metres. The table also suggests that if no further space is provided, that deficit will increase to 1,123 square metres by 2036. This 2036 projection assumes a population growth in the Mona Vale Planning Catchment Area of 5,741 people from 2016 to 2036 including growth in the Ingleside Planned Precinct. The *Community Centres Strategy* also references (p.51) an anticipated population increase in Ingleside of 3,000 people by 2036.

The *Community Centres Strategy* states as a strategic direction to “Investigate the provision of a local centre in Ingleside as population grows”.

2.2.4 Northern Beaches Children’s Services Strategy 2021

The *Northern Beaches Children’s Services Strategy 2021* includes long day care, pre-schools, outside school hours care, family day care, occasional care and vacation care. Council itself provides 880 child care places per day made up of:

- Six long day care centres (ranging in capacity from 52 to 79 places)
- One occasional and long day care centre (29 places)
- Two pre-schools (one of 40 and another of 60 places)
- Four vacation care services (ranging from 45 to 60 places)
- A family day care services (servicing 135 children per day).

The Strategy forecasts that 3,775 more children aged 0-9 will live in the Northern Beaches by 2041. Some of the challenges identified in the Strategy include:

- The need to increase supply of long day care and vacation care places
- The undersupply of places on the upper Northern Beaches
- The need for more flexible service delivery
- Opportunities for sector improvement
- The importance of innovation including inter-generational and co-location opportunities.

The Strategy includes four main focus areas:

- Integrated services which addresses integrated and multi-modal services that provide flexibility for families
- Accessible services which focuses on choice for families to cater for diverse needs
- Valued learning approach that involves a commitment to quality care, children’s wellbeing and education
- Workforce planning which focuses on Council’s leading educational approach and support for educators.

2.2.5 Northern Beaches Library Strategic Plan 2023-2028

In aligning with the National Standards and Guidelines for Australian Public Libraries, the *Northern Beaches Library Strategic Plan 2023-2028* sets a vision for the future of public library services and provides clear directions for development and delivery of community-focused services that meet the diverse needs of people who live and work on the Northern Beaches. Libraries are considered key to the Northern Beaches community for providing safe, trusted, non-judgmental and welcoming spaces.

There are six Council operated libraries in the Northern Beaches, in Manly, Warringah Mall (Brookvale), Dee Why, Forestville, Glen Street (Belrose) and Mona Vale. A unique aspect of Northern Beaches Libraries is the support it provides to predominantly volunteer-led and managed community library services in Avalon, Terrey Hills, Seaforth, Freshwater, and to the Booklovers Club. The Terrey Hills community library is approximately 6km from the Wilga Wilson project area and 5km from Mona Vale Library. Whilst this distance may limit physical access to Council libraries, the Northern Beaches Libraries recently launched a home delivery service, Library2U in response to COVID-19. The Library Strategic Plan details several direction areas for the future, with the following two focusing on ensuring inclusive service:

- Trial innovative and flexible service models – onsite and online – to increase and improve community access to, use of and satisfaction with library collections and services.
- Create and deliver safe inclusive library places and experiences that enhance service access for all people – so that no-one is left behind
- Develop a new plan for outreach and flexible services, extending opportunities for our community to access and engage with library services.

2.2.6 Let's Play! Northern Beaches Open Space and Outdoor Recreation Strategy and Action Plan 2022

The *Let's Play Open Space and Outdoor Recreation Strategy and Action Plan* is Council's roadmap to addressing the Northern Beaches open space and recreation needs into the future. The Strategy uses a catchment approach to analyse current provision and make recommendations to meet recreational needs over the next 15 years.

Community engagement undertaken by Council to inform the *Let's Play Open Space and Outdoor Recreation Strategy and Action Plan* found that Northern Beaches residents' value and appreciate:

- A diversity of recreation opportunities
- Access to nature
- Environmental sustainability
- Wellbeing benefits and
- Proximity to open spaces, nature and views.

Suggested improvements identified in the engagement process included:

- Higher quality of open spaces, supporting infrastructure and amenities
- Better connectivity of walking and cycling trails
- More inclusive spaces
- Playspaces that meet needs
- New and improved opportunities for off road cycling
- Additional facilities such as more basketball hoops and outdoor fitness equipment
- Cleaner and better maintained open spaces and facilities.

2.2.6.1 Most popular recreation activities

The following graph from the *Let's Play Open Space and Outdoor Recreation Strategy and Action Plan* shows participation in recreation activities for Northern Beaches residents over the last 12 months based on a 2020 telephone survey.

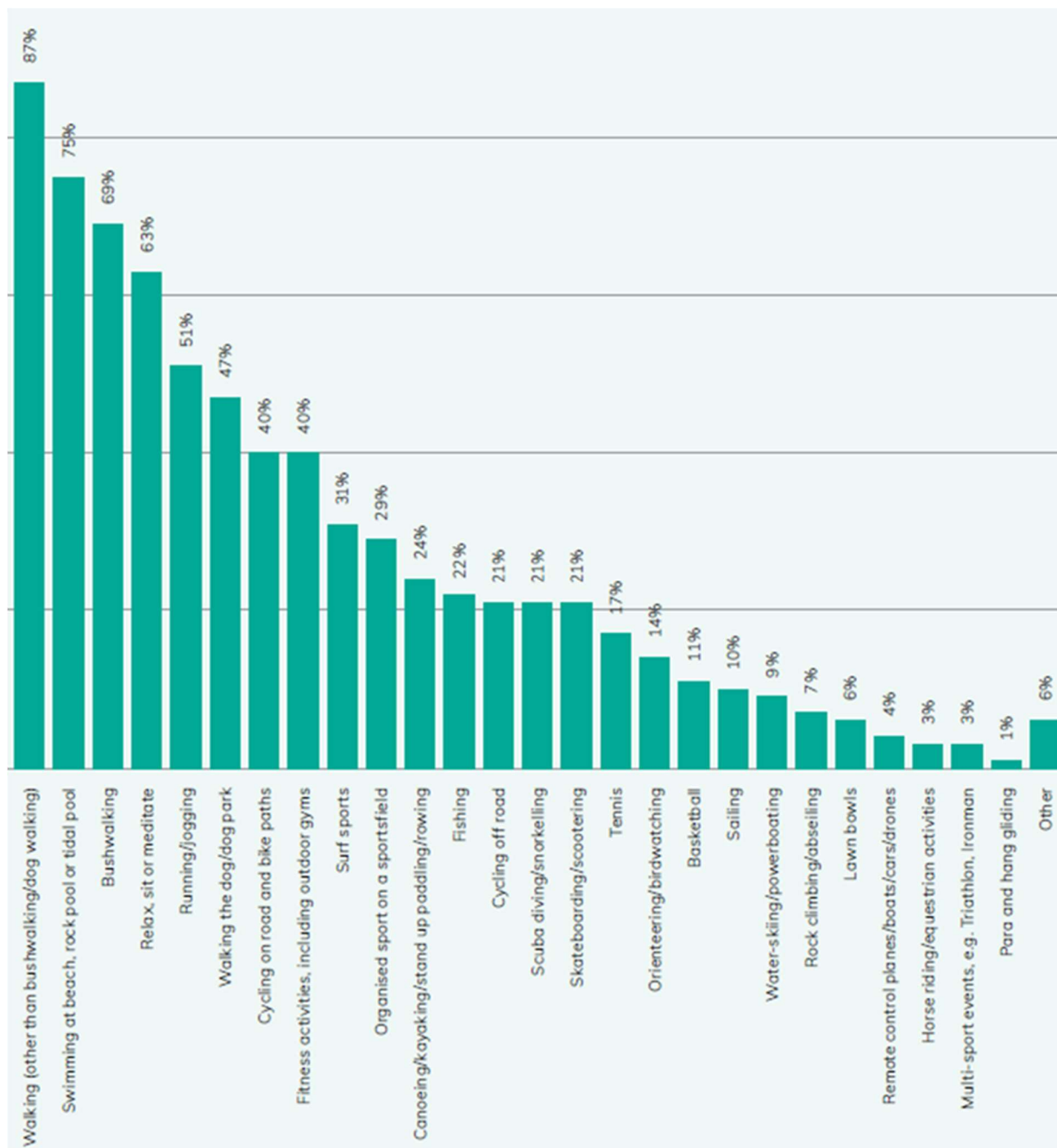


Figure 2.6 Participation in recreation activities – Northern Beaches residents 2020

The graph shows that the most popular recreation activities are:

- Walking – walking for exercise or leisure, dog walking (87% of respondents)
- Swimming at beach or tidal pool (75%)
- Bushwalking (69%)
- Relaxing, sitting, meditating (63%)
- Running or jogging (51%).

2.2.6.2 Principles

The *Let's Play Open Space and Outdoor Recreation Strategy and Action Plan* identifies the following principles to guide the planning of open space and recreation for the Northern Beaches.

Table 2.5 Open Space and Recreation Guiding Principles

Improve the provision, equity, diversity and quality of open space for recreation	Use open space to connect people to nature
Ensure open space and recreation facility provision responds to demand to meet diverse community needs, including for all ages and genders to stay active and connected	Deliver sustainable open spaces that seek to enhance resilience and considers life cycle impacts across design, construction, management and maintenance in line with Council's Asset Management Plans
Ensure open space contributes to, connects and enhances the local recreation and green grid	Design open space and recreation facilities to be flexible, versatile, multifunctional and fit for purpose
Encourage collaboration and partnerships to promote shared use	Design vibrant, inclusive, accessible and interactive open spaces
Support rooftop parks, increased building setbacks and conservation of road space in built up areas	Ensure access to natural open space and waterways is sustainable so that these areas are preserved for the future
Locate all residential development within 400 metres of open space and all high density areas within 200 metres of open space	

2.2.6.3 Open space trends

The *Let's Play Strategy* also includes some trends. These are important to consider for any proposed development project that is likely to have a reasonable delivery timeline.

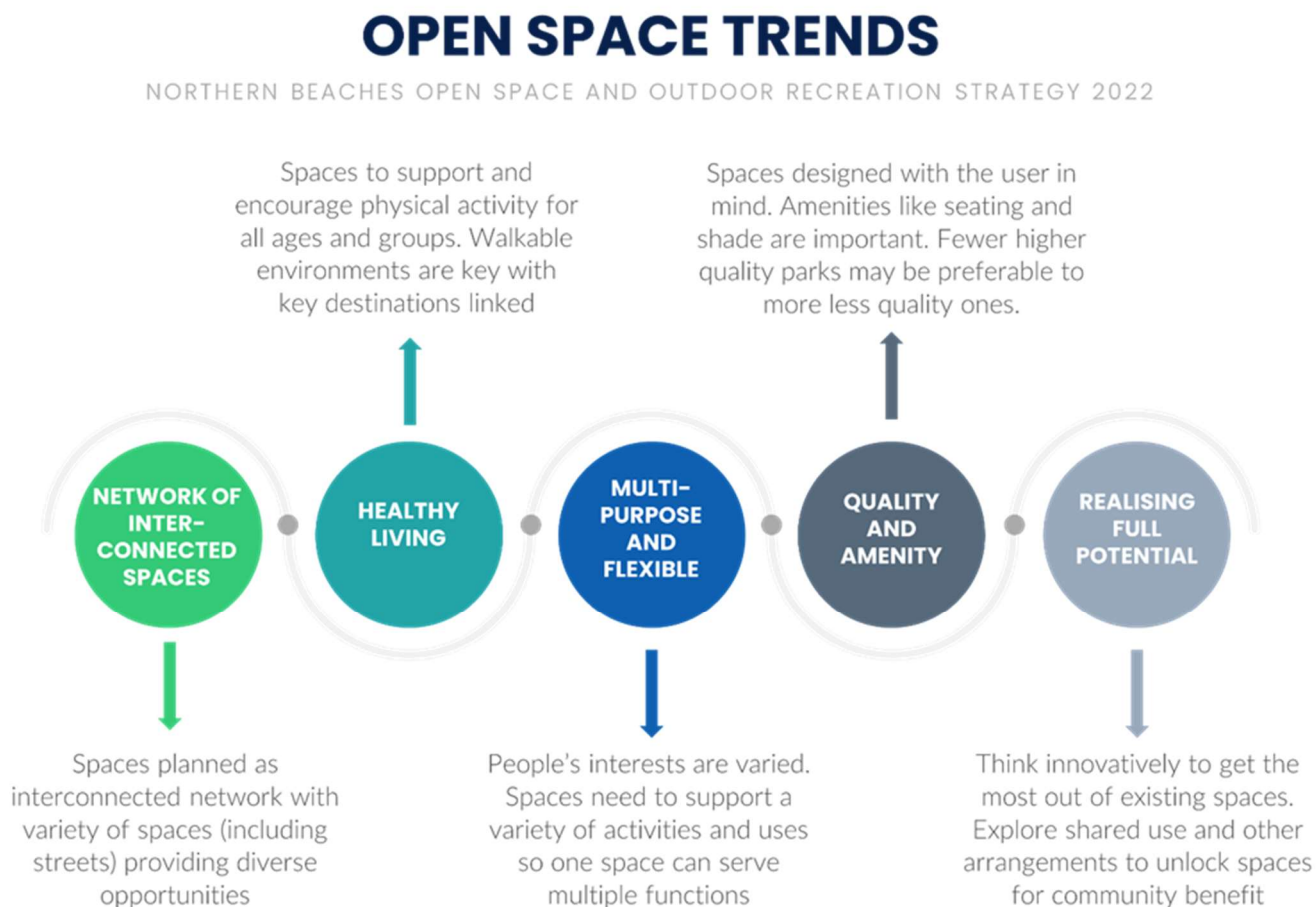


Figure 2.7 Open space trends

The figure above shows trends that are consistent across both open space and community facilities planning with a focus on multipurpose, flexible spaces with high utilisation and that form part of an interconnected network of spaces and amenities.

2.2.6.4 Open space types

The following figure shows the seven types of open spaces recognised in the *Let's Play! Open Space and Outdoor Recreation Strategy and Action Plan*.

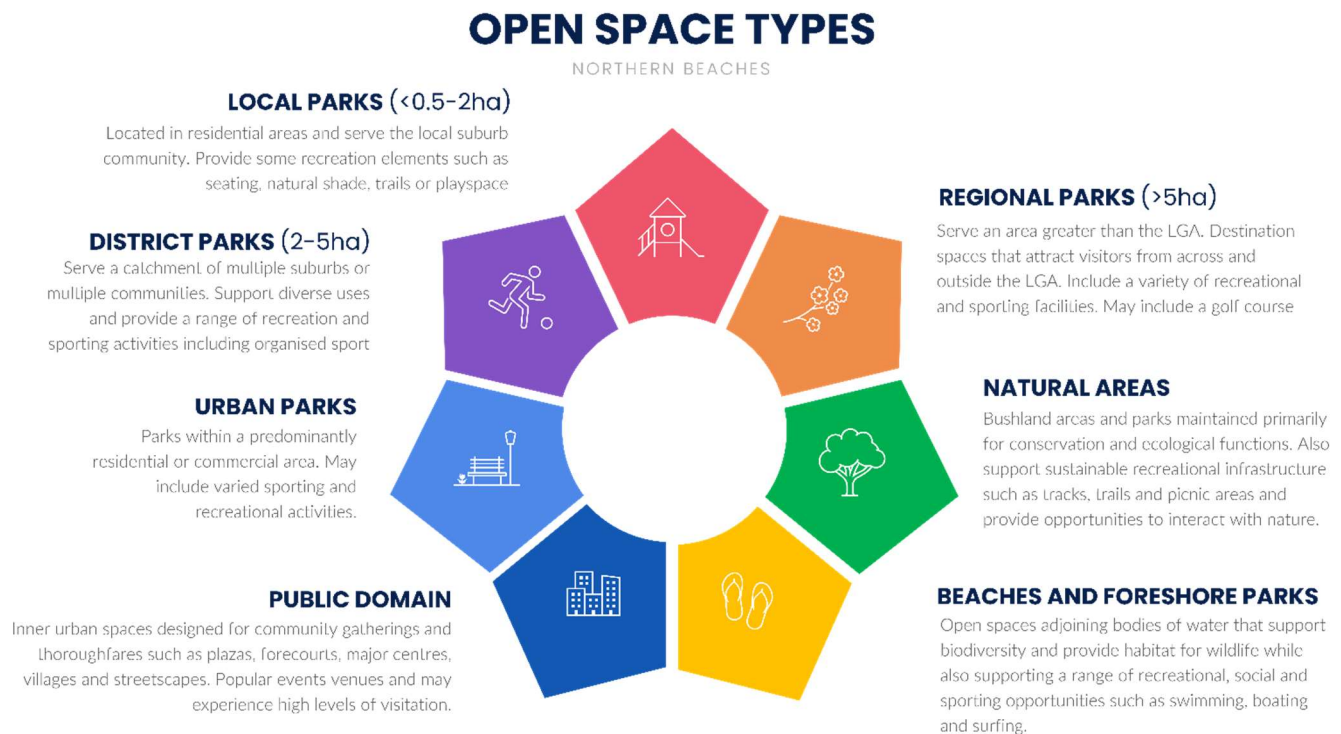


Figure 2.8 Open space types

The open space types should be considered in planning for Wilga Wilson in terms of which of these open space types can be provided on site and which may be available in the general area of Ingleside.

Catchment analysis

The Wilga Wilson Precinct is located in Ingleside which is considered to be in the Mona Vale Catchment according to Council's planning districts. There does need to be some caution when considering the Wilga Wilson site in relation to this catchment as the catchment extends up to Palm Beach and includes the beachside areas of Newport, Whale Beach and Bilgola; as well as communities like Church Point, Scotland Island and Clareville. The context for open space planning in Ingleside is obviously quite different to many other areas within the Mona Vale Catchment.

With those cautionary comments in mind, the *Let's Play! Open Space and Outdoor Recreation Strategy and Action Plan* makes the following observations about the Mona Vale Catchment:

- The majority of residents are within 400 metres walking distance of an urban park or beach or foreshore park
- Mona Vale Catchment includes the second highest provision of open space in the LGA with 85.2 ha per 1,000 people in 2021 (this includes a significant amount of national park land)
- Any future growth in Mona Vale, Warriewood or Ingleside will need to consider adequate access to quality and quantity of open space
- The open space provision in the catchment leverages the area's natural bush assets
- The catchment includes 56 playspaces, 7 basketball facilities (4 of which are in Warriewood), 3 public golf courses, 2 skate facilities and 2 outdoor fitness areas.

In relation to recreation facilities the Strategy found (p.45):

Basketball facilities are well used across the LGA and Council has received many requests for additional facilities throughout the consultation for this Strategy. Provision of basketball facilities should be considered for park upgrades and integrated as appropriate.

2.2.6.5 Standards and benchmarks for open space provision

The Strategy and Action Plan states that although referred to in the document, open space planning in the northern beaches is not dependent on quantitative benchmarks alone. The Strategy does consider metrics such as 400 metre walking distance to open space to gauge accessibility but any quantitative measure is used as an input to planning rather than a determinant.

The Strategy states that blanket spatial standards, such as the traditional 2.83 ha/1,000 people, are no longer considered an effective tool for open space planning. The preferred approach is the use of performance criteria and key indicators, similar to the *Greener Places* approach (NSW Government, *Draft Greener Places Design Guide*, 2020). The *Let's Play Open Space and Outdoor Recreation Strategy* (p.96) identifies the following key directions from *Greener Places* as the most relevant for the Northern Beaches:

- A desirable minimum size of a local parks is 3,000sqm (or 1,500sqm in high density areas where more efficient provision does not exist or opportunities for re-use of small spaces arise), and desirable minimum size of local parks in medium to low density areas is 5,000-7,000sqm
- Residents must be within a 5 minute or 400m walking distance to a local park (200m in high density areas), a 25 minute or 2 km walking distance to any district park (2ha+) and 5-10 km from most houses to regional open space
- Quantity of open space should be considered in terms of the number of opportunities available for active and passive recreation - a variety of spaces should be provided to cater to different demands and age groups.

The Strategy identifies a desired provision for playspaces of one playspace for every 1,300 people. The Mona Vale Catchment is identified as having “a good provision of playspaces and meets the provision standard ratio”. The Strategy also describes that Mona Vale Catchment is largely dominated by local playspaces with community feedback indicating these smaller, less busy and easily accessible spaces are highly valued.

2.2.6.6 Actions

Some of the actions identified in the *Let's Play! Open Space and Outdoor Recreation Action Plan* that may have relevance to the planning and design of Wilga Wilson include:

- LL 5 Improve local green/recreational grids and linkages for walking and cycling links between open spaces, town centres, schools, public transport and other key locations and integrate into future plans.
- LL20 Integrate circuit loops within and/or around larger parks for walking, running and cycling when upgrades and redesign is occurring
- BB 5 Create and retain high quality quiet spaces particularly in local parks and integrate into larger parks. Consider locations near schools or town centres with opportunities to connect to the pedestrian and/or public transport network
- BB 17 Continue supporting the establishment and operation of community gardens as per the Community Gardens Policy and Guidelines, including facilitating educational and advisory workshops for garden members and ongoing support for volunteers and annual events
- BB 19 Provide shade at agreed locations, favouring natural shade through tree planting, such as at Lakeside Park. Consider providing shade structures at the high use playgrounds and rock pools.
- BB37 Consider park infrastructure and programs that encourage community connections, volunteering, learning and re-use such as street libraries, environmental education in suitable locations
- GG17 Provide new and/or improved basketball facilities at appropriate locations as parks are reviewed for improvement to better meet need. These may vary from quarter courts to full size depending on need, available space and compatibility with other use and users and impact on residents, with consideration of the park hierarchy (e.g. Local or District).
- GG 20 Integrate multi-use outdoor recreational facilities into masterplans/landscape plans e.g. hand ball, pickle ball, courts, hitting walls, graffiti walls. Improve existing skate/scooter facilities where need is identified.
- GG 21 Consider provision of additional youth facilities in open spaces such as courts, bike play, outdoor table tennis, climbing walls, parkour, treetop adventures and play equipment and experiences for older kids where appropriate.

2.2.6.7 The benefits of open space

The *Let's Play! Open Space and Outdoor Recreation Strategy and Action Plan* includes a summary of research highlighting the health and social benefits of open space. The following table summarises that evidence. This evidence provides further guidance for the planning of open space at Wilga Wilson.

Table 2.6 Benefits of open space

Benefits	Research
Mental health	Individuals have lower mental distress and higher wellbeing when living in urban areas with more green space Frequent visits to green spaces have been associated with lower levels of perceived stress and lower cortisol levels Access to the natural environment has been shown to help individuals recover from acute stress and mental fatigue better than other environments Exposure to green views can reduce stress and encourage relaxation
Physical health	The provision of attractive, green spaces create opportunities for people to engage in physical activity. While physical activity has many health benefits, research has also shown that the environment the physical activity is conducted in can also have health benefits. Physical activity undertaken in green or natural environments is thought more beneficial than other types of exercise. Studies have also shown that residents living in neighbourhoods with more green space were more likely to participate in physical activity than those living in areas with less green space An Australian wide survey of adults over 45 years identifies that those living in neighbourhoods with <20% green space were significantly less likely to walk and participate in moderate to vigorous physical activity at least once a week, than those living in areas with >20% green space
Social connectedness	There is growing evidence that access to green space enhances social cohesion due to the opportunities for community interaction. Access to outdoor green space within neighbourhoods has been associated with an increased sense of community. Off leash areas for dogs are particularly important spaces in building social cohesion, as dogs can function as 'social lubricants' to help initiate conversations and build relationships between neighbours. Neighbourhood connection, social capital and a strong sense of community are important because these have all been shown to be associated with improved wellbeing, increased feelings of safety and security, participation in community affairs and civic responsibility. Access to urban green space has also been linked to positive indicators of functioning societies, such as reduced fear and reduced levels of crime
Environmental	In a context of climate change, with the expected increase in temperature and intensity of heat waves, green areas are even more important as they can create a cooling effect that extends to the surrounding areas. Green open spaces also assist in managing hydrological processes such as stormwater drainage, runoff mitigation, soil water storage and water purification. Green spaces contribute to biodiversity and protection of native species by providing food sources and habitat for wildlife. Planning, design, management and maintenance of open spaces and facilities should consider resilience and energy efficiency in order to mitigate and adapt to a changing climate and the associated impacts from increased frequency and intensity of extreme weather events including storms, rain, floods, erosion and periods of drought.

Benefits	Research
Childhood development	Contact with nature is thought to play a crucial role in the brain development of children. Green spaces provide children with opportunities for risk taking, discovery, creativity, mastery and control, which strengthens sense of self, inspires basic emotional states (e.g. sense of wonder), and enhances psychological restoration which are all thought to influence different aspects of cognitive development. Physical inactivity in children is a growing public health concern. Regular physical activity in children is associated with numerous benefits, including improved cardiovascular health, reduced risk of type 2 diabetes, and less symptoms of depression and anxiety. Studies have found exposure to green space is associated with higher physical activity in children and neighbourhood context is an important factor influencing physical activity in children

The benefits of open space documented in the previous table highlight some important potential opportunities for the planning of the Wilga Wilson Precinct and how social and health outcomes can be encouraged through the planning of the development. These opportunities include:

- The incorporation of green and natural areas into the development including use of the riparian corridor and conservation zone areas
- The creation of formal parks and trails to encourage physical activity and to capitalise on the popularity of walking, running and cycling
- Consideration of leash free areas and other potential community gathering places to encourage social connections and cohesion
- Incorporation of sustainability features and a resilient landscape to address local impacts of climate change
- Provision of spaces for adventure play including natural play areas for children and spaces that encourage physical activity for people of all ages.

2.3 Key implications of policy review

Based on the above findings, the Wilga Wilson development should:

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

Community facilities

- Community facilities should be flexible and multiuse, close to public transport and local centres, encourage co-located and shared uses. Local/neighbourhood centres serve a catchment of minimum 1,000 population, are at least 150sqm in

size and located close to local activity centres and other uses, and close to public transport.

- 80sqm per 1,000 people is considered a suitable benchmark for community facilities
- As a guide, a local community facility can be between 250 and 500sqm in size.

Open space

- The area is characterised by scenic and cultural landscapes to preserve and enhance. Future development is to respond to existing environmental characteristics, including hazard risks, and link in with natural areas that offer recreation opportunities
- Social infrastructure including open space should provide well-maintained and safe spaces that equitably support active and passive recreation, and encourage a broad range of activities that enable social interaction, stimulate wellbeing, and support people at each stage of their lives.
- Future dwellings should be within 400m distance of quality open space.

3 Existing social context

This section discusses the current population and demographic characteristics of the area.

3.1 Social profile of the area

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

Age

The most recent population projections by age profile for the Northern Beaches LGA, developed by DPHI, is shown in Figure 3.1 below.

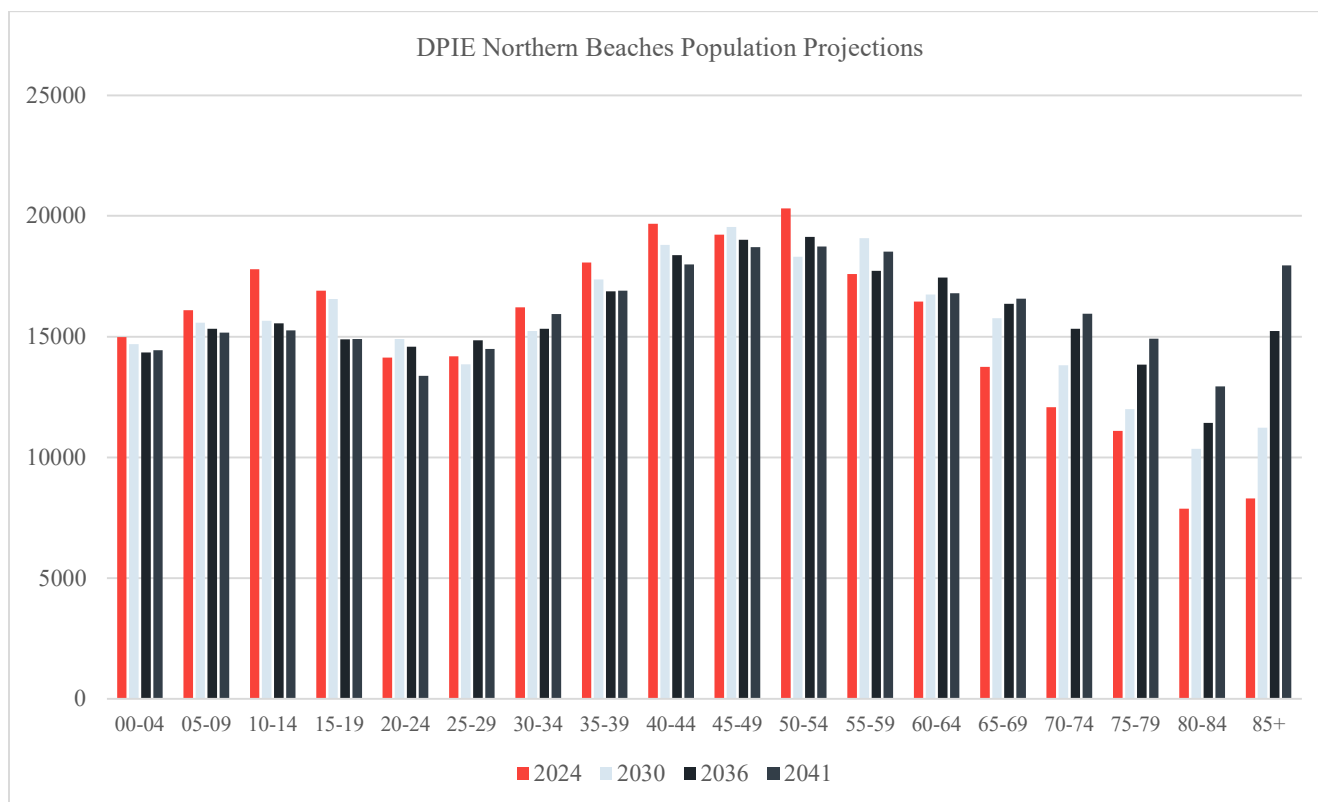


Figure 3.1: Northern Beaches LGA age profile, 2024-2041

The DPHI projections show that the population of the Northern Beaches LGA is expected to increase from 274,700 in 2024 to 289,529 in 2041.

The figure above shows how the older age groups from 65 years and over are the ones that are expected to experience the greatest increases, with most other age groups experiencing a declining trend.

3.1.1 Household profile

The current (2021 Census) household composition of separate and medium density dwellings is shown in Figure 3.2 and Figure 3.3 below. Generally:

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

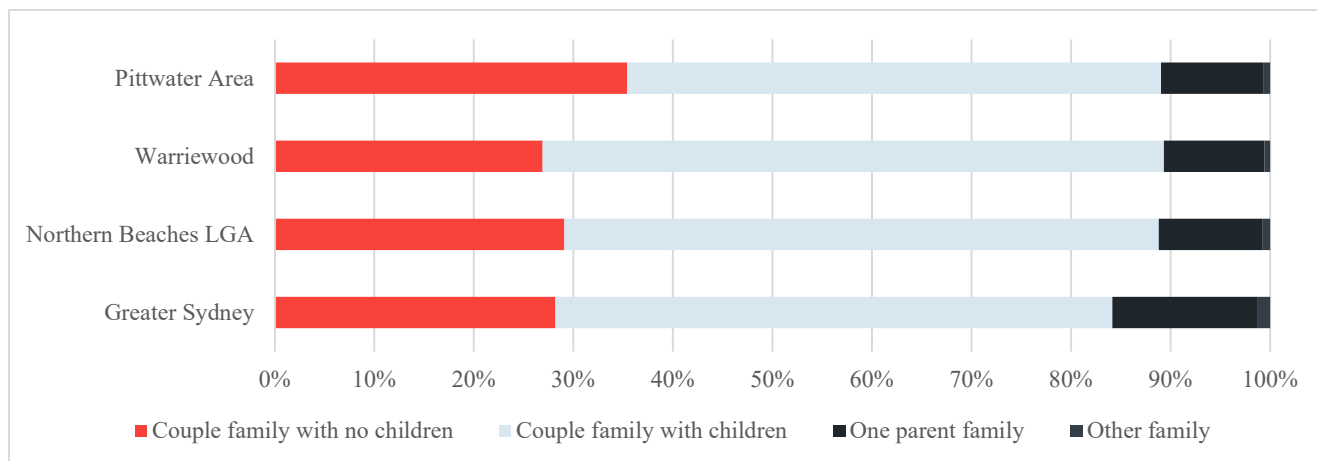


Figure 3.2: Household composition of separate dwellings, 2021

Source: ABS Census, 2021

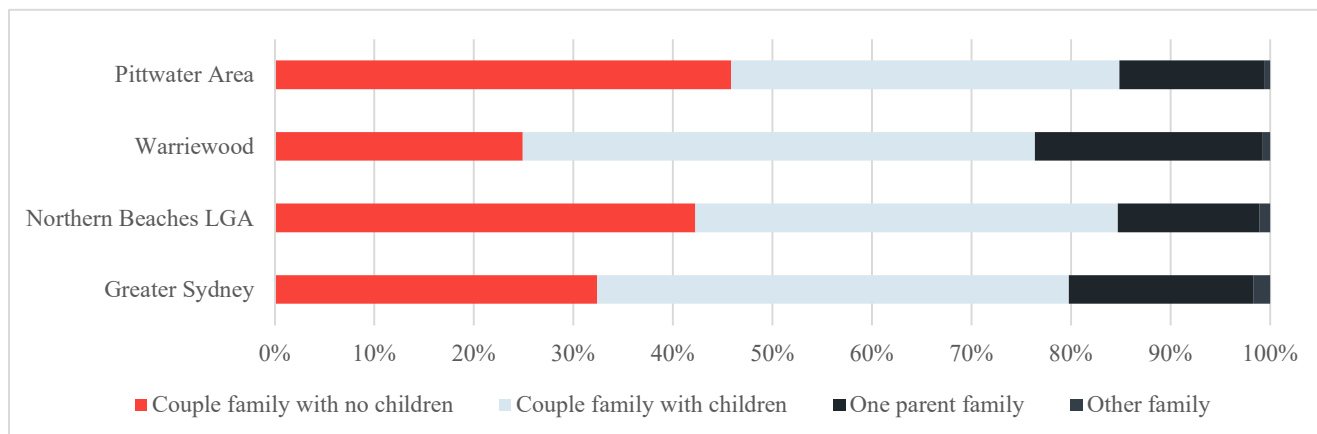


Figure 3.3: Household composition of medium density dwellings, 2021

Source: ABS Census, 2021

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

3.1.2 Housing occupancy

Average household sizes for different dwelling types in benchmarks areas are shown in Figure 3.4 below. Separate houses have the highest average household size, followed by medium density dwellings, then flats and apartments.

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

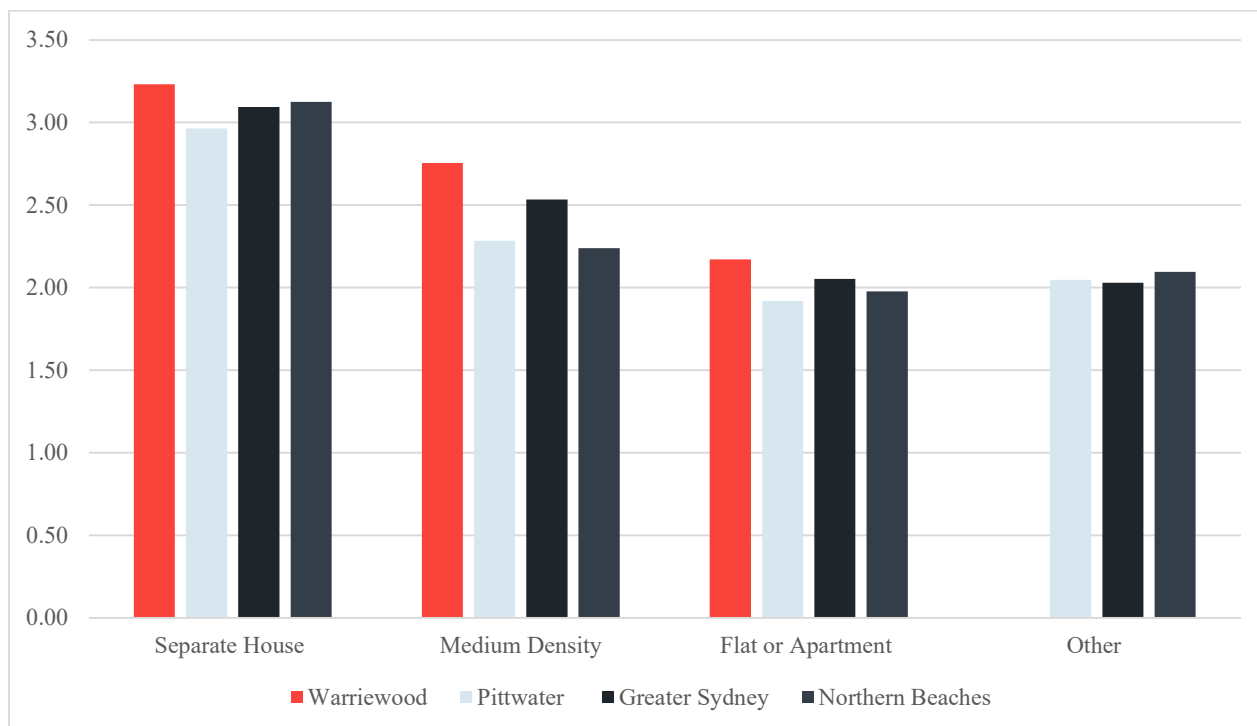


Figure 3.4: Average occupancy for different dwelling types

Source: ABS Census, 2021

3.2 Economic trends

The *Northern Beaches Economic Development Strategy* (Northern Beaches Council, 2023) identifies the following points of relevance to this Assessment:

- Turbulent spending patterns after COVID place pressures on existing centres of traditional retail (due to online shopping and preferences for local suburban shopping centres)
- Frenchs Forest is transitioning to a strategic centre with a Health and Education Precinct anchored by Northern Beaches Hospital. Frenchs Forest Business Park will support clusters of health services; specialised transport, postal and warehousing activity; and growing advanced manufacturing activity.
- Food and beverage, dining out, socialising, are important to support a successful neighbourhood centre
- There are growing working from home, co-working spaces and flexible working arrangements trends which may impact on the need for communal meeting facilities.

4 Existing social infrastructure and demands

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

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

A detailed audit is provided in Appendix B to Appendix F.

4.1 Wilga Wilson Precinct and Ingleside facilities

Social infrastructure within the Wilga Wilson Precinct boundary is limited. The only facility located within the precinct is the First Serbian Orthodox Church St Sava, located on Wilson Avenue, Ingleside. The church was established in 1949 and was the first Serbian Orthodox parish in Australia. The facility includes a church, large hall, parish residence and parking. The church offers tours, scripture and Serbian language classes, folk dancing and a range of catering services. The church hall is available for hire for functions of up to 300 people.

Beyond the precinct itself, facilities in Ingleside reflect its rural and rural residential character with limited community facilities. Existing facilities in Ingleside include:

- Galstaun College - the K-12 Armenian school (Hamazkaine Arshak and Sophie Galstaun College), known as Galstaun College, located north of Mona Vale Road. Galstaun College is a co-educational, non-selective, bilingual Armenian and English college founded in 1986.
- The Rural Fire Service has two brigades in Ingleside, each with approximately 100 volunteers:
 - Tumbledown Dick RFS, Tumburra Street, Ingleside (Wirreanda Valley)
 - Ingleside RFS, King Road, Ingleside (south of Mona Vale Road).
- Camp Kedron – also adjoining Ku-ring-gai National Park, Camp Kedron is a Christian retreat and conference centre open to organisations such as churches, schools and youth and community groups. The staffed centre offers meals and facilities for school holiday camps where activities include games, craft, indoor and outdoor sports, water sports and concerts
- Places of worship:
 - Baha’i National Centre and Baha’i Temple, Baha’i Temple Way, Ingleside – the Temple site occupies nine hectares at one of the highest points in Ingleside and houses the national administrative offices of the Australian Baha’i Community. The Temple, gardens, bookshop and Visitors’ Centre are open to the public.
 - Jehovah’s Witnesses Kingdom Hall – corner Wattle Road and Powderworks Road, Ingleside
 - Church on the Hill, Powderworks Road, Ingleside – aligned with Narrabeen Baptist Church
- Peninsula Senior Citizens’ Toy Repair Group, Baha’i Temple Way, Ingleside – this group was formed in 1975 with the intention of bringing together senior citizens in the community to repair damaged toys and donate them to needy families or children's organisations.
- Sydney Conference and Training Centre - is a residential conference venue and training facility on nine acres at Ingleside Road, Ingleside. The Centre has six conference rooms and training rooms of varying sizes, nine break-out rooms, a coffee lounge, restaurant, recreation room, sauna, gymnasium, pool and tennis court and 56 bedrooms in 6 separate single storey buildings.
- Business Education Network (BEN) has a community centre on Wirreanda Road, next to the Tumbledown Dick Rural Fire

Brigade. BEN provides outreach and vocational programmes, mentoring, case worker support and personal development resources to young people.

- Ingleside currently contains several small areas of open space including a part of the privately-owned Monash Country Club and Ingleside Chase Reserve.

4.2 Facilities near Ingleside

4.2.1 Educational facilities – primary and secondary schools

Primary schools – Public

Public primary schools nearest the precinct include:

- Elanora Heights Primary School - the site is within this school's catchment and has an enrolment of 444 students (2023) which has been decreasing
- Mona Vale Public School
- Narrabeen North Public School
- Terrey Hills Public School.

Enrolments for 2018-2023 are provided in Appendix B. Over the five-year period, enrolments rates steadily decreased for all government primary schools except Narrabeen North where they fluctuated. Mona Vale Primary School was experiencing significant growing enrolments, reaching 1,131 in 2019. However, it has since decreased to 736 in 2023.

Primary schools – Independent / Private

The closest independent / private schools to the precinct include:

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

For independent schools there has been mixed enrolment trends with decreasing enrolment at Forestville Montessori, increasing enrolment at Sacred Heart, AGBU and St Josephs, and fluctuating enrolment at Kinma and Kamaroi.

Secondary schools – Public

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

- Narrabeen Sports High School, North Narrabeen – the site is within this school's catchment and has enrolments of 944 students which has been decreasing
- Pittwater High School, Mona Vale
- Northern Beaches Secondary College, Cromer.

Narrabeen Sports and Northern Beaches Secondary College showed increasing enrolment trends between 2018-2023, with Northern Beaches Secondary College almost doubling their enrolments. Pittwater High fluctuated over the period reflecting consistent and increasing demand across the local area.

It is noted that an upgrade is planned at the Northern Beaches Secondary College, Cromer.

Secondary schools – Independent / Private

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

Enrolment trends fluctuated between 2018-2023.

Combined schools – Independent / Private

Combined schools in the local area include:

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

Across the five schools there were mixed enrolment patterns between 2018-2023. Galstaun College is the only combined school that had steadily increasing enrolment numbers while the other combined schools fluctuated over the 2018-2023 period.

Educational facilities: existing demands

Without engaging with School Infrastructure NSW and/or existing schools, existing demand and capacity is difficult to ascertain. However, decreasing enrolments at Elanora Heights Primary School and at Narrabeen Sports High School suggest available capacity.

4.2.2 *Childcare facilities*

A total of 37 childcare facilities have been identified in the following suburbs surrounding the Wilga Wilson Precinct:

- Elanora Heights
- Narrabeen
- North Narrabeen
- Warriewood
- Mona Vale
- Terry Hills.

These facilities include before and after school care and centre-based care (long day care)/preschools, including one Council operated facility. An analysis of vacancy data, provided in Appendix B, was undertaken in March 2024 to provide a general overview of potential existing demands.

For centre-based care facilities:

- 11 facilities (38%) are small, with a maximum capacity of less than 50 children
- 17 facilities are medium sized (59%), with a maximum capacity between 50 and 100 children
- There is only one with a maximum capacity of 100 children or more
- 41% of facilities have some form of vacancy
- 41% have no capacity
- 17% do not publicly advertise vacancy.

For before and after school care and vacation care facilities:

- Three facilities (30%) are small, with a maximum capacity of less than 50 children
- Five facilities (50%) are medium sized, with a maximum capacity up to 100 children
- Two facilities (20%) are large, with a maximum capacity of more than 100 children
- Five facilities (50%) have some form of vacancy
- Four facilities (40%) have no vacancy
- One facility (10%) does not publicly advertise vacancy.

Childcare facilities: existing demands

In summary, there is a range of childcare facilities with some relative available capacity in the local area. Terrey Hills also has the highest number of approved child care places in the LGA.

4.2.3 Health and medical services

In November 2018 the Northern Beaches Hospital opened in Frenchs Forest, replacing the existing services at Mona Vale and Manly hospitals. It is now the primary hospital for the Northern Beaches, services the Northern Beaches LGA catchment and is within a 20-minute drive from Ingleside. Under a private-public partnership, the Northern Beaches Hospital delivers 488 beds, 60% public and 40% private¹. This equates to nearly 200 more beds than Manly and Mona Vale Hospitals combined².

Redevelopment of the Mona Vale hospital transformed the facility into a high-level rehabilitation and sub-acute hospital, with more than 250 staff who specialise in rehabilitation and aged health services along with palliative care and community health. An Urgent Care Centre operates 24/7 to treat minor injuries and illnesses³. It now also provides extensive community health services, including child and family health, within the new purpose-built Mona Vale Community Health Centre. The facility is within a 10–15-minute drive from the Ingleside precinct.

Details of each hospital are provided in Appendix D.

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

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

4.2.3.1 Health facilities: existing demands

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

The Northern Sydney Local Health District (NSLHD) *Strategic Plan 2022-2027* identifies:

- A growing and ageing population in the LHD, and growth in residents born in non-English speaking countries. This has implications in terms of making sure that residents have access to appropriate (including culturally appropriate) health care and support as they age.
- The LHD residents have a higher life expectancy and generally ‘good health’, however there are vulnerable groups whose needs should be addressed, including by caring for the young, and for the older people.
- Ryde-Hunters Hill population growth is expected to be greater for all age groups but is strongest in children (0-17 years) where it will be the only NSLHD sector that will grow (5.9 per cent).

There is good availability of a range of public health services in the service area that have been provided to address future population growth. Consultation with NSLHD is required to ascertain demands however there are likely no existing needs for such services in the area.

4.2.4 Community centres, libraries and cultural facilities

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

Those that are located closest to the development site include:

Community centres:

¹ <https://northernbeacheshospital.com.au/>

² <https://www.nslhd.health.nsw.gov.au/Hospitals/Manly/redevelopment>

³ <https://www.nslhd.health.nsw.gov.au/Hospitals/MonaVale>

- Terrey Hills Community Centre – The facility comprises two buildings, which include the Community Centre and the Seniors' and Youth Centre. The Community Centre has a large hall (with adjoining stage and meeting room), while the Seniors' and Youth Centre is used by Northern Beaches Radio and is not available for hire by the public. The Community Centre facility has a maximum capacity of 150 people.
- Elanora Heights Community Centre – The facility is suitable for functions, classes, meetings and small exhibitions. The Centre is very small, at only 126 sqm, and has a maximum capacity of 110 people. The centre is used through the day as a pre-school, and so only has capacity for community use at evenings and weekends.

Further away but under 10 minutes drive:

- North Narrabeen Community and Tennis Centre - The Centre has 3 halls (Main Hall: Capacity for 110 people and 120 sqm and Middle Hall: capacity for 75 people). The Centre is small with an approximate floorspace of 120 sqm and capacity to host a total of 195 people. The halls have fully enclosed children's play area with shade, swings, cubby house and the tennis courts have a separate enclosed play area. The Centre is suitable for functions, classes, meetings, workshops, children's parties, exhibitions and small theatrical performances.
- Tramshed Arts and Community Centre – new multipurpose community centre with a total capacity of 341 people. The Centre offers a total of 6 different sized spaces including 3 halls, 2 meeting rooms and a dedicated space for pottery and clay work.
- Nelson Heather Centre, Warriewood – The Centre has two halls and a meeting room and is suitable for functions, classes, meetings, workshops and exhibitions. The Nelson Heather Centre will be replaced by the Warriewood Community Centre within the next two years. Information on new facilities is provided in Section 5
- Mona Vale Memorial Hall – The Hall is located adjacent to the Mona Vale Library and consists of a main hall and meeting room. With a larger size of 289 sqm, the facility has a maximum capacity of 250 people.
- Ted Blackwood Narrabeen Youth and Community Centre – Located in close proximity to Warriewood Shopping Centre, this facility offers a main hall and an upstairs meeting room. The facility is large at 312 sqm and caters for a maximum capacity of 280 people.

Further away but under 10 minutes drive:

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

Programs and services:

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

- Access to a range of services (such as Meals on Wheels service, Home Library Services, Pensioner Rates, Road Safety Workshops, Northern Beaches Seniors Directory, and links to other aged care services)
- Activities (such as education and leisure, fitness and exercise and social clubs and outings)
- Support services and networks for older residents (such as Scam Awareness webinars)
- Services and programs targeted at young people:
 - Annual Youth Program: activities listed in the Youth Program include local band competitions (Northern Composure Unplugged and Northern Composure Band Comp), youth film festival (24/7 Youth Film Festival), Northern Beaches Council Youth Advisory Group and National Youth Week.
 - GLAM – LGBTIQ+: a social support group for young people aged 12-21 of diverse genders and sexualities. The group focuses on educational and social opportunities for young people. The group meets every two weeks.
 - Discobility Junior: an event for high school students with a disability and is held once a school term.

- Online resource, support and free counselling service through the Northern Beaches Youth & Family Counselling Service.
- Spaces such as YOYO's and Northern Beaches PCYC provide services and events for young people.

While recent community support work has focused on providing 'purpose' for young people in the, the Wilga Wilson Precinct will need to consider how youth programs are run, serviced and delivered in the precinct.

Sport and recreation play an important role in youth resident engagement with 43 sporting associations listed on Council's website. Some organisations such as the Manly Warringah Football Association have 17 member clubs, reflecting a high number of both club options but also sport options. Sport and recreation also play an important role for seniors. Needs for sport and recreation are explored in Section 4.2.5.

4.2.4.1 Community facilities: existing demands

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

While this should be discussed with Northern Beaches Council, Council's *Community Centres Strategy 2021* identifies a specific lack of larger multipurpose facilities with a floor space of 2,000sqm or more. Based on a provision rate of 80sqm/1,000 residents, the Northern Beaches LGA has an existing shortfall of 6,971sqm⁴, as shown by Table 4.1.

Table 4.1 Community facilities provision rates

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

The development site is within the Mona Vale Planning Area:

- While the number of community centres is adequate, there is an identified lack of community floor space. This reflects multiple smaller facilities but a lack of a community meeting and activity space of reasonable size enabling true multipurpose and flexible use.
- The provision of the new Warriewood Valley Community Centre (described in the following section) will partly fill the future gap of community centre floor space, as identified in the benchmark analysis.

4.2.4.2 Planned community facilities

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

- A players hall with an operable dividing wall (285sqm), office, kitchen and dealing room
- 2 meetings rooms (40sqm) with option to open space into one 80sqm room
- An activities hall (149sqm) with the ability to host dance groups, fitness classes and seniors activities
- Amenities block
- A foyer and community living room (351sqm)
- Small hall (152sqm) with large storage facility and office with the ability to host events and functions, art classes, table tennis (up to 6 tables), meetings, councillor briefings, fitness classes, education and training and music classes

⁴ Draft Community Centres Strategy

- Small hall (150sqm) with adjoining main hall (303 sqm) with ability to merge spaces into larger facility with the large hall able to host large functions, community theatre and performances, sports registration and presentations, conferences/education/training and large meetings and charity events.

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

4.2.5 *Open space and recreation facilities*

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

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

Open space

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

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

Recreation

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

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

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

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

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

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

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

4.2.5.1 Open space and recreation: existing demands

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

Previous Council analysis has shown that the Northern Beaches has a shortfall of playing space⁵. While there are existing arrangements with several schools for community access out of school hours, this shortage remains, particularly for soccer, AFL, hockey, cricket, touch football.

4.2.6 Emergency services

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

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

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

Ambulance stations are located in Narrabeen, St Ives and Belrose.

4.2.6.1 Emergency services: existing demands

Engagement with emergency services is required to ascertain needs for emergency facilities and other implications of developing the site for residential use.

⁵ Northern Beaches Sportsgrounds Strategic Directions Analysis

5 Wilga Wilson proposal

5.1 Future population in the broader area

According to the Northern Beaches *Local Strategic Planning Statement - Towards 2040*, the projected population growth for the Northern Beaches is expected to generate demand for an additional 11,747 dwellings by 2036. This is an implied dwelling requirement and equates to 652 new dwellings per year, consistent with historic development trends.

While previous proposals for Ingleside proposed a larger yield, the current proposal may still have a role to play in meeting this anticipated housing demand.

5.2 The development scenario

The proposed concept plan is shown in Figure 5.1 below.

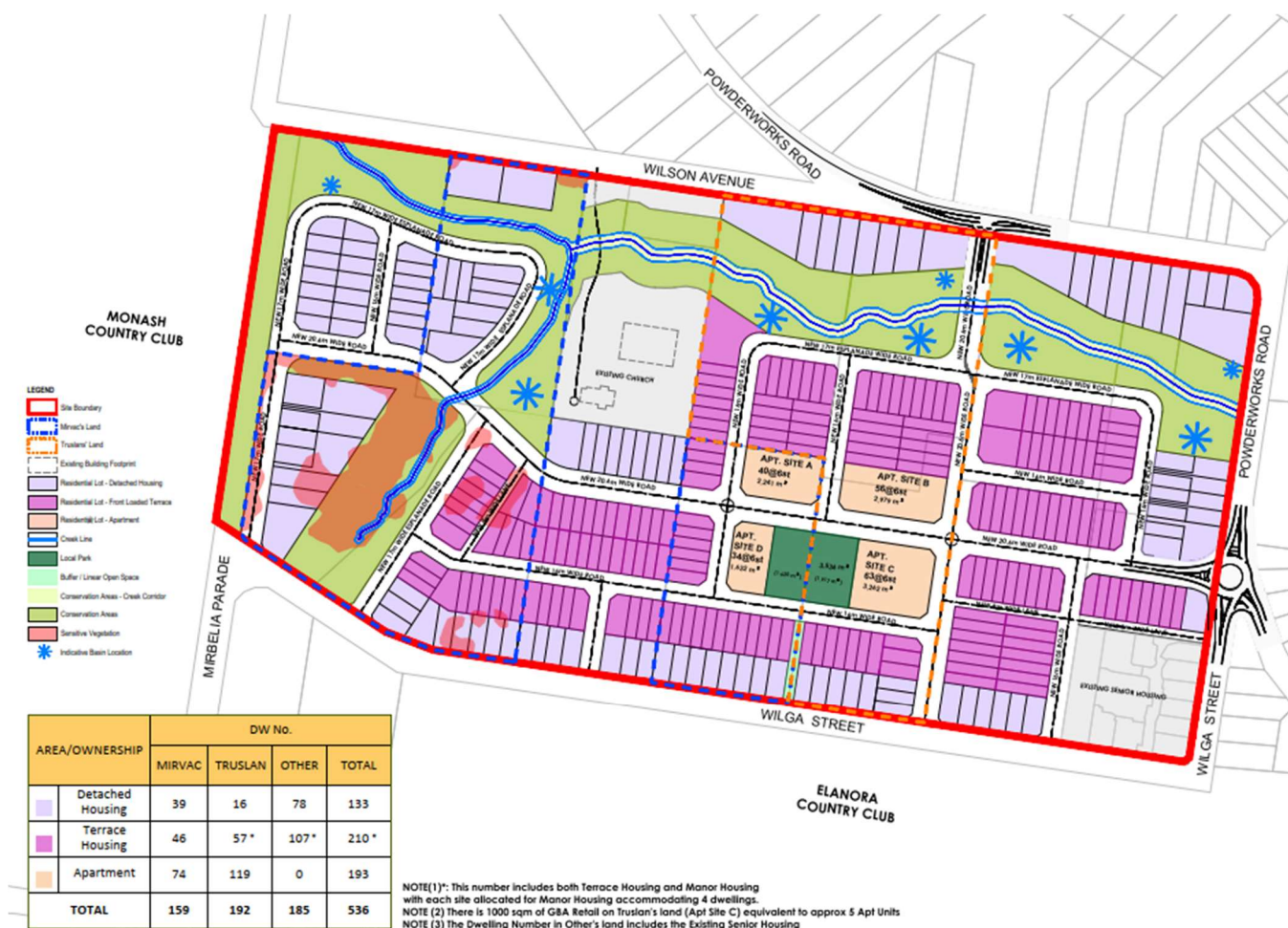


Figure 5.1: Concept Master Plan

Table 5.1 Dwelling yield and type

Dwelling Type	Number
Detached	133
Terrace/townhouse	210
Apartment	193
Total	536

The development scenario can be broken down as:

- Medium density (39.2%).
- Apartments (36% of total dwellings)
- Detached (24.8%)

5.3 Projected population

This section includes estimates of the total population of Wilga Wilson and the likely age profile of that projected population. These estimates are based on a number of assumptions that are made explicit in this report.

5.3.1 Total population

To project a future population from the development scenario, assumptions must be made about occupancy rates. The most accurate way to do that is to identify occupancy rates for the different dwelling types proposed. The table below uses the Northern Beaches LGA as a comparative area to identify occupancy rates for the three different dwelling types proposed at Wilga Wilson. The Northern Beaches LGA provides a broad picture of separate dwelling, townhouse and apartment occupancy in the area and is based on large numbers.

Table 5.2 Comparative area occupancy rates by dwelling type – Northern Beaches LGA

Detached number	Detached residents	Occupancy rate	Townhouse number	Townhouse residents	Occupancy rate	Apartment number	Apartment residents	Occupancy rate
54,040	172,422	3.2	8299	18570	2.2	31478	62252	2.0

Source: ABS Census 2021

The table shows that the occupancy rate for the Northern Beaches LGA for dwelling types is:

- Separate houses 3.2 persons per dwelling
- Townhouse/medium density 2.2 persons per dwelling
- Apartments 2.0 persons per dwelling.

Table 5.3 Dwelling yield and type

Dwelling Type	Number	Occupancy Rate	Population
Detached	133	3.2	426
Terrace/townhouse	210	2.2	462
Apartment	193	2.0	386
Total	536		1,274

Source: ABS Census 2021

When those occupancy rates are applied to the dwelling types and numbers proposed, the overall total Wilga Wilson population is estimated as 1,274.

5.3.2 Projected age composition

Understanding the future likely age profile of a proposed community is important in social infrastructure planning as demand for some key elements of social infrastructure is influenced by the age of the potential users. The age profile of different dwelling types for the Northern Beaches is shown in the following table.

Table 5.4 Age of residents in different dwelling types – Northern Beaches LGA

Age	Detached houses	Townhouse/ semi detached	Flats/ apartments	Total number
0-4 years	5.2%	5.6%	5.7%	14070
5-9 years	7.2%	5.8%	3.5%	16124
10-14 years	8.7%	5.1%	2.9%	18128
15-19 years	7.8%	4.7%	2.7%	16184
20-24 years	5.6%	3.6%	4.4%	13666
25-29 years	3.4%	3.5%	9.7%	13275
30-34 years	3.5%	4.6%	12.6%	15472
35-39 years	5.1%	6.6%	10.0%	16948
40-44 years	6.9%	6.5%	7.5%	18305
45-49 years	8.6%	6.7%	6.2%	20329
50-54 years	8.3%	6.4%	5.6%	19304
55-59 years	7.3%	6.1%	5.4%	17353
60-64 years	5.9%	5.4%	5.3%	14715
65-69 years	4.8%	5.3%	4.5%	12295
70-74 years	4.3%	6.5%	4.4%	11450
75-79 years	3.4%	6.6%	3.8%	9583
80-84 years	2.2%	5.2%	2.8%	6735
85-89 years	1.1%	3.5%	1.9%	4145
90-94 years	0.5%	1.7%	0.9%	2293
95-99 years	0.1%	0.5%	0.2%	701
100 years and over	0.0%	0.0%	0.0%	100
Total	100.0%	100.0%	100.0%	261159

The age group breakdown by dwelling type figures for the Northern Beaches in the table above can be applied to the projected population by dwelling type for Wilga Wilson to estimate the approximate age profile of the future community.

Table 5.5 Projected Age Profile of Wilga Wilson Residents

Dwelling type	Separate house		Townhouse/ Semi Detached		Apartments		Total
Age	%	Number	%	Number	%	Number	
0-4 years	5.2%	22	5.6%	26	5.7%	22	70
5-9 years	7.2%	31	5.8%	27	3.5%	14	71
10-14 years	8.7%	37	5.1%	24	2.9%	11	72
15-19 years	7.8%	33	4.7%	22	2.7%	10	65
20-24 years	5.6%	24	3.6%	17	4.4%	17	57
25-29 years	3.4%	14	3.5%	16	9.7%	37	68
30-34 years	3.5%	15	4.6%	21	12.6%	49	85
35-39 years	5.1%	22	6.6%	30	10.0%	39	91
40-44 years	6.9%	29	6.5%	30	7.5%	29	88
45-49 years	8.6%	37	6.7%	31	6.2%	24	92
50-54 years	8.3%	35	6.4%	30	5.6%	22	87
55-59 years	7.3%	31	6.1%	28	5.4%	21	80
60-64 years	5.9%	25	5.4%	25	5.3%	20	71
65-69 years	4.8%	20	5.3%	24	4.5%	17	62
70-74 years	4.3%	18	6.5%	30	4.4%	17	65
75-79 years	3.4%	14	6.6%	30	3.8%	15	60
80-84 years	2.2%	9	5.2%	24	2.8%	11	44
85-89 years	1.1%	5	3.5%	16	1.9%	7	28
90-94 years	0.5%	2	1.7%	8	0.9%	3	13
95-99 years	0.1%	0	0.5%	2	0.2%	1	4
100 years and over	0.0%	0	0.0%	0	0.0%	0	0
Total	100.0%	426	100.0%	462	100.0%	386	1,274

As mentioned, age can determine demand for some forms of social infrastructure, for example child care and schools.

For child care, an ultimate number (at the time of the full development yield) of 0-4 year olds of 70 suggests it may be unlikely for a child care centre to be located on the site. The *Northern Beaches Children's Services Strategy* 2021 refers to a general standard of 1 long day care place for every 3 children aged 0-4 years (p.32). There is also the trend that child care centres have become larger to maintain viability and minimum numbers are thought to be between 75 and 100 children. Child care, however, is now mostly provided by the private sector. It is possible that the private sector may see a market opportunity in the area for a new child care centre. While not necessarily identifying a site, planning for Wilga Wilson should ensure that child care is permitted under the site's zoning and that there are sites that could accommodate the requirements of a child care centre.

In relation to public schools, the table above estimates that there will be 208 children and young people aged between 5 and 19 years old who are residents of the Wilga Wilson Precinct. This is unlikely to constitute enough demand for consideration of a public primary or secondary school. These numbers should also be considered in terms of a reasonable proportion of these future residents also likely to attend non-government schools (based on the continuation of current trends). These initial assumptions should be confirmed with School Infrastructure NSW as there may be plans for new schools to address wider catchments than just the Wilga Wilson Precinct – also noting possible capacity within existing schools.

Age also plays a key role in planning for open space and recreation activities as some forms of recreation activities and therefore spaces are highly dependent on the age profile of residents.

5.3.2.1 Relationship between age profile and recreational activities

The following table shows recreation activity participation figures by age based on the latest AusPlay survey data conducted by the Australian Sports Commission.

Table 5.6 Recreation activity participation by age group – 15 years and over New South Wales 2022-2023

Activity	% of population who participates regularly
Walking (recreational)	42.6
Fitness/gym	38.5
Swimming	20.0
Running/athletics	17.6
Cycling	11.2
Bushwalking	10.0
Football/soccer	8.2
Yoga	6.5
Virtual based physical activity	6.2
Golf	5.8

The table above shows the strong popularity of unstructured and unorganised recreational activities like walking, fitness, swimming, running and cycling. The popularity of these activities has been consistent over several years.

The NSW figures shown in the table are generally consistent with 2020 survey data included in the *Let's Play! Northern Beaches Open Space and Outdoor Recreation Strategy and Action Plan 2022*. This data shows that the most popular recreation activities participated in by Northern Beaches residents over the last 12 months were:

- Walking – walking for exercise or leisure, dog walking (87% of respondents)
- Swimming at beach or tidal pool (75%)
- Bushwalking (69%)
- Relaxing, sitting, meditating (63%)
- Running or jogging (51%).

As the data above is generally restricted to those 15 years and over, information for 0-14 year olds is provided separately by the Clearinghouse for Sport. Data⁶ shows that children's participation in outside of school sport or physical activity has decreased from 2016 to 2023. There was a sharp decrease in 2020 due to COVID. Although there has been some recovery in participation since 2020, there has not been an increase back to the levels of participation seen in 2016.

⁶ <https://www.clearinghouseforsport.gov.au/research/ausplay/results/participation-report/children-aged-0-14#sport>

The same data from the Clearinghouse for Sport shows that the most popular activities for boys aged 0-14 were:

- Swimming
- Football/soccer
- Basketball
- Australian football
- Gymnastics.

The most popular activities for girls aged 0-14 were:

- Swimming
- Gymnastics
- Dance/recreational
- Netball
- Football/soccer.

These figures show greater participation in formal or organised sporting activities among 0-14 year olds. These figures need to be considered in relation to the demand generated from the Wilga Wilson population with the projections suggesting a total number of 213 0-14 year olds.

5.4 Implications for the development

With approximately 75% of dwellings in Wilga Wilson being either medium or higher density (townhouse/terrace or apartments), social infrastructure planning will need to consider a possible higher need for meeting and small function or activity spaces as well as public open space. This is due to less private indoor and outdoor space being available for general activities and events.

The total population and the projected age profile suggest that there will be a relatively higher demand for unstructured recreational activities like walking, fitness and cycling; and possibly a lesser demand for formal organised sporting spaces like playing fields.

While there will be some demand generated for age-specific facilities like child care, schools and sports spaces, it is likely to be insufficient to warrant on-site provision. Off-site access to these forms of social infrastructure will be required. This is reviewed in more detail in the following sections.

6 Approach to planning social infrastructure

The approach to planning social infrastructure for Wilga Wilson responds to the policy framework set out in Northern Beaches Council key planning strategies. The approach proposed combines these policy initiatives with a comprehensive understanding of best practice in social infrastructure planning.

6.1 Guiding principles

The principles shown in the figure below from the Northern Beaches *Community Centres Strategy 2021* provide sound guidance for the provision of community centre type space at Wilga Wilson.



6.2 Standards and benchmarks

Using standards for planning social infrastructure is generally considered to be good as a starting point but additional considerations need to also be part of the planning process. The context of the site, the type of community that will live there and their likely needs, the existence and capacity of surrounding infrastructure, and the significance of placemaking opportunities that social infrastructure may provide are all considerations that need to be taken into account with the quantitative approach that standards provide.

The following table includes well-established social infrastructure standards that can be used as a starting point for identifying future needs of the Wilga Wilson Precinct. Northern Beaches Council standards have been used where available. Where not available, well recognised standards from other sources have been used. The standards have also been selected to focus more on the local and neighbourhood level in response to the projected population of Wilga Wilson.

Table 6.1 Social Infrastructure Standards

	Facility/ space	Standard	Size / description	Source/ reference
Community facilities	Local community centre	1:1,000 people	150 sqm Services the immediate local community and provides meeting and gathering spaces for community groups on a casual basis e.g. dance classes, birthday parties Spaces are generally smaller in nature and standalone (such as a community hall)	Northern Beaches <i>Community Centres Strategy</i>
	Children's centre – long day care	One long day care place for every 3 children aged 0-4 years	Centre for care and development of children in early stages of growth and development. Majority now provided by private sector although some Local Government and not-for-profit provision	Northern Beaches <i>Children's Services Strategy</i>
Education	Child care – out of school hours care	One Out of School Hours Care place for every 2.7 children aged 5-11 years Or 1:6,000 people	Before and after school care and possibly vacation care from primary school aged children. Usually conducted on public school grounds.	Parks and Leisure <i>Community Infrastructure Guidelines</i> ⁷
	Secondary school (Govt)	Planned on the basis of 2,000 secondary school student capacity (SINSW does not use numerical standards)	Years 7-12 public school serving combination of local neighbourhoods. Would ideally include shared facilities including playing fields and auditorium	School Infrastructure NSW
	Primary school (Govt)	Planned on the basis of 1,000 primary school student capacity. (SINSW does not use numerical standards)	Years K-6 public school serving local neighbourhoods. Would ideally include shared facilities including playing fields (if provided) and auditorium/school hall	School Infrastructure NSW

⁷ Parks and Leisure Australia (Western Australia), *Community Infrastructure Guidelines*, 2020

	Facility/ space	Standard	Size / description	Source/ reference
Library	Branch library	1:15,000-20,000 39 sqm per 1,000 people	800-1,000 sqm Smaller library to meet diverse community learning and activity needs. Contains collection space, study areas, community meeting rooms, training spaces, children's area.	State Library of New South Wales as per Northern Beaches <i>Library Strategic Plan 2023-2028</i>
Recreation	Outdoor courts	1:5,000	Multipurpose outdoor courts for range of sporting activities including basketball and futsal. Located with parks or sports precincts	Greater Cities Commission ⁸
	District sports fields	One oval (two senior rectangular fields): 5,000	5 ha for double field and amenities District sports fields provide a high level of amenity and embellishment. Require two or more ovals (four rectangular sports fields to provide viable venue for local competition sports. Includes amenity buildings and range of sports facilities including fields, cricket nets, outdoor multipurpose courts, playground, fitness equipment and supporting infrastructure (lighting, car parking, toilets, etc.)	Parks and Leisure <i>Community Infrastructure Guidelines</i>
Health	Hospital (public)	2.7 beds per 1000 residents	Provide free health care to Australian citizens and permanent residents. Services provided at public hospitals may include emergency care, elective and emergency surgery, medical treatment, maternity services, and rehabilitation programs.	Infrastructure NSW, <i>State Infrastructure Strategy, 2022</i>

⁸ Unpublished *Social Infrastructure Study* on Six Cities Region of Greater Sydney, 2023

	Facility/ space	Standard	Size / description	Source/ reference
Open space	Local park	1:1,500 (approximate or indicative standard only – standards for local parks are not used in the Northern Beaches. It is noted that the Let's Play strategy does include a playground standard of 1:1,300 so it could be assumed that local park provision would be similar with local parks being the most logical site for local playgrounds)	Desirable minimum size of 0.3 ha or 0.5ha in medium to low density areas. Close to people's homes that people can usually walk or ride a bike to. Residents must be within 400m walking distance of a local park	<i>Let's Play Open Space and Outdoor Recreation Strategy and Action Plan</i> Note: Let's Play does not include a numerical standard for local parks. The standard shown is used by other councils including the <i>Lake Macquarie Parks and Play Strategy 2021</i>
	Linear parks/ trails	800m per 1,000 people (as a capacity measure)	Utilisation of riparian corridor, creek beds, etc. Also consider trail links external to site to link with broader trail network	NSW Government <i>Greener Places</i>
	Local playground	1:1,300	Smaller, more locally accessible play spaces that would cater for younger and older children. May include five or more pieces of play equipment, natural areas and some non-structured play areas. Inclusive design where possible	<i>Play Open Space and Outdoor Recreation Strategy and Action Plan</i>
	Outdoor fitness	1:15,000-20,000	Provided as either exercise/fitness nodes or stations along a recreation track or trail. Nodes can be desirable and offer free physical exercise equipment. Should include a mix of machines (movable parts) and fixed equipment like chin up bars, dip bars, etc.	Greater Cities Commission
	Off leash dog park	1:30,000	A designated area that is fenced and allow leash free exercise for dogs. Should include seating and amenities for dog owners. Important in higher density areas.	Greater Cities Commission

7 Social infrastructure requirements

The following sections of the report outline requirements or recommendations for both on and off-site social infrastructure provision.

7.1 On site provision

7.1.1 Community facilities

The *Northern Beaches Community Centres Strategy* 2021 identifies a desired benchmark for community centre provision of 80 square metres for every 1,000 people. Applying this to the projected population of Wilga Wilson (1,274 people), provides an estimated demand generated for community centres space of approximately 102 square metres. The *Community Centres Strategy* also identifies a hierarchy of community centre provision which suggests that a population catchment of 1,000 people would typically require a community centre space of approximately 150 square metres.

Both 102 and 150 square metres, are small spaces for community centres. Many councils consider 400-450 square metres to be a minimum floor area for an effective community centre space. With this in mind, it is also important to note that the *Community Centres Strategy* identifies one of the challenges for Northern Beaches Council in its community centre provision as the number of small and fragmented facilities Council has, with the Strategy noting that 35 of 39 existing facilities are considered local centres with just one or two room halls.

It is noted that the *Northern Beaches Community Centres Strategy* does include a strategic direction to “Investigate the provision of a local centre in Ingleside as population grows”. However, it is also noted that this strategy assumed a population of 3,000 people, which is significantly larger than currently proposed.

Wilga Wilson may benefit from the provision of a small community activity or community centre space. However, it is noted that Council, as the eventual owner (and maintainer) of the facility, may find this would not suit its needs and have a preference for Wilga Wilson to contribute to a larger facility off-site but nearby. Discussions with Northern Beaches Council are required to clarify this.

7.1.2 Open space

The *Let's Play! Open Space and Outdoor Recreation Strategy* identifies the following key directions from *Greener Places* as the most relevant for the Northern Beaches:

- A desirable minimum size of a local park is 3,000sqm (or 1,500sqm in high density areas where more efficient provision does not exist or opportunities for re-use of small spaces arise), and desirable minimum size of local parks in medium to low density areas is 5,000-7,000sqm
- Residents must be within a 5 minute or 400m walking distance to a local park (200m in high density areas), a 25 minute or 2 km walking distance to any district park (2ha+) and 5-10 km from most houses to regional open space
- Quantity of open space should be considered in terms of the number of opportunities available for active and passive recreation - a variety of spaces should be provided to cater to different demands and age groups.

The *Let's Play! Strategy* refers to local parks as ‘located in residential areas and serve the local suburb community’.

The *Let's Play! Strategy* also identifies a desired provision for playspaces of one playspace for every 1,300 people. The Mona Vale Catchment is identified as having “a good provision of playspaces and meets the provision standard ratio”. The Strategy continues that Mona Vale Catchment is largely dominated by local playspaces with community feedback indicating these smaller, less busy and easily accessible spaces are highly valued.

Wilga Wilson will likely require a combination of on-site provision and off-site contribution. The key demands for on-site provision are local public open space that can be used for a variety of purposes. The total projected population and the likely age profile of the future population suggests that demand for on-site provision of sports fields is not warranted

but consideration should be given to incorporation of recreational amenities such as outdoor courts within the public space network. Facilities that encourage walking, running and exercise should also be key considerations.

In understanding the required public open space provision it is also important to consider the nature of the dwellings proposed. In the proposal, 75% of dwellings are medium density or apartments. It can be argued that due to the lesser amount of private open space in medium and higher density dwellings, greater access to quality, accessible public open space is required.

The Master Plan includes one open space parcel of a size of 3,536 square metres. Although Northern Beaches has steered away from numerical standards, this level of public open space for a population of 1,274 people appears to be low.

The *Let's Play! Strategy* identifies various minimum sizes for local parks as described above, and the proposed provision is consistent with one of the minimum sizes proposed in Council's Strategy i.e. 0.3ha. Discussions with Council would be required to understand their position on this minimum size.

Links and accessibility to the open space will be important to ensure there is no feeling of privatisation by residents of the apartment buildings.

Future detailed design should also explore the extent to which parts of the riparian corridor/conservation area can be embellished to create usable public open space without compromising its environmental qualities and functions. The recreation participation data shows the popularity of walking and running as two key activities and there may be potential to support these forms of recreation through sensitive integration of amenities within the conservation area. Discussions with Council would be required to understand their position and explore any potential.

7.1.3 Schools

In relation to public schools, the population projections suggest there will be 208 children and young people aged between 5 and 19 years old who are residents of the Wilga Wilson Precinct. In isolation this would not constitute enough demand for consideration of a public primary or secondary school. It is expected that existing schools would be able to absorb this additional demand, particularly considering enrolment trends. These numbers should also be considered in terms of a reasonable proportion of these future residents likely to attend non-government schools (based on the continuation of current trends). These initial assumptions should be confirmed with School Infrastructure NSW as there may be plans for new schools to address wider catchments beyond the Wilga Wilson Precinct.

Feedback from the NSW Department of Education has been shared by Council and confirms that the demand for education facilities resulting from the proposal can be accommodated by existing surrounding facilities.

7.1.4 Health

Using the State Infrastructure Strategy standards, it is likely that the proposed development would generate demand for approximately 4 hospital beds. Other forms of health service demand and community health service provision would need to be confirmed through discussion with the Local Health District.

7.1.5 Childcare

For child care, an ultimate number (at the time of the full development yield) of 70 0-4 year olds suggests it may be unlikely for a child care centre to be located on the site. The *Northern Beaches Children's Services Strategy* 2021 refers to a general standard of 1 long day care place for every 3 children aged 0-4 years (p.32). Application of this standard would suggest demand for approximately 23 long day care places, which is not a typically viable size for a day care.

Child care, however, is now mostly provided by the private sector. It is possible that the private sector may see a market opportunity in the area for a new child care centre. While not necessarily identifying a site, planning for Wilga Wilson should ensure that child care is permitted under the site's zoning and that there are sites that could accommodate the requirements of a child care centre.

7.1.6 Emergency services

Further discussion with Emergency Services is required to understand the nature of additional demand and for their assessment of key issues such as bush fire risk.

7.1.7 Summary of recommendations and proposed provision

The following table provides preliminary recommendations for on-site provision. This would need to be tested with Council to confirm adequacy of proposed size and discuss suitable locations. Consultation would also identify any other planned facilities that may change these recommendations.

Table 7.1 shows that the key recommended social infrastructure elements include:

- A small community centre or hall building co-located in the proposed park that could accommodate playgroup, library outreach and a wide range of community activities and events
- One local park
- At least one play space, one multipurpose half court and one outdoor gym equipment within the local park and/or location within linear park/green corridor could be explored
- A trail and path network that can be utilised for recreational walking, running and cycling
- Utilisation of the green corridor for paths, trails and potentially natural play for children.

Table 7.1 Recommended on site provision

Facility/ space	Requirement according to standard	Recommended provision	Proposed provision	Comments
Local community centre / hall	80 sqm/1,000 people or One centre of 150 sqm/1,000 people	No community facility recommended on site Consider provision of pavilion type space in local park to support community activities	Not shown on concept plan	Consider provision of pavilion type space in local park to support community activities. Requires consultation with Council as eventual most likely asset owner
Child Care (Long Day Care)	One long day care place for every 3 children aged 0-4 years	Enable provision through planning controls	Not shown on concept plan however residential zoning typically allows day care uses	Provision dependent on market interest unless Council interested in direct provision
Branch library	1:15,000-20,000 39 sqm per 1,000 people	Insufficient demand for library but library services could be delivered from local community centre / hall	n/a	n/a

Facility/ space	Requirement according to standard	Recommended provision	Proposed provision	Comments
Outdoor courts	1:5,000 people	Insufficient demand but exploration of inclusion of an outdoor multipurpose court within local park should be considered	Not shown specifically on concept plan but size of proposed open space could accommodate half court	Recommended provision is beyond standard. Multipurpose outdoor half courts provide an additional unstructured recreational activity within the neighbourhood. Requires little space and can be used for a variety of purposes.
Local park	1:1,500 people	One local park in one single parcel as per Council's minimum size requirements	0.35ha in one single parcel	No clear numerical standards available but Council refers to Greener Places performance criteria and minimum size requirements in <i>Let's Play</i> . These spaces are likely to become key local destinations and meeting places. Focal points for community gathering and activities. Location suitable based on Council's feedback at pre-lodgement meeting – consider increased size
Linear parks/ trails	800m per 1,000 people (as a capacity measure)	Utilisation of riparian corridor, creek beds, etc. Also consider trail links external to site to link with broader trail network	Not shown on concept plan	Addresses high participation in walking and running. Opportunity to create connections and circuits with existing paths and trails.
Local playground	1:1,300 people	Potential for formal play space in one of the local parks. Each should have different character. Utilisation of creative and adventurous play environment in riparian corridor is also opportunity for natural play.	Not specifically shown on concept plan but can be accommodated in proposed open space – local park or linear/conservation area.	Recommend combination of structured and unstructured play. Location within linear park could be explored subject to constraints, promoting nature play. Inclusive design would be beneficial.

Facility/ space	Requirement according to standard	Recommended provision	Proposed provision	Comments
Outdoor fitness	1:15,000-20,000 people	Responding to strong interest in gym/fitness as a recreational activity. Opportunity to create a high quality and free to use outdoor gym in the local park.	Not specifically shown on concept plan but can be accommodated in proposed open space – local park or linear/conservation area.	Recommended provision is beyond standard. Can become key public space activator and attractor. Location within linear park could be explored subject to constraints – and in co-location with play space.
Off leash dog park	1:30,000 people	One leash-free area within the public space network.	n/a	Recommended provision is beyond standard. Can become key meeting and social gathering place.

7.1.8 Examples of pavilion in local parks

Although small, the integration of a pavilion has the potential to create a flexible and multipurpose space that can bring a range of community activities and events to the local park setting.

There are a number of examples of small, but high quality pavilion-like community buildings created within local parks as shown below.



Photo 7.1 Hurlstone Park Community Centre (Sam Crawford Architects) located in Hurlstone Memorial Reserve Park Source: <https://www.architectureanddesign.com.au/projects/cultural-entertainment-sports/hurlstone-park-community-centre-sca>

7.2 Off-site contribution

Discussions with Council will confirm requirements for off-site contributions. Off-site contribution is generally considered for district level facilities and larger spaces like sporting fields. For public open space there may be the requirement to contribute to any proposed district sporting facilities. It would appear that the Wilga Wilson development in its current form would generate demand for approximately two thirds of one playing field.

Off-site contribution should also take into account any forms of on-site provision that are provided beyond the required standards. Table 7.1 where includes recommendations for a number of facilities where standards would not require on site provision. These include:

- Outdoor multipurpose recreation court
- Outdoor fitness facility.

8 Summary and assessment of the Draft Concept Master Plan

The key recommended social infrastructure elements include:

- One local park, considering a pavilion that could accommodate playgroup and a wide range of community activities and events.
- At least one play space, one multipurpose court or half court and one outdoor gym equipment within the local park and/or location within linear park/green corridor could be explored.
- A trail and path network that can be utilised for recreational walking, running and cycling.
- Utilisation of the green corridor for paths, trails and potentially natural play for children.

We note in Council's *Let's Play* Strategy that minimum size requirements for local parks vary between 0.3 to 0.5 or 0.7ha. The proposal is consistent with the 0.3ha minimum size.

Future detailed design and landscaping should ensure the open space remains visible and accessible to all residents, with no feeling of privatisation for apartment building residents.

Future detailed design should also explore the extent to which parts of the riparian corridor/conservation area can be embellished to create usable public open space without compromising its environmental qualities and functions. The recreation participation data shows the popularity of walking and running as two key activities and there may be potential to support these forms of recreation through sensitive integration of amenities within the conservation area.

While feedback has been received during a pre-lodgement meeting with Council, some of the above recommendations should still be confirmed through further consultation.

Appendix A

**Outcomes, goals and strategies from the
Northern Beaches Community Strategic
Plan (2040)**



Table A.1 Overview of outcomes, goals and strategies

Outcome areas	Goals
Protection of the environment Aspiration: Our community aspires to enhance and protect the natural and built environment from the risks and impacts of global and local pressures	Our bushland, coast and waterways are protected for their intrinsic value
	Our environment is resilient to natural hazards and climate change
	Our community is well-supported in protecting and enhancing the environment to ensure safe and sustainable use
Environmental sustainability Aspiration: Our community aspires to be leaders in managing our resources sustainably and for the long term to ensure that development is balanced with our lifestyle and environment	Our community is supported in the transition towards net zero emissions and a local circular economy
	Our built environment is developed in line with best practice sustainability principles
	Our Council is recognised as a leader in environmental sustainability
Community and belonging Aspiration: Our community aspires to care for each other, ensuring that people feel safe, supported, included, and have diverse opportunities for a rich cultural and social life.	Our diverse community is supported to participate in their chosen cultural life
	Our community feels safe and supported
	Our community is inclusive and connected
Housing, places and spaces Aspiration: Our community aspires to have well designed, sustainable and resilient places and spaces, to enhance the local character in order to meet their housing, employment and recreational needs	Our community has access to diverse and affordable housing options to meet their current and evolving needs
	Our local centres are vibrant and healthy, catering for diverse economic and social needs
	Our community has access to spaces that enable healthy and active living and allow for a broad range of creative, sporting and recreational opportunities to be enjoyed
Vibrant local economy Aspiration: Our community aspires to create a thriving and vibrant local economy where traditional and new industries are supported and local career, training and education opportunities are expanded	Our businesses are resilient, well-connected and thrive in an environment that supports innovation, entrepreneurialism and economic growth
	Our economy provides opportunities that match the skills and needs of the population
	Our centres are sustainable, encompassing a diverse range of businesses that attract visitation and provide work, education, leisure and social opportunities
Transport, technology and connectivity Aspiration: Our community aspires to be connected locally, regionally and globally through seamless transport and innovative technologies	Our integrated transport networks meet the needs of our community and reduce carbon emissions
	Our community can safely and efficiently travel within and beyond the Northern Beaches
	Our community can easily connect and communicate through reliable communication technologies

Outcome areas	Goals
Good governance Aspiration: Our community aspires to have a Council that is trusted, respected and responsive to the needs of the Northern Beaches community	Good governance Aspiration: Our community aspires to have a Council that is trusted, respected and responsive to the needs of the Northern Beaches community
	Our Council is proactive, and efficiently and effectively responds to, and delivers on, the evolving needs of the community
Partnership and participation Aspiration: Our community aspires to achieve better outcomes through genuine engagement and collaboration	Our community is engaged in decision making processes
	Our Council builds and maintains strong partnerships and advocates effectively on behalf of the community

Appendix B

Educational facilities – primary and secondary schools



Table B.1 Primary schools and enrolment history

Primary schools	2018	2019	2020	2021	2022	2023	2024
Government schools							
Terrey Hills Public School	243	236	237	222	202	206	206
Elanora Heights Public School	584	573	565	532	486	444	401
Mona Vale Public School	1143	1131	1087	1000	844	736	696
Narrabeen North Public School	697	725	743	756	706	691	641
Narrabeen Lakes Public School	423	418	413	411	375	392	380
Independent schools							
Kinma School, Terrey Hills	84	90	90	92	85	76	75
Kamaroi Rudolf Steiner School	179	177	162	149	145	162	175
Armenian General Benevolent Union (AGBU) Alexander Primary School, Duffys Forest	49	51	58	62	68	71	72
Sacred Heart Catholic Primary School	347	357	350	359	372	394	462
St Joseph's Primary School, Narrabeen	152	148	142	156	162	162	
Forestville Montessori School Secondary College	85	60	66	79	75	44	

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

Table B.2 Secondary schools and enrolment history

Secondary schools	2018	2019	2020	2021	2022	2023	2024
Government schools							
Narrabeen Sports High School, North Narrabeen	858	950	1042	1048	1002	944	872
Pittwater High School, Mona Vale	1039	1078	1106	1077	1035	1035	982
Northern Beaches Secondary College, Cromer campus	575	617	745	857	954	1060	1113
Independent schools							
Mater Maria Catholic College	1009	1038	1015	1044	1086	1095	1106

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

Table B.3 Combined primary / high schools and enrolment history

Combined primary / high Schools	2018	2019	2020	2021	2022	2023	2024
Independent schools							
(Hamazkaine Arshak and Sophie) Galstaun College, Ingleside (K-12)	309	306	308	307	311	321	317
Sydney Japanese School, Terrey Hills (K-9)	200	224	215	229	225	220	
Northern Beaches Christian School, Terrey Hills (K-12)	1133	1228	1151	1157	1156	1175	1205

Combined primary / high Schools	2018	2019	2020	2021	2022	2023	2024
Pittwater House, Collaroy (K-12)	826	848	806	853	904	964	1001
German International School, Terrey Hills (K-12)	305	302	329	323	333	354	364

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

Appendix C

Educational facilities – Childcare



Facility	Location	Type	Capacity	Vacancy ⁹
Do KINDY KIDS CROMER (Kalang Rd)	Elanora Heights	Centre-Based Care Long day care	47	No
Elanora Heights Community Preschool	Elanora Heights	Centre based care	40	No
KINDY KIDS CROMER (Elanora Rd)	Elanora Heights	Centre-Based Care Long day care	43	No
Elanora Heights Community OSH	Elanora Heights	Outside School Hours Care - After School Outside School Hours Care - Before School	106	N/A
St Faiths Gumnut Kindergarten	Narrabeen	Centre-Based Care Long day care	38	Yes
Narrabeen Lakes OSHClub	Narrabeen	Outside School Hours Care - After School Outside School Hours Care - Before School Outside School Hours Care - Vacation Care	80	Yes
Narrabeen Children's Centre	Narrabeen	Centre-Based Care Long day care	56	Yes
St Joseph's Kids Club	Narrabeen	Outside School Hours Care - After School Outside School Hours Care - Before School	40	Yes
Little Diggers Preschool on the Plateau	Narrabeen	Centre-Based Care Long day care	56	No
Kidz Prints Pre-School	Narrabeen	Centre-Based Care Long day care	37	No
GOLDEN SEEDS EDUCATION NARRABEEN PTY LTD	North Narrabeen	Centre-Based Care Long day care	64	No
Narrabeen North Public School P&C Before & After School Care	North Narrabeen	Outside School Hours Care - After School Outside School Hours Care - Before School Outside School Hours Care - Vacation Care	149	No
Narrabeen Community Kindergarten	North Narrabeen	Centre-Based Care Preschool / Kindergarten - Stand Alone	42	N/A
Kindy Kids Cromer	Mona Vale	Centre-Based Care Long day care	76	No

⁹ As of October 2024

Facility	Location	Type	Capacity	Vacancy ⁹
Sacred Heart Mona Vale Outside School Hours Care	Mona Vale	Outside School Hours Care - After School Outside School Hours Care - Before School	60	No
Goodstart Early Learning Mona Vale	Mona Vale	Centre-Based Care Long day care	79	Yes
Jack & Jill Kindergarten Mona Vale	Mona Vale	Centre-Based Care Long day care	51	No
Sustainable OSHC	Mona Vale	Outside School Hours Care - After School Outside School Hours Care - Before School Outside School Hours Care - Vacation Care	79	Yes
Only About Children Mona Vale	Mona Vale	Centre-Based Care Long day care	66	Yes
Mona Vale Kindergarten	Mona Vale	Centre-Based Care Long day care	51	No
Kiddiwinks Play Laugh & Learn	Warriewood	Centre-Based Care Long day care	67	Yes
Only About Children Warriewood	Warriewood	Centre-Based Care Long day care	69	Yes
MindChamps Early Learning @ Warriewood	Warriewood	Centre-Based Care Long day care	90	Yes
mi kids	Warriewood	Centre-Based Care Long day care	63	No
Owl and the Pussycat Preschool	Warriewood	Centre-Based Care Long day care	90	Yes
Cheeky Monkeys OOSH	Warriewood	Long day care Outside School Hours Care - After School Outside School Hours Care - Before School Outside School Hours Care - Vacation Care	90	Yes
Treetops Preschool	Warriewood	Centre-Based Care Preschool / Kindergarten - Stand Alone	60	N/A
Only About Children Warriewood West	Warriewood	Centre-Based Care Long day care	97	Yes
Bindook Cottage	Terrey Hills	Centre-Based Care Long day care	21	Yes

Facility	Location	Type	Capacity	Vacancy ⁹
Camp Australia - Terrey Hills Public School OSHC	Terrey Hills	Outside School Hours Care - After School Outside School Hours Care - Before School Outside School Hours Care - Vacation Care	55	No
Terrey Hills Community Kindergarten	Terrey Hills	Centre-Based Care Preschool / Kindergarten - Stand Alone	30	N/A
German International School Sydney Preschool	Terrey Hills	Centre-Based Care Preschool / Kindergarten - Stand Alone	40	N/A
German International School OSHC-Extend	Terrey Hills	Centre-Based Care Outside School Hours Care - After School Outside School Hours Care - Vacation Care	30	Yes
Kinma Pre-School	Terrey Hills	Centre-Based Care Preschool / Kindergarten - Stand Alone	39	N/A
Green Umbrella OSHC Inc.	Terrey Hills	Outside School Hours Care - After School Outside School Hours Care - Vacation Care	30	No
Thinkersinq	Terrey Hills	Centre-Based Care Long day care Preschool / Kindergarten - Stand Alone	90	No
Terrey Hills Early Learning Centre	Terrey Hills	Centre-Based Care Long day care	110	No

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

Appendix D

Health and medical services



Table D.1 Local hospitals

Facility	Beds	Notes
Northern Beaches Hospital	488	14 operating theatres, 2 cardiac catheter labs, and 4 procedural rooms 50 emergency bays comprehensive range of surgical services 20-bed intensive care unit outpatient services digital imaging and diagnostic facilities maternity, cardiac, orthopaedics, mental health and addiction, paediatrics, renal and cancer care specialties on-site medical centre cafe, retail and customer services 1,400 car spaces public transport links
Mona Vale Hospital (Urgent Care Centre)	-	20 bed Palliative Care and Geriatric Evaluation and Management unit High level rehabilitation services In-patient and community palliative care 24/7 urgent care centre
Arcadia Private Hospital	85	In-patient services Medical and geriatrics Geriatric assessment, Falls Prevention and Balance Programs Rehabilitation services (such as hydrotherapy, gymnasium, physiotherapy, occupational therapy, wellness therapy, speech pathology, dietetics and nutrition education, nursing education, social advice and counselling support) Palliative Care
Delmar Private Hospital	70	Surgical theatres Surgery (general, orthopaedic, ophthalmic, bariatric, plastic and cosmetic, ear nose and throat, urology, oral/faciomaxillary, paediatric, sports medicine endoscopy) Rehabilitation services (orthopaedic, Falls Prevention, oncology rehabilitation, pain management, reconditioning, neurological, Parkinson's Disease)

Sources: <https://northernbeacheshospital.com.au/about-us/our-hospital>,
https://www.nslhd.health.nsw.gov.au/MonaVale/Pages/urgent_care_centre.aspx, <https://www.arcadiapittwater.com.au/>,
<https://www.mhsdelmar.com.au/>

Appendix E

Community centres, libraries and cultural facilities



Table E.1 Community centre, libraries and cultural facilities

Facility	Size	Capacity	Notes
Elanora Heights Community Centre Main Hall	126 sqm	110 people	The facility is suitable for functions, classes, meetings and small exhibitions. The centre is used through the day as a pre-school, and only has capacity for community use at evenings and weekends. It also features an enclosed playground for children's activities.
Tramshed Arts & Community Centre	N/A	341 people (total)	Recently renovated facility with views of Narrabeen Lagoon and an onsite café. The Centre has a total of 6 spaces. These include: — Barry Hall: capacity for 100 people and fully functioning kitchen — Lakeside Meeting Room: small meeting room with capacity for 6 people — Lakeview Hall: capacity for 125 people, fully accessible and includes balcony, air condition, art hanging system and lighting, fully functioning kitchen. This hall has the ability to be used as a gallery or exhibition space — Pottery Room: dedicated space for pottery and clay work which includes 3 kilns, a slab roller and 10 wheels. The Pottery Rooms is currently at capacity and unavailable — Tramshed Hall: capacity for 100 people, includes art hanging system and foyer kitchen. This space is suitable for exhibitions — Tramshed Meeting Room: with capacity for 10 people this is a small meeting space with access to a shared foyer with kitchen
Nelson Heather Centre*	N/A	190 people (total)	The Centre has two halls and a meeting room including: the Angophora room (capacity for 70 people), the Banksia Room (capacity for 100 people) and the Waratah room (capacity for 20 people). It is suitable for functions classes, meetings, workshops and exhibitions. *The Nelson Heather Centre will be replaced by the Warriewood Valley Development which includes a large multi-use Community Centre. Construction planned to begin in April 2024 and aims to be completed at the end of 2025. The Centre will be 2,081sqm. Warriewood Community Centre Your Say Northern Beaches (nsw.gov.au)
Mona Vale Library	1,560 sqm	N/A	In the centre of Mona Vale, Mona Vale Library is the major library for the northern part of Northern Beach LGA and 1 of 6 council funded libraries which service the LGA. The library includes 12 publicly available computers, free Wi-Fi, printing services, meeting rooms for hire and a range of community activities like Baby Bounce and Rhyme Time.
Mona Vale Memorial Hall	289 sqm	275 people (total)	The Hall is located adjacent to the Mona Vale Library and consists of a main hall and meeting room. The Main Hall has capacity for 250 people and the Meeting Room has capacity for 25 people. The Hall is fully accessible, close to public transport and is suitable for functions, classes, meetings, workshops and exhibitions. The Hall is also used for civic purposes such as citizenship ceremonies.

Facility	Size	Capacity	Notes
Ted Blackwood Youth and Community Centre	312 sqm	280 people	Located in close proximity to Warriewood Shopping Centre, this facility offers a main halls and an upstairs meeting room. the upstairs meeting room is not advertised for public hire. The Centre is suitable for functions, classes, meetings, workshops and exhibitions.
Terrey Hills Community Centre	Min 144 sqm	150 people	The facility comprises two spaces which includes the Community Centre Hall (capacity for 150 people – 144 sqm) and Meeting Room (no capacity specified). The Hall has a large stage. On the same site is the Youth and Seniors Centre, however this is hired by Northern Beaches Radio and not available for public use.
Terrey Hills Library			Terrey Hills Library is one of the Northern Beaches Council Community Libraries which are run by volunteers. Community Libraries have varying collections. Some services such as children’s programs, assistance with research, internet, photocopying and fax facilities are not available at all Community Libraries. The Terrey Hills Community Library also has the following opening hours: — Monday and Sunday: closed — Tuesday and Thursday: 3:30pm-5:00pm — Wednesday: 6:00pm-7:30pm — Friday: 9:30am-12:30pm and 3:30pm-5:00pm — Saturday: 9:30am-12:00pm
Collaroy Plateau Youth and Community centre	189 sqm	200 people	Has 1 main hall with mirrors and dance bar. The Centre is suitable for a range of events including exercise classes, group meetings, dance classes, playgroups and children’s parties
Collaroy Swim Club Community Centre	96 sqm	50 people	Has 1 main hall overlooking Collaroy Beach. Has accessible access through the Surf Lifesaving Club (a lift). Well suited to small and medium sized meetings, health and leisure facilities and small local functions

Facility	Size	Capacity	Notes
Cromer Community Centre	415 sqm (total)	530 people (total)	The Cromer Community Centre has five spaces: the Cromer Gallery (capacity for 80 people – 65.3sqm), the Cromer Main Hall (capacity for 450 people – 350sqm), the Cromer Art & Craft Room (Capacity for 15 people), the Cromer Lounge (capacity for 60 people), and the Cromer Board Room (capacity for 15 people). The Cromer Gallery: suited to small and medium sized meetings and functions with limited kitchen facilities which include a sink and zip boiler The Cromer Main Hall: acoustic panels, commercial kitchen, dancing rails with mirrors, disabled access, timber flooring, indoor sports marking for volleyball and badminton, male/female shower facilities. Versatile space with the capacity to facility indoor recreation, dance and health/wellbeing classes, large meetings The Cromer Art & Craft Room: suitable for art classes and small meetings or functions. It also features an enclosed courtyard. The Cromer Lounge: suitable for children's parties and functions as it has an enclosed outdoor area, barbecue and loft seating area. It is also suitable for meetings and playgroups. The Cromer Board Room: suitable for small meetings and presentations.
Oxford Falls Peace Park	27 sqm	50 people	This facility is the site of a once historic one-room school. It provides a small hall, suited for weddings, christenings, small workshops or meetings.
Bilarong Community Hall	N/A	90 people (total)	Newly renovated facility located in Bilarong Reserve on Narrabeen Lake. It contains two spaces: a medium sized hall (capacity of 75 people) and a small meeting room (capacity 15 people). Elanora Heights Scouts are long term and regular uses of the facility. Meeting room has small kitchen with cooking facilities and fridge.
North Narrabeen Community & Tennis Centre	Min 120 sqm	195 people (total)	The Centre has 3 halls (Main Hall: Capacity for 110 people and 120 sqm and Middle Hall: capacity for 75 people) and 2 synthetic grass tennis courts. The halls have fully enclosed children's play area with shade, swings, cubby house and the tennis courts have a separate enclosed play area. The Centre is suitable for functions, classes, meetings, workshops, children's parties, exhibitions and small theatrical performances
YOYO's – Forest Youth Centre	150 sqm	150 people	The Centre provides youth activities for young people aged 14 to 18. The Centre includes unisex disabled toilets, drama blocks, exhibition screens. YOYO's regular holds live music and 'battle of the bands' style events for young people and young emerging artists
Newport Community Centre	247 sqm (total)	240 people (total)	The Centre consists of the Main Hall (capacity for 140 capacity – 148.8 sqm), Activity Room (capacity for 100 people – 98 sqm) and 2 tennis courts. The Hall is suitable for functions, playgroups, children's birthday parties, classes, arts and crafts, meetings, workshops and exhibitions

Source: Northern Beaches Council: <https://www.northernbeaches.nsw.gov.au/>

Appendix F

Open space and recreation



Table F.1 Open space

Facility	Notes
Beach access	All beaches have public access, with many beaches having reserves or open space along the coastal foreshore. The majority of beaches are patrolled (Turimetta Beach and Bungan Beach are unpatrolled).
Elanora Heights / Warriewood / North Narrabeen / Narrabeen / Collaroy locality	
Narrabeen Lagoon and surrounds	Narrabeen Lagoon enables a range of water based recreational activities including sailing, kayaking, rowing, stand up paddle boarding, windsurfing and fishing. There are numerous open spaces adjacent to the Lagoon which provide opportunity for picnics and informal gatherings. The Narrabeen Lagoon Trail is an 8.6km track which goes around the Lagoon, linking the various open spaces together. The Lagoon Trail is a popular riding, walking and running trail which utilises a mixture of unsealed surfaces and raised boardwalk. Deep Creek Reserve is a popular dog walking park situated in bushland off the Wakehurst Parkway and has a single mountain bike trail. There are numerous running and mountain bike trails as well as outdoor bouldering / outdoor climbing sites in the bush reserves along the Wakehurst Parkway. These spaces tend to be isolated with minimal embellishment / maintenance.
Warriewood Wetlands and surrounds	The Warriewood Wetlands has numerous walking trails through the wetlands. They also connect to paths which link to Narrabeen Lagoon via Mullet Creek. Progress Park, along Mullet Creek, is a popular off leash dog walking park. Warriewood Valley has multiple local level parks and passive spaces. Warriewood Valley Playground, aka Rocket Park, is a district level facility which services beyond the immediate area.
Terrey Hills locality	
Ku-ring-gai Chase Nation Park	The Ku-ring-gai Chase National Park provides a range of recreational opportunities for people, including bushwalking and cycling. The area is popular among road cyclists.
Mona Vale / Newport / Bayview locality	
Bayview-Pittwater	There are numerous open spaces in Bayview which connect to Pittwater. These spaces provide opportunity for informal recreation and gatherings as well as water-based recreation such as fishing, kayaking, boating etc. Bayview Dog Park is a popular off leash dog area with access to Pittwater. It is one of the few off leash dog parks in the LGA which has opportunities for dogs to access a body of water. Winnererrmy Bay Park is a large park which supports festivals and gatherings on Pittwater. It contains the fenced-in Flying Fox Playground, which has a variety of play items for children.

Table F.2 Outdoor recreation

Facility	Notes	Users	Public / Private
Elanora Heights / Warriewood / North Narrabeen / Narrabeen / Collaroy locality			
Epworth Park	2 tennis courts	Tennis	Public
North Narrabeen Sports High	1 synthetic sports field with lighting 1 playing field (hired by agreement between North Narrabeen Sports High and the Manly Warringah Football Association)	AFL Soccer	Public with strict conditions
North Narrabeen Community & Tennis Centre	2 tennis courts	Tennis	Public
Berry Reserve	1 half court with lighting	Basketball	Public
Boondah Reserve Fields	6 playing fields with lighting 7 grass courts with lighting	Cricket Soccer Netball	Public
Warriewood Valley Sportsground	3 playing fields with lights	Soccer Cricket Rugby	Public
Warriewood Valley Sports Courts	4 multipurpose courts Half basketball courts Outdoor fitness equipment	Soccer Netball Basketball Outdoor gym	Public
North Narrabeen Reserve - Pittwater Ruby Park	11 playing fields with lighting 1 stadium/playing field with grandstand 1 premium playing field 3 baseball diamonds	AFL Soccer Cricket Rugby NRL Baseball Futsal Touch football	Public
Jackson Road Playing Fields 1-2	2 Playing fields with lighting	Soccer Cricket Touch football	Public
Lakeside Park	1 Playing field with lighting Cricket nets	Rugby NRL Cricket	Public

Facility	Notes	Users	Public / Private
Cromer Park ¹⁰	2 synthetic playing fields 3 playing fields with lighting 1 futsal/training court Grand stand	Soccer Cricket	Public
St Matthews Farm Reserve	2 playing fields with lighting Cricket nets Skate park 1 outdoor court half court	Soccer Cricket Skateboarding, BMX, Scooter Basketball	Public
Collaroy Plateau Park	Collocated with the Collaroy Plateau Youth and Community and the Collaroy Tennis Club 1 tennis court 1 playing field Cricket nets The Collaroy Plateau Park	Tennis Cricket	Public
Sydney Academy of Sport and Recreation ¹¹	400-metre athletics track, Olympic standard 5 multi-purpose ovals Cricket nets Weights room – for elite sports strength and conditioning 2 tennis courts with lighting 1 indoor court Swimming centre Synthetic multi-sports courts 6 tennis courts	Athletics Swimming Soccer Rugby NRL Netball Futsal Tennis Archery	Private
Monash Country Club	18 hole golf course with restaurant, bar and function facilities.	Golf	Private
Elanora Heights Country Club	18 hole golf course with function facilities, accommodation 2 tennis courts (Elanora Tennis Courts).	Golf Tennis	Private
Wirreanda Equestrian Centre	Private equestrian facility.	Horse riding	Private

¹⁰ Premier sporting facilities with over \$4 million of investment. Includes a synthetic pitch, competition-grade lighting, refurbish fields, synthetic futsal/training fields and a cricket pitch.

¹¹ The Sydney Academy of Sport and Recreation has world class training grounds and facilities

Facility	Notes	Users	Public / Private
Yarramalong Equestrian Specialists	A private equestrian centre with a specialisation on Classical Dressage.	Horse riding	Private
Terrey Hills Oval	2 playing fields with lighting Cricket nets Skatepark outdoor court.	Soccer Rugby NRL Basket ball Skateboarding, BMX, Scooter	Public
Inspire Tennis	5 tennis courts collocated at Terrey Hill Oval.	Tennis	Private
Manly Warringah Field Archers	3 archery fields	Archery	Public with strict conditions
Manly Warringah BMX Club ¹²	BMX track	BMX	Public
Forest Hills Pony Club	Equestrian centre	Horse riding	Private
NSW Gun Club, Duffs Forest	Shooting range	Shooting	Private
Mona Vale / Newport / Bayview locality			
Mona Vale Skate Park ¹³	Skatepark	Skateboarding, BMX, Scooter	Public
Kitchener Park	2 playing fields with lighting Multiple small fields with lighting	Soccer Cricket	Public
Pittwater High School Shared Fields	1 playing field (hired by agreement between Pittwater High School and the Manly Warringah Football Association)	Soccer	
Pittwater RSL Club Synthetic Fields ¹⁴	3 full sized synthetic fields with lighting	Soccer Futsal	Private
Bayview Tennis Club	2 tennis courts	Tennis	Public
Newport Oval	1 playing field with lighting 2 cricket nets Sport	Soccer Cricket Rugby	Public

¹² Situated east of Mona Vale Road in Terry Hills, the Manly Warringah BMX Club is the largest and only professional BMX track in the Northern Beaches LGA.

¹³ In 2016 the skate park was completely renovated to include more options for skateboarders, scooters and BMX accommodating a range of abilities. The park includes the largest vertical ramp in the Northern Beaches LGA.

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

Facility	Notes	Users	Public / Private
		NRL	
Porters Reserve, Newport	1 playing field	Rugby NRL	Public
Mona Vale Golf Club	18 hole golf course with restaurant, bar and function facilities	Golf	Private
Newport Tennis Courts	2 tennis courts	Tennis	Public

Table F.3 Indoor recreation

Facility	Notes		Public / Private
Elanora Squash Centre	6 squash courts Gym	Squash	Private
Pittwater Uniting Church Sports and Recreation Centre, Warriewood	1 indoor court	Futsal Table tennis	Private
Northern Beaches Indoor Sports Centre ¹⁵	4 basketball courts 5 volleyball courts	Basketball Netball Volleyball	Private
Sydney Academy of Sport and Recreation (indoor courts)	1 indoor court	Futsal	Private
Pittwater Sports Centre ¹⁶	Gym Gymnastics facilities	General health Gymnastics	Private

Table F.4 Aquatic recreation

Facility	Notes	Public / Private
Newport Rockpool	50-metre ocean rockpool at southern end of Newport Beach	Public
Mona Vale Rockpool	30-metre ocean rockpool at the northern end of Mona Vale Beach (southern end of Mona Vale Basin) Adjacent shallow 10-metre ocean rockpool for young children	Public
North Narrabeen Rockpool	50-metre ocean rockpool at northern end of Narrabeen Beach Timber boardwalk separates lap portion of pool with leisure section	Public
Collaroy Rockpool	50-metre ocean rockpool at southern end of Collaroy Beach	Public
Terry Hills Swim School	Specialise in providing swimming lessons to young and junior swimmers.	Private

¹⁵ Non-profit company setup to provide a first-class indoor sports centre. NBSIC hosts basketball, netball and volleyball as well as school holiday programs and development camps.

¹⁶ It also has the capacity to host dance classes, yoga, aerobics, martial arts, massage, anti and post-natal exercise classes.

Facility	Notes	Public / Private
Sydney Academy of Sport and Recreation	25-metre, six-lane heat indoor pool aquatic centre which facilitates canoeing and kayaking.	Private
Brooke Withers Swim School	Specialise in providing swimming lessons to young and junior swimmers.	Private
Pat Taylor Swim School, Mona Vale / Dee Why	Two locations in close proximity to the site. Specialise in providing swimming lessons to people of all ages and abilities.	Private
Manly Aquatic Centre ¹⁷	50 and 25 metre outdoor pools 25 metre indoor pool	Public
Warringah Aquatic Centre ¹⁸	Olympic size swimming pool, diving pool and an outdoor 25 metre lap pool.	Public

¹⁷ One of two Council owned and operated aquatic centres within the LGA.

¹⁸ One of two Council owned and operated aquatic centres within the LGA

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