



Part 7.0

Summary of catchment provision and needs



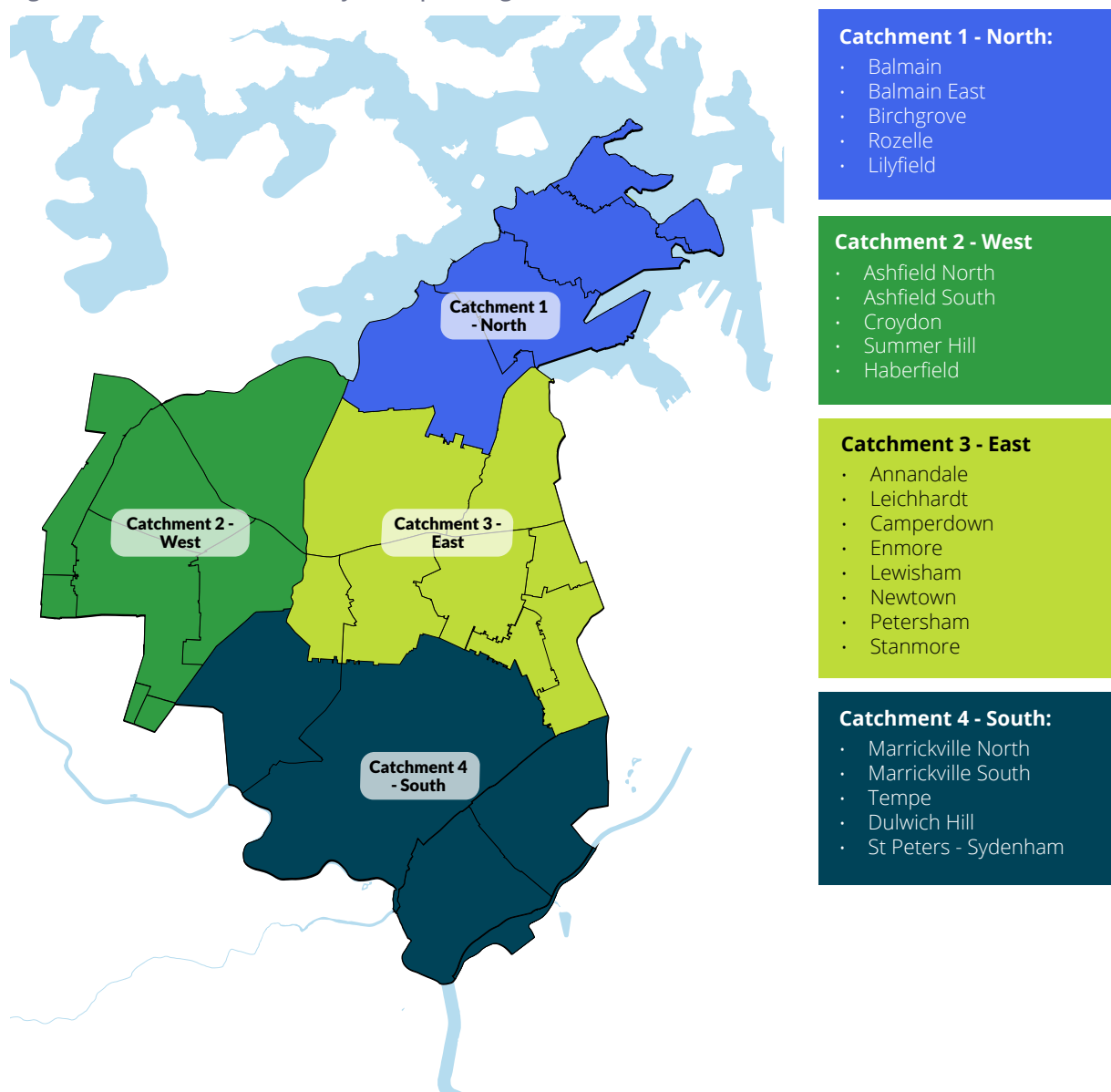
7.1. Introduction

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

7.1.1. Planning Catchments

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

Figure 29 - The CANS community asset planning catchments



7.1.2. Planning catchment comparison summary

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

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

Libraries

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

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

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

Social assets

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

Cultural assets

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

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

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

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

Table 25 - Summary of community assets by type

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

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

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

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

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

7.2. Catchment 1: North

Suburbs:

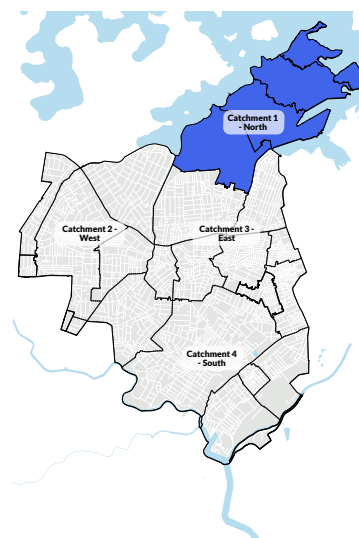
Balmain, Balmain East, Birchgrove, Rozelle and Lilyfield

Population:

2016: 34,050 residents and 9,554 workers

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

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



7.1.3. Catchment overview

Community and place

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

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

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

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

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

1 LHS

7.2.1. Key future influences

Inner West Local Housing Strategy

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

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

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

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

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

Inner West Employment and Retail Lands Study and Strategy

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

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

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

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

Major projects and future transformations

The Bays West Precinct

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

Callan Park Master Plan

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

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

7.2.2. Community asset provision summary

Library assets

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

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

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



Council-owned libraries

Branch Library	Key
Balmain Library	U1

Non-Council-owned libraries

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

Social assets

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

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

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

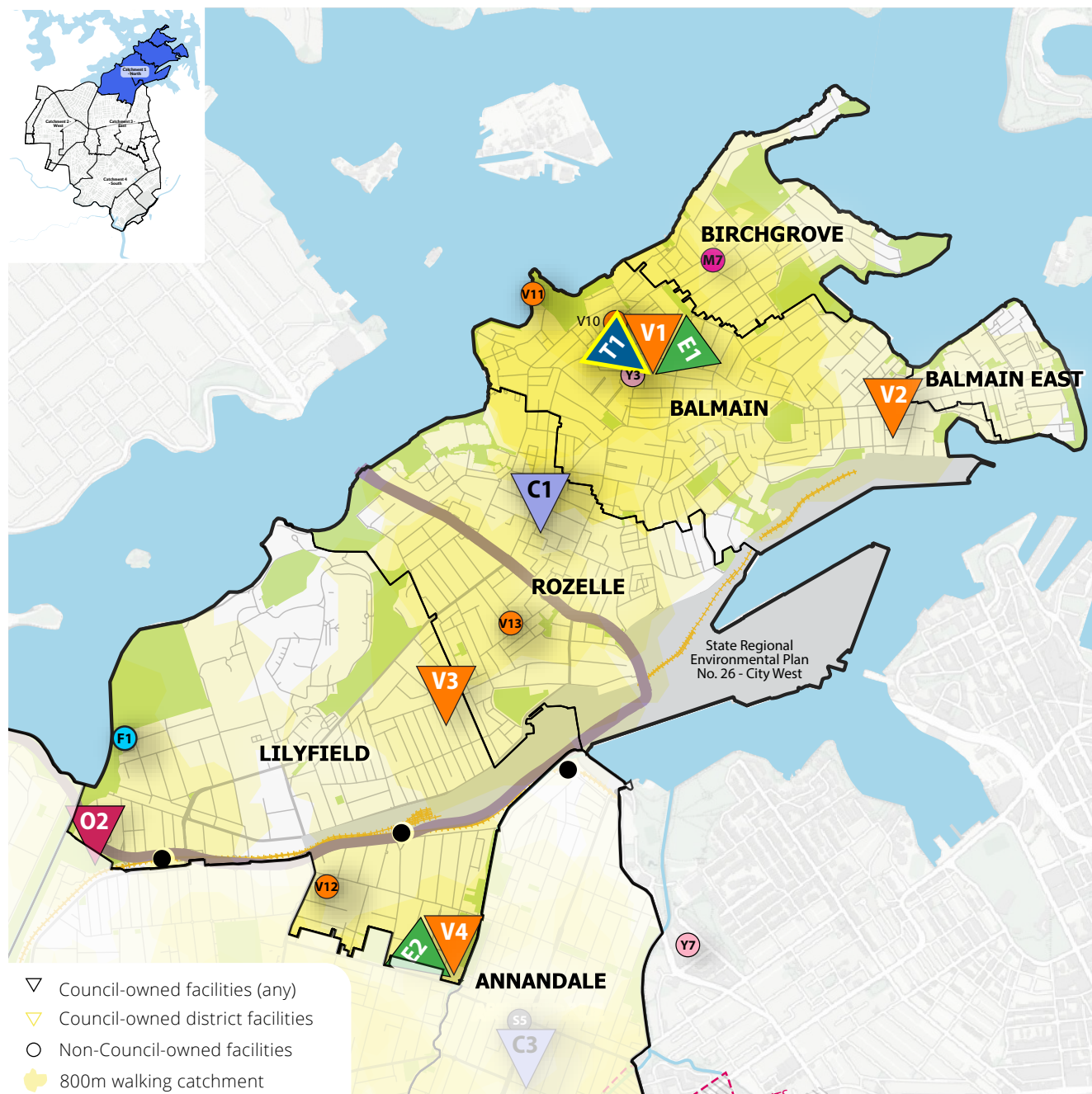
Rozelle, as a hub for arts and live music with its Hannaford Community Centre, is identified as an important community space in this area. The Centre is staffed, programmed and well located, resulting in high utilisation.

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

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

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

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



Council-owned community spaces

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

Non-Council-owned community spaces

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

Cultural assets

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

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

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

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

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

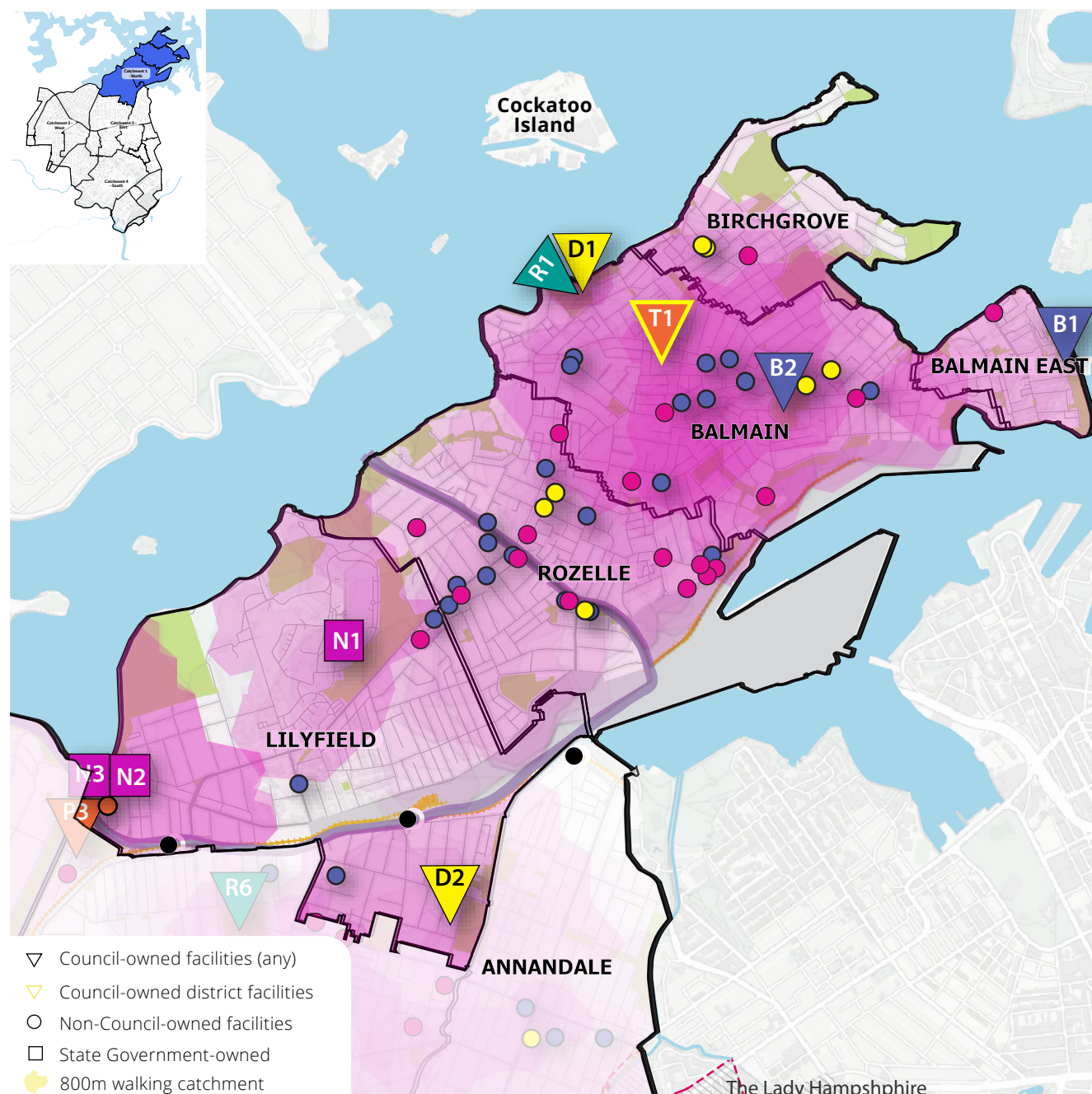
There are around 60 non-Council-owned cultural spaces in this catchment with a high level of provision of performance and exhibition spaces (including 10 galleries and 14 live music venues) and commercial and enterprise spaces (including artist, photography and music studios). Additionally, there are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

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

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

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

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




Council-owned cultural spaces


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


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


7.2.3. Catchment 1 - Community assets building snapshots

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

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

Balmain Occasional Care	
Description <p>Located at the rear of the Balmain Town Hall, the Balmain Occasional Care facilities offer childcare services, however there is also a community venue hire space of around 86m² that has capacity for 70 people. The childcare service is approved by the Department of Education and Communities to provide flexible care for families with children from birth to five years of age.</p>	
Building life cycle analysis <p>Remaining life is 40 years (2060).</p>	Utilisation of the facility <p>The centre is bookable for parties on the weekend. Utilisation date not available.</p>
Challenges <ul style="list-style-type: none"> • Limited to hire for children's events. • Although located along a main street, as it is located behind Balmain Town Hall, the building has no visual prominence. • Ageing heritage buildings require ongoing increasing operations, maintenance and capital renewal. • Due to age and heritage requirements capital renewal works are costly and likely have latent conditions that require contingency allowance. • Limited technology support. 	Opportunities <ul style="list-style-type: none"> • Heritage building is of historical importance as a community facility. • Centrally located along Darling Street (main street). • Play areas and garden space can be used by hirers.

Balmain Glasshouse	
Description <p>The original glasshouse was built by the then Balmain Council in 1946 for the production of plants to be used in the local parks and reserves. Leichhardt Council restored the glasshouse to its former glory in 2005 to be once again used for propagation of plants by the community for bush care and park improvement projects in the Balmain area. It is approximately 40m² in size.</p>	
Building life cycle analysis <p>Remaining life is 23 years (2043).</p>	Utilisation of the facility <p>This facility is used for environmental purposes in the local area. Utilisation date not available.</p>
Challenges <ul style="list-style-type: none"> • Not for community use, currently leased. • Ageing heritage buildings require ongoing increasing operations, maintenance and capital renewal. • Due to age and heritage requirements capital renewal works are costly and likely have latent conditions that require contingency allowance. 	Opportunities <ul style="list-style-type: none"> • Heritage building is of historical and environmental importance. • Centrally located along Darling Street (main street).

Clontarf Cottage	
<p>Description</p> <p>A historical cottage built in 1844. The cottage was bought by Leichhardt Council in 1974 and restored for community use in 1988. It is currently available for hire and community use with a capacity of 50 people. The net lettable floor space is 144m².</p> <p>Clontarf Cottage is mainly utilised for parties and smaller scale gatherings. Clontarf Cottage has previously operated under the management of local passionate residents and still hosts regular social gatherings.</p>	
<p>Building life cycle analysis</p> <p>The remaining useful life of the facility is 68 years (2088).</p>	<p>Utilisation of the facility</p> <p>Clontarf Cottage has one of the lowest levels of utilisation in the Inner West LGA (10.3%).</p>
<p>Challenges</p> <ul style="list-style-type: none"> • Parking issues due to the tightness of roads in the local area • Accessibility issues due to not being located close to public transport and uneven and narrow pathways leading to the asset. • Not co-located with other types of community spaces or services. • Ageing heritage buildings require ongoing increasing operations, maintenance and capital renewal. • Due to age and heritage requirements, capital renewal works are costly and likely have latent conditions that require contingency allowance. 	<p>Opportunities</p> <ul style="list-style-type: none"> • Heritage building is of historical importance as a community facility. • Income generating functions/venue hire opportunities as a wedding or function venue. • Large front lawn that can be used as part of the venue hire.

Hannaford Community Centre

Description

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

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

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

Heffernan Hall is 7.3m x 13.7m in size.



Building life cycle analysis

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

Utilisation of the facility

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

Challenges


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


Opportunities

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

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

Whites Creek Cottage	
<p>Description</p> <p>A stone cottage that incorporates elements of environmentally sustainable design. The toilet on site is compostable. The Melaleuca Room has a capacity of 30 people and the Grevillia Room has a capacity of 10 people. The net lettable floor space is 110m².</p> <p>One room is currently being used for an artist-in-residence program.</p>	
<p>Building life cycle analysis</p> <p>The remaining useful life of the facility is 58 years (2078).</p>	<p>Utilisation of the facility</p> <p>The cottage has low utilisation rates (12%), likely due to the small size of rooms within the building.</p>
<p>Challenges</p> <ul style="list-style-type: none"> • Site utilisation has been questioned due to the lack of street illumination around the property. It is currently activated during the day for community groups. • Low accessibility via public transport. • Ageing heritage buildings require ongoing increasing operations, maintenance and capital renewal. In addition, it has poor heating and cooling facilities. • Small room capacities. • Due to age and heritage requirements, capital renewal works are costly and likely have latent conditions that require contingency allowance. 	<p>Opportunities</p> <ul style="list-style-type: none"> • Cottage located adjacent to Whites Creek Valley Park. • Good street front interface. • Co-located with the Rozelle Bay Community Native Plant Nursery which is a well utilised facility by environmental community groups. • Better kitchen facilities and/or larger spaces may increase its utilisation. • Identified by PRCUTS for potential upgrade.

Whites Creek Stables	
<p>Description</p> <p>Maximum capacity of 20 people with covered area and bench and sink. Used for venue hire and considered as a “sister property” to the Whites Creek Cottage. The net lettable floor space is approximately 45m².</p>	
<p>Building life cycle analysis</p> <p>The remaining useful life of the facility is 43 years (2063).</p>	<p>Utilisation of the facility</p> <p>Utilisation data not available.</p>
<p>Challenges</p> <ul style="list-style-type: none"> • A very run down venue option that has not been upgraded in a long time. • Due to age and heritage requirements capital, renewal works are costly and likely have latent conditions that require contingency allowance. 	<p>Opportunities</p> <ul style="list-style-type: none"> • Has potential to be a good location and space for birthday parties for the local community. • Adjacent to Whites Creek Cottage and Whites Creek Valley Park. • Identified by the Parramatta Road Corridor Urban Transformation Strategy for potential upgrade.

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

Dawn Fraser Baths

Description

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

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



Building life cycle analysis

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

Utilisation of the facility

Closed for upgrades in 2021. Utilisation data not available.

Challenges

- Low public transport access
- Limited capacity

Opportunities

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

Gladstone Park Bowling Clubhouse

Description

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



Building Life cycle Analysis

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

Utilisation of the Facility


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

Challenges

- The only public transport access is via bus.

Opportunities

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

Fenwick Building	
<p>Description</p> <p>In 2007, the Council acquired the Fenwick's Stone Building and, in consultation with the community, developed a comprehensive plan of management for the site, aimed at preserving it for the community.</p> <p>The stone workshop, built by J Fenwick and Co in the early 1880s, is a rare survivor of maritime industry on the East Balmain foreshore. The design and construction of the stone store is characteristic of late 19th century warehouse architecture, although its use of coarse rubble in its wall construction is unusual.</p> <p>Restoration works on the Fenwick's Stone Building commenced in 2011 with the aid of a NSW Heritage grant.</p>	
<p>Building life cycle analysis</p> <p>The remaining useful life of the facility is 80 years (2100).</p>	<p>Utilisation of the facility</p> <p>The Fenwick Building is leased as café and gallery space. Utilisation data not available.</p>
<p>Challenges</p> <ul style="list-style-type: none"> • Harder to reach, no direct train or light rail connectivity. • Due to age and heritage requirements, capital renewal works are costly and likely to have latent conditions that require contingency allowance. 	<p>Opportunities</p> <ul style="list-style-type: none"> • Accessibility improvements including a new lift, accessible pathway and amenities were added during restoration. • Accessible via ferry at Balmain East Wharf. • Significantly improved building life following restoration. • Historical significance. • Restoration works completed by the former Leichhardt Council to preserve heritage value to the local area. • Located adjacent to open space.

7.2.4. Total Council-owned social and cultural floor space

This study has adopted its primary floor space estimates for Council-owned community facilities from the Inner West Council's Property Audit undertaken in 2018. A copy of the Building Summary Reports are available on Council's website. Where floor space information is unavailable for small venues, primarily due to those community spaces forming only part of certain buildings, the floor space estimates have been included as advised by Council staff.

Library floor space

The total library floor space in Catchment 1 is 557m² as summarised in Table 29 below.

Table 29 - Catchment 1 - Total Council-owned library floor space

Planning catchment	Community facility name	Hierarchy	Library floor space (m ²)
Catchment 1 - North	Balmain Library	Branch	557
Catchment 1 - Total library floor space			557

Social asset floor space

The North Catchment includes a total lettable community floor space of 2,138m² as shown in Table 30 below.

For the purposes of the community floor space benchmarking process, the Balmain Glasshouse has been deducted from the benchmarking process as it has a specialised environmental function, and is further considered in the LGA Summary Section in Part 6 of this report.

Table 30 - Catchment 1 - Total Council-owned social asset floor space

Planning catchment	Community facility name	Hierarchy	Social asset floor space (m ²)
Catchment 1 - North	Balmain Town Hall	District	1,150
	Balmain Occasional Care	Local	86
	Clontarf Cottage	Local	144
	Hannaford Community Centre	Local	355
	Jimmy Little Community Centre	Local	234
	Whites Creek Cottage	Local	84
	White Creek Stables	Local	45
	Balmain Glasshouse	Local	40
Catchment 1 - Total community floor space			2,138
Catchment 1 - Total community floor space (excluding the Balmain Glasshouse)			2,098

Cultural asset floor space

There are a five Council-owned cultural assets comprising a total 1,601m² of floor space in Catchment 1. However, town halls have also been included in the total social asset floor space calculations, resulting in a "double counting" of their floor space in the benchmarking process. Bowls clubs have been removed from the benchmarking process as while these are important as live music venues, their accessibility and usability to the broader community is limited by the specific groups catered for by the lessee – in particular they are not generally accessible for cultural viewing or participation by children, families, or for people who do not support alcohol consumption. If town halls and bowls clubs are excluded from the Council-owned cultural floor space, Catchment 1 has a currently cultural floor space supply of 151m².

Table 31 - Catchment 1 - Total Council-owned cultural floor space

Planning catchment	Community facility name	Hierarchy	Cultural asset floor space (m ²)
1 – North Catchment	Dawn Fraser Baths	Local	25
	Gladstone Park Bowling Clubhouse	Local	300
	Fenwick Building	Local	100
	Whites Creek Cottage - Waratah Room	Local	26
	Balmain Town Hall	District	1,150
Catchment 1 - Total Council-owned cultural floor space			1,601
with the bowling clubs removed			-300
Catchment 1 - Total Council-owned cultural floor space (excluding bowls clubs)			1,301
with town halls removed			-1,150
Catchment 1 - Total Council-owned cultural floor space (excluding bowls clubs and town halls)			151

State Government-owned cultural assets

While State Government-owned assets are not included in the floor space benchmarking process, the spaces listed in Table 32 form an important part of the cultural asset network in this catchment and are regionally significant assets.

Table 32 - Catchment 1 - Total State Government-owned cultural floor space

Planning catchment	Community facility name	Hierarchy	Community facilities floor space (m ²)
1 – North Catchment	The Parachute Ground	Regional	4,800
	Garry Owen House	Regional	1,500
	The Red Box	Regional	600
Total State Government-owned floor space			6,900

7.2.5. Building life cycles

Inner West Council's Property Audit and Building Assessment Reports (2018) indicate approximate building life cycles to inform its asset management and capital renewal works programs. An analysis of each facility's expected life cycle in this catchment area is included in Table 33 and informs the key opportunities identified in this study. The key finding is that all existing buildings' expected life cycles exceed the 2036 parameters of this study.

Table 33 - Catchment 1 - Community asset building life cycles

Asset type	Community facility name	Indicated building lifespan (years)	Anticipated expiry year
Libraries	Balmain Library	68	2088
Social assets	Balmain Town Hall	68	2088
	Balmain Occasional Care	40	2060
	Balmain Glasshouse	23	2043
	Clontarf Cottage	68	2088
	Hannaford Community Centre	58	2078
	Jimmy Little Community Centre	38	2058
	Whites Creek Cottage	58	2078
	White Creek Stables	43	2063
Cultural	Dawn Fraser Baths (artist residency) - Northern Pavilion	45	2063
	Gladstone Park Bowling Clubhouse	35	2053
	Fenwick Building	80	2100
	Whites Creek Cottage - Waratah Room	60	2080
	Balmain Town Hall	68	2088

Utilisation summary

Utilisation gives an insight into how often community spaces are used by the community. Well-utilised and in-demand facilities indicate that the space is functional and meets the community's needs. Facilities that have low utilisation could indicate that the space may not meet a community need, it may be too small or in a difficult to access location or be difficult to hire. Table 34 below analyses social asset utilisation in Catchment 1, assuming 9am-10pm availability.

Table 34 - Catchment 1 - Social asset utilisation

Planning catchment	Community facility name	Morning utilisation (8am-12pm) %	Afternoon utilisation (12pm-5pm) %	Evening utilisation (5-10pm) %	Total utilisation %
1 – North Catchment	Balmain Town Hall	23.2	5.7	4.6	10.3
	Balmain Occasional Care	N/A	N/A	N/A	N/A
	Balmain Glasshouse	N/A	N/A	N/A	N/A
	Clontarf Cottage	14.3	0.0	17.5	10.3
	Hannaford Community Centre	130.4	75.7	52.9	83.2
	Jimmy Little Community Centre	57.1	8.6	17.1	25.5
	Whites Creek Cottage	23.2	8.6	5.7	11.7
	White Creek Stables	N/A	N/A	N/A	N/A

The Hannaford Community Centre is the most well-utilised community facility in Catchment 1 and the second most popular venue in the LGA (behind the Ashfield Civic Centre). This facility is located in Rozelle's business precinct and plays a role in activating the high street from 8am-9pm multiple days a week and supporting the local community. The Hannaford Community Centre is the only programmed community space in Catchment 1 and this would be one of the key reasons for its high utilisation.

Conversely, there are a number of community facilities that are currently not well utilised including Balmain Town Hall, Clontarf Cottage and Whites Creek Cottage. The two cottages comprise a collection of internal smaller rooms which limit the spaces' useability and flexibility, potentially impacting their attractiveness to the community.

Utilisation data for cultural spaces in Catchment 1 is unavailable. However it is assumed that the artist residencies would report close to 100% utilisation.

Recommendations to improve utilisation are included in the key opportunities section of this chapter.







Proximity to public transport, local centres, and other IWC services/assets

Table 35 provides a proximity analysis of Inner West's publicly owned (Council or State) community assets to key centres and public transport. Google Maps was used to determine walking distances from different access points and points of interest. It shows that:

- Overall, most publicly owned community and cultural spaces are within a 400m walk of a bus stop, with the exception of the three regional cultural spaces - The Parachute Ground, The Red Box and Gary Owen House.
- There are no train stations in this catchment and the only asset located within a 400m walk of a light rail station is Whites Creek Cottage. Two assets are located within a 400m walk of the ferry. Approximately 40% are located on or within 200m of a high street.

The reliance on the local bus network may impact the accessibility, or perceived convenience, of venues to residents living outside this catchment. Cultural venues in the City of Sydney have the convenience competitive edge over most venues in Inner West, however the delivery of Sydney Metro could help create a positive shift.

Table 35 - Catchment 1 - Community and cultural spaces - proximity analysis

						
	800m walk to train station	800m walk to future metro station	400m walk to light rail station	400m walk to ferry	400m walk to bus stop	Located within 200m of high street
Catchment 1 - North: Balmain, Balmain East, Birchgrove, Rozelle, Lilyfield						
Libraries						
Balmain Library	✗	✗	✗	✗	✓	✓
Community spaces						
Balmain Town Hall	✗	✗	✗	✗	✓	✓
Balmain Occasional Care	✗	✗	✗	✗	✓	✓
Clontarf Cottage	✗	✗	✗	✗	✓	✗
Hannaford Community Centre	✗	✗	✗	✗	✓	✓
Jimmy Little Community Centre	✗	✗	✗	✗	✓	✗
Whites Creek Cottage	✗	✗	✓	✗	✓	✗
Sub-total (6)	0	0	3	0	6	5
	0%	0%	17%	0%	100%	50%
Cultural spaces						
The Parachute Ground	✗	✗	✗	✗	✗	✗
The Red Box	✗	✗	✗	✗	✗	✗
Gary Owen House	✗	✗	✗	✗	✗	✗
Whites Creek Cottage	✗	✗	✓	✗	✓	✗
Dawn Fraser Baths	✗	✗	✗	✗	✓	✗
Fenwick Building	✗	✗	✗	✓	✓	✓
Gladstone Park Bowling Clubhouse	✗	✗	✗	✓	✓	✓
Sub-total (8)	0	0	1	2	5	3
	0%	0%	13%	25%	63%	38%

Proximity to public transport, local centres, and other IWC services/assets

Further to the transport and town centre access analysis, IWC staff completed the detailed State Library of NSW People Places locational matrix assessment for each library in the LGA. The results of this assessment are shown in Table 36 below.

Balmain Library scored highly for its proximity to public transport, ground floor address and highly visible location on Darling Street - the high street of Balmain. However, its score was brought down by the building not being fully accessible and limited parking and loading spaces.

The same criteria was also used to assess social assets (see Table 37). It shows that two of the smaller social assets that are located in heritage buildings are not co-located with other council facilities, town centres, or education facilities and are not highly visible.

Table 36 - Catchment 1 - Library locational matrix

LOCATIONAL CRITERIA	WEIGHTING (OPTIONAL)	Catchment 1	
		Balmain library	
		Score (out of 3)	weighting x score
MAIN STREET OR SHOPPING CENTRE LOCATION	1	3	3
HIGHLY VISIBLE LOCATION	3	2	6
GROUND FLOOR AND STREET FRONTAGE	3	3	9
HIGH LEVELS OF PERSONAL AND PROPERTY SAFETY	3	2	6
FULLY ACCESSIBLE	3	1	3
PROXIMITY TO LOCAL SCHOOLS / EDUCATION FACILITIES	2	2	4
POTENTIAL FOR OUTDOOR SPACE	1	2	2
PRIORITY PEDESTRIAN ACCESS	3	3	9
WALK TO PUBLIC TRANSPORT	1	3	3
CONVENIENT AND SAFE PARKING	3	1	3
ACCESSIBLE FOR ALL VEHICLES	3	1	3
FUTURE EXPANSION	2	3	6
CO-LOCATION OPPORTUNITIES	2	1	2
OVERALL SCORE		59	

Table 37 - Catchment 1 - Social asset locational matrix

LOCATIONAL CRITERIA	WEIGHTING (OPTIONAL)	Catchment 1		Catchment 1		Catchment 1		Catchment 1	
		Balmain Town Hall		Clontarf Cottage		Hannaforde Community Centre		Whites Creek Cottage	
		Score (out of 3)	weighting x score	Score (out of 3)	weighting x score	Score (out of 3)	weighting x score	Score (out of 3)	weighting x score
MAIN STREET OR SHOPPING CENTRE LOCATION	1	3	3	0	0	3	3	0	0
HIGHLY VISIBLE LOCATION	3	3	9	0	0	3	9	1	3
GROUND FLOOR AND STREET FRONTAGE	3	3	9	3	9	3	9	1	3
HIGH LEVELS OF PERSONAL AND PROPERTY SAFETY	3	3	9	3	9	3	9	2	6
FULLY ACCESSIBLE	3	2	6	1	3	3	9	0	0
PROXIMITY TO LOCAL SCHOOLS / EDUCATION FACILITIES	2	2	4	0	0	2	4	0	0
POTENTIAL FOR OUTDOOR SPACE	1	0	0	2	2	0	0	3	3
PRIORITY PEDESTRIAN ACCESS	3	3	9	1	3	2	6	3	9
WALK TO PUBLIC TRANSPORT	1	3	3	1	1	3	3	3	3
CONVENIENT AND SAFE PARKING	3	1	3	2	6	2	6	3	9
ACCESSIBLE FOR ALL VEHICLES	3	3	9	1	3	1	3	2	6
FUTURE EXPANSION	2	0	0	0	0	0	0	3	6
CO-LOCATION OPPORTUNITIES	2	3	6	0	0	0	0	0	0
OVERALL SCORE		70		36		61		48	

7.2.6. Benchmarking

This section applies the relevant adopted population benchmarks to libraries, social assets and cultural assets in Catchment 1.

It is important to note that this study is not able to consider the floor space demand generated by any State Government-led significant development and will require ongoing collaboration with the State Government.

Library benchmarks application

Benchmark 1 analysis - Number of facilities demand – one branch library per catchment of approximately 35,000-65,000 people

Currently, there is one branch library located in Catchment 1. As shown in Table 38, between 2016 and 2036, this catchment will meet the benchmark for branch libraries.

Table 38 - Catchment 1 - Number of branch libraries benchmarking

Year	Population (Pop) Pop = residents + workers	Provision (2020)	Demand (in m ²)	Gap (in m ²) = demand - provision
2016	40,614	1	1	meets demand
2026	42,803		1	meets demand
2036	48,274		1	meets demand

Benchmark 2 analysis - Library floor space (based on the State Library of NSW population calculator)

The current provision of library floor space within the catchment is 577 m². According to the State Library of NSW population based library calculator:

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

Table 39 shows that the below benchmark provision gap will increase by 250m² from 2016 to 2036, if no new library floor space is provided.

Table 39 - Catchment 1 - Library floor space benchmarking

Year	Population (Pop) Pop = residents + workers	Provision (2020)	Demand (in m ²)	Gap (in m ²) = demand - provision	Increase in gap from 2016 to 2036 (in m ²)
2016	40,614	557	1,940	1,383	250
2026	42,803		2,012	1,455	
2036	48,274		2,190	1,633	

The combination of these benchmarks indicates that one library service meets the demands of this catchment, however the current site is significantly undersized and will need to be expanded to cater to existing and future needs.

Community floor space benchmark application

Benchmark 1 analysis - 80m² of community floor space per 1,000 people

In 2016, Catchment 1 had a population of 34,050 residents and the community floor space available for use was 2,098m². The application of this benchmark results in an existing (2016) below benchmark provision of 626m² of community space.

$$34,050 / 1000 \text{ people} \times 80\text{m}^2 = 2,724\text{m}^2$$

$$2,098\text{m}^2 - 2,724\text{m}^2 = -626\text{m}^2$$

In 2026, Catchment 1 is expected to have a population of 34,864 residents and the community floor space available for use is 2,098m². The application of this benchmark results in a below benchmark provision of 691m² of community space.

$$34,868 / 1000 \text{ people} \times 80\text{m}^2 = 2,789\text{m}^2$$

$$2,098\text{m}^2 - 2,789\text{m}^2 = -691\text{m}^2$$

In 2036, Catchment 1 is expected to have a population of 38,959 residents and the community floor space available for use is 2,098m². The application of this benchmark results in a below benchmark provision of 1,019m² of community space.

$$38,959 / 1000 \text{ people} \times 80\text{m}^2 = 3,117 \text{ m}^2$$

$$2,098\text{m}^2 - 3,117\text{m}^2 = -1,019\text{m}^2$$

Between 2016 and 2036, the application of this benchmark shows that an additional 392m² of community space will be needed to cater to the future population. Future s7.11 and s7.12 Infrastructure Contribution Plans should seek to develop a nexus to the delivery of 392m² of community space in Catchment 1.

There is an existing shortfall of 626m² of community floor space in this catchment area. Future contribution plans cannot be used to address this existing shortfall. This study recommends investigating shared use agreements with schools and other institutions or VPAs to address the existing deficit.

Benchmark 2 analysis - Number of facilities demand – one district space per 20,000 to 30,000 people

Between 2016 and 2036, there is no need for additional district-level community facilities in this catchment area.

Table 40 - Catchment 1 - Number of district social assets population-based benchmarking

Year	Population	No. of existing district-level social assets	Demand for no. of district-level social assets in this catchment (1 per 30,000 people)	Gap (existing - demand)
2016	34,050	1	1.1	no gap
2026	34,864	1	1.2	no gap
2036	38,959	1	1.3	no gap

Benchmark 3 analysis – Number of facilities demand - three to four local spaces per 30,000 people

Between 2016 and 2036, there is no need for additional local-level community facilities in this catchment area. By 2036, the higher range benchmark indicates a below benchmark provision of one local-level facility.

Table 41 - Catchment 1 - Number of local social assets population-based benchmarking

Year	Population	Provision (2020)	Demand for no. of local-level social assets in this catchment (1 per 10,000 people)	Demand for no. of local-level social assets in this catchment (1 per 7,500 people)	Gap range (existing - demand)
2016	34,050	4	3.41	4.54	no gap to 0.54
2026	34,864	4	3.49	4.65	no gap to 0.65
2036	38,959	4	3.90	5.19	no gap to 1.2

Benchmark 1 indicates that this catchment is below benchmark provision for the quantum of floor space provided for community uses, while Benchmark 2 indicates that the number of facilities is adequate to service the existing and future population of the catchment.

The combination of these three benchmarks suggest that the size of existing facilities is too small. With the exception of Balmain Town Hall, all facilities are under 360m² in size and, of those, three are under 100m² in size. Small-sized spaces limit flexibility and useability. Council should aim to provide larger local-level facilities for this community in the future.

Cultural floor space benchmark application

Cultural floor space benchmarking does not include bowling clubs. Two scenarios have been provided below, one including town halls, and the other excluding them.

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

In 2016, the population of Catchment 1 was 34,050 and the cultural floor space owned by IWC was 1,301m² including town halls, and 151m² excluding them. This is equivalent to a provision of 38.2m² per 1,000 people when including town halls, or 4.4m² per 1,000 people if town halls are excluded. The application of the benchmark is summarised in Table 42, and results in the following:

In 2016:

- 34,050 / 1,000 people x 20m² = existing demand for 681m²
- > including town halls: 681m² - 1,301m² = 620m² over benchmark provision
- > excluding town halls: 681m² - 151m² = 530m² under benchmark provision

In 2026:

- 34,844 / 1,000 people x 20m² = existing demand for 697m²
- > including town halls: 697m² - 1,301m² = 604m² over benchmark provision
- > excluding town halls: 697m² - 151m² = 546m² under benchmark provision

In 2036:

- 38,959 / 1,000 people x 20m² = existing demand for 779m²
- > including town halls: 779m² - 1,301m² = 521m² over benchmark provision, or
- > excluding town halls: 779m² - 151m² = 628m² under benchmark provision

Table 42 - Catchment 1 - Provision rate of cultural floor space

Year	Population	Scenario 1: Town halls included		Scenario 1: Town halls excluded	
		Floor space provision m ² (2020)	m ² per 1,000 people	Floor space provision m ² (2020)	m ² per 1,000 people
2016	34,050	1,301	38.2	151	4.4
2026	34,864	1,301	37.3	151	4.3
2036	38,959	1,301	33.4	151	4.9

Based on just the application of this benchmark:

- the needs of the forecast population between 2016 and 2026 would generate a demand for 16.3m² of additional cultural floor space
- the forecast population between 2026 and 2036 would generate a demand for 81.9m²
- this would be equivalent to an ability to collect up to 98.2m² of new floor space through contributions

Benchmark 2 analysis – one district space per 30,000 people

Between 2016 and 2036, there is no need for additional district-level cultural facilities in this catchment area if town halls are included in benchmarking. However, If town halls are excluded from benchmarking, there would be an existing gap of one district-level facility in this catchment. See Table 43 below.

Table 43 - Catchment 1 - Number of district cultural assets population-based benchmarking

Year	Population	No. of existing district-level cultural assets	Demand for no. of district-level cultural assets in this catchment (1 per 30,000 people)	Gap (existing - demand)
2016	34,050	1	1.1	0.1
2026	34,864	1	1.2	0.2
2036	38,959	1	1.3	0.3

Benchmark 3 analysis – three to four local spaces per 30,000 people

The local-level facilities benchmark provides a range of three to four spaces per catchment. Therefore, Table 44 below provides both a lower provision scenario (three local-level assets per 30,000 people, equivalent to one per 10,000 people) and a higher provision scenario (four local-level assets per 30,000 people, equivalent to one per 7,500 people). Over the period of 2016 to 2036, the application of this benchmarks shows the need for an additional one to two (lower and higher range) local-level cultural spaces in Catchment 1 by 2036.

Table 44 - Catchment 1 - Number of local cultural assets population-based benchmarking

Year	Population	Provision (2020)	Demand for no. of local-level cultural assets in this catchment (1 per 10,000 people)	Demand for no. of local-level cultural assets in this catchment (1 per 7,500 people)	Gap range (existing - demand)
2016	34,050	3	3.41	4.5	0.4-1.5
2026	34,864	3	3.49	4.7	0.5-1.7
2036	38,959	3	3.9	5.2	0.9-2.2

7.2.7. Catchment 1: Key Opportunities

- Investigate potential to **provide a new flagship/central library**
 - ~ The combination of these benchmarks suggests that this catchment has a sufficient number of facilities through to 2036, but that the current site is significantly undersized and will need to be expanded to cater to existing and future needs.
 - ~ The redevelopment of the Bays West Precinct may exceed the population forecasts envisioned by the study, and in combination with the existing library floorspace deficit, a new flagship library in the Bay West area (Whites Bay) could be an appropriate future asset consideration. A new flagship library could be associated with Council's need for a new historical centre and storage centre.
 - ~ If a new flagship library and historical facility was built and was still highly accessible to the Catchment 1 community, long-term investigations could commence that look into incorporating the Balmain Library floor space into this new flagship library, which would also ideally need to be co-located with the metro station. However, careful consideration of, and consultation with, the community would be required around the future use of the Balmain Town Hall Library - this space is an integral part of the Balmain village and of community life there. Council could consider keeping a reimagined library link or spaces associated with study and learning in this location.
- **An expanded or new district-level community space** (992m²) could be considered in Catchment 1
 - ~ Benchmark 1 (quantum of floor space) indicates there is an existing deficit of 626m² of community floor space to meet the recommended benchmark of 80m² per 1,000 people. This study recommends Council further investigates LEP clauses and VPA opportunities to address this deficit.
 - ~ An additional 392m² of community floor space will be needed to cater for the demands of the future 2036 population. This floor space could be funded if nexus is drawn in future s7.11/s7.12 Infrastructure Contribution Plans.
 - ~ Benchmarks 2 and 3 (number of facilities benchmarking) indicate that Council should seek to increase the size of existing facilities before investigating the construction of new ones. If no existing locations are deemed to be suitable for expansion, new locations could include a new site in Lilyfield or the Bays West Precinct, as part of a co-located multipurpose facility.
- **An additional local-level cultural space** could be considered in Catchment 1:
 - ~ While Benchmark 1 (quantum of floor space) does not indicate a future need for additional cultural floor space, Benchmark 2 indicated a need for an additional local-level facility.
 - ~ This need could be met through incorporating a local-level purpose-built arts and cultural centre as part of the new or expanded district-level community space. An example of this would be the Haberfield Centre and Library "arts veranda" which provides a wet area for loud making activities. Alternatively, adaptive reuse of an existing Council building for creative or cultural use could also help to meet this need.
- The Balmain Town Hall is identified by the Employment and Retail Lands Study as a historical community space for live music and arts. This study recommends that to **boost utilisation of the Balmain Town Hall** Council further investigates whether there is scope for increasing civic and community uses in the immediate surrounding area.
- Similarly, Rozelle, as a hub for arts and live music with its Hannaford Community Centre, is identified as an important community space in this area. This study recommends that Council further investigates whether there is scope for **increasing civic and community uses** in the immediate surrounding area.
- The well-loved Jimmy Little Community Centre is identified as an ageing facility that is located away from public transport options and not along a high street. As such, this site is identified as a poor location for significant future investment. However a number of short term minor upgrades should be considered such as security. Council could consider investigating long-term relocation options of the community floorspace from this location to a new location on a high street in Lilyfield.
- That the equivalent amount of community floor space of Clontarf Cottage (144m²) be reprovided in a new or expanded and well-located district-level hub within the catchment.
- Whites Creek Cottage and Stables be upgraded to an attractive **park pavilion and indoor/outdoor event space**. Catering and kitchen facilities could be potentially provided in the Stables, with larger spaces likely to increase its commercial viability.
- **Retain the use of the Balmain Occasional Care** as an important community service.