

ATTACHMENT A

# ATTACHMENT A

**COMMUNITY FACILITIES ANALYSIS – CITY  
EAST AREA**

# ATTACHMENT A

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Community facilities analysis  
City East area  
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## 1 Introduction

### 1.1 Background

*"Sydney's mini Manhattan. A cosmopolitan outlook, centrality, and an urban milieu, a sense of community, with its rich sense of history and tolerance of difference. It maintains a village community on the edge of the city and harbour."*  
- The Community Voice

The City East area includes the suburbs of East Sydney, Elizabeth Bay, Darlinghurst, Kings Cross, Potts Point, and Woolloomooloo. The population density in the City East area is over ten times that for metropolitan Sydney. The area also has the lowest amount of open space per person in the City of Sydney.

The area is typified by a range of residents including the City's highest proportion of residents in the top income range, living alongside homeless people, and students. The area is home to art galleries, film and media services, community theatre groups, the National Art School, as well as aged hostels, mental health institutions, and HIV services<sup>1</sup>. The City has seven community facilities located within the City East area but no multipurpose facilities providing centralised locations for provision of services and programs.

The City's Local Action Plan (LAP) for City East identified the need to review utilisation of community facilities in the City East area, and specifically to undertake a feasibility study to upgrade the Burton Street Tabernacle building and Heffron Hall for community purposes.

In planning for its future community facilities, the City aims to be a leader in sustainable asset management and to provide for its community a pool of multipurpose facilities that can meet the needs of a diverse and changing community.

The purpose of this analysis is to provide a sound basis, informed by community facilities needs, for decisions relating to property directions for the City East area of the City of Sydney.

### 1.2 Community values

As a result of the City's review of the material gathered during the consultation period for development of the City East LAP, shared community values have been developed as a framework for long-term improvements to the City East area. Below is a snapshot of what people in City East indicated were their community values and vision as well as some of the suggested ideas that reflect them.

1. Compassion and diversity

*"Bohemian. Its freedom from conformity, snobbery, its diversity of types of people and races."*

2. Art deco architecture and Victorian heritage

*"Sandstone structures- homes, stairs and churches, the full heritage before the twentieth century and maintenance of 30s art deco architecture."*

3. Harbour parks and tree-lined streets

*"Sea breezes, Rushcutters Bay park and the harbour, trees, grass and birds."*

4. Safe and friendly

*"It's open at all hours – no dead hours where I don't feel safe on the streets."*

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<sup>1</sup> According to "People Living with HIV Aids", 75% of HIV positive males in Australia live in Sydney, with many of these in the City of Sydney area, because of the proximity to services.

# ATTACHMENT A

5. Community village partnerships  
*"Friendly but independent, helpful but not inquisitive."*

6. People before cars  
*"Proximity to the city, transport, both bus and rail and walking distance to Double Bay and Paddington."*

These community values should be considered in any community facility planning for the City East area.

## 1.3 Methodology

This analysis is a needs assessment employing benchmarks and standards, normative, identified, and comparative indicators. Community consultation undertaken by the City for Local Action Plan, the Woolloomooloo Improvements Plan, the Draft Aged Services Needs Study 2007 and Facilities Plan, the Youth Facilities Plan 2006, and the Child Care Needs Study 2005 have been used as a source for identified indicators.

## 1.4 Strategic directions

The City aims to provide its community with sustainable, multipurpose, safe and accessible community facilities. The City's strategic directions for community facilities in the City East area are:

- Provide facilities to support a range of community, Council, and business needs in the City East area.
- Strengthen local community participation and networks.
- Co-locate services within a network of multi-purpose community facilities.
- Locate facilities in safe and accessible positions.
- Provide an equitable distribution of facilities across the City East area.
- Consider the principles of sustainable asset management in the rationalisation of facilities.
- Encourage active involvement of community members and stakeholders in planning, development, and review of facilities.

# ATTACHMENT A

## 2 Community profile

The City East area includes the suburbs of Darlinghurst, East Sydney, Elizabeth Bay, Kings Cross, Potts Point, Rushcutters Bay, and Woolloomooloo. This area is very high density – with 80% of people living in flats, reaching a high of 95% in Potts Point. Many residents do not have access to outdoor areas in their homes and 53% live in one-bedroom flats. It is therefore a very vibrant community and residents value open space highly – as well as local community spaces for programs, meetings, rehearsals, and functions.

### 2.1 City East residents - snapshot

In 2001, there were 24,013 residents in the City East area representing 18% of the total population of the City of Sydney (at 129,175 in 2001). Between 1996 and 2001, the total population increased by 3,691 residents. By 2011 the total population is expected to increase 17% to 28,861<sup>2</sup> residents.

Across this area there are also a number of transient and homeless residents who would not have been accounted for on census night. These people are mostly located in the suburbs of Darlinghurst, Kings Cross, and Woolloomooloo.

Table 1 below provides a summary of key demographic data for the City East area. These figures show that the City East area as a whole is relatively similar to that of the City of Sydney, but has some significant differences with the Sydney Statistical Division (SSD):

- Highest proportion of males to females than the City and significantly higher than metropolitan Sydney (56:44 compared to 49:51 metropolitan Sydney). This can in part be attributed to a larger number of gay males living in the area<sup>3</sup>.
- Highest proportion of lone households in the local government area.
- Second highest proportion of renters (second to Pyrmont/Ultimo).
- Second highest median age in the City (35 compared to 34 City-wide) reflecting a larger number of residents in older age groups taking advantage of high density living, proximity to services and CBD.
- Lower proportion of children aged 0-4 and 5-17 than the City and the SSD. Although the number of children aged 0 - 4 increased between 1996 to 2001 from 419 to 576 (an increase of 28%) and is expected to continue to increase over the next 10 years.<sup>4</sup>
- A significantly higher proportion of people living in flats than both the City and in particular the SSD (86.7% City East compared to 23.9% SSD).
- Significantly higher proportion of adults aged 18 – 64 than the SSD (78.8% compared to 63.8%). Flats and apartments are more likely to attract more young adults and smaller households. It is also located close to the CBD for workers. 22% of residents are aged 55+ (or 5,195). This number is expected to increase to 6,401 by 2021<sup>5</sup> as more new retirees move into new apartments in the Potts Point area.

<sup>2</sup> City of Sydney internal research 2006

<sup>3</sup> City of Sydney has the largest gay/lesbian community in Australia (25% based on 2001 South Sydney New Residents Survey)

<sup>4</sup> The City of Sydney Childcare needs study 2005 showed a 13.5% increase in the number of 0-5 year olds in the City East area between 2001 and 2006. The City of Sydney Youth and Skate Facilities Needs Study showed a 15.5% increase in the number of young people aged 20-24 between 1996 and 2001 and a 21% increase in the number of young people aged 12 – 24 between 2001 to 2021, from 23,479 to 29,436.

<sup>5</sup> City of Sydney Draft Aged Services Needs Study and Facilities Plan 20007, Cred Community Planning

- Lower proportion of residents born in non-English speaking countries than City-wide.

**Table 1 City East summary profile 2001**

	City East		City of Sydney	Sydney Statistical Division
	No.	%	%	%
Total	26,489	-	-	-
Male	15,030	57	53.8	49.2
Female	11,459	43	46.2	50.8
0-4	697	2.7	3.5	6.7
5-17	1,719	6.5	8.0	17.6
18-64	21,125	78.8	78.8	63.8
65-84	2,535	9.6	8.7	10.5
85+	383	1.45	0.6	1.0
Av Household Size	1.53	-	1.99	-
Live in Flats	12,336	86.7	68.6	23.9
Lone Person Households	-	57.4%	35.1	21.3
Department of Housing	590	4.3	11.5	5.1
Unemployed	869	5.6	6.8	6.1
Not in Labour Force	4,497	18.6	23.3	33.4
Born non-English	4,384	17.2	22.8	23.0
Indigenous	266	1.0	1.5	1.0

## 2.2 Economics

City East area has the highest proportion of residents in the top income range. Higher incomes are reflected in the area with a high proportion of people having completed High School to year 12 and with university qualifications. The area also has one of the lowest rates of unemployment, less than the metropolitan Sydney average<sup>6</sup>.

The area has one of the highest levels of advantage in the City. A higher score on this index means that an area has a relatively high proportion of people with high incomes, professional occupations, and tertiary qualifications.

## 2.3 Workers

There are 23,206 workers in the City East area. More than a quarter of residents in the City East area walk to work. This is over eight times more than the average for metropolitan Sydney.

## 2.4 Projected development

Dwelling stock in the City East area is expected to rise but not dramatically as in recent years given limited opportunities. Dwelling stock rose considerably in 2001-2006 as many hotels were converted into residential units particularly in the Darlinghurst and Elizabeth Bay area.

**Table 2 Dwellings 2001 to 2010**

Year	Dwellings
Existing at 2001	16,852
2001 – 2006	+2,337
2006 – 2010	+556

<sup>6</sup> Local Action Plan City East

## 2.5 Most common households

City East has the highest proportion of people living alone in the City of Sydney. It has fewer married couples than elsewhere in the City of Sydney and one of the highest proportions of people renting their homes – second only to Pyrmont/Ultimo.

## 2.6 High use of public transport

More than 25 per cent of City East residents walk to work, eight times higher than the average for Sydney. Nearly 33 per cent of residents use public transport. Car ownership is one of the lowest in the City of Sydney, with 50 per cent of residents not owning cars.

## 2.7 Parks and places for recreation

There are 4.8 square meters of open space per person for recreation, which is low compared to the rest of Sydney.

## 2.8 Community profile by suburb

While the City East area is relatively similar to that of the City as a whole, there are some distinct differences within some of the suburbs requiring specific services and needs. Table 3 provides a community profile by suburb. The most significant differences are:

- Higher proportion of Indigenous residents in Woolloomooloo (3.0% compared to 1.5% across the City).
- Higher proportion of Department of Housing in Woolloomooloo (20.9% compared to 11.5% across the City).
- Unemployment is higher in the Kings Cross and Woolloomooloo areas than across the City (7.7% compared to 6.8%).
- Much higher proportion of people living in flats in Elizabeth Bay (98%), Rushcutters Bay (96%), Potts Point (93%), and Kings Cross (90%) compared to the City (69%).
- Higher proportion of residents aged 65-84 and 85+ in Elizabeth Bay (16.6%), Kings Cross (12.3%) and Rushcutters Bay (10.8%) compared to the City (9.3%). In Elizabeth Bay this can partly be contributed to the aged hostels in the area including St Lukes and Lulworth House.
- Much higher proportion of males in Darlinghurst (61%) compared to the City (53.8%).
- Higher number of children aged 0-4 living in the Darlinghurst area than other City East suburbs (240 increased from 193 in 1996).

See Appendix A for a demographic summary by suburb.

## 3 Inventory and identified needs

### 3.1 Vision for community facilities

Community facilities are the publicly-owned buildings that provide spaces for individuals and organisations to conduct a range of developmental, recreational, social, and cultural activities that enhance the community's well-being. Community facilities within the scope of this study include:

- libraries,
- child care,
- recreation and sport facilities,
- cultural facilities,
- Neighbourhood Service Centres,
- community offices and program delivery spaces (within the scope of the City's Accommodation Grants Program),
- community hall,
- spaces for outreach services,
- community venues (meeting + program spaces that are let on a causal basis),
- aged centres/spaces, and
- youth centres/spaces.

The City's vision is to provide community facilities that enhance the quality of life of all by providing accessible, quality, safe, needs-based, and multi-functional spaces for people to come together for social, cultural, recreational, and civic activities (Principle 3.6 of the *Social Policy*).

The City has resolved to create a network of multi-purpose community facilities located in strategic positions across the local government area. These facilities will be accessible to the entire community and will provide a range of priority social, developmental, recreational and cultural programs that are developed in consultation with users and the broader community (*Social Plan 2006-2010*).

### 3.2 Inventory

Across the City East area, the total floor space (site area) for the 11 community facilities owned by the City is 11,371m<sup>2</sup>.

Table 3 below provides an inventory of community facilities in the City East area and total m<sup>2</sup> by facility type.

Table 3 Inventory of community facilities in City East

	<b>Facility</b>	<b>Type</b>	<b>Functions</b>	<b>Area m<sup>2</sup></b>
1.	Mary McDonald Activity Centre	Aged and disability	G:Aged program space G:Meal room G:Kitchen G:Social worker office Outdoor area (78m <sup>2</sup> )	477m <sup>2</sup> (+ 78m <sup>2</sup> outdoor space)
2.	50-52 Darlinghurst Road	Library & Neighbourhood Service Centre	B: Community office accommodation G: NSC Kellet Street: Community Office space 1 + 1M: Library 2: Vacant 3: Vacant	1,528m <sup>2</sup>

# ATTACHMENT A

3.	Phillip Park Child Care Centre	Long day care	Long day care centre	1,345m2 (+ 2550m2 outdoor space)
4.	Reg Murphy Centre	Multipurpose community	G: Reg Murphy Aged Activity Centre, Kings Cross Early Child Health Centre 1: Darlinghurst Theatre Company	735m2
5.	Heffron Hall	Multipurpose community centre	LG: OOSH service G: Community hall  Located next to park & playground Whole area including park 1400m2	270m2 (Albert Sloss Reserve 549m2)
6.	Rex Centre	Multipurpose community centre	G: Kings Cross Community & Info. Centre office and Commercial/retail 1: Community hall, meeting rooms, meeting space Located next to Fitzroy Gardens & playground, post office and banks	2,015m2
7.	KU Frances Newton	Pre-school	G: Pre-school 1: Pre-school/hall  Outdoor area across road	328m2 (+450m2 outdoor space)
8.	Rushcutters Bay Preschool	Pre-school	G: Pre-school	400m2 (+1,770m2 outdoor space)
9.	Juanita Nielsen Centre	Recreation centre	G: Youth centre, OOSH service, office space 1: Community gym, program space Located adjacent to tennis & basketball courts and playground	1,273m2
10.	Cook and Phillip Park Leisure Centre	Recreation/Pool	LG:50m pool LG: Leisure pool LG:Hydrotherapy pool LG: Multipurpose courts LG: Cafe G:Gymnasium G: Reception/shop 1: 2 x meeting rooms, board room	3,000m2
11.	Burton Street Tabernacle	Vacant	B, LG, G, 1 - Vacant	780m2 (not in current use)
	<b>TOTAL</b>			<b>11,371m2 (+ childcare centre outdoor spaces 4,770 m2)</b>

## 3.3 Identified Needs

### *Youth facilities*

The City provides one youth space at Juanita Nielsen Centre Woolloomooloo. This facility is located adjacent to outdoor basketball and tennis courts and a children's playground. It is in good condition.

The City of Sydney Youth Facilities Plan 2005 identified that the Juanita Nielsen Centre Youth Space was sufficient for the area. In addition, the Woolloomooloo PCYC has plans for improved indoor and outdoor youth facilities.

# ATTACHMENT A

## *Child care*

The City of Sydney Child Care Needs Study August 2005 identified an undersupply of long day care places for children aged 0-2 years in the City East area. The Frances Newton Kindergarten in Darlinghurst has the capacity to increase places by 15 including an additional 10 places for 0-2 year olds. A review of the Child Care Centres is currently being completed and has identified that there have been an additional 10 centres opened since 2005 and Development Applications are in for an additional 20 centres.

## *Early Child Health Centre*

An Early Child Health Centre is located within the Reg Murphy Activity Centre in Kings Cross. This is a popular service.

## *Out of School Hours Care*

Out of School Hours Care (OSHC) Services currently operate at Crown Street Public School, Darlinghurst Public School, Heffron Hall (managed by Walla Mulla), and Council's service at Juanita Nielsen Centre (although this is a free service for high needs children). All services are well-utilised with Crown Street operating at capacity and with a waiting list<sup>7</sup>. Children using Walla Mulla OSHC are picked up by bus from Crown Street, Paddington, and Bourke Street Schools and taken to Heffron Hall each afternoon.

## *Vacation Care*

Vacation Care services operate at Crown Street Public School, Heffron Hall (Walla Mulla), SCEGGS Darlinghurst, and the Woolloomooloo Children's Program. All services are well-utilised with SCEGGS and Crown Street operating at capacity.

## *Cultural facilities*

As part of the multipurpose Reg Murphy Centre, the City provides subsidised theatre space for the Darlinghurst Theatre Company (DTC) in Elizabeth Bay. DTC supports up to 160 community theatre groups each year through this venue. They are currently at capacity and have no space for staff or rehearsals for local cultural groups. There are no synergies between services co-located at this site and they would be more appropriately relocated elsewhere.

There are no creative arts spaces, workshop spaces, community art galleries, community accessible rehearsal space or, artists studios provided in the City East area.

DTC also advised that Arts NSW have identified a need for rehearsal space in the area.

Interviews with community service providers and Expressions of Interest received as part of the City's Accommodation Grants Program identified a lack of rehearsal space and artists studios in the area.

## *Libraries*

The City of Sydney Library Services has identified the need for additional floor space to hold readings, children's workshops, meetings, and other community functions. They are currently at capacity for the existing population. Level 2 of 50-52 Darlinghurst Road is currently vacant and available for this purpose. There is an increase in children in the area and currently limited space to provide children's readings and workshops.

## *Aged facilities*

The City directly operates a network of seven seniors centres, known as Activity Centres, across the City. Currently these centres provide: a centre based meal, accessible transport to and from the centre (most days for most centres), and a variety of recreational activities eg. classes, bingo, indoor bowls, board games, choir, writing groups, walking groups and computers with Internet access.

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<sup>7</sup> Based on phone interviews with services conducted 9 May 2007

# ATTACHMENT A

Centre	Membership 2007	Average Daily Attendance
Cliff Noble (Alexandria) Activity Centre	86	19
Harry Jensen (Millers Point) Activity Centre	63	18
Mary McDonald (Woolloomooloo) Activity Centre	92	21
Ron Williams (Kepos St Redfern) Activity Centre	177	31
Reg Murphy (Kings Cross) Activity Centre	62	19
St Helens (Glebe) Community Centre	60	28
Ultimo Community Centre – Seniors Room	286	28

The City currently provides two aged facilities (Activity Centres), in dedicated buildings. At the Reg Murphy Activity Centre in Elizabeth Bay and the Mary McDonald Centre in Woolloomooloo. Use of both these services is low in comparison to the City's other Activity Centres in Glebe and Ultimo.

The Draft Aged Services Needs Study and Facilities Plan 2007 identified the need for flexible program delivery space for healthy ageing activities either at the Rex Centre Kings Cross or co-located with the library on Level 2 50-52 Darlinghurst Road. It recommended that active ageing services at Reg Murphy be relocated to one of these sites.

The Study also recommended minor refurbishments to the Mary McDonald Centre to increase usage as a multipurpose community space. The space would include community office accommodation, community meeting space, kitchen and meal area, and space for healthy and active ageing programs. The centre should be redesigned to open to the mall.

The City also provides office space for the Kings Cross Community and Information Centre at the Rex Centre.

### *Multipurpose community centres*

The City provides meeting and function rooms within a multi-purpose space at the Rex Centre located adjacent to Fitzroy Gardens Kings Cross. This space is currently underutilised.

### *Sport and recreation*

The City provides the Cook and Phillip Pool in 4 College Street, Corner William Street, Woolloomooloo. This facility includes an 8-lane 50-metre heater indoor pool, indoor leisure pool with wave machine, indoor hydrotherapy pool, full size gym, indoor multi-purpose court, 2 x meeting rooms, and 1x board room, children's play area, a café, and is located adjacent to parkland.

A community gym is also provided at the Juanita Nielsen Centre in Woolloomooloo.

Advice from City's recreation officers is that the indoor courts are highly used for netball and basketball competitions and are at capacity. Additional multipurpose courts would be beneficial to the community.

Outdoor basketball courts and tennis courts are located near the Juanita Nielsen Centre in Woolloomooloo and outdoor tennis courts are located in Rushcutters Bay.

### *Community office accommodation*

The City provides office accommodation within its community facilities at 50-52 Darlinghurst Road. New community tenants are currently being relocated into this building as part of the accommodation grants program. The City is also providing a hot-desk facility at the Rex Centre for shared-use by multiple community groups.

## 4 Community facilities analysis City East LAP Area

### 4.1 Background

### 4.2 Local Area Action Plan workshops

A City East Community Group workshop was held with City East residents on 8 April 2006 as part of the development of the City's Local Area Plans. These workshops were held by Elton Consulting on behalf of the City of Sydney. The objectives of the Community Group workshops were to:

- explore community values for the City East area,
- establish existing aspects of the community to be encouraged, supported, protected within the LAPs process, and
- provide opportunities for community members to identify priorities for neighbourhood improvements.

Common values identified in the City East area were:

- community vitality, diversity and safety,
- strengthening local community participation and networks,
- supporting local business and economic growth, and
- appreciation of open space and local heritage.

Concerns were expressed about:

- design and management of the public domain,
- need for programs to support homeless people,
- traffic and transport,
- supporting local business and economic growth, and
- crime and safety, particularly antisocial behaviour and selling of drugs.

Strategies identified in relation to local community facilities included:

- convert the Tabernacle into a community centre similar to the Ultimo Community Centre, and
- demolish Heffron Hall to create open space. Relocate children's services in Heffron Hall to the new Tabernacle space.

### 4.3 Community facility population benchmarks

Community facility benchmarking standards have been used for many years to indicate the level of community facility infrastructure required to service communities. State Government Departments and planning consultants developed the standards<sup>8</sup>. Some standards, such as those for libraries are specific, others are more general and were established some time ago. Standards have been categorised in accord with the community facility categories used commonly (for example, libraries, child care).

It should be noted that many of these benchmarking standards do not address the specific issues raised by other indicators such as the demography of the area (normative indicators); best practice and consultation with key providers (identified indicators); and provision in other similar communities (comparative indicators)<sup>9</sup>. Therefore the benchmarking standards should be viewed only as a guideline and have been used, together with the outcomes of other indicators to determine community facilities needs.

The following are standards for provision of community facilities applying benchmarking standards, for the projected population of the City East area of 28,861 people in 2011.

<sup>8</sup> Green Square Community Facilities S94 Paper 2002

<sup>9</sup> Green Square Community Facilities S94 Paper 2002

# ATTACHMENT A

Facility category	Facility type	Standard	Provision for City East based on standard	Current provision
Library	Library	State Library of NSW Guidelines/formula	1 library as identified in Library Strategy. Approximately 1000m <sup>2</sup> .	Library currently provided at Kings Cross 620m <sup>2</sup> . Requires additional space for meetings, program delivery and library services.
Arts and Cultural	Community art gallery	1: 20,000 to 30,000 people	1 Community art gallery <sup>10</sup>	Currently not provided
	Creative arts centre	1: 12,000 to 30,000 people Regional 1: 50,000 – 120,000 people	1 creative arts centre <sup>11</sup>	Currently not provided
	Theatre & rehearsal space	1: 12,000 to 30,000 people Regional 1: 50,000 – 120,000 people	1 theatre 1 rehearsal space	1 Theatre provided at Reg Murphy. At capacity, needs additional space. No community rehearsal space.
Recreation and sport	Recreation centre (wet and dry)	1: 30,000 - 50,000 people	1 Recreation centre (wet and dry)	Provided at Cook & Phillip Park. Multipurpose courts at capacity. 1 gym provided at Juanita Nielsen Centre
Families and children	Early childhood centre	1: 20,000 people	1 centre	Provided at Reg Murphy Centre. Relocation to co-locate with playground & outdoor space required
	Childcare centres (long day care, pre-school, occasional care)	6 places per 100 new households (for residents) Child Care Needs Study 2005	15 additional places for 0 to 2 year olds	2 pre-schools 1 long day care centre 15 places can be provided at Frances Newtown Kindergarten
	Out of School Hours Care and Vacation Care	No standard	No standard	1 OOSH & vacation care service at Heffron Hall. 1 OOSH & vacation care service provided at Juanita Nielsen Centre (high needs only). Heffron Hall space is popular and needs refurbishment or relocate to Bourke Street Public School. All services in area at capacity.
General Community	Neighbourhood Centre	1: 3,500 – 15,000 people	1 neighbourhood centre.	Currently provided at Kings Cross Information Centre.
	Multipurpose Community Centre	1: 15,000 – 20,000 people	2 centres	Juanita Nielsen Centre and Heffron Hall.
	Community	Small 1: 10,000 –	1 small and 1 large	2 halls at Heffron Hall

<sup>10</sup> Roberts, 1998 in Green Square Community Facilities S94 Paper 2002

<sup>11</sup> Pine Street is the only arts centre in the LGA which would require 7 centres based on population projections of 210,000 by 2021)

# ATTACHMENT A

	hall	1: 20,000 Large 1: 20,000 to 30,000	community hall	and the Rex Centre
	Youth Centre	1: 10,000 – 20,000 or 1 youth centre per 3,000 people aged 13 – 19 years	1 youth centre	Currently provided at Juanita Nielsen Centre
	Older person's centre	1: 15,000 – 20,000 people	1 space plus activities at other centres	2 single purpose spaces currently provided at Reg Murphy Centre and Mary McDonald Centre. Colocation of these spaces within multipurpose facilities required. Provision of activities and programs for older people at other community facilities (Rex Community Centre and Library).

## 4.4 Community facility requirements

The needs analysis defines the requirement for multipurpose community facilities across the seven community sites, providing for cultural, library, older people, recreation, and childcare functions.

Table 4 Community facility needs City East area

City East LAP Area			
COMMUNITY FACILITY FIELDS	Requirements (Sq m)	Location/s	Comments
Libraries	1070m <sup>2</sup> <sup>12</sup> (Current space is 620m <sup>2</sup> )	50-52 Darlinghurst Road	Additional floor space is required for book readings, meetings, programs. Level 2 is 450m <sup>2</sup> . This space will be a shared community/library space with meeting rooms and program delivery space.
Early Child Health Centre	80m <sup>2</sup> (Current)	The Rex Centre	Relocate from Reg Murphy
Child Care (preschool and child care)	2,073m <sup>2</sup> + 4,770m <sup>2</sup> outdoor play space (Current)	Frances Newton Kindergarten, Rushcutters Bay Preschool, Phillip Park Child Care Centre	Additional 15 places to be provided at the Frances Newton Kindergarten. Use of existing site, no additional floor space required. Extended hours required.
OSHC & Vacation Care	300m <sup>2</sup> indoor space (Current)	Heffron Hall, Burton Street Darlinghurst	Local services are at capacity. This space would be shared use for OSHC, Vacation Care, and weekend, weekday, and weeknight creative arts workshops.
Recreation + sport	3,000m <sup>2</sup> – Phillip Park 100m <sup>2</sup> – Juanita Nielsen Centre gym (Current)	Cook and Phillip Pool Juanita Nielsen Centre	Sufficiently provided for.
Cultural (performance, creative, exhibition)	780m <sup>2</sup> – Theatre 150m <sup>2</sup> - Art gallery 150m <sup>2</sup> – studio space 150m <sup>2</sup> - creative arts space (approx)	Theatre: Tabernacle, Burton Street Darlinghurst Art gallery and creative space: Heffron Hall	Need for a community theatre and community rehearsal space within the Tabernacle. Currently Darlinghurst Theatre Company site is at capacity. Need for a community art gallery, studios, and workshop space at Heffron Hall.
Neighbourhood Service Centres	350m <sup>2</sup> (Current)	50-52 Darlinghurst Road	Current location and floor space sufficient.
Community offices + spaces (Accom Grants)	400m <sup>2</sup> (Current). Demand for additional space.	50-52 Darlinghurst Road. The Rex Centre Mary Mcdonald Centre	There are a number of community services located in Council facilities in the City East area under the City's Accommodation Grants Program. Mary Mcdonald has the potential to be redesigned to provide community office space in addition to the Rex and 50-52 Darlinghurst Road.
Community venues	500m <sup>2</sup> – community halls	The Rex Centre – meeting	Currently located at the Rex. Relocate to

<sup>12</sup> Based on the formula provided in A Guide for Public Library Buildings in NSW: People Places.

# ATTACHMENT A

(meeting + program spaces)		rooms Heffron Hall – community hall	refurbished Heffron Hall and meeting rooms retained at the Rex.
Aged centre/spaces	1 space and programs as part of other multipurpose centres. (Current = 2 spaces)	The Rex Centre/50-52 Darlinghurst Road Mary Mcdonald Centre	One aged spaces and programs for older people as part of multi-purpose facilities. Relocate Reg Murphy uses to multi-purpose centres including the Rex Centre, library.
Youth centres/spaces	90m2 (Current)	Juanita Nielsen Centre	

# ATTACHMENT A

## 5. Community Facility Recommendations

The recommendations for City East community facilities to meet community needs, consistent with benchmarking standards are for an additional 1,680m<sup>2</sup> of floor space. These recommendations for each facility are listed in Table 5.

Table 5. Community Facility Recommendations

Current Facility		Benchmarking/ Standard	Needs	Recommendation to meet needs
1.	<b>Mary McDonald Activity Centre</b> (Aged and disability)  477m <sup>2</sup> (+ 78m <sup>2</sup> outdoor space)	1 older peoples space (currently 2) plus activities at other centres	Improved programs and services for older people as part of multipurpose facilities.	Expand programming for older people including recreation and education. Redesign of facility to address square.
2.	<b>Kings Cross Library &amp; Neighbourhood Service Centre</b> (and community offices)  1,528m <sup>2</sup>	1 library approximately 1000m <sup>2</sup> .	Additional library and community space for programs, meetings.	Expand library over Level 2, additional 450 m <sup>2</sup> , total 1070m <sup>2</sup> .
3.	<b>Phillip Park Child Care Centre</b> (Long day care)  1,345m <sup>2</sup> (+ 2550m <sup>2</sup> outdoor space)	6 places per 100 new households (for residents) Child Care Needs Study 2005	Opportunity to meet child care needs at Frances Newton Pre-school.	No change to facility.
4.	<b>Reginald Murphy Centre</b> (Aged Activity Centre, Kings Cross Early Child Health Centre, Darlinghurst Theatre Company)  735m <sup>2</sup>	1 older peoples space (currently 2) plus activities at other centres	Improved programs and services for older people as part of multipurpose facilities. Early Childhood Health Centre and Community Theatre in City East Area. Larger theatre space for financial viability.	Relocate all current functions and investigate options for future use.
5.	<b>Heffron Hall</b> (Community hall and community office space and OOSH service)  270m <sup>2</sup> (Albert Sloss Reserve 549m <sup>2</sup> )	1 Create arts centre 1 Community gallery 1 (of 2) community hall No standard for OOSH services. 1 (of 2) Multipurpose community centre	Redevelop facility to include community creative art spaces, community hall and OOSH service.	Multipurpose community centre (including hall) with additional creative arts spaces - 150m <sup>2</sup> studio and 150m <sup>2</sup> workshop, possibly gallery 150m <sup>2</sup> .
6.	<b>Rex Community Centre</b> (Kings Cross Community & Info. Centre, community office space, and community hall, meeting rooms, meeting space)	1 Early Childhood Health Centre 1 Neighbourhood centre (Kings Cross Community & Info. Centre)	Aged services and programs to be provided as part of multipurpose centres with opportunities for access to other services.	Relocate Early Childhood Health Centre to Rex Community Centre, adjacent to playground.

# ATTACHMENT A

	2,015m <sup>2</sup>	1 (of 2) community halls		
7.	<b>KU Frances Newton Pre-school</b>  328m <sup>2</sup> (+450m <sup>2</sup> outdoor space)	6 places per 100 new households (for residents) Child Care Needs Study 2005	Additional child care places, particularly for children aged 0-2 years.	Redevelop facility to provide 15 additional places No additional floor space required.
8.	<b>Rushcutters Bay Preschool</b>  400m <sup>2</sup> (+1,770m <sup>2</sup> outdoor space)	6 places per 100 new households (for residents) Child Care Needs Study 2005	Opportunity to meet child care needs at Frances Newton Pre-school.	No change.
9.	<b>Juanita Nielsen Community Centre</b> (Multipurpose Youth centre, OOSH service, office space, community gym, program space)  1,273m <sup>2</sup>	1 Youth centre 1 multipurpose No standard for OOSH services. 1 (of 2) Multipurpose community centre	Improved programming and services at the Multipurpose Juanita Nielsen Community Centre.	No change to facility.
10.	<b>Cook and Phillip Park Leisure Centre</b> (Pools, courts, gym, café, meeting rooms)  3,000m <sup>2</sup>	1 Recreation centre (wet and dry)	Meet needs.	No change to facility.
11.	<b>Burton Street Tabernacle</b> (Vacant)  <i>780m<sup>2</sup> (not in use)</i>	1 Theatre 1 Rehearsal space	Community theatre and rehearsal space operated by Darlinghurst Theatre Company.	New community cultural facility (theatre and rehearsal) 780m <sup>2</sup> possible art gallery (space permitting)
	<b>Current Total: 11,371m<sup>2</sup></b> (+ childcare centre outdoor spaces 4,770m <sup>2</sup> )		<b>Total proposed additional floor space: 1,680m<sup>2</sup></b>	

Appendix 1 Demographic profile by suburb 2001

	Darlinghurst		Elizabeth Bay		Kings Cross		Potts Point		Rushcutters Bay		Woolloomooloo		City of Sydney	
	No.	%		%		%		%		%		%		%
Total Pop	9,055	na	3,960	na	3,734	na	4,163		1,864		3,714	na		
Males	5,506	61	2,103	53.1	2,114	56.6	2,237	53.7	1,003	53.8	2,067	55.7		53.8
% Females	3,549	39.2	1,857	46.9	1,620	43.4	1,926	46.3	860	46.2	1,647	44.4		46.3
0-4	240	2.7	80	2.1	85	2.3	104	2.5	49	2.6	139	3.7		3.5
5-17	583	6.4	137	3.5	175	4.7	361	8.6	112	5.9	351	9.5		8.0
18-64	7,344	81.0	3,030	77.9	2,987	80.8	3,362	80.3	1,536	81.0	2,866	77.0		78.8
65-84	825	9.1	507	13.1	354	9.6	331	7.9	178	9.4	340	9.1		8.7
85+	75	0.8	135	3.5	98	2.7	29	0.7	22	1.2	24	0.6		0.6
Av Household Size	1.73	na	1.5	na	1.5	na	1.6	na	1.58	na	1.8	na		1.99
% Live in Flats	3,455	72.1	2,437	98	1,891	90.2	2,070	93.2	1,060	96.0	1,423	70.9		69
% DoH	128	2.7	5	0.2	29	1.4	9	0.4	0	0	419	20.9		11.5
% Unemployed	310	5.9	119	4.8	162	7.7	85	3.3	48	4.0	145	7.7		6.8
Not in labour force	1,398	16.6	774	20.7	645	18.4	568	14.8	279	15.9	833	25.1		23.3
% Born non-English Indigenous	1340	14.8	635	16	768	20.5	586	14.1	336	18.1	729	19.8		22.8
	62	0.7	27	0.7	29	0.8	32	0.8	5	0.3	111	3.0		1.5