



Brookvale Structure Plan

Open Space and Recreation Needs Study

February, 2025

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Open Space and Recreation Needs Study

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Executive summary

Background

Brookvale Precinct is located within the suburb of Brookvale in Sydney's Northern Beaches region, approximately 16km northeast of the Sydney Central Business District (CBD). Brookvale is a key strategic centre in the Northern Beaches, serving as the largest employment hub and the most accessible centre in the region.

Northern Beaches Council (Council) is undertaking detailed planning for the future development of the Brookvale Precinct to support its rezoning and accommodate residential growth. Currently, the Precinct has no residential population. Currently, the forecast population for the Precinct is 2,808 people.

Several Northern Beaches Council strategies and policies highlight the provision of community facilities and open spaces as a priority to meet the growing needs of the community. A key reference is Priority 11 from the Towards 2040 Local Strategic Planning Statement, which reinforces the significance of this objective. These documents provide a strong policy foundation for the analysis and recommendations outlined in this report.

The purpose of this Open Space and Recreation Needs Study is to identify:

- The demand for open space and recreation facilities generated by the proposed development and population growth.
- Wider gaps in recreation facilities across the LGA and opportunities to address them within the Precinct.
- Recognising the challenges of providing substantial amounts of open space in urban areas, the study also explores innovative approaches to open space and recreation facility provision, as well as strategies to enhance existing spaces for greater community benefit.

Open space and recreation supply, demand and opportunities

Passive recreation urban parks

The Precinct has several urban parks both within its boundaries and within an 800m radius. However, most of the larger parks primarily serve organised sports and active recreation. These spaces can serve as passive recreation areas when not in use for sporting activities. Parks dedicated to passive recreation are small in size and limited in number.

This highlights the need for new urban parks specifically for passive recreation to support the precinct's future population growth.

Rising participation trends demonstrate that higher-density areas require more passive recreation spaces, as these parks often serve as the "backyards" for residents living in apartments.

Based on population benchmarking, the precinct requires 2 to 2.8 hectares of urban parks for passive recreation.

Given the challenges of providing this quantum of space within the precinct, the first call of action could be on delivering a few larger parks (over 0.5 hectares) in strategic locations. To complement new provisions, resources should be allocated to improving and expanding existing urban parks for passive recreation and exploring innovative options such as linear parks and podium-level open spaces.

Active recreation urban parks

The Precinct is close to several active recreation facilities, including Brookvale Oval and a cluster of sports fields and courts such as Mike Pawley Oval, Denzil Joyce Oval, Frank Gray Oval, and Weldon Oval.

Council's booking data illustrates that these spaces are almost fully allocated during available peak periods on weekdays and weekends. There are opportunities to improve the functionality of some of these spaces including through the installation of sportsfield lighting, and the reconfiguration of fields.

Population benchmarking identifies a demand for 2 to 2.8 hectares of urban parks for active recreation. These could be delivered through new provisions, upgrades to existing spaces, or innovative solutions such as outdoor courts on rooftops or podium levels.

Playspaces

The Precinct has several playspaces within 400m of its boundary, but a proximity analysis indicates access gaps within the Precinct itself. Population and proximity benchmarking suggests a need for one to two playspaces of different hierarchies to bridge these gaps. To ensure value for investment, at least one of these should be a district playspace offering a variety of play opportunities for different age groups.

Outdoor fitness stations

The Precinct has a few outdoor fitness stations within 800m of its boundary, but only one of them would be easily accessible within a 400m walk from future residences.

While there is no benchmarked demand for additional outdoor fitness stations, emerging trends and the expected demographic composition of the community suggest it would

be beneficial to provide at least one fitness station in high-growth areas of the precinct.

Youth recreation infrastructure

Although there is no benchmarked demand for youth-specific infrastructure, there is an opportunity to explore innovative recreational options for young people, such as skateable surfaces, dance mirror walls, circular swings, social hubs, and outdoor study areas.

Dog off-leash areas

While there is no specific benchmarked demand for dog off-leash areas, high dog ownership rates in the Northern Beaches, along with repeated community requests submitted to Council in recent years, indicates a strong need for such spaces. As the Precinct develops, it is likely that many future residents will require accessible, designated areas for dog exercise and socialisation.

At a minimum, urban parks should include dog on-leash facilities, and where feasible, off-leash areas should be provided within 800 metres of high-growth areas.

Indoor recreation facilities

The wider LGA faces a deficit of indoor courts, highlighting an opportunity to provide indoor courts within the Precinct to address this gap.

Trails, links, and loops

Trails, links, and loops have been identified as a key need in Council's strategies and previous community engagement efforts. Several cycling trails are proposed through the Precinct,

which have the opportunity to be widened and equipped with amenities to make them recreational destinations in their own right. This aligns with walking as the top recreational activity in the Northern Beaches.

Communal open spaces

Given the challenges of securing substantial land for new open spaces in urban areas, it is unlikely that the full quantum of demand for passive and active recreation urban parks will be met within the Precinct. As a result, alternative approaches should be explored to alleviate pressure on both existing and planned open spaces.

One such approach is requiring future developments to incorporate communal open spaces, including plazas, community gardens and pedestrianised laneways that are publicly accessible.

1. Introduction

1.1 Background

Northern Beaches Council (Council) is undertaking detailed planning for the future development of the Brookvale Precinct to support the 'rezoning' of the precinct.

Structure planning for Brookvale began in 2015 when it was identified by the NSW Government as a key Strategic Centre. The former Warringah Council resolved to prepare a plan to encourage revitalisation and guide future growth of housing and employment. Multiple iterations of the plan were presented to the community for feedback.

On 28 November 2023, Council adopted the final Brookvale Structure Plan (Structure Plan). The Structure Plan optimises Brookvale's revitalisation and growth as a Strategic Centre.

Council is now commencing work on implementing the Structure Plan which involves several technical studies to support the preparation of a Planning Proposal, Development Control Plan, and Section 7.11 Contributions Plan.

1.2 Purpose

The purpose of this Open Space and Recreation Needs Study is to inform the preparation of a Planning Proposal. Its objectives are to:

- Review existing plans, strategies and documents to identify open space and recreation priorities
- Summarise existing open space and recreation offerings within the precinct
- Identify constraints and opportunities in the precinct and broader catchment area.
- Identify the demand associated with the anticipated development
- Identify options to address the projected demand and recommend a provision strategy, where relevant.

1.3 Methodology

A range of indicators have been applied to determine the open space and recreation needs including:

- Population growth and demographic drivers
- Strategic context
- Participation trends
- Community drivers (expressed need)

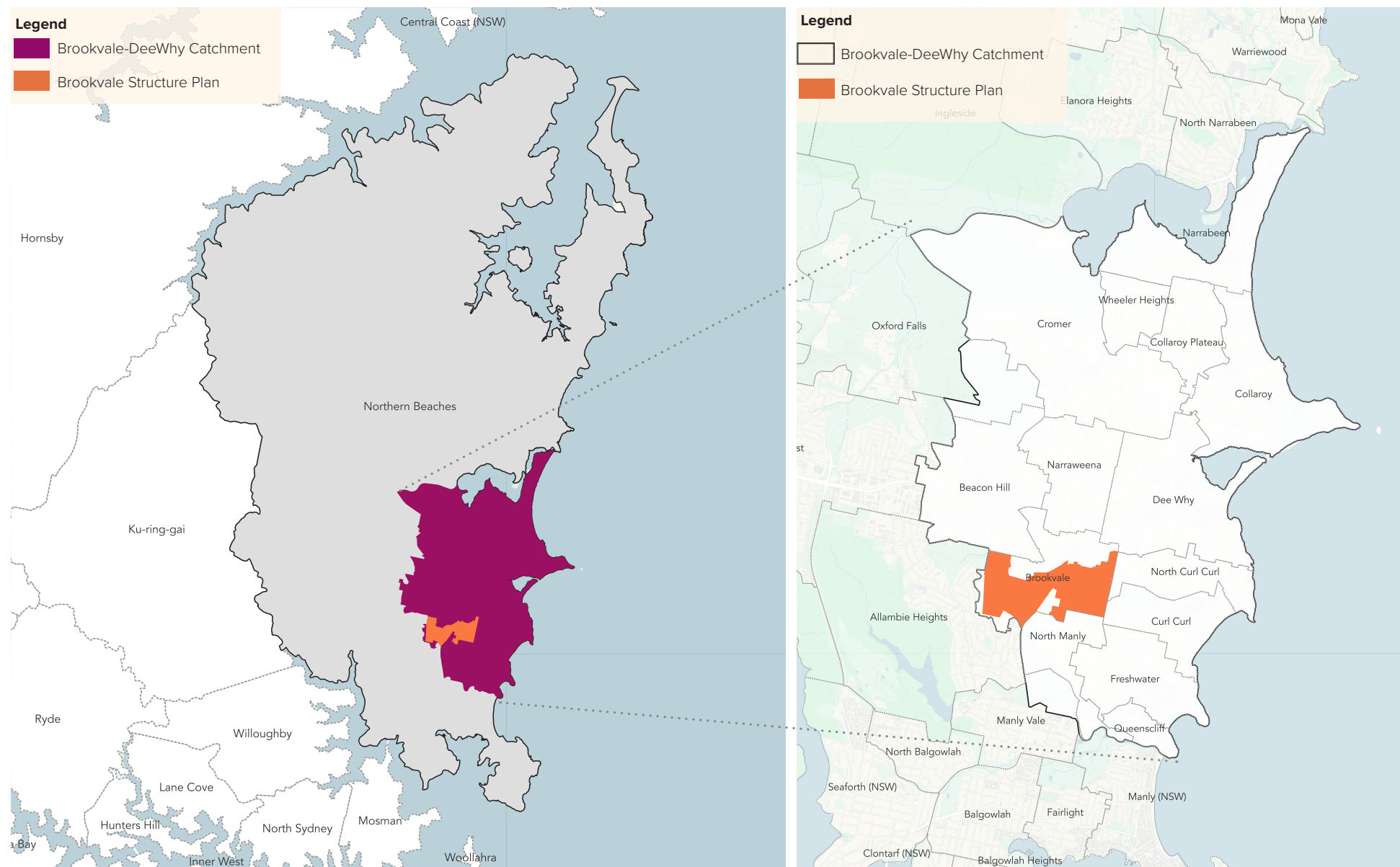
- Open space and recreation inventory and mapping
- Benchmarking, and
- Case studies and best practice.

1.4 About the Brookvale precinct

The Brookvale Precinct is shown in Figure 1 and includes the existing shop top housing development along Pittwater Road and Roger Street (MU1 zone), Winbourne Road car park (SP2 zone), the northeast corner of the Warringah Mall site (MU1 zone), existing Aldi site (E2 zone) and industrial lands east and west of Pittwater Road (E4 zone).

The Precinct is located within the broader Dee Why-Brookvale catchment as defined in Council's Open Space and Outdoor Recreation Strategy and Action Plan 2022.

Figure 1 - Brookvale place context map (Source: Cred Consulting)



2. Defining open space and recreation

Open space

Open space is broadly defined as publicly owned and accessible land primarily used for formal and informal recreation and leisure activities.

Council's *Let's Play! Northern Beaches Open Space and Outdoor Recreation Strategy and Action Plan 2022* classifies open spaces as:

- **Urban parks** which includes passive recreation spaces and active recreation sports fields and courts.
- **Beaches and foreshore parks**, which include open spaces adjoining bodies of water that support biodiversity and provide habitat for wildlife while also supporting a range of recreational, social and sporting opportunities such as swimming, play, boating, kayaking, events and surfing.
- **Natural areas**, which include bushland reserves and parks maintained primarily for conservation and ecological functions. These areas may also support sustainable recreational infrastructure such as tracks, trails and picnic areas, and provide opportunities to interact with nature. Natural areas include Council managed reserves, State parks and other non-council managed areas, such as National Parks.

Recreation

Recreation includes a broad range of passive and active leisure activities that we participate in for fun, relaxation, health and wellbeing, and to connect with our families and communities. This includes casual activities like going for a walk or a picnic with friends, as well as fitness activities and social, organised, competition, and elite sporting activities.

Council's *Let's Play! Northern Beaches Open Space and Outdoor Recreation Strategy and Action Plan 2022* classifies recreation facilities as:

- **Play spaces**, which are spaces that predominately focus on supporting play activities for younger and older children.
- **Sport facilities** and spaces that support formalised sporting and recreational opportunities including sports fields, indoor and outdoor courts, aquatic facilities, bowling clubs and horse arenas. Sportsfields and some courts are public open spaces when not used for sport.
- **Courts** are hard surface facilities that support either single or shared/multi-use such as for basketball, netball, tennis, pickleball, learn to ride, roller-skating and skateboarding.

- **Trails and paths**, which are facilities and spaces that support walking, cycling and running in public open space, natural areas and community destinations.
- **Fitness and exercise equipment**, which are free and accessible outdoor exercise equipment that support public exercise and fitness opportunities.
- **Animal exercise trails and spaces** for horse sports, as well as spaces that provide access to off-leash areas for dogs.
- **Skate and bike parks**, which are outdoor areas having structures and surfaces that can support skateboarding, scootering, roller-skating and/or off-road cycling activities.
- **Gardens** are spaces where people in the surrounding neighbourhood and visitors share the work to maintain a garden space for growing fruits, vegetables, flowers or other plants, or simply as a place to relax and enjoy.
- **Golf courses** are areas of public land dedicated for playing golf.

2.1 Benefits of open spaces

Social and community benefits

Open space and recreation facilities are important social connectors which provide a space for the community to meet each other and interact, as well as come together to share and celebrate. For example, a well-designed public domain enables older people and people with disability to get out, be involved in community life, stay fit, and participate in active transport. Open space, and in particular urban plazas are important for creative and cultural expression. These spaces provide opportunities for formal, organised events as well as informal gatherings; performance spaces and spaces to create; and places where the community can build a sense of common identity.

Participation in sport and recreation also reduces the risk of health conditions and improves social and emotional health and wellbeing. Participation in recreation has benefits across the life stages: for children and young people, participation in regular physical activity has benefits for physical and mental development, psychological benefits including improving the symptoms of anxiety and depression, and reduction in youth offending and anti-social behaviour¹. For older people, participation in physical activity is important for healthy ageing and social connection.

Research is deepening our understanding of the importance of access to quality open space for health and wellbeing outcomes. While living in a city can increase people's risk of mental illness, living close to green space is shown to have positive impacts on mental health². Access to green space is linked to increased physical activity, relaxation, social interaction, stress reduction and mental health benefits across all ages, socio-economic groups and genders. However, it is the quality and variety of green space that is important, rather than the amount or number of spaces^{3,4}.

The Australian Clearinghouse for Sport identifies that sport is "widely regarded as a core element of social inclusion in Australian communities". It provides opportunities for diverse groups to meet and interact, and build relationships and understanding. Apart from the health benefits of physical activity, participating in sporting activities or as part of a club can "contribute to an individual's or group's sense of belonging, and promote trust, cooperation and tolerance". Competition can also invoke a sense of pride and accomplishment. The Settlement Council of Australia (a settlement services network) has also identified that sport can and does contribute to positive settlement outcomes and social inclusion for people from migrant and refugee backgrounds, and supports integration into Australian society. Recreation activities can also be a form of cultural expression, for example playing a traditional sport or performing a traditional dance⁵.

Economic benefits

The economic benefits of open space and recreation include increased property values for dwellings located close to open space, increased tourism for example to major parks and events, and reduced health and social costs⁷. The direct use value of parks (the amount residents would pay to use equivalent private facilities) is also significant although hard to quantify. For example in San Francisco the direct use value of park facilities was found to be US\$1.92 per visit for general park use (e.g. dog walking, sitting), US\$5.02 per visit for sports facilities use (e.g. running, team sports) and US\$4.28 for special uses (e.g. fishing, festivals, gardening)⁸. The benefits of community sport infrastructure in Australia has been quantified by KPMG⁹, and is an example of how all open space provides economic benefits:

- Community sport infrastructure is estimated to generate an annual value of more than \$16.2 billion to Australia, with \$6.3 billion worth of economic benefit, \$4.9 billion worth of health benefit and \$5.1 billion worth of social benefit⁹. The \$6.3 billion worth of economic benefit includes the economic activity associated with the construction, maintenance and operation of community sport infrastructure and the increased productivity of those who are physically active as a result of such infrastructure.
- The \$4.9 billion worth of health benefit includes personal benefits to those who

are less likely to contract a range of health conditions which are known to be associated with physical inactivity and the benefits to the health system.

- The \$5.1 billion worth of social benefit includes the increased human capital resulting from the social interactions that are facilitated by community sport infrastructure and the broader community benefits of providing “green space” (e.g. sports fields).

Environmental benefits

Open space is an important resource to protect and build biodiversity. Biodiversity in cities is facing a number of human-induced pressures including habitat loss due to urban development, introduction and spread of invasive pest and weed species, greater demand on natural resources and urban runoff from roads, houses and industry. Natural areas include areas of biodiversity importance, and planning for the community’s open space and recreation needs should be balanced with the preservation/ protection of fragile conservation areas.

For example, in Randwick City, the 13 hectare Randwick Environment Park is an example of a Council-managed open space with biodiversity conservation significance, comprising bushland, including vegetation of National conservation significance such as the Eastern Suburbs Banksia Scrub, an ephemeral wetland and open space area. Its Plan of Management (PoM) ensures the protection, conservation and enhancement of this significant natural heritage

site while providing for the community’s recreation, social and educational enjoyment of the park.

Open space supports resilience to environmental shocks which is increasingly important in a climate changed world. Open space, with permeable surfaces such as grass and soil can help to reduce and manage flooding and the impact of more severe heavy rain events, which are predicted to increase in intensity with climate change, temporarily storing water and aiding with infiltration. Green spaces with tree cover can act as urban “cool rooms”, reducing the ambient temperature and the urban heat island effect. Every 10 percent increase in tree canopy can reduce land surface temperatures by 1 degrees Celsius⁶. Trees and shrubs in open space also remove air pollutants that endanger human health.

¹ AIHW for the Australian Institute of Health and Welfare, Physical activity across the life stages, 2018

² Myers, Z., Green for wellbeing – Science tells us how to design urban spaces that heal us, The Conversation, 28 August 2017

³ World Health Organisation (WHO) Regional Office for Europe, Urban green spaces and health, 2016

⁴ Wheeler, et al., Beyond greenspace: An ecological study of population general health and indicators of natural environment type and quality, International Journal of Health Geographics, 2015

⁵ Cred Consulting for NSW Office of Sport, Sports Facility Needs in Multicultural Communities, 2018

⁶ NSW Office of Environment and Heritage, Technical Guidelines for Urban Green Cover in NSW

⁷ The Trust for Public Land, The Economic Benefits of the Public Park and Recreation System in the City of Los Angeles, California, May 2017

⁸ The Trust for Public Land, The Economic Benefits of San Francisco's Park and Recreation System, 2014

⁹ KPMG for the Australian Sports Commission, The Value of Community Sport Infrastructure: Investigating the Value of Community Sport Facilities to Australia, 2018

3. Strategic drivers

A range of national, regional and local strategies and policies influence the open space needs for the Precincts. While a range of these strategies have been reviewed as part of this work, this section summarises findings from the most relevant strategies and policies from an open space perspective.

3.1 National Policies

National Sport and Active Recreation Policy Framework, 2011

The Framework provides a mechanism for the achievement of national goals for sport and active recreation. The Framework identifies the roles of Regional/Local Government as:

- Facilitating a strategic approach to the provision of sporting and active recreation infrastructure, including open space, and other needs.
- Establishing local management and access policies to sport and recreation facilities.
- Supporting and coordinating local and regional service providers (venues and programs).
- Liaising and partnering with State and

territory governments on targeted program delivery.

- Supporting and partnering with non-government organisations that enable sport and active recreation participation.
- Incorporating sport and recreation development and participation opportunities in Council plans.
- Collaborating, engaging and partnering across government departments on shared policy agendas.
- Investment in sport and active recreation infrastructure.

Sport 2030

The vision for Australian sport in 2030 is: Australia is the world's most active, healthy sporting nation, known for its integrity and excellence. The target outcomes of the Sport 2030 Strategy are to improve the physical and mental health of Australians, grow personal development, strengthen our communities and grow our economy. Principles include:

- Sport and physical activity for all, for life: every Australian, at all stages of their life, can undertake the exercise they need and want in a safe, fun and inclusive way,

whether it is through sport or other types of activity.

- A diverse sports sector, from the playing field to the boardroom: promote a diverse sector that represents our population. A varied range of sports opportunities has the greatest chance of getting more Australians active and producing better, well-rounded athletes.

3.2 State Policies

Public Open Space Strategy for NSW, 2022

The Public Open Space Strategy provides the overall framework and objectives to help develop thriving and resilient open spaces across NSW, enabled by the NSW Government through leadership, coordinated direction and support.

It has five broad objectives:

- Better recognition for public open space.
- Stronger First Nations involvement.
- Coordinated planning, governance, policy and funding.
- Greater social, environmental and economic value.
- Better outcomes for regional NSW.

NSW Public Spaces Charter, 2021

The Charter's purpose is to support everyone in NSW to have access to high-quality public space that allows them to enjoy and participate in public life.

The charter defines public spaces as all places publicly owned or of public use, accessible and enjoyable by all for free and without a profit motive.

They include:

- Public open spaces
- Public facilities, and
- Streets.

The charter identifies 10 principles for quality public space, to support all those who advocate on behalf of, provide advice on, make decisions about, or plan, design, manage and activate public spaces in NSW:

- Open and welcoming
- Community focused
- Culture and creativity
- Local character and identity
- Green and resilient
- Healthy and active
- Local business and economies
- Safe and secure
- Design for places, and
- Well-managed.



Beacon Hill Reserve. Source: Glenn Hovey, 2019

Draft Greener Places Design Guide, 2023

The Draft Greener Places Design Guide covers how to design, plan and implement green infrastructure in urban areas throughout NSW. It provides strategies, performance criteria and recommendations to help planning authorities and design and development communities deliver green infrastructure. These have been incorporated across this Needs Assessment in relevant sections. In the **Strategies for providing open space for recreation** part of this design guide 9 principals were outlined. The principals that are relevant to this needs study are as follows:

- Improve the provision and diversity of open space for recreation
- Understand the demands on existing open space, and plan for open space in new and growing communities
- Link to the network of green infrastructure
- Provide open space that is multifunctional and fit for purpose
- Design versatile, flexible spaces

Everyone Can Play (updated 2023)

‘Everyone Can Play’ is a set of design principles and best practice recommendations for playspaces in NSW, focusing on inclusive playspaces. An inclusive playspace invites people of all ages, abilities and cultures to come together to socialise and thrive. The principles focus on addressing three questions:

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

Everyone Plays Here, 2024-2028

Everyone Plays Here is NSW Office of Sport’s recent strategy that underpins the importance of sports and active recreation. It seeks to support all people, communities and organisations across NSW to enjoy and realise the benefits of participating in sport and active recreation. Its five focus areas are:

- Supporting the sector in adapting and growing sport and active recreation across NSW.
- Enabling an inclusive and accessible network of facilities and places for sport and active recreation.
- Facilitating increased opportunities for inclusion in sport and active recreation so every person in NSW can participate throughout their whole life.
- Pursuing partnerships and investment opportunities that facilitate and grow sport and active recreation in NSW.
- Ensuring the Office of Sport is sustainable, responsive and contemporary.

Adventurous Spaces Guide, 2024

The Adventurous Spaces guide is a practical tool to help anyone involved in creating skateparks, tracks and trails to meet the growing demand for places to skate, scoot

and ride BMX and mountain bikes. It provides guidance on how to plan, design, deliver and manage quality adventurous open spaces for communities throughout NSW.

Better Placed, Government Architect NSW, 2023

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

These are:

- Contextual, local and of its place.
- Sustainable, efficient and durable.
- Equitable, inclusive and diverse.
- Enjoyable, safe and comfortable.
- Functional, responsive and fit-for-purpose.
- Value-creating and cost-effective.
- Distinctive, visually interesting and appealing.

NSW Healthy Eating and Active Living Strategy 2022-2032

The NSW Healthy Eating and Active Living Strategy 2022-2032 aims to improve the health of children and adults across the state by addressing rising obesity rates. Key objectives include reducing overweight and obesity among children and young people and reversing obesity trends in adults by 2030. The strategy focuses on prevention programs, routine clinical advice on healthy lifestyles, and promoting behavioral changes through social marketing. Additionally, it supports healthy food environments and built environments that encourage active living by focusing on the following areas:

- Prevention programs and services to support healthy eating and active living
- Routine advice on healthy eating and active living as part of clinical care
- Social marketing to support healthy eating and active living behaviour change
- Healthy food and built environments to support healthy eating and active living

3.3 Greater Sydney and Region

A Plan for Growing Sydney, 2014

The NSW Government's plan for the future of the Sydney Metropolitan Area over the next 20 years provides key directions and actions to guide Sydney's productivity, environmental management and liveability – including the delivery of housing, employment, infrastructure and open space. The plan includes directions to:

- Create a network of green and open spaces across Sydney.
- Create healthy built environments, including providing access to the Harbour and its foreshores.
- Match population growth with the delivery of social infrastructure, including recreation facilities, separated footpaths, cycleways and cycle infrastructure, and creative attractive public spaces to support physical activity and connect and strengthen communities.

Connecting with Country, Government Architect NSW, 2023

Connecting with Country is a draft framework for understanding the value of First Nations Peoples knowledge in the design and planning of places. It includes the Design Objectives for NSW. Connecting with Country is informed largely by the experiences and knowledges of people who work on, and are from, Countries in and around the Sydney basin. As such, the

principles and framework that follow reflect an emphasis on this part of NSW. We acknowledge that further work is required to determine the appropriateness of these principles and framework for the other Countries of NSW.

For Local Governments, the intent of Connecting with Country is to help them respond to, and advocate for, community needs in local planning policies and projects. The ambition of the commitment to improving health and wellbeing of Country is to help realise three long-term strategic goals:

- Reduce the impacts of natural events such as fire, drought and flooding through sustainable land- and water-use practices.
- Value and respect First Nations Peoples cultural knowledge with First Nations Peoples co-leading design and development of all NSW infrastructure projects.
- Ensure Country is cared for appropriately, and sensitive sites are protected by First Nations having access to their homelands to continue their cultural practices.

Connecting with Country provides statements for commitment and principles for action to help project teams fulfill their commitment to Country. These are practical ways of implementing each of the seven commitments.

Open Spaces, A 50-year Vision for Greater Sydney's Open Space and Parklands, 2021

The 50-year Vision for Greater Sydney's Open Space and Parklands recognises that public spaces must remain an integral part of the landscape and the city and that we can do this through better planning and management.

Four strategic directions underpin the 50-year Vision for Greater Sydney's Open Space and Parklands:

- Strategic direction 1: Growing parks for people
- Strategic direction 2: Connecting people to parks
- Strategic direction 3: Keeping Sydney green and vibrant
- Strategic direction 4: Caring for the environment

Greater Sydney Region Plan - A Metropolis of Three Cities

The Greater Sydney Region Plan is built on a vision where the people of Greater Sydney live within 30 minutes of their jobs, education and health facilities, services and great places. The Plan includes a focus on universal design, healthy, resilient and socially connected communities with walkable streets, great places that bring people together, conserving environmental heritage, increasing the urban tree canopy cover, access to protected and enhanced open space, and delivering the green grid.

Objective 31 of the plan is that “public open space is accessible, protected and enhanced”. The plan also highlights that the key considerations for planning open spaces are quantity, quality and distribution, and provides the following insights:

- Access to high-quality open space is becoming increasingly important as higher housing densities, more compact housing and changing work environments develop.
- Where land for additional open space is difficult to provide, innovative solutions will be needed, as well as a strong focus on achieving the right quality and diversity of open space.
- Enhancing open space so it can meet a wider range of community needs is important in areas where it is difficult to provide additional open space. This can include better landscaping, more durable

and high-quality facilities, better lighting and multi-use playing fields and courts.

- There may be opportunities to use surplus government-owned land as open space for sport and recreation facilities.
- Urban renewal needs to begin with a plan to deliver new, improved and accessible open spaces that will meet the needs of the growing community, particularly where density increases.
- High-density development (over 60 dwellings per hectare) should be located within 200 metres of quality open space, and all dwellings should be within 400 metres of open space.

3.4 Northern Beaches and Brookvale Strategic Context

Northern Beaches Community Strategic Plan 2040, 2022

The Northern Beaches Community Strategic Plan 2040 (CSP) is a long-term vision developed by the Northern Beaches Council to guide the future of the community. It reflects the diverse lives, interests, and backgrounds of its residents while uniting them under shared aspirations.

The plan emphasises sustainability and collaborative action, ensuring that the Northern Beaches remains an attractive and vibrant community.

This plan sets out 22 goals within 8 inter-related outcome areas. The goals that are relevant to this study are as follows:

- Our local centres are vibrant and healthy, catering for diverse economic and social needs:
 1. Create welcoming villages and neighbourhood centres that are vibrant, accessible and support our quality of life
 2. Develop urban design controls that support the health and wellbeing of our community, particularly seniors and people with a disability
 3. Collaborate with the community in the design of vibrant open spaces and neighbourhoods.

- Our community has access to spaces that enable healthy and active living and allow for a broad range of creative, sporting and recreational opportunities to be enjoyed:
 1. Provide well-maintained and safe spaces that equitably support active and passive recreation
 2. Create and maintain spaces that enable social interaction, stimulate wellbeing and support people at each stage of their lives.

Northern Beaches Delivery Program 2024-2028, 2024

The Council's Delivery Program is a crucial element of the Integrated Planning and Reporting Framework for councils in New South Wales. This framework creates foundation for long-term planning based on community engagement and is supported by comprehensive financial, asset, and workforce plans. The key document of this framework is the CSP, which expresses the community's priorities, goals, and strategies, informed by federal, state, and regional plans.

For the period of 2024-2028, the Delivery Program incorporates a one-year Operational Plan and Budget, detailing specific actions aligned with the CSP's goals. This program is pivotal to the council's operations and is shaped by the Resourcing Strategy, which outlines the necessary resources for implementation.

Northern Beaches Open Space and Outdoor Recreation Strategy (Let's Play!), 2022

The Northern Beaches Open Space and Outdoor recreation Strategy and Action Plan outlines the analysis of recreational needs and strategic directions for managing open space over the next 15 years.

It is informed by research, community consultation, and data analysis, resulting in six Strategic Directions and nearly 200 Actions.

This strategy establishes a consistent framework for managing open spaces and outdoor recreation facilities throughout the Northern Beaches Local Government Area (LGA).

It evaluates the current provision and needs of open spaces and recreation facilities, offering recommendations for improvements that are categorised by five planning catchments to ensure a localised approach and alignment with other Council planning frameworks.

The Strategy considers the changing community demographics, best practice guidelines and trends and benefits that are unique to the Northern Beaches as well as those documented in relevant literature. Some of the key trends outlined include:

- providing a network of interconnected spaces
- supporting healthy living and mental and physical wellbeing



Warringah Aquatic Centre, source: Northern Beaches Council

- multipurpose and flexible spaces and facilities
- consideration of quality and amenity in design, maintenance and management (e.g. look and feel), and
- realising the full potential of existing open spaces.

The Let's Play! Strategy provides in-depth analysis and recommendations for open space types and recreation facilities, as well as for the Brookvale-Dee Why Catchment, within which the precinct is located. Appropriate findings from this has been incorporated into the relevant sections of this study.

Northern Beaches Sportsgrounds Strategy, 2017

The Sportsgrounds Strategy for the Northern Beaches is designed to address the growing demand for sports facilities and recreational spaces among residents. With increasing participation rates and deteriorating conditions of existing sports fields, the community has expressed a clear need for additional fields and improved facilities.

Northern Beaches Council has been actively reviewing options and engaging with the community to develop a forward-looking, cohesive plan. This Strategy outlines a proposed 15-year roadmap for the management and long-term planning of sporting facilities across the region.

The Strategy highlights several pressing issues:

- Grass sportsfields have a “sustainable capacity” of 35 hours per week, yet average usage exceeds this threshold. Of the 122 sportsfields in the Northern Beaches, 92 are overused, equating to more than 800 hours per week of bookings beyond sustainable capacity.
- In 2017, there was a shortfall of 24 hectares of playing area, equivalent to 24 sportsfields. This shortfall is projected to increase to 41 hectares by 2031.
- Participation rates, particularly in women's sports and over-35 competitions, continue to grow. Many people are currently being

turned away due to a lack of available facilities, and this demand is expected to increase further.

The Strategy identifies the following key actions, based on community engagement:

- Allocate sportsfields based on needs and participation growth.
- Improve the capacity and resilience of existing sportsfields.
- Build new sportsfields in new housing development areas, such as Warriewood and Ingleside.
- Partner with schools to provide additional sportsfields for community use.
- Install synthetic surfaces on some existing sportsfields to enable greater use.
- Convert suitable open spaces to sportsgrounds, including portions of golf course land.

One significant initiative identified in the Strategy is the re-building of the Warringah Recreation Centre that will deliver a new multi-use sports facility.

Northern Beaches Community Centres Strategy, March 2021

The Northern Beaches Community Centres Strategy outlines a vision for creating a network of multipurpose community centres that are accessible, inclusive, and welcoming to all ages, cultures, and abilities. Key elements of the strategy include ensuring centres

are connected to public transport and offer affordable hire rates. The strategy is informed by a comprehensive review of literature, demographics, and an assessment of existing community centres. The Strategy identifies current gaps in community centre space and anticipates future needs across the Northern Beaches Local Government Area (LGA).

10 guiding principals are outlined in this report. The principals relevant to this needs study are as follows:

- Multi-purpose, flexible in form, function and management, the centres are available for a range of social, recreation, community and cultural services, activities and programs
- Innovative and inspiring places that support community wellbeing with the provision of high quality spaces for the community to connect, create, learn and socialise
- Accessible and inclusive places that have universal access and cater for multiple users and people of all ages, cultures and abilities.

Brookvale Structure Plan, November 2023

The Brookvale Structure Plan outlines the strategic land use framework for the development of Brookvale over the next 15 years. It sets a vision and land use strategy aimed at reinforcing Brookvale's role as a Strategic Centre, considering environmental, social, economic, traffic, transport, and accessibility factors. The plan is designed to

align with and implement the outcomes of the 'Towards 2040 - Northern Beaches Local Strategic Planning Statement' (LSPS), ensuring that Brookvale's growth supports broader regional goals.

This structure plan sets out 6 "moves". These moves that offer a flexible and robust approach to the planning and design of Brookvale with a strong proposition to improve amenity are:

- Distinguish Brookvale's employment lands
- Establish a high amenity core
- Integrating the Warringah Mall and B-line stop
- Cultivating spaces for people to connect, create & learn
- Creating a walkable grid
- Linking the environment.

This structure plan also emphasises that any rezoning to permit residential development will depend on securing public benefits through a Planning Agreement, including the provision of a 5,000sqm town square, a community facility with a gross floor area of at least 2,000-2,500sqm, a minimum of 5% affordable rental housing, and at least 11,000sqm of employment floor space.

4. Population drivers

4.1 Population assumptions

In October 2024, Mecone prepared a demographic analysis report for the Brookvale precinct, serving as the foundation for this needs study.

The report outlines forecast population figures for the precinct from the present up to 2046, staged in five-year increments based on varying take-up rates.

As shown in Table 1, population forecast for the Precinct is 2,808 people.

It is estimated that 10% of this population will reside in the precinct by 2026, 63% by 2036, and 100% by 2046. For benchmarking purposes in this study, we will focus on the years 2026, 2036, and 2046.

As shown in Table 2, the forecast age profile indicates that the majority of the future population will consist of young workforce members, parents, and homebuilders, followed by a significant proportion of people over 50 and those under 18. This diverse demographic suggests that open space and recreation facilities should be designed to cater to a wide range of needs.

Table 1 - Forecast population

	2021	2026	2031	2036	2041	2046
Population	0	292	1,032	1,776	2,397	2,808

Table 2 - Forecast population service age profile

Age Group	Proportion
Babies and pre-schoolers (0 to 4)	6.16%
Primary schoolers (5 to 11)	4.56%
Secondary schoolers (12 to 17)	2.34%
Tertiary education and independence (18 to 24)	6.55%
Young workforce (25 to 34)	28.38%
Parents and homebuilders (35 to 49)	31.25%
Older workers and pre-retirees (50 to 59)	8.74%
Empty nesters and retirees (60 to 69)	7.71%
Seniors (70 to 84)	4.07%
Elderly aged (85 and over)	0.25%

4.2 What does this mean for open space and recreation?

Understanding the demographic and socio-economic profile of the future community of Brookvale precinct provides critical insights into the open space and recreation areas residents will expect to access to now and as they grow within the precinct over time. These assets will contribute to the quality of life, liveability, and marketability of the area. The following summarises the expected needs of key population cohorts that we expect to live in Brookvale precinct in the future, and some of their implications on open space and recreation facilities.

Families

Families with children need access to diverse parks that provide opportunities for play, sports, learning, and connection

Brookvale precinct is expected to attract young families, with particularly high rates of pre-school and school age children. Future planning should consider the needs of young families and children including:

- Walkable access to childcare, kindergarten and primary schools
- A network of diverse play spaces and discovery/learning experiences with amenity to encourage socialisation
- Open spaces to gather for meet ups, children's birthday parties, family events, playgroups
- Access to formal and informal sports areas and programs to encourage people to be active at all ages
- Ample provision of accessible restrooms or change spaces, with unisex and family facilities

Youth and young adults

Provide engaging spaces and programs for young people

As young families grow up, so too will the number of teenagers and young people living in Brookvale precinct. While there is a spectrum of interests across this age group, the open space needs include:

- Designing with girls and young women in mind, including spaces to sit, socialise, playful amenities, and ensuring safety such as lighting and clear sightlines.
- Creative outlets in open spaces for young people such as a graffiti walls, amphitheatres and viewing areas.
- Formal and informal places to play, formally recreate and compete, socialise and explore
- Flexible and multipurpose indoor courts
- Support independence and accessibility by having teen-friendly parks located near active and public transport and shops
- Technology enabled places to study and linger (e.g. libraries and outdoor spaces with outdoor wi-fi, lighting and extended hours)
- Safe and welcoming for LGBTQIA+ youth, with inclusive design elements and amenities (e.g. unisex restrooms, visual representation, passive surveillance).

**People
living with
disability**

Deliver parks that are safe, inclusive and accessible

4.6% of the current Brookvale suburb area report needing assistance for core activities - assuming the same proportion there could be upwards of 200 people needing daily assistance with core activities. It is also acknowledged that accessibility issues are a concern for a far broader population cohort than people with disability alone, such as young families and those in caring roles. Therefore, there is a need to ensure that open spaces and recreation facilities are universally accessible, including:

- Accessible paths, parking and 'drop-off zones' – provide designated parking spaces for people with disability and maintain a continuous path of travel from the parking space to the facility
- Co-location or proximity to different health services, retail, and community infrastructure that allows people with complex needs to more easily and efficiently enjoy recreation opportunities
- Designing with accessible furniture and equipment, such as seating, barbecues, bubblers, tables, exercise equipment and viewing areas.
- Wide, smooth pathways with tactile elements
- Publicly accessible toilets – provide disabled public toilets and changing places facilities as appropriate
- Wayfinding elements that consider the needs of vision impaired people
- Playspaces and open space areas that are suitable for our neurodivergent community - this could include tactile areas or soundscapes

Older people

Support a life-long connection to activity and nature

Brookvale precinct in order to be a socially sustainable, intergenerational and inclusive, its open spaces and recreation facilities will need to be multi-purpose, and flexible. Particular needs include:

- Having clear wayfinding and signage, dedicated smooth footpaths with sheltered rest stops
- Places to participate in social groups and to keep fit, healthy and engaged (e.g. community gardens, sports and exercise equipment volunteering)
- Flexible indoor recreation spaces for older people
- Parks accessible by public transport and accessible parking
- Wide and smooth footpaths, including on nature trails to support connection to environment for all ages and abilities.

**First
Nations
peoples**

Partnerships with First Nations in design, use, and maintenance

Ensure that First Nations Peoples are given agency in the planning and delivery of Brookvale precinct's places, spaces and programming - including urban and landscape design and management/programming and land management. First Nations perspectives, knowledge and design can enrich a city's public spaces in ways that strengthen the connection between people and Country.

**Increasing
cultural
and
linguistic
diversity
over time**

Plan for flexible and adaptable parks that can respond to the changing interests and needs of the community over time, that is welcoming to everyone.

Considerations for open spaces and recreation facilities include:

- Providing opportunities for cross-cultural sharing and experiences
- Free fitness equipment and other free recreational facilities
- Intergenerational spaces that allow for large social and family gatherings
- Clear signage in diverse languages with pictograms for people with low English fluency
- Spaces that visually represent different cultures, with opportunities for diverse communities to design spaces
- Activated spaces at night, due to a higher demand for night-time activities

**A high
proportion
of working
aged
people**

Recreation spaces that are activated and safe after dark

A significant proportion of residents are expected to be in the workforce - whether that be working from home or working outside of Brookvale precinct (or a hybrid). Covid and the working from home trend that has emerged as a result has highlighted the importance of neighbourhood level amenity and services. Open spaces that are activated after dark encourages active transport and improves the perception of safety for women, LGBTQIA+ people, and people with disabilities. Opportunities include:

- Night-time programming and events in parks and open spaces
- Ensuring consistent lighting across multiple spaces, following CPTED principles
- Provide access to WiFi, smart furniture, and seating for use after dark.
- Spaces that facilitate opportunities to meet other people in their communities outside of work hours

**Low income
and
vulnerable
households**

Equitable distribution of parks that are accessible by multiple means

With increasing costs of living, the Australian household budgets are tightening and often formal/paid sport, social or exercise and health activities are the first to get cut back.

Residents living in Brookvale precinct will need walkable access to parks and open spaces that can deliver affordable and low-cost opportunities for exercise and leisure.

Access to the outdoors can improve health outcomes and stress, which low-income households are disproportionately impacted by. Ensuring that vulnerable households are able to access good quality nature and recreation space without expensive or long-distance travel will be important for community wellbeing.



Brookvale Oval (Source: Mitchell Kara, 2022)

5. Open space and recreation trends

5.1 Recreation trends

As our communities, cities and lifestyles change, so does our participation in recreation – from the kinds of activities that we prefer, to when and how often we participate, and the places that we use.

Participation in recreation (both sport and non-sport physical activities) is evolving as our lifestyles, communities and urban environments change.

Nationally, the most significant trend in recreation participation in recent years is an increase in participation in informal, flexible and unstructured recreation activities such as walking, running or personal fitness, while research from the NSW Office of Sport shows that participation rates for many organised sports have held constant or are declining.

“Today more than ever, Australians are time poor, have limited budgets, are being inundated by new forms of entertainment and face increasing barriers to participation. As society changes, new preferences are emerging; Australians desire greater flexibility, more tailored products and sports that work for them.”

– Australian Sports Commission

The following identifies national sports and recreation trends that need to be considered in future planning for Northern Beaches Council:



Casualisation of sports and recreation

Popular recreation activities include walking, going to a play space, relaxing in parks, and casual ball sports – all activities performed solo or in small social groups.¹



Individualisation of sports and fitness

Individualised sport and fitness activities have increased, while participation rates for many organised sports has held constant or declined.²



Increasingly time-poor

People are generally spending less time recreating, and need to fit activities into their busy schedules.³



Impact of climate on outdoor recreation

Climate change and increased days of extreme weather conditions is driving demand for indoor recreation facilities, which can support participation regardless of weather.



Cultural diversification

Interest in recreational activities range, due to a diversifying population with unique hobbies and interests.⁴



Increasing demand for indoor recreation

Demand for indoor recreation is increasing due to cultural diversification, climate comfort, safety at night, and co-location with other facilities.



Increasing participation of women and girls

Women and girls' decisions to participate in sport fluctuates according to age and life stage. The number of women participating in formal sports, is increasing.⁵



Adventure sports

“Extreme” lifestyle, adventure and alternative sports like skateboarding and BMX are becoming more mainstream.⁵



Accessible recreation

Universal access is important so that everyone, regardless of age, cultural background or physical ability, can collectively enjoy activities.⁵

¹ Greater use of public, open and shared space. Greater Sydney Commission. <https://www.greater.sydney/greater-use-of-public-open-and-shared-space>.

² The Greater Sydney Outdoor Survey, Department of Planning, Industry and Environment.

³ The Future of Australian Sport: Megatrends shaping the sports sector over the coming decades, by CSIRO for the Australian Sports Commission

⁴ Sports facility needs in multicultural communities, by Cred Consulting for the NSW Office of Sport

⁵ The Future of Australian Sport. Megatrends shaping the sports sector over the coming decades, by CSIRO for the Australian Sports Commission

5.1.1. Northern Beaches participation in recreation activities

While developing the Let's Play 2022 Strategy, Council conducted a telephone survey of 403 households, with 38% of respondents from the Brookvale-Dee Why catchment area. This survey also captured current recreation participation trends, as illustrated in Figure 2.

The most popular recreational activities included:

- Walking
- Swimming
- Bushwalking
- Relaxing, sitting, or meditating
- Running or jogging
- Dog walking or visiting dog parks
- Cycling
- Fitness activities, such as using outdoor gyms

Organised sports rated lower as preferred recreational activities. However, it's important to note that this survey was conducted in July 2020, during COVID-19 restrictions, when participation in team and group activities was reduced or stopped altogether.

Nonetheless, unstructured activities being rated as top activities align with participation rates in Greater Sydney and NSW.

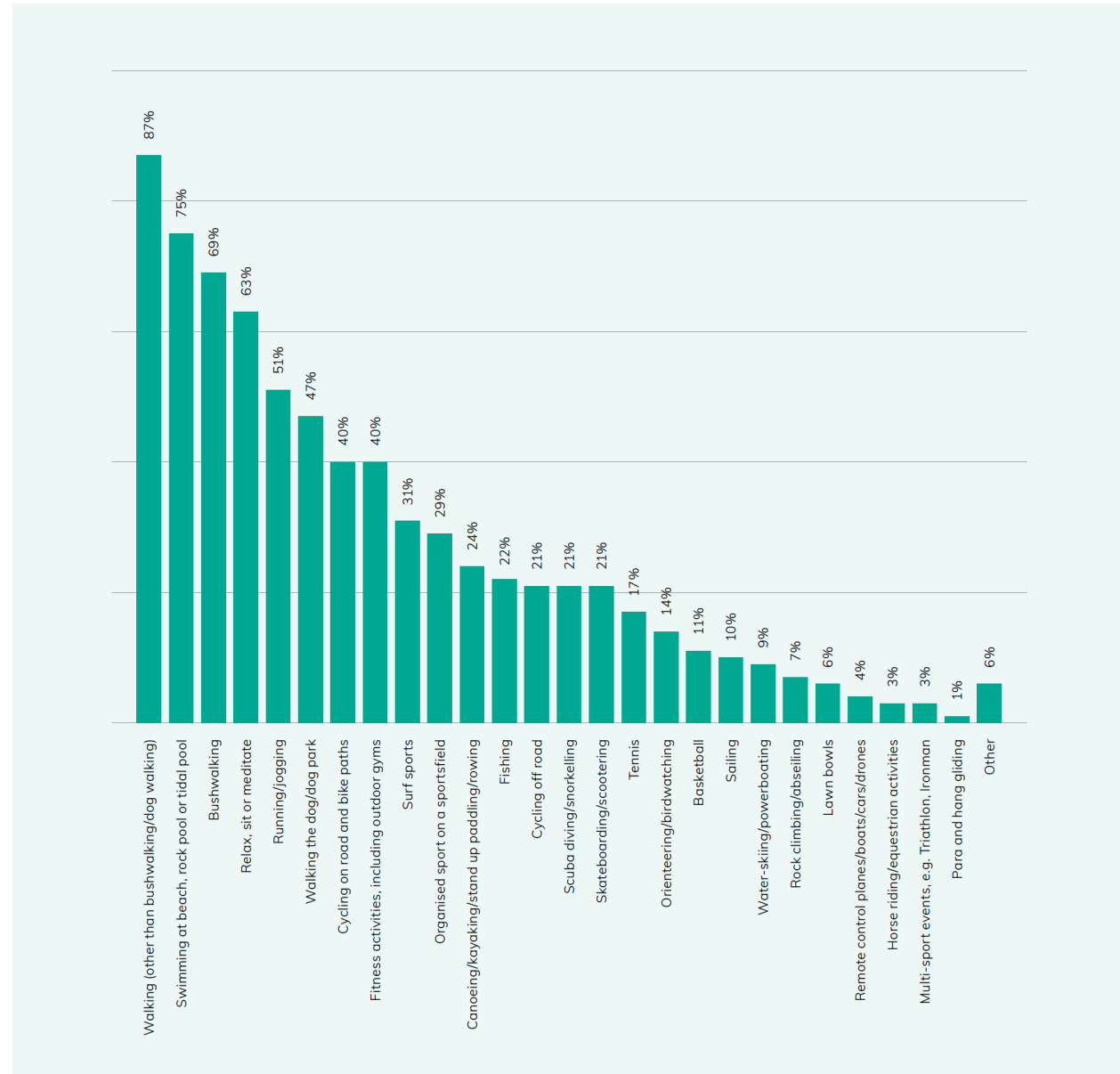


Figure 2 - Participation rates by recreation activity in Northern Beaches (Source: Northern Beaches Open Space and Outdoor Recreation Strategy and Action Plan Adopted December 2022)

5.1.2. AusPlay data

The Australian Sports Commission (ASC) AusPlay Survey tracks the physical recreation activities (both sport and non-sport) that Australians participate in. Figure 3 shows the Ausplay participation rates by recreation activity in Northern Beaches in 2022-2023. Some key trends are outlined below:

- Walking (recreational), Fitness/Gym, Swimming, Running/Athletics and Cycling are the top five activity amongst adults
- Overall, the most popular sport-related activity amongst adults is Swimming
- Overall, the most popular non-sport-related activity amongst adults is Walking

The following NSW participation trends are sourced from AusPlay Survey aggregate data collected from October 2015 to the latest release in October 2023.

Participation by First Nations community

- 80.6% of the First Nations adults participate in sports
- Participation rate amongst First Nations children is 57.7% which is 17% less than the overall children participation rate.

Participation by Culturally and Linguistically Diverse (CALD) communities

- 87.3% of the CALD community adults participate in sports
- Participation rate amongst children speaking a language other than English is 65.5% which is 10% less than the overall children participation rate.

Participation by people with disability

- 78.1% of adults with disability participate in sports.

Participation by children

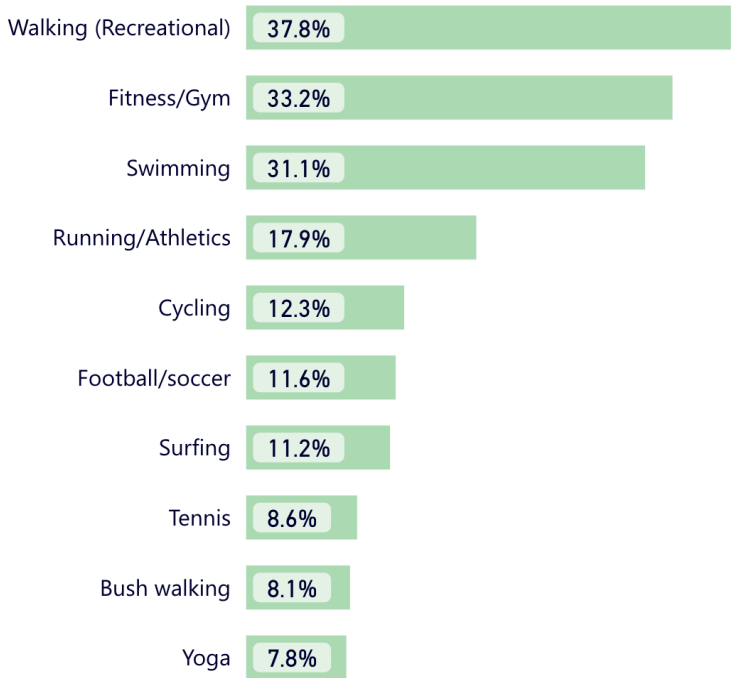
- Overall, 73.2% of children participate in some sort of recreation activity
- Children in NSW participate at least in 2 recreation activities, including sports.

Participation by women and girls

- Participation by adult female and male participants are at similar levels.

Figure 3 - Participation rates by recreation activity
(Source: Ausplay Survey Northern Beaches data tables, 2023-2024)

Top 15 activities - Adult (15+ years)

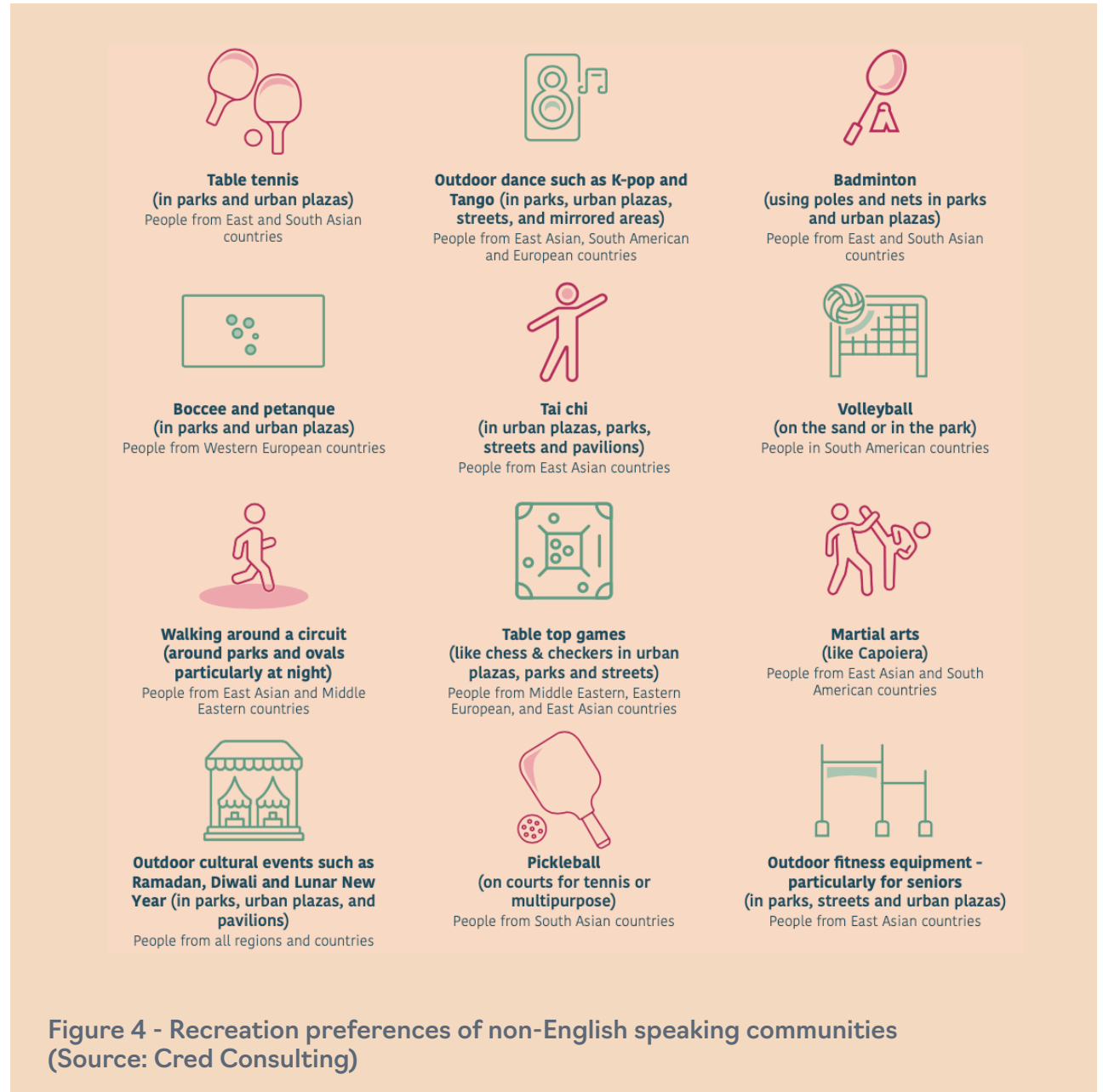


5.1.3. Recreational preferences for culturally diverse communities

The Brookvale-Dee Why catchment is culturally more diverse compared to the rest of the LGA, with 19.5% of people used a language other than English at home in 2021. Top languages spoken at home are:

- Portuguese
- Italian
- Spanish
- Mandarin
- Nepali
- Filipino/Tagalog
- German
- Tibetan
- Serbian, and
- French.

In 2018, Cred Consulting conducted research for the Greater Cities Commission to explore recreation preferences among culturally diverse, non-English speaking communities. The Figure 4 on the right offers a snapshot of these insightful findings.



5.2 Open space trends

As our urban landscapes continue to evolve and densify, the demand for open spaces has increased significantly. In response, new trends are emerging in the design and management of open spaces. From flexible and multipurpose areas to streets that double as recreational spaces, cities are looking for innovative ways to maximise the potential of open spaces. This section provides an overview of both established and emerging trends in open space design and management.

5.2.1. Flexible and multipurpose spaces

The availability of land for recreation and community use is becoming increasingly limited, with challenges such as rising land prices and limited availability to acquire new land.

This highlights the importance of creating adaptable and multipurpose open spaces that can cater to a wide range of recreational activities for people to enjoy and participate in.

By designing open spaces to be flexible and multifunctional, they can meet changing community recreation needs and preferences over time.

Burwood Park, Burwood

Burwood Park is a highly utilised urban green space and multi-purpose park, providing spaces for different community uses and interests, from passive recreation, to active sports, to cultural participation, viewing, and play. It includes facilities popular with local seniors and culturally diverse residents for dance, tai chi, table tennis, fitness, games, and walking in shaded areas.



Photo source: Matthew Duchesne for Cred Consulting

Box Hill Gardens Multipurpose Area, Box Hill

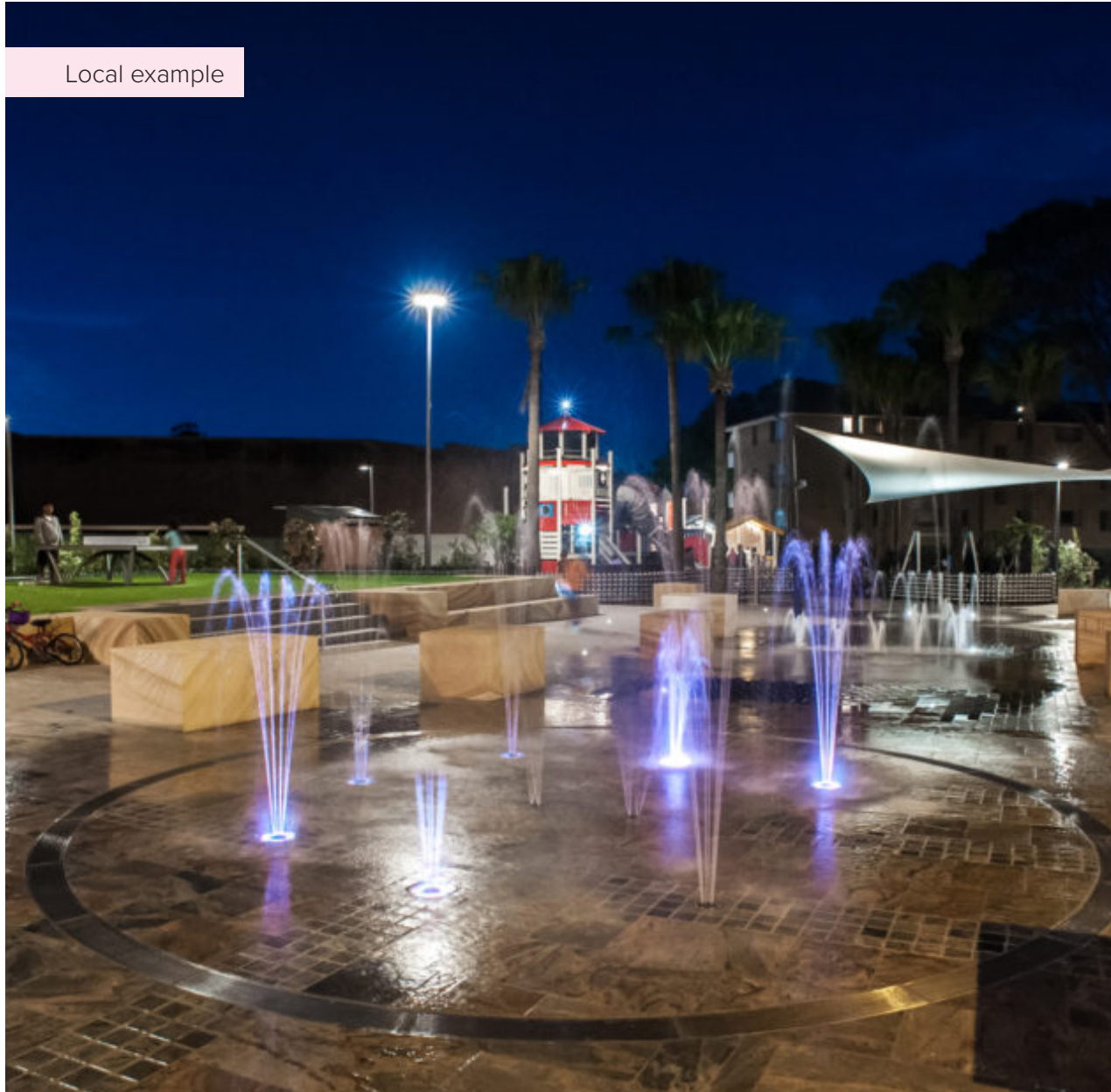
Box Hill Gardens functions as both community space and courts for multiple sports and recreation activities, including table tennis, soccer, as well as a 1km walking and running track that will start and finish at the multi-purpose site.

Public toilets, water bubblers, and seating are integrated into the space, forming a rebound wall for ball sports and inclusive space where people can stay for extended periods of time.



Photo source: ASPECT Studios

Local example



Walter Gros Park, Dee Why

In 2017, the Walter Gros Park as part of the Dee Why Town Centre Upgrade, was expanded and revitalised to cater to the growing local community.

Features in the park include a large grassed area, children's playground, nature play area, community herb garden, outdoor fitness and kitchen area, improved seating, accessible toilets, landscaping and a water feature.

Photo source: Lighting, Art + Science

5.2.2. Recreational loops

Walking and cycling paths that form circuits/ loops are gaining popularity, particularly among culturally diverse communities.

By providing additional amenities such as seating, play areas, bubblers and lighting, these circuit paths become inviting and comfortable public spaces that encourage physical activity and social interaction.

Brisbane City Loop, Brisbane

The Brisbane City Loop is a 7km recreational circuit path that begins at Kangaroo Point Cliffs and passes through several iconic landmarks, including South Bank, the CBD, Botanic Gardens, and Goodwill Bridge. This loop offers an array of activities, such as walking through scenic parks and gardens, rock climbing on the cliffs, resting at designated areas, playing in children's playgrounds, and exercising on equipment along the way.



Brisbane City Loop, photo source: Brisbane Walks

The Capital Ring Walk, London

The Capital Ring is a 78-mile circular walking route that connects 15 London boroughs. It features parks, nature reserves, historic landmarks, and other attractions along the way, as well as several access points for public transportation.



The Capital Ring Walk, photo source: Transport for London



Photo source: Incidentally Sydney

Narrabeen Lagoon Trail, Northern Beaches

The Narrabeen Lagoon Trail is an 8.4 km circuit located in Northern Beaches, offering a scenic route around Narrabeen Lagoon. This well-formed, shared-use path is popular among walkers, joggers, cyclists, and families.

The path is designed to accommodate people of all abilities, including wheelchair users. There are no steps, and the terrain is predominantly flat, making it suitable for strollers and scooters. Accessible entry points include Berry Reserve, Jamieson Park, Middle Creek, and Billarong car parks.

The trail meanders through diverse ecosystems, offering views of the lagoon, native bushland, and opportunities to observe local wildlife.

Along the route, visitors can find picnic areas, playgrounds, and boating ramps. There are also cafes and rest spots, enhancing the experience for those looking to relax or refuel.

Beyond walking and cycling, the lagoon supports various water-based activities, including kayaking, stand-up paddleboarding, and sailing. Fishing is also permitted.

5.2.3. Recreational links

A recreational link is an active path that connects people to open spaces and other public facilities for walking, cycling, or running. Cities worldwide are repurposing underused spaces as recreational links.

These links are being enhanced with greenery, play areas, cycle paths, educational elements, and exercise equipment for increased recreational capacity.

Goods Line, Ultimo

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

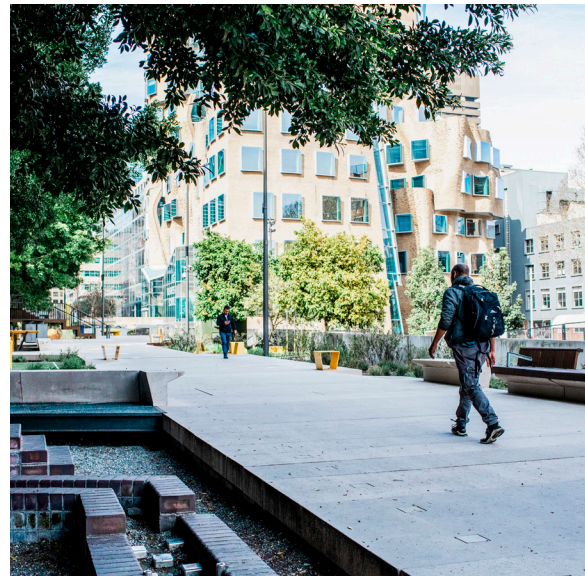


Photo source: Matthew Duchesne for Cred Consulting

The Underline, Miami

The Underline is a 16km multimodal linear park, urban trail and public art destination located below the Miami Metrorail, in an area with 70% residents from non-English speaking backgrounds.

With it's series of "rooms", featuring butterfly gardens, gathering places, including a 50-foot dining table and smaller tables with dominoes, gym areas and dog friendly areas, the Underline is an example of repurposing unused land into public space that meets diverse user interests.



Photo source: www.Miamiandbeaches.com

5.2.4. Activated plazas and squares

As the demographics of communities in NSW evolve together with its urban nature, there is a growing trend for recreation to take place on hard surfaces.

To cater to this preference, open spaces can be designed to include not only shaded areas with hard surfaces for activities such as tai chi and social gatherings, but also for a variety of other activities such as outdoor dining, markets, concerts and festivals.

The Connection, Rhodes

The Connection is an award-winning community precinct, located alongside the Rhodes foreshore and adjacent to the Bennelong Bridge. It provides opportunities for local residents to participate in a range of activities, programs and events.

The outdoor space includes hard surface area and amphitheater for performance, as well as reflective glass used for dancing, water play area, bicycle parking, public toilets, water bubbler, and large scale public artworks.



The Connection, photo source: Cred Consulting

Prahran Square, Melbourne

City of Stonnington transformed a ground-plane carpark into a new civic space/ square within the densely populated neighbourhood of Prahran.

Prahran Square is the new cultural and recreational heart of Prahran, with spaces to relax, meet friends and take a breather from the busy retail streets nearby.

Features include playspace, lawn, seats, shade, picnic tables, and public toilets.



Prahran Square, photo source: ASPECT Studios

5.2.5. Urban play

To make open spaces more dynamic and engaging, many urban parks and plazas are now being designed to accommodate games such as table tennis, chess, and hopscotch.

These activities expand the range of recreational options available in these spaces and encourage people to interact with each other in fun and sociable ways.

Urban Pinball, Seoul

The Urban Pinball in Seoul is a public space that offers a unique pinball experience to visitors. People can toss a ball and play the game in this public space, which utilises the existing physical slopes of the site to create a distinctive and exciting way to engage with public spaces.

In addition, the pinball features can be used as seating and hangout areas when not in use for playing the game.



Photo source: Studio Heech

Musical Swings

Musical Swings is an award-winning urban interactive artwork that invites people to make music together. Each swing triggers notes from classical instruments, that when swung in unison, create a musical composition.



Photo source: Musical Swings

5.2.6. Recreation in podiums

To increase the amount of available recreational space, many cities are exploring the idea of using podium levels to create areas for both active and passive recreation.

Ensuring that these spaces are easy to access is critical to their success. While retrofitting existing building rooftops for this purpose may be challenging, it is a viable option for new developments.

Basketbar, Utrecht

The Basketbar in Utrecht features a full-size basketball court located on a podium level above a trendy café. The space also includes a modern seating plaza that appeals to the younger demographic of the area. With its high visual connectivity to the court, the area remains active and safe both during the day and at night, creating a vibrant and dynamic atmosphere.



Photo source: Jeroen Musch

The Concourse, Chatswood

The park located on the podium level of the Concourse Library in Chatswood is a prime example of how elevated public spaces can be created. This innovative public space includes lush greenery, grassy areas, ample seating, and hard surface areas that are frequently used by the local community year-round. Additionally, the park regularly hosts events and other engaging activities.



Photo source: Willoughby Living

5.2.7. Walls for recreation

Vertical wall-based recreation is a growing trend that involves activities such as climbing walls and mirrored surfaces for dance practice.

This approach is gaining popularity as it allows for maximum use of available surfaces for recreational activities, while also providing new and unique experiences for the community.

Climbing wall, Merida

The Factoria Joven (“youth factory”) is a skate park and climbing wall in Merida, Spain, which opened in March 2011. Since its opening the facility has been bustling with activity. The climbing wall attracts people of all ages and genders and provides free and differentiated recreational opportunities. In addition to a large climbing wall and space for biking and skating, Factoria Joven includes a computer lab and dance studio, meeting rooms and spaces for street theater, video, electronic music and graffiti.



Photo source: Design Milk

Dancer's Alley, Darling Harbour

Young street dancers travel to Darling Harbour, where there are mirrored walls in the laneway between the ICC Theatre and the Exhibition Centre. Anything to up to a hundred dancers can be seen practicing at the ‘Dancer’s Alley.’

In an interview for [Sydney Morning Herald](#), a student states: “this is a really big common space where a lot of people mix and make connections.” The free and accessible open space is a large attraction for the dance community.



Photo source: Cred Consulting

5.2.8. *Elevated recreation areas*

As cities continue to grapple with limited ground-level space, the utilisation of rooftops for recreation presents a promising solution to meet the evolving needs of urban residents and foster vibrant, inclusive communities. Rooftop recreation is emerging as a trend in, encompassing activities like rooftop gardens, playgrounds and sports courts.

This innovative approach is steadily gaining traction as it leverages underutilised rooftop areas for recreational purposes, thereby optimising urban space.

This has also been identified as a trend for Northern Beaches Council in the Local Strategic Planning Statement.

The Peak at Toa Payoh, Singapore

The Peak at Toa Payoh is a community garden situated on the rooftop of a multi-storey car park. Community gardens often cater to specific groups within the community, and utilising rooftop spaces is an ideal way to establish such gardens due to the enthusiastic participation of volunteers. This presents a unique opportunity, particularly in areas with a substantial Asian population, as they are likely to be familiar with these types of spaces from their ancestral countries.



Photo source: Stacked Homes

Park 'n' Play, Copenhagen

The rooftop of a car park has been transformed into a dynamic and versatile recreational area featuring play and exercise equipment, and is popular among people of all ages for various activities. The rooftop's design includes a striking red staircase that creates a strong visual connection between the rooftop and the ground floor, making the rooftop's urban public space highly visible to visitors.



Photo source: Arch Daily

5.2.9. Spaces for young people

Spaces for young people are a crucial component of our open space network, as they are often overlooked in traditional park and recreation planning. However, it is important to recognise that young people are not all the same. Open spaces should be designed to cater to a diverse range of needs and interests, ensuring they provide inclusive, engaging, and flexible environments for all young people.

Bredäng Park, Sweden

This award-winning park is focused on the needs of girls, and features circular seating, pergolas, stage space and hard surfaces for dance and free sports. The previous site was home to a football pitch, primarily used by men for organised sports.

The new park was co-designed with girls living in the Swedish suburb, and through this process, realised the vision for a safe, vibrant space where young girls feel welcome to dance, play, and spend time with friends.



Photo source: Landzine

Julia Reid Reserve, Oran Park

Julia Reid Reserve is a recreation facility developed by Greenfields Development Company, together with Landcom and Camden Council.

The multi-purpose precinct was designed with input from local high school students, and includes a skatepark, parkour facilities, table tennis, kick-about area, multipurpose courts, shelters and seating, along with areas to 'watch and learn.' Adjoining the skatepark is the Julia Reserve Community Centre and Youth Precinct.



Photo source: Matthew Duchesne for Cred Consulting

5.2.10. Cultural representation

Open spaces that reflect the needs and interests of culturally diverse communities are more likely to attract and retain users from those communities.

Incorporating visual and symbolic markers such as place names, public art, and statues can enhance the cultural representation in these spaces, creating a sense of welcome, pride, and ownership for diverse communities.

This approach can lead to increased utilisation of public spaces and a stronger sense of community ownership and belonging.

Afghan Bazaar, Dandenong

Dandenong's Afghan Bazaar, a recognised Afghan precinct in Melbourne, has evolved into a community hub, and is home to a high concentration of Afghan businesses.

Informed by comprehensive consultation with the local Afghan community, enhancements to the precinct include detailed paving, seating that references the traditional Arabic 'suffah', integrated artwork, and a vivid blue colour scheme inspired by the Mazar-e-Sharif (Blue Mosque).



Photo source: ArchDaily

First Nations art, Sydney

It is essential to acknowledge the significance of First Nations communities in open spaces and their ongoing custodianship of Country. In recent years, the Royal Botanic Gardens Sydney has installed a striking new monument overlooking Sydney Harbour Bridge. Inspired by traditional shellfish hooks, the sculpture pays tribute to Gadigal women of the Eora Nation, who used these tools for generations as part of their deep connection to the land and waterways.

This sculpture serves as a powerful symbol of recognition and respect, honouring the enduring cultural contributions of First Nations people and their integral role in shaping Sydney's identity.



Photo source: World Cities Culture Forum

5.2.11. Digital integration

Digital integration in open spaces, such as parks, is a growing trend that enhances visitor experiences and park management.

This includes features like free Wi-Fi, smart lighting, and interactive installations. Mobile apps are offering visitors real-time information, augmented reality tours, and event updates.

At the same time, sensors and IoT devices help park managers optimise maintenance and monitor environmental conditions for sustainability. This technology-driven approach creates more engaging and efficient open spaces while fostering greater community involvement and sustainability.

Interactive public spaces, Montreal

Montreal installs interactive equipment in its plazas to encourage social connections. One of these installations is the Loop at One Seaport Courtyard, which is a fusion of a music box, a zeotrope, and a railway handcar. Visitors can hop in two at a time into these illuminated, moving cylinders and pump a lever to bring a classic fairy tale to life. The faster you pull the handle, the faster the images inside the loop will play.



Photo source: Quartier des spectacles

Smart sensors and displays

The City of Parramatta has installed Melrose Park with smart environmental sensors and creatively showcases the data for visitors. These displays provide information on air quality, temperature, wind speed, and more, allowing park visitors to stay informed about their environment. This initiative is a great example of how environmental data can be effectively integrated into public spaces, enriching the visitor experience while promoting awareness of local conditions.



Photo source: City of Parramatta

5.3 What does this mean for the precinct?

The recreation and open space trends indicate that future open spaces within the precinct should be designed to be flexible, inclusive and promote social connection.

Consider non-traditional and innovative approaches to providing recreation opportunities

There is limited land available within the precinct, which poses a challenge in allocating large parcels of space for open areas, potentially conflicting with the emphasis on prioritising land for housing.

This constraint necessitates a shift towards innovative approaches to providing recreational spaces.

Trends such as rooftop and podium-level recreation can be incorporated into new mixed-use developments. Exploring all available spaces for recreation, including vertical options like climbing gyms under viaducts, could maximise usage, as well as providing quality connections to existing open spaces that serve as destinations in their own right.

Although addressing governance challenges in embracing these new approaches may be daunting, this approach would ultimately result in more open spaces being available.

Provide spaces for informal activities

The most significant trend in recreation participation in Australia in recent years is an increase in more informal, unstructured recreation activities such as walking for recreation.

We need to share our streets and other spaces for recreational outcomes as our population grows and land is limited to delivering new open spaces. Consider providing wide streets which incorporate recreational corridors with activities and initiatives such as play streets, exercise trails, garden trails, creative and cultural trails.

Create multi-purpose and adaptable spaces

Recreation trends show a shift in the type of sports people are interested in. This means that fields should be planned and designed flexibly to allow uses to change and adapt over time. Additionally, given more people are pursuing individualised and casual sports, alternative formats for community sport must be prioritised in the precinct in the future.

6. Supply and demand analysis

Open spaces

Figure 5 shows the open spaces within the Brookvale precinct and its surrounding areas. Please refer to the Appendix for the corresponding legend table. Within the precinct itself, there is only 0.17 ha of natural areas and no other useable open spaces. However, within an 800m radius of the site, there are approximately 139 hectares of open space:

- 71.5 ha of natural areas (51%)
- 37.8 ha of urban parks (27%)
- 29.6 ha of public golf courses (21%)

Legend

-  Outdoor fitness equipment
-  Play space
-  Outdoor courts
-  Brookvale Structure Plan
-  Beaches and foreshore parks
-  Natural areas
-  Urban parks
-  Golf Course
-  State parks
-  400m distance from a park over 0.3ha
-  800m distance from a park over 0.3ha
-  B line bus stations

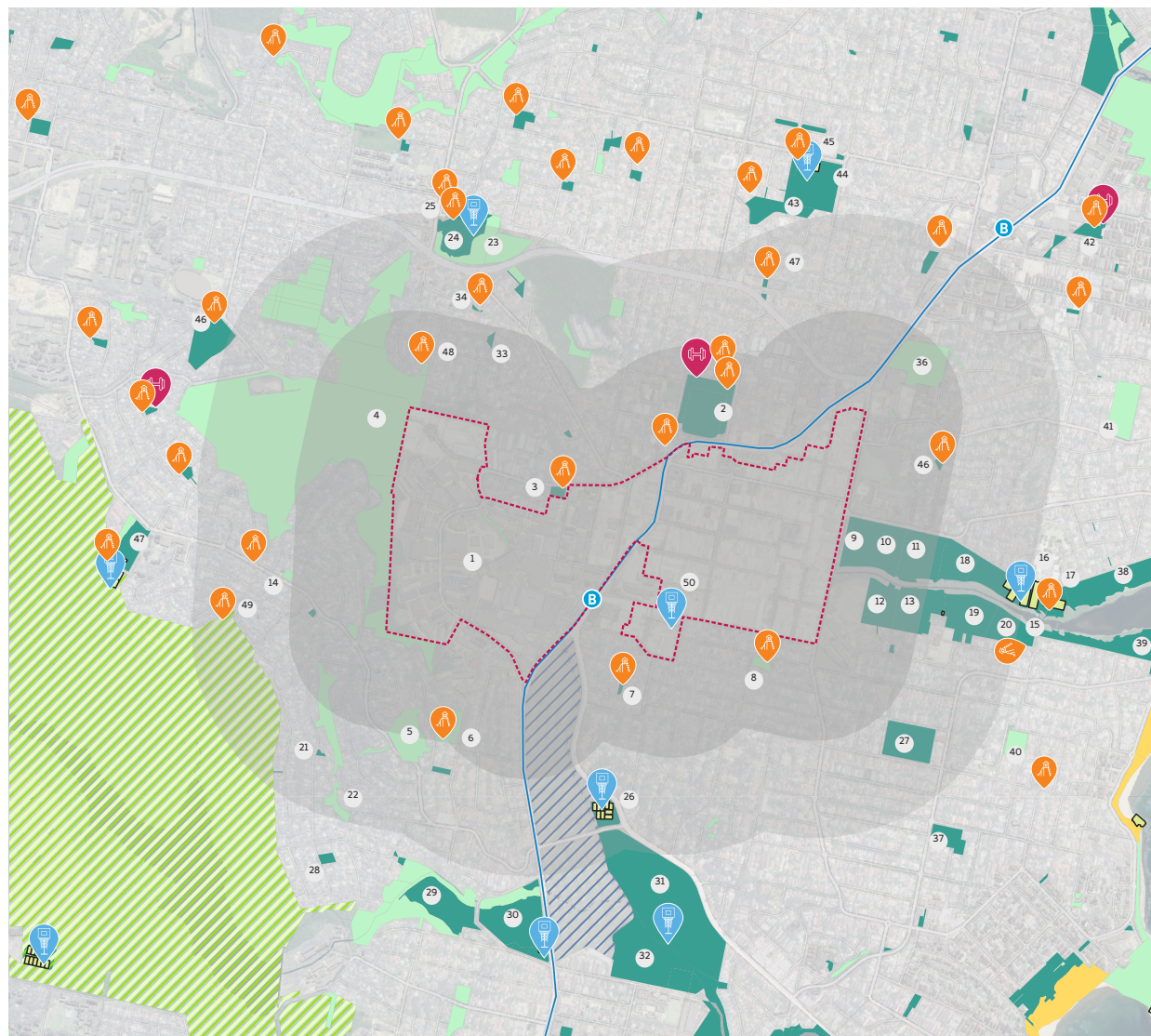


Figure 5 - Existing open spaces and recreation facilities (Source: Cred Consulting)

6.1 Urban parks for passive recreation

6.1.1. Existing supply

One of Northern Beaches Council's classifications of open spaces is urban parks, which includes spaces for both passive recreation (commonly known as parks) and active recreation (e.g., sports fields and outdoor courts).

This study goes further by distinguishing between passive and active recreation spaces.

Within the 37.8 ha of urban parks within 800m of Brookvale precinct, only 3.18 ha are not dedicated sportsfields or courts and could potentially be classified as dedicated spaces for passive recreation. However, it is noted that active recreation spaces also serve a dual purpose as passive recreation areas when not in use for sports.

However, a desktop assessment of the passive recreation spaces reveals that much of this area is not useable: it is occupied by dense vegetation, adjacent to sports spaces, or even used as a car park. As a result, the Brookvale precinct lacks high-quality, useable urban parks for dedicated passive recreation within an 800m radius of its boundaries.

6.1.2. Community feedback

Community and stakeholder feedback gathered during the preparation of *Let's Play! Northern Beaches Open Space and Outdoor Recreation Strategy and Action Plan, 2022* emphasised the need for unstructured and flexible open spaces.

Community members highlighted the importance of:

- Designing open spaces to support more passive and unstructured recreational activities.
- Prioritising flexible approaches to open space design and management.

This aligns with trends identified in the Greater Sydney Outdoors Study (2020) by the NSW Government, which found that Sydneysiders would like to see:

- High-quality open spaces supported by good facilities.
- Larger open spaces to accommodate diverse outdoor recreation activities.
- Open spaces that foster a sense of community.
- Improvements to existing parks to enhance utilisation.
- Safe open spaces designed for multiple uses.

6.1.3. Future demand

Population benchmarking is a common method for estimating future demand for passive recreation urban parks.

While Northern Beaches Council does not currently have a dedicated population benchmark for passive recreation urban parks, it is important to establish quantum demand to guide future provision.

This analysis applies a range of population benchmark standards, including the current provision rate in the Dee Why-Brookvale catchment and benchmarks from neighbouring councils.

Table 3 summarises the demand projections.

The analysis indicates that the precinct will require 2.0–2.8 ha of passive recreation urban parks.

This highlights the importance of dedicated passive recreation urban parks, which are distinct from sportsfields.

While sportsfields can serve as dual-use spaces, their availability for casual use is often limited due to scheduled games, organised activities, and school use. Usage typically peaks from 4 PM onwards on weekdays, with greater demand on Saturdays compared to lighter usage on Sundays. Additionally, weekday school use further reduces availability. It's also important to note that sportsfields are generally not designed for passive uses. They lack embellishments such as shade, seating, and recreational elements like ping pong.

tables, making them less suitable and fit-for-purpose for unstructured, passive activities even when available. However, this is also an opportunity for embellishing the perimeters of active recreation spaces for improved passive recreation uses.

Dedicated passive recreation parks are critical, particularly as the area transitions to higher-density living in the Brookvale Precinct, where apartment residents will increasingly rely on accessible outdoor spaces for recreation and relaxation.

Figure 6 shows a 400m distance buffer from all urban parks for both active and passive recreation. The buffer considers only parks larger than 0.5 ha, an industry-established standard referenced in studies such as the Inner West Recreation Needs Study and the Ku-ring-gai Recreation Needs Study. This approach ensures the analysis focuses on parks of a reasonable size that can support a variety of activities.

The analysis highlights that the majority of the Brookvale Precinct lacks access to sizeable urban parks within 400m, a key metric for passive recreation in urban areas. Furthermore, the NSW Greener Places Design Guidelines recommend that higher-density areas have access to sizeable open spaces within 200m, which is particularly relevant to the future character of the Brookvale Precinct.

6.1.4. Summary of needs

The analysis highlights the existing pressure on passive recreation spaces and the gaps in supply. It emphasises the need for proactive planning to address future demand, ensuring the Brookvale Precinct can effectively cater to its current and growing population.

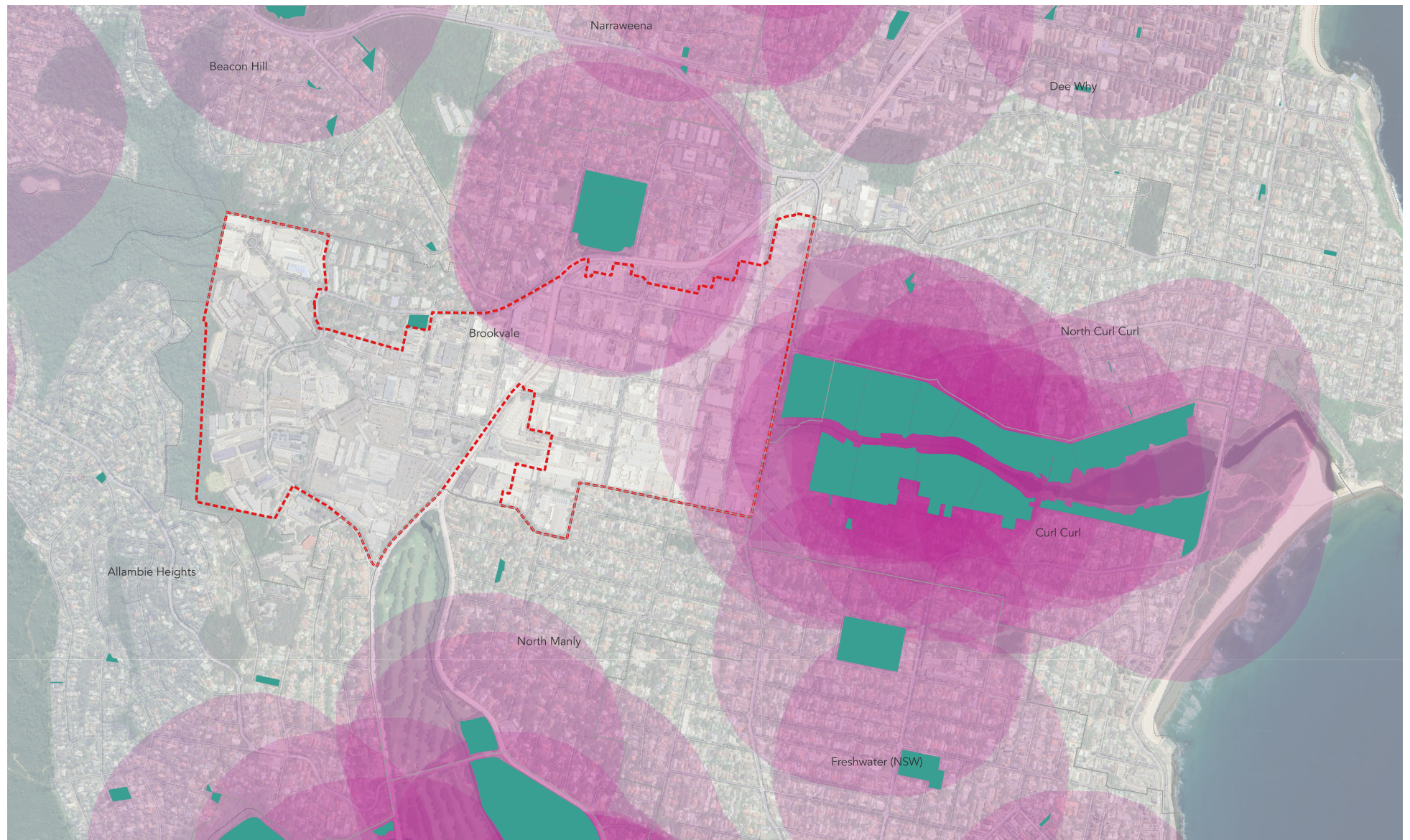
There is a need for there is a minimum need for 2 to 2.8 hectares of urban parks for passive recreation. Acquiring large parcels of land in urban areas can be challenging, but it is essential to ensure that at a minimum, all areas of the Precinct have access to an urban park suitable for passive recreation within 200 to 400 metres.

Any new urban parks for passive recreation should have a minimum size of 0.5 hectares to accommodate more people at any given point and support a greater diversity of activities. Additionally, they should be equipped with lighting to enable use during both daytime and evening hours.

Table 3 - Urban parks for passive recreation population-based benchmark demand

Benchmark standard	Benchmark source	Forecast demand (2,808 people)
1 ha per 1,000 people	Ku-ring-gai Recreation Needs Study (2021).	2.8 ha
0.9 ha per 1,000 people	North Sydney Open Space and Recreation Needs Study discussion paper notes 1.8 ha/1,000 people for parks for both active and passive recreation. This benchmark standard has assumed split evenly between passive and active.	2.5 ha
0.85 ha per 1,000 people	Willoughby Public Spaces and Recreation Strategy notes 1.7 ha/1,000 people for parks for both active and passive recreation. This benchmark standard has assumed split evenly between passive and active.	2.4 ha
0.7 ha per 1,000 people	Based on Council's GIS dataset, the Brookvale-Dee Why catchment currently provides 1.4 ha of urban parks per 1,000 people, excluding public golf courses. For this analysis, we have applied a high-level assumption of a 50-50 split between passive and active recreation space.	2.0 ha

Figure 6 - 400m distance from urban parks over 0.3 ha (Source: Cred Consulting)



Legend

- Brookvale Precinct
- Urban parks
- 400m distance from urban parks over 0.3 ha



Gumbooya Reserve, close to Warringah Mall site, Source: hikingtheworld.blog

6.2 Urban parks for active recreation

6.2.1. Existing supply

Northern Beaches Council classifies open spaces as urban parks, which include areas for both passive recreation (e.g., parks) and active recreation (e.g., sports fields and outdoor courts). This section focuses on urban parks for active recreation which is essentially land occupied by sportsfields and outdoor courts. They are used for passive or unstructured recreation when not in use for formal sports.

The *Northern Beaches Sportsgrounds Strategy (2017)* notes that the LGA has 122 sportsfields supplying a total playing area of 116.5 hectares. It does not provide a break-down of spaces by planning catchment.

Within 800m of the Brookvale precinct, there are 37.8 ha of urban parks. Of this, 34.62 ha consist of sportsfields. The sportsfields in this area cater to a variety of sports, including rugby, softball, netball, and hockey. Most of these sites offer amenities such as car parking, changing rooms, and toilets, and are open to the public for limited hours during the day.

The *Let's Play! Strategy* notes that the *Dee Why-Brookvale Catchment* has 18 public tennis courts and 4 basketball



Brookvale Oval and Park, Source: NearMap



Beacon Hill Reserve, Source: NearMap



Harbord Park, Source: NearMap



Ovals and land for organised sports in John Fisher Park, Source: NearMap

facilities. Within 800m of Brookvale precinct is the North Manly outdoor courts which has squash courts and tennis courts.

6.2.2. Community feedback

The participation trends data collected for the *Let's Play! Strategy* suggests that a smaller proportion of the community participate in organised sports. However, it is important to consider that this data was collected during the COVID-19 pandemic when access to such activities was restricted.

The *Let's Play! Strategy* highlights the community's strong desire for more outdoor courts. It notes that while competitive basketball typically takes place indoors, casual practice and recreational play often occur outdoors.

It notes that basketball facilities are well-utilised across the LGA, and Council received numerous requests for additional facilities during community consultations for the *Let's Play! Strategy*. To address this demand, the provision of basketball facilities should be considered as part of park upgrades and integrated where appropriate.

6.2.3. Capacity and latent demand

Although the Brookvale precinct has significant access to urban parks for active recreation within 800m, the *Northern Beaches Sportsgrounds Strategy (2017)* identified that existing sports fields are already under pressure and operating at capacity.

In 2017, the strategy noted a shortfall of 24 hectares of playing area (equivalent to over 24 sports fields), based on sustainable field usage. This shortfall is projected to increase to 41 hectares by 2031.

The strategy also highlighted that Northern Beaches Council had approximately half or less sports fields supply per capita compared to other similar-sized councils, such as The Hills and Sutherland Shire Councils.

This indicates that existing spaces may lack the capacity to accommodate the additional population expected in the Brookvale precinct.

6.2.4. Future demand

Population benchmarking is a commonly used tool to estimate future demand for active recreation urban parks. This analysis applies a range of benchmark standards, including current provision rates in the Dee Why-Brookvale catchment and those from neighboring councils.

Table 4 summarises the projected demand for the Precinct. There is a need for 2.0–2.8 ha of active recreation urban parks.

6.2.5. Summary of needs

The analysis highlights the existing pressure on active recreation spaces and the gaps in the supply of both sports fields and courts. It emphasises the need for proactive planning to address future demand, ensuring the Brookvale precinct can effectively cater to its current and growing population.

While acquiring significant parcels of land for new sports fields may be challenging, the precinct has two potential pathways to meet this need:

- Consider allocating 2 to 2.8 hectares of land for active recreation spaces proportional to population growth.
- Or alternative opportunities such as:
 - Contribute to enhancing the capacity of existing sports fields through measures such as reconfiguration, adding lighting, or other upgrades to extend usage hours.
 - Integrate outdoor courts into the design of future parks.
 - Explore opportunities for rooftop courts as part of the proposed community hub or within mixed-use developments.

Table 4 - Urban parks for active recreation population-based benchmark demand

Benchmark standard	Benchmark source	Future demand (2,808 people)
1 ha per 1,000 people	Ku-ring-gai Recreation Needs Study (2021).	2.8 ha
0.9 ha per 1,000 people	North Sydney Open Space and Recreation Needs Study discussion paper notes 1.8 ha/1,000 people for parks for both active and passive recreation. This benchmark standard has assumed split evenly between passive and active.	2.5 ha
0.85 ha per 1,000 people	Willoughby Public Spaces and Recreation Strategy notes 1.7 ha/1,000 people for parks for both active and passive recreation. This benchmark standard has assumed split evenly between passive and active.	2.4 ha
0.7 ha per 1,000 people	Based on Council's GIS dataset, the Brookvale-Dee Why catchment currently provides 1.4 ha of urban parks per 1,000 people, excluding public golf courses. For this analysis, we have applied a high-level assumption of a 50-50 split between passive and active recreation space.	2.0 ha

6.3 Natural areas

6.3.1. Existing supply

Brookvale precinct is located near significant natural areas such as Allenby Park and Manly Warringah War Memorial State Park. Within 800m of the precinct, there are 71.5 hectares of natural areas, as well as the 360-hectare State Park. These spaces offer substantial opportunities for residents to connect with nature.

6.3.2. Community feedback

Community and stakeholder feedback collected during the preparation of the *Let's Play! Northern Beaches Open Space and Outdoor Recreation Strategy and Action Plan (2022)* highlighted the following:

- Community members expressed a strong appreciation for the natural areas within the LGA. These spaces were valued for providing peaceful environments to relax, observe wildlife, and connect with nature amidst an urban setting. This sentiment was particularly evident in the telephone survey, where 90% of participants identified “being in nature” as their primary reason for spending time in open spaces.
- The community emphasised the importance of protecting and preserving the LGA's natural open space assets. They valued the existing habitats and wildlife and stressed the need to safeguard these resources for future generations through sustainable management practices.

6.3.3. Future demand

Some councils use population-based benchmark standards to estimate the amount of natural areas needed in a given region.

For example, City of Parramatta and Ku-ring-gai City adopt a benchmark of 1 ha of natural space per 1,000 people, either as a target for new open space provision or as a baseline for evaluating existing supply.

In the context of Northern Beaches LGA, particularly near the Brookvale precinct, the rate of provision for natural areas per capita far exceeds these benchmarks.

6.3.4. Summary of needs

Given the substantial natural areas already available near the precinct, there is no immediate need to provide new dedicated natural areas within the precinct.

However, consistent with community sentiment, the focus should be on:

- Ensuring these valuable assets are preserved for future generations.
- Improving pathways, signage, and other facilities to make natural areas more accessible.
- Any new open spaces developed in the precinct should include sufficient trees and natural elements to reflect the distinct natural character that defines the Northern Beaches LGA.



Allenby Park, Source: [sydney.com](https://www.sydney.com)

Recreation facilities

This section provides an assessment of existing recreation facilities, including playspaces, skate and bike parks, dog off-leash areas, outdoor fitness equipment, trails and loops, and indoor recreation centers.

The assessment evaluates needs based on current provision, community feedback, participation trends, and benchmarks derived from either Council standards or industry-established guidelines, providing an understanding of the area's requirements.



Brookvale Park, Source: Google Images

6.4 Playspaces

6.4.1. Existing supply

The Brookvale precinct has nine playspaces located within 400m of the boundary.

The *Let's Play! Northern Beaches Open Space and Outdoor Recreation Strategy and Action Plan (2022)* highlights that the Brookvale-Dee Why catchment has the lowest playspace provision across the LGA. It notes that the current provision ratio of 0.7 playspaces per 1,300 people falls short of the benchmark of one playground per 300 children under 15 years of age. However, it also notes that the catchment compensates somewhat by hosting more higher-order playspaces, with the highest number of district playgrounds in the LGA.

6.4.2. Community feedback

Community and stakeholder feedback collected during the preparation of the *Let's Play! Strategy* emphasised a desire for more inclusive playspaces that cater to all ages, genders, and abilities.

6.4.3. Future demand

Northern Beaches Council applies a benchmark standard of one playground per 1,300 people. Based on this standard, the projected demand for the additional population is 2 playspaces.

Proximity is a critical measure for playspaces, particularly in high-density areas. Industry standards recommend that most homes in such areas should have access to playspaces within 200 to 400 metres. Using a midpoint of 300 metres as a benchmark, an analysis of the current playspaces shows significant gaps within the precinct, as shown in Figure 7. To address these gaps, at least two additional playspaces would need to be provided within the precinct.

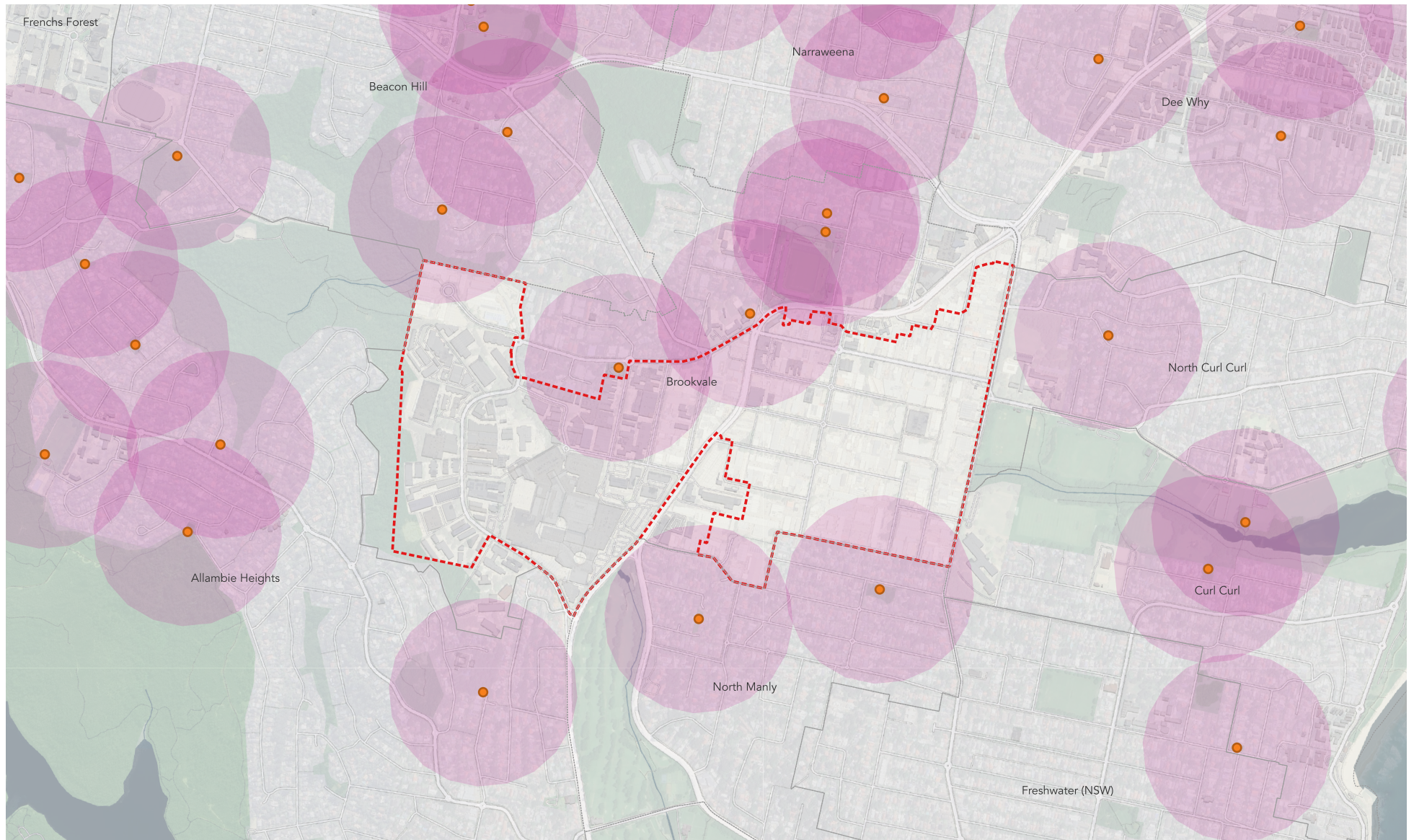
6.4.4. Summary of needs

Benchmark demand indicates the need for 2 playspaces based on population forecast. Similarly, proximity analysis suggests that two strategically located playspaces would effectively address access gaps.

For the best value and long-term investment, priority should be given to providing higher-order district playspaces. These larger, multifunctional playspaces offer a variety of equipment catering to different ages and play activities, supporting longer play durations.

Typical facilities for district playspaces include multiple play elements, typically fenced and shaded with sails or cloths; supporting amenities such as water fountains, seating, picnic facilities, toilets, and barbeque areas; serviced by off-street car parking and well-connected to the active travel network.

Ideally, the precinct should feature at least one district-level playspace, complemented by one local playspace to meet the needs of the growing population.



Brookvale Structure Plan
 ● Playspaces
 300m distance from playspaces

Figure 7 - 300m distance from existing playspaces (Source: Cred Consulting)

6.5 Outdoor fitness equipment

6.5.1. Existing supply

The Brookvale precinct has one outdoor fitness station located at Brookvale Oval within 400m and two additional stations just outside the 800m boundary.

6.5.2. Community feedback

During the preparation of the Let's Play! Strategy, community and stakeholder feedback revealed:

- A strong appreciation for outdoor fitness equipment.
- A desire for more fitness stations across the LGA, both in open spaces and along appropriate trails.
- The need for equipment that caters to all ages and abilities, ranging from advanced exercise equipment for intense workouts to senior-friendly options designed for low-impact or mobility-focused exercises.

6.5.3. Future demand

Northern Beaches Council does not currently have an adopted benchmark standard for outdoor fitness equipment.

For this analysis, we have applied a benchmark from the Ku-ring-gai Recreation Needs Study (2023), which recommends one fitness equipment or facility per 15,000 people.

Based on this benchmark standard, there is no additional benchmark demand for fitness equipments required.

While there is no benchmark-driven demand specifically for the Brookvale precinct, examining the wider Dee Why-Brookvale catchment provides additional context.

According to forecast.id, the catchment population is projected to reach 106,179 people by 2046. Even if the precinct's growth is considered part of this total, applying the benchmark standard of 1 per 15,000 people suggests a need for seven outdoor fitness equipments. Compared to existing provision of three equipments, this indicates a benchmark shortfall of four additional fitness equipments across the catchment.

The Let's Play! Strategy further emphasises the value of fitness equipment and recommends considering additional equipments at strategic locations. These should ideally be co-located with other recreational facilities, such as playspaces, basketball courts, sportsgrounds, and amenities, to maximise useability and community benefit.

6.5.4. Summary of needs

While the benchmark does not specifically trigger a need for additional outdoor fitness stations based on projected population growth in the precinct, both the Let's Play! Strategy, needs of the wider catchment and community feedback emphasise the value of these facilities.

As such, the precinct should seek to deliver at least one outdoor fitness equipment.

6.6 Skate and bike parks

6.6.1. Existing supply

The Brookvale-Dee Why catchment currently has two skate facilities, however, none are located within 800m of the Brookvale precinct.

6.6.2. Community feedback

During the preparation of the Let's Play! Strategy, children's consultation activities conducted at Vacation Care (6-12 years) and Preschool (3-5 years) revealed strong interest in bike parks as the top recreation activity, narrowly ahead of skate/scooter parks. This feedback highlights the importance of these facilities for young people in the community.

6.6.3. Future demand

Northern Beaches Council applies a benchmark standard of 1 skate or bike park per 25,000 people (or 2 per 50,000 people). Based on this benchmark standard, there is no demand for additional skate or bike parks.

Although no benchmark-driven demand is triggered for the Brookvale precinct itself, examining the wider Dee Why-Brookvale catchment provides important context.

According to forecast.id, the catchment population is projected to reach 106,179 people by 2046. Using the benchmark standard of 1 per 25,000 people, this population would require four skate and bike parks.

With only two currently provided, this represents a benchmark shortfall of two facilities across the catchment.

The Let's Play! Strategy also highlights the need to improve existing skate and scooter facilities where gaps or increased demand are identified. An additional opportunity is to improve connections to existing skate and scooter facilities.

6.6.4. Summary of needs

While the benchmark does not indicate a specific need for additional skate or bike parks within the Brookvale precinct based on projected population growth, community feedback and the broader catchment's needs emphasise the importance of such facilities.

There are opportunities to go beyond traditional standalone skate and bike parks, and integrate skateable and bikeable surfaces into future open spaces. Other council are also providing inclusive and creative options for young people, such as:

- Climbing walls integrated into building facades with soft-fall ground below.
- Dance mirror walls incorporated into open space designs to cater to diverse recreational interests.

These innovative features would provide unique, multifunctional spaces that align with the needs and interests of the community while making the best use of limited land in a high-density precinct.

6.7 Dog off-leash areas

6.7.1. Existing supply

Dogs are welcome in most public places across the Northern Beaches, provided they are on-leash, with exceptions near play spaces, synthetic fields, and protected natural areas.

The nearest dog off-leash area to the Brookvale Precinct is located at Allambie Heights Reserve (time-restricted), approximately 1km away. There's another dog off-leash area behind Curl Curl Beach at Flora and Ritchie Roberts Reserve, which is approximately 1.7km away.

The Northern Beaches LGA currently has 29 dog off-leash areas, some with water access, such as Rowland Reserve in Bayview.

6.7.2. Community feedback

During the preparation of the Let's Play! Strategy, "walking the dog and visiting dog parks" emerged as the fifth most popular recreational activity in the telephone survey, with over 47% of respondents identifying it as an activity they currently engage in. Many participants in the Social Pinpoint engagement platform requested increased access to beaches and sports fields for dog exercise.

6.7.3. Future demand

Northern Beaches Council does not currently have an adopted benchmark standard for dog off-leash areas. For this analysis, the benchmark from the Ku-ring-gai Recreation Needs Study (2023) of one off-leash area per 8,000 people has been applied. It shows that there is no benchmarked demand for the forecast population.

While the benchmark does not indicate a strong immediate need for an additional facility in the precinct, future demand across the wider catchment highlights the importance of expanding and enhancing these spaces.

The Let's Play! Strategy notes that dog off-leash areas are valued for providing quality time outdoors with pets, both on- and off-leash.

Off-leash areas contribute significantly to building social connections within communities, with dogs acting as "social lubricants" that encourage conversations and foster relationships among neighbours. The Let's Play! Strategy also highlights the need for targeted consultation as part of a draft Dogs in Public Places Policy. This policy will address off-leash area locations, quality, size, and experience, and explore opportunities for new off-leash areas in growth areas like Frenchs Forest to accommodate rising populations and dog ownership.

6.7.4. Summary of needs

Although population benchmarks alone do not trigger a significant need for a new off-leash dog facility in the precinct, community feedback and the Let's Play! Strategy emphasise their importance for recreation, social connection, and community wellbeing.

The precinct should consider providing a small to medium off-leash area that would enhance the precinct's recreation offerings and align with community needs.

Alternatively, contributions could be directed toward improving nearby off-leash areas to better serve the growing population and their pets. Locations for improvement could be determined through the development of the draft Dogs in Public Places Policy.

This approach would ensure that both current and future community needs are met while maintaining alignment with Council's broader recreation and open space strategies.

6.8 Indoor recreation facilities

6.8.1. Existing supply

Within an 800m radius of the Brookvale Precinct, there are 3 indoor recreation facilities:

- Beacon Hill Memorial Hall, a facility owned and managed by Council
- Harbord Bowling and Recreation Club, a privately owned and managed facility
- Hoops House, a privately owned and managed facility that has indoor basketball courts.

The Draft Northern Beaches Indoor Recreation Needs Study 2024 notes that there are a total of 53 facilities that are well distributed across the LGA.

6.8.2. Community feedback

High-level community feedback gathered during the preparation of the Let's Play! Strategy indicates a desire for more courts to accommodate basketball, pickleball, and other emerging sports. However, the feedback does not distinguish between indoor and outdoor facilities.

Engagement undertaken as part of the Draft Northern Beaches Indoor Recreation Needs Study 2024 identified a trend regarding dissatisfaction among local clubs about the availability of indoor sport courts. Furthermore, half of the respondents recorded that they have a cap on participation due to the shortfall of

supply in the Northern Beaches. Engagement undertaken as part of it with State Sporting Organisations identified an expressed demand for additional indoor courts for most sports.

Additionally, neighbouring councils, such as NSROC councils, have noted a rising demand for indoor recreation facilities in their open space and social infrastructure strategies. This trend is driven by changing recreation patterns and climate impacts, such as rising temperatures, which make indoor facilities more appealing. Furthermore, the limited availability of outdoor recreation spaces further increases demand for indoor options.

6.8.3. Future demand

The Draft Northern Beaches Indoor Recreation Needs Study 2024 demand modelling for indoor courts includes competition demand for badminton, basketball, pickleball, futsal/ indoor soccer, netball and volleyball.

The demand modelling indicates that based on 2021 population data, there is a current shortfall of four multi-use indoor sports courts. This shortfall is expected to grow to seven courts by 2041.

The Draft Needs Study notes that the current provision is based on fit-for-purpose indoor courts that are compliant with industry standards. This includes school sites that currently provide for community use outside of school hours. It is acknowledged that halls with noncompliant, multi-use courts can help service a range of activities including the emerging



Harbord bowling and recreation club, Source: NearMap



Beacon Hill Memorial Hall, Source: google maps

pickleball participation.

It is noted that the variance outlined is dependent on the continued community access of school facilities currently being used outside of school hours. Should this access change, then the above deficit would need to be reviewed and updated accordingly

It also identifies that the highest demand is for pickleball, basketball, futsal and badminton.

The Draft Needs Study also identifies that in 2021 and by 2041, there is adequate provision of gymnastics spaces and squash courts.

6.8.4. Summary of needs

As identified in the Draft Northern Beaches Indoor Recreation Needs Study 2024, the wider LGA has a need for a minimum additional two to four courts to meet current demand and four to seven courts by 2041.

There is an opportunity to provide for some of this within the Brookvale precinct in a centrally located, accessible location.



Northern Beaches Indoor Sports Centre, Source: google maps

6.9 Trails, links and loops

6.9.1. Existing supply

The Northern Beaches LGA, including the Brookvale-Dee Why catchment, already features a well-developed network of trails, links, and loops.

However, there are currently limited trails or recreational links within the Brookvale Precinct itself, reflecting its primarily industrial nature at present. The figure on the right shows a number of proposed district and regional routes within the Precinct that will better connect it to the wider area once fully implemented.

6.9.2. Community feedback

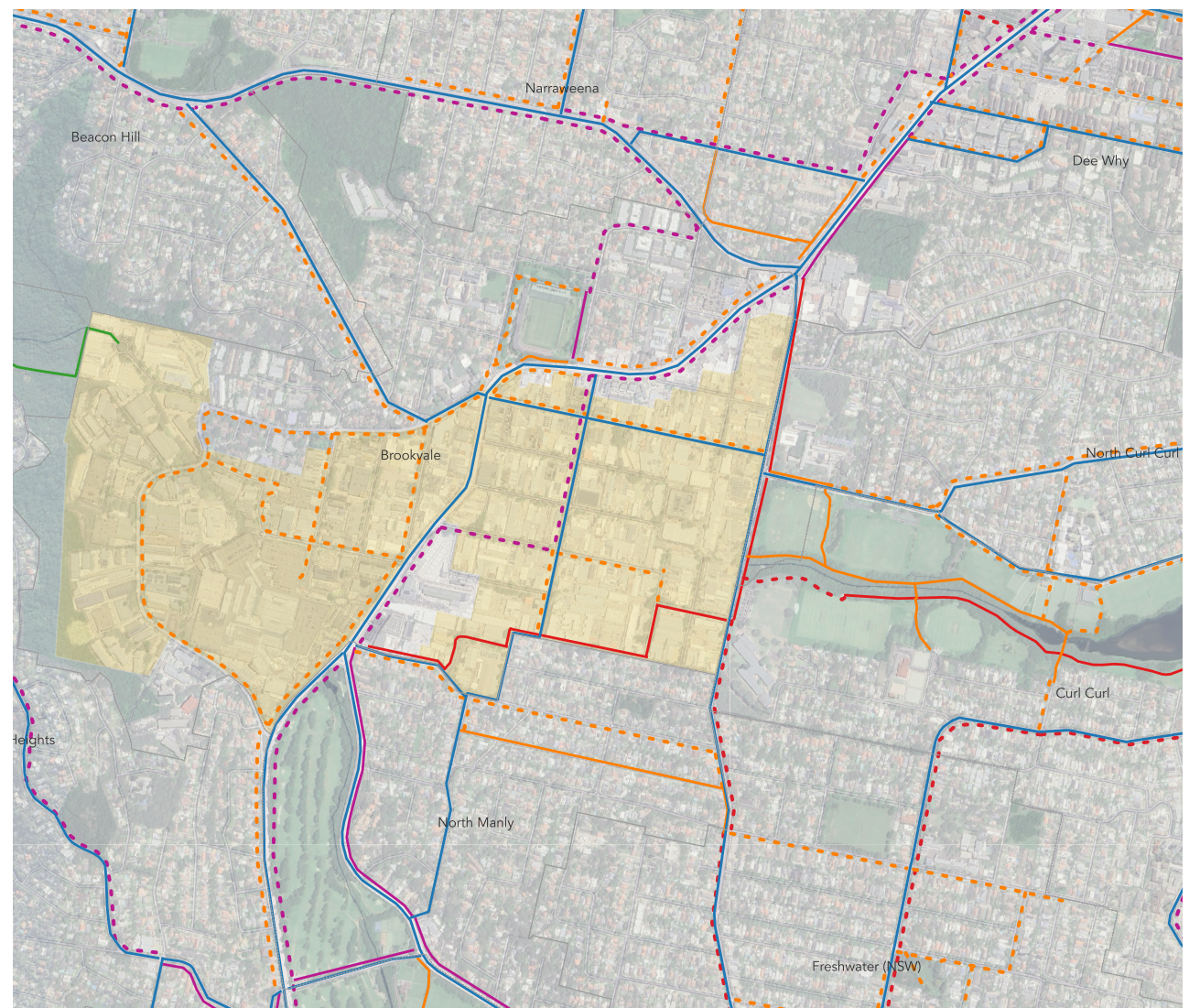
During the preparation of the Let's Play! Strategy, community feedback strongly emphasised the need for more off-road walking and cycling infrastructure, including:

- The importance of connections to open spaces and opportunities to spend time in nature.
- A focus on off-road cycling trails that not only provide accessibility but also minimise environmental impacts, preserving the integrity of natural areas.

6.9.3. Future demand

There are no specific industry benchmark standards for trails, links, and loops, as their planning is driven by community needs and place-specific opportunities.

Figure 8 - Existing and proposed cycling network (Source: Cred Consulting using Council data)



Regional route		District route		Local route		
—	Existing network	—	Existing network	—	Existing network	— Multiuse trail
- - -	Proposed network	- - -	Proposed network	- - -	Proposed network	— Road cycling network

The Let's Play! Strategy dedicates an entire action area to links and loops, highlighting the need for significant planning and investment to ensure their future provision. This reflects the growing recognition of their importance in creating connected, accessible, and vibrant communities.

6.9.4. Summary of needs

Leveraging the proposed cycling trails, the Brookvale Precinct should prioritise the development of high-quality recreational links and loops that:

- Link new open spaces within the precinct to nearby open spaces and key destinations in the broader catchment.
- Serve as recreational attractions in their own right, encouraging walking, cycling, and exploration.
- Incorporate features that meet the needs of the community to deliver a safe, comfortable, interesting, natural environment responsive, and connected facility.

Investing in well-designed trails, links, and loops including connectivity to open spaces outside the precinct will enhance connectivity, provide more opportunities for recreation, and support the community's desire to access open spaces while promoting sustainability.

7. Open space provision strategy

7.1 Summary of needs

The analysis in this report, which considers the strategic context, participation trends, community feedback from previous studies, and population benchmarking, identifies the following open space and recreation needs for the Brookvale Precinct:

- There is a need for 2 to 2.8 ha of **urban parks for passive recreation**. There is a need for more urban parks meeting industry standards for passive recreation, accessible within 200 to 400 metres of all homes in the precinct in the future. As new provisions may not fully meet quantum demand proportional to population growth, resources should also be allocated toward improving and expanding existing urban parks currently used for passive recreation.
- There is a need for 2 to 2.8 ha of **urban parks for active recreation**. Additional urban parks for active recreation, including sports fields and outdoor courts, are needed. These could be delivered through either new provision within the Precinct, new provision within 800m of the Precinct boundary, or by upgrading existing spaces in proximity of the Precinct such as John Fisher Park, to cater to population growth.
- A **playspace** should be accessible within 200 to 400 metres of all homes in the precinct to ensure equitable access for families and children. Proximity analysis shows that there is a need for one to two playspaces of different hierarchies across the precinct to bridge current access gaps.
- While there is no benchmarked need for **outdoor fitness stations**, emerging trends and the anticipated future demographic composition of the community suggest it would be beneficial to provide at least one fitness station in high-growth areas of the precinct.
- There is an opportunity to explore innovative **recreational ideas for young people**, such as skateable surfaces, dance mirror walls, circular swings, social hubs, and outdoor study areas.
- Although there is no benchmark demand for **dog off-leash areas**, high dog ownership rates in NSW indicate that many future residents in the precinct are likely to own dogs and use open spaces for this purpose. At a minimum, provide dog on-leash facilities in urban parks, and consider including off-leash areas within 800 metres of high-growth areas where feasible.
- The wider LGA faces a deficit of **indoor courts**, so opportunities to provide indoor courts within the precinct should be explored. This could be addressed through the future community hub or facilitated through private development, subject to zoning regulations and permissible land uses.
- **Trails, links, and loops** have been identified as a key need in many of Council's strategies and previous community engagement efforts. Council has proposed several cycling trails through the precinct; these should be widened and equipped with amenities to make them destinations in their own right. This aligns with walking as the most popular recreational activity in the Northern Beaches.
- To offset the likelihood that the full quantum of demand for recreation urban parks may not be deliverable within the precinct, **communal open spaces** should be provided within developments to accommodate this need.

7.2 Provision opportunities

This section outlines indicative strategies for addressing the open space and recreation needs within and around the Brookvale Precinct.

Figure 9 provides a high-level mapping of these opportunities within the Precinct. These mapped opportunities are intended as a preliminary framework and do not commit Council to any specific decisions. Instead, they serve as a starting point for identifying where and how these needs might be met. Council can use this framework to guide thinking and explore additional opportunities at other sites as they arise.

Table 5 - Indicative opportunities for addressing identified open space and recreation needs

Type of facility	Forecast demand (2,808 people)	Indicators of need	Possibilities to address need or demand	
Parks for passive recreation	2.0 to 2.8 ha	- Lack of passive recreation parks in the vicinity. - Strong community desire for unstructured and flexible recreation spaces. - Proximity analysis shows gaps in access. - Benchmark demand triggered for the precinct.	A	Provide a quality 0.5 ha local park or town centre close to the bus interchange.
			B*	Provision of a large local or district park within the precinct to ensure access for all future homes.
			C*	Improve or expand existing urban parks such as Green Street Park and Brookvale Park. Council to determine which parks are already earmarked for improvement and identify other urban parks that can be embellished.
			D*	Linear parks (minimum 15m width) connecting to existing open spaces in the vicinity.
Parks for active recreation - Sportsfields and courts	2.0 to 2.8 ha	- Existing spaces near or at capacity (Council Sportsground Strategy). - Benchmark demand triggered. - Strong community desire for more outdoor courts, particularly basketball.	F	Improve existing active recreation urban parks nearby the Precinct, where opportunities are available, to increase capacity and use. This could be either through improved amenities, improved fields and courts to provide more, lighting to increase hours of use, or incorporating synthetic turf for increased capacity. Opportunities to investigate include John Fisher Park & District Park.
			G*	Include multi-use outdoor courts as part of future local parks, or providing them within existing parks such as John Fisher Park.
			H	Provide outdoor courts (such as half courts) as part of rooftops in mixed-use developments or on the rooftop of the future community hub.

*Not shown on map, precinct wide opportunity

Type of facility	Forecast demand (2,808 people)	Indicators of need	Possibilities to address need or demand	
Play spaces	2	- Community desire for more inclusive play spaces. - Proximity analysis show access gaps. - Benchmark demand triggered.	I	Provide one district playspace near the town square, designed to meet the needs of the community to deliver a safe, comfortable, interesting, all-age and challenging, and connected.
			J*	Provide new additional local playspaces within the precinct.
Outdoor fitness equipment	No precinct-only demand	- Community feedback in the Let's Play! Strategy emphasises the need. - Benchmark demand and gaps identified in the wider Brookvale-Dee Why catchment. - Identified in Let's Play! Strategy for growth areas.	K*	Provide 1 district-level outdoor fitness station catering to a variety of ages and abilities, from advanced exercise equipment for intense workouts to senior-friendly, low-impact options.
Skate and bike parks	No precinct-only demand	- Community expressed desire for more bike parks (Let's Play! Strategy). - Benchmark gap identified for the wider Brookvale-Dee Why catchment.	L	- Consider integrating skateable and bikeable surfaces into future open spaces. - Explore creative options for young people, such as climbing walls integrated into building facades with soft-fall ground or dance mirror walls incorporated into open spaces. - Explore innovative ideas such as roof-top young people and play spaces in the proposed community hub that offer a variety of recreation offerings, similar to the ParkNPlay example in Copenhagen. - Consider improving existing facility in Brookvale Park. - Explore safe access to skate and bike parks outside the precinct.
Dog off-leash areas	No precinct-only demand	- High community participation in dog-related activities. - Strong expressed desire for more access to off-leash areas.	M*	Consider opportunities to provide dog off-leash areas in the precinct, where possible.
			N	Alternatively, improve existing off-leash areas within 800m of the precinct and enhance access to them. Consider re-imaging existing open spaces for dog-use, by introducing designated off-leash times.
Indoor recreation centre	No precinct-only demand	- Benchmark gap identified for the wider Northern Beaches LGA. - Increasing participation trend in indoor sports	O	- Explore providing an indoor recreation centre with two indoor courts (~2,000 sqm) within the Brookvale precinct in a centrally located, accessible area. Suitable locations could include the proposed community hub by incorporating an additional storey, or as part of mixed-use developments with public access via an external lift.

Open Space and Recreation Needs Study - Brookvale Structure Plan

Type of facility	Forecast demand (2,808 people)	Indicators of need	Possibilities to address need or demand	
Trails, links, and loops	Benchmarks not used	- Walking and cycling are among the highest participation activities in Northern Beaches and NSW. - Significant community demand for off-road walking and cycling trails.	P	- Link new open spaces within the precinct to existing open spaces and key destinations. - Design as recreational attractions to meet the needs of the community to deliver a safe, comfortable, interesting, natural environment responsive, and connected facility. - Explore creative concepts such as garden or cultural loops to enhance the precinct's sense of place and identity. - Consider pedestrian / bike links to open spaces outside the precinct. - Improve wayfinding, signage and access to entry points to Allenby Park.
Communal open spaces within developments	Benchmarks not used	Leading practice to reduce pressure of existing open spaces or due to insufficiency of planned open spaces	Q*	- Provide communal roof-top open spaces or void decks accessible to residents of the development to reduce pressure on existing or planned open spaces. - Explore providing an indoor recreation centre with two indoor courts (~2,000 sqm) within the Brookvale precinct in a centrally located, accessible location. Suitable locations could include the proposed community hub by incorporating an additional storey, or as part of storeys in mixed use developments with public access via external lift.

*Not shown on map, precinct wide opportunity

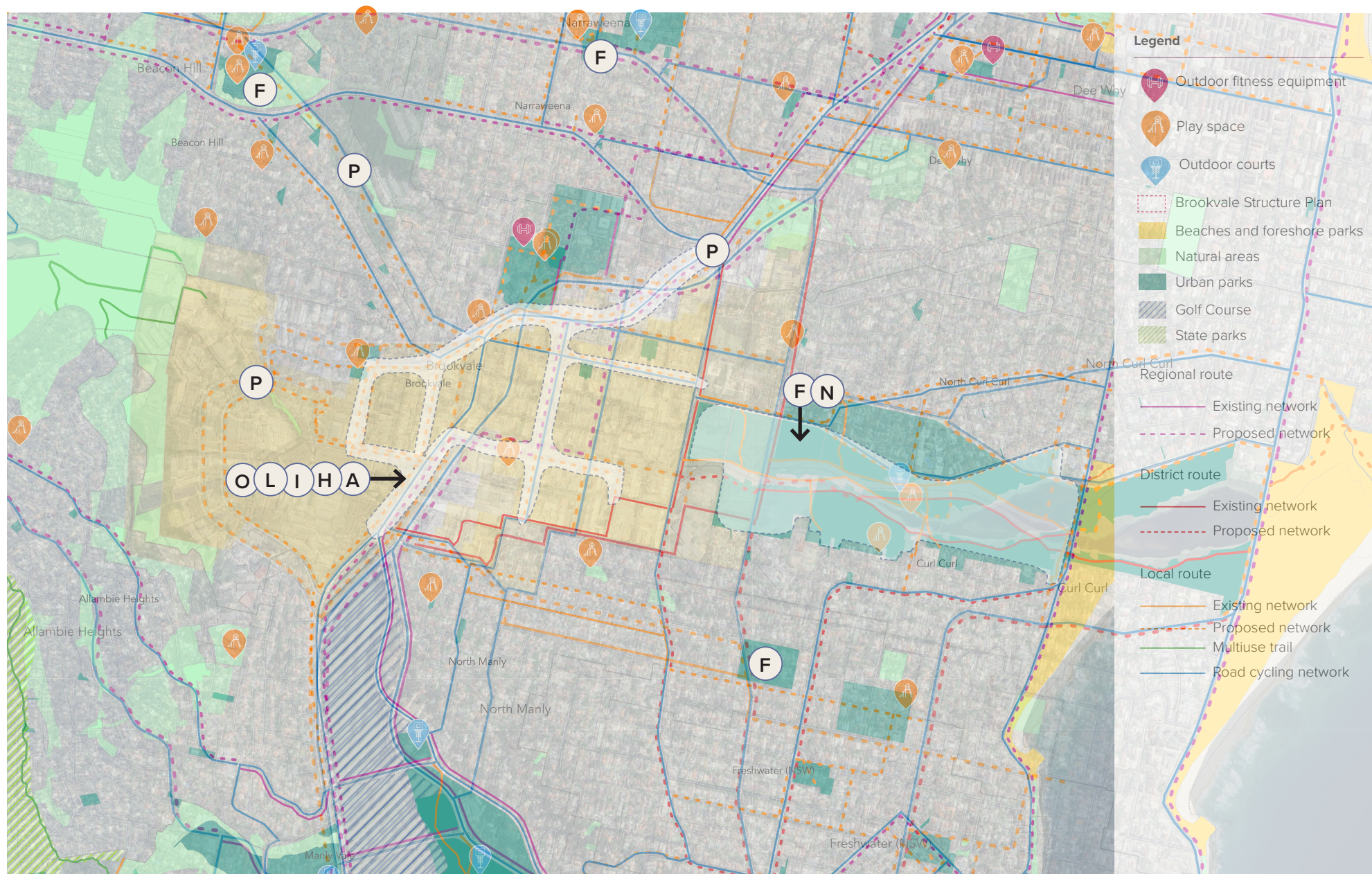


Figure 9 - Indicative opportunities map

Appendix

Open spaces and recreational areas within 400m and 800m of Brookvale precinct (please note that this does not factor in barriers such as major roads and geographical barriers to access)

Map reference	Name	Asset Category	Asset type	Hierarchy	Catchment	Suburb
1	Aqua Culture Swim Academy Brookvale	Recreation facilities and spaces	Aquatic facilities - PRIVATE	District	Within the structure plan	Brookvale
2	Brookvale Park, including Brookvale Oval	Open space/ Recreation facilities	Urban park/Sport	District	Within 400m from the structure plan	Brookvale
2	Brookvale Oval	Open space/ Recreation facilities	Play space	Local	Within 400m from the structure plan	Brookvale
2	Brookvale Oval	Open space/ Recreation facilities	Courts	District	Within 400m from the structure plan	Brookvale
3	Green Street Playground	Open space	Play space	District	Within 400m from the structure plan	Brookvale
4	Allenby Park	Open space	Natural areas	Local	Within 400m from the structure plan	Brookvale
5	Gumbooya Reserve	Open space	Natural areas	Local	Within 400m from the structure plan	Allambie Heights
6	Orara Reserve	Open space	Natural areas	Local	Within 400m from the structure plan	Allambie Heights
6	Orara Reserve Playground	Open space	Play space	Neighbourhood	Within 400m from the structure plan	Allambie Heights

Map reference	Name	Asset Category	Asset type	Hierarchy	Catchment	Suburb
7	Ankali Reserve & Playground	Open space	Urban park/Play space	Local	Within 400m from the structure plan	North Manly
8	Quarry Reserve North Manly	Open space	Natural areas	Local	Within 400m from the structure plan	North Manly
8	Quarry Reserve North Manly	Open space	Play space	Neighbourhood	Within 800m from the structure plan	North Manly
9	Abbott Road Softball Field	Recreation facilities and spaces	Sport	District	Within 400m from the structure plan	North Curl Curl
10	John Fisher Park (Denzil Joyce Oval)	Open space	Urban park	District	Within 400m from the structure plan	North Curl Curl
11	John Fisher Park (Reub Hudson Oval)	Recreation facilities and spaces	Sport	District	Within 400m from the structure plan	North Curl Curl
12	Mike Pawley Oval	Recreation facilities and spaces	Sport	District	Within 400m from the structure plan	North Curl Curl
13	John Fisher Park (Frank Gray Oval)	Recreation facilities and spaces	Sport	District	Within 400m from the structure plan	North Curl Curl
14	Allambie Road Reserve	Open space	Natural areas	Local	Within 400m from the structure plan	Allambie Heights
15	John Fisher Park Netball Playground	Open space	Play space	District	Within 800m from the structure plan	North Curl Curl
16	John Fisher Park Netball	Recreation facilities and spaces	Courts	District	Within 800m from the structure plan	North Curl Curl

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Map reference	Name	Asset Category	Asset type	Hierarchy	Catchment	Suburb
17	John Fisher Park Basketball half court	Recreation facilities and spaces	Courts	District	Within 800m from the structure plan	North Curl Curl
18	John Fisher Park (Old Reub Hudson Oval)	Recreation facilities and spaces	Sport	District	Within 800m from the structure plan	North Curl Curl
19	John Fisher Park (Weldon Oval)	Recreation facilities and spaces	Sport	District	Within 800m from the structure plan	Curl Curl
20	Stirgess Reserve (John Fisher Park)	Open space	Urban park	Neighbourhood	Within 800m from the structure plan	Freshwater
21	Gilai Reserve	Open space	Urban park	Local	Within 800m from the structure plan	Allambie Heights
22	Wandella Reserve	Open space	Natural areas	Local	Within 800m from the structure plan	Allambie Heights
22	Wandella Reserve Playground	Open space	Play space	Neighbourhood	Within 800m from the structure plan	Allambie Heights
23	Beacon Hill Reserve	Open space	Natural areas	Local	Within 800m from the structure plan	Beacon Hill
23	Playground Beacon Hill Reserve	Open space	Play space	Neighbourhood	Within 800m from the structure plan	Beacon Hill
24	Beacon Hill Oval	Recreation facilities and spaces	Sport	District	Within 800m from the structure plan	Beacon Hill

Map reference	Name	Asset Category	Asset type	Hierarchy	Catchment	Suburb
24	Beacon Hill Reserve Basketball half court	Recreation facilities and spaces	Courts	District	Within 800m from the structure plan	Beacon Hill
25	Beacon Hill Memorial Hall	Recreation facilities and spaces	Courts	District	Within 800m from the structure plan	Beacon Hill
26	Warringah Recreation Centre	Recreation facilities and spaces	Recreation centre	District	Within 800m from the structure plan	Curl Curl
27	Harbord Park	Open space	Urban park	Local	Within 800m from the structure plan	Freshwater
28	Maroa Reserve	Open Space	Urban Park	Local	Within 2km from the structure plan	Allambie Heights
29	David Thomas Reserve	Open Space	Urban Park	District	Within 2km from the structure plan	Manly Vale
30	Miller Reserve	Open Space	Urban Park	District	Within 2km from the structure plan	Manly Vale
31	Nolan Reserve	Open Space	Urban Park	Local	Within 2km from the structure plan	North Manly
32	Passmore Reserve	Open Space	Urban Park	District	Within 2km from the structure plan	Manly Vale

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Map reference	Name	Asset Category	Asset type	Hierarchy	Catchment	Suburb
33	Crawford Reserve	Open Space	Urban Park	Local	Within 400m from the structure plan	Beacon Hill
34	Kalianna Reserve	Open Space	Urban Park	Local	Within 800m from the structure plan	Beacon Hill
35	Mooramba Park	Open Space	Urban Park	Local	Within 800m from structure plan	Dee Why
35	Mooramba Reserve	Open Space	Play space	Neighbourhood	Within 800m from structure plan	Dee Why
36	Stony Range Regional Botanic Garden	Open Space	Natural Areas	District	Within 400m from structure plan	Dee Why
37	Jacka Park	Open Space	Urban Park	Local	Within 2km from structure plan	Freshwater
37	Jacka Park Playground	Open Space	Play space	District	Within 2km from structure plan	Freshwater
38	John Fisher Park baseball and football fields	Recreation facilities and spaces	Sport	District	Within 2km from structure plan	North Curl Curl

Map reference	Name	Asset Category	Asset type	Hierarchy	Catchment	Suburb
39	Adam Street Reserve	Open Space	Urban Park, available as a dog off-leash when not used for sports	Local	Within 2km from structure plan	Curl Curl
40	Corella Street Reserve	Open Space	Natural Areas	Local	Within 2km from structure plan	Freshwater
41	Wingala Reserve	Open Space	Natural Areas	Local	Within 2km from structure plan	North Curl Curl
42	Walter Gors Park	Open Space	Urban Park	District	Within 2km from structure plan	Dee Why
42	Walter Gors Park Playground	Open Space	Play space	District	Within 2km from structure plan	Dee Why
43	Beverley Job Park	Open Space	Urban Park	District	Within 2km from structure plan	Narraweena
44	Narraweena Basketball Court	Recreation facilities and spaces	Courts	District	Within 2km from structure plan	Narraweena
45	Narraweena Tennis Courts	Recreation facilities and spaces	Courts	District	Within 2km from structure plan	Narraweena

Open Space and Recreation Needs Study - Brookvale Structure Plan

Map reference	Name	Asset Category	Asset type	Hierarchy	Catchment	Suburb
46	Makim Reserve	Open Space	Play space	Neighbourhood	Within 800m from the structure plan	Curl Curl
47	May Reserve	Open Space	Play space	Neighbourhood	Within 800m from structure plan	Curl Curl
48	Wedgewood Reserve	Open Space	Play space	Neighbourhood	Within 800m from structure plan	French Forest
49	Cootamundra Reserve	Open Space	Play space	Local	Within 800m from structure plan	French Forest
50	Hoops House	Recreation facilities and spaces	Courts	Neighbourhood	Within 400m rfom structure plan	Brookvale



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Brookvale Structure Plan

Open Space and Recreation Needs Study - Scenario 2

February, 2025

Benchmarking calculations for Scenario 2 for Brookvale Precinct

Open Space and Recreation Needs Study

Type	Benchmark standard	Benchmark source	Scenario 2 benchmark demand (4,788 people)	Summary of needs
Urban parks for passive recreation	1 ha per 1,000 people	Ku-ring-gai Recreation Needs Study (2023).	4.8 ha	A need for 3.4 to 4.8 ha of passive recreation urban parks across the Precinct. Explore delivery of new parks, or expanding existing parks, and embellishing existing parks to improve quality to help address this need.
	0.9 ha per 1,000 people	North Sydney Open Space and Recreation Needs Study discussion paper notes 1.8 ha/1,000 people for parks for both active and passive recreation. This benchmark standard has assumed split evenly between passive and active.	4.3 ha	
	0.85 ha per 1,000 people	Willoughby Public Spaces and Recreation Strategy notes 1.7 ha/1,000 people for parks for both active and passive recreation. This benchmark standard has assumed split evenly between passive and active.	4.1 ha	
	0.7 ha per 1,000 people	Based on Council's GIS dataset, the Brookvale-Dee Why catchment currently provides 1.4 ha of urban parks per 1,000 people, excluding public golf courses. For this analysis, we have applied a high-level assumption of a 50-50 split between passive and active recreation space.	3.4 ha	
	0.85 ha per 1,000 people	Willoughby Public Spaces and Recreation Strategy notes 1.7 ha/1,000 people for parks for both active and passive recreation. This benchmark standard has assumed split evenly between passive and active.	4.1 ha	- Contribute to enhancing the capacity of existing sports fields through measures such as reconfiguration, adding lighting, or other upgrades to extend usage hours. - Integrate outdoor courts into the design of future parks, or as part of existing parks.
	0.7 ha per 1,000 people	Based on Council's GIS dataset, the Brookvale-Dee Why catchment currently provides 1.4 ha of urban parks per 1,000 people, excluding public golf courses. For this analysis, we have applied a high-level assumption of a 50-50 split between passive and active recreation space.	3.4 ha	

Open Space and Recreation Needs Study - Brookvale Structure Plan

Type	Benchmark standard	Benchmark source	Scenario 2 benchmark demand (4,788 people)	Summary of needs
Natural areas	No established benchmarks for Northern Beaches LGA		There is a significant amount of natural areas in and near Brookvale Precinct. Responding to community feedback on preserving and improving access to natural areas, consider: - Ensuring these valuable assets are preserved for future generations. - Improving pathways, signage, and other facilities to make natural areas more accessible. - Any new open spaces developed in the precinct should include sufficient trees and natural elements to reflect the distinct natural character that defines the Northern Beaches LGA.	
Playspaces	1 playground per 1,300 people	The Let's Play! Northern Beaches Open Space and Outdoor Recreation Strategy and Action Plan, Northern Beaches Council	4 play spaces	Benchmarking shows a need for 4 playspaces, but proximity analysis shows a need for 2 play spaces to bridge existing access gaps. Consider provision of 2 playspaces at a minimum with diversity of hierarchies.
Outdoor fitness equipment	1 fitness equipment or facility per 15,000 people	Ku-ring-gai Recreation Needs Study (2023).	No additional fitness equipments required	While the benchmark does not specifically trigger a need for additional outdoor fitness stations based on projected population growth in the precinct, both the Let's Play! Strategy, benchmarking demand for the wider catchment, and community feedback emphasise the value of these facilities. As such, the precinct should seek to deliver at least one outdoor fitness equipment.

Type	Benchmark standard	Benchmark source	Scenario 2 benchmark demand (4,788 people)	Summary of needs
Skate and bike parks	1 skate or bike park per 25,000 people (or 2 per 50,000 people)	The Let's Play! Northern Beaches Open Space and Outdoor Recreation Strategy and Action Plan, Northern Beaches Council	No additional skate or bike parks required.	While the benchmark does not indicate a specific need for additional skate or bike parks within the Brookvale precinct based on projected population growth, community feedback and the broader catchment's needs emphasise the importance of such facilities. Consider providing innovative ways of recreation for young people in the Precinct; enhancing access to existing facilities; and enhancing quality of existing facilities.
Dog off-leash areas	1 off-leash area per 8,000 people	Ku-ring-gai Recreation Needs Study (2023).	0.5 off-leash areas triggered.	Although population benchmarks alone do not trigger a need for a full/ new off-leash dog facility in the precinct, community feedback and the Let's Play! Strategy emphasise their importance for recreation, social connection, and community wellbeing. The precinct should consider providing one off-leash area that would enhance the precinct's recreation offerings and align with community needs.
Indoor recreation facilities	The Draft Northern Beaches Indoor Recreation Needs Study 2024 notes that there is a current shortfall of four multi-use indoor sports courts. This shortfall is expected to grow to seven courts by 2041.			To address the need for more indoor courts, explore opportunities to provide indoor courts in strategic locations in the Precinct. Consider opportunities to integrate this as part of other planned community infrastructure, such as the community hub, by increasing number of floors.
Trails, links and loops	No established benchmarked standards.			Leveraging the proposed cycling trails, the Brookvale Precinct should prioritise the development of high-quality recreational links and loops network.