

Brookvale Structure Plan

Demographics and Social Infrastructure Analysis

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* This document is for discussion purposes only unless signed and dated by the persons identified.
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Table of contents

1	Introduction	5
1.1	Purpose and objectives	5
1.2	Approach	5
1.2.1	What is social infrastructure?	5
1.2.2	Who is responsible for social infrastructure?	6
1.2.3	Guiding methodology	7
1.3	Report structure	8
1.4	Assumptions	8
2	Strategic context	9
2.1	Council strategic landscape	9
2.2	Northern Beaches Community Centres Strategy, March 2021	13
3	Brookvale Structure Plan	14
4	Population analysis	16
	<i>Population forecast</i>	16
	<i>Dwelling composition</i>	17
	<i>Household size</i>	17
	<i>Age breakdown</i>	17
	<i>Key workers</i>	18
	<i>Forecast resident worker composition</i>	18
5	Social infrastructure needs analysis	19
5.1	Typology and benchmarks applied	19
5.2	Existing supply	25
5.3	Need generated by planning proposal	27
5.3.1	Quantitative demand generation	27
5.3.2	Qualitative demand generation	35
6	Conclusion and next steps	37



Table of Tables

Table 1: Brookvale development scenarios provided by Council, adopted for the forecasts in this report	16
Table 2: Adopted take-up rates based on Forecast.id's Brookvale forecasts	16
Table 3: Mecone extrapolated 5-yearly population forecasts – additional population from rezoning.....	17
Table 4: Forecast dwelling composition for the proposed development scenarios	17
Table 5: Forecast household size composition.....	17
Table 6: Forecast age composition for Brookvale scenarios	17
Table 7: Forecast key worker composition for Brookvale scenario	18
Table 8: Forecast resident worker composition in Brookvale.....	18
Table 9: Core facilities typology and benchmark comparison.....	20
Table 10: Secondary facilities typology and benchmark comparison.....	22
Table 11: Existing social infrastructure provisions in the Brookvale-Dee Why Planning Area.....	26
Table 12: Total number and capacity of existing community facilities identified within the Brookvale-Dee Why Planning Area	26
Table 13: Projected core facility demand from increased population generated by the Planning Proposal (Scenario 1)	28
Table 14: Projected core facility demand from increased population generated by the Planning Proposal (Scenario 2)	31
Table 15: Projected supporting facility demand from increased population generated by the Planning Proposal (Scenario 1 & 2)	34
Table 16: Projected community facilities and services demand compared to existing capacity to absorb demand.....	35

Table of Figures

Figure 1: Brookvale Structure Plan – Character Precincts (Northern Beaches Council, November 2023)	15
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Table of Appendices

Appendix A: Demographic analysis	
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1 Introduction

1.1 Purpose and objectives

This Social Infrastructure Needs Assessment has been undertaken by Mecone Group Pty Ltd (**Mecone**) on behalf of Northern Beaches Council to inform a Planning Proposal (**PP**) for the Brookvale Precinct.

The purpose of this assessment is to identify the likely social infrastructure needs of the incoming population and how this can be supported as part of the proposal.

This report documents quantitative and qualitative needs assessment findings to inform detailed planning and design phases. This plan applies peer-reviewed benchmarks to identify the infrastructure that can be reasonably apportioned to development and new population generated by the Planning Proposal for the Brookvale Precinct. It is noted that indoor recreation requirements will be addressed as part of a separate Open Space and Recreation Study prepared as part of this Planning Proposal.

This document has been prepared in line with the DPHI's *LEP-making guidelines*, which specify requirements and considerations for the preparation of Social and Community Assessments.

1.2 Approach

1.2.1 What is social infrastructure?

Social infrastructure includes open space, recreation and community facilities that provides places and spaces for people to meet, be active, connect, create and learn. They also represent an important touchpoint for service providers to connect with the community through the delivery of services and amenities.

Infrastructure Australia defines social infrastructure as follows:

“Social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities. It helps us to be happy, safe and healthy, to learn, and to enjoy life. The network of social infrastructure contributes to social identity, inclusion and cohesion and is used by all Australians at some point in their lives, often on a daily basis. Access to high-quality, affordable social services has a direct impact on the social and economic wellbeing of all Australians.”¹

Social infrastructure is a combination of hard and soft infrastructure. Hard social infrastructure includes the facilities, buildings and spaces, and soft infrastructure includes the programs, services and networks that occur in these spaces. Built assets, such as libraries and recreation centres, facilitate the delivery of social services by governments and other service providers.

¹ Infrastructure Australia, *Australian Infrastructure Audit 2019*, <https://www.infrastructureaustralia.gov.au/sites/default/files/2019-08/Australian%20Infrastructure%20Audit%202019%20-%206.%20Social%20Infrastructure.pdf>

It is widely recognised that social infrastructure provision is essential for the development of sustainable, liveable, resilient and socially cohesive communities.² Quality social infrastructure is not only the “building block for the enhancement of human and social capital,”³ but also works to attract investment, growth and economic development to local communities.⁴

There is also growing evidence that failing to provide adequate social infrastructure results in significant costs to governments and communities.⁵ Further, deficiencies in social infrastructure provision can create long-term, complex social problems that require costly remedial measures, particularly in socio-economically disadvantaged areas.⁶ Conversely, there is a substantial body of evidence that the benefits of social infrastructure far exceed the economic costs of provision.⁷ The South Australian Centre for Economic Studies has estimated a return on investment of \$3.50 for every dollar of council investment,⁸ while research from Victoria demonstrated a socioeconomic benefit of \$4.30 for every dollar invested in libraries.⁹

1.2.2 Who is responsible for social infrastructure?

The governance and delivery of social infrastructure is multi-layered. A range of organisations are typically involved in the delivery and ongoing management and operation of social infrastructure. These are primarily state government agencies, local governments, and third-party providers/ operators – including private sector and non-profit organisations, such as charities delivering community services – and with the support of the federal government particularly for large-scale social infrastructure.

Social infrastructure Needs Assessment such as this are primarily concerned with public social infrastructure delivered by state and local governments, as a core responsibility of governing and providing for the needs of communities.

The role of third parties in this context is orchestrated by government agencies, including through:

- Leveraging funding for the delivery of social infrastructure through planning agreements, development contributions frameworks, or other structured delivery arrangements, such as public-private partnerships.
- Managing/ operating social infrastructure assets owned by government, through lease arrangements and management contracts. This is a common model for aquatic and specialist sports facilities, along with childcare centres, for example, which are run by specialist service providers. (Noting that private and non-profit organisations increasingly both own *and* operate childcare centres).

² British Property Foundation, 2010, *Planning for Social Infrastructure in Development Projects: A guide to tackling the key challenges*; Teriman et al., 2010, *Social infrastructure planning and sustainable community: example from south east Queensland, Australia*; Brown and Barber, 2012, *Social infrastructure and sustainable urban communities*.

³ Teriman et al., 2010, page 3.

⁴ City of Greater Geelong, 2015, *Social Infrastructure Plan 2014-2031*.

⁵ Teriman et al., 2010; Casey, 2005, *Establishing Standards for Social Infrastructure*.

⁶ Teriman et al., 2010; Casey, 2005;

⁷ See for example: Teriman et al., 2010; Casey, 2005.

⁸ SA Centre for Economic Studies, 2013.

⁹ State Library Victoria & SGS Economics and Planning, 2018, *Libraries Work! The socio-economic value of public libraries to Victorians*

- Advocating through formal and informal channels for the delivery of key social infrastructure by third parties, or government agencies.
- Other activities can be guided by Council through advocacy, via both formal and informal channels with key third parties or government agencies. Council is close to the issues and is often best placed to provide insight into where the social infrastructure gaps are, and community needs in need of addressal.

1.2.3 Guiding methodology

The approach taken to this Plan is based on established practice in social infrastructure planning, which involves two core stages of analysis.

The process of predicting demand for social infrastructure and services across Council areas is typically based on quantitative benchmarking for adequate provision of infrastructure according to the anticipated population. While benchmarking provides a useful starting point for social infrastructure needs assessment with figures for demand calculation, they are not intended to provide clear-cut answers, as social planning is by nature not black and white. Rather they provide guidance on best practice facilities provision, to be used as part of a broader analysis that takes account of a rich range of qualitative and quantitative information.

Equally important to the planning process are site-specific considerations. Need for infrastructure and services is not homogenous across every growing community; policy, emerging trends, existing facilities, local needs, area context, and community perspectives must all contribute to each local planning process. The assessment contained in this needs assessment is therefore undertaken in two core stages of analysis:

- **Quantitative analysis** of current and planned supply of each social infrastructure typology against industry standard benchmarks for provision (number/size) considered adequate to meet the needs of the anticipated population for the Brookvale Planning Proposal according to population forecasts sourced from Census data. The quantitative methodology for this Plan has involved the following steps:
 - Mapping of current and planned social infrastructure
 - Drawing on the outcomes of qualitative research to develop an appropriate benchmark for provision of social infrastructure– in terms of community facility types and floorspace
 - Undertaking a gap analysis, i.e. applying the benchmarks to current and forecast population numbers to identify forecast gaps in provision of social infrastructure, in order to derive recommendations for future provision to address identified gaps.
- **Qualitative analysis** of:
 - Local and state policy directions relevant to social infrastructure planning
 - Geographic distribution of supply from a population equity and accessibility/walkability perspective
 - The quality of supply (whether infrastructure is fit for purpose/in need of maintenance etc), and
 - Capacity/utilisation of current supply (infrastructure that is poorly utilised may mean it is surplus to community needs, for example, or rather not effectively meeting community needs through its design or functionality)
 - Community perspectives, gathered through a review of previous community engagement.

The analysis is also informed by detailed demographic data on population size, characteristics and forecast growth and change. Information on population age groups is essential for planning early years and education facilities and services, for example. While information on the cultural make-up of the

community and household types (e.g. couples, or families with children), for example, can help inform decisions on the operation and programming of infrastructure, as well as types of infrastructure.

Effective strategic planning for social infrastructure also takes account of issues such as:

- Funding availability – in terms of government investment required for the development and ongoing operation of facilities
- Land availability (e.g., land areas required to deliver sports and recreation facilities is usually not available in dense urban areas, unless planned for and delivered at earliest stages)
- Third party provision models
- The need to take advantage of opportunities arising, and
- Broader community priorities and emerging issues that may arise and require a rethink of social infrastructure priorities.

1.3 Report structure

This report is structured as follows:

- **Chapter 1:** introduction, assumptions and scope
- **Chapter 2:** understanding the strategic social infrastructure context, including informing Council policies and studies completed to date
- **Chapter 3:** review of the Planning Proposal context and findings from previous consultation
- **Chapter 4:** detailed demographic analysis for the current and future population of the Brookvale precinct
- **Chapter 5:** analysis of existing supply and quantitative and qualitative need generated by the Planning Proposal
- **Chapter 6:** summary of key findings and outline of next steps.

1.4 Assumptions

This assessment has been informed by a range of information and documentation. Assumptions applied to complete this assessment include:

- The key findings of the background studies and technical reports are accurate and complete
- Socio-economic data available for each study area accurately reflects the community demographic profile and forecast population
- Strategic work and informing technical reports accurately represent Council's community facilities approach and priorities for delivery
- Projected needs and behaviours of future residents—such as preferences for facility types, social gathering spaces—will align with current research on urban population behaviours, and no radical shifts in lifestyle will occur.

The plan assumes residents generate demand for all types of community facilities, and workers generate some demand for some types of community facilities.

2 Strategic context

2.1 Council strategic landscape

This section overviews strategic policy and planning with bearing on the provision of social infrastructure in Brookvale. Strategic policy provides guidance on community needs for infrastructure typologies, as well as identifying opportunities for collaboration and partnership. Place-based planning is critical in capitalising on opportunities on the ground for the recommendations outlined in this Report to be implemented as part of ongoing site redevelopment.

Key outcomes of the following review of strategic policy have been incorporated into the recommendations of this Plan, where relevant.

Strategy/Policy	Generally	Pertaining to Brookvale
Northern Beaches Social Sustainability Strategy (Better Together: Social Sustainability Strategy 2040)	The Strategy identifies that Council has a pivotal role in delivering critical infrastructure that enables a 'safe, inclusive and connected community'.¹⁰ The Strategy identifies a focus on the following: • Social infrastructure is available, affordable and accessible to the whole community, with subsidised accommodation provided to community groups and organisations. • To maximise the use of community buildings and the sustainability of the social services sector, Council facilitates the co-location of services and the provision of community service hubs.	Not specifically referenced.
Northern Beaches Arts and Creativity Strategy (Arts & Creativity Strategy: Connected through Creativity 2029)	The Strategy provides a comprehensive plan to support the arts and cultural sector in the Northern Beaches Council. Key outcomes relating to this Social Infrastructure study (e.g. physical items) include a commitment from Council to: 1. Build a deeper understanding of the Creative Sector through cultural mapping and needs analysis 2. Review land use planning processes and controls to support a healthy creative sector 3. Support the development of co-located facilities and new arts spaces 4. Investigate opportunities for collaborative projects and shared use of government-owned properties such as schools and hospitals	• In the 2021 Census, the SA2 of Freshwater - Brookvale had the largest number of Cultural and Creative Sector workers who stated their place of work as being in Northern Beaches (1,094 stated workers; 20% of LGA total). • Brookvale is described as a creative hub, and Council is committed to supporting its emerging arts scene. • Northern Beaches Ceramics at Brookvale TAFE has supported emerging ceramicists and is a key arts education facility. • Evergreen Music in the industrial precincts at Brookvale is an important artist-run initiative • Brookvale industrial area is the 'heartland' of creative industries in the Northern Beaches, home to printing

¹⁰ Page 28.

Strategy/Policy	Generally	Pertaining to Brookvale
	The Strategy also outlines a number of outcome indicators. These will be useful in this Brookvale Social Infrastructure Study for identifying infrastructure need.	studios, surfboard shapers, artist studios, fabric designers and recording studios. The revitalisation and urban upgrades in Brookvale offer opportunities to incorporate the arts and pursue design excellence.
Northern Beaches Libraries Strategic Plan 2023-2028	The Plan focuses on providing safe, inclusive, and connected library services. Key areas include expanding flexible spaces for study, work, and community use, fostering social inclusion and resilience, promoting lifelong learning, and supporting environmental sustainability. Innovation in service delivery, such as 24/7 libraries and increased digital services, is emphasised. The Plan aligns with Council's broader strategic goals, including the <i>Community Strategic Plan 2040</i> and <i>Better Together: Social Sustainability Strategy 2040</i> .	Northern Beaches Council operates six physical branch libraries across the Northern Beaches, including Warringah Mall Library in Brookvale.
Northern Beaches Children's Services Strategy	The Strategy aims to provide high-quality, affordable, and flexible children's services for the Northern Beaches community. It outlines goals to improve accessibility, integrate services, and support early learning. The focus areas include ensuring services are adaptable to families' diverse needs, increasing access for vulnerable children (e.g., those from low-income families or with special needs), and fostering workforce development to maintain high-quality care. Council currently owns 14 centres, offering 880 approved places across different service types. These services include long day care, vacation care, occasional care, and family day care.	Brookvale is identified as a key service area. It has one of the largest concentrations of approved children's service places in the Northern Beaches, with 1,361 places across 16 centres. Brookvale also shows higher-than-average levels of developmental vulnerability, with 24.1% of children identified as vulnerable in one or more domains.
Northern Beaches Culture Map Live	The Cultural Map Live is an interactive online resource that highlights the locations of over 1,438 cultural and creative resources, businesses, and events across the Northern Beaches. Launched in 2020 as part of the <i>Connected through Creativity 2029</i> strategy, the map aims to enhance understanding of the local creative sector, build capacity, and inform future planning. It provides an accessible tool for community engagement and decision-making, identifying key creative hubs and assets across	Brookvale is a cultural hub within the Northern Beaches, with 120 cultural and creative resources plotted on the map. These include 57 cultural and creative businesses, 22 creative and cultural classes, and 11 creative studios and spaces. Brookvale also features 8 live music venues, 4 recording and production studios, and 3 pubs or function venues. Brookvale's cultural landscape is enriched by 4

Strategy/Policy	Generally	Pertaining to Brookvale
	the region. Notably, cultural and creative businesses account for the largest share, comprising 25% of the total listings.	heritage sites, 1 library or museum, 2 recreational spaces, and 1 vocational or higher education facility. Key locations within Brookvale identified on the Culture Map Live includes; • Brookvale Oval • Westfield Warringah Mall • Northern Beaches TAFE • Hoyts • Brookvale Community Centre • Various breweries and distilleries
Northern Beaches Council Wellbeing Framework.	The Northern Beaches Wellbeing Framework aims to measure and track the wellbeing of the local community across four key domains: Healthy, Liveable, Participatory, and Connected. It uses both subjective and objective indicators to monitor outcomes such as mental and physical health, social inclusion, safety, economic resilience, access to services, and community engagement. The Framework informs strategic decision-making by Northern Beaches Council and aligns with other key strategies like <i>Community Strategic Plan 2040</i> and <i>Better Together 2040</i> . The overarching goal is to support a safe, inclusive, and connected community that enjoys a high quality of life and a healthy environment.	Not specifically referenced.

2.2 Northern Beaches Community Centres Strategy, March 2021

The Northern Beaches Community Centres Strategy outlines Council's vision for a network of multipurpose centres that are accessible, affordable and welcoming to people of all ages, cultures, and abilities.

The Strategy is built on an investigation of the current state of community centres, opportunities for improvement, and challenges to be addressed. A benchmark analysis identified gaps in the availability of community centre space, now and into the future. It reveals a need for additional multi-purpose community centres, particularly at the district level – emphasising co-location and integration of services. By taking a coordinated and collaborative approach, the Strategy seeks to ensure that community centres on the Northern Beaches are well-equipped to support the area's growing and diverse population.

The Strategy also identifies the following key challenges impacting the effectiveness and accessibility of community facilities:

- Small and fragmented facilities: as the community grows it is no longer feasible to invest in single purpose community facilities that are unable to cater to a variety of community needs. While some of the facilities are well utilised, they reach capacity quickly and have limited availability for new users
- Lack of community floorspace – including larger gaps in the availability of community centre space in the Brookvale-Dee Why Planning Areas
- Lack of regional and district/sub-regional level community centres able to serve a Northern Beaches-wide or major district catchment. This reflects a lack of regional centre in the LGA
- Limited co-location and integration from a lack of multipurpose community hubs
- Poor location of some existing community centres, negatively affecting utilisation and activation
- Lack of community awareness about community centres and available services
- Ageing assets.

3 Brookvale Structure Plan

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 proposes the delivery of 1,350 new dwellings and 900 new jobs over the next 15 years.

The Structure Plan optimises Brookvale's revitalisation and growth as a Strategic Centre. It identifies the potential for a new 'heart' in the form of a vibrant town square next to the B-line bus stop, increases housing opportunities within an existing mixed use area along the Pittwater Road/Roger Street corridor and increases building heights for industrial zoned land to provide greater flexibility for businesses to expand and support modernised industrial floorspace.

Mecone has reviewed the Consultation Outcomes Report for the Brookvale Structure Plan (September 2023). The Report documents the outcomes of community and stakeholder engagement undertaken as part of the public exhibition of the draft Brookvale Structure Plan, from 1 December 2022 to 28 February 2023. The engagement aimed at gathering feedback on the draft Brookvale Structure Plan, which sets out the vision and spatial land use framework for Brookvale over the next 15 years.

According to the Report, a total of 33 submissions related to social infrastructure provision and diversity. The following findings relating to social infrastructure in Brookvale have been noted:

1. **Growth impacts on educational facilities.** Submissions from the community raised concerns regarding growth impacts on local schools and childcare facilities and considered that many were already at capacity. Concerns also related to traffic impacts on surrounding hospitals and schools.
2. **Provision and diversity of social infrastructure facilities.** The community identified new facilities for seniors, the unemployed, children and teenagers in the Northern Beaches LGA.
3. **Integration of public art.** Advocacy for embedding public art into the Brookvale precinct, aligned with the Northern Beaches Arts and Creativity Strategy.

The Planning Proposal, Development Control Plan, and Section 7.11 Contributions Plan being prepared to implement the Brookvale Structure Plan is supported by this Social Infrastructure Assessment.

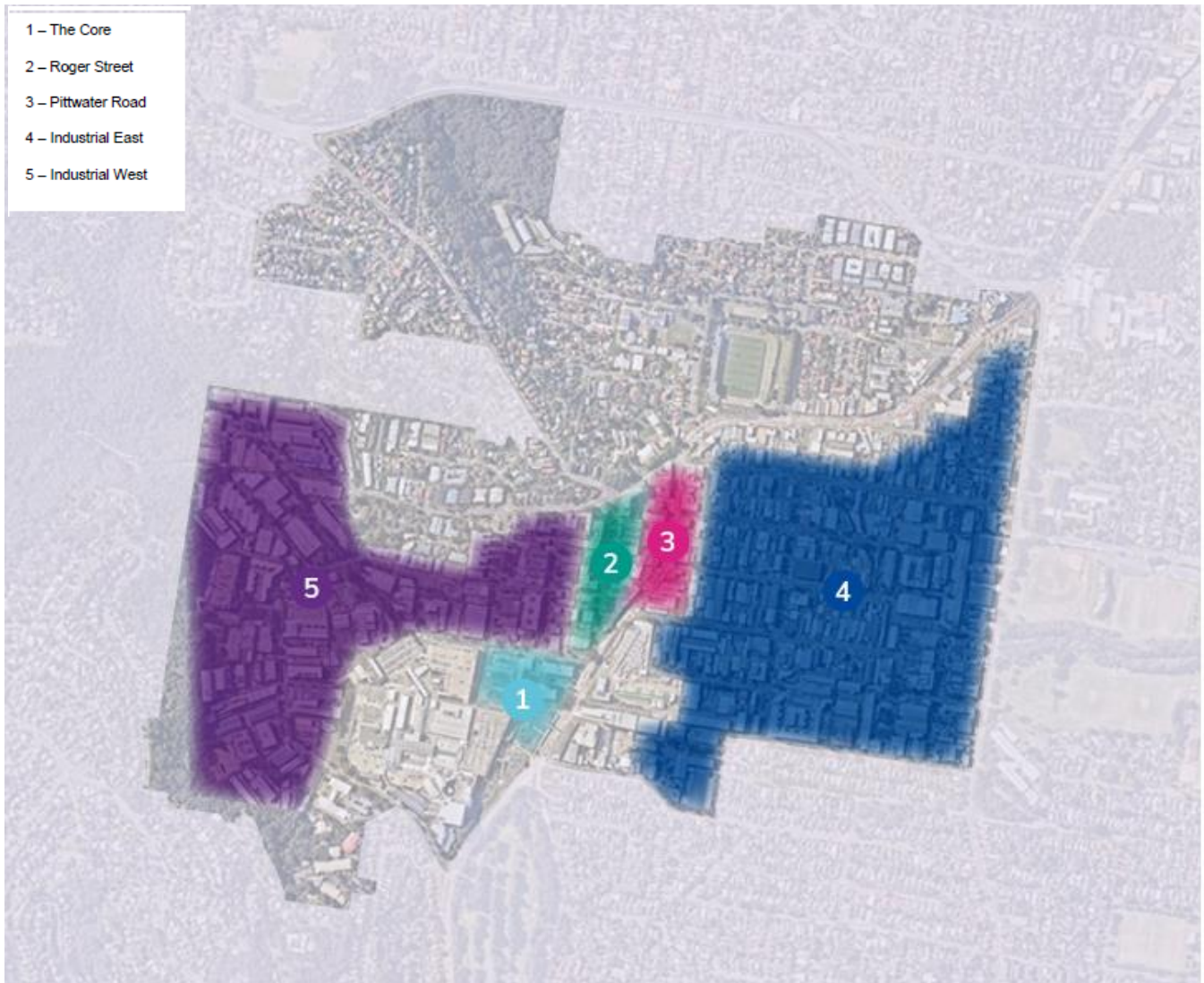


Figure 1: Brookvale Structure Plan – Character Precincts (Northern Beaches Council, November 2023)

4 Population analysis

Mecone has undertaken a detailed demographic analysis for the current and future population of the Brookvale precinct. This analysis is vital in understanding both raw quantitative demand for new facilities, including existing gaps, but also to understand the qualitative need for infrastructure and services that cater for different groups and sectors of the community (e.g. early years facilities, schools, spaces to cater for culturally and linguistically diverse groups, and places for older residents).

Mecone has undertaken the following analyses:

- Persons per dwelling ('PPD')
- Anticipated dwelling composition (number of bedrooms)
- Current and forecast resident population characteristics, including:
 - Expected household sizes
 - Age composition
 - Key workers
- Current and forecast worker population characteristics.

Mecone's recommendations and forecasts focus on the MU1 rezoning area in the Brookvale Structure Plan and align with what has been proposed under Scenario 1 and Scenario 2, as outlined in the table below:

Table 1: Brookvale development scenarios provided by Council, adopted for the forecasts in this report

	Scenario 1	Scenario 2 (confidential)
Dwellings	1,350 dwellings	+952 dwellings over Scenario 1 Total 2,302 dwellings
Jobs	900 jobs	No change from Scenario 1

As no major changes to planning controls are anticipated to occur outside of the study area, the remainder of surrounding areas is assumed to retain a similar dwelling, population and worker composition.

The full population analysis is provided at Appendix A. The following key findings have been noted:

Population forecast

Utilising the recommended PPD rate of 2.08, Mecone forecasts an additional population of 2,808 people under Scenario 1, where 1,350 additional dwellings have been proposed. In Scenario 2, Mecone forecasts an additional population of 1,980 people for the additional 952 dwellings proposed on top of Scenario 1. This equates to a forecast of 4,788 total additional people in Scenario 2.

Using Forecast.id's take-up rates for Brookvale, Mecone has extrapolated five-yearly forecasts for the additional population proposed under the two scenarios.

Table 2: Adopted take-up rates based on Forecast.id's Brookvale forecasts

	2021	2026	2031	2036	2041	2046
Take-up Rate	0.00%	10.41%	36.74%	63.26%	85.35%	100.00%

Table 3: Mecone extrapolated 5-yearly population forecasts – additional population from rezoning

Scenario	2021	2026	2031	2036	2041	2046
Scenario 1	0	292	1,032	1,776	2,397	2,808
Scenario 2 (Additional)	0	206	728	1,253	1,690	1,980
Scenario 2 (Total)	0	499	1,759	3,029	4,087	4,788

Dwelling composition

The table below show the forecast dwelling compositions for the two scenarios proposed for Brookvale.

Table 4: Forecast dwelling composition for the proposed development scenarios

Scenario	0br*	1br	2br	3br	4br	5br+	Total
Scenario 1	31	515	534	270	0	0	1,350
Scenario 2 (Additional over Scenario 1)	22	363	377	190	0	0	952
Scenario 2 (Total)	53	878	911	460	0	0	2,302

* 0br includes studio apartments or bedsitters. As invalid, "not applicable" and "not stated" responses cannot be used to calculate averages and percentages, they have been excluded from calculations and the figures in this table.

Household size

The table below shows the forecast household sizes for the two scenarios proposed at Brookvale.

Table 5: Forecast household size composition

Precinct	Number of persons in households								Total
	1	2	3	4	5	6	7	8+	
Scenario 1	447	552	214	120	9	9	0	0	1,350
Scenario 2 (Additional)	316	389	151	85	6	6	0	0	952
Scenario 2 (Total)	763	941	365	204	15	15	0	0	2,302

Age breakdown

The forecast age distribution is illustrated in the table below.

Table 6: Forecast age composition for Brookvale scenarios

Age Group	Proportion	Population number (scenario 1)	Population number (scenario 2)
Babies and pre-schoolers (0 to 4)	6.16%	173	295
Primary schoolers (5 to 11)	4.56%	128	218
Secondary schoolers (12 to 17)	2.34%	66	112
Tertiary education and independence (18 to 24)	6.55%	184	314
Young workforce (25 to 34)	28.38%	797	1359
Parents and homebuilders (35 to 49)	31.25%	878	1496
Older workers and pre-retirees (50 to 59)	8.74%	245	418
Empty nesters and retirees (60 to 69)	7.71%	216	369
Seniors (70 to 84)	4.07%	114	195
Elderly aged (85 and over)	0.25%	7	12

Key workers

The table below shows the forecast key worker composition for the two scenarios proposed at Brookvale.

Table 7: Forecast key worker composition for Brookvale scenario

Precinct	Health Care and Social Assistance	Retail Trade	Accommodation and Food Services	Education and Training	Public Administration and Safety	Transport, Postal and Warehousing	Total Key Workers
Scenario 1	463	320	234	168	115	100	1,400
Scenario 2 (Additional)	326	225	165	118	81	71	987
Scenario 2 (Total)	789	545	399	286	196	171	2,387

Forecast resident worker composition

The table below shows the forecast resident worker composition for the two scenarios proposed at Brookvale. As both scenarios propose the same number of jobs and jobs distribution, only a single set of figures are provided, broken down by precinct.

Table 8: Forecast resident worker composition in Brookvale

Industry	Core	Roger St	Pittwater Rd	Total
Health Care and Social Assistance	51	78	80	210
Public Administration and Safety	41	62	63	166
Accommodation and Food Services	32	48	50	130
Retail Trade	28	43	44	114
Professional, Scientific and Technical Services	17	26	27	70
Rental, Hiring and Real Estate Services	12	19	19	51
Financial and Insurance Services	7	11	11	29
Education and Training	7	10	11	28
Other Services	7	10	11	28
Administrative and Support Services	4	7	7	18
Construction	4	6	6	16
Arts and Recreation Services	3	5	5	14
Transport, Postal and Warehousing	3	4	4	10
Manufacturing	2	4	4	10
Information Media and Telecommunications	1	2	2	4
Wholesale Trade	1	1	1	3
Electricity, Gas, Water and Waste Services	0	0	0	0
Agriculture, Forestry and Fishing	0	0	0	0
Mining	0	0	0	0
Total	221	336	344	900

5 Social infrastructure needs analysis

5.1 Typology and benchmarks applied

The typology and benchmarks applied in this Study are based on established practice in the industry. This section defines the typology of facilities examined in this Study, based on a peer review of relevant guidelines, planning strategies, and case studies. It further identifies the latest industry-standard benchmarks and clearly identifies its source.

There are three different types of benchmarks used in this analysis:

1. **No. of facilities:** The primary, or traditional, form of benchmark, this metric identifies the raw number of new or additional facilities that will be required to meet the needs of a study area.
2. **Square metre (SQM) of floorspace:** This metric is useful in supplementing the No. of facilities benchmark and identifies the amount of floorspace required by a quantum of residents. In this study, this benchmark is used for library and community floorspace, there being available established benchmarks for these uses.
3. **Size of facility:** This benchmark further supplements the understanding of a facility requirement by identifying the benchmarked ideal size for that facility. For example, if the No. of facilities benchmark identifies a requirement for an additional 1 x community centre, the size of facility benchmark will outline how large that 1 x community centre should be to satisfy industry standards.

The following table outlines the typology and benchmarks applied in this Report.

Table 9: Core facilities typology and benchmark comparison

Core facilities typology	Description	Proposed resident benchmark (numeric)	Proposed worker contribution to demand	Proposed floorspace guidance (per facility)
Integrated multipurpose community facility / regional Community Centre	Large, purpose-built or clustered spaces that act as central hubs for community engagement and activity. Delivered as standalone buildings or clusters of nearby facilities, they are often co-located with other community infrastructure, such as libraries or service hubs. They are designed to support diverse activities and meet the broader needs of the community.	1 : 20 – 30,000 residents <i>Northern Beaches Community Centres Strategy (CCS, 2021)</i>	30% has been employed as a widely utilised proxy in the industry, including on a number of leading government projects (e.g. <i>WPCA Master Plan Social Infrastructure Strategy for Bradfield City Authority</i>). <i>No dedicated research or analysis has been undertaken to date to determine a more place-specific benchmark.</i>	Large multipurpose community facilities, minimum 2,000 SQM aiming for 2,500 SQM internal area (<i>City of Sydney Development Contributions Plan 2015 – Community Facilities Planning Benchmarks</i>)
Community centres (Local and District)	Versatile, Council-owned spaces that the community can hire for various uses, including social, creative, educational, and recreational events, as well as for delivering health and support services. Predominantly standalone, they are accessible and adaptable to meet the needs of local and district populations.	3 – 4 : 20,000 – 30,000 residents (CCS, 2021) 80sqm of community facility space per 1,000 people. ¹² (CCS, 2021)	N / A	Minimum 250sqm – 500sqm (CCS, 2021) <i>City of Sydney Development Contributions Plan 2015 – Community Facilities Planning Benchmarks</i>

¹² Several councils across Greater Sydney (including Northern Beaches Council, Hornsby Shire Council, City of Parramatta, Ku-ring-gai Council, Blacktown City Council and the City of Ryde) have applied the provision rate of 80sqm per 1,000 people. This provision rate is intended to encompass a range of community facility functions and spaces, as outlined in Section 1.2. The adoption of this higher provision rate also reflects contemporary best practice models to deliver fewer but larger, multipurpose community facilities.

Core facilities typology	Description	Proposed resident benchmark (numeric)	Proposed worker contribution to demand	Proposed floorspace guidance (per facility)
				<i>Peer Review of Community Facilities Planning Benchmarks, Elton Consulting for City of Sydney, 2015</i>
Library space	Libraries are essential community facilities, either operating as standalone branches or integrated within larger multipurpose centres. They serve as knowledge and resource hubs, offering book and media collections, digital access, IT services, and spaces for programming, social interaction, and learning. Libraries are key anchors in community infrastructure networks, fostering lifelong learning and community connection.	1 : 20-30,000 residents (<i>City of Sydney Development Contributions Plan 2015 – Community Facilities Planning Benchmarks Peer Review of Community Facilities Planning Benchmarks, Elton Consulting for City of Sydney, 2015</i>) 39sqm per 1,000 residents (<i>widely used industry extrapolation from the NSW State Library Building Calculator</i>).	30% has been employed as a widely utilised proxy in the industry, including on a number of leading government projects (e.g. <i>WPCA Master Plan Social Infrastructure Strategy for Bradfield City Authority</i>). <i>No dedicated research or analysis has been undertaken to date to determine a more place-specific benchmark.</i>	Minimum 1,500 SQM internal area for district facility. <i>City of Sydney Development Contributions Plan 2015 – Community Facilities Planning Benchmarks</i> <i>Peer Review of Community Facilities Planning Benchmarks, Elton Consulting for City of Sydney, 2015;</i> <i>State Library of NSW</i>
Cultural and creative spaces	Council-provided cultural and creative facilities provide spaces that support art as a manifestation of culture, encompassing visual and performing arts, crafts, ceramics, fashion and design, film and screen-based works, literature, digital and new media, and hybrid and new forms of creative thinking and expression. Cultural and creative facility provision supports community art maker spaces that are accessible to the public, space for professional artistic development (e.g., rehearsal rooms, artist studios), and spaces for performance/audiences (e.g., theatres, cinemas, exhibition spaces), art	1 District facility per 20-50,000 (<i>WPCA Master Plan Social Infrastructure Strategy for Bradfield City Authority</i>) 1 local cultural facility per 20,000 residents (<i>WPCA Master Plan Social Infrastructure Strategy for Bradfield City Authority</i>)	Local: 10% (<i>refer rationale in row above</i>) District: 30% (<i>refer rationale in row above</i>)	Additional level of detail on minimum floorspace requirements for components of creative facilities are outlined in <i>City of Sydney – Creative City Plan</i> .

Core facilities typology	Description	Proposed resident benchmark (numeric)	Proposed worker contribution to demand	Proposed floorspace guidance (per facility)
	galleries and museums and activations in public space.			
Community services hubs	These are highly adaptable, integrated facilities designed to deliver a wide range of community services under one roof. With flexible programming and on-site staffing, these hubs address evolving community needs, offering services such as counselling, family and youth support, multicultural programs, domestic violence assistance, legal aid, mental health support, and vocational training. Their ultimate goal is to promote individual empowerment and community well-being.	No benchmark	N/A	N/A
Childcare – council provided	Purpose-built or specially fitted facilities designed to deliver early childhood education and care. Operated or supported by the Council, they provide safe, nurturing environments for children, meeting community needs for accessible and high-quality childcare services.	Refer benchmark for private facilities in Table 10.	N/A	Minimum 3.25 sqm of unencumbered indoor space for each child (<i>regulation 107 of the Education and Care Services National Regulations</i>).

Secondary facilities are not strictly Council provided. They are, however, important parts of planning for a holistic, comprehensive social infrastructure provision in a planning proposal. These facilities are provided either by state government agencies or the private sector.

Table 10: Secondary facilities typology and benchmark comparison

Secondary facilities	Description	Proposed Brookvale benchmark
Coworking spaces	Flexible, shared work environments that provide desk space, meeting rooms, office amenities, and networking opportunities for freelancers, start-ups, small businesses, and remote workers.	Qualitative assessment based on local expressed demand and strategic need justification.
Childcare – private	Childcare facilities providing early education services to children aged between 0 and 4 years of age. These are provided by the private sector.	1 childcare place for every 2 0 – 4-year-old 1 preschool place for every 1 4 – 5-year-old Source: Childcare attendance rates. Refer to the Child Care Subsidy data report – September quarter 2024 (Australian Government, Department of Education 2024) for current enrolment data.
Public Primary schools	Government-operated schools offering primary education (Years K–6) focused on foundational literacy, numeracy, and social skills for children typically aged 5–11.	SINSW School Site Selection and Development Guidelines (2020): 1,000 student capacity with a 1.5ha site area. 74% of children Aged 5 – 11 years in catchment (Australian Bureau of Statistics, Census of Population and Housing 2021).
Public High schools	Government-operated secondary schools (Years 7–12) providing a broad curriculum designed to prepare students (aged approximately 12–17) for tertiary education, vocational training, or employment.	SINSW School Site Selection and Development Guidelines (2020): 2,000 student capacity with a 2.5ha site area. 49% of children aged 12 – 17 years in catchment (Australian Bureau of Statistics, Census of Population and Housing 2021).
TAFE's	Technical and Further Education institutions offering vocational education, training courses, apprenticeships, and skill-based qualifications for various trades, industries, and services.	Provision determined by NSW TAFE.
Universities	Higher education institutions providing undergraduate and postgraduate degrees, research opportunities, and specialized academic programs across multiple disciplines.	Provision determined by curriculum needs and other qualitative considerations.
Hospitals	Major healthcare facilities offering a range of services including emergency care, inpatient and	Provision determined by NSW Health.

Secondary facilities	Description	Proposed Brookvale benchmark
	outpatient treatment, surgical procedures, diagnostic testing, and specialist medical interventions.	
GP Medical centres	Primary healthcare facilities staffed by General Practitioners and possibly allied health providers, offering preventative care, basic treatment, health advice, and referrals to specialists.	Provision determined by NSW Health.
Aged care facilities	Residential care environments for older adults, providing supportive services and varying levels of care, from low-level assistance with daily activities to high-level nursing care, catering to residents aged 70+.	88 places per 1,000 people aged 70+ divided between 1. 40 moderate to high care places and 2. 48 low care places <i>(WPCA Master Plan Social Infrastructure Strategy for Bradfield City Authority).</i>
Ambulance services	Emergency medical response units providing pre-hospital care, patient transport, and rapid response to urgent health incidents and accidents.	Provision determined by NSW Health.
Fire services	Emergency services focused on fire prevention, suppression, rescue operations, and hazard management, maintaining community safety and resilience.	Provision determined by NSW Fire and Rescue <i>(documented in WPCA Master Plan Social Infrastructure Strategy for Bradfield City Authority).</i>
Police	Law enforcement agencies ensuring public safety, crime prevention, investigation, and community policing, adapting to demographic changes and crime trends.	Qualitative - facilities developed in response to a number of factors including crime and offender trends, demographic shifts, changes to the physical environment <i>(NSW Police).</i>
Cemetery and interment services	Facilities dedicated to the respectful burial and cremation of deceased persons, offering memorial spaces, maintenance of gravesites, and long-term interment options.	Qualitative – refer also The 11th Hour – Solving Sydney’s Cemetery Crisis Report for needs understanding.

5.2 Existing supply

The existing social infrastructure provisions in the Brookvale Strategic Centre include:

Existing Council-provided and managed community facilities include:

- Warringah Mall (branch) Library (893sqm) – *is leased by Council. There are opportunities to enhance the fitness for purpose of this library, and its condition in the short term. Compared with other libraries in this catchment, it is relatively large but falls below the minimum 1500sqm benchmark*
- Brookvale Community Centre - *which is small, disjointed and not co-located / centrally located.*
- Children's services facilities - *Brookvale Children's Centre and Brookvale Occasional Care Child Care Centre are located just outside and to the north-east of the centre behind Brookvale Oval.*

Existing non-Council facilities that offer lifestyle, health, education, employment development and community social infrastructure functions include (but are not limited to):

- \$50 million Brookvale Community Health Centre opened February 2018.
- TAFE NSW Northern Beaches Campus.
- Brookvale Oval - Centre of Excellence, Presidents Lounge, and Heritage Lounge (with hireable space).
- Warringah Mall shopping centre.
- Manly Warringah Leagues Club.
- 9 artistic studios, workshops and creative co-working spaces.
- 4 co-working offices.
- Several places of public worship.
- Privately-owned children's services facilities.
- Several schools on the outskirts of the strategic centre.
- Live music and entertainment venues such as The Music Lounge and Manly Black Box Theatre.

The Northern Beaches Community Centres Strategy outlines the availability and functionality of existing community facilities within the Northern Beaches, categorising them into district and local centres. The Strategy evaluates these facilities based on their location, capacity and multi-use areas, weighted against their Gross Floor Area (GFA).

The following table provides an overview of the key community centres within the Brookvale Study Area and Brookvale-Dee Why Planning Area, demonstrating their floorspace, maximum capacity, and versatility for multi-use purposes. It highlights the characteristics of the existing supply and informs opportunities for enhancing multi-use community infrastructure to better serve Brookvale's growing population.

Table 11: Existing social infrastructure provisions in the Brookvale-Dee Why Planning Area

Facility	Location		Floorspace	
	Brookvale Study Area	Brookvale-Dee Why Planning Area	Capacity (people)	Multi-use area (sqm) weighted against GFA
District				
Beacon Hill War Memorial Hall	X	✓	250	914
Cromer Community Centre	X	✓	600	939
Curl Curl Youth & Community Centre	X	✓	250	652
Local				
Brookvale Community Centre	✓	✓	90	186
Collaroy Plateau Youth & Community Centre	X	✓	200	306
Collaroy Swim Club Community Centre	X	✓	50	126
Curl Curl Sports Centre	X	✓	125	266
Tramshed Arts & Community Centre	X	✓	365	671
Griffith Park Sports Facility	X	✓	25	71
Harbord Literary Institute	X	✓	100	149
Narraweena Community Centre	X	✓	180	533
North Curl Curl Community Centre	X	✓	150	342
PCYC	X	✓	700	360

Source: Northern Beaches Community Centres Strategy, 2021

The following table provides a consolidated summary of existing community facilities identified within the Brookvale-Dee Why Planning Area, presenting the total number of facilities, their capacity to accommodate people, and the total multi-use area weighted against GFA.

Table 12: Total number and capacity of existing community facilities identified within the Brookvale-Dee Why Planning Area

	No. of facilities	Capacity (People)	Multi-use area (sqm weighted against GFA)
Local	10	1,985	3,010
District	3	1,100	2,505
Total	13	3,085	5,515

Source: Northern Beaches Community Centres Strategy, 2021

5.3 Need generated by planning proposal

Additional housing and commercial floorspace generates additional demand on community facilities. Quantifying this demand in line with industry-accepted benchmarks allows for the direct attribution and informs contribution planning for the Brookvale precinct.

5.3.1 Quantitative demand generation

The following identified **core facilities** have the following additional demand generation that is directly attributable to the increased population generated by this planning proposal:

Scenario 1

Legend
Demand from increased population generated by Planning Proposal does not trigger provision of additional facility.
Demand from increased population generated by Planning Proposal triggers provision of additional facility.

Table 13: Projected core facility demand from increased population generated by the Planning Proposal (Scenario 1)

Facility	Benchmark applied <i>Refer further detail provided above</i>	Forecast demand generated (resident and worker demand combined)					Existing capacity to absorb demand
		2026	2031	2036	2041	2046	
Integrated multipurpose facility (number of facilities)	1 : 20-30,000 residents (+30% worker demand)	0	0 – 0.1	0.1	0.1	0.2	There are no existing integrated multipurpose facilities in the Brookvale-Dee Why Planning Catchment. While there is no facility requirement triggered by the planning proposal resident population projections alone, the combined existing and future demand indicates insufficient capacity to meet future requirements.
Community centre (number of facilities)	1 : 5 – 10,000 residents	0	0.1 - 0.2	0.2 - 0.4	0.2-0.5	0.3-0.6	The Brookvale Community Centre is the only community space within the Brookvale Study Area. While the planning proposal does not directly necessitate an additional community centre, the increased demand will require additional community centre floorspace, as detailed below.
Community centre (floorspace)	80sqm : 1,000 residents	23sqm	83sqm	142sqm	192sqm	225sqm	The Brookvale Community Centre is the only community space within the Brookvale Study Area. Its current size (186 sqm) is inadequate to meet the additional demand

Facility	Benchmark applied <i>Refer further detail provided above</i>	Forecast demand generated (resident and worker demand combined)					Existing capacity to absorb demand
		2026	2031	2036	2041	2046	
							generated by the Planning Proposal as well as existing pressures on the facility. As a result, there is no available capacity to absorb the projected demand for community floorspace. By 2046, the Planning Proposal will result in a shortfall of at least 225 sqm in community centre floorspace.
Library (number of facilities)	1 : 20,000 residents (+30% worker demand)	0	0	0.1	0.1	0.2	Warringah Mall Library is the only library within the Brookvale Study Area. While the demand generated by the Planning Proposal does not trigger the requirement for the provision of an additional library, the demand will generate the need for additional library floorspace – as outlined below.
Library (floorspace)	39sqm : 1,000 residents (+10% worker demand)	11.8sqm	41.5sqm	71.5sqm	96.5sqm	113sqm	The Warringah Mall Library is the only library within the Brookvale Study Area. There is insufficient floorspace within the existing library (893sqm) to accommodate higher levels of catchment demand. In the long-term, there is therefore limited existing capacity to absorb additional demand generated by the Planning Proposal for library floorspace.
Local cultural and creative space (number of facilities)	1 : 20,000 residents (+10% worker demand)	0	0.1	0.1	0.1	0.2	Brookvale currently has a strong supply of local cultural and creative spaces, which are sufficient to accommodate the additional demand generated by the Planning Proposal.

Facility	Benchmark applied <i>Refer further detail provided above</i>	Forecast demand generated (resident and worker demand combined)					Existing capacity to absorb demand
		2026	2031	2036	2041	2046	
District cultural and creative space (number of facilities)	1 : 20-50,000 (+ 30% worker demand)	0	0 – 0.1	0 – 0.1	0.1	0.1 – 0.2	Despite the strong supply of local cultural and creative spaces in Brookvale, there are no dedicated regional or district level spaces in the Brookvale Study Area.

Source: Mecone

Scenario 2

Legend
Demand from increased population generated by Planning Proposal does not trigger provision of additional facility.
Demand from increased population generated by Planning Proposal triggers provision of additional facility.

Table 14: Projected core facility demand from increased population generated by the Planning Proposal (Scenario 2)

Facility	Benchmark applied <i>Refer further detail provided above</i>	Forecast demand generated (resident and worker demand combined)					Existing capacity to absorb demand
		2026	2031	2036	2041	2046	
Integrated multipurpose facility (number of facilities)	1 : 20-30,000 residents (+30% worker demand)	0	0.1	0.1 – 0.2	0.1 – 0.2	0.2 – 0.3	There are no existing integrated multipurpose facilities in the Brookvale-Dee Why Planning Catchment. While there is no facility requirement triggered by the planning proposal resident population projections alone, in combination with existing need there is not sufficient capacity to accommodate future demand.
Community centre (number of facilities)	1 : 5 – 10,000 residents	0 – 0.1	0.2 – 0.4	0.3 – 0.6	0.4 – 0.8	0.5 – 1	The Brookvale Community Centre is the only community space within the Brookvale Study Area. The demand generated by the Planning Proposal would trigger the requirement for the provision of an additional community centre within the Brookvale Study Area.
Community (floorspace)	80sqm : 1,000 residents	41sqm	146sqm	252sqm	339sqm	398sqm	The Brookvale Community Centre is the only community space within the Brookvale Study Area. Its current size

Facility	Benchmark applied <i>Refer further detail provided above</i>	Forecast demand generated (resident and worker demand combined)					Existing capacity to absorb demand
		2026	2031	2036	2041	2046	
							(186 sqm) is inadequate to meet the additional demand generated by the Planning Proposal as well as existing pressures on the facility. As a result, there is no available capacity to absorb the projected demand for community floorspace. By 2046, the Planning Proposal will result in a shortfall of at least 398 sqm in community centre floorspace.
Library (number of facilities)	1 : 20,000 residents (+30% worker demand)	0	0.1	0.2	0.2	0.3	Warringah Mall Library is the only library within the Brookvale Study Area. While the demand generated by the Planning Proposal does not trigger the requirement for the provision of an additional library, the demand will generate the need for additional library floorspace – as outlined below.
Library (floorspace)	39sqm : 1,000 residents (+10% worker demand)	20sqm	70sqm	120sqm	162sqm	190sqm	The Warringah Mall Library is the only library within the Brookvale Study Area. There is insufficient floorspace within the existing library (893sqm) to accommodate higher levels of catchment demand. In the long-term, there is therefore limited existing capacity to absorb additional demand

Facility	Benchmark applied <i>Refer further detail provided above</i>	Forecast demand generated (resident and worker demand combined)					Existing capacity to absorb demand
		2026	2031	2036	2041	2046	
							generated by the Planning Proposal for library floorspace.
Local cultural and creative space (number of facilities)	1 : 20,000 residents (+10% worker demand)	0	0.1	0.2	0.2	0.2	Brookvale currently has a strong supply of local cultural and creative spaces, which are sufficient to accommodate the additional demand generated by the Planning Proposal.
District cultural and creative space (number of facilities)	1 : 20-50,000 (+ 30% worker demand)	0	0 – 0.1	0.1 – 0.2	0.1 – 0.2	0.1 – 0.2	Despite the strong supply of local cultural and creative spaces in Brookvale, there are no dedicated regional or district level spaces in the Brookvale Study Area.

Source: Mecone

Additional housing and commercial floorspace generates additional demand for the following **supporting facilities**:

Table 15: Projected supporting facility demand from increased population generated by the Planning Proposal (Scenario 1 & 2)

Facility	Benchmark <i>Refer further detail provided above</i>	Forecast demand generated (resident and worker demand combined)		Existing capacity to absorb demand					
		Scenario 1						Scenario 2	
		2036	2046					2036	2046
Public primary school	70% of children Aged 5 – 11 years	57 places	90 places	97 places	153 places	Capacity of local schools will need to be determined in liaison with NSW Department of Education.			
Public high school	60% of children aged 12 – 17 years in catchment	30 places	48 places	52 places	81 places	Capacity of local schools will need to be determined in liaison with NSW Department of Education.			
Aged care facilities	88 places per 1,000 people aged 70+	1.2 places	1.9 places	2 .1 places	3.3 places	Given the small level of anticipated additional demand, it is likely that there is existing capacity to absorb demand for aged care facility places in the Brookvale Area.			
Childcare	1 childcare place for every 2 0 – 4-year-old	26 places	41 places	45 places	70 places	It is understood based on qualitative information sourced from Startingblocks.gov.au that there is some capacity in existing local childcare and preschool to accommodate additional demand.			
Preschool	1 preschool place for every 1 4 – 5-year-old	40 places	63 places	68 places	107 places	It is understood based on qualitative information sourced from Startingblocks.gov.au that there is some capacity in existing local childcare and preschool to accommodate additional demand.			

5.3.2 Qualitative demand generation

The following table provides an analysis of qualitative demand generation and the potential impact of the Planning Proposal on various community facilities and services within the Brookvale area. This evaluation considers the anticipated demand generated by the additional residents and the existing capacity of local and regional infrastructure to meet this demand.

While the projected population growth may result in some incremental pressures on certain facilities, the localised nature of the increase is expected to be absorbed by the network of existing facilities, including hospitals, universities, emergency services and privately operated co-working spaces.

Table 16: Projected community facilities and services demand compared to existing capacity to absorb demand

Facility	Demand from Planning Proposal	Existing capacity to absorb demand
Coworking spaces	The Planning Proposal is likely to generate some demand for coworking spaces as new residents may seek flexible work environments, particularly those working remotely or in start-ups.	The existing supply of privately operated coworking spaces in Brookvale are expected to accommodate this demand effectively.
TAFE	While the additional residents may create some demand for TAFE services, the overall increase is expected to be limited given the localised nature of the population growth.	The TAFE NSW Northern Beaches Campus has capacity to handle incremental demand resulting from the Planning Proposal. The TAFE is in a highly accessible location and is connected to other strategic centres in the LGA by public and active transport.
Universities	As the localised population increases, there may be minimal additional demand anticipated for university education.	University campuses in metropolitan areas already cater to the broader Sydney population. Existing universities in surrounding areas, such as Macquarie University, University of Sydney, and UTS, provide sufficient capacity to meet any incremental need without the need for new facilities. Other supporting tertiary education facilities in the area include the International College of Management and Australian Pacific College in Manly, and the Northern Beaches & Mosman College in Brookvale.
Hospitals	The increase in residents is unlikely to significantly affect demand for hospital services, given the scale of the proposed population growth in Brookvale.	The Northern Beaches Hospital has been designed to accommodate future population growth and is well positioned to handle any marginal increase in demand. There are also three community health centres at Seaforth, Mona Vale and Brookvale which are meeting the changing needs of the community.
GP medical centres	A slight increase in demand for General Practitioner reservices may result from additional residents, however this is not expected to create significant pressure on existing facilities.	The area is already serviced by several GP clinics along Cross Street and Dale Street, and within Warringah Mall – which are expected to meet the modest increase in demand over a longer time period. Minor operational adjustments may be required to accommodate future needs.
Ambulance services	Emergency medical service needs may experience some growth as a result of the proposal, but this is unlikely to require major changes to existing services or facilities.	Current ambulance coverage is sufficient, with Balgowlah Ambulance Station and Belrose Ambulance Station providing adequate services for the area.
Fire services	The population growth is expected to have a limited impact on the demand for fire and rescue services.	Existing Fire & Rescue Stations, including those located in Dee Why and Manly, are equipped to manage the current and future demand for fire protection and emergency response.

Police	Additional residents may slightly increase demand for policing and safety measures; however, the impact is expected to be minor.	Existing police stations in the area, including those in Manly, Dee Why and Frenchs Forest are well-located and anticipated to handle the additional demand without the need for new infrastructure.
Cemetery and interment services	The projected population growth is not expected to generate any notable increase in demand for cemetery or interment services.	There are major pressures on existing cemetery and interment infrastructure in the Greater Sydney area. This is the subject of significant planning and government attention, and it is understood that a number of new cemeteries are proposed in the Western areas of Sydney. Given the small anticipated growth in Brookvale compared to the existing demand pressures, existing solutions are likely to sufficiently meet this local demand.

Source: Mecone

6 Conclusion and next steps

This Social Infrastructure Needs Assessment evaluates existing planning and projected needs in the Brookvale area to support a robust, evidence-based Planning Proposal and Contributions Plan for the Brookvale Town Centre Planning Proposal.

The additional resident and worker populations generated by the Planning Proposal are expected to drive demand, by 2046, for community and library floorspace (refer quantum in Section 5.3.1 above), as well as additional capacity in public and primary schools, aged care, and early childhood education (childcare and preschool). Additionally, population growth generated by Scenario 2 satisfies the population benchmark for a dedicated local community centre in the Brookvale Town Centre. There is expected to be a need for an additional 398sqm of community floorspace and 190sqm of library floorspace to meet the needs of the additional incoming population, on top of existing demand.

It is important to note that not all identified infrastructure needs fall under Council's provision. Early childhood education and aged care facilities are primarily delivered by the private sector, while public primary and high school needs are addressed by the Department of Education through the existing local school network.

Qualitative demand for health and medical services, tertiary education, and emergency services is anticipated to be absorbed within existing facilities and service networks.

While the projected population increase does not, in itself, trigger a requirement for new district- or regional-scale infrastructure based on standard benchmarks, it adds to existing demand. When considered at a broader scale, this may justify investment in new or upgraded district and regional social infrastructure facilities. In such cases, an apportionment of demand attributable to the Planning Proposal—aligned with benchmarked need (e.g., as a percentage of facility provision or floorspace quantum)—would be reasonable and could demonstrate a clear nexus.

Exploring opportunities to deliver community and library floorspace within the Planning Proposal boundaries or within the broader Brookvale-Dee Why planning catchment would be supported by the additional population generated by this proposal.

Brookvale Demographic Analysis

Prepared for
Northern Beaches Council

October 2024

MECONE.COM.AU



Table of contents

1	Introduction	2
	Key findings	3
	Population forecast	3
	Dwelling composition	3
	Household size	3
	Age breakdown	4
	Key workers	4
	Forecast resident worker composition	4
2	Anticipated dwellings composition	1
2.1	Introduction	1
2.2	Housing mix research – Northern Beaches LEP	1
2.3	Benchmark	1
2.4	Recommendation	4
2.5	Forecast	5
3	Persons per dwelling (PPD)	6
3.1	Introduction	6
3.2	Benchmarking	6
3.3	Recommendation	8
3.4	Forecast	9
4	Current and forecast resident population characteristics	11
4.1	Household sizes	11
4.1.1	Benchmark	11
4.1.2	Recommendation	12
4.1.3	Forecast	13
4.2	Age composition	14
4.2.1	Benchmark	14
4.2.2	Recommendation	15
4.2.3	Forecast	16
4.3	Key workers	19
4.3.1	Benchmark	19
4.3.2	Recommendation	21
4.3.3	Forecast	22
5	Current and forecast resident worker characteristics	23
5.1	Introduction	23
5.2	Benchmark	23
5.3	Recommendation	25
5.4	Forecast	25
	Appendix – Map of Benchmark Centres	27



1 Introduction

As part of the 'Demographic Analysis and Social Infrastructure Peer Review and Implementation Strategy', Mecone has undertaken a demographic analysis to inform Council's decision-making and to support the implementation of the Brookvale Structure Plan.

Mecone has undertaken the following analyses:

- Persons per dwelling
- Anticipated dwelling composition (number of bedrooms)
- Current and forecast resident population characteristics, including:
 - Expected household sizes
 - Age composition
 - Key workers
- Current and forecast worker population characteristics.

Mecone's recommendations and forecasts focus on the MU1 rezoning area in the Brookvale Structure Plan and align with what has been proposed under Scenario 1 and Scenario 2, as outlined in the table below:

Table 1: Brookvale development scenarios provided by Council, adopted for the forecasts in this report

	Scenario 1	Scenario 2 (confidential)
Dwellings	1,350 dwellings	+952 dwellings over Scenario 1 Total 2,302 dwellings
Jobs	900 jobs	No change from Scenario 1

As no major changes to planning controls are anticipated to occur outside of the study area, the remainder of surrounding areas is assumed to retain a similar dwelling, population and worker composition.



Key findings

Population forecast

Utilising the recommended PPD rate of 2.08, Mecone forecasts an additional population of 2,808 people under Scenario 1, where 1,350 additional dwellings have been proposed. In Scenario 2, Mecone forecasts an additional population of 1,980 people for the additional 952 dwellings proposed on top of Scenario 1. This equates to a forecast of 4,788 total additional people in Scenario 2.

Using Forecast.ID's take-up rates for Brookvale, Mecone has extrapolated five-yearly forecasts for the additional population proposed under the two scenarios.

Table 2: Adopted take-up rates based on Forecast.ID's Brookvale forecasts

	2021	2026	2031	2036	2041	2046
Take-up Rate	0.00%	10.41%	36.74%	63.26%	85.35%	100.00%

Table 3: Mecone extrapolated 5-yearly population forecasts – additional population from rezoning

Scenario	2021	2026	2031	2036	2041	2046
Scenario 1	0	292	1,032	1,776	2,397	2,808
Scenario 2 (Additional)	0	206	728	1,253	1,690	1,980
Scenario 2 (Total)	0	499	1,759	3,029	4,087	4,788

Dwelling composition

The table below show the forecast dwelling compositions for the two scenarios proposed for Brookvale.

Table 4: Forecast dwelling composition for the proposed development scenarios

Scenario	0br*	1br	2br	3br	4br	5br+	Total
Scenario 1	31	515	534	270	0	0	1,350
Scenario 2 (Additional over Scenario 1)	22	363	377	190	0	0	952
Scenario 2 (Total)	53	878	911	460	0	0	2,302

* 0br includes studio apartments or bedsitters. As invalid, "not applicable" and "not stated" responses cannot be used to calculate averages and percentages, they have been excluded from calculations and the figures in this table.

Household size

The table below shows the forecast household sizes for the two scenarios proposed at Brookvale.

Table 5: Forecast household size composition

Precinct	Number of persons in households								Total
	1	2	3	4	5	6	7	8+	
Scenario 1	447	552	214	120	9	9	0	0	1,350
Scenario 2 (Additional)	316	389	151	85	6	6	0	0	952
Scenario 2 (Total)	763	941	365	204	15	15	0	0	2,302



Age breakdown

The forecast age distribution is illustrated in the table below.

Table 6: Forecast age composition for Brookvale scenarios

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%

Key workers

The table below shows the forecast key worker composition for the two scenarios proposed at Brookvale.

Table 7: Forecast key worker composition for Brookvale scenario

Precinct	Health Care and Social Assistance	Retail Trade	Accommodation and Food Services	Education and Training	Public Administration and Safety	Transport, Postal and Warehousing	Total Key Workers
Scenario 1	463	320	234	168	115	100	1,400
Scenario 2 (Additional)	326	225	165	118	81	71	987
Scenario 2 (Total)	789	545	399	286	196	171	2,387

Forecast resident worker composition

The table below shows the forecast resident worker composition for the two scenarios proposed at Brookvale. As both scenarios propose the same number of jobs and jobs distribution, only a single set of figures are provided, broken down by precinct.

Table 8: Forecast resident worker composition in Brookvale

Industry	Core	Roger St	Pittwater Rd	Total
Health Care and Social Assistance	51	78	80	210
Public Administration and Safety	41	62	63	166
Accommodation and Food Services	32	48	50	130
Retail Trade	28	43	44	114
Professional, Scientific and Technical Services	17	26	27	70
Rental, Hiring and Real Estate Services	12	19	19	51



Financial and Insurance Services	7	11	11	29
Education and Training	7	10	11	28
Other Services	7	10	11	28
Administrative and Support Services	4	7	7	18
Construction	4	6	6	16
Arts and Recreation Services	3	5	5	14
Transport, Postal and Warehousing	3	4	4	10
Manufacturing	2	4	4	10
Information Media and Telecommunications	1	2	2	4
Wholesale Trade	1	1	1	3
Electricity, Gas, Water and Waste Services	0	0	0	0
Agriculture, Forestry and Fishing	0	0	0	0
Mining	0	0	0	0
Total	221	336	344	900

2 Anticipated dwellings composition

2.1 Introduction

Current dwelling composition in Brookvale is unlikely to be reflective of development that will take place as a result of the Brookvale Structure Plan due to the increased densities of the proposed plan. As such, the area's current dwelling composition would be unsuitable for providing a breakdown of future dwellings' likely composition.

Mecone has therefore identified similar precincts in the Northern Beaches LGA, as well as Greater Sydney, to act as a benchmark in order to forecast the likely future dwelling composition of the redeveloped area. In addition to this, Mecone has adjusted the forecast dwellings composition for Brookvale Precinct Plan's rezoning area based on the proposed housing mix clause in the Northern Beaches LEP. This clause requires buildings with 10 or more dwellings to have a minimum of 20% studio and 1-bedroom dwellings and a minimum of 20% of 3- or more bedroom dwellings.

2.2 Housing mix research – Northern Beaches LEP

Council has conducted research in March 2024 to inform new controls in the Northern Beaches LEP. This research forms Appendix J-5 in the planning proposal (at the time of writing in gateway determination). The report makes the following key findings:

1. **1-Bedroom Apartments Demand:** Increasing single-person and older households drive a need for smaller apartments, particularly one-bedroom units. A review of 1,069 apartments across the Northern Beaches (2016–2023) found that only 12 out of 19 residential buildings provided less than 20% of apartments as one-bedroom units, mainly in denser buildings with over 50 apartments.
2. **3-Bedroom Apartments Demand:** Families with children represent 35% of households on the Northern Beaches, and apartment living for families increased by 51% across Greater Sydney (2011–2021). The review also revealed a shortage of three-bedroom apartments in almost half of the examined buildings, with affordability issues: over 85% of three-bedroom units priced above \$1.7m are beyond reach for essential workers, even at top-tier salaries.
3. **Housing Mix Requirements:** Several LEPs in Greater Sydney include housing mix clauses to ensure apartment variety, with minimum percentages for different apartment sizes (e.g., The Hills, Lane Cove, and Canada Bay LEPs). Although the Draft NSW Apartment Design Guide (2021) proposed balanced dwelling mixes for developments over 20 units, the initiative was not implemented following state government consultation with key stakeholders.

This housing mix research has been considered in this analysis. The outcome of this research, in the form of mandatory dwelling mix requirements in the new Northern Beaches LEP (refer above), have been applied in the forecasting analysis due to its regulatory effect on likely future dwelling mixes in the Northern Beaches LGA.

2.3 Benchmark

Through the benchmarking exercise, Mecone identified seventeen precincts with mixed-use (MU1 or B4) zoning located in close proximity to shops and/or major public transport corridors. Using mesh block dwelling composition data from the 2021 ABS Census, Mecone has analysed the bedroom composition for each of these precincts, as well as the overall average for all benchmarked precincts. These rates are shown in the table below.

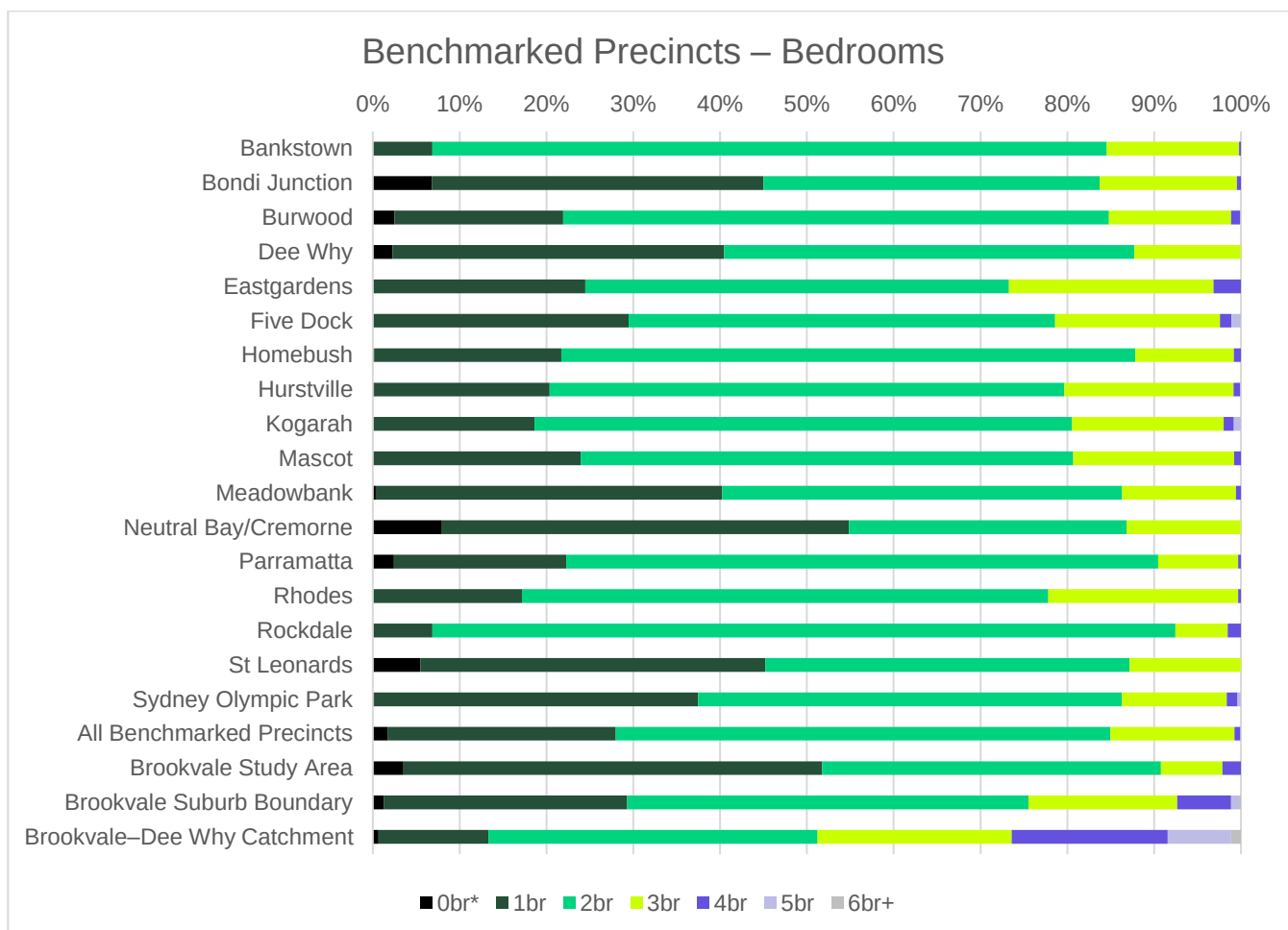


Figure 1: Breakdown of benchmarked precincts' dwellings composition

* 0br includes studio apartments or bedsitters. As invalid, "not applicable" and "not stated" responses cannot be used to calculate averages and percentages, they have been excluded from calculations and the figures in this table.

Table 9: Benchmarked precincts' dwellings composition

Precinct	LGA	0br*	1br	2br	3br	4br	5br+	Av.
Bankstown	Canterbury–Bankstown	0%	7%	78%	15%	0%	0%	2.09
Bondi Junction	Woollahra	7%	38%	39%	16%	0%	0%	1.65
Burwood	Burwood	2%	19%	63%	14%	1%	0%	1.92
Dee Why	Northern Beaches	2%	38%	47%	12%	0%	0%	1.70
Eastgardens	Bayside	0%	24%	49%	24%	3%	0%	2.05
Five Dock	Canada Bay	0%	29%	49%	19%	1%	1%	1.95
Homebush	Strathfield	0%	22%	66%	11%	1%	0%	1.91
Hurstville	Georges River	0%	20%	59%	20%	1%	0%	2.01
Kogarah	Georges River	0%	19%	62%	17%	1%	1%	2.04
Mascot	Bayside	0%	24%	57%	19%	1%	0%	1.96
Meadowbank	Ryde	0%	40%	46%	13%	1%	0%	1.74
Neutral Bay/Cremorne	North Sydney	8%	47%	32%	13%	0%	0%	1.50
Parramatta	Parramatta	2%	20%	68%	9%	0%	0%	1.85
Rhodes	Canada Bay	0%	17%	61%	22%	0%	0%	2.05
Rockdale	Bayside	0%	7%	86%	6%	2%	0%	2.02
St Leonards	North Sydney	5%	40%	42%	13%	0%	0%	1.62
Sydney Olympic Park	Parramatta	0%	37%	49%	12%	1%	0%	1.78
All Benchmarked Precincts	—	2%	26%	57%	14%	1%	0%	1.86
<i>Brookvale Study Area</i>	<i>Northern Beaches</i>	<i>4%</i>	<i>48%</i>	<i>39%</i>	<i>7%</i>	<i>2%</i>	<i>0%</i>	<i>1.56</i>
<i>Brookvale Suburb Boundary</i>	<i>Northern Beaches</i>	<i>1%</i>	<i>28%</i>	<i>46%</i>	<i>17%</i>	<i>6%</i>	<i>1%</i>	<i>2.03</i>
<i>Brookvale–Dee Why Catchment</i>	<i>Northern Beaches</i>	<i>1%</i>	<i>13%</i>	<i>38%</i>	<i>22%</i>	<i>18%</i>	<i>8%</i>	<i>2.71</i>

* 0br includes studio apartments or bedsitters. Percentage calculations exclude invalid, "not applicable" and "not stated" responses.

As noted earlier, the current composition of Brookvale is likely not reflective of the redeveloped Brookvale as it features a considerably larger proportion of 4- and 5-bedroom dwellings than any other benchmarked centre. It has been included in the table and chart for comparative purposes only.

The number of bedrooms in residences in the benchmarked centres reflects the respective centres' PPD rates. Centres with higher PPD rates, such as Bankstown, feature a larger proportion of dwellings with two or more bedrooms. While centres with low PPD rates, such as Neutral Bay/Cremorne have a larger percentage of studio and one-bedroom dwellings. The average number of bedrooms in each precinct is shown in the map below.

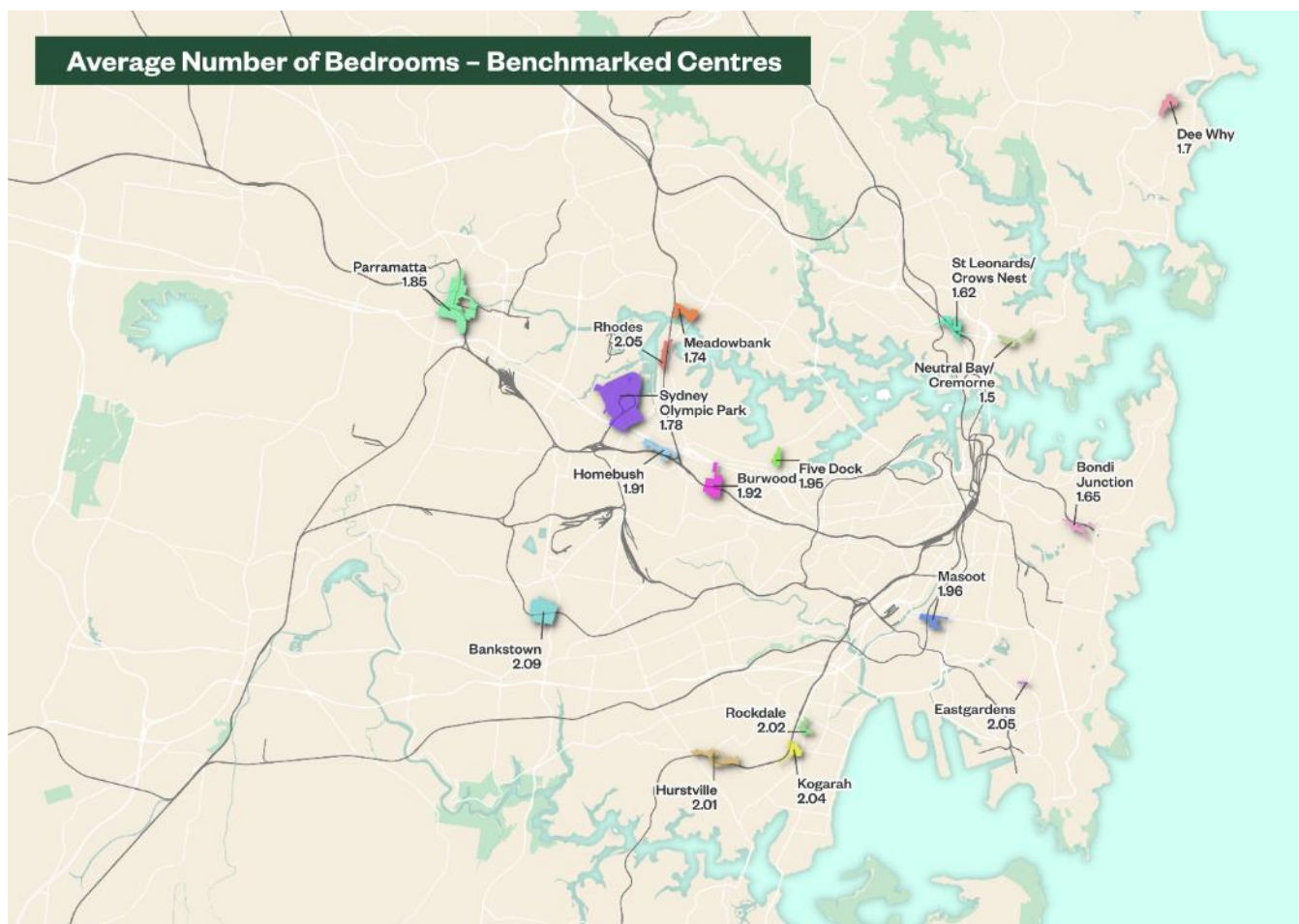


Figure 2: Average number of bedrooms in each of the benchmarked centres

2.4 Recommendation

As there is a large variation in the average number of bedrooms in the benchmarked centres, Mecone recommends adopting rates found in a similar centre with a similar sociodemographic profile. As such, Mecone recommends adopting the dwelling composition of the MU1-zoned area of Dee Why shown in the table below – given that Dee Why is the centre most similar to Brookvale, with amendments to cater for the proposed housing mix requirements of the Northern Beaches LEP. Using the same benchmark centre for PPD, bedroom numbers and other related metrics ensures coherence in the model, reducing the risk of misalignments in the analysis.

Table 10: Recommended dwelling composition rates for Brookvale

Precinct	0br*	1br	2br	3br	4br	5br
Original (Dee Why)	2.30%	38.15%	47.28%	12.28%	0.00%	0.00%
Amended for Housing Mix requirements	2.30%	38.15%	39.55%	20.00%	0.00%	0.00%

As the percentage of 1-bedroom dwellings already exceeds the mandated 20%, no change was made to the composition of 1-bedroom dwellings. 3-bedroom dwellings were scaled up from 12.28% to 20% in accordance with the proposed mandated housing mix. As there are no dwellings with more than 3 bedrooms in the Dee Why benchmark precinct, to accommodate the increase of 3-bedroom apartments, the percentage of 2-bedroom apartments was reduced correspondingly to maintain a total of 100%. Given the scale of the rezoning at Brookvale, it is assumed that all new dwellings will occur in buildings with 10 or more dwellings.

The precedent from comparable suburbs shows that studios and one-bedroom apartments make up over 40% of housing in many areas, including Neutral Bay/Cremorne, St Leonards, Bondi Junction, and Dee Why. Although the overall average may be slightly lower, comparable relatively higher socio-economic, inner-city locations in Northern Sydney and the Eastern Suburbs consistently reflect this >40% figure. Given the increasing trend in lone-person households, it is unlikely this percentage will decline in the future.

2.5 Forecast

The table and chart below show the forecast dwelling compositions for the two scenarios proposed for Brookvale.

Table 4: Forecast dwelling composition for the proposed development scenarios

Scenario	0br*	1br	2br	3br	4br	5br+	Total
Scenario 1	31	515	534	270	0	0	1,350
Scenario 2 (Additional over Scenario 1)	22	363	377	190	0	0	952
Scenario 2 (Total)	53	878	911	460	0	0	2,302

* 0br includes studio apartments or bedsitters. As invalid, "not applicable" and "not stated" responses cannot be used to calculate averages and percentages, they have been excluded from calculations and the figures in this table.

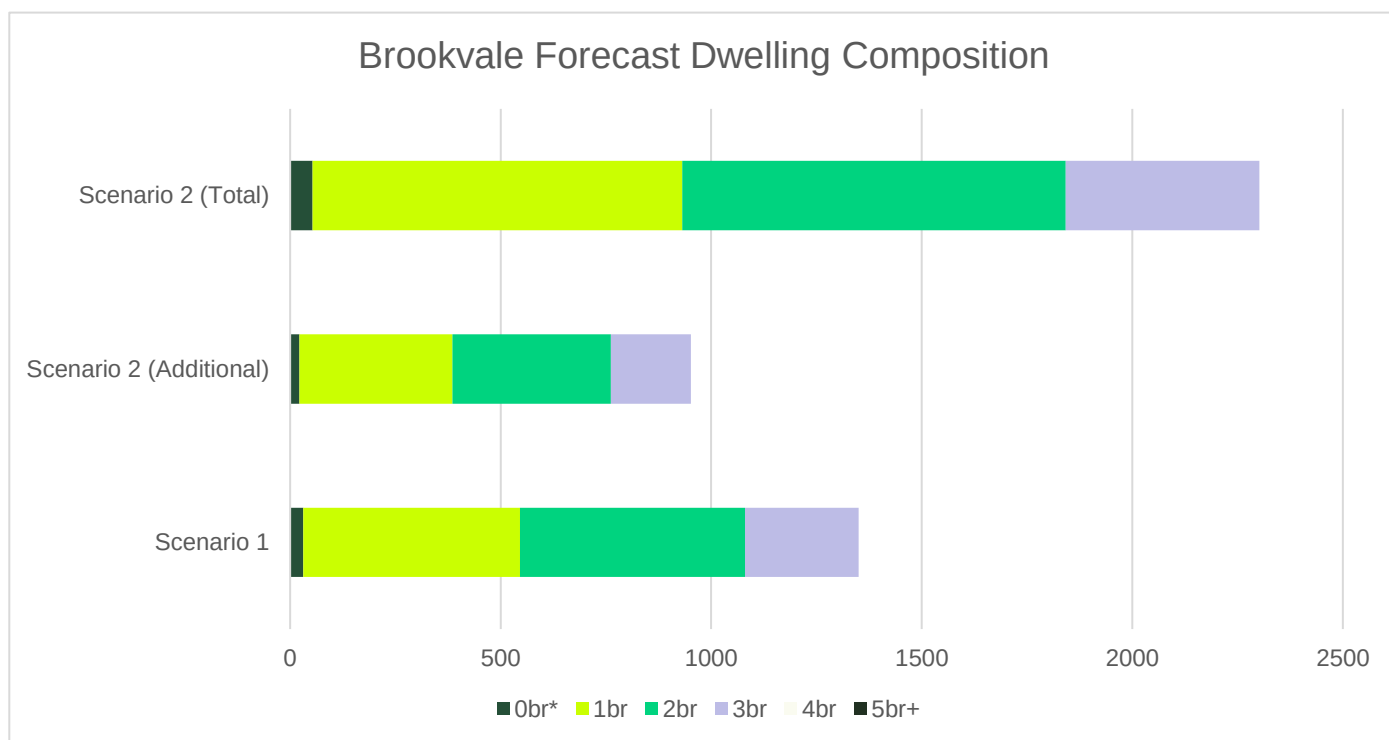


Figure 3: Forecast dwelling composition for the proposed development scenarios

3 Persons per dwelling (PPD)

3.1 Introduction

As the Brookvale Study Area proposes significant changes to the composition of the Brookvale town centre, using the area's existing persons per dwelling (PPD) rate for population forecasts would not accurately reflect the PPD rate resulting from development under the revised planning controls for the study area. To ascertain an appropriate PPD rate to be used for the study area's population projections, Mecone has similarly undertaken a benchmarking exercise of precincts in the Northern Beaches LGA and Greater Sydney with similar building typologies to those proposed for Brookvale.

3.2 Benchmarking

Mecone undertook a mesh block level analysis for the same 17 centres utilised in the dwelling composition benchmark to identify their individual and overall average PPD rates. This breakdown is shown in the chart and table below.

Table 11: PPD benchmarks of mixed-use centres across Greater Sydney

Precinct	LGA	Size (ha)	Dwellings	Persons	PPD
Bankstown	Canterbury–Bankstown	77.71	2,664	6,265	2.35
Bondi Junction	Woollahra	19.49	2,257	3,560	1.58
Burwood	Burwood	50.50	4,371	9,220	2.11
Dee Why	Northern Beaches	27.12	1,758	3,364	1.91
Eastgardens	Bayside	4.16	1,319	2,489	1.89
Five Dock	Canada Bay	15.02	545	969	1.78
Homebush	Strathfield	30.77	2,448	4,876	1.99
Hurstville	Georges River	46.97	4,262	9,689	2.27
Kogarah	Georges River	25.14	1,397	3,181	2.28
Mascot	Bayside	27.77	4,223	8,882	2.10
Meadowbank	Ryde	33.84	5,051	9,687	1.92
Neutral Bay/Cremorne	North Sydney	22.15	1,410	1,995	1.41
Parramatta	Parramatta	145.52	7,727	15,929	2.06
Rhodes	Canada Bay	22.72	1,480	2,825	1.91
Rockdale	Bayside	15.15	1,008	2,186	2.17
St Leonards/ Crows Nest	North Sydney	34.34	3,364	5,480	1.63
Sydney Olympic Park	Parramatta	237.89	2,814	4,604	1.64
<u>All Benchmarked Precincts (average)</u>	—	49.19	2,829	5,600	1.98
<i>Brookvale Study Area (current)</i>	<i>Northern Beaches</i>	<i>128.13</i>	<i>187</i>	<i>415</i>	<i>2.22</i>
<i>Brookvale Suburb Boundary</i>	<i>Northern Beaches</i>	<i>218.82</i>	<i>1,541</i>	<i>3,389</i>	<i>2.20</i>
<i>Brookvale–Dee Why Catchment</i>	<i>Northern Beaches</i>	<i>3,025.09</i>	<i>39,661</i>	<i>96,498</i>	<i>2.43</i>

As Mecone has undertaken this analysis using the finest grain data available from the ABS (mesh blocks), the benchmarked areas' boundaries were able to be aligned to MU1/B4 zoning boundaries to more accurately benchmark areas that will be of a more similar character to the Brookvale rezoning proposal, which will comprise primarily of MU1-zoned land.

Within the Northern Beaches LGA, Dee Why was considered the only suitable benchmark, with Manly lacking MU1 zoning and Frenchs Forest's MU1 zoning awaiting redevelopment as a mixed use town centre.

Additionally, as Mecone has refined the benchmark area boundaries using MU1 zoning and mesh blocks, the PPD rate identified for Dee Why under this benchmark (1.91 PPD) is lower than the rate of 2.27 identified by Profile.ID that incorporates the entirety of the Dee Why suburb. Dee Why contains a large section of R2 Low Density Residential zoned land that would not be representative of the future Brookvale study area.

As shown in the graph and map below, PPD rates in the benchmarked centres range from a low of 1.41 PPD at Neutral Bay/Cremorne, up to a high of 2.35 PPD in Bankstown.

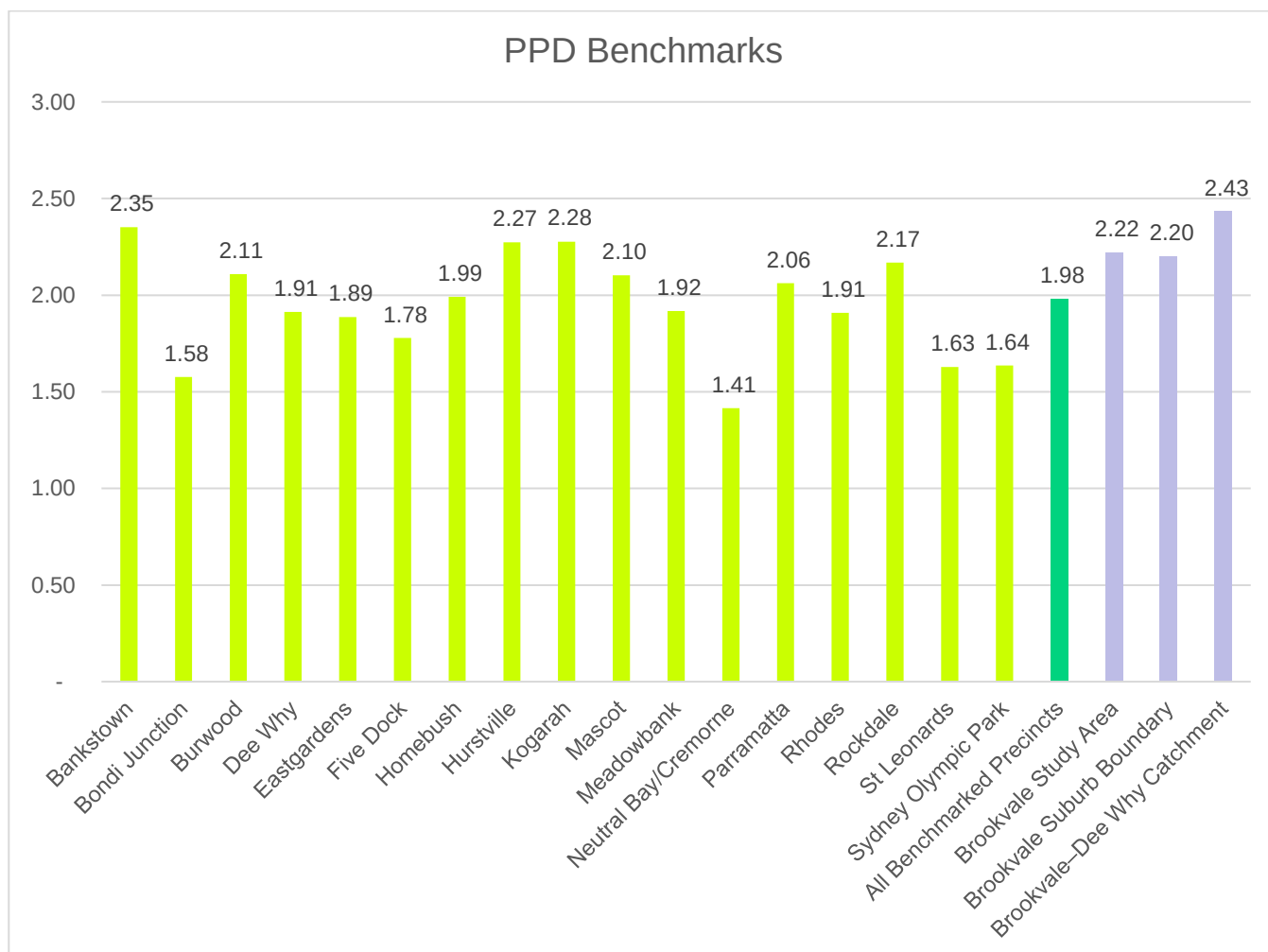


Figure 4: Graph of PPD benchmarks

The map below shows the benchmarked centres and their respective PPDs geographically. It can be observed that the location of the benchmarked centres has a correlation with PPD rates, with centres in the east generally attracting lower PPD rates.

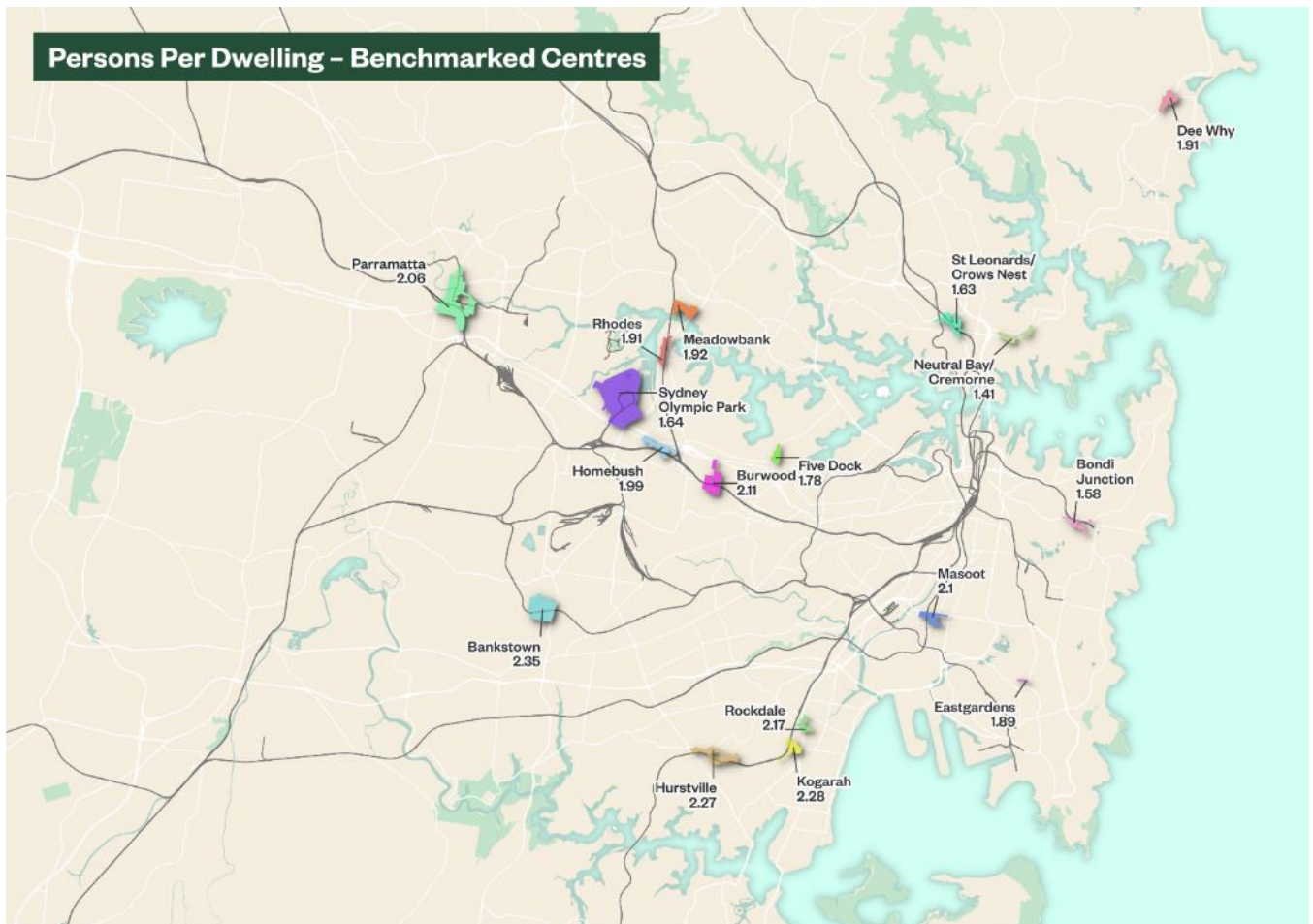


Figure 5: Map of PPD rates showing the geographical distribution of the benchmarked centres

3.3 Recommendation

An area of a similar sociodemographic profile should serve as the PPD benchmark to more accurately represent the likely future PPD rates of Brookvale. Dee Why, being in close proximity to Brookvale, along with its sociodemographic similarity presents the best indicator of the likely PPD rate at Brookvale following redevelopment. As such, Mecone recommends adopting the PPD rate of the MU1 centre at Dee Why for the redeveloped area of Brookvale, with adjustments to cater for the mandated bedroom composition proposed in the draft *Northern Beaches LEP* housing mix clause. The proposed clause will require that apartment buildings with 10 or more dwellings must have a minimum of 20% studio and 1-bedroom units and 20% 3- or more bedroom units.

To adjust the PPD rate from Dee Why's 1.91 to cater for the mandated bedroom composition, the average occupancy rate of dwellings in the Dee Why benchmark centre was calculated. The results from this analysis are shown below.

Table 12: Average occupancy of dwellings by number of bedrooms in the Dee Why benchmark centre

Persons in dwelling	1	2	3	4	5	6	7	8	Average occupancy
No bedrooms	53	20	0	0	0	0	0	0	1.27
1-bedroom	579	499	79	9	4	0	0	0	1.60
2-bedroom	343	618	313	164	12	6	3	0	2.26
3-bedroom	56	116	92	84	10	11	0	0	2.75

The revised bedroom composition for Brookvale (shown in the table below) were then adopted to calculate the amended PPD rate for Brookvale:

Table 10: Dwelling bedroom composition for the Dee Why benchmark area and proposed Brookvale rezoning area

Precinct	0 br*	1 br	2 br	3 br
Dee Why	2.30%	38.15%	47.28%	12.28%
Brookvale (Proposed) [as adjusted from Dee Why to accommodate composition mandates]	2.30%	38.15%	39.55%	20.00%

* 0 br includes studio apartments or bedsitters.

A weighted average was then used on the bedroom vs occupancy figures to calculate the amended PPD rate for Brookvale. This amended rate is 2.08 PPD. This rate is similar to the 17-centre average of 1.98 PPD, providing additional assurance that this recommended rate is not an outlier for mixed-use centres throughout Greater Sydney.

Recommendation: Adopt a PPD rate of 2.08 for the redeveloped area of Brookvale.

3.4 Forecast

Utilising the recommended PPD rate of 2.08, Mecone forecasts an additional population of 2,808 people under Scenario 1, where 1,350 additional dwellings have been proposed. In Scenario 2, Mecone forecasts an additional population of 1,980 people for the additional 952 dwellings proposed on top of Scenario 1. This equates to a forecast of 4,788 total additional people in Scenario 2.

Using Forecast.ID's take-up rates for Brookvale, Mecone has extrapolated five-yearly forecasts for the additional population proposed under the two scenarios.

Table 2: Adopted take-up rates based on Forecast.ID's Brookvale forecasts

	2021	2026	2031	2036	2041	2046
Take-up Rate	0.00%	10.41%	36.74%	63.26%	85.35%	100.00%

Table 3: Mecone extrapolated 5-yearly population forecasts – additional population from rezoning

Scenario	2021	2026	2031	2036	2041	2046
Scenario 1	0	292	1,032	1,776	2,397	2,808
Scenario 2 (Additional)	0	206	728	1,253	1,690	1,980
Scenario 2 (Total)	0	499	1,759	3,029	4,087	4,788

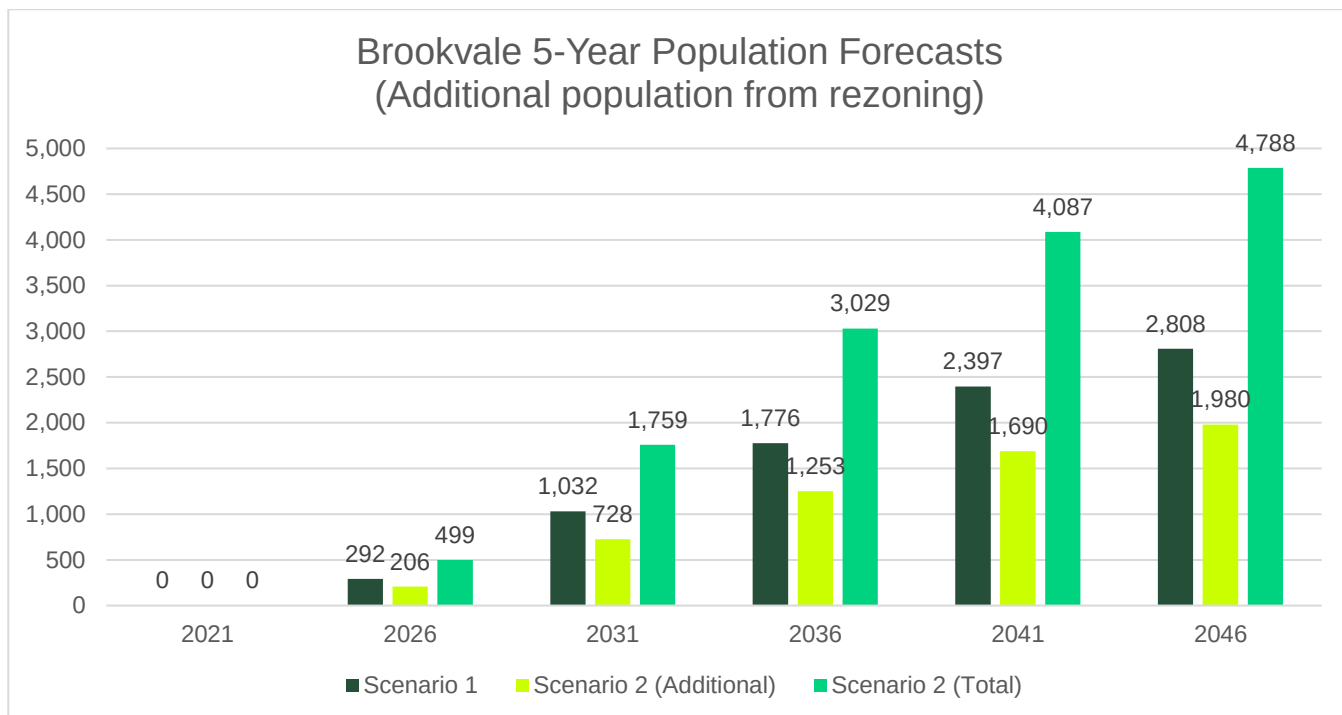


Figure 6: 5-yearly population forecasts for Brookvale – additional population from rezoning

4 Current and forecast resident population characteristics

This section incorporates a benchmark of current resident population characteristics across the 17 benchmarked centres to inform the forecast for Brookvale’s future resident population characteristics. Indicators examined in this section include expected household sizes, age composition and key workers.

4.1 Household sizes

4.1.1 Benchmark

The household size benchmark provides a more detailed breakdown of the PPD figure into individual numbers of persons per household. The chart and table below show the household sizes for the benchmarked centres as well as for the Brookvale study area, suburb boundary and planning catchment.

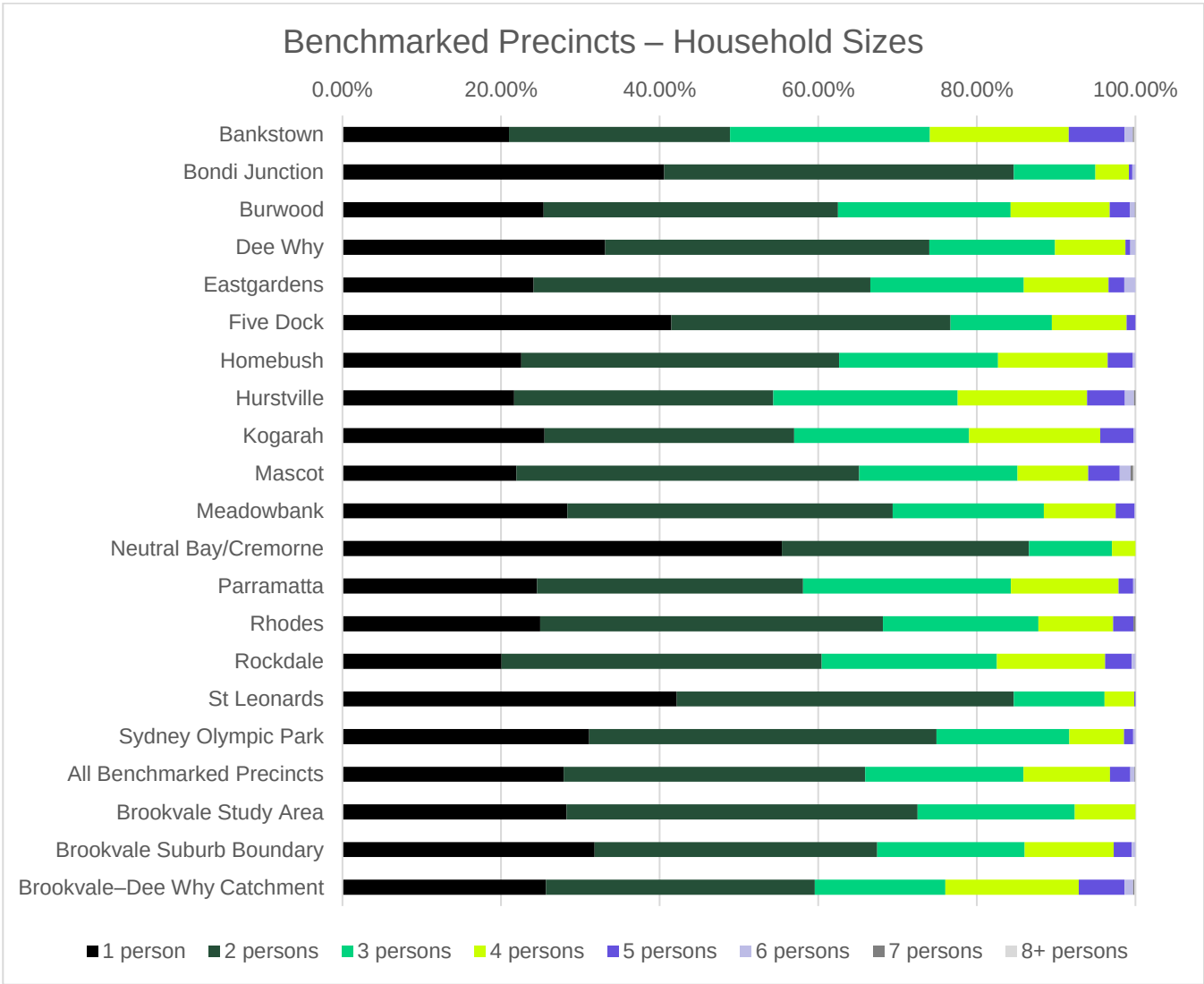


Figure 7: Household sizes in the benchmarked precincts

Table 13: Household sizes in the benchmarked precincts

Number of persons in household	
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Precinct	1	2	3	4	5	6	7	8+
Bankstown	21%	28%	25%	18%	7%	1%	0%	0%
Bondi Junction	41%	44%	10%	4%	0%	0%	0%	0%
Burwood	25%	37%	22%	12%	3%	1%	0%	0%
Dee Why	33%	41%	16%	9%	1%	1%	0%	0%
Eastgardens	24%	42%	19%	11%	2%	1%	0%	0%
Five Dock	41%	35%	13%	9%	1%	0%	0%	0%
Homebush	23%	40%	20%	14%	3%	0%	0%	0%
Hurstville	22%	33%	23%	16%	5%	1%	0%	0%
Kogarah	25%	31%	22%	17%	4%	0%	0%	0%
Mascot	22%	43%	20%	9%	4%	1%	0%	0%
Meadowbank	28%	41%	19%	9%	2%	0%	0%	0%
Neutral Bay/Cremorne	55%	31%	10%	3%	0%	0%	0%	0%
Parramatta	25%	34%	26%	14%	2%	0%	0%	0%
Rhodes	25%	43%	20%	9%	3%	0%	0%	0%
Rockdale	20%	40%	22%	14%	3%	0%	0%	0%
St Leonards	42%	43%	11%	4%	0%	0%	0%	0%
Sydney Olympic Park	31%	44%	17%	7%	1%	0%	0%	0%
All Benchmarked Precincts	28%	38%	20%	11%	3%	1%	0%	0%
<i>Brookvale Study Area</i>	<i>28%</i>	<i>44%</i>	<i>20%</i>	<i>8%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>
<i>Brookvale Suburb Boundary</i>	<i>32%</i>	<i>36%</i>	<i>19%</i>	<i>11%</i>	<i>2%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>
<i>Brookvale–Dee Why Catchment</i>	<i>26%</i>	<i>34%</i>	<i>16%</i>	<i>17%</i>	<i>6%</i>	<i>1%</i>	<i>0%</i>	<i>0%</i>

4.1.2 Recommendation

As household size is closely correlated with the PPD rate, Mecone recommends following the same approach of using the PPD rate of Dee Why as the base distribution, with amendments to this distribution to account for the dwelling mix requirements of the *Northern Beaches LEP*.

These figures identify that in Dee Why, there is a small percentage of households which require more bedrooms (i.e. those with 5 or 6 people living in them); however, the housing stock (which caps out at 3 bedrooms) does not accommodate their housing needs. It is likely a small number of households in the redeveloped Brookvale Structure Plan area will also encounter the same constraint, unless dwellings with four or more bedrooms are also provided.

Table 14: Recommended household sizes for Brookvale

Precinct	Number of persons in household							
	1	2	3	4	5	6	7	8+
Original	33.14%	40.87%	15.84%	8.88%	0.64%	0.64%	0.00%	0.00%
Amended	32.88%	39.94%	16.05%	9.29%	1.00%	0.76%	0.08%	0.00%

4.1.3 Forecast

The table and chart below show the forecast household sizes for the two scenarios proposed at Brookvale.

Table 5: Forecast household size composition

Scenario	Number of persons in households								Total
	1	2	3	4	5	6	7	8+	
Scenario 1	444	539	217	125	13	10	1	0	1,350
Scenario 2 (Additional)	313	380	153	88	9	7	1	0	952
Scenario 2 (Total)	757	919	369	214	23	17	2	0	2,302

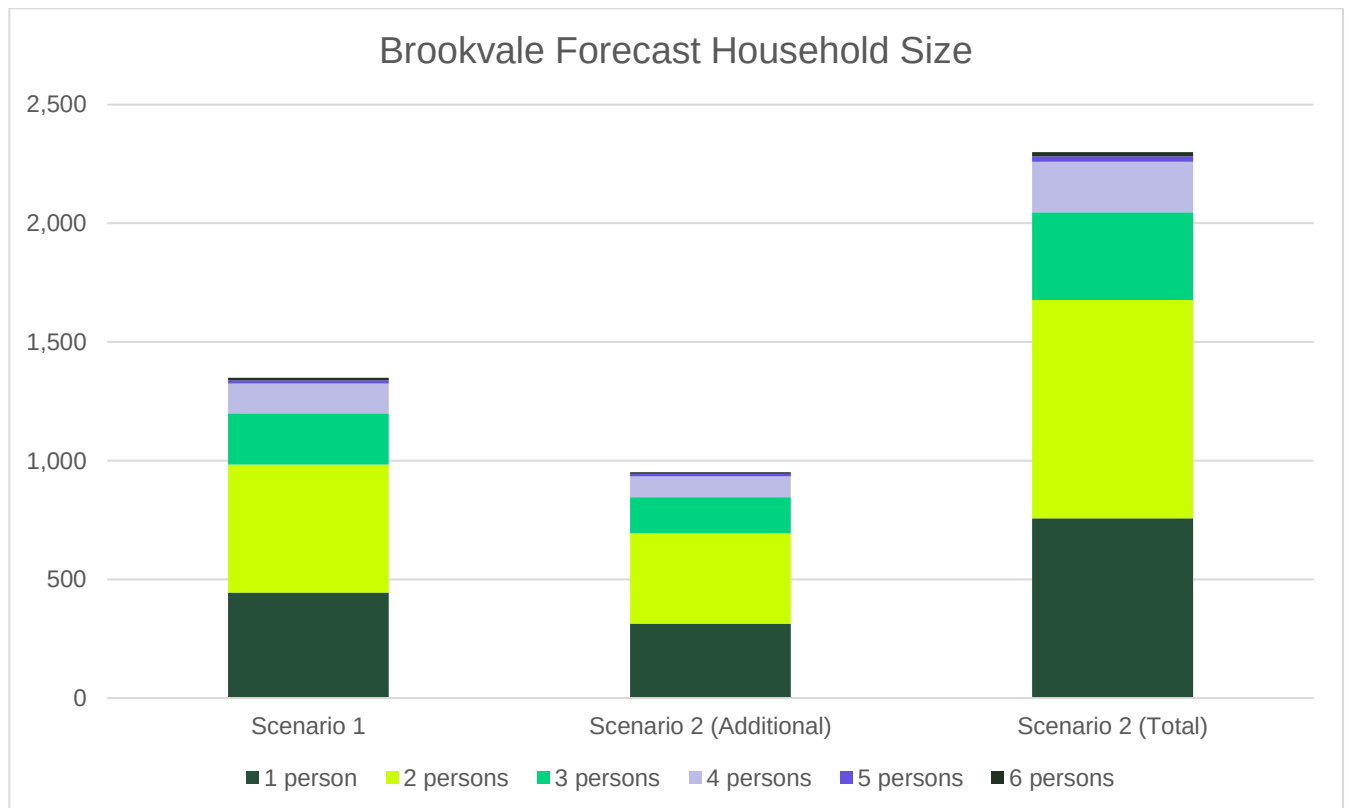


Figure 8: Forecast household size composition

4.2 Age composition

4.2.1 Benchmark

Age composition data was acquired from the ABS for the 17 benchmark centres. This data was then grouped into the service age groups below:

- Babies and pre-schoolers (0 to 4)
- Primary schoolers (5 to 11)
- Secondary schoolers (12 to 17)
- Tertiary education and independence (18 to 24)
- Young workforce (25 to 34)
- Parents and homebuilders (35 to 49)
- Older workers and pre-retirees (50 to 59)
- Empty nesters and retirees (60 to 69)
- Seniors (70 to 84)
- Elderly aged (85 and over)

The results of the benchmark are shown in the table and chart below.

Table 15: Age composition of the benchmarked precincts

Precinct	Babies and pre-schoolers (0 to 4)	Primary schoolers (5 to 11)	Secondary schoolers (12 to 17)	Tertiary education and independence (18 to 24)	Young workforce (25 to 34)	Parents and homebuilders (35 to 49)	Older workers and pre-retirees (50 to 59)	Empty nesters and retirees (60 to 69)	Seniors (70 to 84)	Elderly aged (85 and over)
Bankstown	12.8%	8.5%	4.0%	8.3%	29.9%	22.2%	6.9%	4.6%	2.0%	0.8%
Bondi Junction	2.2%	1.9%	0.8%	4.9%	41.2%	26.0%	5.8%	6.6%	8.0%	2.6%
Burwood	3.5%	2.9%	1.4%	24.8%	38.8%	17.2%	5.0%	3.3%	2.5%	0.7%
Dee Why	6.2%	4.6%	2.3%	6.5%	28.4%	31.2%	8.7%	7.7%	4.1%	0.2%
Eastgardens	6.5%	5.7%	3.2%	15.1%	37.7%	20.3%	5.6%	3.2%	2.5%	0.2%
Five Dock	5.8%	6.4%	1.2%	4.0%	21.1%	34.8%	6.9%	9.8%	10.1%	0.0%
Homebush	6.7%	4.3%	1.2%	14.0%	45.8%	22.7%	3.0%	2.0%	0.4%	0.0%
Hurstville	4.9%	5.4%	2.1%	16.5%	37.1%	19.2%	5.7%	5.6%	2.8%	0.7%
Kogarah	7.2%	5.9%	2.7%	11.2%	34.2%	27.3%	4.8%	5.5%	0.8%	0.3%
Mascot	5.9%	2.9%	1.0%	17.6%	48.0%	18.9%	3.2%	1.9%	0.5%	0.0%
Meadowbank	8.9%	5.5%	1.3%	6.3%	40.8%	28.0%	4.1%	4.0%	1.2%	0.0%
Neutral Bay/Cremorne	2.6%	1.7%	0.5%	3.7%	32.3%	29.6%	8.9%	6.2%	9.0%	5.5%
Parramatta	7.9%	7.7%	1.3%	9.2%	38.5%	28.2%	3.5%	2.6%	1.0%	0.0%
Rhodes	7.3%	4.1%	1.9%	10.0%	39.1%	22.8%	6.3%	6.4%	2.2%	0.0%
Rockdale	6.1%	5.4%	2.4%	12.2%	29.9%	25.2%	7.6%	7.7%	3.5%	0.0%
St Leonards	5.5%	2.7%	0.9%	5.8%	41.6%	30.5%	7.3%	4.1%	1.6%	0.1%
Sydney Olympic Park	7.6%	4.4%	1.5%	8.9%	41.8%	24.3%	6.7%	4.2%	0.4%	0.1%
All Benchmarked Precincts	6.7%	5.0%	1.7%	11.9%	39.0%	24.1%	5.1%	4.1%	2.0%	0.4%

Precinct	Babies and pre-schoolers (0 to 4)	Primary schoolers (5 to 11)	Secondary schoolers (12 to 17)	Tertiary education and independence (18 to 24)	Young workforce (25 to 34)	Parents and homebuilders (35 to 49)	Older workers and pre-retirees (50 to 59)	Empty nesters and retirees (60 to 69)	Seniors (70 to 84)	Elderly aged (85 and over)
Brookvale Study Area	6.9%	8.2%	2.7%	4.1%	37.5%	35.1%	3.4%	2.1%	0.0%	0.0%
Brookvale Suburb Boundary	7.1%	5.9%	3.3%	7.4%	25.8%	26.0%	10.7%	7.6%	4.1%	2.1%
Brookvale–Dee Why Catchment	5.8%	8.0%	7.4%	7.4%	15.2%	24.1%	14.0%	8.7%	7.4%	2.0%

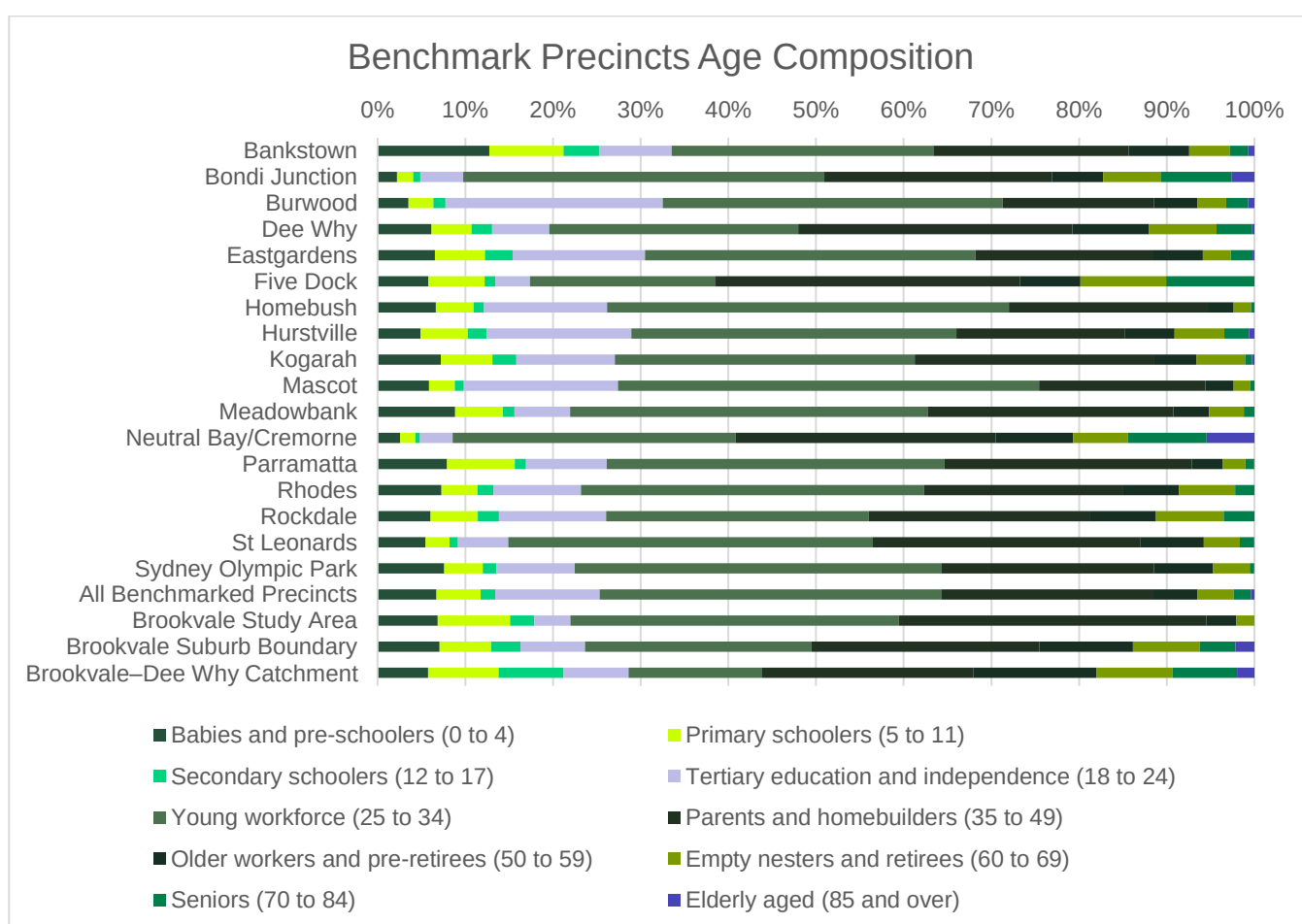


Figure 9: Age composition of the benchmarked precincts

4.2.2 Recommendation

As Dee Why is the benchmark centre that is most likely to reflect Brookvale's future age composition, due to its geographical proximity and sociodemographic similarity, it is recommended that Dee Why's age composition be used as the basis to forecast Brookvale's future age distribution. The recommended age distribution is illustrated in the table below.

Table 6: Recommended age composition for Brookvale

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%

4.2.3 Forecast

The table and chart below show the forecast age composition for the two scenarios proposed at Brookvale.

Table 16: Forecast age composition for Brookvale

Age Group	Scenario 1	Scenario 2 (Additional)	Scenario 2 (Total)
Babies and pre-schoolers (0 to 4)	173	122	295
Primary schoolers (5 to 11)	128	90	219
Secondary schoolers (12 to 17)	66	46	112
Tertiary education and independence (18 to 24)	184	130	313
Young workforce (25 to 34)	797	562	1,359
Parents and homebuilders (35 to 49)	877	619	1,496
Older workers and pre-retirees (50 to 59)	245	173	418
Empty nesters and retirees (60 to 69)	217	153	369
Seniors (70 to 84)	114	81	195
Elderly aged (85 and over)	7	5	12
Total	2,808	1,980	4,788

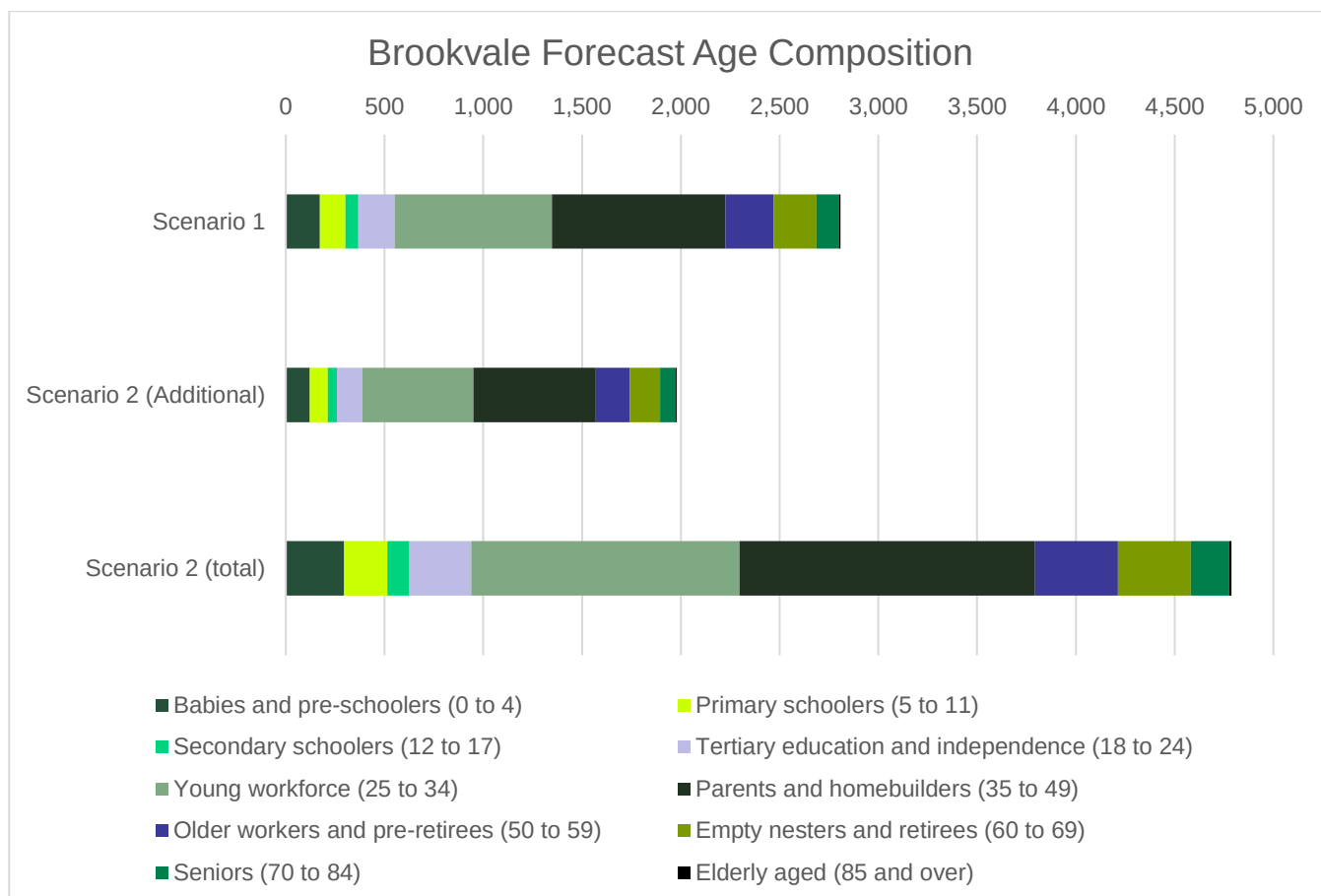


Figure 10: Forecast age composition for Brookvale

To provide a more detailed breakdown of future residents' age composition for social infrastructure planning purposes, forecasts with five-year age groups are also provided below, based on the scaling and extrapolation of Dee Why's current age composition.

Table 17: Current age composition in Dee Why

0-4 years	5-9 years	10-14 years	15-19 years	20-24 years	25-29 years	30-34 years	35-39 years	40-44 years	45-49 years	50-54 years
6.7%	3.1%	3.0%	2.8%	6.3%	11.5%	13.9%	12.7%	9.1%	7.1%	4.6%

55-59 years	60-64 years	65-69 years	70-74 years	75-79 years	80-84 years	85-89 years	90-94 years	95-99 years	100+ years
5.3%	4.9%	3.0%	2.2%	1.1%	1.5%	1.1%	0.2%	0.0%	0.0%

Table 18: Forecast 5-year age composition in Brookvale

Precinct	0-4 years	5-9 years	10-14 years	15-19 years	20-24 years	25-29 years	30-34 years	35-39 years	40-44 years	45-49 years	50-54 years
Scenario 1	188	88	84	79	178	323	390	357	256	198	128
Scenario 2 (Additional)	133	62	59	56	125	228	275	252	180	140	90
Scenario 2 (Total)	321	150	143	134	303	550	666	609	436	338	218

Precinct	55-59 years	60-64 years	65-69 years	70-74 years	75-79 years	80-84 years	85-89 years	90-94 years	95-99 years	100+ years	Total
Scenario 1	148	139	84	61	30	42	30	5	0	0	2,808
Scenario 2 (Additional)	105	98	59	43	21	30	21	4	0	0	1,980
Scenario 2 (Total)	253	237	143	104	51	72	52	9	0	0	4,788

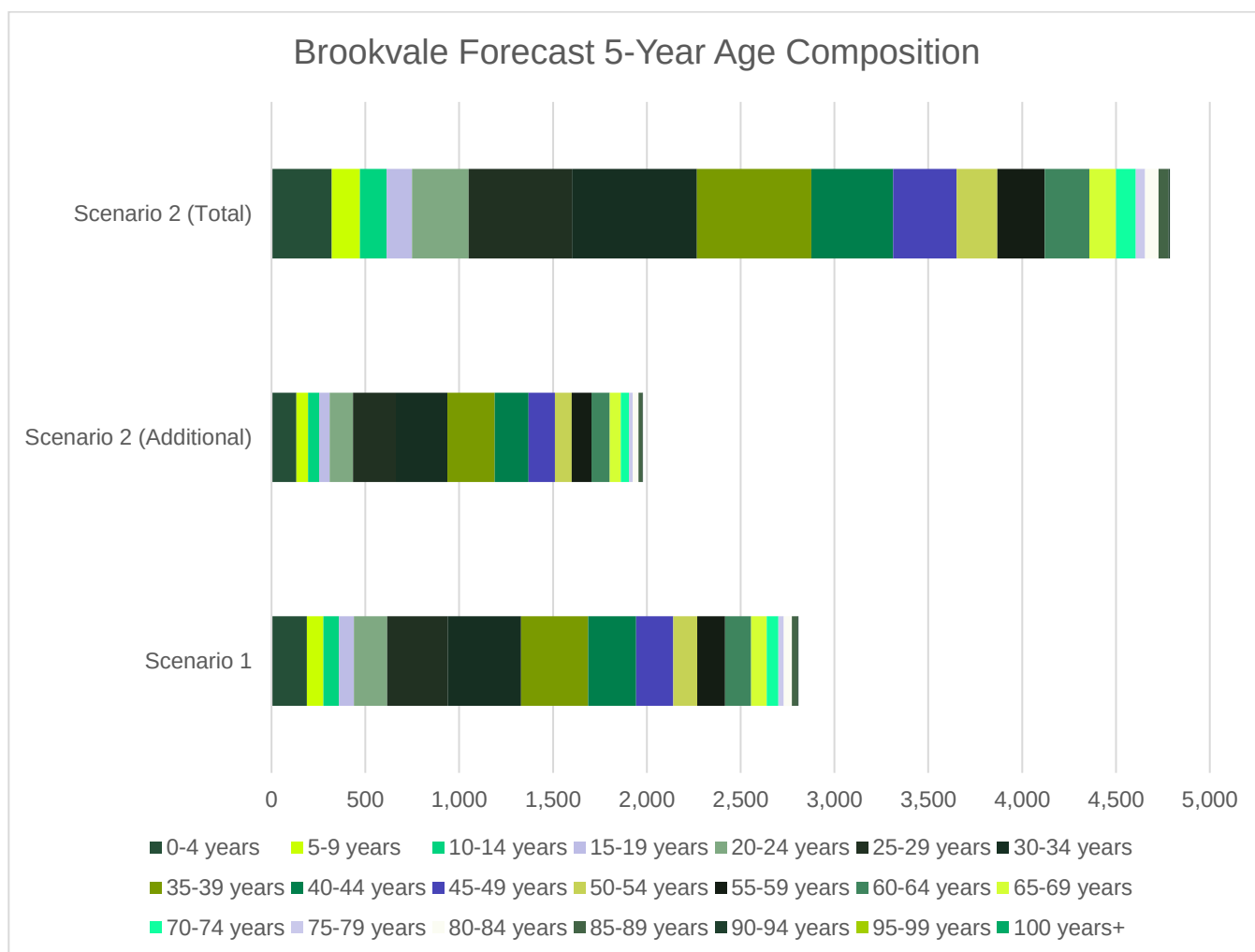


Figure 11: Forecast 5-year age composition in Brookvale

4.3 Key workers

4.3.1 Benchmark

Industry of employment data was extracted from the 2021 ABS Census using ANZSIC industry categories to provide a snapshot of resident workers in the 17 benchmark centres. Of the 19 industry categories, based on Council's Affordable Housing Strategy, six were considered as 'key worker' industries, as identified in bold underline below:

- **Accommodation and Food Services**
- Administrative and Support Services
- Agriculture, Forestry and Fishing
- Arts and Recreation Services
- Construction
- **Education and Training**
- Electricity, Gas, Water and Waste Services
- Financial and Insurance Services
- **Health Care and Social Assistance**
- Information Media and Telecommunications
- Manufacturing
- Mining
- Other Services
- Professional, Scientific and Technical Services
- **Public Administration and Safety**
- Rental, Hiring and Real Estate Services
- **Retail Trade**
- **Transport, Postal and Warehousing**
- Wholesale Trade



The table below shows the industry breakdown for residents of each the 17 centres and Brookvale including the proportion of key workers.

Table 19: Industry breakdown for the benchmark centres and percentage of key workers

Precinct	Professional, Scientific and Technical Services	Health Care and Social Assistance	Financial and Insurance Services	Retail Trade	Accommodation and Food Services	Construction	Education and Training	Public Administration and Safety	Transport, Postal and Warehousing	Administrative and Support Services	Manufacturing	Wholesale Trade	Information Media and Telecommunications	Other Services	Rental, Hiring and Real Estate Services	Arts and Recreation Services	Electricity, Gas, Water and Waste Services	Mining	Agriculture, Forestry and Fishing	% Key Workers
Bankstown	8.3%	15.5%	6.0%	15.2%	7.6%	6.1%	6.8%	5.7%	8.1%	3.8%	7.7%	4.0%	1.3%	2.6%	0.9%	0.2%	0.2%	0.0%	0.0%	59.0%
Bondi Junction	19.8%	10.7%	14.6%	6.5%	5.4%	10.2%	5.5%	4.8%	2.4%	5.8%	2.0%	1.5%	3.1%	2.8%	3.0%	1.6%	0.2%	0.0%	0.0%	35.4%
Burwood	12.5%	15.6%	8.7%	11.4%	15.2%	5.7%	6.0%	1.8%	5.1%	5.6%	4.5%	2.0%	1.3%	1.5%	2.1%	1.0%	0.0%	0.0%	0.0%	55.2%
Dee Why	14.6%	16.5%	7.0%	11.4%	8.3%	8.9%	6.0%	4.1%	3.6%	3.4%	3.6%	3.0%	2.6%	2.5%	1.7%	2.6%	0.2%	0.0%	0.0%	49.8%
Eastgardens	10.5%	11.5%	6.0%	7.1%	4.9%	16.0%	9.6%	8.3%	5.6%	3.4%	2.6%	3.0%	1.7%	3.9%	3.1%	1.5%	1.1%	0.2%	0.0%	47.0%
Five Dock	13.3%	18.0%	8.4%	8.2%	3.8%	10.0%	7.3%	7.8%	1.6%	3.1%	5.6%	2.4%	2.0%	3.1%	3.6%	1.8%	0.0%	0.0%	0.0%	46.7%
Homebush	14.3%	11.4%	9.9%	10.4%	10.5%	6.2%	4.7%	10.4%	5.5%	3.3%	4.0%	3.5%	1.9%	1.7%	1.0%	1.2%	0.3%	0.0%	0.0%	52.8%
Hurstville	10.4%	19.9%	7.9%	15.4%	13.4%	2.9%	3.6%	2.0%	5.2%	6.3%	4.5%	2.3%	1.7%	2.1%	1.5%	0.8%	0.0%	0.1%	0.1%	59.5%
Kogarah	13.9%	23.3%	9.5%	11.6%	10.9%	3.7%	2.2%	3.7%	3.8%	5.4%	3.7%	2.1%	2.3%	1.5%	1.2%	0.5%	0.5%	0.0%	0.2%	55.5%
Mascot	14.5%	7.9%	9.4%	9.4%	11.3%	9.4%	5.2%	6.0%	6.9%	4.6%	3.9%	2.6%	2.5%	2.2%	2.0%	1.6%	0.3%	0.0%	0.1%	46.8%
Meadowbank	18.1%	12.2%	12.5%	7.5%	6.0%	6.4%	7.1%	4.1%	3.6%	2.8%	4.6%	4.5%	3.3%	2.4%	3.0%	1.1%	0.8%	0.0%	0.0%	40.4%
Neutral Bay/Cremorne	20.0%	11.0%	17.1%	6.7%	9.2%	4.2%	7.6%	2.4%	2.3%	4.7%	1.2%	1.6%	4.5%	4.8%	1.8%	0.6%	0.3%	0.0%	0.0%	39.1%
Parramatta	28.6%	12.6%	12.0%	8.0%	5.9%	3.3%	4.5%	4.3%	3.6%	3.8%	4.1%	2.8%	2.7%	1.2%	0.9%	1.0%	0.6%	0.0%	0.0%	38.9%
Rhodes	20.8%	10.3%	14.2%	8.5%	7.2%	5.5%	6.1%	3.2%	2.4%	3.4%	3.7%	4.2%	3.7%	1.5%	4.3%	0.6%	0.4%	0.0%	0.0%	37.8%
Rockdale	11.6%	16.7%	6.8%	9.5%	11.2%	5.6%	5.6%	4.6%	5.6%	7.3%	4.9%	2.8%	2.1%	2.5%	2.1%	1.1%	0.0%	0.0%	0.0%	53.3%
St Leonards	19.8%	10.7%	14.6%	6.5%	5.4%	10.2%	5.5%	4.8%	2.4%	5.8%	2.0%	1.5%	3.1%	2.8%	3.0%	1.6%	0.2%	0.0%	0.0%	35.4%
Sydney Olympic Park	15.6%	12.2%	8.5%	9.4%	6.0%	8.8%	5.4%	4.2%	5.1%	3.8%	5.9%	4.4%	2.4%	3.0%	2.8%	1.4%	0.9%	0.1%	0.0%	42.4%
All Benchmarked Precincts	17.6%	13.4%	10.6%	9.7%	8.6%	6.1%	5.5%	4.5%	4.4%	4.2%	4.2%	3.0%	2.6%	2.1%	2.0%	1.2%	0.4%	0.0%	0.0%	46.0%
<i>Brookvale Study Area</i>	7.5%	8.0%	10.3%	12.6%	5.7%	9.2%	7.5%	4.0%	1.7%	2.3%	5.2%	5.2%	2.9%	10.3%	5.7%	1.7%	0.0%	0.0%	0.0%	39.7%
<i>Brookvale Suburb Boundary</i>	13.3%	13.8%	5.8%	11.3%	5.7%	11.7%	8.6%	4.6%	3.7%	2.9%	4.6%	3.7%	1.6%	4.9%	2.3%	1.1%	0.4%	0.0%	0.0%	47.7%
<i>Brookvale–Dee Why Catchment</i>	14.3%	13.9%	6.6%	10.1%	6.5%	11.5%	9.2%	4.5%	2.7%	3.6%	4.6%	3.1%	2.5%	3.4%	1.8%	1.4%	0.3%	0.0%	0.0%	46.8%



The graph below shows the proportion of key workers in each of the benchmarked centres.

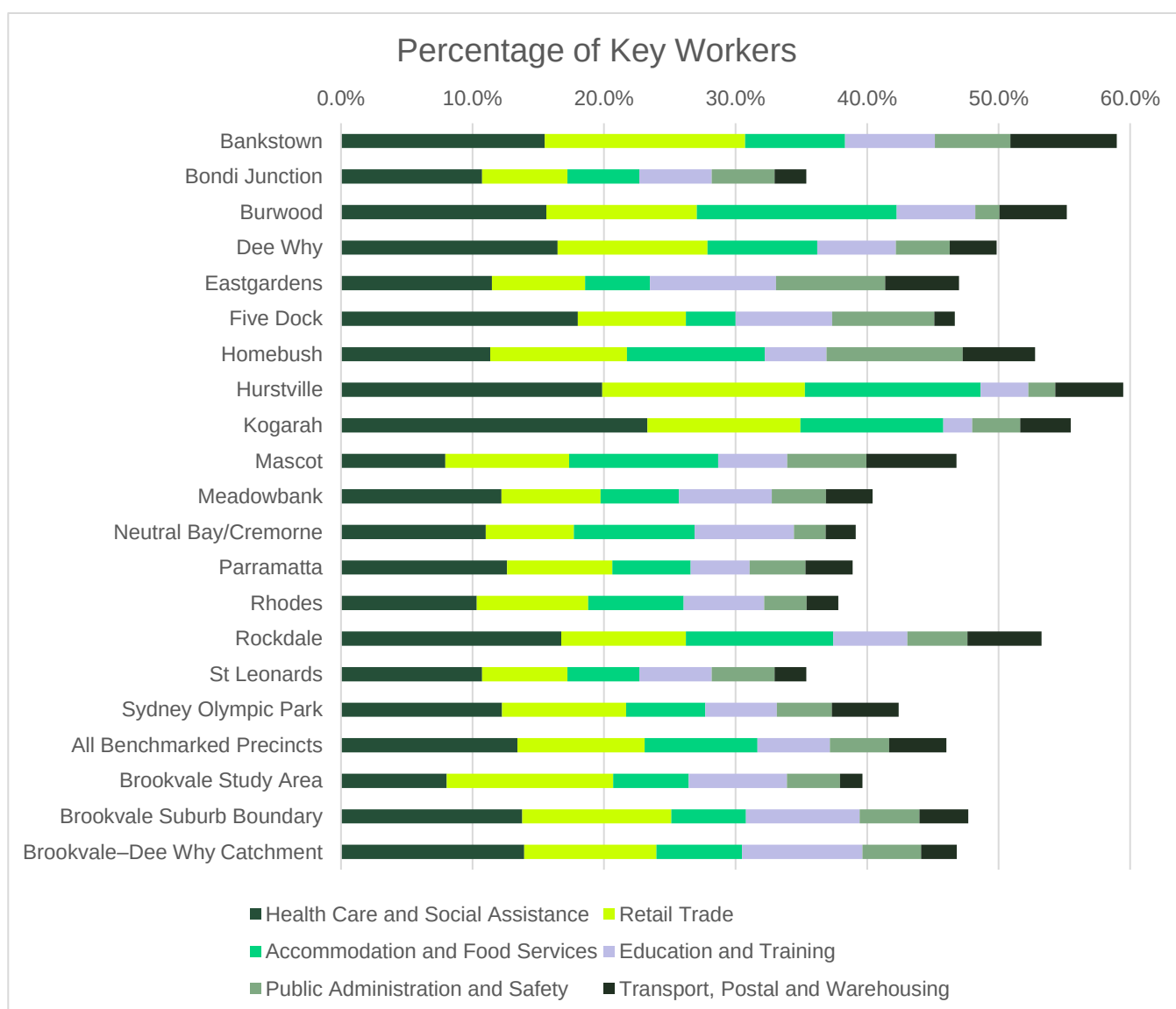


Figure 12: Percentage of key workers as a proportion of all residents' industry of work

4.3.2 Recommendation

As with the other benchmarks, Dee Why is the benchmark centre that is most likely to reflect Brookvale's key worker composition. As such, it is recommended that Dee Why's key worker composition be used as the basis to forecast Brookvale's key worker distribution. The recommended key worker is illustrated in the table below.

Table 20: Recommended key worker composition for Brookvale

Health Care and Social Assistance	Retail Trade	Accommodation and Food Services	Education and Training	Public Administration and Safety	Transport, Postal and Warehousing
16.47%	11.39%	8.34%	5.98%	4.09%	3.57%



4.3.3 Forecast

The table and graph below show the forecast key worker composition for the two scenarios proposed at Brookvale.

Table 7: Forecast key worker composition at Brookvale

Precinct	Health Care and Social Assistance	Retail Trade	Accommodation and Food Services	Education and Training	Public Administration and Safety	Transport, Postal and Warehousing	Total Key Workers
Scenario 1	463	320	234	168	115	100	1,400
Scenario 2 (Additional)	326	225	165	118	81	71	987
Scenario 2 (Total)	789	545	399	286	196	171	2,387

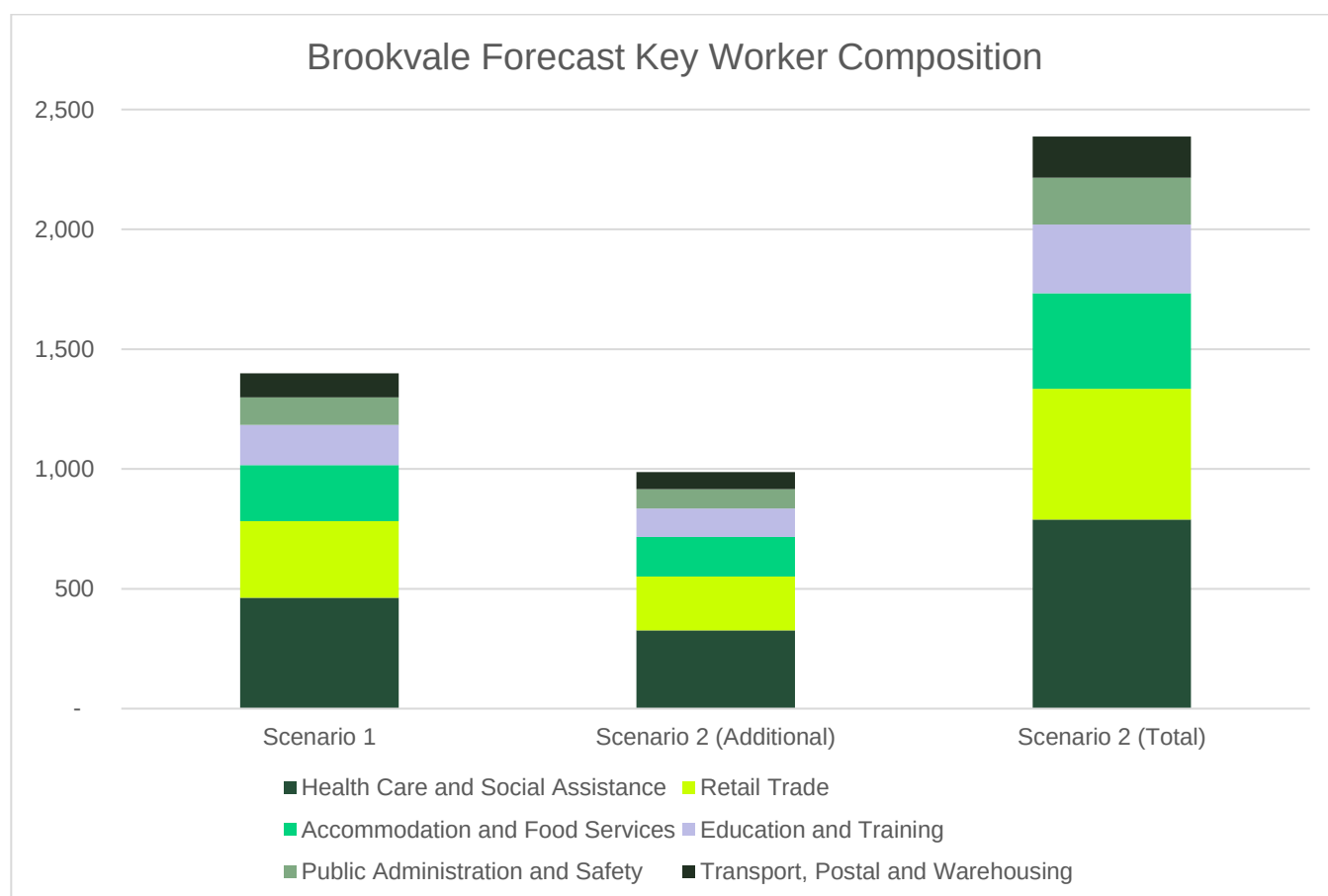


Figure 13: Forecast key worker composition for Brookvale



5 Current and forecast resident worker characteristics

5.1 Introduction

“Resident workers” refers to workers whose job is located in the proposed rezoning area of the Brookvale Structure Plan, irrespective of their place of residence. This section identifies the current resident worker population in Brookvale as well as the forecast resident worker population resulting from the new employment development proposed in the structure plan.

Anticipated worker population characteristics for the two scenarios were identified by benchmarking areas in the Northern Beaches LGA and Greater Sydney that feature employment development that is similar to the development proposed for Brookvale. As both Scenario 1 and Scenario 2 propose the same distribution and number of jobs in the rezoned area, only a single set of forecasts have been provided, broken down into the three precincts of Core, Roger Street and Pittwater Road.

5.2 Benchmark

The smallest unit of measurement for current worker data (based on place of work) is destination zones (DZN) and is measured as at Census 2021. There are a range of data quality limitations with place of work data – notably the high incidence of working from home at the 2021 Census, and corresponding data quality issues as many respondents incorrectly recorded their home address as their usual place of work. However, in the absence of better data sources this data will be taken as given.

As with the key workers analysis, the benchmark breaks the employment data down into the 19 ANZSIC categories below:

- Accommodation and Food Services
- Administrative and Support Services
- Agriculture, Forestry and Fishing
- Arts and Recreation Services
- Construction
- Education and Training
- Electricity, Gas, Water and Waste Services
- Financial and Insurance Services
- Health Care and Social Assistance
- Information Media and Telecommunications
- Manufacturing
- Mining
- Other Services
- Professional, Scientific and Technical Services
- Public Administration and Safety
- Rental, Hiring and Real Estate Services
- Retail Trade
- Transport, Postal and Warehousing
- Wholesale Trade



The table below shows the current resident worker industry breakdown for each of the 17 centres as well as for Brookvale.

Table 21: Industry breakdown for the benchmark centres and percentage of key workers

Precinct	Health Care and Social Assistance	Public Administration and Safety	Professional, Scientific and Technical Services	Retail Trade	Financial and Insurance Services	Education and Training	Accommodation and Food Services	Construction	Administrative and Support Services	Rental, Hiring and Real Estate Services	Other Services	Transport, Postal and Warehousing	Manufacturing	Wholesale Trade	Electricity, Gas, Water and Waste Services	Information Media and Telecommunications	Arts and Recreation Services	Agriculture, Forestry and Fishing	Mining
Bankstown	23.2%	18.6%	8.3%	16.4%	3.9%	6.0%	9.6%	1.5%	3.1%	2.6%	2.0%	1.1%	0.8%	0.6%	0.1%	1.0%	1.2%	0.0%	0.1%
Bondi Junction	17.0%	4.8%	12.0%	25.1%	5.5%	3.0%	6.7%	3.5%	4.5%	2.4%	3.3%	4.3%	1.5%	1.4%	0.3%	1.6%	2.8%	0.1%	0.0%
Burwood	16.3%	13.8%	7.5%	15.4%	4.2%	10.6%	6.4%	2.7%	2.3%	2.7%	2.2%	12.9%	0.8%	0.8%	0.0%	0.9%	0.4%	0.0%	0.0%
Dee Why	23.3%	18.4%	7.8%	12.7%	3.2%	3.1%	14.4%	1.8%	2.0%	5.6%	3.1%	1.2%	1.1%	0.3%	0.0%	0.5%	1.6%	0.0%	0.0%
Eastgardens	9.5%	2.3%	3.4%	54.1%	2.5%	3.4%	10.1%	2.2%	2.7%	0.7%	3.0%	0.6%	1.1%	1.3%	0.0%	2.4%	0.6%	0.0%	0.0%
Five Dock	17.0%	2.1%	16.8%	13.5%	4.7%	8.9%	8.2%	6.0%	3.0%	3.9%	6.4%	1.6%	3.1%	2.2%	0.3%	1.0%	1.3%	0.0%	0.0%
Homebush	3.1%	1.7%	3.9%	11.6%	39.1%	1.2%	2.1%	7.1%	2.3%	2.4%	4.2%	16.0%	1.9%	1.7%	0.7%	0.4%	0.7%	0.0%	0.0%
Hurstville	21.3%	9.1%	6.9%	19.2%	8.3%	8.2%	8.4%	2.5%	4.0%	3.3%	3.1%	1.5%	1.4%	1.1%	0.0%	1.3%	0.3%	0.1%	0.0%
Kogarah	61.2%	3.2%	4.6%	2.9%	16.3%	4.2%	2.0%	0.9%	1.7%	0.9%	0.7%	0.5%	0.4%	0.2%	0.0%	0.2%	0.1%	0.0%	0.0%
Mascot	11.8%	3.2%	9.4%	12.5%	2.7%	3.5%	12.9%	6.9%	5.6%	4.2%	3.5%	10.4%	2.3%	1.7%	0.4%	7.6%	1.3%	0.0%	0.0%
Meadowbank	19.6%	1.1%	13.5%	6.0%	3.4%	7.3%	5.5%	5.5%	23.0%	4.6%	3.5%	2.9%	1.1%	1.3%	0.0%	0.8%	0.6%	0.0%	0.3%
Neutral Bay/Cremorne	12.3%	1.0%	24.8%	12.7%	2.9%	9.0%	12.0%	2.7%	1.3%	6.4%	4.0%	2.8%	1.4%	1.1%	0.1%	4.6%	0.8%	0.2%	0.0%
Parramatta	8.2%	32.3%	9.8%	4.8%	13.5%	10.3%	3.2%	2.9%	3.2%	2.4%	1.6%	0.8%	0.7%	0.6%	4.2%	0.9%	0.7%	0.0%	0.0%
Rhodes	3.0%	2.4%	11.8%	13.6%	16.8%	0.9%	4.4%	10.9%	1.7%	1.7%	1.3%	2.3%	15.1%	8.6%	3.8%	1.3%	0.4%	0.0%	0.0%
Rockdale	6.4%	4.0%	5.5%	21.6%	1.1%	1.8%	8.1%	13.3%	9.7%	4.5%	4.0%	9.1%	4.6%	2.3%	1.2%	1.4%	1.4%	0.2%	0.0%
St Leonards	20.2%	1.5%	30.8%	5.8%	4.1%	5.1%	5.5%	4.3%	2.8%	3.1%	3.0%	1.1%	2.6%	3.0%	0.0%	5.9%	1.1%	0.1%	0.1%
Sydney Olympic Park	12.0%	11.8%	4.7%	3.0%	12.3%	5.6%	4.4%	2.4%	2.9%	2.3%	6.9%	1.8%	8.1%	6.2%	0.7%	1.0%	13.5%	0.2%	0.1%
All Benchmarked Precincts	16.4%	15.6%	11.6%	10.3%	9.8%	7.1%	5.5%	3.5%	3.2%	2.7%	2.5%	2.5%	2.4%	1.8%	1.8%	1.7%	1.6%	0.0%	0.0%
<i>Brookvale Study Area</i>	7.4%	1.7%	8.1%	25.2%	1.3%	3.9%	5.2%	8.0%	2.6%	1.5%	6.6%	6.3%	10.4%	7.8%	0.4%	1.6%	1.4%	0.4%	0.2%
<i>Brookvale Suburb Boundary</i>	8.2%	1.8%	7.8%	24.2%	1.4%	5.7%	5.3%	7.8%	2.6%	1.5%	6.6%	6.0%	9.9%	7.4%	0.4%	1.6%	1.4%	0.4%	0.2%
<i>Brookvale–Dee Why Catchment</i>	12.7%	3.9%	9.6%	14.9%	2.4%	8.9%	8.5%	10.1%	3.3%	2.1%	5.0%	3.6%	6.8%	3.8%	0.5%	1.5%	1.9%	0.2%	0.1%



5.3 Recommendation

It is recommended to replicate and scale up the resident worker population of the Dee Why benchmark centre owing to its similarity to the proposed Brookvale Precinct Plan rezoning area. It is noted that this includes a primarily shop-top housing typology, and not creative industries and light industrial in the broader Brookvale precinct which remain unchanged. The recommended industry composition is outlined in the table below. It is noted that this breakdown does not reflect existing employment areas that remain unaffected by the proposed zoning changes.

Table 22: Proposed resident worker industry proportions for new employment generated by Planning Proposal

Industry	Proportion of Jobs
Health Care and Social Assistance	23.3%
Public Administration and Safety	18.4%
Accommodation and Food Services	14.4%
Retail Trade	12.7%
Professional, Scientific and Technical Services	7.8%
Rental, Hiring and Real Estate Services	5.6%
Financial and Insurance Services	3.2%
Education and Training	3.1%
Other Services	3.1%
Administrative and Support Services	2.0%
Construction	1.8%
Arts and Recreation Services	1.6%
Transport, Postal and Warehousing	1.2%
Manufacturing	1.1%
Information Media and Telecommunications	0.5%
Wholesale Trade	0.3%
Electricity, Gas, Water and Waste Services	0.0%
Agriculture, Forestry and Fishing	0.0%
Mining	0.0%

5.4 Forecast

The table and graph below show the forecast resident worker composition for the two scenarios proposed at Brookvale. As both scenarios propose the same number of jobs and jobs distribution, only a single set of figures are provided, broken down by precinct.

Table 8: Forecast resident worker composition in Brookvale

Industry	Core	Roger St	Pittwater Rd	Total
Health Care and Social Assistance	51	78	80	210
Public Administration and Safety	41	62	63	166
Accommodation and Food Services	32	48	50	130
Retail Trade	28	43	44	114
Professional, Scientific and Technical Services	17	26	27	70
Rental, Hiring and Real Estate Services	12	19	19	51
Financial and Insurance Services	7	11	11	29
Education and Training	7	10	11	28
Other Services	7	10	11	28



Administrative and Support Services	4	7	7	18
Construction	4	6	6	16
Arts and Recreation Services	3	5	5	14
Transport, Postal and Warehousing	3	4	4	10
Manufacturing	2	4	4	10
Information Media and Telecommunications	1	2	2	4
Wholesale Trade	1	1	1	3
Electricity, Gas, Water and Waste Services	0	0	0	0
Agriculture, Forestry and Fishing	0	0	0	0
Mining	0	0	0	0
Total	221	336	344	900

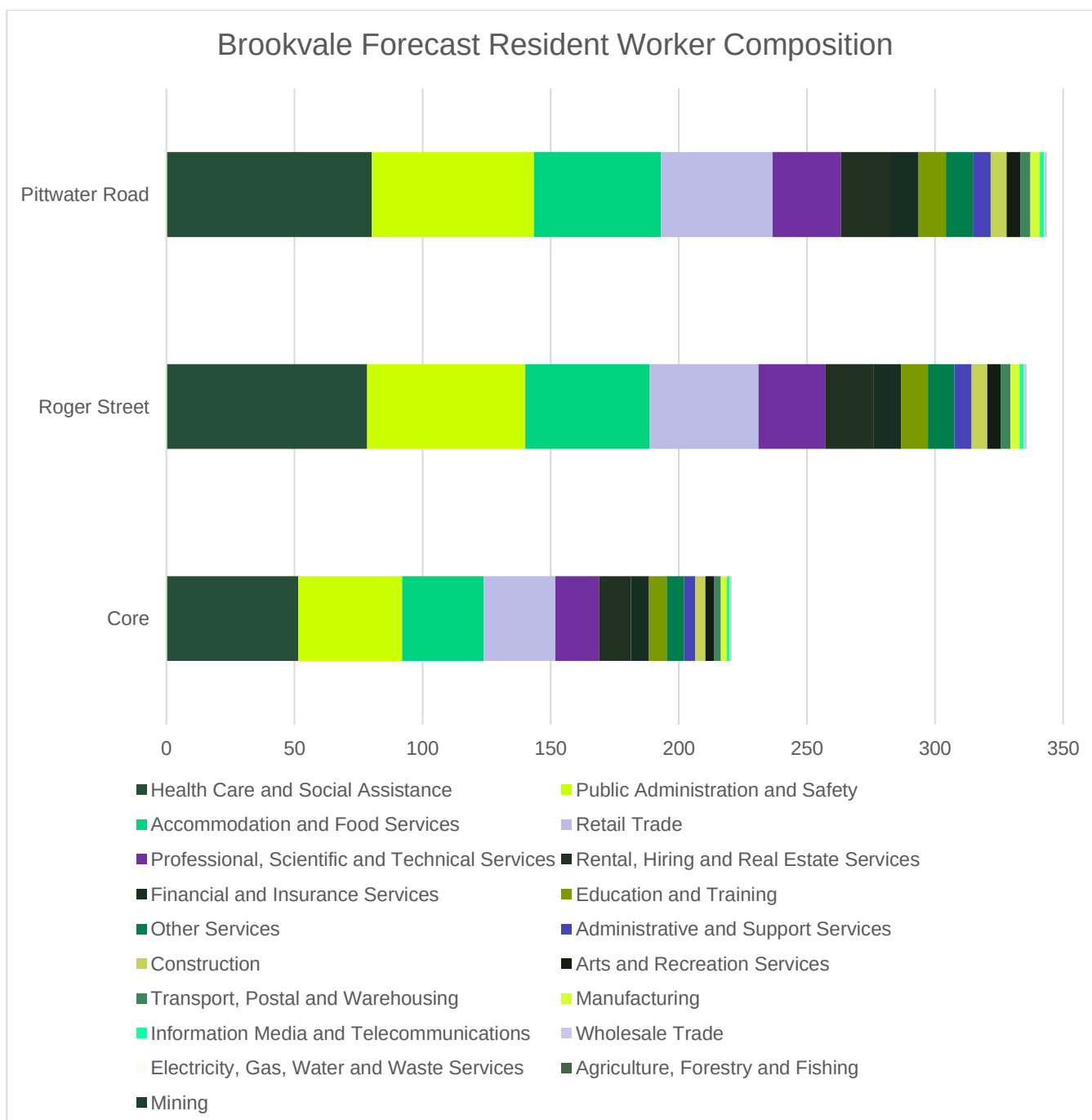
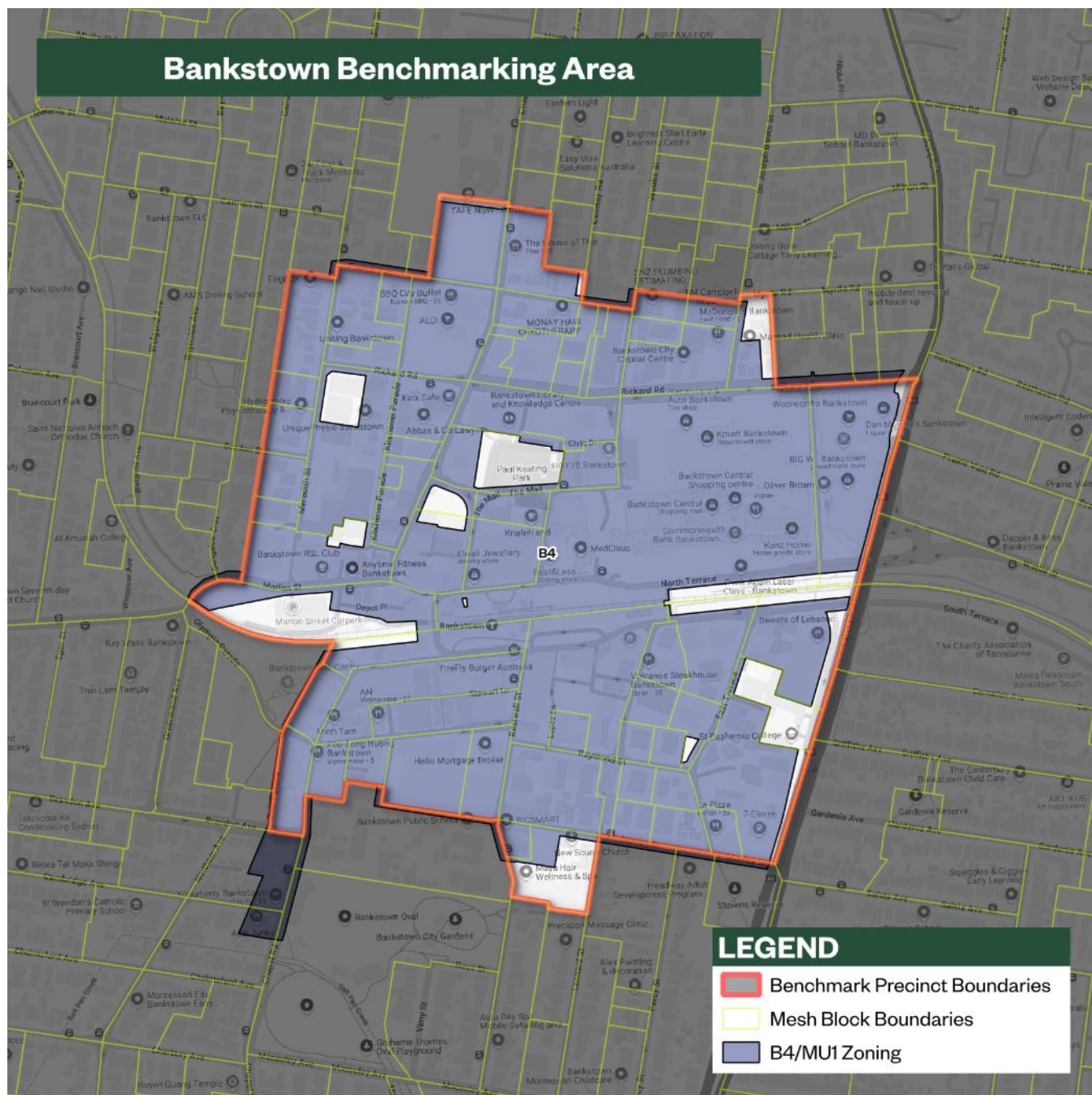


Figure 14: Forecast resident worker composition in Brookvale

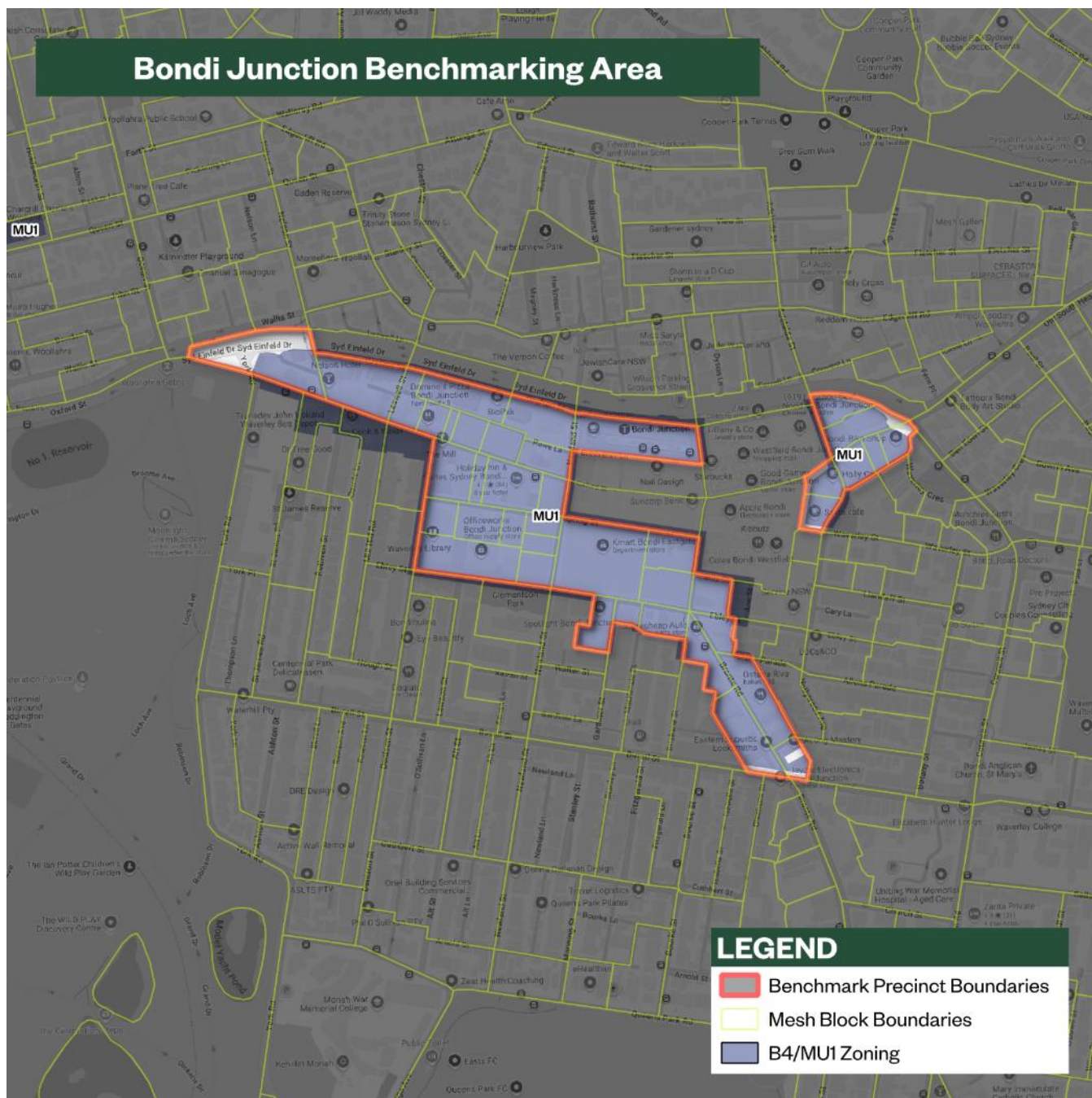


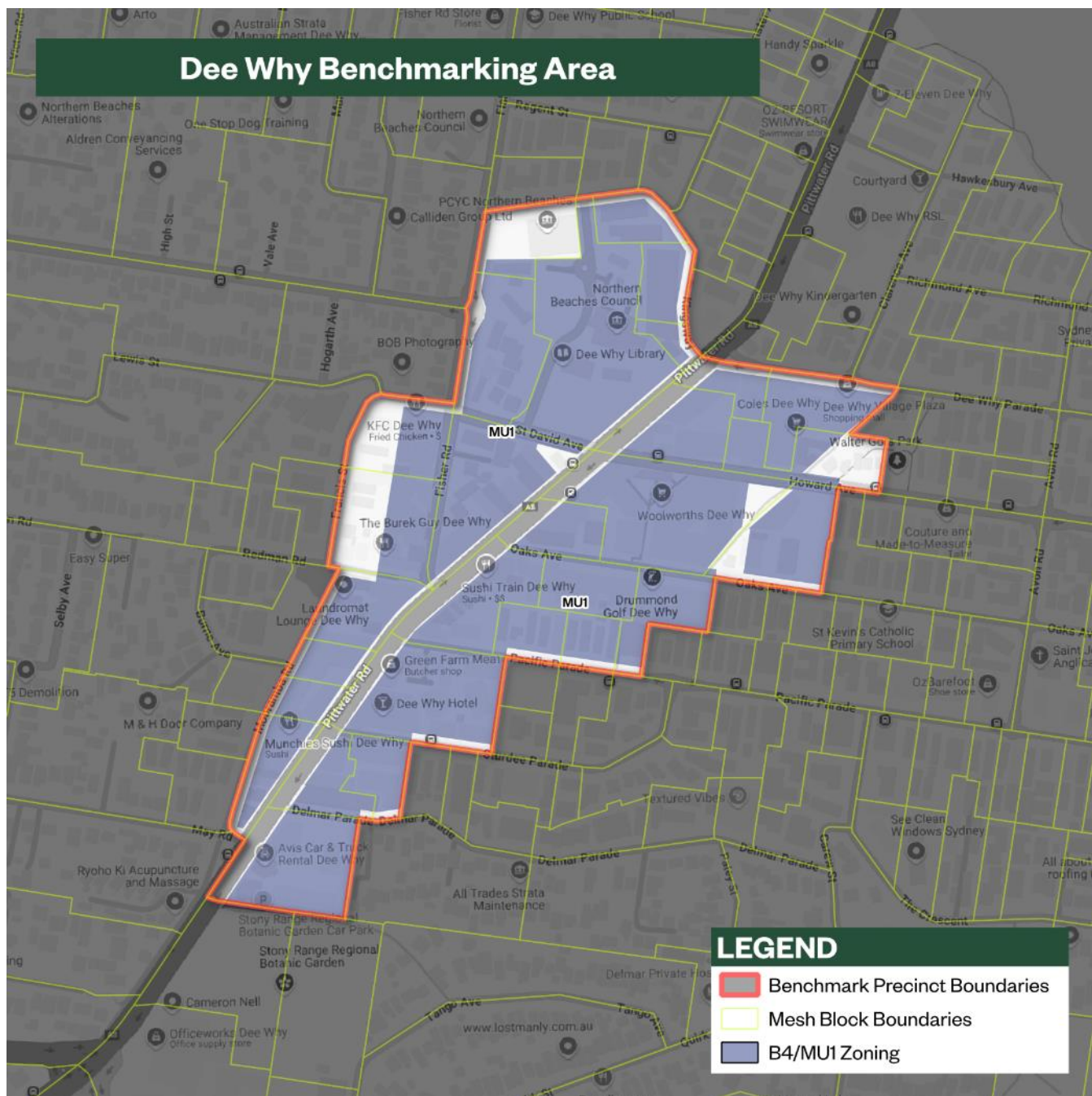
Map of Benchmark Centres





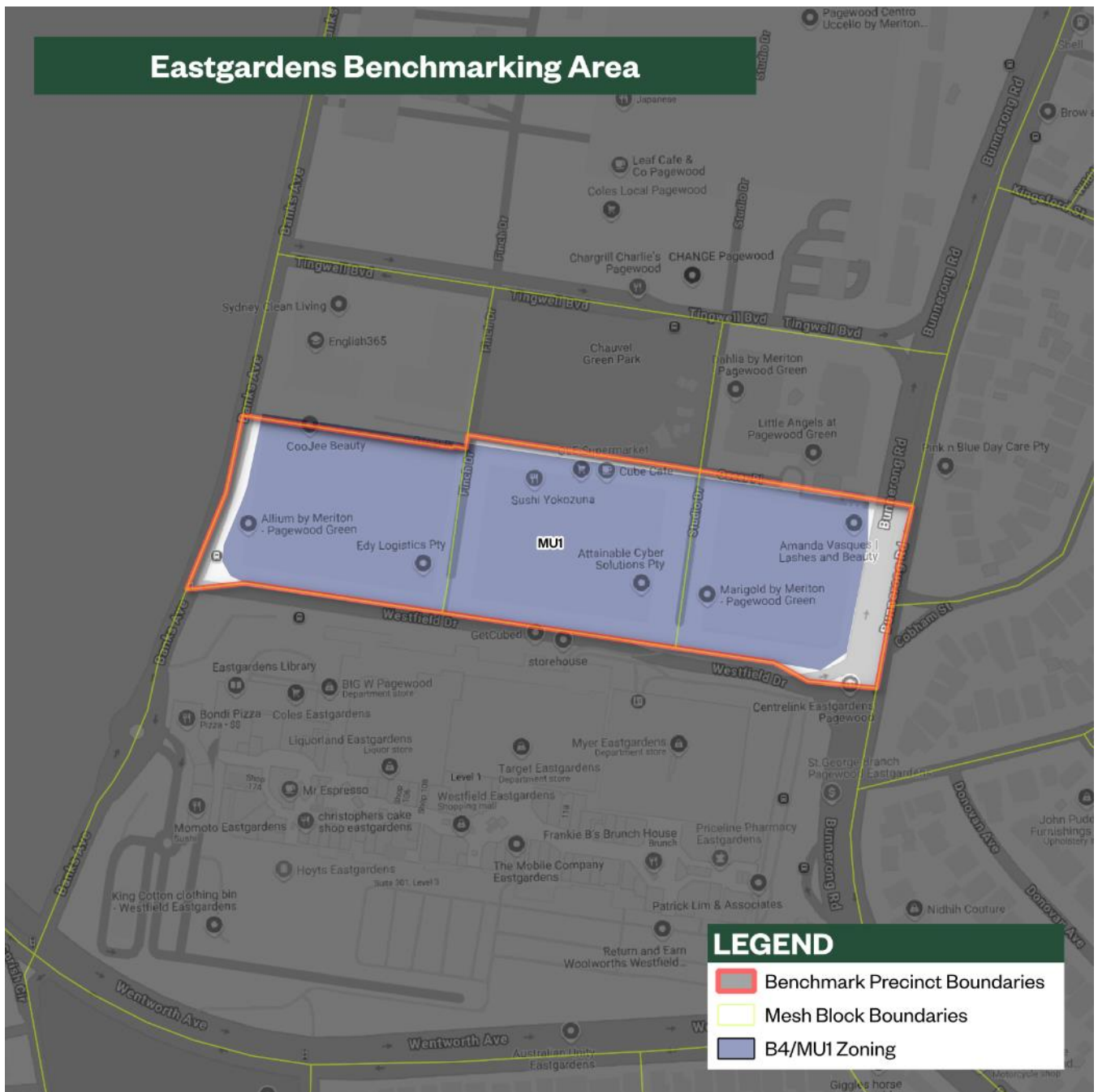
Bondi Junction Benchmarking Area

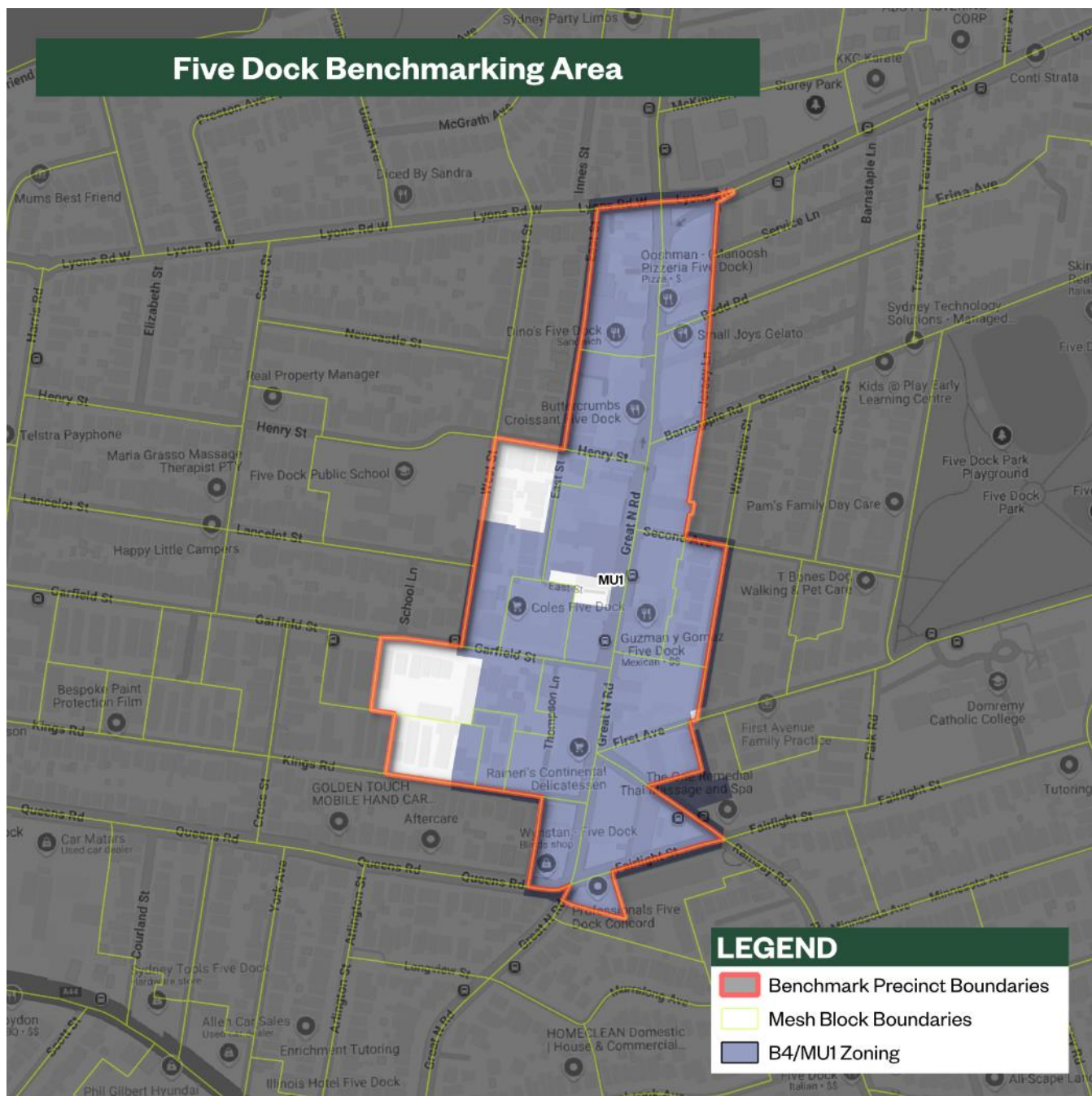


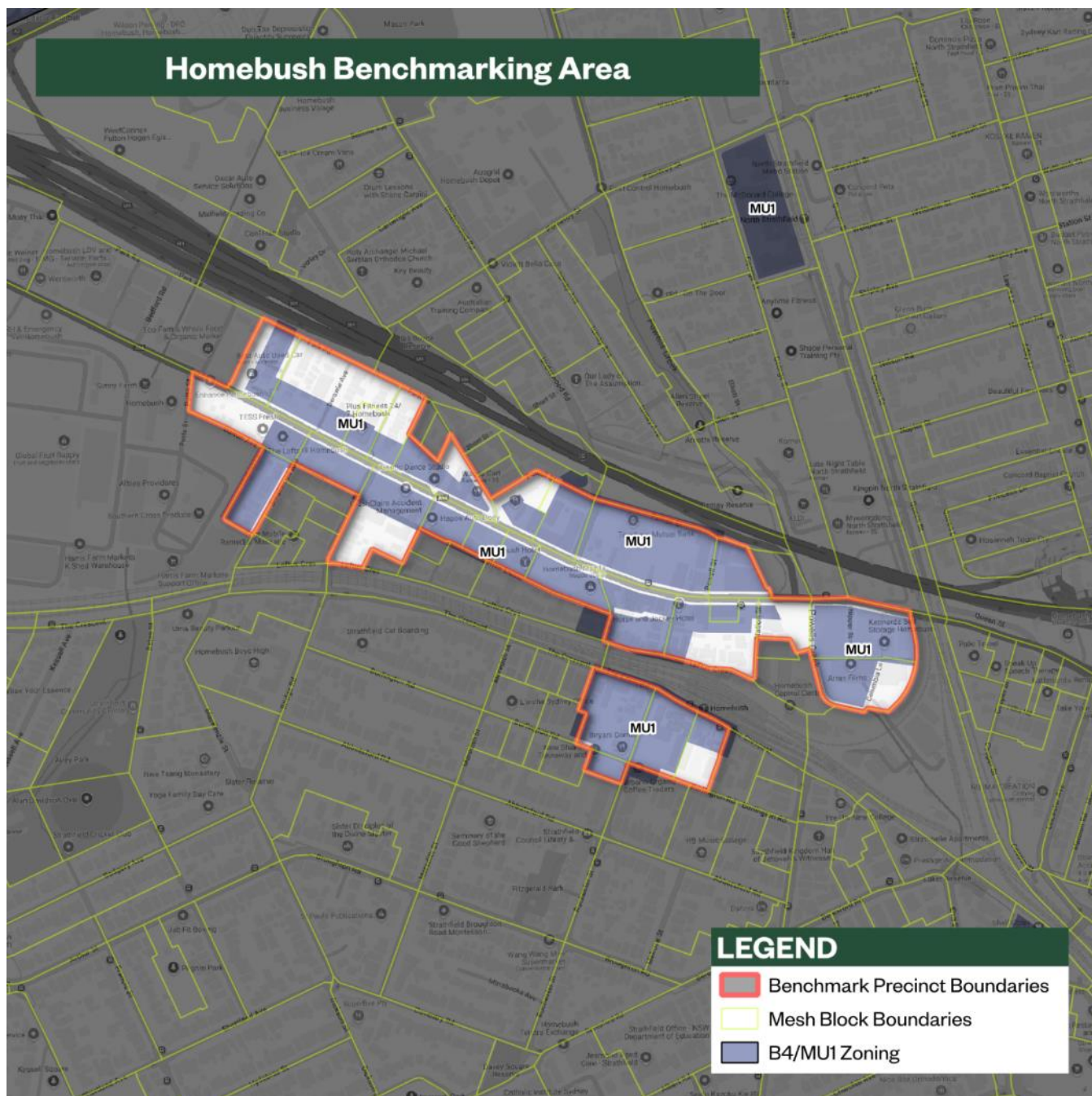


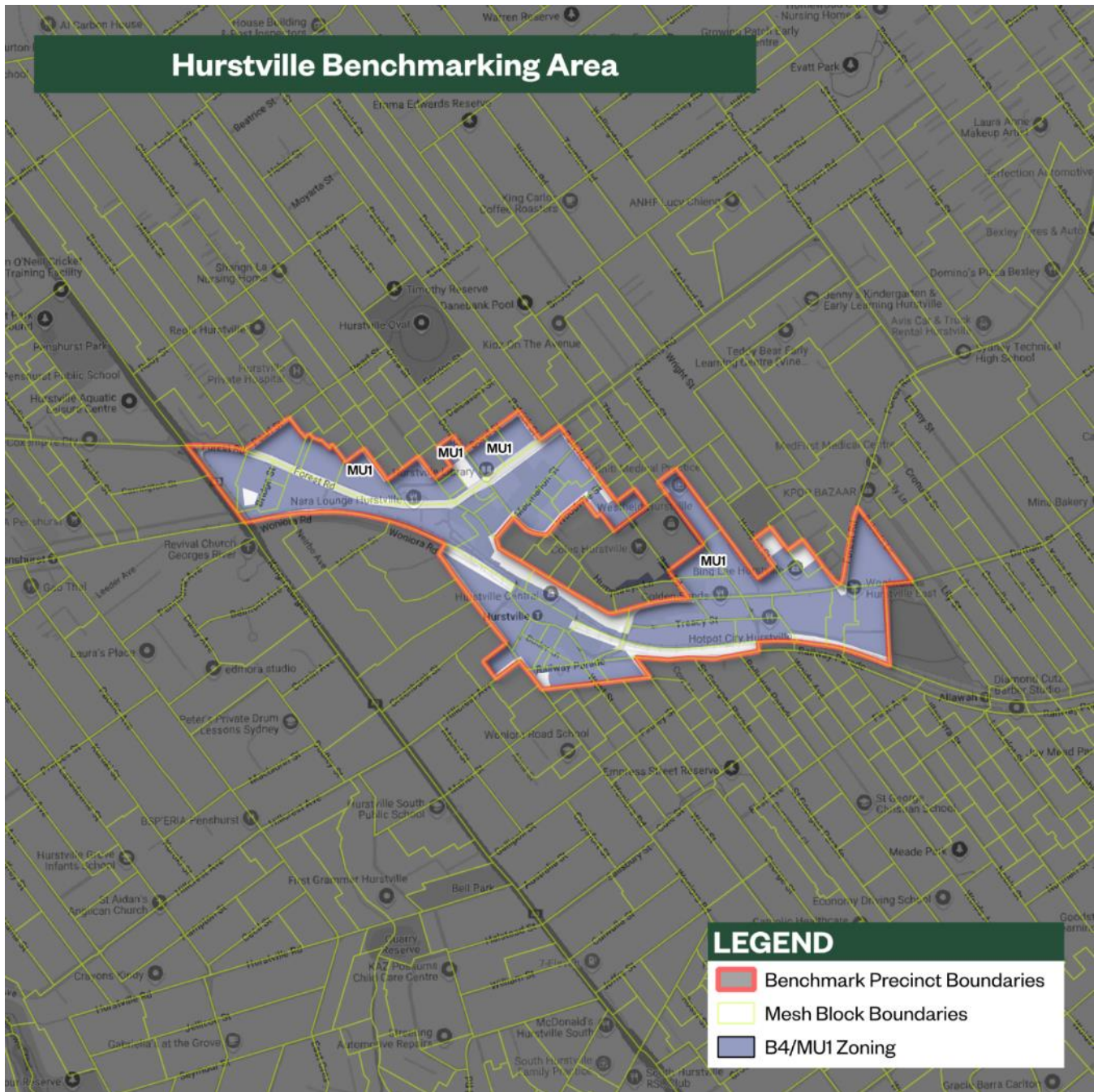


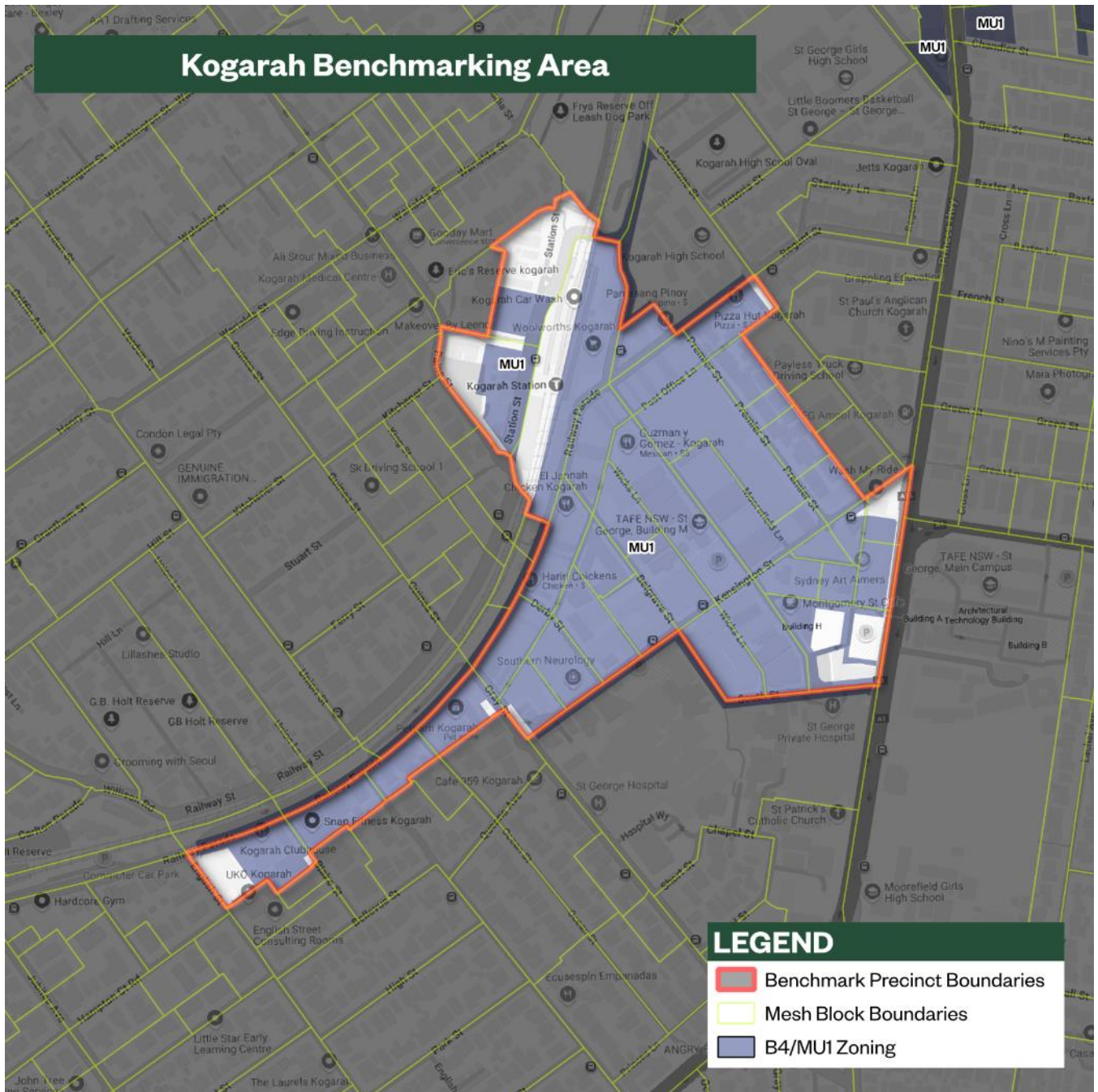
Eastgardens Benchmarking Area

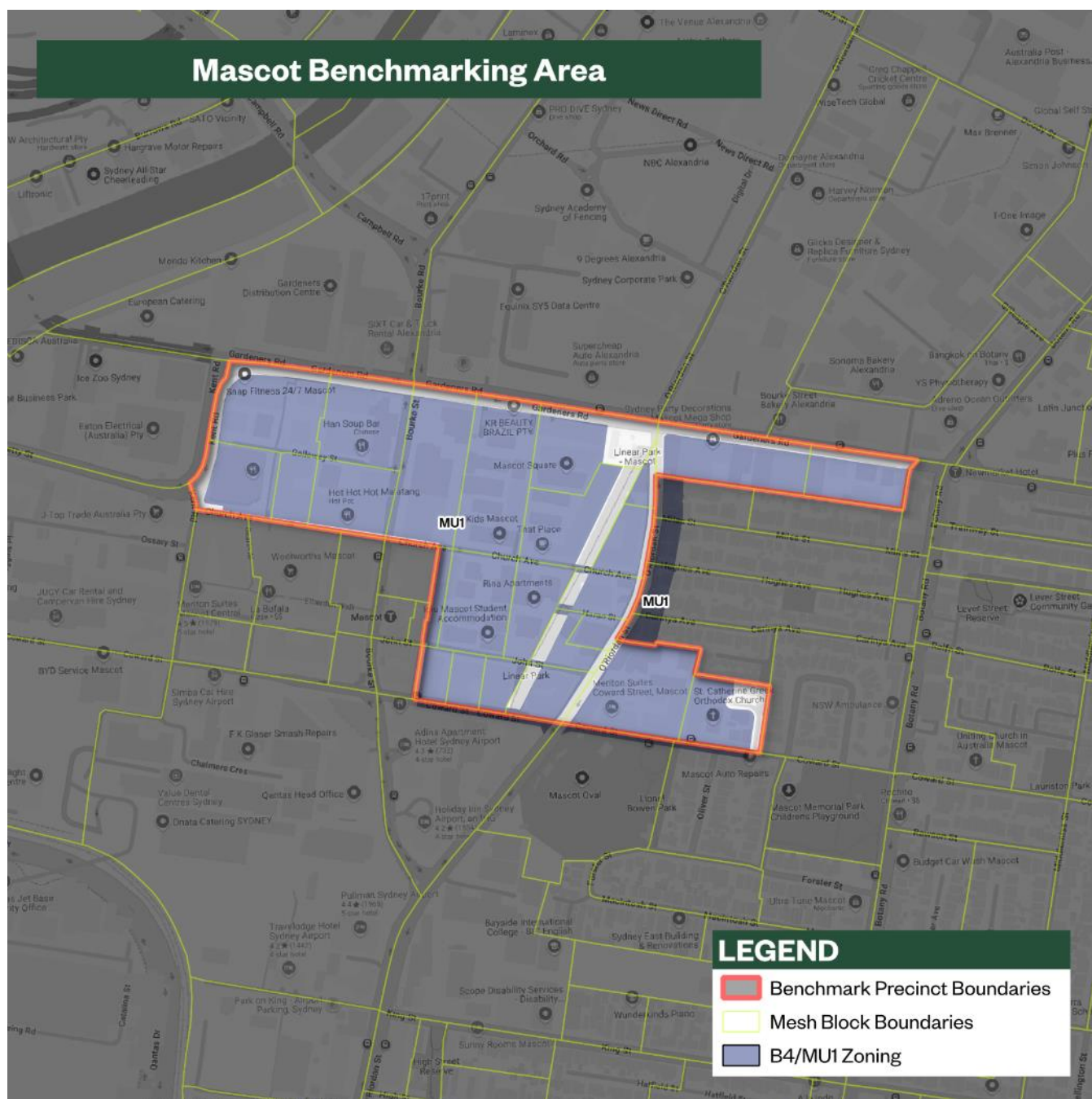


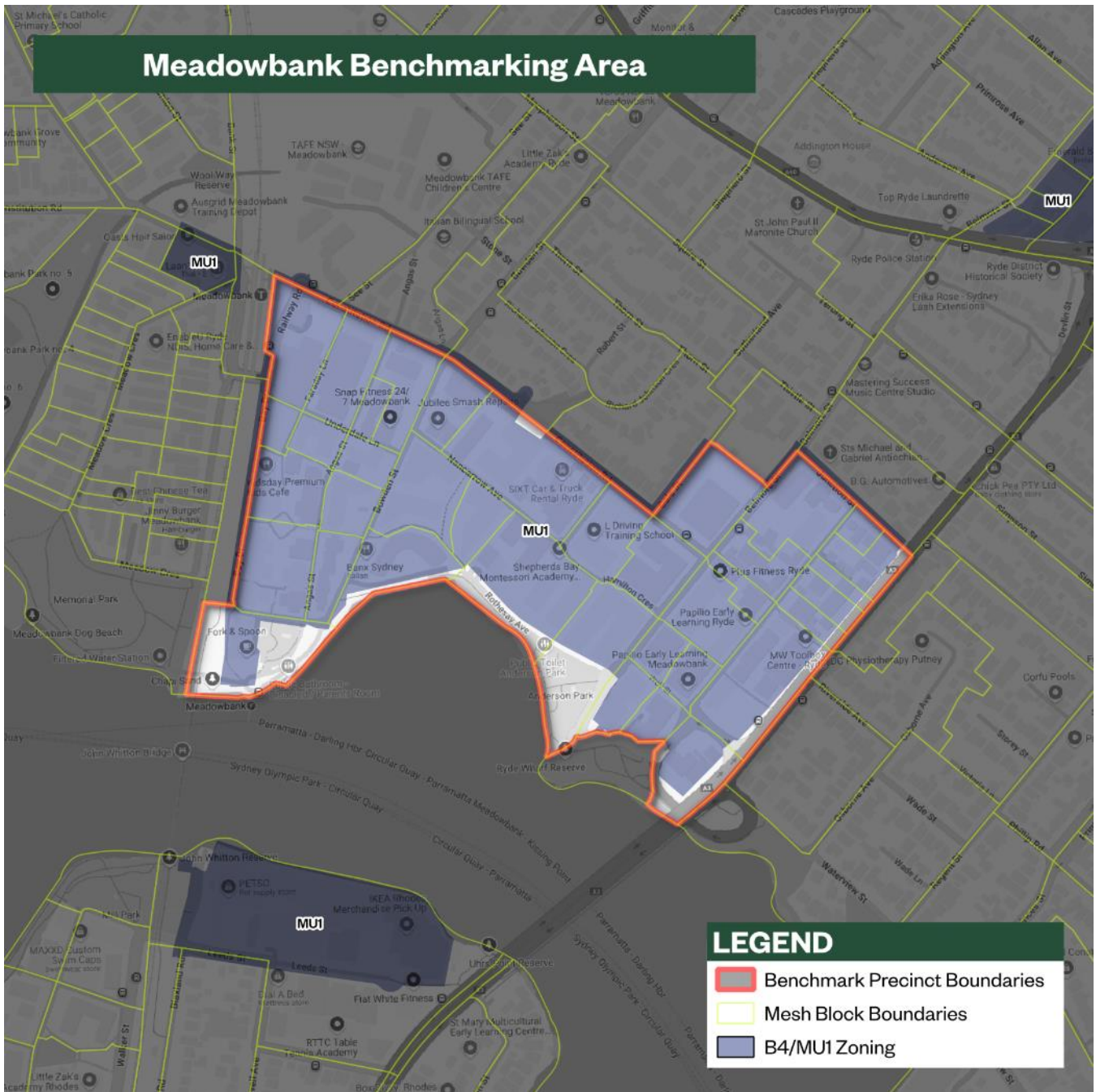


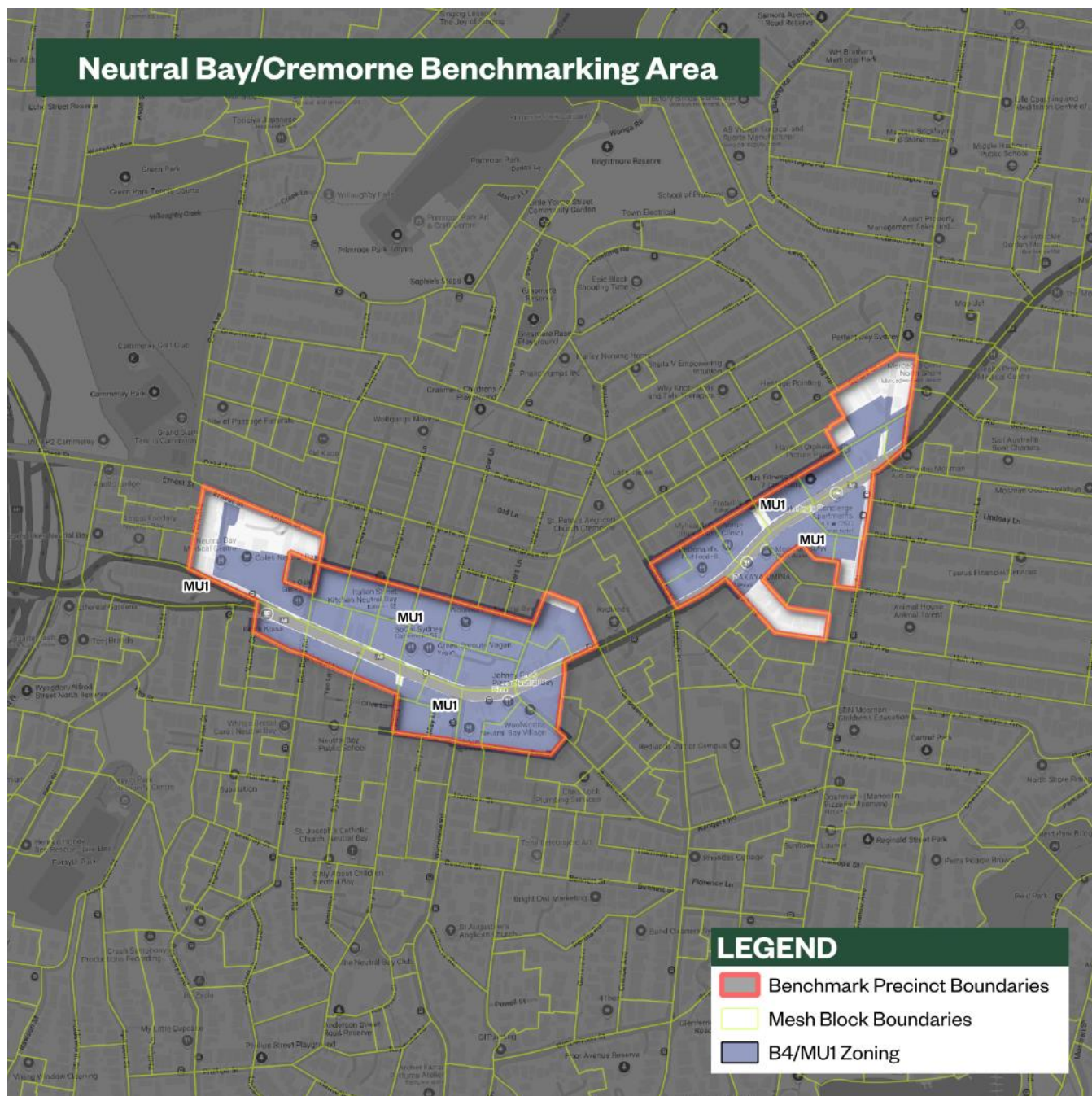


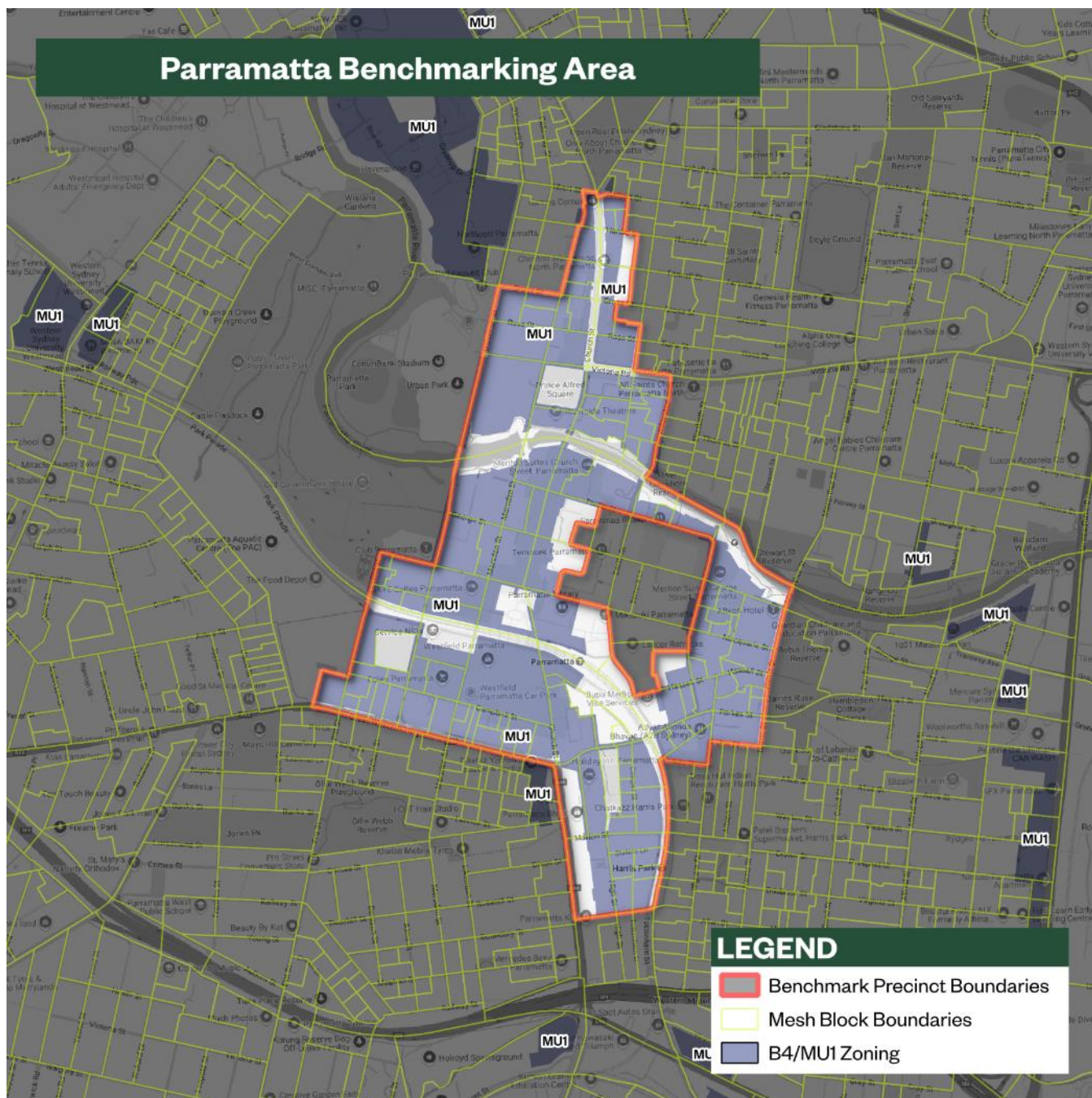






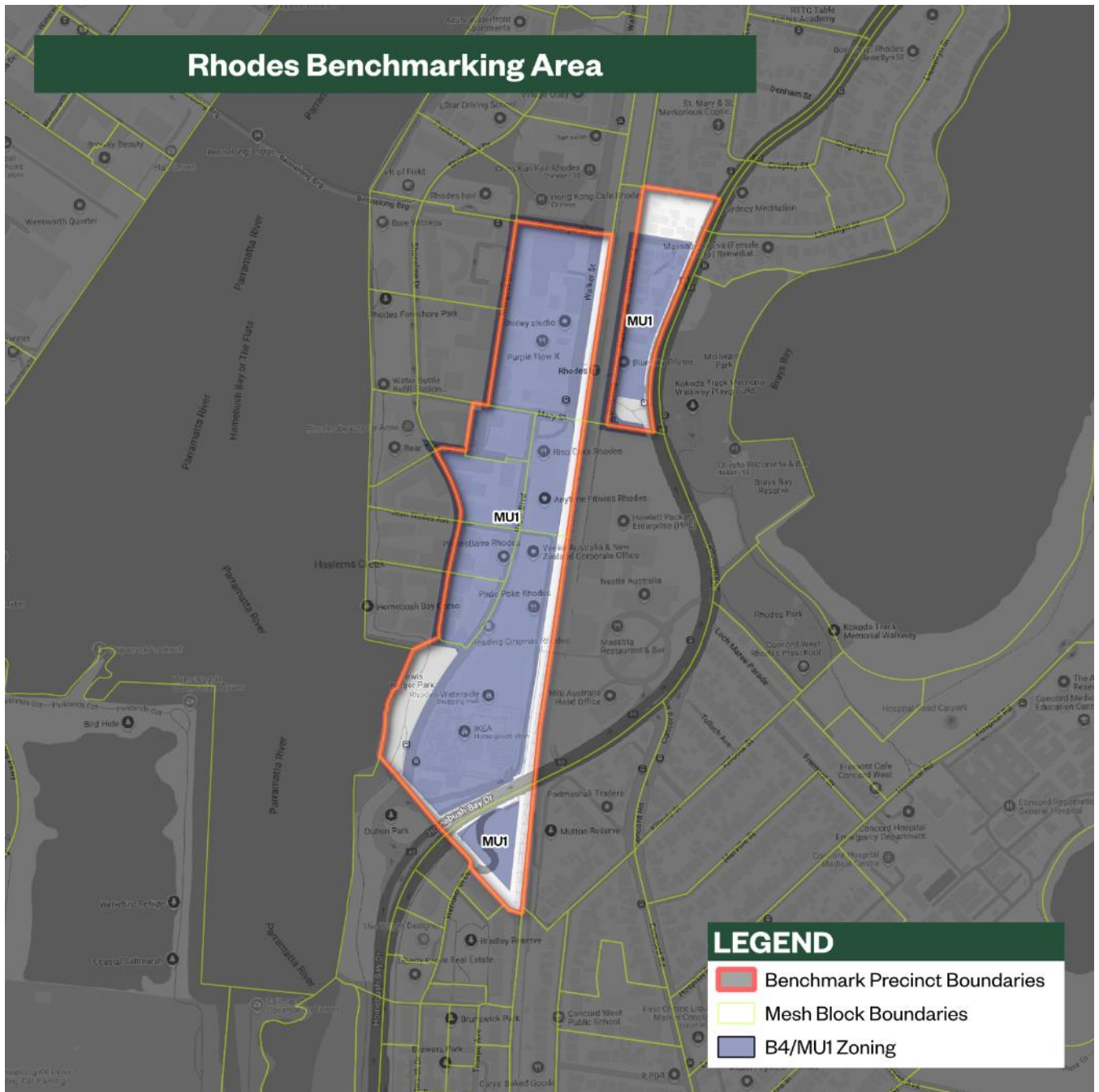


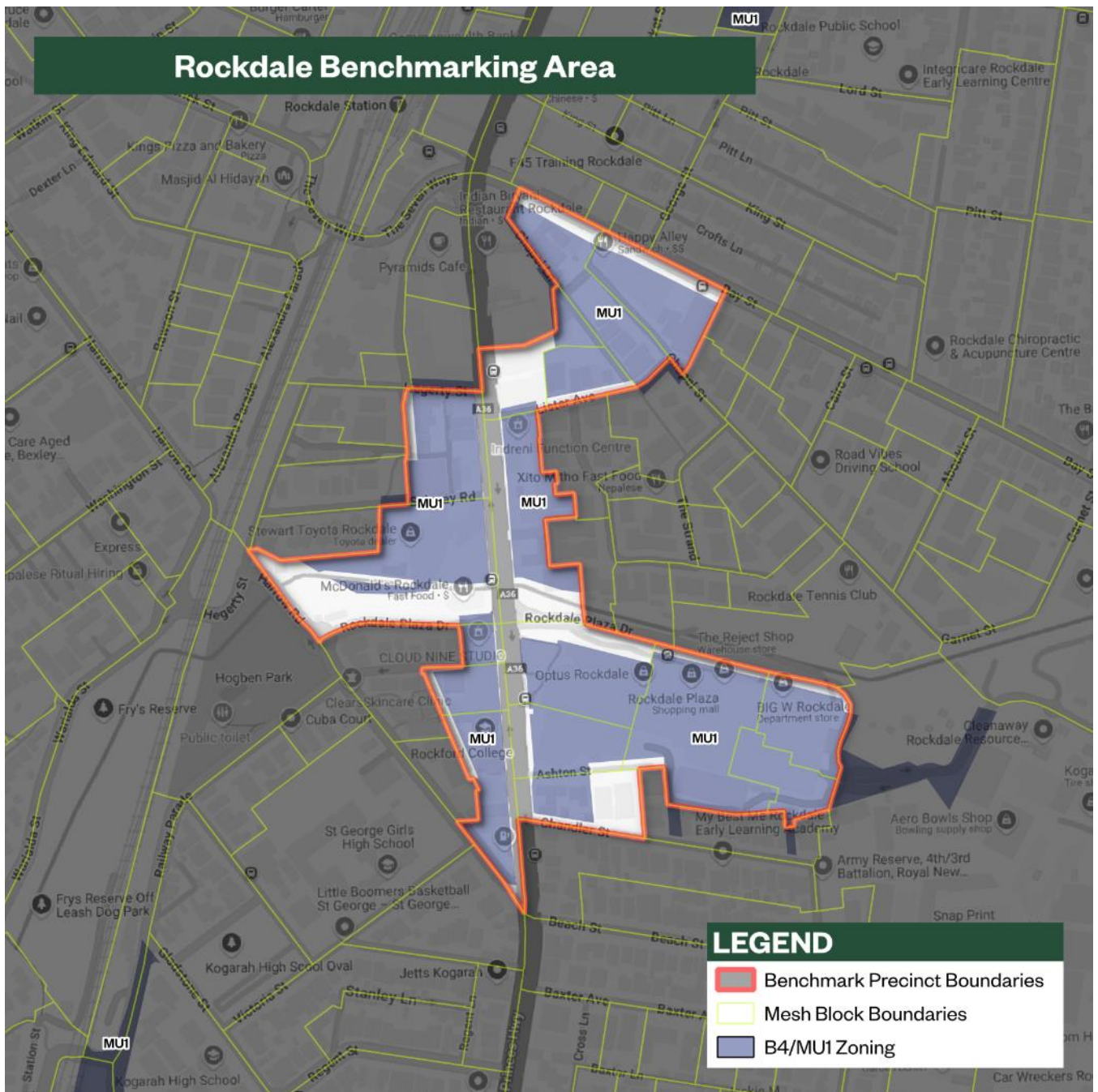


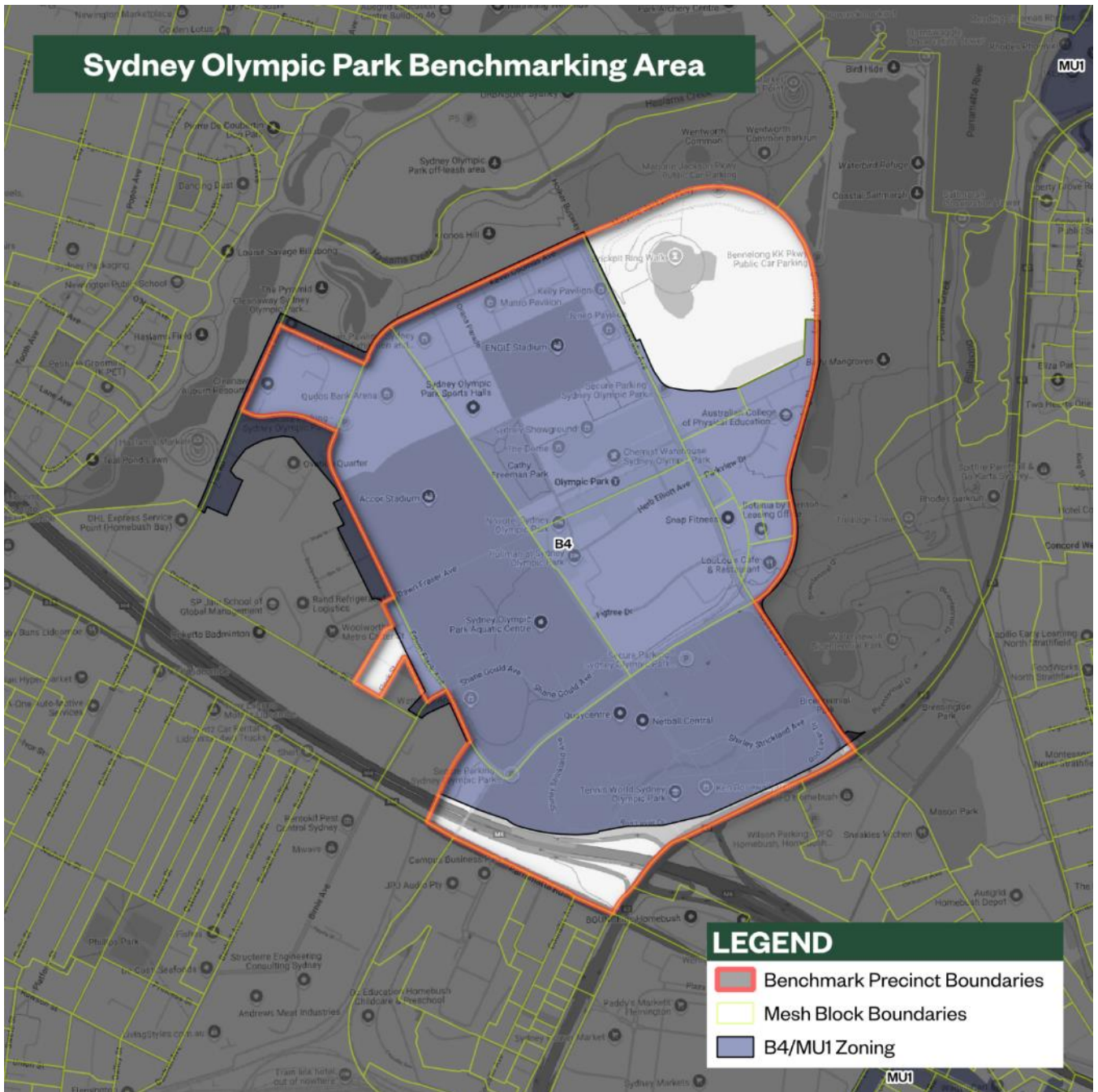


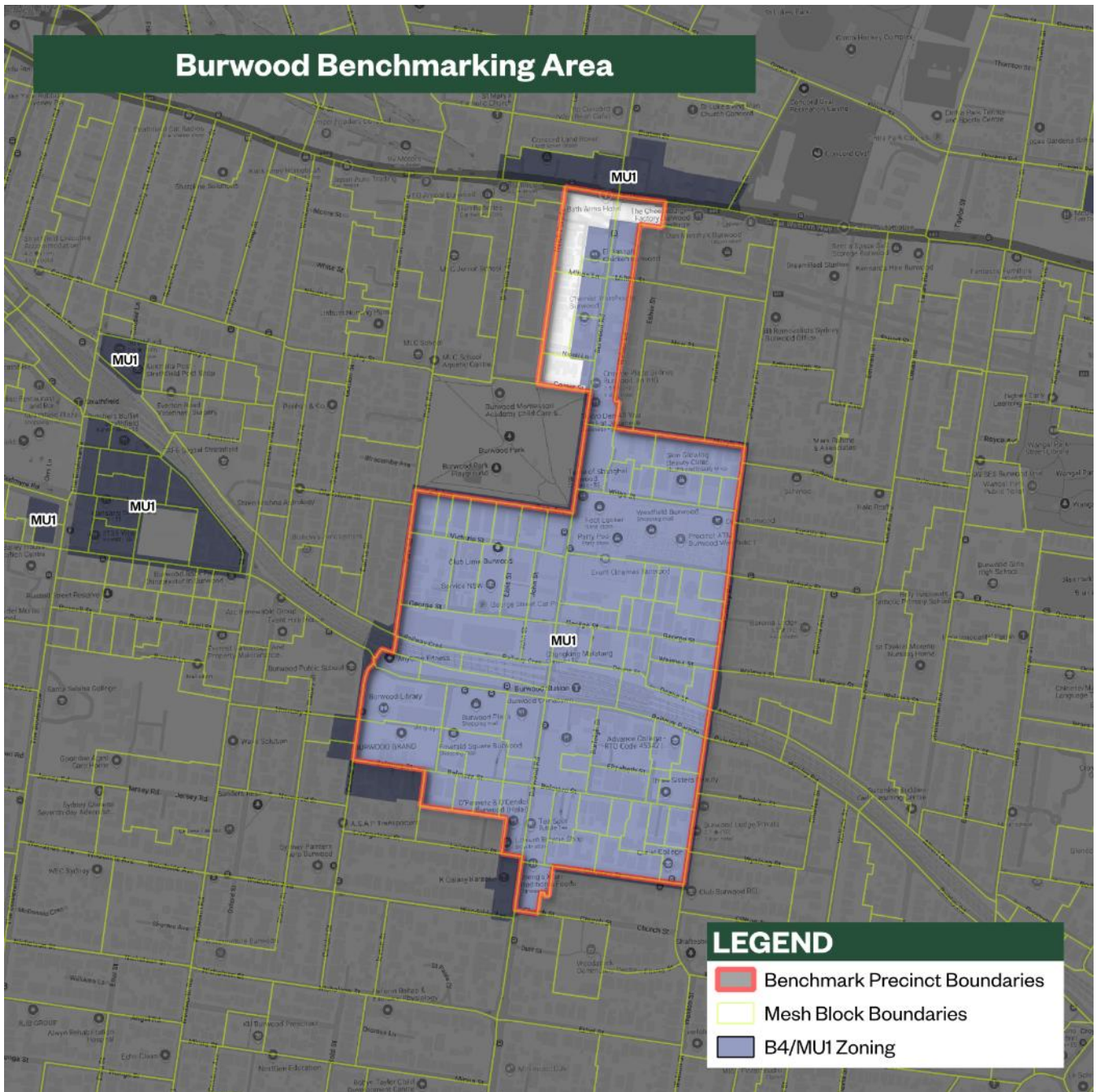


Rhodes Benchmarking Area









St Leonards/Crows Nest Benchmarking Area

