



# Lake Macquarie City Council Community Facilities Strategy

**September 2011**

*VERSION 2*



## **Introduction**

Community facilities are essential for the health, wellbeing, and economic prosperity of communities. They play an important role in bringing people together, developing social capital, maintaining quality of life, and developing the skills and resilience essential to strong communities.

Lake Macquarie City Council owns and operates about 80 community facilities across the city. This includes community halls, multipurpose facilities, pre school and childcare facilities, scout halls, meals on wheels centres, and libraries (some of which include community meeting rooms).

The vast majority of these community facilities contribute greatly to the social outcomes of the local community through the services that they provide, including health, education, recreation, inclusiveness, resources, and capacity building. However, some facilities are rarely used and provide a limited service or benefit. All of the facilities require regular maintenance and upkeep, and they are in varying states of repair, with maintenance and replacement costs of community buildings requiring significant public resources. Therefore, Council seeks to ensure that we are providing the right mix of facilities and services for the community, and that funds are allocated for the upgrade and maintenance of viable long-term facilities.

## **History**

Community facilities in Lake Macquarie have a wide and varied history. Some date back as far as the late 1800's, but most of the buildings were constructed during the period 1940 to 1960. Some of the current community halls were buildings that have been recycled from other uses, such as Defence Forces accommodation, other buildings were built at no cost to Council, being financed by fundraising in the local community, whilst some were built as a result of the efforts of the community, the Joint Coal Board and Council.

According to the Hunter Area Assistance Scheme (HAAS) funded study of Community Facilities in Lake Macquarie, completed in 1988, community facilities were originally constructed to serve a population that lived in the comparatively isolated villages. Public transport was usually non-existent, there were fewer cars in use than today, and neighbouring villages were separated by bushland and poor roads. These halls and facilities were built to serve as a focal point for the broad range of activities for the immediate community.

## **The Current Situation**

Numerous changes have occurred in this city since most of the community facilities were constructed. There has been significant growth in population, with many new subdivisions reducing the isolation between the old 'villages'. Along with this has come significant improvement in physical infrastructure such as roads, schools, and other public buildings. Public transport, though still limited, now reaches areas not previously serviced.

It also appears that the growth of the population has not led to a subsequent growth in the usage of the community facilities. Council's community facilities now compete with a significant network of licensed clubs, schools, specialist indoor facilities such as health and fitness centres, all other forms of 'at home' entertainment, as well as other forms of public entertainment. A dramatic increase of vehicle ownership provides people with the mobility to choose from a range of places and activities, and the improved network of major roads facilitates that mobility. Community expectations about facilities have also changed, with views about what constitutes as suitable facilities now including disability access, internal toilets, heating and cooling, secure storage facilities, small group meeting areas, and children's activity spaces.

There have also been changes in Building Regulations and legislation, such as the Noise Act, the Disability Discrimination Act, and the Food Act. These impact on the operation of the facilities, or require Council to undertake major maintenance or upgrades to some facilities in order to ensure that they comply with the new regulations or legislation.

This includes the installation of access ramps and toilets for people with a disability, upgrading kitchens, and restricting certain evening activities where the facilities are located in residential areas.

Council currently utilises a number of different arrangements for managing its facilities. These include:

1. Managed and operated directly by Council – Council has control over the use of the facility and is responsible for all costs including minor maintenance and cleaning. Income received from the facility is returned to General Funds. However, it is resource intensive to manage the bookings and usage, and there is no daily presence to monitor the users/functions and to determine improvements.
2. Managed and operated by a local voluntary committee (Community Operating Committee) or unfunded incorporated community-based organisation – volunteers are responsible for managing the facility, which promotes community ownership and a higher level of monitoring of users and functions. Income received from the facility is utilised on the facility. However, there are onerous accountability requirements, risks of conflicts of interest (eg. may discriminate against some hirers, or favour other users), and Council has less control over the facility.
3. Leased to government department or community organisation – under this arrangement some groups have exclusive use and access to a facility, while others make the facility or part of the facility available for regular and/or casual hirers. The daily usage ensures surveillance and monitoring of hirers and the facility, ensures the provision of a community service to the local community, and assists with capacity building of community organisations. Income received from the facility is utilised on the facility. Council has limited control over the facility, and the success of the operation depends on the skills of the organisation.

## **Aims of the Strategy**

This Strategy aims to ensure that Council's community facilities meet the expectations and needs of current and future residents. The Strategy will seek to ensure that Council funds, maintains, and improves its ongoing, viable long-term assets, and will investigate possible outcomes for unsustainable facilities, in consultation with the community. Only those facilities that are not currently leased, or are due to shortly come off a lease, are being considered in this Strategy. The leased facilities, along with the libraries, will be considered in separate strategies. A full list of all of Council's community facilities is included as Appendix A.

The outcomes of the Strategy are:

- Enhanced facilities and services in the long-term;
- Long-term financial sustainability of sites;
- Increased income from a change of use or more profitable use of (identified) unsustainable facilities;
- More efficient allocation of financial resources; and
- Improved resource and usage management.

To achieve these outcomes, Council will:

- Allocate funding for the upgrade and maintenance of viable long-term facilities;
- Co-locate facilities/programs in multi-use type buildings;
- Partner with other organisations such as schools, churches and clubs;
- Rationalise facilities so that there are fewer, but higher quality facilities; and
- Sell unsustainable properties where no alternative use is identified.

**All monies saved or made in this process will go to improving community facilities.**

## **New Facilities**

This Strategy does not identify new facilities required to meet the needs of the new populations. Facilities needed to meet Lake Macquarie's growing population will be identified through Council's current review of its Developer Contribution Plans.

In providing new facilities, Council's preference (as identified in Council's Community Facilities Policy) is for fewer but larger multi-purpose facilities, rather than smaller stand-alone community halls.

However, in determining the recommendations of this Strategy, consideration has been given to the expansion opportunities of the existing facilities to meet these future needs.

## **Methodology, including assessment process**

### Community Facility Audit

To inform this Strategy, Council undertook an audit of its community facilities. The audit identified:

- The current management arrangements of the facilities;
- The usage of the facilities, including both the number of people who use them per week, along with the number of hours the facilities are used each week;
- The regular hirers or users of the facilities;
- Alternative facilities that are located nearby;
- The income that the facilities generate, and the operational expenses for the facilities (including cleaning costs, electricity, water and gas);
- The current condition of the facilities;
- The estimated costs of future maintenance works over the next 10 years to maintain the facility in its current condition; and
- Any recent or planned capital works.

Summary information from this audit, along with other relevant information on each facility is presented in Appendix B.

### School Hall Facilities

Under the Federal Government's Nation Building Economic Stimulus Plan – Building the Education Revolution (BER), \$14.1 billion was provided for Australian primary schools to build new iconic facilities such as libraries and multipurpose halls. A key component of the BER is that libraries and multipurpose halls built with funding from the *Primary Schools for the 21<sup>st</sup> Century* element of BER are to be available at no, or low cost, for use by the community.

Subsequently, in August 2009, the NSW Department of Education and Training adopted a policy in which schools are encouraged to make their facilities available for use by their community outside of school hours for appropriate purposes, provided this does not interfere with the school's provision of quality learning programs for its students.

In order to consider the availability and suitability of school halls for use as community facilities, Council surveyed all Lake Macquarie schools requesting information as to whether they had a hall, and if it was available for community use. Appendix C provides a list of schools that make their halls available for community use.

The information revealed that while most schools that had a hall were willing to make it available for certain community uses, very few school halls are available for use during school hours. This significantly limits these halls from being considered as alternative facilities, as Council's facilities are predominately utilised during the day.

Only those school halls that are available for use during school hours have been included in the audit when considering alternate facilities that are located near the Council facilities.

### Income Generated from Community Facilities

Any individual or group who wishes to use a Council facility is required to book and hire the space, and is charged a hire fee. Facilities that are managed by a community operating committee, or leased by an organisation, collect this fee, whilst Council collects the fees for the facilities that Council manages.

All fees received from the hire of the facilities go back into the operation of the facilities. Operational expenses include the cleaning of the facility, electricity, water, gas, non-structural maintenance and repairs (painting, cupboards), and other operational items such as tables, chairs and equipment.

Appendix D provides information on the income generated from the facilities considered by this Strategy, along with the operational expenses.

### Assessment Matrix

To objectively assess and rank the facilities, an assessment matrix was developed, using research done by Swinburne University and other Councils. Utilising the information obtained from the Community Facility Audit, the matrix assesses four different perspectives of facility performance. These are 'weighted' to reflect their level of strategic importance. The indicators are:

- Service – how well the facility delivers services to the community;
- Community – how well the facility and its location are matched to community needs;
- Physical – the condition of the facility and the associated opportunities and risks; and
- Financial – the cost to Council of providing the facility.

Each of these four perspectives is then made up of a number of lower level indicators, which are also weighted, depending on their strategic importance. The weightings were determined by Council staff with significant input from the Community Advisory Group. Details regarding the assessment matrix and weightings are included in Appendix E.

Every facility was scored against each of the lower level indicators, which then determined an overall score for each facility.

### Ranking Facilities

Using the scores obtained from the Assessment Matrix, the facilities were then ranked to determine the level of intervention needed for each facility. Those facilities that ranked high reflected that they are 'hard-working' facilities and require a minimum level of intervention. However, those facilities that ranked low were identified as being unsustainable and not fulfilling their function. Therefore, they require a significant level of intervention, as Council cannot continue with a 'business as usual' approach towards these facilities. Appendix F provides a list of the scores and rankings of the facilities.

### Communication and Consultation

Communication and consultation is a vital element of the process in developing and implementing this Strategy. It is essential to ensure that all stakeholders were informed throughout the project, and offered the opportunity to contribute at appropriate stages. Relevant stakeholders include:

- Management committees for the community facilities;
- Users of the community facilities, including community groups, organisations, and pensioner groups;
- The neighbouring communities;
- Community Advisory Group;

- Councillors;
- Media; and
- Council staff.

Communication and consultation was undertaken at a number of stages throughout the development of this Strategy. This included:

- In the development of the assessment process and assessment tool;
- In gathering the information about the community facilities; and
- In the development of the recommendations for the facilities.

Communication and consultation will also be undertaken in implementing the Strategy, particularly with those groups that are adversely affected by the proposed recommendations.

## Recommendations

The recommendations developed for each of the facilities reflect the outcomes of the Strategy. In developing the recommendations, all possible options were investigated, taking into account Council's long-term planning needs.

Those facilities that were ranked high by the assessment matrix require minimum levels of intervention. In most cases, these were recommended to be maintained, or maintained and monitor/undertake further investigations.

Capital upgrades are identified for those facilities that are identified as being very suitable for community use, and where it would assist with increasing the levels of usage or improving the functionality of the facility.

Where facilities are used exclusively or highly by a single group, and are suitable for these purposes or surplus to Council's needs, those facilities have been recommended to be sold or leased to these groups.

Those facilities that are unsuitable for community use, and in poor condition requiring significant expenditure to enable their use, were ranked lowest. These facilities are unsustainable, and therefore alternate uses have been identified, including closing and selling or demolishing the facilities. **All monies saved or made in this process will go to improving community facilities.**

**Maintain, or Maintain and Monitor/Investigate Further**

Facility	Recommendation	Justification
Belmont Senior Citizens Centre	Maintain facility in its current form.	The facility is the highest ranked facility. It has very high levels of utilisation, is in very good condition having had a major upgrade in 2009/10, and is suitable for its function. No intervention is required.
Bolton Point Community Hall	Maintain facility in its current form.	Ranking high, the facility has high levels of utilisation and is in good condition. Recent works have improved the condition and utilisation of the facility, and no further intervention is required.
Cardiff Senior Citizens Centre	Maintain facility in its current form. Investigate potential to expand or modify the facility to enable increased usage.	Ranking very high, the facility has high levels of utilisation, is in good condition, and is suitable for its function. Upgrades to the facility are identified in Council's Ageing Population Plan, and there are opportunities to further enhance the facility to enable increased usage. If these works were undertaken, it would enable Council to reassess the need for other local facilities, such as John Young Community Hall.
Garden Suburb Community Hall	Maintain facility and monitor future usage and need.	Community usage of this middle-ranking facility is increasing now that it is no longer leased by Garden Suburb Public School. It is in average condition, but with no enhancement opportunities or car parking, options are limited.
John Young Community Hall	Maintain facility in the short term. Reassess if the needs and requirements of the current users are able to be met by alternative facilities.	Situated in a residential area with no car parking and in average (but deteriorating) condition, this facility is not suitable for high levels of community use, and does not warrant significant expenditure on it. Council will need to reassess the future of this facility if it is identified that it is possible to relocate the current users to alternate facilities (including through the expansion of an existing facility).
Lake Macquarie Performing Arts Centre	Implement the recommendations of the separate review regarding future opportunities to improve the services offered by the facility.	This facility performs a unique function, being the only community facility in Lake Macquarie that is suitable for theatre productions. Opportunities to improve the services offered by this facility were identified in a separate review.

Marks Point Community Hall	Maintain facility in its current form.	Servicing the local community, this facility is suitable for its function. Whilst it has low levels of utilisation, alternate facilities are located some distance away and are not able to accommodate the current users.
Nords Wharf Community Hall	Maintain facility in the short term. Investigate options for replacement or enhancement in line with future development in the area.	Whilst the facility has very low levels of utilisation, it is in an isolated area with no alternate facilities nearby. The area has been identified for future residential development, with the new population therefore requiring access to community facilities. This may mean that there are opportunities to replace or enhance this facility to cater for these needs.
Sugar Valley Neighbourhood Centre	Maintain facility in its current form. Investigate management options for the facility. Seek heritage funding to undertake repairs to allow continued or alternate usage.	Although the heritage building at the front is in a very poor condition, the ground floor is currently safe for continued use. Funding is required to undertake repairs to the front building to enable all of its use. As the facility is currently in lease-holdover, Council will need to investigate management options for this facility.
Ulinga Park Community Hall	Maintain facility and monitor future usage and need.	With average levels of utilisation and being in poor condition, monitoring the usage and need of this facility will assist with determining future options. This will involve Council working more closely with the management committee of this facility.
Wyee Community Hall	Maintain facility in its current form. Investigate future expansion opportunities to enable the facility to cater for future development in the Wyee area.	This very high-ranking facility is managed by an operating committee who are very active in the ongoing maintenance and upgrades to the facility. Recent works have greatly improved the facility, and with Wyee identified for future residential development, there are opportunities to expand the facility to cater for this additional need.



## Maintain and Upgrade Facilities

Facility	Recommendation	Justification
Dudley Senior Citizens Centre	Maintain facility in its current form. Upgrade kitchen and floor.	The facility has average levels of utilisation and is suitable for its function. However, the floor structure is in its original condition and the kitchen is also old, and both need replacing. This will provide enhanced facilities for the local community.
Holmesville Community Hall	Undertake works to ensure facility meets non-discriminatory access and use standards – identified in Council’s Disability Action Plan for 2012/13. Upgrade kitchen and amenities (in line with the non-discriminatory access and use works). Work with the community operating committee to increase utilisation of the facility.	This middle-ranking facility has low levels of utilisation. However, it is suitable for its function as it serves the isolated suburb of Holmesville. The facility affords the opportunity for enhancement, and additional works will enable the facility to comply with non-discriminatory access and use standards, and will improve the utilisation of the facility.
Kilaben Bay Community Hall	Maintain facility in its current form. Construct internal amenities and upgrade the kitchen.	With the only close facilities heavily utilised, this facility is suitable for its function in meeting the needs of the local community. Usage has increased since improvements were undertaken on this facility. The facility has external amenities (which limits usage of the facility) and the kitchen is old and requires replacing.
Lakelands Community Hall	Maintain facility in its current form. Upgrade the kitchen.	This facility has high levels of utilisation, including use for a significant number of functions (eg weddings and celebrations). However, the kitchen is old and is not suited for function use. Upgrading the kitchen will improve its utilisation and suitability for use for functions.
Rathmines Community Hall	Maintain facility and work with the operating committee to increase usage of the facility. Undertake capital works (in particular, the kitchen and removal of external asbestos) to attract increased usage.	This very large heritage facility is suitable for its function and enables multiple use, but it is significantly under-utilised and requires a new kitchen. With Council working with the operating committee to improve usage, capital upgrades will also assist with further improving utilisation, and provide enhanced facilities for the local community.

Windale Community Hall	Maintain facility in its current form. Upgrade the kitchen.	The facility has very high levels of utilisation, and it is suitable for its function. However, the kitchen is old and requires replacing.
Woodrising Youth Centre	Maintain facility in its current form. Replace the floor coverings.	The facility has high levels of utilisation, is in average condition, and is suitable for its function. However, the floor coverings are in need of replacement.

**Lease or Sell Facility to Community Group**

Facility	Recommendation	Justification
Argenton Community Hall	<p>Complete works to provide non-discriminatory access and use, and replace the kitchen.</p> <p>Investigate leasing the facility to Samaritans Kaiyu once works are complete.</p>	<p>With recent restoration works, and with the current capital improvements, the usability and suitability of this facility will significantly improve. As Samaritans Kaiyu are major users of the facility, it would be advantageous to investigate leasing the facility to this group to manage the facility.</p>
Charlestown Carers Centre	<p>List land in the Generic Plan of Management.</p> <p>Lease facility to Charlestown Caring Group Inc.</p>	<p>The facility was originally acquired to enable the future expansion of the Charlestown Multipurpose Centre. However, with The Place: Charlestown Community Centre recently opening, the short term need for the expansion of the Multipurpose Centre has been alleviated. Charlestown Caring Group have undertaken significant works on this facility at their own costs and currently use the facility exclusively. Until Council requires the land for the expansion of the Multipurpose Centre, leasing the facility to Charlestown Caring Group is the most beneficial option. The future expansion of the Multipurpose Centre would therefore need to consider the accommodation requirements of Charlestown Caring Group Inc.</p>
Glendale Disabled Care Centre	<p>Investigate selling the facility to the House With No Steps.</p> <p>If sale of the facility to House With No Steps is not possible, negotiate with current users regarding alternative options.</p>	<p>The facility is used exclusively by the House With No Steps for respite care for people with severe disabilities. The facility is surplus to Council's needs as there are no other identified uses for it. The facility is in poor condition and requires substantial works to enable its continued use. Selling the facility to the House With No Steps would enable them to undertake the necessary works to suit their purposes. If sale of the facility to House With No Steps is not possible, Council will need to negotiate with House With No Steps regarding alternative options for the facility and their service.</p>

<p>Lake Macquarie Youth Refuge (Allambi House)</p>	<p>Continue negotiations to sell the facility to Allambi Youth Services.</p> <p>If sale of the facility to Allambi Youth Services is not possible, negotiate with current users regarding alternative options.</p>	<p>The facility is used exclusively by Allambi Youth Services as a youth refuge, and is surplus to Council's needs with no other identified uses. The facility is currently in a lease hold-over with Allambi Youth Services. The facility is in poor condition and requires substantial works to enable it to continue to be used as a youth refuge. Council is currently negotiating with Allambi Youth Services to acquire this property. If sale of the facility to Allambi Youth Services is not possible, Council will need to negotiate with Allambi Youth Services regarding alternative options for the facility and their service.</p>
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**Facilities Identified as Unsustainable or for Alternate Use**

Facility	Recommendation	Justification
Bayswater Community Hall	Demolish facility and upgrade Rathmines Community Hall, including kitchen, to provide enhanced facilities for the local community.	The facility is currently not in use due to safety concern, and is not suitable for use as a community facility due to its condition and issues with adjoining residential properties. The facility is in very poor condition and requires approximately \$400,000 of works to enable use of the facility. Rathmines Community Hall, located about 1.5kms away, is able to cater for the needs of the local community as it currently has low levels of utilisation, and is better suited for use as a community facility. Therefore, funds are better spent on enhancing Rathmines Community Hall in order to benefit the local community.
Boolaroo Pensioners Hall	Assist the Boolaroo Pensioner's Group to relocate to a suitable alternative facility.  Close and sell the facility. Retain funds in a reserve to improve facilities that are retained.	The facility has very low levels of utilisation, with Boolaroo Pensioners currently being in a lease holdover for this facility. The Boolaroo Pensioners Association has a small number of members and would be unable to financially sustain a lease when the facility is brought into line with the Lease Equity Model. Alternate facilities such as Argenton Community Hall and Club facilities are located between 1-2kms away and are able to cater for the needs of the Boolaroo Pensioners Association. Being in poor condition, and with no opportunities for enhancement or other identified options, it is proposed to sell the facility.
Cameron Park Community Cottage	Relocate the current users of the Cottage to the new Cameron Park Community Centre.  Continue process of selling the Community Cottage to use the funds for future community facilities identified in the Northlakes Section 94 Contributions Plan.	The residential house was acquired for community use for the first stage of the development in the Cameron Park area. Council has commenced the process of selling the cottage as the Northlakes Section 94 Contributions Plan identified that the cottage is to be sold as long-term facilities are developed, with funds from its sale contributing to these facilities. The new Cameron Park Community Centre is now in operation, and the current users of the cottage are relocating to the new facility. Therefore it is planned to continue the process of selling the cottage and use the funds from its sale for future community facilities identified in the Plan.

<p>Dudley Reay Park Community Hall</p>	<p>Demolish facility.</p> <p>Upgrade kitchen and floor structure of Dudley Senior Citizens Centre to provide enhanced facilities for the local community.</p> <p>In consultation with the local community, provide alternative social infrastructure (e.g. new amenities, BBQ area, shelter, and playground) to enhance the surrounding recreation facilities.</p>	<p>The facility is currently not in use due to safety concerns. The facility is in very poor condition and requires approximately \$400,000 of works to enable the ongoing use of the facility. With the facility located adjacent to recreational facilities, funds would be better spent providing an enhancement to these facilities. Consultation with the local community will need to occur to determine the nature of these facilities, such as amenities, BBQ area, shelter, playground etc. Dudley Senior Citizens Centre is located about 500 metres away and is able to cater for the needs of the local community as it has spare capacity.</p>
<p>Fennell Bay Community Hall</p>	<p>Rezone and reclassify the parcel of land that contains the Community Hall and surrounding parcels (not including foreshore land).</p> <p>Relocate current users to alternate facilities.</p> <p>Close and sell the facility. Retain funds in a reserve to improve facilities that are retained.</p>	<p>The facility has very low levels of utilisation with a number of alternate facilities located close by. Current users are able to be accommodated at Bolton Point Community Hall or Marmong Point Community Hall, which are located 2-3kms away. With a significant lack of car parking, and limited land size, options for expanding or enhancing this facility are restricted. Selling the facility and adjoining land parcels will therefore provide funds for enhancement of other facilities.</p>
<p>Rathmines Catamaran Sailing Club</p>	<p>Continue to repair the building to manage the facility as a bookable Pavilion, similar to the Heritage Shed at Speers Point Park.</p> <p>Consider alternative proposals should they arise.</p>	<p>Heritage issues significantly restrict options for this facility. Being located adjacent to Rathmines Community Hall, there is no need to replicate this use. With its location on the lake foreshore, the facility lends itself to being utilised as a bookable Pavilion. However, Council is willing to consider other proposals for this facility should they arise.</p>
<p>Redhead Community Library</p>	<p>Undertake internal refurbishment, in consultation with the facility users and Library Operating Committee, to enhance the facility to improve the library service and community use of the facility.</p>	<p>The facility has low levels of utilisation (although they are increasing), and the library usage restricts other community use. To ensure the sustainability of the facility, there is the opportunity to undertake internal refurbishment to enhance the library service and encourage greater community use.</p>

<p>Redhead Winder House Function Room</p>	<p>Undertake required maintenance works to bring building up to useable standards.</p> <p>In line with the recommendations of the Conservation Management Plan for the Lambton Colliery site, undertake expressions of interest to explore adaptive re-use, including possible community use, of the facility.</p>	<p>Not originally built as a community facility, and due to its condition, this heritage building has limited suitability for use as a community facility. The Conservation Management Plan for the Lambton Colliery site identified more appropriate, alternative uses for this facility. However, community use (such as for a Men's Shed) could also be investigated. Maintenance works are required to bring the building up to useable standards, with \$345,000 (including grant funds) currently allocated for this. Alternate facilities such as Redhead Community Library, Redhead Bowling Club and Redhead Surf Life Saving Club are located within 1km and are able to cater for most types of community use.</p>
<p>Toronto West Community Hall</p>	<p>Council to manage the facility directly, and hire it to the current users for their programs/services for the short term.</p> <p>Continue to investigate if the needs and requirements of the current users are able to be met by alternative facilities.</p> <p>Reassess the future of the facility when the current users are able to be relocated to alternative facilities.</p>	<p>The facility has low levels of utilisation, is in very poor condition, and is not suitable for its function. Due to limited adjacent space, as it is constrained by recreational facilities, there are limited opportunities for enhancement.</p> <p>In the short term, as the facility is currently in lease-holdover, Council will directly manage the facility in order to get a clear picture of the users and their needs.</p> <p>A new Integrated Aboriginal Child and Family Centre to be located less than 500 metres away, is currently being planned. The Child and Family Centre is expected to be operational in 2013, which may afford the opportunity to relocate the current users. If this is possible, it will provide the opportunity for Council to reassess the future of this facility.</p>

## Implementation

The implementation of this Strategy will be progressive, with the priorities identified below. In implementing the recommendations, Council will be required to work closely with the management committees and user groups of the facilities.

The implementation of the recommendations will be dependent on Council's budget and resources available, with some recommendations not able to proceed until others have been undertaken.

It is envisaged that the Strategy will be reviewed after five (5) years, to ensure that any outstanding recommendations are still viable and desirable, as well as to further assess the facilities to ensure they are continuing to meet the needs and expectations of the community.

## Priorities

Facilities that have been identified for capital upgrades, or identified as being unsustainable or for alternate use, have been prioritised for actions. They have been grouped into high, medium and low priorities, and are detailed below (in alphabetical order within each priority grouping).

Priority	Facility	Actions
High	Bayswater Community Hall	Demolish facility.
	Boolaroo Pensioners Hall	Relocate Boolaroo Pensioner's groups to a suitable alternative facility. Close and sell the facility.
	Cameron Park Community Cottage	Relocate the current users of the Cottage to the new Cameron Park Community Centre. Continue with process to sell the Community Cottage.
	Dudley Reay Park Community Hall	Demolish facility. In consultation with the local community, provide alternative infrastructure to enhance the surrounding recreation facilities.
	Holmesville Community Hall	Undertake works to ensure facility meets non-discriminatory access and use standards. Upgrade kitchen and amenities.
	Rathmines Community Hall	Undertake capital works (in particular, the kitchen and removal of external asbestos) to attract increased usage.
	Redhead Winder House Function Room	Undertake required maintenance works to bring building up to useable standards, utilising funds currently allocated. Undertake expressions of interest to explore adaptive re-use (including possible community use) of the facility.



Medium	Dudley Senior Citizens Centre	Upgrade kitchen and floor.
	Fennell Bay Community Hall	Rezone and reclassify the parcel of land that contains the Community Hall and surrounding parcels (not including foreshore land).  Relocate current users to alternate facilities.  Close and sell the facility.
	Kilaben Bay Community Hall	Construct internal amenities and upgrade the kitchen.
	Lakelands Community Hall	Upgrade kitchen.
	Redhead Community Library	Undertake internal refurbishment to enhance the facility to improve the library service and community use of the facility.
	Toronto West Community Hall	Council to manage the facility directly.  Continue to investigate if the needs and requirements of the current users are able to be met by alternative facilities.  Reassess the future of the facility when the current users are able to be relocated to alternative facilities.
Low	Rathmines Catamaran Sailing Club	Continue to repair the facility to manage the facility as a bookable Pavilion.
	Windale Community Hall	Upgrade kitchen.
	Woodrising Youth Centre	Replace the floor coverings.

## Appendix A – Complete listing of Community Facilities, by Suburb

Facility Name	Suburb	Management
Argenton Community Hall	Argenton	Council
Belmont Community Centre	Belmont	Leased
Belmont Library	Belmont	Council
Belmont Meals on Wheels	Belmont	Leased
Belmont Senior Citizens Centre	Belmont	Council
Belmont Neighbourhood Centre	Belmont North	Leased
Swansea & District Community Men's Shed	Blacksmiths	Leased
Swansea Belmont Surf Life Saving Club	Blacksmiths	Leased
Bolton Point Child Care Centre	Bolton Point	Leased
Bolton Point Community Hall	Bolton Point	Council
Bonnells Bay Youth and Community Centre	Bonnells Bay	Leased
Boolaroo Pensioners Hall	Boolaroo	Lease hold-over
Cameron Park Community Cottage	Cameron Park	Council
Cardiff Early Education and Care Centre	Cardiff	Leased
Cardiff Library	Cardiff	Council
Cardiff Senior Citizens Centre	Cardiff	Delegated Authority
John Young Community Hall	Cardiff	Community Operating Committee
Ulinga Park Community Hall	Cardiff	Delegated Authority
Catherine Hill Bay Surf Life Saving Club	Catherine Hill Bay	Leased
Caves Beach Surf Life Saving Club	Caves Beach	Leased
Charlestown Carers Centre	Charlestown	Council
Charlestown Child Care & Early Learning Centre	Charlestown	Leased
Charlestown Library	Charlestown	Council
Charlestown Multipurpose Centre	Charlestown	Leased
The Place: Charlestown Community Centre	Charlestown	Leased
Dudley Reay Park Community Hall	Dudley	Council
Dudley Senior Citizens Centre	Dudley	Delegated Authority
Edgeworth Child Care Centre	Edgeworth	Leased

Edgeworth Library	Edgeworth	Council
Edgeworth Memorial Neighbourhood Centre	Edgeworth	Leased
Fennell Bay Community Hall	Fennell Bay	Council
Garden Suburb Community Hall	Garden Suburb	Council
Glendale Disabled Care Centre	Glendale	Council
Glendale Early Education Centre	Glendale	Leased
KU Kahibah Road Child Care Centre	Highfields	Leased
Holmesville Community Hall	Holmesville	Community Operating Committee
Kilaben Bay Community Hall	Kilaben Bay	Council
Lakelands Community Hall	Lakelands	Council
Marks Point Community Hall	Marks Point	Community Operating Committee
Marmong Point Community Hall	Marmong Point	Leased
Morriset Library	Morriset	Council
Morriset Multipurpose Centre	Morriset	Leased
Mount Hutton Child Care Centre	Mount Hutton	Leased
Nords Wharf Community Hall	Nords Wharf	Council
Bayswater Community Hall	Rathmines	Community Operating Committee
Rathmines Boy Scouts Hall	Rathmines	Leased
Rathmines Catamaran Club	Rathmines	Council
Rathmines Community Hall	Rathmines	Community Operating Committee
Westlakes Music Centre	Rathmines	Leased
Lake Macquarie Youth Refuge (Allambi House)	Redhead	Lease hold-over
Redhead Community Library	Redhead	Community Operating Committee
Redhead Community Preschool	Redhead	Leased
Redhead Surf Life Saving Club	Redhead	Leased
Redhead Winder House Function Room	Redhead	Council
Council Administration Centre	Speers Point	Council
Speers Point Library	Speers Point	Council
The Swansea Centre	Swansea	Council / Leased
Swansea Combined Pensioners and Community Care Centre	Swansea	Leased
Swansea Meals on Wheels	Swansea	Leased
Teralba Community Hall	Teralba	Leased

Home Modification Lake Macquarie	Toronto	Leased
Toronto Community Child Care Centre	Toronto	Leased
Toronto Library	Toronto	Council
Toronto Multi Purpose Centre	Toronto	Leased
Toronto West Community Hall	Toronto	Lease hold-over
Wangi Wangi Library	Wangi Wangi	Council
Wangi Peter Pan Kindergarten	Wangi Wangi	Leased
Lake Macquarie Performing Arts Centre	Warners Bay	Council
Warners Bay Early Learning and Care Centre	Warners Bay	Leased
Sugar Valley Neighbourhood Centre	West Wallsend	Lease hold-over
West Wallsend Centre	West Wallsend	Leased
Birrilee Long Day Care Centre	Whitebridge	Leased
Windale Community Hall	Windale	Community Operating Committee
Windale Community Office	Windale	Leased
Windale Library	Windale	Council
Woodrising Community Preschool	Woodrising	Leased
Woodrising Neighbourhood Centre	Woodrising	Leased
Woodrising Youth Centre	Woodrising	Community Operating Committee
Wyee Community Hall	Wyee	Community Operating Committee


## Appendix B - Hall and Facility Audit


North Ward Facilities	West Ward Facilities	East Ward Facilities
Cameron Park Community Cottage	Argenton Community Hall	Belmont Senior Citizens Centre
Cardiff Senior Citizens Centre	Bayswater Community Hall	Lake Macquarie Youth Refuge
Charlestown Carers Centre	Bolton Point Community Hall	Marks Point Community Hall
Dudley Reay Park Community	Boolaroo Pensioners Hall	Nords Wharf Community Hall
Dudley Senior Citizens Centre	Fennell Bay Community Hall	Redhead Community Library
Garden Suburb Community Hall	Kilaben Bay Community Hall	Redhead Winder House Function Room
Glendale Disabled Care Centre	Lakelands Community Hall	Windale Community Hall
Holmesville Community Hall	Rathmines Catamaran Club	
John Young Community Hall	Rathmines Community Hall	
Lake Macquarie Performing Arts Centre	Toronto West Community Hall	
Sugar Valley Neighbourhood Centre	Woodrising Youth Centre	
Ulinga Park Community Hall	Wyee Community Hall	

**Explanation of Audit Elements:**


Assessment Score	Score determined using the Assessment Matrix (see Appendix E).
Ranking	The ranking of the facilities as determined by their score.
Description	Provides background information regarding the history of the facility. Also identifies the current management structure of the facility.
Utilisation	Assesses both the number of people per week who use the facility, along with the number of hours per week that the facility is used. Major users of the facility are identified.
Alternate Facilities	Identifies alternate community facilities that are in close proximity. Includes those school halls that are available for use during school hours, as well as any clubs that make their facilities available for community use at low, or no cost.
Accessibility and Suitability	Identifies whether the facility is close to public transport, and whether it has off-street car parking. Also identifies whether the facility meets non-discriminatory access and use standards, and how suitable the facility is for use as a community facility, or for its current purpose.
Condition	Identifies the structural condition of the facility, as well opportunities for enhancement.
Financial Information	Assesses the income and operating expenses of the facility (see Appendix D). The estimated costs of future maintenance works only includes the costs required over the next 10 years to maintain the facility to its current standard. It does not include any capital improvements (e.g. replacing kitchens and amenities) other than to ensure that the facility is made safe and useable (e.g. replacing flooring, treating asbestos, carrying out necessary electrical works).


## North Ward Facilities


<p><b>Cameron Park Community Cottage</b></p> <p><b>35 Harris Street, Cameron Park</b></p>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Brick with tile roof	1995	52.9	15
	<b>Description</b>	<p>The facility is a residential house that was acquired for the first stage of development in the Cameron Park Area. The house was furnished and equipped to accommodate the office needs of a Community Development Officer, as well as for general community and youth activities. Council currently manages the facility.</p> <p>Council has commenced the process of selling the cottage, as the Northlakes Section 94 Contributions Plan identifies that the cottage is to be sold as long term facilities are developed, and the funds from its sale are to be utilised for future facilities identified in the Plan.</p>		
	<b>Utilisation</b>	The facility has high levels of utilisation by OOSH and playgroups.		
	<b>Alternate Facilities</b>	Cameron Park Community Centre and Edgeworth Neighbourhood Centre.		
	<b>Accessibility and suitability</b>	The facility is close to public transport, but has no car parking. It does not comply with non-discriminatory access and use standards, and being a converted residential house, it is not suitable for its function.		
	<b>Condition</b>	The facility is in a good condition. Being located in a residential area, the facility does not offer the opportunity for enhancement.		
	<b>Financial Information</b>	<p>Income has increased over the last few years.</p> <p>Estimated costs of future maintenance works is \$20,000.</p>		
	<b>Recommendation:</b>	<p>Relocate the current users of the Cottage to the new Cameron Park Community Centre.</p> <p>Continue process of selling the Community Cottage to use the funds for future community facilities identified in the Northlakes Section 94 Contributions Plan.</p>		


<b>Cardiff Senior Citizens Centre</b> <b>52 Harrison Street, Cardiff</b>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Brick with metal roof	Late 1970s	73.9	3
	<b>Description</b>	The facility was built with a Commonwealth grant as a facility for seniors' activities, and is managed by the Cardiff Senior Citizens Inc.		
	<b>Utilisation</b>	The facility has high levels of utilisation by seniors and other community activities.		
	<b>Alternate Facilities</b>	John Young Community Hall, Ulinga Park Community Hall, Edgeworth Neighbourhood Centre, Cardiff North Public School Hall, and various local Club facilities.		
	<b>Accessibility and suitability</b>	The facility is close to public transport and has car parking. The facility partly complies with non-discriminatory access and use standards, and is suitable for its function.		
	<b>Condition</b>	The facility is in good condition, and the kitchen was upgraded in 2007. There may be opportunities to significantly enhance the facility, including ensuring that all parts of the facility comply with non-discriminatory access and use standards. Upgrades of the amenities are identified in Council's Ageing Population Plan.		
	<b>Financial Information</b>	The facility is a high earning facility, with its income remaining fairly steady over the last few years.  Estimated costs of future maintenance works is \$75,000.		
<b>Recommendation:</b>				
Maintain facility in its current form.				
Investigate potential to expand or modify the facility to enable increased usage.				





<b>Charlestown Carers Centre</b> <b>23 James Street Charlestown</b>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Hardiplank with iron roof	Unknown	66.4	9
	<b>Description</b>	The facility was purchased in 2007 for future land to extend the Charlestown Multipurpose Centre.  Until such time as the land is required, Charlestown Caring Group Inc. have operated from the building, undertaking renovation works at their own cost, although Council currently manages the facility.		
	<b>Utilisation</b>	The facility has high levels of utilisation, providing office space for Charlestown Caring Group Inc.		
	<b>Alternate Facilities</b>	Charlestown Multipurpose Centre, The Place: Charlestown Community Centre, Charlestown Library Meeting Room, Charlestown Public School Hall, and various Club facilities.		
	<b>Accessibility and suitability</b>	The facility is close to public transport and has off-street car parking. The facility meets non-discriminatory access and use standards, and is suitable for its function.		
	<b>Condition</b>	The facility is in good condition, with Charlestown Caring Group Inc. having renovated the facility. However, the facility affords no opportunity for enhancement, unless it is incorporated into an extension of the Charlestown Multipurpose Centre.		
	<b>Financial Information</b>	Income from the facility is low, and below operating expenses.  Estimated costs of future maintenance works is \$35,000.		
	<b>Recommendation:</b>  List land in the Generic Plan of Management.  Lease facility to Charlestown Caring Group Inc.			


<p><b>Dudley Reay Park Community Hall</b></p> <p><b>15a Ocean Street, Dudley</b></p> 	<p><b>Structure</b></p>	<p><b>Year of Construction</b></p>	<p><b>Assessment Score (out of 100)</b></p>	<p><b>Ranking (out of 31)</b></p>
	<p>Asbestos exterior and roof</p>	<p>1950</p>	<p>27.8</p>	<p>31</p>
<p><b>Description</b></p>		<p>The facility was managed by a real estate agent until 2008 when Council took over the management. Council has sought expressions of interest from the community to lease the facility twice, with no groups interested. The previous facility audit in 1988 identified that the facility should be monitored, with only minimal works undertaken to meet minimum standards.</p>		
<p><b>Utilisation</b></p>		<p>The facility is currently not in use due to safety concerns.</p>		
<p><b>Alternate Facilities</b></p>		<p>Dudley Senior Citizens Centre, Redhead Community Library.</p>		
<p><b>Accessibility and suitability</b></p>		<p>Whilst the facility is in close proximity to public transport, it has no available car parking area. The facility does not meet non-discriminatory access and use standards, and is currently not suitable for use as a community facility due to its condition and the substantial works required to enable its use.</p>		
<p><b>Condition</b></p>		<p>The facility is in very poor condition and requires immediate substantial works to enable the ongoing use of the facility. There is also a large contamination component to the building due to asbestos.</p>		
<p><b>Financial Information</b></p>		<p>Income from the facility has been decreasing in recent years and is well below operating expenses.</p> <p>Estimated costs of future maintenance works is \$400,000.</p>		
<p><b>Recommendation:</b></p> <p>Demolish facility.</p> <p>Upgrade kitchen and floor structure of Dudley Senior Citizens Centre to provide enhanced facilities for the local community.</p> <p>In consultation with the local community, provide alternative social infrastructure (e.g. new amenities, BBQ area, shelter, and playground) to enhance the surrounding recreation facilities.</p>				


<b>Dudley Seniors Citizens Centre</b> <b>98 Ocean Street, Dudley</b>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Weatherboard with iron roof	1904	66.4	9
	<b>Description</b>	The facility was built as a 'School of the Arts' (community facility) from donations from the mining industry. It is currently managed by Dudley Combined Pensioners and Seniors Citizens Association.		
	<b>Utilisation</b>	The facility has average levels of utilisation and is used by Dudley Pensioners Association, Charlestown Carers Inc., Tai Kwon Do groups, and exercise and dance groups.		
	<b>Alternate Facilities</b>	Dudley Reay Park Community Hall, Redhead Community Library.		
	<b>Accessibility and suitability</b>	The facility is in close proximity to public transport but does not have off-street car parking. The facility meets non-discriminatory access and use standards, and is suitable for its function.		
	<b>Condition</b>	The facility is in average condition, and requires work on the floor and kitchen.		
	<b>Financial Information</b>	Income levels of the facility have been increasing and are generally above operating expenses.  Estimated costs of future maintenance works is \$95,000.		
	<b>Recommendation:</b>  Maintain facility in its current form.  Upgrade kitchen and floor.			

<b>Garden Suburb Community Hall</b> <b>2a Prospect Road, Garden Suburb</b>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Asbestos exterior and roof	1962	53.5	14
	<b>Description</b>	Located adjacent to the local primary school, the facility was leased by the school. With the school recently constructing a hall, they have relinquished the lease, and the facility is currently being managed by Council.		
	<b>Utilisation</b>	Whilst the facility has low levels of utilisation, it is increasing, and is currently used by playgroups, dance groups, and exercise groups.		
	<b>Alternate Facilities</b>	Ulinga Community Hall, Lakelands Community Hall, Garden Suburb Public School Hall.		
	<b>Accessibility and suitability</b>	The facility is in close proximity to public transport, however has no off-street car parking and limited on-street parking due to the adjacent school. The facility does not comply with non-discriminatory access and use standards, but is suitable for its function.		
	<b>Condition</b>	The facility is in average condition and requires future works to the kitchen and amenities. There is little opportunity for enhancement given the land constraints.		
	<b>Financial Information</b>	Information on income and expenses is not available, as the facility has recently come off lease.  Estimated costs of future maintenance works is \$149,000.		
<b>Recommendation:</b> Maintain facility and monitor future usage and need.				



<b>Glendale Disabled Care Centre</b>  <b>7 Glendon Crescent, Glendale</b>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Brick veneer and block, with metal roof	Unknown	46.9	19
	<b>Description</b>	Built from community fundraising for the Glendon Special School, the facility was leased by the NSW Department of Ageing, Disability and Home Care. Council took over the management when the Glendon Special School relocated.		
	<b>Utilisation</b>	The facility is used exclusively by the House With No Steps for their programs for people with severe disabilities.		
	<b>Alternate Facilities</b>	Other facilities are located nearby, but are not suitable for the current users, who require a purpose-built facility.		
	<b>Accessibility and suitability</b>	The facility is not suitable for its function, requiring significant works to enable it to be used for its current purposes. The facility does not meet non-discriminatory access and use standards.		
	<b>Condition</b>	The facility is in poor condition and requires substantial works, including major upgrades to improve its suitability for its current purposes.		
	<b>Financial Information</b>	Income received from the facility is high, and is above current operating expenses.  Estimated costs of future maintenance works is \$150,000.		
	<b>Recommendation:</b>	Investigate selling the facility to the House With No Steps.  If sale of the facility to House with No Steps is not possible, negotiate with current users regarding alternative options.		


<b>Holmesville Community Hall</b> <b>22 George Street, Holmesville</b>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Timber with metal roof	1906	51.7	16
	<b>Description</b>	The facility was built as a community hall from mining industry contributions. It is currently being managed by a community operating committee.		
	<b>Utilisation</b>	The facility has low levels of utilisation, being used for Progress Association meetings and activities, as well as a dance group and playgroup.		
	<b>Alternate Facilities</b>	Sugar Valley Neighbourhood Centre and West Wallsend High School.		
	<b>Accessibility and suitability</b>	The facility is in reasonable proximity to public transport and has off-street car parking across the road. The facility does not meet non-discriminatory access and use standards, and is suitable for its function.		
	<b>Condition</b>	The facility is in fair condition and requires works to the kitchen and amenities, and affords the opportunity for enhancement.		
	<b>Financial Information</b>	Income from the facility is high, and is above the operating expenses. Estimated costs of future maintenance works is \$139,000.		
	<b>Recommendation:</b>	Undertake works to ensure facility meets non-discriminatory access and use standards (provide access ramp and accessible toilet) – identified in Council’s Disability Action Plan for 2012/13. Upgrade kitchen and amenities (in line with the non-discriminatory access and use works). Work with the community operating committee to increase utilisation of the facility.		

<b>John Young Community Hall</b>  <b>24 Thomas Street Cardiff</b>  	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Timber and asbestos, with metal roof	1939	39.5	23
<b>Description</b>		The facility is an old style hall, which was moved to the area in 1964 from the Rathmines Air Base. It is located in a residential area, and is managed by a community operating committee.		
<b>Utilisation</b>		The facility has low levels of utilisation, with the regular users including fitness, dance and musical (brass band) groups.		
<b>Alternate Facilities</b>		Cardiff Senior Citizens Centre, Ulinga Park Community Hall, Edgeworth Neighbourhood Centre, Cardiff North Public School Hall, and various Club function facilities.		
<b>Accessibility and suitability</b>		Whilst the facility is close to public transport, it has no off-street parking. The facility does not meet non-discriminatory access and use standards, and is not suitable for its function due to its location and lack of parking.		
<b>Condition</b>		The facility is in average condition, requiring work including a new kitchen and amenities. There is no opportunity for enhancement due to its location in a residential area.		
<b>Financial Information</b>		Income has been declining in recent years and is significantly lower than its operating expenses.  Estimated costs of future maintenance works is \$174,000.		
<b>Recommendation:</b>  Maintain facility in the short-term.  Reassess if the needs and requirements of the current users are able to be met by alternative facilities.				


<p><b>Lake Macquarie Performing Arts Centre</b></p> <p><b>39 Lake Street, Warners Bay</b></p> 	<p><b>Structure</b></p>	<p><b>Year of Construction</b></p>	<p><b>Assessment Score (out of 100)</b></p>	<p><b>Ranking (out of 31)</b></p>
	<p>Timber and brick, with metal roof</p>	<p>1958</p>	<p>73.3</p>	<p>4</p>
<p><b>Description</b></p>		<p>The facility is a hall that was converted for use as a performing arts centre in 2001. It contains a stage, sound/lighting equipment, dressing rooms, entry foyer, and tiered seating. The facility was recently the subject of a separate review regarding future opportunities to improve the services offered by the facility.</p>		
<p><b>Utilisation</b></p>		<p>The facility has high levels of utilisation from a number of groups and organisations.</p>		
<p><b>Alternate Facilities</b></p>		<p>Whilst there are other community facilities located nearby, none of these are suitable for the purposes of a performing arts centre.</p>		
<p><b>Accessibility and suitability</b></p>		<p>The facility is in close proximity to public transport and has off-street car parking. The facility complies with non-discriminatory access and use standards and is suitable for its function.</p>		
<p><b>Condition</b></p>		<p>The facility is in good condition. There is some potential for future enhancement opportunities to improve its use as a performing arts centre.</p>		
<p><b>Financial Information</b></p>		<p>Whilst the facility has the highest income levels of any facility in Lake Macquarie, operating expenses are also very high due to cleaning and theatrical maintenance.</p> <p>Estimated costs of future maintenance works is \$195,000.</p>		
<p><b>Recommendation:</b></p>		<p>Implement the recommendations of the separate review regarding future opportunities to improve the services offered by the facility.</p>		





<p><b>Sugar Valley Neighbourhood Centre</b></p>	<p><b>Structure</b></p>	<p><b>Year of Construction</b></p>	<p><b>Assessment Score (out of 100)</b></p>	<p><b>Ranking (out of 31)</b></p>
<p><b>65 Carrington Street, West Wallsend</b></p>	<p>Timber with iron roof (front), hardiplank and metal roof (rear)</p>	<p>1895 and 1995</p>	<p>45.4</p>	<p>21</p>
	<p><b>Description</b> The facility consists of an older two-story heritage building at the front, with a newer single-storey community hall at the rear, which was funded through the Area Assistance Scheme. The facility is currently in a lease hold-over with the Sugar Valley Neighbourhood Centre Inc.</p> <p><b>Utilisation</b> The facility has average levels of utilisation and is used by the Sugar Valley Neighbourhood Centre Inc. for their programs and activities.</p> <p><b>Alternate Facilities</b> Holmesville Community Hall and West Wallsend High School.</p> <p><b>Accessibility and suitability</b> The facility is in close proximity to public transport, and has off-street car parking at the rear. The front part of the facility is not suitable for its function, being an old heritage building. However, the rear community hall is suitable for community use, being a purpose-built community hall. The rear hall complies with non-discriminatory access and use standards, however the front building does not comply.</p> <p><b>Condition</b> The older heritage building is in very poor condition, with the upstairs area unsafe for use. Significant works are required to enable the use of this area. The rear hall is in good condition.</p> <p><b>Financial Information</b> As the facility is currently in a lease hold-over, income from the facility is just \$1 per year, as it has not been brought into line with the Lease Equity Model. Operating expenditure for the facility is high.</p> <p>Estimated costs of future maintenance works is \$500,000.</p>			
	<p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>Maintain facility in its current form.</li> <li>Investigate management options for the facility.</li> <li>Seek heritage funding to undertake repairs to allow continued or alternate usage.</li> </ul>			


<b>Ulinga Park Community Hall</b> <b>1a Lodwick Lane, Cardiff South</b>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Timber and asbestos, with iron roof	c. 1960s	40.3	22
	<b>Description</b>	The facility was bought and moved to its location by Ulinga Youth Centre Inc with grant money and borrowed funds. It is adjacent to the sporting ovals, with whom they share toilet facilities. The hall is managed by Ulinga Youth Centre Inc. under delegated authority.		
	<b>Utilisation</b>	The facility has average levels of utilisation, and is used by dance groups, and a church.		
	<b>Alternate Facilities</b>	Cardiff Senior Citizens Centre, John Young Community Hall, Lakelands Community Hall, Garden Suburb Community Hall, Cardiff North Public School Hall, and Garden Suburb Public School Hall.		
	<b>Accessibility and suitability</b>	Although the facility has car parking, it is not in close proximity to public transport. The facility does not meet non-discriminatory access and use standards, and is not suitable for its function.		
	<b>Condition</b>	The facility is in poor condition, requiring a kitchen and amenities upgrade. The facility affords little opportunity for enhancement.		
	<b>Financial Information</b>	Income from the facility is low, and below operating expenses. Estimated costs of future maintenance works is \$194,000.		
<b>Recommendation:</b> Maintain facility and monitor future usage and need.				

## West Ward Facilities

<p><b>Argenton Community Hall</b></p> <p><b>7 Elizabeth Street, Argenton</b></p>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Weatherboard with metal roof	1960	64.2	11
	<b>Description</b>	The facility suffered major fire damage in 2009 and has since had restoration works. Works are currently in progress to provide non-discriminatory access and use, as well as to replace the kitchen. Council currently manages this facility.		
	<b>Utilisation</b>	The facility has high levels of utilisation, with Samaritans Kaiyu being the major users of the facility.		
	<b>Alternate Facilities</b>	John Young Community Hall, Cardiff Senior Citizens Centre, Edgeworth Neighbourhood Centre, and Boolaroo Pensioners Hall.		
	<b>Accessibility and suitability</b>	The facility is in reasonable proximity to public transport and has available on-street car parking. Works are currently in progress to provide non-discriminatory access and use to the facility, and the facility is suitable for its function.		
	<b>Condition</b>	With the recent restoration works and current works in progress, the facility will be in a very good condition.		
	<b>Financial Information</b>	<p>The income from the facility is average, and covers the operational expenditure.</p> <p>Estimated costs of future maintenance works is \$139,000.</p>		
<b>Recommendation:</b>				
<p>Complete works to provide non-discriminatory access and use, and replace the kitchen.</p> <p>Investigate leasing the facility to Samaritans Kaiyu once works are complete.</p>				

<b>Bayswater Community Hall</b> <b>43 Dorrington Road, Rathmines</b>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Asbestos with iron roof	1962	34.8	26
	<b>Description</b>	The facility was built by the Bayswater Progress Association through fundraising and grants. Situated on Crown Land, the facility adjoins a number of residential properties thereby causing ongoing issues, especially when the facility is being used for weekend functions. The facility is managed by the same committee as Rathmines Community Hall.		
	<b>Utilisation</b>	The facility has been closed to users since November 2010 due to safety concerns with the internal asbestos lining.		
	<b>Alternate Facilities</b>	Rathmines Community Hall and Westlakes Music Centre.		
	<b>Accessibility and suitability</b>	The facility is in close proximity to public transport and has limited car parking. Due to its condition and issues with adjoining residential properties, the facility is not suitable for use as a community facility and requires substantial works to enable its use. It does not meet non-discriminatory access and use standards.		
	<b>Condition</b>	The facility is in very poor condition and requires immediate substantial works to enable use of the facility. There is a large contamination component to the building due to asbestos.		
	<b>Financial Information</b>	Income received from the facility is low, but covers operational expenses. However, this will significantly decrease due to its closure.  Estimated costs of future maintenance works is \$400,000.		
<b>Recommendation:</b>  Demolish facility and upgrade Rathmines Community Hall, including kitchen, to provide enhanced facilities for the local community.				

<b>Bolton Point Community Hall</b>  <b>68a Middle Point Road, Bolton Point</b>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Hardiplank with metal roof	1960	70.5	6
	<b>Description</b>	Previously managed by a real estate agent, Council undertook the management of the facility in 2008, resulting in increased utilisation of the facility. A major upgrade of the toilets, floor, kitchen, and provision of non-discriminatory access and use occurred in 2010/11.		
	<b>Utilisation</b>	The facility has high levels of utilisation with a number of government and non-government organisations using the facility for meetings. The office space is used by the Quigley Cooperative for their administration activities.		
	<b>Alternate Facilities</b>	Marmong Point Community Hall, Fennell Bay Community Hall, Woodrising Youth Centre, Woodrising Neighbourhood Centre, Toronto Multipurpose Centre, and Teralba Community Hall.		
	<b>Accessibility and suitability</b>	The facility is in close proximity to a limited public transport service, but has off-street car parking. The recent works has enabled the facility to comply with non-discriminatory access and use standards, and the facility is suitable for its function.		
	<b>Condition</b>	The facility is in good condition with the recent works improving the useability of this facility.		
	<b>Financial Information</b>	The facility is a high earning facility, with income considerably above operating expenditure.  Estimated costs of future maintenance works is \$79,000.		
<b>Recommendation:</b>  Maintain facility in its current form.				


<b>Boolaroo Pensioners Hall</b>  <b>60 Main Road, Boolaroo</b>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Brick and weatherboard with metal roof	c. 1960s	34.8	26
	<b>Description</b>	The Boolaroo Pensioners lease this facility, but it is currently in lease-hold-over. The facility is attached to the Boolaroo Cinema, sharing a common wall.		
	<b>Utilisation</b>	The facility has very low levels of utilisation, with Council records showing that the hall has not been used by any group apart from the Boolaroo Pensioners, in the last 10 years.		
	<b>Alternate Facilities</b>	Argenton Community Hall, Lakelands Community Hall, Cardiff Seniors Citizens Centre, Council Administration Meeting Rooms, and local Club facilities.		
	<b>Accessibility and suitability</b>	The facility is in close proximity to public transport, but does not have any available off-street car parking. The facility does not comply with non-discriminatory access and use, and is not suitable for the activities of its current users.		
	<b>Condition</b>	Despite the roof being replaced about six or seven years ago, the facility is in poor condition and requires extensive maintenance. The facility affords no enhancement opportunities.		
	<b>Financial Information</b>	The facility receives just \$1 per year income, as it has not been brought into line with the Lease Equity Model. Operational expenses are therefore significantly higher than income.  Estimated costs of future maintenance works is \$180,000.		
	<b>Recommendation:</b>  Assist the Boolaroo Pensioners' Group to relocate to a suitable alternative facility.  Close and sell the facility. Retain funds in a reserve to improve facilities that are retained			

**Fennell Bay Community Hall**


**302 Main Road, Fennell Bay**





Structure	Year of Construction	Assessment Score (out of 100)	Ranking (out of 31)
Weatherboard with asbestos roof	1964	36.2	25
<b>Description</b>	The site of this facility comprises of four individual land parcels. The facility is a very small hall and has exterior toilets. Council currently manages the facility, as it has not been able to be leased due to its size and lack of parking.		
<b>Utilisation</b>	The facility has very low levels of utilisation with only a small number of regular users, and the occasional casual use.		
<b>Alternate Facilities</b>	Bolton Point Community Hall, Marmong Point Community Hall, Woodrising Youth Centre, Woodrising Neighbourhood Centre, Toronto Multipurpose Centre, Toronto Library Meeting Room, Teralba Community Hall.		
<b>Accessibility and suitability</b>	Being located on a main road, public transport access to the facility is very good. However, there is no off-street parking, and on-street parking is very limited due to the busy road. The facility does not comply with non-discriminatory access and use standards, and is not suitable for its function due to its small size and exterior toilets.		
<b>Condition</b>	The facility is in average condition and would require significant upgrades to enable greater use of the facility. The facility does not provide non-discriminatory access and use.		
<b>Financial Information</b>	Income received from the facility is low, and is below operational expenditure.  Estimated costs of future maintenance works is \$159,000.		
<p><b>Recommendation:</b></p> <p>Rezone and reclassify the parcel of land that contains the Community Hall and surrounding parcels (not including foreshore land).</p> <p>Relocate current users to alternate facilities.</p> <p>Close and sell the facility. Retain funds in a reserve to improve facilities that are retained.</p>			

<b>Kilaben Bay Community Hall</b> <b>132a Kilaben Bay Road, Kilaben Bay</b>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Hardiplank with a metal roof	1939	46.7	20
	<b>Description</b>	With no other facilities to service the local community, the facility consists of a small hall with an external toilet. The facility was moved to the area from the Rathmines Air Base in the 1960s, and was damaged in the 2007 storms which required the replacement of the roof and back section of the hall. A new fenced area for playgroups was also added. Council currently manages the facility.		
	<b>Utilisation</b>	The facility has very low levels of utilisation (partly due to the external toilet), with playgroups being the only users. However, usage has increased in 2011.		
	<b>Alternate Facilities</b>	Toronto Multipurpose Centre and Toronto Library Meeting Room (however these are heavily utilised).		
	<b>Accessibility and suitability</b>	The facility is in reasonable proximity to public transport but does not benefit from off-street parking. Whilst the facility does not comply with non-discriminatory access and use standards, it is suitable for its function in meeting the needs of the local community, especially with the addition of the fenced area.		
	<b>Condition</b>	The facility is in average condition, but requires kitchen and toilet upgrades.		
	<b>Financial Information</b>	Although the income received from the facility is low, it is above its operational expenditure.  Estimated costs of future maintenance works is \$79,000.		
<b>Recommendation:</b>  Maintain facility in its current form.  Construct internal amenities and upgrade the kitchen.				



<b>Lakelands Community Hall</b> <b>135 Ambleside Circuit, Lakelands</b>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Brick and timber with a tile roof	c. 1980s	72.0	5
	<b>Description</b>	The facility was built to service the Lakelands sub-division. It has recently received significant restoration works as a result of a fire in 2009, and is currently managed by Council.		
	<b>Utilisation</b>	The facility has high levels of utilisation, being used by Biala Respite Centre, dance groups, playgroups, as well as for functions (e.g. weddings and celebrations).		
	<b>Alternate Facilities</b>	Cardiff Senior Citizens Centre, Ulinga Park Community Hall, John Young Community Hall, and Boolaroo Pensioners Hall.		
	<b>Accessibility and suitability</b>	The facility is in close proximity to public transport and has off-street parking. The facility complies with non-discriminatory access and use standards and is suitable for its function. However, the kitchen is old and limits the use for functions.		
	<b>Condition</b>	The facility is in excellent condition with only minor future maintenance works required. However, the facility would benefit significantly from a kitchen upgrade.		
	<b>Financial Information</b>	The income levels of the facility were greatly affected by the fire but are recovering. Income received from the facility is above operational expenditure.  Estimated costs of future maintenance works is \$4,000.		
<b>Recommendation:</b>  Maintain facility in its current form.  Upgrade the kitchen.				

<b>Rathmines Catamaran Club</b>  <b>Stilling Street, Rathmines</b>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Timber and asbestos with metal roof	1939	32.9	29
	<b>Description</b>	Located behind the Rathmines Community Hall, this heritage building was previously leased by the Catamaran Sailing Club who relinquished their lease some time ago. The facility has recently received a new roof, and is now managed by Council.		
	<b>Utilisation</b>	The facility is currently not being used due to its poor condition.		
	<b>Alternate Facilities</b>	Rathmines Community Hall, Bayswater Community Hall, Westlakes Music Centre.		
	<b>Accessibility and suitability</b>	The facility is in close proximity to public transport and has limited off-street parking. The facility does not comply with non-discriminatory access and use, and due to its condition, it is currently not suitable for use as a community facility.		
	<b>Condition</b>	The facility is in poor condition requiring substantial future works to enable use of the facility. However, the facility affords opportunity for enhancement.		
	<b>Financial Information</b>	As it is not currently being used, no income is received from this facility. Estimated costs of future maintenance works is \$177,000.		
<b>Recommendation:</b>  Continue to repair the building to manage the facility as a bookable Pavilion, similar to the Heritage Shed at Speers Point Park.  Consider alternative proposals should they arise.				


<b>Rathmines Community Hall</b>  <b>Stilling Street, Rathmines</b>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Weatherboard and asbestos, with metal roof	1939	61.0	12
	<b>Description</b>	This state heritage-listed building consists of a main hall, meeting room and a girl guides area. The facility is located on the lake foreshore and requires a high level of maintenance. The facility is currently managed by a community operating committee.		
	<b>Utilisation</b>	The facility is has low levels of utilisations, and is significantly under-utilised, with only a small number of regular users.		
	<b>Alternate Facilities</b>	Bayswater Community Hall and Westlakes Music Centre.		
	<b>Accessibility and suitability</b>	The facility is in close proximity to public transport and has limited off-street parking. The facility partly complies with non-discriminatory access and use standards. Being a large facility, it is very suitable for its function, and would enable multiple use.		
	<b>Condition</b>	The facility is in a good condition, however urgently requires a new kitchen. The facility affords a good opportunity for enhancement.		
	<b>Financial Information</b>	Income from the facility is quite high, however was below operational expenditure in 2009/10 due to the expense of re-keying of the facility.  Estimated costs of future maintenance works is \$264,000.		
<b>Recommendation:</b>  Maintain facility and work with the operating committee to increase usage of the facility.  Undertake capital works (in particular, the kitchen and removal of external asbestos) to attract increased usage.				


**Toronto West Community Hall**

**281a Awaba Road, Toronto**





Structure	Year of Construction	Assessment Score (out of 100)	Ranking (out of 31)
Hardiplank with metal roof	c. 1970s	38.1	24
<b>Description</b>	Located at Keith Barry Oval, the facility is currently in a lease hold-over with Westlakes Youth Action Committee.		
<b>Utilisation</b>	No data has been received regarding the usage of this facility, however it is believed to have low levels of utilisation. Financial figures indicate that the facility is not being made available to other users.		
<b>Alternate Facilities</b>	Toronto Multipurpose Centre, Toronto Library Meeting Room, and Biraban Public School.		
<b>Accessibility and suitability</b>	The facility is in close proximity to public transport but does not have any off-street parking. The facility does not comply with non-discriminatory access and use standards, and due to its poor condition and location, it is not suitable for its function.		
<b>Condition</b>	The facility has structural issues and is in poor condition. The facility does not afford the opportunity for enhancement given the limited adjacent space.		
<b>Financial Information</b>	As the facility is not made available to other users, the only income generated by the facility is from the lease fee of \$1 per year, as it has not been brought into line with the Lease Equity Model.  Estimated costs of future maintenance works is \$300,000.		
<p><b>Recommendation:</b></p> <p>Council to manage the facility directly, and hire it to the current users for their programs/services for the short term.</p> <p>Continue to investigate if the needs and requirements of the current users are able to be met by alternative facilities.</p> <p>Reassess the future of the facility when the current users are able to be relocated to alternative facilities.</p>			

<b>Woodrising Youth Centre</b> <b>80 Hayden Brook Road, Woodrising</b>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Brick and tile	Mid 1970s	68.9	8
	<b>Description</b>	Located in the Woodrising commercial area, the facility was built under the Regional Employment Development Scheme. The facility sits alongside the Woodrising Child Care Centre and Woodrising Neighbourhood Centre and is currently managed by a community operating committee.		
	<b>Utilisation</b>	The facility has high levels of utilisation, and is used by Westlakes Samaritans, along with an out-of-school-hours (OOSH) service run by the Child Care Centre.		
	<b>Alternate Facilities</b>	Woodrising Neighbourhood Centre, Marmong Point Community Hall, Bolton Point Community Hall, Fennell Bay Community Hall, and Teralba Community Hall.		
	<b>Accessibility and suitability</b>	Being located in the commercial area, the facility is in close proximity to public transport and has off-street parking. The facility complies with non-discriminatory access and use standards, and is suitable for its function. However, the occupation by the OOSH service prevents multiple users.		
	<b>Condition</b>	The condition of the facility is average. Works are currently in progress to improve ventilation. There is some potential for enhancement opportunities.		
	<b>Financial Information</b>	Income from the facility has increased in recent years, and is above operating expenditure.  Estimated costs of future maintenance works is \$75,000.		
	<b>Recommendation:</b>	Maintain facility in its current form.  Replace the floor coverings.		


<b>Wyee Community Hall</b> <b>1a Collungra Street, Wyee</b>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Concrete block with metal roof	1978	76.7	2
	<b>Description</b>	The facility is managed by an operating committee who are very active in the ongoing maintenance and upgrades to the facility. Funds were recently received to enable the construction of an accessible toilet, an extension to the storage room, and the installation of a lift for the stage.		
	<b>Utilisation</b>	With average levels of utilisation, the facility is used by a variety of different groups including special interest groups, dance groups, and playgroups.		
	<b>Alternate Facilities</b>	Wyee Public School hall.		
	<b>Accessibility and suitability</b>	The facility is not in close proximity to public transport, but does have good off-street parking. The facility complies with non-discriminatory access and use standards, and is very suitable for its function.		
	<b>Condition</b>	The facility is in good condition and has very good enhancement opportunities.		
	<b>Financial Information</b>	Income from the facility is very high, and is well above the operating expenses.  Estimated costs of future maintenance works is \$39,000.		
<b>Recommendation:</b>  Maintain facility in its current form.  Investigate future expansion opportunities to enable the facility to cater for future development in the Wyee area.				


## East Ward Facilities

<p><b>Belmont Senior Citizens Centre</b></p> <p><b>7 Glover Street, Belmont</b></p>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Brick with metal roof	1980	81.2	1
	<b>Description</b>	Built with a Commonwealth grant for a facility for seniors' activities, the facility was previously managed by a real estate agent. Council took over management in 2008, and undertook significant works on the facility in 2009.		
	<b>Utilisation</b>	With very high levels of utilisation, regular hirers of facility include the Belmont Senior Citizens, the CWA, a karate group, and dance groups.		
	<b>Alternate Facilities</b>	Belmont Community Centre, Belmont Neighbourhood Centre, Belmont Library Meeting Room, Marks Point Community Hall, and various local Club facilities.		
	<b>Accessibility and suitability</b>	The facility is in close proximity to public transport and has off-street parking. With the recent upgrades, the facility conforms to non-discriminatory access and use standards, and is very suitable for its function.		
	<b>Condition</b>	The facility is in very good condition, and requires only minor future maintenance works.		
	<b>Financial Information</b>	The facility is a fairly high income earning facility, with income considerably higher than operating expenditure.  Estimated costs of future maintenance works is \$45,000.		
<b>Recommendation:</b>  Maintain facility in its current form.				

<b>Lake Macquarie Youth Refuge (Allambi House)</b>  <b>21 Elsdon Street, Redhead</b>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Brick and timber, with metal roof	c. 1890s	51.5	17
	<b>Description</b>	The facility is the former mine manager's residence for the old Lambton Colliery. It is a heritage building that was purchased by Council in 1980 and leased to Allambi Youth Services for use as a youth refuge. The facility is currently in a lease hold-over.		
	<b>Utilisation</b>	The facility has very high levels of utilisation, with young people and youth workers in residence 24 hours a day, 7 days a week.		
	<b>Alternate Facilities</b>	This is a unique facility with no other nearby facilities being able to accommodate the current users.		
	<b>Accessibility and suitability</b>	The facility is in close proximity to public transport and has off-street parking. The facility does not comply with non-discriminatory access and use standards and requires substantial works to enable continued use for its current purposes.		
	<b>Condition</b>	The facility is in poor condition requiring substantial works to enable it to continue to be used as a youth refuge. Due to its heritage value, enhancement opportunities are limited.		
	<b>Financial Information</b>	Income from the facility is high, and is above operational expenditure. Estimated costs of future maintenance works is \$75,000.		
<b>Recommendation:</b>  Continue negotiations to sell the facility to Allambi Youth Services.  If sale of the facility to Allambi Youth Services is not possible, negotiate with current users regarding alternative options.				




<b>Marks Point Community Hall</b> <b>28 Swan Street, Marks Point</b>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Timber with metal and asbestos roof	1960	60.5	13
	<b>Description</b>	Built to service the local community, the facility has recently had works to enable it to comply with non-discriminatory access and use standards, along with improvements to the kitchen and floor. The facility is managed by a community operating committee.		
	<b>Utilisation</b>	The facility has low levels of utilisation, with only a small number of regular hirers. These include U3A, and exercise/martial arts groups.		
	<b>Alternate Facilities</b>	Belmont Community Centre, Belmont Library Meeting Room, and various local Club facilities.		
	<b>Accessibility and suitability</b>	The facility is in close proximity to public transport and has limited off-street parking. The facility complies with non-discriminatory access and use standards and is suitable for its function.		
	<b>Condition</b>	The facility is in average condition and affords very good enhancement opportunities.		
	<b>Financial Information</b>	Although the income from the facility is not high, it continues to be above the operational expenditure.  Estimated costs of future maintenance works is 113,000.		
<b>Recommendation:</b> Maintain facility in its current form.				


<b>Nords Wharf Community Hall</b> <b>31 Marine Parade, Nords Wharf</b>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Timber with metal roof	1964	47.0	18
	<b>Description</b>	The facility is located in the isolated community of Nords Wharf. Future development in Nords Wharf and the surrounding communities in coming years will see the population of this area increase significantly. The facility has an external toilet, and is currently managed by Council.		
	<b>Utilisation</b>	Having very low levels of utilisation, the only regular hirer of this facility is the local public school.		
	<b>Alternate Facilities</b>	Servicing an isolated community, there are no alternate facilities nearby.		
	<b>Accessibility and suitability</b>	Public transport to Nords Wharf is limited, and the facility is therefore only accessible to the population of the local community. The facility does not have any off-street parking. Parts of the facility comply with non-discriminatory access and use standards, and it is suitable for its function.		
	<b>Condition</b>	The facility is in average condition, and affords some opportunity for enhancement.		
	<b>Financial Information</b>	The facility receives very little income, with income being marginally below operating expenditure.  Estimated costs of future maintenance works is \$44,000.		
<b>Recommendation:</b>  Maintain facility in the short term.  Investigate options for replacement or enhancement in line with future development in the area.				

**Redhead Community Library**  
**16 Hutchinson Street, Redhead**



Structure	Year of Construction	Assessment Score (out of 100)	Ranking (out of 31)
Brick with tile roof	1958	34.3	28
<b>Description</b>	The facility was formerly a Council-operated library that closed. Since this time, the facility has operated as a community library, managed by a community operating committee.		
<b>Utilisation</b>	The facility has low levels of utilisation, with only a couple of groups apart from the community library having regular bookings. However, usage of this facility has increased in recent times.		
<b>Alternate Facilities</b>	Redhead Surf Life Saving Club, Redhead Bowling Club.		
<b>Accessibility and suitability</b>	The facility is in close proximity to public transport, but does not have off-street parking. The facility does not comply with non-discriminatory access and use standards. The library stacks/shelves severely limit the facility's community use.		
<b>Condition</b>	The building is in good condition, and has limited opportunities for enhancement.		
<b>Financial Information</b>	The facility has very low levels of income, which are considerably below its operational expenditure.  Estimated costs of future maintenance works is \$194,000.		
<b>Recommendation:</b>  Undertake internal refurbishment, in consultation with the facility users and Library Operating Committee, to enhance the facility to improve the library service and community use of the facility.			

<b>Redhead Winder House Function Room</b> <b>1 Geraldton Drive, Redhead</b>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Brick with iron roof	c. 1894	30.7	30
	<b>Description</b>	The Winder House is part of the upcast shaft group of buildings for the former Lambton Colliery, which have significant heritage value to the whole of the City of Lake Macquarie. Council acquired the buildings in 2006, which had previously been managed and financially supported by means of a levy on the adjacent local community formed when the former mine site was redeveloped for a housing estate.		
	<b>Utilisation</b>	The facility is currently vacant and has no usage.		
	<b>Alternate Facilities</b>	Redhead Community Library, Redhead Surf Life Saving Club, Redhead Bowling Club.		
	<b>Accessibility and suitability</b>	Winder House is in close proximity to public transport and has off-street parking. The facility does not comply with non-discriminatory access and use standards, and is currently not suitable for use as a community facility due to its poor condition.		
	<b>Condition</b>	The facility is in very poor condition but does have very good enhancement opportunities.		
	<b>Financial Information</b>	The facility currently generates no income. Estimated costs of future maintenance works are \$350,000 to \$500,000.		
	<b>Recommendation:</b>	<p>Undertake required maintenance works to bring the building up to useable standards.</p> <p>In line with the recommendations of the Conservation Management Plan for the Lambton Colliery site, undertake expressions of interest to explore adaptive re-use, including possible community use of the facility.</p>		

<b>Windale Community Hall</b> <b>12 Lake Road, Windale</b>	<b>Structure</b>	<b>Year of Construction</b>	<b>Assessment Score (out of 100)</b>	<b>Ranking (out of 31)</b>
	Weatherboard with metal roof	1958	69.3	7
	<b>Description</b>	The facility is located adjacent to Windale Community Office and Windale Library. It consists of a small hall along side a larger hall and is managed by a community operating committee.		
	<b>Utilisation</b>	The facility has very high levels of utilisation, partly due to Eastlakes Youth Service using the small hall for their office and activities. Other users include U3A, and dance and exercise groups.		
	<b>Alternate Facilities</b>	Windale Community Office, Windale/Gateshead Bowling Club, Lake Macquarie PCYC, Saint Pius X Primary School.		
	<b>Accessibility and suitability</b>	The facility is in close proximity to public transport and has off-street parking. The facility complies with non-discriminatory access and use standards and is suitable for its function.		
	<b>Condition</b>	The facility is in average condition, but requires the kitchen to be upgraded. There is some potential for enhancement opportunities.		
	<b>Financial Information</b>	Income from the facility is high, and is well above operational expenditure. Estimated costs of future maintenance works is \$129,000.		
	<b>Recommendation:</b> Maintain the facility in its current form. Upgrade the kitchen.			

## Appendix C – School Facilities

School	Suburb	Available during school hours?
Belmont High School	Belmont	
Blackalls Park Public School	Blackalls Park	
Blacksmiths Public School	Blacksmiths	
Bonnells Bay Public School	Bonnells Bay	
Cardiff High School	Cardiff	
Cardiff North Public School	Cardiff	Yes
Cardiff South Public School	Cardiff South	
Caves Beach Public School	Caves Beach	
Charlestown East Public School	Charlestown	
Charlestown Public School	Charlestown	Yes
Charlestown South Public School	Charlestown	
Avondale School	Cooranbong	Yes
Cooranbong Public School	Cooranbong	Yes
Dudley Public School	Dudley	
Edgeworth Public School	Edgeworth	
Eleebana Public School	Eleebana	
Floraville Public School	Floraville	
Garden Suburb Public School	Garden Suburb	Yes
Glendale Technology High School	Glendale	
Jewells Public School	Jewells	
Marks Point Public School	Marks Point	
Morriset High School	Morriset	
St Patrick's Primary	Swansea	Yes
Swansea Public School	Swansea	Yes
Biraban Public School	Toronto	Yes
Valentine Public School	Valentine	
Biddabah Public School	Warners Bay	
Warners Bay Public School	Warners Bay	
West Wallsend High School	West Wallsend	Yes
Whitebridge High School	Whitebridge	
Saint Pius X Primary	Windale	Yes
Wye Public School	Wye	Yes

**Note: Only those school facilities that are available for community use have been included.**

## Appendix D – Income and Expenditure Levels of Facilities

Facility	Income	Expend.	Comments
Redhead Winder House Function Room	0	0	
Sugar Valley Neighbourhood Centre	1	5,060	
Boolaroo Pensioners Hall	1	1,873	
Rathmines Catamaran Sailing Club	1	1,000	
Toronto West Community Hall	1	1,000	
Redhead Community Library	700	1,600	
Charlestown Carers Centre	1,342	1,664	
Fennell Bay Community Hall	1,848	2,488	
Kilaben Bay Community Hall	2,119	1,206	
Nords Wharf Community Hall	2,126	2,271	
Ulinga Park Community Hall	3,200	3,400	
Dudley Reay Park Community Hall	3,493	6,193	
Bayswater Community Hall	3,642	2,779	
Marks Point Community Hall	5,002	4,439	
Dudley Senior Citizens Centre	6,975	8,542	\$3,000 new cupboards and SS bench.
Lake Macquarie Youth Refuge	7,150	4,000	
Argenton Community Hall	7,171	7,165	
Cameron Park Community Cottage	8,798	2,514	
Lakelands Community Hall	9,741	9,583	
John Young Community Hall	9,784	10,935	\$1,300 vents & ceiling fans, \$3,600 mould cleaning.
Holmesville Community Hall	10,455	9,839	
Woodrising Youth Centre	10,561	7,504	
Glendale Disabled Care Centre	10,920	1,508	
Belmont Senior Citizens Centre	11,494	6,596	
Garden Suburb Community Hall	11,680	2,573	
Rathmines Community Hall	14,332	20,141	Re-keyed facility at cost of \$7,000
Windale Community Hall	14,635	6,843	
Bolton Point Community Hall	15,042	9,263	
Cardiff Senior Citizens Centre	17,547	16,667	Re-keyed facility at cost of \$4,000
Wyee Community Hall	21,505	4,569	
Lake Macquarie Performing Arts Centre	25,192	37,123	Cleaning and theatrical audio/visual maintenance.

**Income** – average annual income over last three financial years (where available), otherwise, last available income statement.

**Expenditure** – total utilities and cleaning costs for 2009/10, plus minor maintenance and other operating costs

## Appendix E – Assessment Matrix

Level 1 indicator (weighting %)	Level 2 Indicator (weighting %)	Comment
<b>Services perspective</b> <b>30%</b> The aim of the services indicator is to determine how well the facility delivers services to the community in line with Council's objectives.	Community benefit 35%	Either the service or the regular/casual hirers of the facility contribute directly to social outcomes for the local community. Social outcomes may include health, education, recreation, inclusiveness, resources, capacity building, etc. The number of commercial hirers relative to the number of not-for-profit hirers is also considered.
	Utilisation (time) 15%	The proportion of time, on average throughout the week that the facility is used by the community. Number of hours used / Number of hours available.
	Utilisation (people) 15%	The number of people on average throughout the week that use the facility.
	Target groups 15%	The number of different target groups that use the facility regularly (e.g. children, people with disabilities, elderly, multicultural groups, etc).
	Facility location 20%	A suitable alternative facility is located (or planned to be located i.e. school hall) within reasonable distance to the community facility, indicating a duplication of facility/service provision.
<b>Community perspective</b> <b>25%</b> The community indicator measures how well the facility and its location are matched to community needs and the services provided, and how accessible the facility is to the community.	Accessibility (public transport and car parking) 30 %	How accessible is the facility to the community in terms of public transport and car parking?
	Suitability 50%	The suitability of the facility to the service/function provided to the community.
	Integration 20%	The location and layout of the facility promotes physical integration with other uses and services (e.g. proximity to shops, businesses, schools, playgrounds, etc).



Level 1 indicator (weighting %)	Level 2 Indicator (weighting %)	Comment
<b>Physical perspective</b> <b>25%</b> The physical perspective brings together tangible aspects of facility performance. It also includes a 'trend indicator' that measures expectations of how the facility's condition will develop over the next five (5) years.	Condition 20%	The conditional rating measures the current structural condition of the facility (includes mechanical services, fire & essential services, food preparation areas, level of disability access, and general amenity of the building).
	Condition trend 20%	Within current budgets and Asset Management Plans, what is the expectation of how the facility's condition will develop over the next five (5) years?
	Risk 40%	The risk associated with the facility. Does any aspect of the facility or the associated activities within the facility present any risk exposure to Council? Consider safety to the public in relation to OH&S, fire compliance, presence of asbestos, etc.
	Disability access 10%	Does the facility comply with LMCC's Development Control Plan with regard to non-discriminatory access and use?
	Enhancement opportunity 10%	An opportunity exists to enhance the facility, and therefore increase utilisation and community amenity, by capital upgrades (e.g. new kitchen, extra storage, energy efficiency upgrade, etc).

<b>Financial perspective</b> <b>20%</b> The financial indicator reflects the total cost to Council of providing the facility.	Operating Expense Ratio 50%	Compares the total operating expense to the effective gross income of the facility. $\frac{\text{Annual operating expenses (\$)}}{\text{Annual gross income (\$)}}$
	Structural maintenance intervention 50%	The cost of undertaking structural maintenance works over the next 10 years to maintain the facility to its current standard. It does not include any capital improvements (e.g. replacing kitchens and amenities) other than to ensure that the facility is made safe and useable (e.g. replacing flooring, treating asbestos, carrying out necessary electrical works).

## Appendix F – Facilities’ Scores and Rankings

Ranking	Facility	Score
1.	Belmont Senior Citizens Centre	81.2
2.	Wyee Community Hall	76.7
3.	Cardiff Senior Citizens Centre	73.9
4.	Lake Macquarie Performing Arts Centre	73.3
5.	Lakelands Community Hall	72.0
6.	Bolton Point Community Hall	70.5
7.	Windale Community Hall	69.3
8.	Woodrising Youth Centre	68.9
9.	Dudley Senior Citizens Centre	66.4
9.	Charlestown Carers Centre	66.4
11.	Argenton Community Hall	64.2
12.	Rathmines Community Hall	61.0
13.	Marks Point Community Hall	60.5
14.	Garden Suburb Community Hall	53.5
15.	Cameron Park Community Hall	52.9
16.	Holmesville Community Hall	51.7
17.	Lake Macquarie Youth Refuge (Allambi House)	51.5
18.	Nords Wharf Community Hall	47.0
19.	Glendale Disabled Care Centre	46.9
20.	Kilaben Bay Community Hall	46.7
21.	Sugar Valley Neighbourhood Centre	45.4
22.	Ulinga Park Community Hall	40.3
23.	John Young Community Hall	39.5
24.	Toronto West Community Hall	38.1
25.	Fennell Bay Community Hall	36.2
26.	Bayswater Community Hall	34.8
26.	Boolaroo Pensioners Hall	34.8
28.	Redhead Community Library	34.3
29.	Rathmines Catamaran Club	32.9
30.	Redhead Winder House Function Room	30.7
31.	Dudley Reay Park Community Hall	27.8