A large, stylized map of North Cooranbong is shown in the background, tilted at an angle. The map is colored in shades of purple and blue, with a central area highlighted in a lighter blue. The map is framed by a thick, dark border.

North Cooranbong Rezoning Expanded Social Impact Assessment

Johnson Property Group

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Executive Summary

This social impact assessment evaluates the likely impacts, opportunities and constraints of the proposed rezoning of a future urban precinct to the north of the existing Cooranbong Township. Analysis is undertaken primarily in relation to Cooranbong Township, within the context of Morisset and the Morisset District Planning Area.

Morisset Planning District is one of the fastest growing Districts in Lake Macquarie, although the majority of growth has been on the Morisset Peninsula. Western Lake Macquarie is positioned to control this development to the city's advantage, but not to avoid it - as the Department of Infrastructure, Planning and Natural Resources has made clear through the Sydney Futures Forum (www.metrostrategy.nsw.gov.au) as recently as this year.

According to Lifestyle 2020, Cooranbong is intended to continue to provide a local commercial, retail, employment, educational and social focus for the surrounding residential and rural area. This role is intended to be strengthened by several factors, including new medium, low density and rural-residential development. Specific mention is made of the role of future low – density urban development in the vicinity of Cooranbong airport (located within subject site) as a factor contributing to strengthening Cooranbong's role in the LGA.

Lifestyle 2020 also identifies the village character of Cooranbong as requiring protection so that pressures for urban development are accommodated in a sensitive way, including with regard to social impacts.

The preliminary Draft Structure Plan¹ of the North Cooranbong proposal is based on a vision and development philosophy that, when implemented, will produce sound socially sustainable development. Specific initiatives and principles featured in the plan that are supported by Key Insights and will deliver positive social impacts include intentions to:

- Respond to regional and local contexts, by building on existing urban form and character;
- Provide links with surroundings, by optimising accessibility and retaining natural landscape;
- Encourage sufficient use of existing facilities and infrastructure, by ensuring walkability;
- Reflect the history of the place, by retaining specific on-site features;
- Provide economically viable land uses that reinforce and complement the existing settlement of Cooranbong, by provision of sufficient and complementary new facilities;
- Create neighbourhoods with a clear urban structure and mix of housing choice.

The North Cooranbong project will provide the opportunity to build upon the community pride already existing within the Cooranbong community, as well as enhance opportunities for the community to expand and diversify. Other principles, such as those

¹ Architectus. Draft North Cooranbong Structure Plan. Prepared for Johnson Property Group, August 2004.

pertaining to responding to the natural environment and the remediation of contaminated land will also have positive social impacts, particularly benefiting local community health, identity and wellbeing.

It is estimated that the proposed residential component of the development will potentially provide some 1940 dwellings at full development and ultimately cater for an additional 5,044 new residents in the Cooranbong/Avondale area². This increase is significant in terms of local needs as it effectively doubles the existing population. With the addition of a potential extra 500 dwellings projected from additional land included in the rezoning submission, Cooranbong's existing population could almost triple in size to over 10,000 residents over 15 years.

Cooranbong's highly individual, if not unique character has been shaped by its individual history of development, influenced primarily by the Adventist Church. This has created a population that differs from the demographic average of the rest of the region. However, any development proposal for north of Cooranbong would be likely to accommodate a more diverse range of residents from those who currently live in Cooranbong. New housing on any scale would likely be taken up by a market closer to the city and state averages, with the new population closer to that of Morisset and Morisset Peninsula than the Cooranbong township.

A diversifying local community in Cooranbong is likely to enrich the church rather than negatively impact on it. It is usually the case in local communities across Australia that the Church community is in the minority. Yet while church numbers are generally declining, many of these small local churches thrive. Church groups with very clear parameters are rules often are best at attracting new members (National Church Life Survey) and the Seventh Day Adventist community may well find itself in this position in Cooranbong. The challenge may be ensuring that the existing largely church based community is able to welcome and integrate new and diverse residents into the local area.

The new population is likely to be younger, principally comprised of couples with children under 15. The ability to buy a first home will be a major attraction. It must be accepted that the area – at this point – does not hold the social attraction for single people that Sydney does. Most of the buyers would be young couples and families.

This development would also attract people who would commute to work on the Central Coast, in Newcastle and in some cases, in Sydney. It will be important for Morisset to continue to develop as an employment centre in order to reduce work-related travel. Cooranbong itself will grow employment opportunities in aged care, education, health and construction.

The existing population of Morisset or Cooranbong, especially those who have come to retire near the lake, will not be pushed out. Rather, they should benefit from improved local services. Some of these services will result from market recognition that older residents are a growing segment of the population, while others – cinemas and restaurants, for example – simply from increases in the size of the market.

² Leyshon Consulting. Economic Impact Assessment – Proposed Retail Development Cooranbong, August 2004.

Factors that may affect the social profile of future residents will be the size of housing lots, the price of housing lots, marketing strategies and specific building conventions or architectural design. Additions such as cycle ways and access routes to public green spaces will all influence the type of person that is attracted to the subdivision. Cooranbong is likely to benefit from an injection of diversity in housing options and population groups. It is well known that diversity within cultures, ages, lifestyles and family structures contribute to vibrant and sustainable communities.

This positive link between diversity of housing options with diversity and sustainability within the local population is a key theme of this report. The North Cooranbong development proposal provides an opportunity to expand and diversify housing options in an area traditionally dominated by large rural residential housing. The provision of mixed housing stock that can cater for a wide range of incomes, household structures and residential and work types, as well cater to all stages of the life-cycle, will build Cooranbong as a diverse, multigenerational and ultimately sustainable community. Mixed housing will also increase Cooranbong's capacity to accommodate persons/students associated with the growth of Avondale College and the supporting ensemble of retail and service providers.

Potential positive impacts associated with the rezoning and subsequent residential development include:

- Contribution to the social mix of Cooranbong and Morisset Planning District, helping to maintain a vibrant sustainable community – i.e. Lot size mix, housing options, diverse marketing.
- Carefully considered community development strategies with adequate resourcing.
- Potential for affordable (accessible) housing and adaptable housing. Sustainable housing stock increased.
- Potential to target key social groups, such as young families, first home-buyers, sustainable life-stylers, and young adults.
- Enhancement of housing options for existing local residents.
- Increase in eligible volunteers for community service.
- Jobs during the construction phase conservatively estimated at 9 initial jobs per \$1M in construction costs. These jobs would include a range of trades including excavation, landscaping, builders, tilers, roofers, concreters, plumbers, electricians etc.
- Multiplier effects throughout the region as a result of construction employment.
- Jobs in the supply industry as result of construction activity.
- Increased trade and economic activity in the surrounding area including more customers for urban centre of Morisset.

The potential negative impacts of the proposed development include:

- Increased noise in the local area, particularly during excavation / construction.
- Increased traffic on the local road system.
- Contribution to longer-term stress on government funded services, if extra services are not provided proportionate to increased population levels.
- Potential isolation from existing community if block size, aesthetics and design differs significantly from existing style and atmosphere.

In order to mitigate potential negative impacts Key Insights recommends:

- Shared resources (community, commercial, educative) will be key networking mechanisms between the existing Cooranbong community and new residents of the development.
- Education is important in Cooranbong. Links between the community and schools, and schools and schools, will help build a sense of local cohesion whilst maintaining individual aspirations and philosophies. The inclusion of a joint venture between the school and a community centre would contribute to this strategy, with the community being assured of a convenient and continuous public access mechanism.
- The expansion of the existing commercial centre would assist in focusing the community and offering equal benefits to existing residents.
- Physical networking in the form of cycleways, pedestrian paths that facilitate easy movement through and between the communities will help ease demarcation between new and old residential sites.
- A Cooranbong Community Development committee that is open to new and old residents, as well as community groups and service providers, would be valuable in networking the community and providing a focus for community development activity that is not specific to the Avondale community, but inclusive of it.
- That the Social Strategy outlined in this report be implemented (Medical Centre, Community Notice Board, Accessible Housing Scheme, Community Liaison Officer, Apprenticeship Plan, Landcare/Environmental programs – see Section 3.3)

Consultation has shown that this proposal when developed over the next 10 to 15 years will not put undue stress on services and facilities in the area, particularly as it will provide a number of services and facilities as part of the development, most significantly the medical centre. The proposal is highly likely to be socially sustainable and, given the commitment of the proponent, a model for future developments of this scale.

It is the conclusion of this report that Cooranbong, in conjunction with the commercial and community facilities associated with the project as well as the resources of the wider Morisset Planning District, will have access to sufficient services and infrastructure sufficient to support this level of development. With careful attention to issues of community coherence and integration at the planning stage, it has the potential to contribute to the realisation of the objectives of Lake Macquarie's Lifestyle 2020 strategy and Social Plan, as well as conform to the principles of DCP 1.

The proposed rezoning would deliver a net social and economic gain to the Morisset Planning District. Potential negative impacts can be mitigated with careful and strategic planning.

1. Introduction

This Social Impact Assessment (SIA) expands and updates the previous SIA undertaken by Key Insights in 2005. It can be read as a stand-alone document, but is intended as a supplement to the original SIA.

The initial research for the first SIA included demographic analysis, an anticipated social profile, an outline of existing services and facilities, a brief assessment of demand for social infrastructure were the development to proceed and an initial analysis of economic and social opportunities afforded by the development.

The major issues of concern were those generally associated with population growth, namely:

- Access to transport
- Access to community facilities / shops / convenience shops
- Affordable housing
- Adaptable housing
- Access to childcare and schools

2. Methodology

The methodology employed for the initial Social Impact Assessment was primarily desk top research and did not include extensive community or stakeholder consultation. Further, since the initial analysis, features of the proposal have been developed, particularly the proposed social and community development strategy, including provision of community facilities, for the rezoning. In consultation with peer reviewer Heather Nesbitt, Key Insights identified a number of areas to expand the research that will benefit the project in terms of social sustainability.

The objective for this supplementary Social Impact Report is to deepen the analysis of the likely social costs and benefits of the proposed rezoning and make recommendations for social infrastructure and strategy.

Key research areas for this supplementary Social Impact Assessment include:

The ‘bigger picture’

Widen analysis of impacts across Morisset Planning District and Lake Macquarie. Assimilate new information arising since the initial SIA, including the Metropolitan strategy, Lower Hunter strategy, Southlakes Community Alliance strategy, and approved pending development in Morisset and Cooranbong.

Housing Needs

Deepen analysis of supply side of local housing needs (in relation to fostering population diversity, adaptability, affordability). Integrate any information regarding the incoming population’s skills and detailed housing needs arising from the new economic report. (Note the revised economic report is not yet available and therefore this report refers to the initial Leyshon Consulting report).

Community and Recreational Infrastructure

Expand infrastructure needs assessment, focusing on community and recreation. Primary consultation occurred with the Avondale Board; subsequent interviews with service providers were identified from this initial consultation. Consultation has taken place with a range of stakeholders including government agencies, community health, Morisset Multipurpose Centre, Southlakes Alliance, and Council's recreation officer. Outcomes have been feed into detailed recommendations regarding community facilities and community development strategy.

Community Development Strategy

Options for future Community Development Strategy have been recommended including a consultation strategy, social integration mechanisms and network establishment, as well as processes to optimize population diversity and mitigate negative effects of a commuting/dormitory suburb.

3. The Proposal

3.1 Site Description

The subject property is a 278 ha parcel of land located in Northern Cooranbong, situated north of Freemans Drive, west of Avondale Road and east of Alton Road.

The site is primarily zoned part 10 Investigation and part 7(2) Conservation (Secondary).

The site contains Cooranbong Airport, Avondale School, and Avondale College School of Aviation. There are currently two poultry farms in the core study area.

3.2 Proposed Use

The proponent proposes the subject land be used for a mix of residential, commercial, educational and recreational purposes.

The total land available for residential dwellings is estimated to potentially provide some 2000 dwellings with an on-site population of about 5,200 residents. The proposal includes 17 ha for school use (i.e. already existing Avondale School and expansion plan) and 1.5 ha for community use.

Community uses are proposed to include a community hall, a holistic medical centre, parkland, bicycle path network, some on-site sporting provisions and a small commercial hub incorporating a convenience store and café.

The proposed Community Hall is intended to be provided in the infancy stages of the development so it is available 'upfront' as the population grows.

The proposed holistic medical centre will be operated by the Seventh Day Adventist Church and service both existing and new community members. It intends to offer traditional and complementary treatments and embrace the principles of preventative health care.

3.3 Proposed Social Strategy

Since the completion of the original SIA, the proponent has further developed and made available his intention to provide community facilities and to facilitate social and community strategies for the site.

The community initiatives proposed by the proponent for the North Cooranbong project are outlined below:

Accessible Housing Scheme

The Proponent has developed a scheme that will allow people who may not normally be able to enter the market to purchase houses within the estate. Potential clients must qualify to be eligible for the plan (eligibility requirements are being developed). Eligible purchasers are able to purchase 50% of their home with the developer retaining the other 50% for 5 to 10 years while the new home owner builds equity in their purchase. At that time the new owners are able to purchase the remainder of their house through the normal financial arrangements. The proponent guarantees of a buy-back plan if the home owner defaults in the first 12 months. The scheme works on the processes of private ownership and is not intended to be Public Housing. Purchases are assessed by an independent “board” and houses purchased on this scheme are not identifiable within the development. The scheme is currently being refined.

Apprenticeship Plan

The Proponent intends to make it a condition for every contractor and building partner who works on the development and subdivisions to employ an apprentice or trainee, preferably from the local area. It is envisioned to work in conjunction with local TAFE colleges, with costs shared between the Proponent and its partners. This initiative responds to issues of youth skill shortage and unemployment in regional areas.

Community Hall

As outlined above, the proposal includes provision of an on-site community facility with the intention to offer a local place for community members to meet, learn, share and socialise. The Proponent intends to produce the community facility in the infancy stages of the development so it is available 'upfront' as the population grows.

Community Noticeboard

The Proponent is committed to implementing a 'Community Noticeboard' project where community based activities are established and encouraged by Johnson Property Group (JPG) in order to foster a healthy and inclusive community spirit. It is envisioned that a 'Community Liaison Officer' will facilitate a BBQ or other social gathering as each stage of housing is released (say 50 new homes). Discussion at the BBQ will allow new residents' aspirations, needs and interests to be shared (and assessed) and appropriate community activities organised. For example, if there are a large proportion of young

families taking up residence, then a Pram Walking Club might be established; if there are a lot of older residents, perhaps a gardening or landcare group might evolve.

It is envisioned that the Community Liaison Officer would organise each program and coordinate it for the first six weeks or to establishment. The Community Liaison Officer is likely to work in-house with the Proponent and work across the Proponent's other project subdivisions. A web-based community Noticeboard is envisioned.

Holistic Medical Centre

A new holistic medical centre, operated and managed by the Seventh Day Adventist Church will service both existing and new community members. It will offer traditional and complementary treatments and embrace the principles of preventative health care. In addition, the Sydney Adventist Network (SAN) has committed to bringing in a range of medical specialists in addition to GPs to service the Centre.

Landcare Group / Environmental Education

The Proponent proposes to formulate and coordinate a community based volunteer program to help maintain and enhance local conservation zones. It intends to work with local schools at primary, secondary and tertiary levels to encourage participation.

4. The Bigger Picture

It is estimated that the proposed residential component of the development will potentially provide some 2000 dwellings at full development and ultimately cater for an additional 5,200 new residents in the Cooranbong area. This increase is significant as it effectively doubles the existing Cooranbong population. With the addition of a potential extra 500 dwellings projected from additional land included in the rezoning submission, Cooranbong's existing population could almost triple in size to over 10,000 residents over 15 years.

The location of the North Cooranbong project, both geographic and strategic, means that it needs to be considered in relation to the bigger picture, including:

- The impact of cumulative development already proposed for the area.
- The intentions set out in Lake Macquarie's Lifestyle 2020 plans
- The wider framework set out by State Planning and Infrastructure strategies.

Positioning the North Cooranbong within the context of cumulative development and wider planning strategy, however, provides a paradox for analysis:

- 1) On one hand, it increases the gravity of the project in terms of its combined impact with other developments and exacerbates perceived pressures on local social capital and physical infrastructure.
- 2) On the other hand, it contextualises population growth within a wider framework and effectively decreases its gravity allowing this 'pocket' of growth to be viewed as just one part of the greater whole.

Most significantly it allows for identification of broader emerging community needs and enables the ability for integrated social and infrastructure planning.

The North Cooranbong Proposal cannot be considered in isolation. Needs and gaps arising from the proposal will expand with the total number of developments planned for the Morisset District. However, the increase in population will significantly increase service viability for the wider area.

Our research findings point to the importance of planning community strategy and development for individual developments against the context of the bigger picture. The focus of this SIA is specifically on the social impacts of the North Cooranbong for the existing and future Cooranbong communities. However, where possible, it attempts to anchor its findings within the context of cumulative development planned for the District.

4.1 Morisset Planning District

Morisset Planning District is one of the fastest growing Districts in Lake Macquarie, with the majority of recent growth focused on the Morisset Peninsula. In 2001 it had a population of 19,160 residents, making it the second smallest Planning District in Lake Macquarie after West Wallsend.

According to Lake Macquarie City Council's *Lifestyle 2020* report, the population of the Morisset Planning District will increase by 7,909 persons, to a total population of 25,000 by 2020. The future pattern of urban settlement is to encourage urban growth within larger settlements, predominantly Morisset. The village character of Cooranbong is identified for protection that ensures that pressures for urban development are accommodated in a sensitive way, including social sensitivity.

According to *Lifestyle 2020*, Cooranbong will continue to provide a local commercial, retail, employment, educational and social focus for the surrounding residential and rural area. This role intends to be strengthened by several factors, including new medium, low density and rural-residential development. Specific mention is made of the role of future urban development in the vicinity of Cooranbong airport (located within subject site) as a factor contributing to strengthening Cooranbong's role.

4.2 Population distribution and Service Centres

As stated above the potential yield is 5,200 new residents in the Cooranbong area, staged over the next 10 to 15 years and if the additional 500 lots are developed then Cooranbong's existing population could almost triple in size to over 10,000 residents in the next 15 - 20 years. This is a significant increase.

Concern has been raised in relation to the potential for the proposed rezoning to contribute to Cooranbong surpassing Morisset in population, with the question put – “should Cooranbong become a service centre itself if the rezoning was to go ahead³”?

This is a legitimate concern but there are a number of factors that will work against this outcome. Chief amongst these will be Lake Macquarie’s intention to keep the existing balance or status-quo between the Morisset and Cooranbong as indicated in Lifestyle 2020, and the proposal’s relative position with state and regional population planning strategies.

The Draft Lower Hunter Strategy (See Section 4.4.2) identifies Morisset as an “emerging major centre” expecting Morisset to grow and take on one of 6 major regional centre roles within the Lower Hunter. Three new residential release areas (less than 2000 dwellings each) ring the township and are intended as minor extensions to Morisset’s urban footprint. There is also an intention to provide employment land near Morisset to accommodate local light industry and plans to expand Morisset’s commercial centre.

Cooranbong is identified as a location of proposed major urban development with a new release area with the potential to yield more than 2000 dwellings, but is not earmarked as a service centre. Further to this, a brief survey of current residential development proposals within Morisset District (Figure 4.2.1) suggests that population growth is proposed across the District with potential total yields at Morisset similar to match that proposed for North Cooranbong.

³ Heather Nesbit, 3rd party review, in Workshop 1 – Preliminary Review of the Completeness of the JPG Rezoning Submission for Site at North Cooranbong, URS, December 2005, p6_2.

Figure 4.2.1: Proposed or approved residential development and rezoning projects within the Morisset Planning District (known to Key Insights)

LOCATION	SITE	STATUS	RESIDENTIAL DWELLINGS	SENIOR LIVING DWELLINGS
Cooranbong				
	Hampton Ridge	Approved	34	
	Freemans Road	Submitted	105	
	Deaves Road	Submitted		70
	Crawford Rd	In planning		300
	Extra land in North Cooranbong rezoning	Proposed	500	
Morisset	Koompahtoo Land Council	In planning	1000 – 1800	
	Morisset Golf Club	Approved	300	
	Awaba st	Unsure	220	
Bonnells Bay		In planning	228	
Morisset Peninsula	Morisset Park	Unsure	70	
	St John of God	Approved	194	

4.3 Implications for the Proposal

Potential imbalances between Cooranbong and Morisset will be avoided with careful implementation of State and Council strategic direction and policy. Nevertheless, an increase in the absolute numbers in the population (in contrast to the proportional numbers between town ships) will translate into increased and diversified social needs for Cooranbong.

The strategic intention to retain Morisset as the central service centre will have implications for the 2000 new households taking up residence at North Cooranbong. The centralisation of services at Morisset will have implications for transport (ecological sustainability), work (commuter culture), and access to larger or specialised social and recreational resources, and these issues are addressed throughout this report. At the same time, Cooranbong's status as a minor centre may be instrumental to residents' choice to migrate to the site, attracted by Cooranbong's relative geographic isolation and the village amenity arising from less industry and commercial services.

The Metropolitan Strategy and Draft Lower Hunter Regional Strategy reveal the larger state based framework within which the proposed rezoning is positioned. They offer opportunity for greenfields development such as North Cooranbong to contribute to 'the bigger picture', but at the same time make demands of them in terms of provision of local jobs, transport, education, commercial and recreational facilities, and diverse housing options. This provides sound top-down planning directives toward livable

communities, and, if implemented accordingly, a strong impetus for achievement of sound social outcomes and impacts.

Reference to the Economic Study prepared for this proposal adds to the analysis of impacts, particularly in relation to where people will work and shop.

4.4 Planning Strategies

Key Insights offers brief summaries of salient points from the Metropolitan Strategy and Draft Lower Hunter Strategy that are particularly relevant to the North Cooranbong proposal and which have been used to inform analysis. We also include a summary of Southlakes Alliance's Strategic Plan in relation to Cooranbong for a more local perspective.

4.4.1 Metropolitan Strategy

The Metropolitan Strategy is a NSW Government initiative designed to respond to the growth and change anticipated to occur over the next 30 years in the Greater Metropolitan region of Sydney – including the Lower Hunter region. The Metropolitan Strategy intends to adjust to the changing circumstances of the regions, for example, the ageing population, changes in the way families are living and changes in employment opportunities (industry and occupation). Nine directions were identified, many of which relate to the proposed development in Cooranbong;

- Balanced growth within natural resource constraints - this will be achieved by balancing urban renewal in centres and corridors with the staged release of new greenfield sites.
- Strengthening the regions - through the development of regional strategies that will set directions for managing growth and change in the regions and will complement the directions for Sydney.
- Value growth and value non-urban areas - this means limiting urban sprawl. New greenfield development will be directed to specific 'growth centres'.
- Build liveable new communities - new greenfield communities will be planned as new towns to have local jobs, access to safe and reliable public transport, local schools, shops and parks. These communities will contain a variety of housing such as villas, townhouses, flats and detached homes, and opportunities for water sensitive and energy efficient design.
- Renew existing areas - new housing will be located in existing areas, focused in centres and corridors. It will be well planned and designed with access to good public transport, services, parks and recreation. Renewing existing areas creates opportunities to improve run-down housing stock and plan for a greater mix of housing, to buy or rent at a range of prices.
- Strengthen employment areas - jobs will be encouraged to locate in centres, handy to transport. This will provide good access to jobs, make the best use of the transport system and make for more interesting and dynamic places.

- Connect centres with the transport network – the government is establishing strategic bus corridors and a six-year rail clearways program to increase the number of services and improve reliability.
- Target infrastructure - encouraging growth to occur in areas where spare infrastructure capacity exists will make the most of the state's assets.
- Use appropriate funding and governance arrangements - new ways of funding, such as developer levies in greenfield areas, are being investigated to provide public transport and other infrastructure.

4.4.2. Draft Lower Hunter Regional Strategy

The *Draft Lower Hunter Regional Strategy* (DLHRS) has been developed by the NSW Department of Planning with the primary aim of ensuring that adequate land is available and appropriately located to sustainably accommodate the projected housing, employment and housing needs of the region's population over the next 25 years. It comes in response to Direction 2 of the Metropolitan Strategy: *Strengthening the Regions*. In the foreword, The Honourable Frank Sartor MP, Minister for Planning, emphasises the following:

"In particular, this strategy is all about creating new choices for Lower Hunter residents. This includes an increased number of housing, transport and employment choices.

The strategy aims to put housing and jobs in the right places, to ensure the region grows in a strong and sustainable way over the next two decades."

According to the DLHRS, over the next 25 years the Lower Hunter region will potentially experience an increase of:

- 125,000 people (at a rate of approximately 4,000 people a year).
- 50,000 new employment positions (based on current employment rates).
- 95,000 new dwellings to accommodate the current and projected populations.

The majority of these people will choose to live and work in the Newcastle and Lake Macquarie local government areas, creating a greater mix of ages, skills and backgrounds. The challenge, as identified by the report, will be to ensure that these changes are sustainable, affordable and liveable; where there are diverse employment opportunities and access to quality infrastructure and services such as health and education.

A key component of the DLHRS is the idea of promoting a hierarchy of centres with surrounding major urban development areas. The centres nominated ranged from Newcastle CBD to the regional centres of Charlestown, Glendale/Cardiff, Maitland, Cessnock, Raymond Terrace and Morisset. For the centre of Morisset, the strategy identified Cooranbong as a location of major urban development and a new release area. Morisset is expected to grow and become a major shopping and business centre for the region, with central community facilities, whilst Cooranbong's growth is expected

to be in residential areas and employment opportunities. (This proposal is a perfect fit with this strategy)

The key strategies of the DLHRS pertaining to the proposed North Cooranbong development include:

- Promotion of consolidation in the Morisset centre at appropriate densities.
- Greenfield release of land for potentially more than 2000 dwellings around Cooranbong – to be undertaken in a coordinated method with improved neighbourhood design (including mixed use, diversity of housing choice and pedestrian-friendly spaces) and more efficient use of infrastructure.
- Provision of employment land near Morisset to accommodate local light industry (factories, warehouses, manufacturing with some associated offices), thus providing housing choice as well as maximising the use of existing and any future public transport.
- Expected increase in jobs in finance, administration, business service and tourism.

4.4.3 Southlakes Alliance Strategy, July 2005.

The Southlakes Alliance is a representative group of business and community organisations concerned with capitalising on the areas of common interest for the five local town areas of Morisset, the Morisset East Peninsula, Cooranbong, Dora Creek and Wyee. The Southlake Strategic Plan was launched in March 2000 and in July 2005, the NSW Department of State and Regional Development facilitated the second review of the plan.

The following is a summary of the highest priorities identified by the strategy relating to the Cooranbong area:

- Develop a Southlake's Tourism Plan/Attract Tourism Development.
- Support business development – shop local, awards, networking and directory.
- Increase community services and infrastructure.
- Establish communication networks via newsletters, websites - linking community, business and tourism initiatives.
- Develop a plan for regional sporting facilities.
- Implement a Youth Strategic Plan – activities/employment opportunities.
- Improve transport services to outlying localities with Morisset as a hub.
- Support implementation of environmental education campaigns; work with catchment and lake groups, Lake Macquarie City Council, Landcare and developers.

In addition to identifying priorities, the strategy also outlined the weaknesses and threats as seen by local residents and business communities. These include, but are not limited to:

- Population growth too fast for facilities
- Insensitive and *ad hoc* development
- Intolerance of people's differences

- Fragmented populations in small centres
- Medium density housing developments
- Loss of flora and fauna/bush
- Lack of knowledge of bigger picture by local community
- Government inactivity in rail and public transport
- Inadequate public transport
- Lack of community services to meet growing needs especially health, youth and the increasing aged population
- Poor road infrastructure including footpaths, cycleways, street lighting and signage

The strategy also listed the strengths of the Southlakes region, including:

- Strong religious presence
- Freeway access to Hunter, Sydney, Newcastle
- Rail access
- Gateway to the Hunter
- Private College
- Diverse population/lifestyle
- Exceptional growth in the area in populations and general development
- Retirees
- Active range of community groups
- Showground facilities

The Southlakes Strategy includes a comprehensive action plan to achieve its identified priorities.

When considering Morisset Planning District and its future, it is clear that this proposal is consistent with the general strategic directions articulated in all these plans and therefore it will make a positive contribution to the “bigger picture”.

5. Housing Needs

Cooranbong's future growth and development will be influenced by the community around it, its links to the regional service centre, the broader growth patterns affecting western Lake Macquarie and NSW, state planning strategies and, importantly for this analysis, the nature of new housing provided in new residential developments, particularly large greenfields estates such as North Cooranbong.

Factors that may affect the social profile of future residents will include the style of housing, the size of housing lots, the price of housing lots, marketing strategies and specific building conventions or architectural design. Additions such as community facilities, cycle ways and public green spaces, as well as proximity to schools and shops, will all influence the type of person that is attracted to the subdivision.

5.1 Housing Projections for the Hunter

The NSW Government's Draft Lower Hunter Strategy projects a need for some 95,000 new dwellings to accommodate the housing needs of incoming residents, as well as shifting household patterns of existing residents, over the next 25 years.

Housing analysis undertaken in 2003 by the Australian Housing and Urban Research Institute (AHURI) looked at medium and long term projections (up to 2011) across Australia. Findings relating to NSW and the Hunter region are noted below:

- The total population of New South Wales and ACT is projected to grow between 2001 and 2011 by 529,000 of whom 441,000 (83%) would be in Sydney.
- Population growth is evident for all four regions of Sydney and all five coastal regions outside Sydney, including the Hunter, while population decline is evident for all seven inland regions.
- The distribution of households in 1996 across the five standard types was similar in all regions of NSW except Sydney.
- Between 1996 and 2011, two parent families are projected to grow in Sydney but to fall in number in every region outside of Sydney, including the Hunter.
- One-parent family numbers rise significantly Sydney, and in coastal regions including the Hunter.
- The highest growing household types in the Hunter are lone person households followed by group households. Two-parent households are in decline.
- The increase in demand is higher in all regions for 'other dwellings' than for separate houses, however, there is still considerable demand for new separate houses in Sydney and all coastal regions, including the Hunter.

- Household size is getting smaller faster in the regions outside of Sydney, primarily due to the increased concentration of families with children in Sydney and the more rapid ageing of populations outside of Sydney.
- The shift to smaller households reflects the distributional change in household type from the larger types (couples with children) to the smaller types (single person households and couples without children).
- The number of persons living in non-private dwellings is projected to increase fairly substantially in all regions as the population ages.
- All regions are experiencing substantial growth in the number of lone person households. In the outer areas of Sydney and the coastal regions, this growth ranges from 67% to 86% (a near doubling in just 15 years). Ageing in place is the principal driving force for this trend.

5.2 Housing Needs and Choice

The type of housing that is provided at North Cooranbong will need to respond to the above projections, as well as two, interrelating, housing demands:

- Housing Needs – met with housing that is required to suit life-cycle stage, income, health status, and family type.
- Housing Choice – met with housing that responds to various household lifestyle, aspirations and special interests.

The process of master-planning a large scale land release such as Cooranbong allows the opportunity to not only ensure that the housing needs of the incoming population are met, but also allows an opportunity to shape the new population via provision of attractive and diverse choices.

5.3 Drivers, Trends and Issues

There are a range of demographic, social and economic factors which impact on housing demand (needs and choices) and subsequently must influence supply. These include:

- A national ageing population
- Decreasing household sizes
- Changes in family structures
- Levels of income and employment
- Young people remaining at home
- Aspirations (or otherwise) towards home ownership
- Population strategies 'pushing' people into the Regions.

The cumulative result is the need for a range of housing types and sizes that can meet present demand but continue to adapt to further shifts in demographic, social and economic trends. In short: a need for **diverse, affordable, and adaptable housing**.

5.4 Diverse, Affordable and Adaptable Housing

The positive link between diversity of housing options with diversity and sustainability within the local population is a theme that informs this paper as well as contemporary community development research and strategies. The intention to provide mixed housing underscores major planning documents such as the Sydney Greater Metropolitan and Draft Lower Hunter Regional strategies, and much of Australian urban planning.

A diverse population is one that includes a range of residents (and workers) from across a range of ages, cultural backgrounds, belief systems, income levels and family structures. Supply side strategies with positive implications for diversity included within the North Cooranbong Proposal include:

- Provision of a range of lot sizes and housing styles.
- Development of a private housing market entry scheme to increase access for eligible purchasers.
- Provision of adaptable and universal housing to cater to people with a disability and those who choose to 'age in place'.

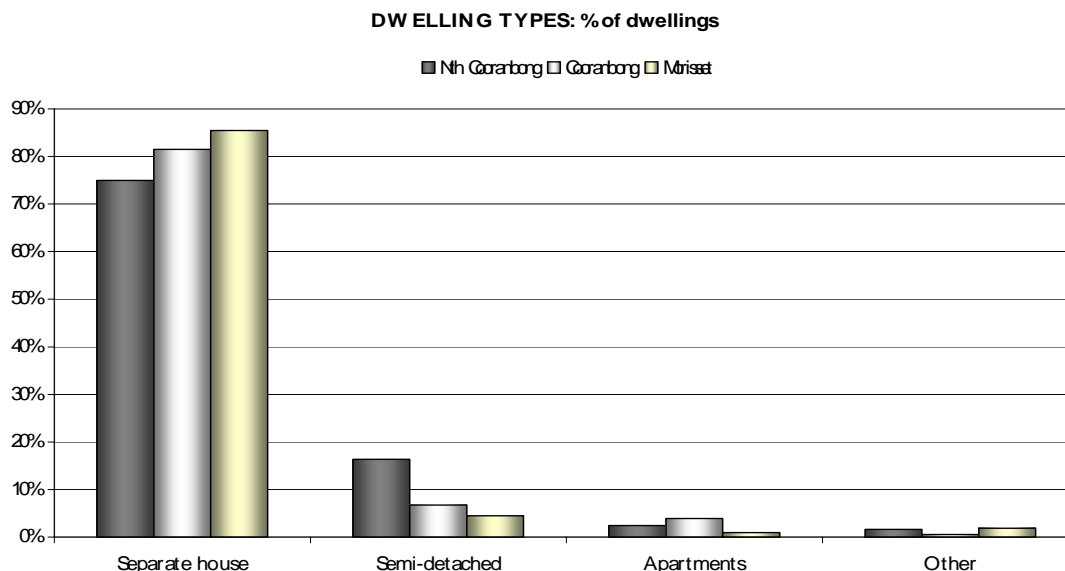
5.5 Existing Housing Supply

The Cooranbong area has been largely quarantined from population pressures by its "collective" ownership and planning decisions have not related directly to the demands placed on other areas.

Cooranbong's housing supply is influenced by deliberate choices to accommodate older people within a unique community. Housing is also affected by the Avondale College and its planned residential form.

Figure 5.5.1 below depicts the range of housing in Cooranbong, North Cooranbong and Morisset. Northern Cooranbong has more townhouses and villas, Cooranbong a higher proportion of flats, whilst Morisset dominates in terms of detached housing:

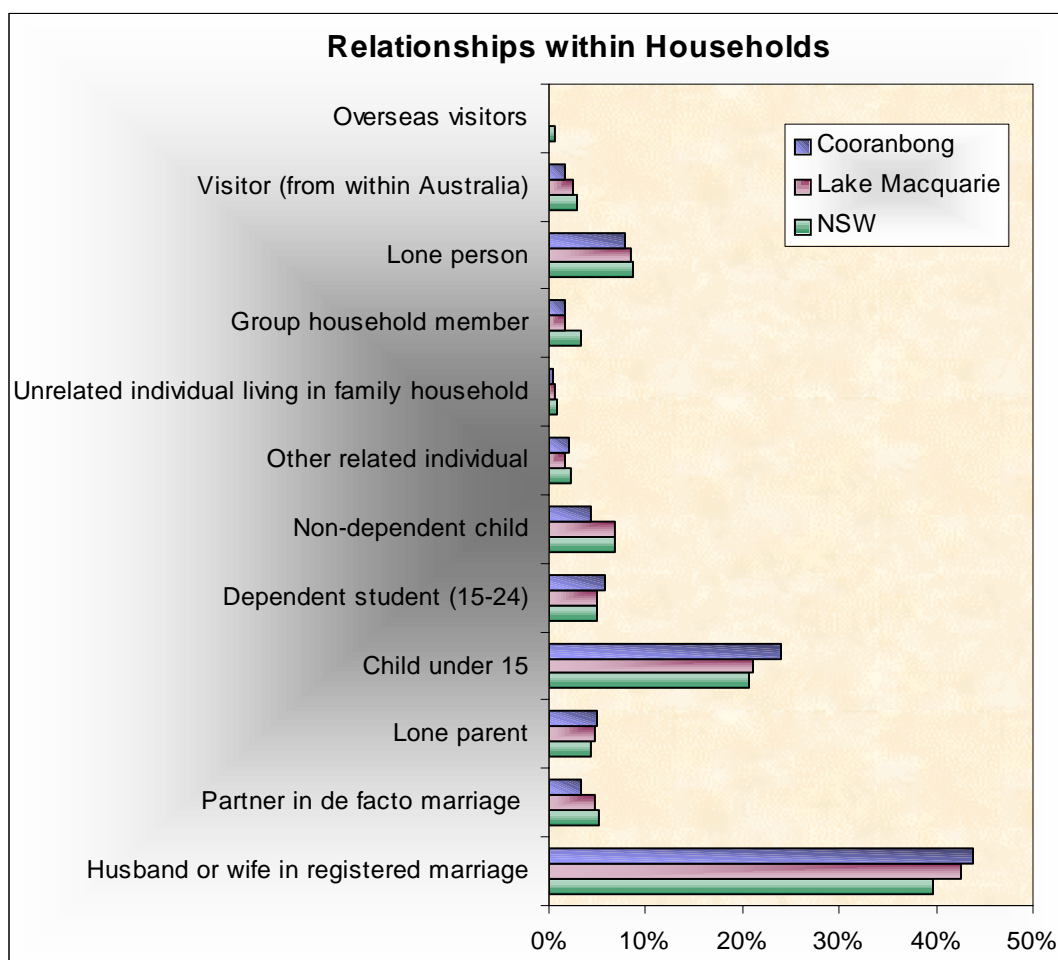
Figure 5.5.1



5.6 Existing Household Structures

The chart below shows that relationships within the household are roughly similar in Cooranbong to Lake Macquarie LGA and NSW⁴. A majority of residents are either a partner in a marriage, or a child under 15. Cooranbong's main departure from Lake Macquarie LGA is in the proportion of child under 15 households, which is higher in Cooranbong, and in partner in de facto registered marriage, of which there are fewer in number in Cooranbong. This suggests that the "typical" household unit within Cooranbong is a married couple with children. This is true of most Australian domestic situations where 72% still live in family households.

⁴ Source: BCP Table B14, Census 2001



In contrast to NSW and Lake Macquarie LGA, Cooranbong contains a similar proportion of couple families living *without* and *with* children (42.8% versus 39.2%)⁵ Due to the older nature of Cooranbong's population, this variance probably represents the group known as "empty nesters"; couples whose children have grown up and moved out. The proportion of couple families without children is expected to increase over coming years as the population ages and the fertility rate falls. This will presumably increase the demand for alternatives to traditional, large, family oriented housing.

Family and individual structures

BCP Table B17

	Cooranbong		Lake Macquarie LGA		NSW	
	% individuals	% families	% individuals	% families	% individuals	% families
Couple family	58.4%	42.8%	59.9%	45.5%	62.2%	47.8%
Couple family – without children	26.1%	39.2%	25.0%	37.2%	22.9%	34.9%
One parent	14.3%	16.5%	14.3%	16.1%	13.5%	15.5%
Other	1.2%	1.5%	0.8%	1.2%	1.3%	1.8%

⁵ Source: BCP Table B17, Census 2001

The most common type of non-family household is the person living alone. This is also, according to the Australian Bureau of Statistics, the fastest growing type of household⁶.

The proportion of lone households in the Cooranbong at the Census 2001⁷ reflects the overall age of the population, somewhat lower than the figures for Lake Macquarie and NSW. While there are lone householders of all ages, most are men aged 35 to 44, or men and women over 55.

Lone Persons in Private Dwellings							
BCP Table B14							
Male:	15-24	25-34	35-44	45-54	55-64	65-74	75+
Cooranbong	5%	8%	10%	8%	12%	11%	18%
Lake Macquarie	3%	9%	10%	9%	11%	14%	22%
NSW	3%	10%	11%	11%	12%	15%	22%
Female:	15-24	25-34	35-44	45-54	55-64	65-74	75+
Cooranbong	0%	4%	0%	11%	11%	23%	51%
Lake Macquarie	2%	4%	4%	7%	15%	27%	47%
NSW	3%	6%	5%	9%	16%	28%	49%

5.7 Projected Populations – Identifying Demand

The initial SIA prepared by Key Insights found that any development proposal for north of Cooranbong would be likely to accommodate residents markedly different from those who currently live in Cooranbong, with new housing on any scale likely be taken up by a market closer to the city and state averages. This would mean a younger population, with a large proportion of couples with children under 15. Commuters to Sydney and first home buyers were also projected to be attracted to the development.

Further to this, Key Insights has undertaken some aged-focus population profiling in relation to potential make up of the anticipated community.

In the interests of comparability, the methodology focused on the three geographic areas selected for analysis within the Leyshon Consulting Retail study prepared for the rezoning submission⁸. These three areas - Estelville, Lakeland and Maryland are in the Hunter Region and have experienced recent urban settlement:

Age Structure	Cooranbong ⁹ (pop 1,453)	Estelville (pop 980)	Lakeland (pop 1,573)	Maryland (pop 6,878)
0-9	13.5%	24.5%	17.3%	19.0%
10-19	15.6%	11.5%	19.4%	16.6%
20-29	10.1%	16.6%	7.9%	13.3%

⁶ ABS *Household and Family Projections 2001-2026* p 80

⁷ Source: BCP Table B14, Census 2001

⁸ Leyshon Consulting, Economic Impact Analysis. February 2005

⁹ The population figure given by Leyshon for Cooranbong suggests that ABS Cooranbong UCL data has been used which does not include North Cooranbong.

30-39	12.3%	22.5%	16.8%	17.9%
40-49	15.9%	11.9%	18.0%	16.6%
50-59	10.6%	7.4%	10.9%	9.7%
60+	21.9%	5.6%	9.7%	6.9%

Extrapolating these figures to the expected development population of 5,200 yields the following chart.

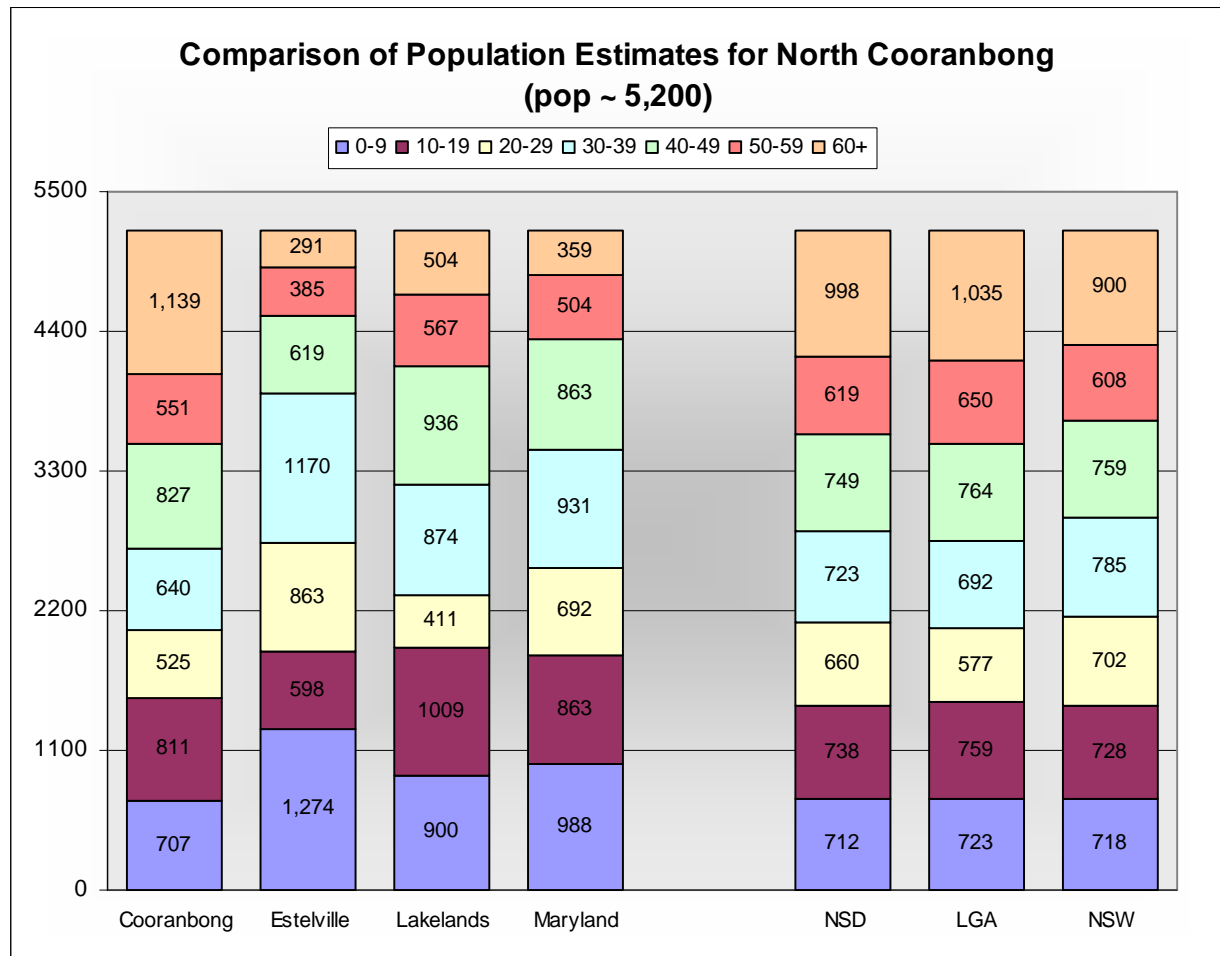


Figure 1: Projected Age Profile of the Proposed Development based on 2001 Census Data

From the left, populations based on the current population of Cooranbong, Estelville, Lakelands and Maryland (all from the Hunter region with recent urban settlement). These populations are compared to the Newcastle Statistical Division (NSD), Lake Macquarie LGA (LGA) and the NSW state average (NSW). The legend displays the colour associated with the various age brackets, whilst the numbers superimposed on the columns represent the estimated number of people predicted to move into the development within that age bracket.

A concern in using small populations to project the age-profile of any new development's population, in this case those of Estelville (980), Lakelands (1,573) and, to some extent, Cooranbong (1,453), is the volatility and unreliability of the final numbers. In an attempt to counter this volatility, the populations of all three places – Estelville, Lakelands and

Maryland – were combined and the age-profile recalculated. Interestingly, the combined population produces a similar age-profile to that of Maryland alone, but one that varies from the Cooranbong, LGA, NSD and NSW averages (see table for summary).

Age Bracket	Cooranbong	Combined	LGA	NSD	NSW
0-19	29%	36%	28%	28%	28%
20-59	49%	57%	52%	53%	55%
60+	22%	7%	20%	19%	17%

A detailed breakdown of the housing types provided at Estelville, Maryland and Lakelands would provide greater rigour to the analysis, but were unavailable at the time of this report. Anecdotal knowledge of these areas suggest that the new subdivisions comprise primarily larger separate dwellings and may not include the range of housing options included in the North Cooranbong proposal.

In the interests of generating concrete figures to feed into further analysis, Key Insights offers the following age based population projections, based on the 'Combined' percentages of Estelville, Maryland and Lakelands but skewed slightly more toward older residents (due to existing older population of Cooranbong, inclusion of smaller lot and adaptable housing, and aging population) for the new population of the rezoning:

Age Bracket	Combined Percentage	Rounded Estimate	Projected Yield @ 5200 total residents
0-19	36%	35%	1820 persons
20-59	57%	55%	2860 persons
60+	7%	10%	520 persons

The population projections suggest the likelihood of an incoming community comprising large number of children (and their parents) and low number of retirees or those approaching retirement.

In terms of optimum population, this may seem to be skewed toward young families. However, in the context of the wider older demographic (and the potential co-current development of additional Cooranbong aged housing¹⁰), a high proportion of young families will aid optimum diversity in the larger community mix.

Diversity is also desirable in terms of income levels, family styles, cultural backgrounds and lifestyles.

5.8 Housing Needs of Specific Groups

The following is a brief outline of key social groups whose housing needs will influence housing provision in North Cooranbong.

5.8.1 Lone Persons

Cooranbong has existing high levels of lone households, presumably influenced by its significantly older population and the high presence of specific aged care dwellings. The need for this type of accommodation is likely to continue with an incoming population subject to trends of wider trends of aging and decreasing household size. This need can be met with provision of smaller lots, low-level apartments and semi-detached housing.

5.8.2 One Parent Households

Local service providers anecdotally report increasing number of sole parents migrating into Cooranbong. This is reinforced by 2001 Census figures which depict a slightly higher proportion of sole parents in Cooranbong than both Morisset and NSW. Service providers report an increasing level of housing hardship and difficulties securing affordable rental housing amongst one-parent families in the area.

Supply of housing that will meet the needs of one parent households include:

- Smaller lots and dwellings
- Housing that is adaptable to changing family structures: e.g. re-partnering
- Housing that is attractive to investors, but of high quality construction and design, for good rental stock.
- Private housing ownership enabled by Proponent's housing scheme.

5.8.3 Couples with Children

Key Insights projects that the largest single household group migrating into North Cooranbong will be a couple family with children. Needs associated with this family structure include bigger homes, outdoor play area, proximity to parkland, and a high aspiration toward home-ownership¹¹. While these families may initially be young, they will age along with the rest of Australia. Homes of young families will need to respond to the changing ages and stages of children with rooms that can be converted between bedrooms, offices, lofts and living spaces. Families will also be subject to current social trends toward changing family structures, and homes will need to respond to shifts in family size and composition.

5.10.4 Couples without Children

Initially, the families moving into Cooranbong are more than likely to have, or soon have, children. However, as they age, these same families will move into the couples without children category (or lone households). The original incoming population is also likely to have considerable number of couples without children influenced by wider household trends.

Couples without children have less housing space needs than couples although their preferences may remain with bigger homes. In many ways, they are the most adaptable

¹¹ Reference AHURI

social group and can match their needs to a number of housing types. Primary constraints on housing for this group are income and lifestyle choice.

5.8.5 Older People

Research undertaken for this supplementary SIA concludes that, in the context of Cooranbong's existed and proposed aged care facility, older residents' specific accommodation needs will be well catered for. There is little to suggest that a proportion of the North Cooranbong site should be dedicated to specific aged care housing, and it is noted that Avondale Church proposes a 300 self care unit and 100 bed nursing home expansion to its existing facilities in line with the North Cooranbong rezoning proposal.

The provision of smaller lot housing and housing designed according to 'adaptable' or 'universal' design will cater to those aged people choosing to age within a conventional residential home. Proximity and links with Cooranbong Senior Living facilities may attract older people looking for a location in which to retire with future opportunities to move into age specific accommodation.

5.8.6 Avondale College

Cooranbong has relatively high levels of residents born overseas and residents from English speaking backgrounds compared to Lake Macquarie, but lower than NSW. Further to this are the international connections of existing and future students at Avondale – there needs are most likely to be met by housing that is easy to rent, affordable and caters to singles, families or groups households.

5.9 Housing Targets – Strategising Supply

By 2031, there will be an anticipated shift from 85% to 80% of detached dwellings and from 15%-20% attached or multi-unit dwellings. This will provide for a greater mix of housing styles and allotment sizes in every new release area to provide for changing demographics and to facilitate greater choice, affordability and social diversity. *Draft Hunter Regional strategy*

Master-planning allows the simultaneous processes of meeting the housing needs of the local and wider community, as well as 'shaping' the incoming population to optimise population diversity.

The North Cooranbong development proposal provides an opportunity to expand and diversify housing options in an area traditionally dominated by large rural residential housing. The provision of mixed housing stock that can cater for a wide range of incomes, household structures and residential and work types, as well cater to all stages of the life-cycle, will help build Cooranbong as a diverse, multigenerational and increasingly self-sustaining community. Mixed housing will also increase Cooranbong's capacity to accommodate persons/students associated with the growth of Avondale

College and the supporting ensemble of retail and service providers that will accompany the proposed expansion of Avondale Shopping Village.

The Structure plan presented in the North Cooranbong Rezoning Submission 2005 presents three main residential types of housing to be created for the site:

- Bushland housing: lots typically sized 1400m², with deep backyards adjoining bushfire asset protection zones, sites on steeper slopes and sites which require a rural character.
- Conventional housing: lots sized 450m² to 600m² will take up large area of the site within precinct themes.
- Medium Density: areas of land facing open space, along collector roads and in close proximity to schools and community facilities will be available for dual occupancy and small lot housing on lots not less than 250m².

5.10 Recommendations and Targets

The above Structure Plan provides a sound base upon which to develop a socially sustainable housing policy. Key Insights offers the following recommendations as a guide for more detailed housing supply planning:

- Provide mix of housing types and block sizes.
- Implement private housing equity based market entry scheme as proposed.
- Provide attractive and good quality stock that is attractive to investors for rental market.
- Ensure neighbourhood design distributes housing types, particularly higher densities, in small clusters to allow common ground but avoid enclave development.
- Ensure mix of housing provided up front and in each stage - earlier residents may assert more sense of ownership with 'differences' of later residents more apparent if in different types of housing.
- Provide range of housing options with the view to meet the minimum targets tabled below:

Figure 5.9.1 Housing Targets

Housing Need	Proportion Housing Stock
Detached dwellings	80%
Attached/multi-unit	20%
Adaptable	10%
Lower cost Housing scheme	10%
Rental	10%

6. Community and Recreational Needs

The original SIA undertaken by Key Insights made an initial investigation into the capacity of existing services and facilities to cater to population growth associated with the proposal (2005 SIA, Section 4.8 Service Supply and Demand). This analysis was based upon discussions with selected stakeholders in the Education sector and previous research undertaken by Key Insights in relation to population growth in the area. This initial analysis has been expanded in light of findings from comprehensive consultation with stakeholders across a variety of sectors (Section) undertaken for this Supplementary SIA, and also responds to recent refinement (subsequent to 2005 SIA) of the proponent's intentions in regards to provision of community facilities independent to those provided by Avondale School.

Updated findings have been integrated with previous analysis and are presented below in a new expanded Service and Demand Supply analysis. The following analysis replaces the original Service Demand and Supply analysis provided in section 4.8 of the 2005 SIA.

6.1 Education

Primary and Secondary Schools

Currently, Cooranbong families seeking public education attend Cooranbong Public School and Morisset High School. Families seeking a local private primary and secondary schooling attend Avondale School and the Catholic system. The NSW ratio between students attending public or private schools is typically a 70:30 split. However, as evidenced in the Figures below, this is not the case in Cooranbong, where education is skewed more than typically toward the non-government sector:

Figure 6.1.1

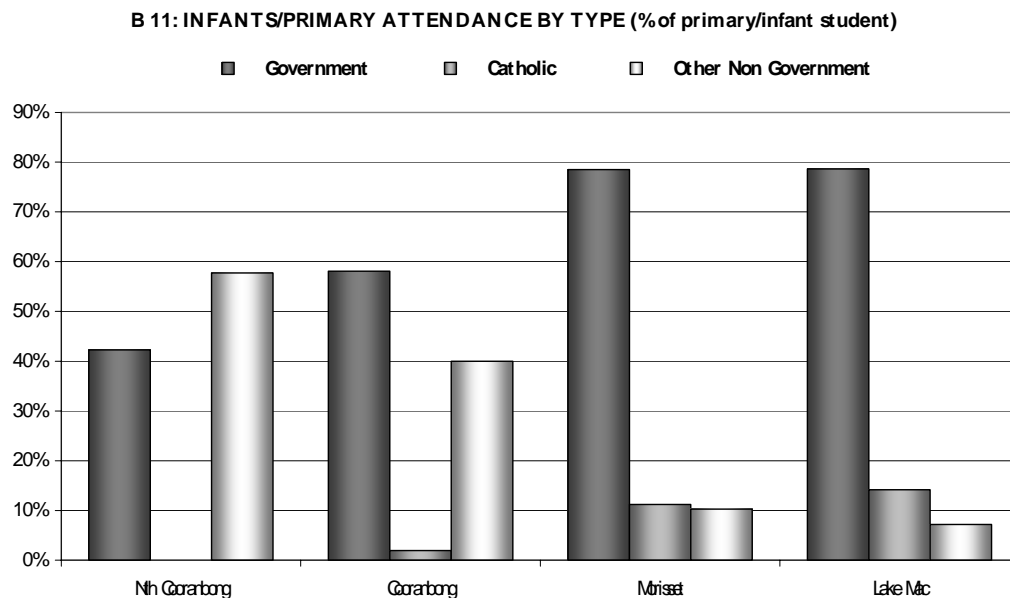
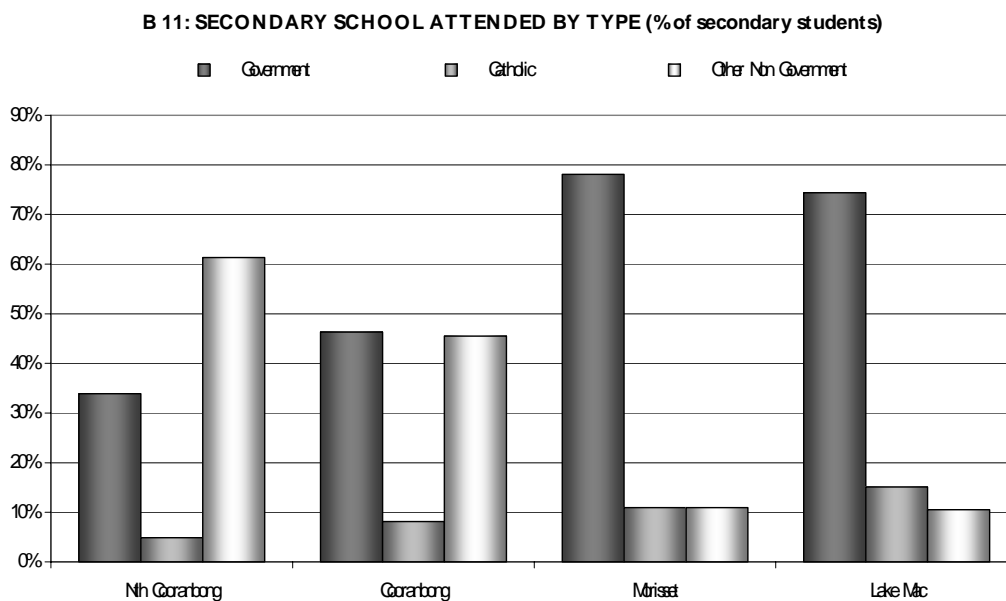


Figure 6.1.2



The above graphs make distinction between the Cooranbong population residing in the ABS classified Urban Centre of Cooranbong (Cooranbong) and the area north of this Centre, which includes the North Cooranbong site (North Cooranbong). Not included in the graph is the religious affiliation of the two populations, namely: North Cooranbong 50% Adventist, Cooranbong 25% Adventist.

Most telling is Cooranbong's enrolment patterns, where Adventist faith appears in no way a pre requisite for Adventist education. Whilst only 25% of the population is non-Adventist, 40-45% of primary students and 55% of secondary students attend a non-Catholic non-government school, most likely in the context of Cooranbong to be Avondale School. In North Cooranbong, where 50% of the population report Adventist faith, 60% of primary and 65% of secondary students attend an Adventist School

This trend supports anecdotal evidence that there are very high levels of satisfaction with the Avondale School amongst non-Adventists and the majority of their students are not members of the Adventist faith. The Avondale School has a reputation in the wider community of providing a high quality education and desirable value-based environment for all. Its visibility and proximity in relation to the site, as well as the intended hands-on approach of the Avondale community to community development, is likely to further increase enrolments at the Avondale school and reflect a higher than typical proportion of new residents.

Student yield

Department of Education guidelines for new subdivisions suggest that 10% of a new population will attend primary school, and 7% will attend secondary school. These figures are also in line with current proportions of the school aged population in Morisset Planning District. **Applying this ratio to the North Cooranbong proposal, this equates to approximately 500 new primary students and 350 new secondary students likely to arise from residential development subsequent to the rezoning, with a further 130 primary and 90 secondary potentially arising from any potential future development of 500 extra lots included in the rezoning investigation.**

School capacity

In 2005, Avondale School began its 6 year plan to expand the school and increase enrolments by up to 350 students. In mid 2006, the School reports that while many places have been filled, approximately 280 are still to be created. The present expansion is expected to cater to families on the current waiting list as well as new families moving into the area, and is unlikely to be sufficient to cater for demand arising from the proposed rezoning. **In response, Avondale School has formulated a proposal for a further 400 new student places to be created beyond the 350 student expansion currently being implemented, to cater to anticipated demand arising from the rezoning¹².**

The NSW Department of Education has indicated that the existing government primary and secondary school resources have the capacity to cater to population growth associated with the Cooranbong proposal. Cumulative development is acknowledged as a potential issue, and the Department reports that it will be reviewing the broader situation at a later stage, in consultation with the Department of Planning. Significant cumulative development in the area may mean that zonings are reviewed with some students within the Zone being directed to Toronto High School. However, students from Cooranbong would continue to be directed to Morisset High School¹³.

¹² Discussions with Ralph Luchow, Education Director and John Lang, President, of the North East Conference

¹³ Discussion with Lesley Greenwood, Demographic analyst, Department of Education

Regarding Primary School provision, the Department of Education has indicated that it would be likely to upgrade and expand the existing Cooranbong Public School to cater for an expected 300-400 extra students, in preference to creating a new school site within or close to the development.

Figure 4.8.1 (below) compares current reported primary and secondary extra capacity against anticipated student population growth arising 1) from the North Cooranbong site itself, and 2) from the site plus the 500 extra homes potentially associated with the rezoning. A projected public:private school breakdown of 60:40 is used to reflect trends toward private schooling in the area, although it is possible that this ratio may skew even further toward private schooling.

The figures suggest that current school provisions (with planned Avondale expansion) have the capacity to cater to population growth associated with the North Cooranbong site development, although some changes in Department of Education zoning and the addition of demountables (with view to new primary permanent school building) are likely to be required. The impact of potential of 500 extra homes associated with the rezoning will significantly increase demand, but appears to be manageable with current and planned resources.

Our research, however, points to potential capacity issues in the Districts' public schooling system likely to arise upon approval of all proposed developments and total population growth projected for the area¹⁴. This is an issue to be taken up by State government.

Figure 6.1.3

Existing school enrolments and anticipated additional enrolments from site

	Current vacant student space	Anticipated additional students at full development of North Cooranbong site ¹⁵	Anticipated student population of North Cooranbong site including extra land proposed for rezoning
Primary			
Avondale School	120 places (intends to expand further)	Approx. 500 students	Approx 630 students
Cooranbong Public	300 – 400 places	<ul style="list-style-type: none"> - 200 private - 300 public 	<ul style="list-style-type: none"> 250 private 380 public
Secondary			
Avondale School	160 places (intends to expand further)	Approx. 350 additional students	Approx 440 additional students
Morisset High School	100 -150 places	<ul style="list-style-type: none"> - 140 private - 210 public 	<ul style="list-style-type: none"> - 180 private - 260 public
Toronto High School	100 -150 places		

¹⁴ It is beyond the capacity of this research to be aware of all planned developments or to be certain which developments will receive approval and which are likely to be realised. We have based our assessment of cumulative impacts on the predictions contained within the Lower Hunter Strategy and knowledge of some proposals and developments.

¹⁵ **Figure uses guidelines set by NSW Department of Education.**

Tertiary

Tertiary education facilities are located within Cooranbong (Avondale College) and within a 30-45 minute drive from Cooranbong (University of Newcastle at Callaghan and Ourimbah; Hunter Institute of TAFE at Wyong, Ourimbah and Gosford). Wyong, Ourimbah, Gosford and Callaghan (Warabrook station) are all located on the rail line from Morisset, with bus links available to campuses. TAFE also operates campuses at Glendale (40min drive) and Belmont (55 min drive) in the Lake Macquarie LGA, although these are not as easily accessible by public transport from Cooranbong. The proposed transport interchange at Glendale will enhance accessibility to this site from the northern rail corridor.

Avondale College is a certified higher education provider with national accreditation. Courses are offered in arts, business, science, education, nursing, theology and ministry, at Bachelor to PhD level. Vocational training sector includes business, outdoor recreation, and aviation. Although a Seventh Day Adventist College, it is open to the general community regardless of faith. 58% of students are Day students living in the local area (not residential) and it is estimated that a fair proportion of these are not otherwise affiliated with the Church. Avondale students are eligible for the Commonwealth Government's Fee Help loans program comparable to that available to students in public universities, additional Commonwealth supported (HECS) places, and a range of scholarships.

Adult education and Life Long Learning

Avondale College currently offers adult education programs in areas such as information technology, stress management and cooking, and reports high patronage from both the Church and non-Church community. The College has indicated an intention to expand this program to meet population growth.

A range of adult education courses are offered at Morisset Multipurpose Centre in conjunction with Tuggerah Lakes Community College. The Southlakes Community Interagency reports that a number of organisations in the area have the ability to respond to the anticipated adult education demand arising from population growth.

The community facility included within the proposal will provide an alternative space for expanded programs within Cooranbong. Ensuring public knowledge of their availability is one factor that will contribute to future demand and subsequent expansion and diversification. Response to increased demand arising from population growth is likely to increase the range of lifelong learning opportunities currently available in the area

6.2 Health care

Cooranbong is located within the catchment of Hunter New England Area Health Service. However, Cooranbong's location at the southern end of Hunter New England area, complicates actual patterns of health care access with residents likely to access higher order health care, such as casualty and hospitals, within the Central Coast Area Health district. Wyong Hospital is the most accessible by direct route. There is a private hospital in Toronto.

HNE Health advises that there are no standard thresholds for development of health services when new urban releases are proposed and the Service would need to perform a comprehensive review to identify the health needs of the expanded population.

The Health Service indicates that Cooranbong is considered an isolated community and there is a lack of infrastructure in which to house health services. However, there are plans to expand community services in areas expected to have significant population growth, including Morisset.

On the local G.P front, practices report difficulty servicing the existing population and note lack of specialist services in the District. Cooranbong has a population of 3600 and the approximate equivalent of just over 2 full time GPs working in the township¹⁶ which makes it reasonably serviced in terms of NSW recommended ratio of 1 doctor per 1500 head of population (many rural and regional towns fall well below this). However, it is evident that current G.P. provisions will be unable to meet the needs arising from population growth associated with this proposal and other cumulative development in the Morisset Planning District.

Therefore the proponent intends to include the provision of a 'holistic medical centre' focusing on preventative health care and incorporating a range of services as part of any future development application. National trends show regional shortages of doctors and difficulties in attracting new doctors to regional and rural areas. The proponent's affiliation with the Avondale College, as well as the strong network and wide resources available to the Avondale Church community, may increase the likelihood of attracting or 'importing' appropriate medical practitioners to service the centre. In addition, the growing field of qualified Nurse Practitioners may provide an innovative avenue for local health care.

Community Health facilities are located in Toronto with a limited outreach program reportedly at Morisset Multipurpose Centre.

6.3 Emergency Services

Geographically, the western Lake Macquarie area can be a difficult area for emergency medical services to cover due to transport times from the area to receiving hospitals on the Central Coast and Inner Hunter. The primary ambulance response to Cooranbong is Morisset ambulance station and secondary ambulance response is provided from Doyalson. Both are resourced 24/7 with the Northern Operations Centre coordinating ambulance movements.

There are no immediate plans to expand the current ambulance response capability in the Morisset area. However, the Service is currently undertaking a 5 yearly strategic review of its services which includes looking at response capabilities versus population growth and demographics. Predicted growth areas will be targeted to ensure appropriate service delivery.

¹⁶ Equivalent to 1.5 full time G.Ps at Cooranbong Medical Centre and 0.8 full time G.Ps at Southlakes Medical group **(See Sections ...???)**

The Ambulance service has identified access to timely information regarding local population growth as the predominant emerging issue for service provision to Morisset and Cooranbong. Ongoing conversation with the Service is necessary for adequate future ambulance provision for Cooranbong with population growth: the Ambulance services advise that without conversation, rapid increases in demand for ambulance resources in this area may pose service delivery difficulties. Offsetting this slightly, the relatively young projected population profile for the North Cooranbong site will generally mean less pressure on ambulance services as demand is usually less from young families as opposed to elderly residents¹⁷.

From a policing perspective, Lake Macquarie Area Command report no policing issues in Cooranbong at the moment, and advise that, with population growth, they would look to increasing police numbers over time. It is envisioned that comprehensive crime risk analysis will be undertaken at DA stage.

6.4 Children and Families

Cooranbong is anecdotally regarded as offering a safe and healthy environment for children and young families, and this is reflected in the high level of young families projected to take up residence on the North Cooranbong site. However, service providers report a growing need for increased child and family services in the area, to be exacerbated by population growth. Emerging issues identified include decreasing affordability of rental accommodation (particularly for one parent families), a lack of organised child based recreational activities (e.g. playgroup), very limited daytime transport options, and gaps in new parent support.

There are currently no playgroups in Cooranbong, although there are plans for a 'supported' playgroup to be set up at the Community Services Centre¹⁸. Organised support for parents is limited to Westlakes Family Support Service's fortnightly 'parenting for boys' group and Southlakes Youth Service's operation of a bus to transport young Cooranbong mothers to a Morisset program.

The lack of organised activities for children and parents, combined with limited day time transport options (poor bus service, working partner has car), increases the likelihood of social isolation for parents at home with small children. This emerging pattern is likely to continue within the new population without provision of organised child based activities and opportunities for informal networking, support and recreation. The proposed inclusion of physical infrastructure such as community hall, playgrounds, cycle paths, and picnic areas will go some way to meeting family needs, but will need to be matched by organised social welfare programs (in conjunction with service providers) and affordable recreational and community events. Affordability of hiring the on-site community facility is an issue for family support service providers.

Issues affecting family and child wellbeing are further addressed other components of this community needs analysis.

¹⁷ Source: Peter Elliot, Northern Operations Manager, Ambulance Services of NSW

¹⁸ Supported playgroups are supervised by a family worker and accessed by referral, including self-referral.

6.5 Childcare

Consultation with Department of Community Services and Lake Macquarie City Council suggest no immediate demand for early childcare within Cooranbong or Morisset, although the hours offered could be extended to cater for shift workers. The Preschool age group is currently well catered for, with all centres having a number of current vacancies. Gaps are likely to emerge initially in the 0-3 age groups. There is no after school hours care (OOSH) available at Cooranbong Primary School.

With the scale of population growth associated with the development and its inclusion of large numbers of young families, there will be a definite need for increased childcare across all ages in the mid term (5-10 years) if the rezoning is approved. Earlier provision of a long day care service focusing on the 0-3 age group and offering longer hours than currently available would be useful, and attractive, for early residents.

6.6 Older People

Cooranbong has a number of aged care facilities and Cooranbong's cohort of current and soon-to-be retirees and elderly appear well catered for. In addition to current provisions, there are several aged care facilities approved or proposed for the area, including a facility comprising over 300 independent living units, a 75 bed nursing home, a hostel and dementia unit proposed by the Avondale Church for Crawford Road.

Local aged care service providers report gaps in transport and medical provision as being the key issues affecting the present older population. The proposed inclusion of an on-site Medical Centre as well as smaller lot and adaptable housing located in walkable distance from community facilities and a convenience store will work to offset these trends.

There is no aged care facility per se proposed for the site, however, upon approval, the Avondale Crawford Road facility will cater to the aging related needs of new residents (i.e. extended family, natural aging) as well as in-migrants seeking aged care accommodation in the area.

6.7 Public Transport

Planning Districts on the western side of Lake Macquarie are generally noted as having very poor public transport systems. Cooranbong is linked to Morisset via regular weekday bus services, although there are no services operating on the weekend and no wheelchair accessible bus servicing the route. Bus links from Morisset are limited (reportedly due to difficulties matching an efficient rail service), with bus connections proceeding only to Morisset Peninsula and Lake Haven (weekly). Morisset is linked to Sydney and Newcastle via a rail service.

Local bus provider, Morisset Bus Company, reports poor patronage of Cooranbong services, but indicates a willingness to respond to increased demand arising from population growth via increased bus runs and changes to the Cooranbong route to

service the site upon provision of appropriate on-site infrastructure and route. The Transport Implication Plan prepared for the rezoning recommends a future bus route within the site that enables the bulk of the population to be located within 400m of bus stops, and if implemented as such, would help to increase public transport patronage, although this would need to compete with a car-culture that is highly entrenched.

The proposed provision of bicycle networks throughout the site and linked to the Watagan mountains will produce positive social outcomes. The extension of a cycleway to Morisset, or an upgrade of connecting road to enable safer passage of cyclists, would contribute to a further decrease in car usage.

6.8 Recreation and Sport

Cooranbong has limited sporting and recreational facilities, with a particular gap in public sporting facilities and community based youth recreation¹⁹. Ample passive recreational opportunities are afforded by its natural amenity, such as bushland and open space. Cooranbong Park, located on Freeman's Road, offers a children's playground and open space facilitating passive recreational activities. An oval, located on the outskirts of Cooranbong toward Martinsville, is currently well used by the Pony Club (160 members) but is not currently in a proper condition to be used for other active recreation. Cooranbong residents must travel to Morisset for other organised sporting activities. Provision of additional sporting facilities within Cooranbong is reported to be constrained by a lack of suitable Council owned land.

The initial SIA undertaken by Key Insights recommended that the proponent investigate opportunities for joint provision of a community multipurpose and sporting centre. Subsequent refinement of the proposal now includes provision of an independent community facility. This inclusion is welcomed by local stakeholders who report a lack of public community and recreational space. It is also anticipated that some on-site sporting and recreational activities will be necessary to cater to new residents, to the benefit of the existing community.

The exact nature of these resources will be determined by ongoing consultation between the Proponent and Council. They need to respond to the demographics of the incoming population which is projected to be younger than the existing population with large numbers of families with children, and the requirements of Council's s94 plan which prefers provision of centralised larger scale community and sporting facilities with larger population catchments rather than smaller local facilities.

Key Insights envisions a clustered sporting area that comprises a kick-around-oval with possibly a small soccer practice goal or cricket pitch, ½ netball court linked to nearby landscaped gardens, playground, picnic area and cement paths for children's scooters and rollerblades. This will complement the proposal's inclusion of community hall and small commercial centre (café, convenience store) as a basis for family friendly physical sites.

¹⁹ Avondale Church youth appear well provided for.

The s94 plan identifies the potential for a community and youth multifunction centre to be provided on an undecided site in the Morisset District. The findings of this report point to North Cooranbong to be an ideal location for such a facility.

6.9 Young People

The Southlakes Youth Service presently operates in Morisset and Bonnells Bay but does not offer services within Cooranbong. The service reports a lack of resources, including funding and space, as a constraint to offering outreach services in Cooranbong, but identifies a need for a presence in Cooranbong as the population grows. Lack of recreational activities and limited transport, especially at night and on the weekend, is a problem for young people across the Morisset District area.

Cooranbong young people appear fairly well served by local Church programs, but their needs will expand and diversify as the non-church affiliated component of the demographic expands and diversifies with population growth. The provision of the proposed community facility will provide an independent community space that could be well used for expansion of present outreach services offered by Southlakes Youth Service and local churches, as well as independent activities, functions, and programs. The inclusion of music production or new media facilities within the proposed centre, and a well networked bicycle or dirt track, would add to recreational and learning opportunities available to new and existing young people.

6.10 Culture

Cooranbong's unique identity has evolved from its Adventist roots and the Adventist community continues to serve as a cultural hub for Cooranbong. Avondale College runs a range of small and large scale activities including a well attended classical music program featuring local, national and international acts, such as the Australian Chamber Orchestra the Sydney Choir, and Avondale artists.

On a larger scale, the College periodically organises large-scale events featuring well-known performers, such as James Morrison, Tommy Emmanuel and Kamahl. These events are advertised amongst the wider community and have attracted up to 1800 people at one time²⁰. In 2006 Avondale College hosted a well-attended popular concert in the Cooranbong Park which is intended to be an annual event. The Back to Avondale festival, featuring 'music, food and fun' is listed on the Lake Macquarie Visitors Centre website as an annual community event.

The cultural activities currently offered in Cooranbong are predominantly organized by the Adventist community, and this is likely to continue to be the case. The considerable cultural resources and networks of the Avondale Community provide a firm base for future community cultural development and may be drawn upon to the benefit of Cooranbong's wider and future community. Key Insights' is convinced that the Avondale

²⁰ Figures provided by John Cox, President, Avondale College

leadership is committed to attracting a wide cross section of the general public to its activities, and contributing to an open, welcoming and inclusive Cooranbong community.

In addition to the Avondale events, Cooranbong's Chamber of Commerce intends to initiate a weekend cultural program in Cooranbong Park, e.g. Jazz in the Park. This will open further opportunities for the proponent to build upon community momentum for these events, as well as identify potential future partnerships and networks for planning on-site cultural activities. Key Insights' considers Cooranbong's unique heritage and strongly organised community as offering an opportunity for a one-day festival, with possible branding drawing upon themes of holistic health, wellbeing, family friendliness, education and diversity.

Further opportunities may arise from consultation with the Indigenous community.

6.11 Retail and Commercial

The Retail Location Analysis prepared for the rezoning by Leyshon Consulting (2005) identifies a clear need for an additional neighbourhood-scale centre within Cooranbong to service the proposed development. This centre would support a full-line supermarket and additional specialty retailing, and preferably be grafted onto the existing Cooranbong Centre. Key Insights' social analysis affirms Leyshon Consulting's recommendation. Adequate provision of local retail facilities contributes to a sense of local identity, provides spatial community focus and reduces car usage. Further, the expansion of the existing centre in preference to new centre would increase opportunities for social interaction and integration between new and existing communities. The inclusion of a small on-site café and/or convenience shop, adjacent to any on-site community facilities, will have positive social benefit, particularly in terms of social interaction and walkability.

7. Social and Community Development Strategy

There is no doubt that the proposed rezoning will have a significant social impact upon Cooranbong and its existing community. The challenge is to undertake this demographic shift with as little disruption to the existing amenity and cohesiveness of the community and with maximum continuation of Cooranbong's existing character and identity.

As in any greenfields residential site the opportunities for the development of a new and vibrant community is matched by a range of potential challenges. Particular concern has been raised for North Cooranbong regarding the potential impact of population growth for the existing Avondale Church community, and the potential of Cooranbong evolving into a commuter or dormitory suburb with accompanying patterns of social isolation and heavy reliance on vehicular traffic.

The Proposal put forward by the Proponent includes a proposed Social Strategy that will form a strong basis for sound community development and social sustainability for the project. Of particular note is the early provision of community facilities and commitment

to an innovative and proactive “Community Noticeboard” project which aims to facilitate social exchange, assess social needs of residents and initiate programs and activities in response to those needs.

It is worth noting that the proposal is at rezoning stage. Enhancement of social and community strategies is likely to evolve as the project moves into development application stage. Key Insights is convinced that the proponents of the project are committed to proactively working towards achieving optimum social and community development outcomes.

The aims of a sound Social Strategy include to:

- Optimise population diversity in terms of age, culture, income and households
- Foster integration between new and existing communities, and ensure that development benefits existing community as well as new residents.
- Mitigate processes of social exclusion of individuals, families or social groups.
- Avoid the development of enclave development.
- Foster healthy practices lifestyles within the community.
- Ensure appropriate consultation processes are undertaken.
- Ensure adequate social infrastructure is in place to service population growth
- Foster modes of living and working that contribute to positive ecological sustainability outcomes.

7.1 Population Diversity

The positive link between a strong community and a diverse population is a theme that informs this paper as well as much of contemporary urban and social planning research strategy. (*Gleeson, ISF, Sarkissian, DUAP*). A diverse population is one that includes a range of residents (and workers) from across a range of ages, cultural backgrounds, belief systems, income levels and family structures. A diversity of residents ensures that a community has breadth and depth, whilst at the same time ensuring that the needs of all social groups are catered for.

The process of masterplanning large scale land releases affords an opportunity to not only ensure that the incoming housing and community needs of an incoming population are met, but also allows an opportunity to shape that population for optimum social sustainability and community development outcomes.

The Housing Needs Analysis provided this report focussed on the supply side of housing and offered targets that would contribute to the achievement of a good social mix within the new community itself as well in the context of the wider demographic. Strategies include the provision of a range of lot sizes, housing styles, price ranges, as well as development of a market entry scheme to increase access for eligible purchasers who are not normally in a position to enter the market and the provision of adaptable and universal housing to cater to people with a disability and those who choose to ‘age in place’.

In addition to housing, population diversity can be fostered by the provision of a range of physical and community infrastructure that is adaptable to a variety of uses and can cater to residents at all stages of the lifecycle. Early provision of facilities such as the Community Hall, parks and playgrounds, cycleways, medical centre and cafe will contribute to making the development attractive to a variety of people from many different walks of life and across various ages.

The proximity of the site to Avondale School and the inclusion of high quality parks, playgrounds, and family friendly amenity will attract families with children. Early provision of a long day care centre with the potential for extended hours may not be necessary in the immediate term but would be a further attractor for this demographic.

Links with Cooranbong Senior Living facilities may attract older people looking for a location in which to retire and offering opportunities to continue to age-in-place within a single community.

7.1.1 Recommendations

Recommendations to foster population diversity include:

- Provide range of housing options in line with Housing Needs Assessment
- Ensure neighbourhood design distributes mix of housing in small clusters to allow common ground but avoid enclave development.
- Provide range of multiple use community facilities that may be used by different groups of people at different times of day for different activities.
- Include medical centre. (Note the proponent is currently preparing plans for a multi-disciplined medical centre and they have the capacity and experience to deliver this outcome either through their hospital or aged care organisations.)

7.2 Community Facilities

The provision of high quality multi-use physical infrastructure will form the physical backbone of community development for new residents, as well as provide a 'pull factor' for existing residents to access and utilise the site. Research undertaken for this report indicates that Cooranbong has limited community and sporting facilities but also limited Council owned land, and is likely to require dedication of on-site land for provisions.

Provision of community facilities at Cooranbong is subject to a number of variables, and must balance both the needs of the incoming population as well as the requirements and strategic directions set out in council's S94 plan.

Council's s94 plan indicates Council's preference is for the provision of centralised larger scale community and sporting facilities with larger population catchments rather than

smaller local facilities. This includes a preference for the construction of large multipurpose centres instead of single purpose facilities, although specialisation of functions is encouraged. Key Insights concurs with this on principle in terms of benefits arising from quality of scale, but notes the need to ensure that larger centralized provisions are balanced with meeting local social needs and wider sustainability outcomes arising from the creation of smaller scale walkable urban planning.

Council's preference for larger sporting centres is evidenced in Morisset District with plans to further develop Morisset and Morisset peninsula as the sporting and community foci for the district. Further, the s94 Plan considers it reasonable, as well as in line with current patterns, for residents to travel to access large sporting and recreational facilities. On this premise, it does not appear viable to recommend large scale sporting provision for Cooranbong. Instead, a focus on family friendly recreation and informal 'practice' sporting activities is recommended.

Key Insights envisions a clustered sporting area that comprises a kick-around-oval with possibly a small soccer practice goal or cricket pitch, ½ netball court linked to nearby landscaped gardens, playground, picnic area and cement paths. This will complement the proposal's inclusion of community hall and small commercial centre (café, convenience store) as a basis for family friendly physical sites.

North Cooranbong's community facilities will need to respond to the demographics of the incoming population which is projected to be younger than the existing population with large numbers of families with children. The s94 plan identifies the potential for a community and youth multifunction centre to be provided on an undecided site in the Morisset District. The findings of this report point to North Cooranbong to be an ideal location for such a facility.

7.2.1 Recommendations:

The primary recommendation concerning community and recreational provisions is that that the proponent continues discussion with Council regarding identified needs, as well as any future opportunities for integrated planning and contributions/requirements as set out in Council's s94 plan.

Further to this, Key Insights recommends the following for consideration by the Proponent:

- Ensure management of Community Hall Facility optimises community ownership, access, and affordability (through negotiations with Council). Ensure the appointed Board of Management supported and well trained.
- Include well located outdoor community noticeboard (behind glass) that is regularly updated
- Investigate opportunities to link with Morisset Multipurpose centre in either managing the facility or implementing programs.

- Investigate links with Morisset library.
- Consider for inclusion within the Community Facility of:
 - Youth Outreach Centre (in conjunction with Southlakes Youth agency)
 - Glass walled room within centre for observable childcare area
 - Long Day Childcare with capacity for extended hours
 - Media room with public internet, scanning, digital photo production
 - Community Garden
 - Stable of hire for bicycles or scooters.
 - Community Bus, to be used also for Saturday sporting loop.
- Focus sporting facilities on family friendly activities, passive recreation and informal/practice sports, including the *minimum* provision of
 - Kick around oval (with small practice soccer goal)
 - Multi-court (1/2 netball/basketball)
 - Bicycle paths
- Regarding the provision of parks and playgrounds:
 - Ensure all homes are within 500m walking distance of parkland
 - Include one large park clustered with sporting and community facilities and at least 2 smaller pocket parks (minimum of 0.5 ha) with picnic tables and some children's facilities.
 - Include cement path loops in main park for small bikes, scooters, rollerblades and skateboards
 - Play areas to include a minimum of six play opportunities, seating, shade trees, water and concrete pathway from road to play equipment (s94 provision)
 - Due to smaller provisions of open space now necessary under s94, emphasise quality and multiple uses of spaces.
 - Establish volunteer resident park and land care groups
- Ensure provision of physical community infrastructure is matched by facilitation of community development program and social programs (see below)

7.3 Social Programs and Networks

Strong community integration and networks form the basis of a strong active and safe community and decrease the likelihood of social isolation occurring for individuals, families or particular social groups. Whilst the provision of physical infrastructure provides a sound physical base for informal networking, it will need to be matched with the development of social and community programs that make early use of facilities, and mark them out as meaningful places for the community.

The Proponent's commitment to its Community Noticeboard project should provide a solid mechanism upon which to facilitate social interaction and initiate community interest groups and organised activities.

The staged release of homes is likely to increase the bonding process as households share the common and largely simultaneous experience of moving into the neighbourhood. Many individuals and families may be looking for initial connections and the Community Noticeboard's intention to target households in each stage will harness this first inclination to look outwards, as well as assess the group for common needs and interests.

However, the staged release will also mean that there may be potential for initial residents to assert prior 'ownership' of spaces and 'control' of social processes, however unwitting. Care should be taken within the Community Noticeboard to facilitate bonds between residents of different stages of the project as well as those moving in at similar timeframes.

7.3.1 Recommendations

Recommendations for the Proponent, some of which are extensions of the existing community work being undertaken by the Seventh Day Adventist community, include:

- Appoint role of Community Liaison Officer with the core task to facilitate community building, social activities and network building for new and existing residents.
- Implement Community Notice Board program as proposed.
- Prepare and distribute Welcome Packs for new residents, including a Community Directory. (Possible partners include Southlakes Alliance and Cooranbong Chamber of Commerce).
- Facilitate mix of activities that assist new residents forge initial bonds and assess community needs, as well as larger scale activities that are open to new, earlier and existing residents to assist wider integration, i.e. Welcome BBQs.
- Facilitate interest and need based community networks, e.g. landcare, playgroups.
- Investigate potential links with Morisset Neighbourhood Centre and Southlakes Youth agency regarding outreach or provision of programs.
- Liaise with state government agencies regarding provision of social welfare programs (Note that a meeting with Premier's Department and the proponent has been set up to further this recommendation and steady progress is expected to be made.)
- Support expansion of adult education in Cooranbong (partners: Avondale College, Tuggerah Lakes Community College, Morisset Multipurpose Centre, TAFE).

- Encourage public access and membership structure to Avondale Indoor Sporting Facilities.
- Extend existing links with Cooranbong Chamber of Commerce and Southlake Alliance for recreational activities.
- Develop Neighbourhood Sports program – e.g. – Afternoon soccer.
- Ensure high standard of pedestrian and cycle provisions, bus shelters, landscaping and street seating to encourage walking and opportunities for informal interaction
- Undertake environmental education program within schools as proposed.

7.4 Integration, Identity and Culture

Cooranbong's unique identity has evolved from its Adventist roots and village development. Concern has been expressed by Council regarding the ability of the Avondale Church community and the unique Cooranbong identity to withstand the pressure of significant population growth. Key Insights' research suggests this fear is unfounded. The Avondale Church's sense of identity is strong, and the community is highly organised and well resourced. Its leaders report no concern regarding the rezoning and regard the proposal as of direct social benefit to the church and the wider community.

In response to this perceived strength, Key Insights' original SIA suggested that it may be more an issue of the Avondale Church and the wider existing community having the capacity to 'share' resources and 'community ownership' of Cooranbong with new residents. Again, research for this updated SIA has found this to be also unfounded. The Avondale Church's intentions to expand Avondale School and their aged care facilities, establish a new medical centre and contribute to the development of social and cultural programs suggest a community that is very much committed to welcoming and integrating new residents in both philosophical and practical terms²¹. Social capital is very strong in the area and with the careful approach taken to social sustainability by the proponent this social capital is likely to be significantly expanded with the development of this site.

The injection of a large new population group with markedly different social characteristics and histories will be the most significant social impact of the development for Cooranbong. The integration of a range of residents from a variety of backgrounds will also present challenges within the new resident population: care must be taken so that the social bonds or 'glue' that hold a community together, which often run along lines of shared interest and common ground, do not become so diffuse or scattered as to resist integration²².

²¹ Consultation has focused on Avondale community, service providers and community representatives – attitudes regarding the rezoning amongst the 'general public' has not been comprehensively assessed, although there has been no indication of organised or anecdotal opposition to population growth.

²² **Intercultural cities from the town conference**

Positive and meaningful cultural activity can be used to build and bond the Cooranbong community as it grows and diversifies. The challenge will be to find cultural themes that draw upon the identity of existing residents while at the same time resonating with a diverse incoming population.

The proponent may wish to develop initial ideas of ‘identity’ and ‘community’ for branding and marketing purposes, and this may be beneficial in terms of establishing early bonds within the subdivision and engineering the desired social mix (youthful demographic within a diverse social and economic mix). However, identity is a ‘grassroots reality’ as much as a ‘marketing construct’ and is likely to emerge as residents meet and mark out their space. The proposed ‘Community Noticeboard’ program will be well placed to identify activities and themes of interest to the emerging community.

Activities and events that may form a Cooranbong cultural program include:

- Continue discussion with the Avondale church regarding partnership in cultural activities
- Inaugural Family Friendly fun day: possible themes – health, wellbeing, environment, education, environment, strong communities
- Monthly Music in the Park/Sunday Sausage Sizzles - possible partners include Cooranbong Chamber of Commerce, Avondale College Music Department
- Public art program - possible partners include local schools, Avondale College’s Art Department, Southlake Youth Centre, Chamber of Commerce, LMCC, Ministry of Arts)
- Cooranbong poetry, short story, or photography competition
- Exhibition of local artists or historical photos in café or community centre
- Promotion of Café culture as meeting place via family friendly practice, promotion and design.
- Use of appropriate and well place signage illustrating heritage.
- Street names that reflect the history of Avondale
- Design themes around village nodes.
- Further opportunities may arise from consultation with the Indigenous community.

7.5 Avoidance of Dormitory Suburb

Key Insights takes a two pronged approach to the issue of commuters in North Cooranbong. On the one hand, we advocate the optimum model of a socially and ecologically sustainable settlement where people live and work in walkable communities, and offer suggestions toward contributing to moving closer to this.

On the other hand, we acknowledge the likelihood that not all workers are going to be employed within the village of Cooranbong and that some residents are, by choice or necessity, going to commute. In response to this we offer thoughts on how to offset the negative impacts of commuter culture, avoid the development of a ‘dormitory suburb’, and make the most of any potentially positive opportunities afforded by commuting workers.

Local employment opportunities within well paid and meaningful jobs are unarguably the most important component in avoiding the creation of dormitory suburbs. Key Insights understands that detailed analysis of local employment opportunities is being undertaken by an economic consultant for the rezoning and findings are unavailable at time of preparing this report. The SIA's discussion of commuting will therefore focus primarily on the mitigation the potentially negative impacts of a commuting, and the potential harnessing of some aspects of commuting as positive social tools.

CONSIDERATIONS OF COMMUTER CULTURE

NEGATIVE	POSITIVE
<ul style="list-style-type: none"> ▪ Dormitory suburb development ▪ Workers tired and stressed ▪ Families time poor and resource rich – may become insular ▪ Stay-at-home partners without day-time private transport ▪ Stay at home partners can become isolated ▪ Worker networks aligned outside of physical community ▪ Latch-key kids ▪ Afternoon or evening community meetings difficult to attend 	<ul style="list-style-type: none"> ▪ Wide range of residents with diverse skills and experiences ▪ Workers connect physical community with outer world ▪ May build momentum toward home offices – diversify local economy ▪ Families of workers contribute to area ▪ Travel time potential communication time, i.e. car pooling or rail transport

The challenge will be to create opportunities that enable bonds to be established in time-poor lifestyles, assist the integration of commuter families (e.g. weekend socialisation) and meet the needs of workers safe travel), partners (daytime transport) and children (childcare and after school activities).

The idea of community will need to be able to stretch beyond the physical, with effective use of technology becoming a key component in terms of minimising physical spaces, building links and traversing distances, be it via road, rail or high speed internet connection. Emphasis is placed on any potential positive influences for a community that has residents that reach regularly outside the immediate scope of their geographic community, with time spent actually travelling regarded as a potential community building tool.

The proponent's Community Noticeboard program will allow early identification of emerging trends regarding levels of commuter, family needs and enable a targeted response. It is important that this program be monitored and adjusted as required.

Opportunities to offset negative effects of commuting will include:

- Utilisation of Community Noticeboard program to assess emerging commuting trends, i.e. common destinations, travel methods, multiple car ownership, public transport use, children's needs,.
- Facilitation of carpools – to work destinations or Morisset station
- Education regarding availability of public transport routes and timetables
- Use of Online community Noticeboard and network to build a virtual community to complement and inform (not replace) physical one.
- Provision of After school child care and children's activities, e.g. Neighbourhood sport or homework groups
- Transport solutions for stay at home residents
- Location of large supermarket for shopping within Cooranbong (see Leyshon retail analysis) – people will shop in Cooranbong on way home from work rather than Morisset

Opportunities for harnessing potential positive aspects for commuting:

- Travel time to be used as community building – car pooling, rail travel talk
- Use of on-line community notice board
- Facilitation of high speed internet capability for all dwellings

7.6 Transport and Pedestrian culture

The Traffic Implication report prepared for the Proponent's 2005 rezoning submission²³ has taken a co-ordinated approach to transport planning and looks at on-site road structure as well as the possibilities of improving the existing transport network through provision of additional traffic, pedestrian, cycling and public transport infrastructure.

Improvement of the Cooranbong's existing transport network as outlined in the study will have positive social impacts, and if implemented successfully, will benefit Cooranbong's existing community and enhance access to existing town centre. The commitment to include cycleways will provide substantial social benefits in terms of connectivity, inclusiveness, safety, accessibility and public health for multiple age groups within the new community. It should also contribute to lowering car usage, although simple provision of physical infrastructure will come up against a heavily entrenched car culture.

People out on the streets increase chance encounters, children's wellbeing, population health and community surveillance. People are likely to walk to the corner shop or parkland, but likely to drive a vehicle (if available) for a more comprehensive shop due to bulky or heavy loads. The intention to expand Cooranbong's existing commercial centre rather than provide a second large centre on site, is unlikely to increase car trips for large grocery shopping etc (as people are likely to drive no matter the distance). Changing these patterns is desirable, however, and more regular bus runs (perhaps a Cooranbong mini-bus route) and a widely advertised and affordable daily grocery delivery service may contribute to shifting car culture.

²³ Johnson Group. North Cooranbong Rezoning: Traffic Implications, Stage 2 Report.

7.6.1 Recommendations

Recommendations include:

- Cluster community and commercial facilities on centrally located on site.
- Locate convenience for walkable alternative for accessing everyday goods.
- Ensure high standard of pedestrian and cycle provision (transport report).
- Principal road network be designed for adequate access for bus and located so that the bulk of population falls into 400m catchments, as recommended in Transport Implication report.
- Provide good standard of bus shelter and seating.
- Ensure local bus provider includes provision of wheelchair bus for Cooranbong site.
- Promote use of public transport and car pooling via community notice board program.

7.7 Health

The proposal includes the provision of a holistic health care centre to be operated by the Adventist Church and focus on traditional, complementary and specialist health care. In conjunction with the provision of a holistic health centre, Key Insights recommends the following:

- Consider use of Nurse Practitioners at proposed medical centre.
- Consider re-establishing Nurse Practitioner Training at Avondale College.
- Adhere to NSW ratio of 1 G.P. to 1500 head of population (may differ with use of Nurse Practitioners in conjunction with G.P.s).
- Promote and expand health and stress related adult education courses, in conjunction with Avondale College.
- Encourage pedestrian and sporting culture, such as informal Neighbourhood sports or “Walking School Bus” scheme.
- Continue conversation with Ambulance Service of NSW re population growth.

7.8 Further Consultation Strategy

Consultation undertaken to inform this SIA has focused primarily on service providers and some key community representatives and, at this level, has not attempted to canvass the attitudes and aspirations of the ‘general public’. This is considered appropriate at this stage of the rezoning process, and acknowledges the strategic importance that this site holds in term of state population and settlement planning strategy. It is recommended that more consultation with a community information market and/or focus group discussions may be held at DA stage.

Key Insights is facilitating ongoing consultations between the proponent and Premiers’ Department in order to coordinate the requirements of various government agencies.

8. Conclusion

The proposed rezoning and subsequent development, if approved, would increase economic activity in the immediate area by way of a population increase. This would benefit existing local business and contribute to stimulating increased economic development within Cooranbong Township, the Morisset Urban Centre, and the wider Morisset Planning District. The potential of the proposal to stimulate the local economy is confirmed by the Economic Impact Assessment prepared for the proposal which found that the increased population would lead to the need for additional retail, commercial and other services in the local area²⁴.

There would also be substantial benefits for the building industry and supply chain as a result of housing development²⁵. There would be employment generated in the building sector throughout the construction stage of the proposed subdivision development. It is likely that local suppliers would be used as far as possible.

There is no doubt that the subject development will have a significant social impact upon Cooranbong. Any development proposal for north of Cooranbong would be likely to accommodate residents different from those who live in Cooranbong, with the new population being closer to state and national averages. The challenge is to undertake this demographic shift with as little disruption to the existing amenity and cohesiveness of the community and with maximum continuation and enhancement of Cooranbong's existing character and identity.

Lake Macquarie Council acknowledges Cooranbong as a unique community with a strong social identity requiring specific development solutions. Cooranbong's history of development means that much of its existing community revolves about the Avondale Adventist Church. Concerns about the impact of the development on the Church community are noted but unfounded.

Religion and church based faith have shown historically to have a high degree of resilience and be able to withstand, even flourish, in challenging contexts. Cooranbong's church community is strong and well resourced. These factors give it solid grounding in the community, in terms of both influence and infrastructure. A diversifying local community in Cooranbong is likely to enrich the church rather than negatively impact on it. It is usually the case in local communities across Australia that the Church community is in the minority. Yet while church numbers are generally declining, many of these small local churches thrive. Church groups with very clear parameters and rules often are best at attracting new members (National Church Life Survey) and the Seventh Day Adventist community may well find itself in this position in Cooranbong. The challenge may be ensuring that the existing largely church based community is able to successfully implement their intention to welcome and integrate new and diverse residents into the local area.

The positive link between diversity of housing options with diversity and sustainability within the local population is a theme that informs this paper as well as contemporary community development research and strategies. The North Cooranbong development

²⁴ Leyshon Consulting. EIA: Proposed Retail Development – Cooranbong, August 2004

²⁵ The level of building activity and economic impact would be dependent on the number of lots, style and size of the housing and timeframe for implementation. This detail would be available at D.A. stage.

proposal provides an opportunity to expand and diversify housing options in an area traditionally dominated by large rural residential housing. The provision of mixed housing stock that can cater for a wide range of incomes, household structures and residential and work types, as well cater to all stages of the life-cycle, will help build Cooranbong as a diverse, multigenerational and ultimately sustainable community. Mixed housing will also increase Cooranbong's capacity to accommodate persons/students associated with the growth of Avondale College and the supporting ensemble of retail and service providers.

The injection of a large new population group with markedly different social characteristics and histories will be the most significant social impact of the development for Cooranbong. This injection of diversity will offer many benefits to the local community, as indicated above. The Avondale Church is strong in both influence and resources and should be able to maintain its significant role within the community.

Whilst Key Insights feels that the benefits of diversity outweigh negative impacts, there are two possible trajectories that may require mitigation in the movement towards socially sound development:

- 1) the emergence of a dual community comprising on one side older and predominately Seventh Day Adventist residents and on the other new and diverse residents, and subsequent alienation between the groups, or, alternatively,
- 2) the loss of Cooranbong's existing unique characteristics and community identity as new and old dissolve into new and larger melting pot.

In order to mitigate potential negative impacts Key Insights offer some areas for consideration by the Proponent and Council:

- Shared resources (community, commercial, educative) will be key networking mechanisms between the existing Cooranbong community and new residents of the development.
- Education is important in Cooranbong. Links between the community and schools, and schools and schools, will help build a sense of local cohesion whilst maintaining individual aspirations and philosophies. The inclusion of a joint venture between the school and a community centre would contribute to this strategy, with the community being assured of a convenient and continuous public access mechanism.
- The expansion of the existing commercial centre would assist in focusing the community and offering equal benefits to existing residents.
- Physical networking in the form of cycleways, pedestrian paths that facilitate easy movement through and between the communities will help ease demarcation between new and old residential sites.
- A Cooranbong Community Development committee that is open to new and old residents, as well as community groups and service providers, would be valuable in networking the community and providing a focus for community development activity that is not specific to the Avondale community, but inclusive of it.

- That the Social Strategy outlined in this report be implemented (Medical Centre, Community Notice Board, Accessible Housing Scheme, Community Liaison Officer, Apprenticeship Plan, Landcare/Environmental programs – see Section 3.3)

Consultation has shown that this proposal when developed over the next 10 to 15 years will not put undue stress on services and facilities in the area, particularly as it will provide a number of services and facilities as part of the development, most significantly the medical centre. The proposal is highly likely to be socially sustainable and, given the commitment of the proponent, a model for future developments of this scale. The following table summarised potential impacts.

8.1 Overview of Analysis against the Social Impact Policy Matrix

Social Impact	Comments	Significance	Measures
Population change	<ul style="list-style-type: none"> ▪ Rezoning may allow provision of approx. 2000 housing lots, with an influx of approximately 5200 new residents 	High Positive economic impact	<ul style="list-style-type: none"> ▪ Inclusion of off-site commercial and on-site community facilities will cater to local population growth.
Access for people with disability	<ul style="list-style-type: none"> ▪ Opportunity to promote adaptable housing 	Medium	<ul style="list-style-type: none"> ▪ Promote adaptable housing ▪ Provide accessible walkways and footpaths
Mobility	<ul style="list-style-type: none"> ▪ Traffic report takes a coordinated approach to local traffic ▪ Increased population may lead to improved bus service. 	Medium	<ul style="list-style-type: none"> ▪ Plan for adequate bus routes and shelters within or accessible to the sub-division. ▪ Promote links and services to Morisset railway station. ▪ Include pedestrian corridors and cycleways, as recommended in Traffic report and Draft Structure plan
Community Facilities and Services (recreation, cultural and social)	<ul style="list-style-type: none"> ▪ Onsite community facilities (neighbourhood centre) included in preliminary plan ▪ Preliminary plans retain landscape corridors and creek lines ▪ Potential public access multipurpose centre proposed by Avondale School includes a hall 	Medium	<ul style="list-style-type: none"> ▪ Maintenance of existing vegetation and wildlife corridors for passive recreation ▪ Provision of open green space accessible via cycleways, landscaped pathways and/or pedestrian corridors. ▪ Provision of on-site community centre with BBQ's, childcare centre and ½ or full size

	to seat up to 1500, 2 basketball courts, and possibly a swimming pool.		basketball court . ▪ Implementation of Social Strategy including community activities, Noticeboard etc.
Public Safety	▪ Increased population increases surveillance of 'after hours' activity. ▪ Increased road traffic without increased pedestrian or bicycle measures may decrease public safety.	Medium	▪ Adequate lighting ▪ Design roads for bikes and pedestrians, as indicated in Traffic Study ▪ Implement Safety by Design Principles
Cultural and Community Well-Being (community structure and identity)	▪ Cooranbong has unique cultural and heritage qualities (Adventist) ▪ Need to add to mixed communities, mixed housing urban renewal principles whilst respecting heritage ▪ Mix of housing increases diversity and sustainability ▪ Adventist Church is strong and well resourced.	Medium	▪ Include provisions to promote Adventist identity, culture and history in local area, as indicated in Draft Structure plan ▪ Include access to public green spaces ▪ Include attractive landscaping and user friendly pedestrian corridors ▪ Explore idea of clustered or themed commercial/ community facilities, eg, alternative health services ▪ Promote diversity and sustainability, including via mixed housing lots
Health		Medium	▪ Include wholistic medical centre on or off site ▪ Promote the attractiveness of the area to potential GPs ▪ Investigate use and training of Nurse Practitioners ▪ Include health management programs within community facility
Employment	▪ Provision of jobs in construction	Medium	▪ Promote local contracts ▪ Implement Apprenticeship Scheme
Local Economic Impact	▪ Increased population equals increased business	Medium	▪ Expand existing commercial centre ▪ Ensure commercial facilities complement existing commercial centre

Linkages between development and existing community	<ul style="list-style-type: none"> Potential to connect with and build on existing strong local community 	Low	<ul style="list-style-type: none"> Include cycleways and walkways between new and existing community. Community, commercial and recreational facilities aimed at serving wider community. Enhancement of housing options for existing local residents.
Needs of particular groups	<ul style="list-style-type: none"> Depends on project marketing – could provide for affordable housing, retirees, young families, first home buyers. 	Medium	<ul style="list-style-type: none"> Implement Accessible Housing Scheme Provide diversity of lot sizes and housing configurations. Continue liaison with government agencies.
Perceptions of risk or community fears	<ul style="list-style-type: none"> Fear of growth and change 	Low	<ul style="list-style-type: none"> Stage development
Social Equity	<ul style="list-style-type: none"> This development has the potential to address social equity for groups such as first home buyers and young families. 	Low	<ul style="list-style-type: none"> Promote to younger families. Some higher density options may increase affordability & accessibility across diverse social groups.

The North Cooranbong project will provide the opportunity to build upon the community pride already existing within the Cooranbong community, as well as enhance opportunities for the community to expand and diversify.

It is the conclusion of this report that Cooranbong, in conjunction with the commercial facilities associated with the proposal as well as the resources of the wider Morisset Planning District, will have access to sufficient services and infrastructure sufficient to support this level of development.

With careful attention to issues of community coherence and integration at the planning stage, the North Cooranbong Project has the potential to contribute to the realisation of the objectives of Lake Macquarie's Lifestyle 2020 strategy and Social Plan, as well as conform to the principles of DCP 1. The proposed rezoning would deliver a net social and economic gain to the Morisset Planning District. Potential negative impacts can be mitigated with careful and strategic planning.

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Appendix 1: List of Consultations

1. *Morisset bus company, Manager, June Chapman*
2. *Cooranbong medical centre, Shirley Schultz, Administration*
3. *Southlake medical group, Debbie Finlay, Practice Manager*
4. *John Cox, President, Avondale College*
5. *John Lang, President, Seventh-Day Adventist Church, North NSW Conference*
6. *Ralph Luchow, Executive Director, Education, Seventh Day Adventist Schools*
7. *Keith Johnson, Managing Director, Johnson Property Group*
8. *Andrew Waters, Chairperson, Southlake Interagency..., and Coordinator, Multipurpose Centre*
9. *Lesley Greenwood, Demographer, Department of Education (24/05/06)*
10. *Patricia Curran, Children's Services Adviser, Charlestown Network, Department of Community Services.*
11. *Claude Judd, Acting Chairperson, Cooranbong Community Services Centre*
12. *Antoinette Balnave, President, Cooranbong Chamber of Commerce.*
13. *Ian Bramwell, Factory Manager, Sanitarium Health Foods Co.*
14. *Steve McCallister, Community Planning, Lake Macquarie City Council*
15. *Senior Constable Kath Rawlinson, Crime Prevention Officer, Lake Macquarie Local Area Command, NSW Police*
16. *Southlake carers/ –Julie Fugate*
17. *Lake Macquarie City Council - community planning, aged and disability*
18. *Southlakes community*
19. *Ambulance Services of NSW. Operations Manager, Hunter Section. Peter Elliot.*
20. *Ben Chard, Regional Manager, Premiers Department (Hunter)*

Appendix 2: Stakeholder and Community Consultation

Morisset Multi Purpose Centre and Southlakes Community Interagency

Andrew Waters, Centre Coordinator

The Morisset Multipurpose Centre includes the Southlakes Neighbourhood Centre, Southlakes Carers, and a range of community services and programs including:

- Community Development Project
- Horizons Disability Project
- Southlakes Youth Centre
- Happy Hippo Toy Library
- Samaritans OSSH/Vacation Care
- Southlakes Carers Inc. & Daycare Centre
- Child & Family Nursing Service
- Baby/Childcare clinic every weekday
- Incontinence clinics one day a week

Mr Waters made the following comments in relation to the proposal:

- Larger population in the area means increased need for community facilities and services. Cooranbong currently has 'limited scope' in community facilities.
- Avondale church programs provide church based programs for members. They may be open, but are primarily taken up by the church community.
- Recent residential developments on offer are limited – they do not offer a wide range of housing. The two groups are currently attracted to new homes in the area – retirees and commuter communities.
- Would like to see consideration of the provision of a wide range of housing options. There is "a serious hole" in the provision of low income housing in the area, in both purchasing and rental markets. Most new developments in the area are offering expensive housing lots aimed at the middle class. Many people cannot afford them, especially those on single incomes, sole parents etc. The community would benefit from a range of housing and a range of people.
- Lower cost housing may be achieved by higher density "that's one way" – but there are lots of creative and different ways of doing housing.
- Currently no rental properties on market. Cooranbong community Centre reports getting people asking for low cost accommodation, but it cannot offer it.
- Southlakes is made up of 4 or 5 little satellite groups. We would like more cohesion between groups – having the same group run the new community facility would increase cohesion in the area, whilst a new Board may decrease cohesion.
- Youth programs are offered in Morisset and Bonnells Bay – There is no venue in Cooranbong for youth services. The Avondale Church offers some programs, but, despite being classed as 'open' are predominantly church based and not community based. They do great stuff and its great that they are there, but services do not meet the needs of the wider community. Any body can come off the street to a Neighbourhood centre program, with no expectations involved.

- If there is a community facility provided, it really needs to be COMMUNITY run and managed. The Avondale Church or Conference cannot have any more control than any other group otherwise it is not a community facility.
- It would not be recommended to set up a new board to run the new facility. It is difficult to get people to serve on Boards and Boards take a lot of energy to keep running and running well. Why not lease the community facility to the existing organisation that runs the Morisset Multipurpose Centre? It is already established, represents all the community, is well linked, has previous experience and has currently no space to run programs in Cooranbong. This would also build cohesion within the Planning District. Why not consider local knowledge and infrastructure without doubling up?
- Inclusion of an independent community facility is 'brilliant'. There is currently limited scope in recreational facilities in Cooranbong.
- Community facility needs to be publicly owned and community run. If people thought that it was a church controlled facility, they would be less likely to support it.
- Church community is a significant local social group, but is only one part of the community.
- Church control would "problemmatise" things like alcohol consumption, e.g. if somebody hired the facility for a 21st, council policy allows it but requires a \$1000 bond and the hire of security. Church control would be likely to not allow such uses. Limits on consumption of alcohol currently limits the use of existing church facilities by community groups, e.g., Business awards, etc.
- Who would own the facility? Needs to be community owned. Assume that it may get up with Section 94 money which is community money and should be used on all the community.
- Willingness of the Avondale community to be part of new community facility is very welcome.
- Cooranbong Services Centre does a great job providing material assistance (clothes, childcare, rooms) but does not have government funding to run general programs for wider community. Morisset Multipurpose centre focuses more on the running of programs. Both work in same welfare related sector, but take a different angle.
- Cooranbong Services Centre is not easily accessible to general community - only open 2 days a week. Most of the support is material.
- Increase in population means there is a need for increased community facilities in Cooranbong.
- How would it be run – just a Board is insufficient, would need somebody to coordinate programs etc. Need for experience and qualifications. Why not use the 3rd Neighbourhood centre to see that facility is run. Morisset Multipurpose centre is being used to its capacity. There is no more room for expansion, but plenty more programs etc that could be run. Cooranbong lacks a centre for social programs. Morisset programs would like to run in Cooranbong, but limited by lack of appropriate independent space. New community facility great.
- Adult education is delivered under the Community Development Project arm of the service. A wide range of courses are run in conjunction with the Tuggerah Lakes Community College. The Multipurpose Centres runs computer courses with a TAFE teacher.
- Adult education is an area that would become in great demand if the proposal went ahead. Various organisations in the area have the ability to respond to that demand and provide a range of courses.. Ensuring public knowledge of their availability is one of the factors that will contribute to the demand.

- University of the Third Age (U3A) operate at Toronto providing education courses for older people.

Department of Education

Lesley Greenwood, Demographer

Key Insights spoke with Ms Greenwood concerning the North Cooranbong proposal during research for the original SIA, and her comments were incorporated into the report. Due to the 12 month time frame since the previous research, Key Insights consulted again with Ms Greenwood about the proposal. Points arising from the discussion are included below:

- Toronto and Morisset Schools both have capacity for more than 1000 permanent students each.
- The existing school resources have the capacity to cater to population growth associated with the Cooranbong proposal.
- As far as cumulative development in the area, the Department is aware that this may be a potential issue and will be reviewing the broader situation at a later stage, in consultation with the Department of Planning.
- Significant cumulative development in the area, may mean that zonings are reviewed with some students in zone being directed to Toronto High School. However, students from Cooranbong would continue to be directed to Morisset High School
- An extra 200-300 students in a place like Cooranbong is not considered a sufficient number to push the need for a new school. There needs to be “sustained levels of student numbers” to justify new school facility. This is usually about 5000 new homes in an area.
- Would prefer to stick to 70:30 ratio²⁶, although proximity to Avondale may still increase attractiveness. Difficult to say in an area that has a strong religious influence.

Department of Community Services

Interview with Patricia Curran, Children’s Services Adviser, Hunter Charlestown Network

Ms Curran coordinates the licensing of childcare centres in the Cooranbong and Morisset area. Points arising from a discussion with Ms Curran include:

- There are 3 childcare centres in Cooranbong. All have vacancies. One has capacity to use two rooms, but is operating only in one room, and therefore has the immediate capacity for an extra 20 enrolments per day.
- There are 2 childcare centres in Morisset, both with current vacancies.
- There are another 2 or 3 in Morisset Peninsula, and another in Toronto which is still in the general area.

²⁶ Ms Greenwood has previously indicated that Cooranbong’s public: private ratio may move toward a 50:50 split

- There is no immediate need for increased childcare in the area, and it is unlikely to be more need for a few years, even with the proposed development.
- Department of Community Services do not get involved in planning – there are no guideline ratios re provision of childcare centre per population etc.

(A formal letter was also sent to the Area Manager and that request has been referred to Premiers)

Lake Macquarie City Council – Children and Community

Interview with Susan Jenkins, Community Planner, Children and Community

Key Points arising from a discussion with Ms Jenkins include:

- There is not a lot for children and families in Cooranbong. Isolation is a big issue. Parents with no access to a car during the day (no car or partner working) find it difficult to get to activities, as they are in Morisset.
- There are playgroups in Morisset, but none in Cooranbong and this is a need. There may be some supported playgroups starting at the Cooranbong Services Centre.
- The Community Services Centre is very good, but at the moment is mainly used for adult activities.
- There are a number of childcare services in Cooranbong, but no long day care services. The closest long day care is in Morisset.
- There are vacancies in Cooranbong Childcare centres, but these are primarily in Preschool age groups which only open until 3pm.
- There are no after school childcare at Cooranbong Public School, and this is a future need.
- There is no immediate need for increased childcare in Cooranbong and Morisset, although the hours offered could be extended. The Preschool age group is well catered for, with the 0-3 age group having the most future need.
- With the population growth associated with the development there will definitely be the need for increased childcare across all ages in the mid term (5-10 years). However, earlier provision of a long day care service focusing on the 0-3 age group with longer hours than currently offered in the area would be useful for new residents, especially if there is a high number of young families moving into area.
- There is a Caravan Project operating at Cooranbong School but this is only for residents of the Caravan Park.
- The Avondale Church may provide children's and young people's activities that are open to all, but they tend not to be accessed by the non-church community.
- A lot of women want to work but don't always have the choices regarding childcare. It is likely that young families with a mortgage in a new residential subdivision would require two incomes, and need choice for childcare.

Southlakes Youth Centre

Interview with Jo Fruen, Coordinator

- Southlakes Youth centre operates in Morisset Multipurpose Centre with outreach to Bonnells Bay Hall.

- Youth Centre does not run any programs in Cooranbong, but does assist with transport for Cooranbong participants for a young mothers group at Morisset Multipurpose Centre.
- Transport is a huge issue in the area. Young people who use the Bonnells Bay Centre usually live close by and ride. The cost to hire a mini bus from Multipurpose Centre is too high for most programs (90c a km) and you need to pay workers also.
- 2000 new homes would mean there is a big need for a fully funded youth centre in Cooranbong. At the moment, the Churches are doing a good job, but 2000 new homes would change the nature of the town and the demographic, and there would be new youth needs. There would need to be resources for young people not associates with church programs.
- Centre runs an outreach program in Bonnells Bay and currently can't meet all the needs there with present funding.
- Money is always the issue.
- Bonnells Bay Youth night attracts over 40 young people aged 12-17 across a range of social groups. Young people play pool, do craft activities and hang out. Youth centre philosophy says to provide a range of activities to cater to all, and you will get the ones that really need it.
- Activities for young people aged over 18 years is an immediate need. The drop-in centre at Bonnells Bay has to exclude young people aged 18 and over, and if they want to continue to play pool etc, it forces them into the pub. We are planning to set up another session for over 18's.
- Young people in the area are really into bicycle riding, especially with the lack of transport in the area. Any provision for cycling on the site would be beneficial. A dirt bike track would be great. The open space parks provided on site should include cement paths for riding, scootering and rollerblading so that parents can sit and picnic and watch children from multiple angles. A dirt bike track would be great and well used.
- New families moving to the site will have lots of teenage kids, or the kids will grow up. Many may be moving out of Sydney due to affordability, so there may be both parents working and children going home in the afternoon to empty homes. There will be big need for organised activity for the kids and things for them to do.
- A basketball ring would be good – there a lot of cheap things that can be provided.
- Really needs to be a private organisation funding \$60 000 a year to run a youth centre.

LMCC Recreation and Land Use Planning

Interview with Greg Weir, Manager, Recreation and Land use planning

- Recreation and sporting resources in Cooranbong are pretty limited, mainly because it is a rural area.
- Sporting facilities are focused in Morisset, e.g indoor sports centre etc, and there is an oval in Martinsville.
- Resources in Morisset and Cooranbong are bulging at the seam as it is.

- Population growth centre is anticipated on Morisset Peninsula, so council is trying to provide more facilities on the peninsula, eg, netball, soccer, league.
- Council is also considering providing sporting fields on a parcel of land associated with Morisset Hospital.
- There is limited open space in Cooranbong for future oval provision, i.e. no suitable vacant council owned land.
- Cooranbong Park on Freemans road is $\frac{3}{4}$ leased from the Avondale church and is used for passive recreation.
- There is an oval on corner of Kings road and Main road, but it is used primarily for equestrian uses and not suitable presently for other active recreational use.
- We have not thought on required recreational provision for Cooranbong re this site – will need written consultation.
- gweir@lakemac.nsw.gov.au

Cooranbong Medical Centre, Freemans Drive

Interview with Shirley Schultz, Secretary

Ms Schultz reported:

- Centre has 1 full time G.P and one part-time (0.5) G.P.
- Books have been closed to new patients but are now open due to the recent addition of the part time G.P.

Southlake Medical Group

Interview Debbie Finlay, Practice Manager

Southlakes Medical Group operates four practices in the area, located at Cooranbong, Morisset, Dora Creek and Mannering Park, which are managed by Ms Finlay. Her comments regarding current practice capacity and impact of the proposal are summarised below:

- Group has a total of 10 doctors - 5 full time and 5 part time, practising over 4 practices.
- Books are only open for half of the practitioners.
- Waiting time depends upon the doctor – anything from same day to 1-2 weeks.
- Cooranbong practice is open 2 full days and 3 half-days a week. During this time it is serviced by 1 GP, excluding one half day when there are 2 GPs – service is stretched.
- Morisset practice is open 4 half days services by one G.P – service stretched, no other G.P. in Morisset.
- Centre has no plans for expansion.

Morriset Bus Services

Interview with June Chapman, Manager

Key points arising from discussions with Ms Chapman include:

- Morisset Bus Company runs weekday general public services between Cooranbong and Morisset Railway Station. There are 12 services from Cooranbong to Morisset and 9 services from Morisset to Cooranbong per day.
- There are limited services to areas outside the Morisset Planning District (such as Toronto) because there is an efficient train service which bus cannot compete with.
- Morisset Bus Company predominantly uses a “hail and ride” system – there are only 2 set bus stops along Cooranbong route, others wait along road and hail the bus.
- There are no pre 6am services available along the route.
- There is a weekly service to Lake Haven shopping centre but few people use it.
- According to Department of Transport guidelines, free student bus travel is available for students who live outside 1.6km radius from the school, or 2.3km (primary) and 2.9km (secondary) walking distance. Children going to the Seventh Day Adventist school from the development probably be too close to be eligible for free pass, however those going to Cooranbong Primary and Morisset High Schools will be eligible.
- Route 280 could be changed to service the site providing that appropriate infrastructure that allows the bus to go through is provided. Many developments do not do this.
- There is no weekend bus service as Avondale community has been predominantly Adventist and this precludes travel on Saturdays. Bus company has exemption for weekend travel.
- Morisset Bus Company has one bus with wheelchair access but it doesn't operate on the Cooranbong-Morisset route. If patronage rises, the Company may be required to put on a wheelchair access bus on this route.

Cooranbong Community Services Centre

Interview with Claude Judd, acting Chairperson

- With that type of population growth there would be need for a new community facility. Something like the Morisset Multipurpose Centre would be welcomed.
- Community Services Centre was started by a group of churches. It is an independent organisation with its own board. It is not run by the Avondale Church.
- Cooranbong Community Services Centre has representation on the board of the Morisset Neighbourhood Centre (linked to Morisset Multipurpose Centre).
- The Cooranbong Community Services centre houses a preschool, which use to be located at Avondale College. It is only using one room now, but has 2 rooms.
- There are a growing number of single parent families moving into Cooranbong and seeking assistance from the Services Centre. Families come from places such as Brisbane, Central coast and Newcastle, and may be seeking to get away from the city.
- There have been very minimal numbers of Indigenous people seeking assistance in the 8 years that Mr Judd has been with the centre – only a few.

- Population growth will change the nature of Cooranbong, especially in relation to traffic.

Cooranbong Chamber of Commerce

Interview with Antoinette Balnave, President

- Awaba open cut mine been successfully halted. This is good for any development of the Airport site.
- We wouldn't like to see another separate shopping centre spring up. We want it all together – we are 'on the same page' with the proponent regarding that one.
- The expansion of the existing town shopping centre is going ahead, with a major grocery store planning on establishing. This is very positive for the town.
- Chamber of Commerce is being proactive in expanding businesses in the town.
- Population has been expanding for some time with smaller subdivisions springing up.
- The Johnson proposal is a really wonderful development. It has a mix of housing structure which is good. We are supportive of Avondale College and hope that it will achieve University status in the future. We want to retain village atmosphere and we want to be a University Town. We can retain village atmosphere even with population growth because the Chamber is taking a very proactive approach to developments. We were not happy with recent development in the area because of small lots (400m) so we opposed it and got it changed.
- We do not want a lot of small blocks. However, a mix of big blocks with some town housing is good.
- Limited infrastructure is a big problem. We have no regular bus service to most of Cooranbong, especially in early mornings. Most runs only go to town centre.
- The Avondale church and general community mix very well. There are now about 70% non-Adventist people. Anybody can go to the college, the school and nursing homes. They are now very accessible.
- Cooranbong fares very, very poorly in terms of community and recreational facilities. We need more sporting facilities, especially for the kids. Morisset is the closest, and plans for facilities in Mirrabooka on the peninsula.
- Pony Club is the biggest children's activity in the area – there are 164 pony club members.
- There are sporting facilities at the Avondale College which children can book into – but no public facilities. There are no tennis courts. There may be recreational facilities planned for the site, which would be good.
- The Chamber is planning to soon organise a weekend recreational program in the park, e.g. Jazz in the Park. Insurance is the biggest constraint.
- The Community Services Centre is great. It has a well resourced hall and a great Computer club.
- Morisset Multipurpose Centre is great, and it would be great to have a similar one in Cooranbong.
- There is nowhere for large functions, such as the Business Awards. Avondale facilities are constrained due to limits re consumption of alcohol.
- There is a need for 'good well thought out development' with something for the kids to do.

- There are not many social issues in Cooranbong, although there has been recent increase in robberies. Cooranbong is traditionally a crime free area, but this may be changing.

Sanitarium Health Foods, Factory

Interview with Ian Bramwell, Factory Manager

- There are 350 workers (300 full time.50 part time) in the Manufacturing section, including 50 tradesmen. There are another 100 in the nearby laboratory. Jobs are in processing, delivery, administration and technical professional. There is a good gender mix.
- An estimated 30% of workers would live locally within Cooranbong (i.e. within walking/cycling distance).
- Car travel is the predominant method of getting to work, even by those that live within cycling distance.
- Have shifts over the full 24 hours.
- Factory employs a range of people; less than half would be affiliated with the 7th Day Adventist Church.
- There is reasonable movement of staff through the Factory (in response to question re employment demand)
- Training programs include food handling, manual lifting etc.
- There are local infrastructure issues in the community in general, i.e. sewage, water, power.
- There are no plans for expansion that Mr Bramwell is aware of. However, the factory at Berkely Vale will be expanding.

Southlakes Carers

Interview with Julia Fugden, Manager

Southlakes Carers is a community agency based within Morisset Multipurpose Centre. Its core activities are focused around transporting frail aged and disabled people to medical/dental appointments, shopping and other services or facilities. A day respite centre is also provided. Points arising from a discussion with Ms Fugate include:

- The main issue for aged care and elderly people is the lack of adequate transport facilities in the area. This includes the lack of public and disabled transport services. In particular, there is a high demand for transport services. Volunteers primarily run this service but are reimbursed for petrol expenses.
- Medical services are also a problem. There are insufficient numbers of GPs and only 1 dentist based in Dora Creek to serve area. There is a relative absence of specialists in Cooranbong/Morisset (most specialists were located in Toronto, Newcastle, Wyong, Gosford).
- Day care centre can only take 17 people a day. This is sufficient for existing population.

- Population growth may not stress current service because of high turnover of users. It depends on how big a proportion of new residents will be frail and aged. Hopefully, an increase in people may result in improved funding for the centre.
- Population growth may benefit services because of larger pool of potential volunteers. Hopefully any increase in frail and aged will be matched with an increase in volunteers.
- Provision of a medical centre and community hall would be good. Morisset Multipurpose Centre facilities are being used to their capacity.

Southlakes Alliance

Interview with Rosemairi Okeno, President, supplemented with previous consultation with Ms Okeno and Treasurer Anne Morris regarding general population growth in the area.

The South Lakes Community Alliance represents community and business interests of the South Lakes area. A discussion with Rosemairi Okeni regarding the proposal raised the following points:

- Population growth is good for the town, but will mean increased need for services and infrastructure (details below).
- Community and sporting resources are fairly limited in Cooranbong, and currently focused.
- This is a good opportunity for provision of sporting fields and an independent community facility. The Community Services Centre is pretty packed out, but seems to be mainly used more by older people
- Negative aspect is loss of bushland and airport.
- The lack of GPs in the area will be an issue.
- There really is not a lot here for a growing area, and we need more resources, especially in education and health – we have no TAFE, no specialized high school, and the hospital's future is unsure.
- The Avondale groups are very thorough in what they do.
- Personal fear that, as the site is owned by the Avondale Church, that any new development may be a Seventh Day Adventist enclave, if targeted that way. Will this affect Saturday sport?

The following points have emerged from ongoing consultation with Southlakes Alliance (Anne Morris, Rosemairi Okeno, Antoinette Balnave) regarding general population growth and cumulative development in the Morisset-Cooranbong area:

- The Alliance believes that the Morisset-Cooranbong area will benefit from some future development of land as long as blocks are no smaller than 650m² that could cause possible future ghettos.
- The major causes for concern are medical, road/footpath infrastructure and transport. Individuals with private transport can overcome these difficulties, but they may pose larger problems for those who have no transport.
- The coordination of support planning and the development of companion infrastructure for the area is vital. Developments need to be staged to enable

- infrastructure developments to keep pace (preferably be ahead) of the housing boom. In the short term, this may prove to be over whelming.
- He area has no hospital or polyclinic or after hours doctor service. The closest are in Toronto (20-30 minutes drive) or on the central coast (45 minutes). John Hunter Hospital is 50 minutes by car.
 - In a recent article in the Newcastle Herald²⁷ outlining the difficulty local governments, including LMCC, have in maintaining and raising future revenue for roads, footpaths, street lighting and so forth, it was suggested that it was unlikely that that situation will change in the near future. Roads are maintained, however the addition of footpaths and streetlighting may not be a priority on Council's agenda.
 - In the Morisset-Cooranbong area, childcare services and community facilities like the Multipurpose Centre are already at capacity.
 - Childcare places are available in the area though are limited. Cooranbong boasts the Avondale Early Learning Centre and The Cooranbong Community Preschool. Places are indeed limited at present. There is only a long day care centre for children under 2 years in Morisset.
 - There is little entertainment, facilities or activities for young people.
 - Sporting facilities in Cooranbong are basically non-existent. Ovals and clubs are mainly located in Morisset. South Lakes Community Alliance is currently asking for facilities for girl's sports eg netball and basketball courts.
 - The Cooranbong shopping centre currently has no supermarket or extensive shopping. However, with Bi-Lo coming to Cooranbong the shopping centre problems will be averted in the short term.
 - Morisset has major traffic flow problems and any increase to that will be an issue in the short term. Long range infrastructure planning is required to deal with this.
 - Ambulance services are also under pressure as are police.
 - Telecommunications infrastructure, water, power are also under pressure in the area and the need to develop a significant long term strategy is critical to support both small and large developments that when combined are a significant issue; but not when they are considered individually.
 - The area is not serviced by state bus services and with the increases in population Morisset Bus Company will be under pressure to increase services. The Morisset-Cooranbong service doesn't start until 7.10 a.m. and the last bus is 6.15 p.m. This makes it very difficult for Sydney commuters to leave earlier or return late via public transport. Not to mention the difficulty it presents with regards to night-time outings etc.
 - It is unlikely that any social conflicts would occur as a result of the development. Cooranbong and Morisset are richly diverse in religious culture with just about every religion represented in the area including: Seventh Day Adventist, Christadelphian, Anglican, Uniting, Catholic, and Buddhist. The ratio of Adventists to non Adventist has changed dramatically from 70:30 to 27:73.
 - University status is nearly approved and therefore we will have students looking for student accommodation. The current Adventist population is against developments such as local bottle shops and Saturday trading but are no longer the main group in the area. They are generally very accepting of others.
 - All business in both Cooranbong and Morisset would benefit by more customers, and would most likely welcome the prospect of an increase in local population.
 - They recommend that any new development should include:

²⁷ Newcastle Morning Herald, 21 December 2005 (pages 1 (story) and 8 (editorial))

- A central recreational area for children to play and run within safe walking distance from their homes. Recreational playgrounds for children are thought to be an essential social requirement to enable families other places to socialise.
- The provision of open space within the development during its design.
- The provision of affordable housing options for the disadvantaged.

Westlakes Family Support Service

Interview with Anne Stubly, Coordinator

A discussion with Ms Stubly raised the following points:

- Westlakes Family Support Service is based in Toronto but services Cooranbong.
- One program available in Cooranbong, 'Raising Boys', fortnightly at the Community Services Centre. This program has been running fortnightly because there is not enough staff to run it weekly.
- Transport is a big issue in the area. Local private bus company is very expensive for our clients. Community Transport will only take certain disabilities.
- New community facility would ideally be a multipurpose building with a group room connected to a glassed off room for childcare. Solo child carers now need to be visible when working with children, or work in teams.
- The Cooranbong Community Services Centre is fabulous and very helpful.
- There needs to be more social services in the area – there is not enough for young mums
- There will be more support needed around adolescents and youth. This is a big issue, especially if the new development has lots of young families – Children will grow and needs change.
- Morisset Multipurpose centre is too expensive for our use. We mainly outreach at Bonnells Bay. Cost will be a factor for use of new community facility at Cooranbong.

NSW Police, Lake Macquarie Local Area Command

Advice from Senior Constable Kath Rawlinson, Crime Prevention Officer, Lake Macquarie

Ms Rawlinson advises that:

- There are no policing issues in Cooranbong at the moment.
- With population growth in the Cooranbong and Morisset districts, they would look to increasing police numbers over time.

Lake Macquarie City Council - Community Planning, Aged and Disability

Interview with Jill Bogart, Community Planner (Aged and Disability)

A discussion with Ms Bogart scoped issues regarding community facility needs and local aged care provision and provides some background for ongoing discussion regarding community facility provision. Points arising were:

- The biggest issue for development in that area is transport – transport linkages are very poor.
- Aged care services within the Cooranbong and Morisset communities are “stretched”. Lake Macquarie Community Transport is ‘exceptionally stretched’; Morisset respite care has a waiting list but it is not impossible to get service; Meals and Wheels is the least stretched and has the most room for movement, however it has recently taken in Toronto area also.
- With present population, there is currently no pressing need for additional self care in Cooranbong.
- Community services in Cooranbong are extremely limited.
- The size and style of any Community Centre on site would depend upon the proposed use. In turn, use is influenced by size.
- Morisset Multipurpose Centre is not quite at its capacity. There is room on-site for additional resources.
- One option may be to centralise community facilities at Morisset Multipurpose centre site, with only a small centre at Cooranbong. Cooranbong is unlikely to be able to sustain a large centre like the Morisset Multipurpose Centre on site. Can see on-site centre mainly being used for outreach.
- In principle, agree with the idea of not duplicating resources, but will depend on usage.
- There is not enough demand in Cooranbong to identify existing gaps – proposed uses would mainly be determined by needs anticipated with projected population, which is likely to be young families.
- OOSH services are unlikely to be unviable within an on-site facility.

LMCC Community Planning

Consultation with Steve McCallister, Community Planner – Safety and Youth

Steve McCallister responded on behalf of LMCC community planning team. His comments are summarised below:

- Team are not really in a position to have considerable input into the Social Impact Assessment study as we will be assessing the report.
- Community safety is not a major issue,
- Affordable housing strategy will be important
- Youth services will need to be addressed – there is basically nothing out there for them apart from Avondale services, although there are pockets of anti-social groups. Isolation?
- Accessibility for an aging population, including adaptable housing
- Council doesn’t run community safety programs in Cooranbong, but supports local groups.

Ambulance Service of NSW

Consultation with Peter Elliot, Operations Manager, Hunter Section, Northern Operations Centre

Key Insights undertook written (email) correspondence with Mr Elliot. His response to specific discussion points is included below:

- *Current ambulance resources available to Cooranbong residents:*
The primary ambulance response to the Cooranbong area is Morisset ambulance station. Morisset station is a 24 hour station currently providing 1 dayshift crew and 1 nightshift crew 7 days per week. The secondary ambulance response is provided from Doyalson, with the same 24/7 resourcing as Morisset. The Northern Operations Centre coordinates ambulance movements to maintain coverage of response areas.
- *Any current or emerging issues re provision of ambulance services to Cooranbong:*
The predominant emerging issue is to have access to timely information regarding expected population growth in the Morisset area to ensure appropriate service delivery is maintained. Information concerning the anticipated demographics of the new residents is important eg. the demand for ambulance services is usually less from young families as opposed to elderly residents.
- *Capacity of resources to cater to residents of proposal i.e. 5200 new residents over 10 – 15 years*
The Service conducts strategic planning on approximate 5 year forecasts. This planning encompasses the monitoring of incident demand and population demographic trends. Predicted growth areas must be targeted to ensure appropriate service delivery.
- *Implications of cumulative development in the area, i.e. wider rapid population growth proposed in Morisset and Morisset Peninsula*
Geographically, the western Lake Macquarie area can be a difficult area to cover due to transport times to receiving hospitals on the Central Coast and Inner Hunter. In the absence of further discussion with the Service, anticipated rapid increases in demand for ambulance resources in this area may pose service delivery difficulties.
- *Any plans for expansion etc.*
There are no immediate plans for expanding the current ambulance response capability in the Morisset area. However, as indicated above the Service is currently undertaking a strategic review inclusive of the response capabilities versus population growth and demographics across the Central Coast and Inner Hunter areas. Information arising from planned developments is important to the Service to allow an appropriate service delivery that meets community expectations.

Hunter New England Health

Written advice from Hunter New England Health

- There are no standard threshold data for development of health services when new urban releases are proposed. As with other such projects, NSW Health recommends that Area Health Services examine the potential demand such population increases would have on existing acute and community based services.
- Hunter New England Health would need to perform a comprehensive review to identify the health needs of the expanded population.
- Cooranbong is considered an isolated community and there is a lack of infrastructure in which to house health services.
- Current health services accessed by the Cooranbong community are:
 - The nearest acute services for residents of Cooranbong are Belmont Hospital and Cessnock Hospital.
 - Belmont Hospital is a 101 bed District Health Service and is 40 kms from Morisset.
 - Cessnock Hospital is a 60 bed District Health Service approximately 40 kms from Morisset
 - Community Health Centres are at the Toronto Polyclinic, Windale and Cessnock.
 - Nearest GP Access After Hours Services are situated at Toronto Polyclinic and Belmont Hospital.
- Hunter New England Health is currently investigating the enhancement of health services in Greater Newcastle and across the Lower Hunter, including proposal to increase bed numbers at major hospitals.
- There are plans to expand community services in areas expected to have significant population growth particularly for those aged 65 years and older i.e. Maitland and Port Stephens, and where access to health services is limited, the community is isolated and/or the population is socio-economically disadvantaged, including Morisset.
- In regard to the proposed holistic medical centre, there are two models of service provision that could be considered for this development. These are Integrated Primary Health and Community Care Services (IPHCCS) and the Uni-Clinic model.

Avondale Church Leaders Meeting

John Cox, President, Avondale College

John Lang, President, Seventh-Day Adventist Church, North NSW Conference

Ralph Luchow, Executive Director, Education, Seventh Day Adventist Schools

Keith Johnson, Managing Director, Johnson Property Group

Discussion was informal and free-flowing: points emerging have been grouped according to general theme below:

- **Community facility**
 - Proposal includes a community that will be independent to the Avondale Church, and up and running at the same time as first land release.
 - Ownership/management to be negotiated with Council - Envision an Endowment Fund for a Trust that is run by a community Board or management committee
- **Avondale School**
 - 80% of Avondale school not SDA – no limits on that.
 - Non SDA parents are attracted to school due to values and add-ons.
 - School is expanding and can expand further to respond to rezoning.
- **Avondale Churches**
 - Always open to the whole community, certainly not closed shops.
 - Churches have plenty of extra capacity and welcome new people.
- **Avondale college**
 - Run wide range of courses from bachelor to Phd, vocational training,, and adult education evening courses. Many general community members are currently students.
 - Current enrolment is 1200 students now with capacity to take significantly more day students
- **Avondale community**
 - Avondale church and community is not fazed by population influx - quite excited by it.
 - Agree that there is a perception that community is closed
- **Community programs**
 - Strongest area is health related programs, e.g. stress management, cooking and youth programs
 - Cooranbong Community Services Centre constantly meets the needs of the community.
- **Aged Care**
 - Planning for new state of the art integrated lifestyle retirement village, nursing home, hostel and independent living units working
- **Employment**
 - Sanitarium factory has limited employment opportunities due to automation. A very high proportion of workers are NSDA.
 - College and School employ over 350 workers
- **Housing**

- New Housing Scheme to be launched in Cooranbong to facilitate access to market for those that might otherwise be excluded.
- Apprenticeship scheme for all tradespersons
- Tight controls on building

In follow up to the above discussion, additional information was provided by meeting attendees in relation to the following points and have further informed the findings of the SIA:

- Avondale School expansion plans.
- Proposal for a holistic medical centre.
- Documentation regarding Avondale College and Avondale School.
- Cultural activities offered by Avondale College and community.
- Aged care facility plans

Appendix 3: Johnson Property Group Project Initiatives

Copy of information provided by Johnson Property Group office in response to Key Insights' request for information re proponent's existing initiatives or proposed social strategy for the project

The Johnson Property Group Community Initiatives

Obviously these initiatives are contingent with or subject to the approval of JPG's developments, but those we would like to focus on (particularly for North Cooranbong) are listed below.

1) Affordable Housing

JPG is currently investigating financial partners to help low income earners into home ownership. Potential clients must qualify to be eligible for the plan (it is not designed to be public housing). It offers home ownership to people who would otherwise not qualify for finance - will assist in getting families out of 'rent traps'. JPG guarantees of a buy-back plan if the home owner defaults in the first 12 months.

2) Apprenticeship Plan

We are looking to help address the problems of youth skill shortage and unemployment in regional areas. JPG intends to condition every contractor and building partner on our developments and subdivisions to employ an apprentice or trainee (preferably from the local area). We envision that it will work in conjunction with local TAFE colleges and the costs will be shared between JPG and our partners.

3) Community Hall - North Cooranbong

Offers a local place for community members to meet, learn, share and socialise. JPG intends to produce community facilities in the infancy stages of our integrated developments so they are available 'upfront' as the population grows. We are committed to implementing our 'Community Noticeboard' project where community based activities are established and encouraged by JPG in order to foster healthy and embracing community spirit.

4) Holistic Medical Centre - North Cooranbong

A new holistic medical centre, run and managed by the Seventh Day Adventist Church will service both existing and new community members. It will offer traditional and complementary treatments and embrace the principles of preventative health care.

5) Landcare Groups / Environmental Education

JPG proposes to formulate and coordinate a community based volunteer program to help maintain and enhance local conservation zones. JPG will work with local schools at primary, secondary and tertiary levels to encourage participation.

Appendix 4: Avondale Cultural and Community Events

Copy of information provided by John Cox, President of Avondale College, in response to request from Key Insights re information about local cultural activities and events.

Cultural and Community Events in which Avondale and other SDA Church entities interact with the surrounding communities

Large-scale popular cultural events

- Avondale College periodically organises large-scale events featuring well-known performers and artists. These events, advertised in the local community, attract audiences of up to 1800 at a time. Performers at such events have included James Morrison, Tommy Emmanuel, Kamahl, Ken Duncan.
- In 2006 Avondale College hosted a well-attended popular concert in the Cooranbong Park. This will be an annual event.
- The Avondale Contemporary Choir stages well-attended popular music concerts.

Classical music events

Avondale College has a long tradition of fine classical music. Concerts and recitals are well attended by community members. Concerts have featured:

- The Australian Chamber Orchestra
- Kings of Brass (the British and European champion brass band on Australian tour)
- Waratah Brass (well-known Newcastle brass band)
- Newcastle Conservatorium Orchestra
- Sydney Male Choir
- Joint performances involving the Avondale Singers, Sydney Male Choir, Lake Macquarie City Choir and Avondale Chamber Orchestra
- Columbia Union College Choir and Orchestra and the New England Youth Chamber Ensemble (on Australian tour from USA)
- Avondale Singers in association with the Columbia Union College Choir (Australian tour included a concert at Avondale College)
- Organ recital at Avondale by Philip Matthias, organist of Christ Church Cathedral, Newcastle
- Performances of Handel's Messiah presented by the Avondale College Music Department and guest artists.
- From time to time the Avondale College Music Department organises a People's Messiah for the local community.

The Avondale College Music Department presents a well-attended classical concert each month, featuring Avondale College musicians and guest artists from Sydney and Newcastle.

Avondale College also hosts performances by

- The Avondale Singers (50-voice choir)
- Avondale Chamber Orchestra

- Avondale Wind Ensemble
- Avondale Brass Band
- Avondale Schools Band

Sacred Music Events

- Annual Spring Festival Concert, Avondale Memorial Church (attracts over 1100 people each year)
- Hymnfest (once or twice per year)
- Annual Homecoming Concert
- Annual Graduation Concert

Drama

The Avondale High School stages a major play in a series of public performances each year.

Art

The Avondale College Art Gallery has a public exhibition each year featuring the work of Visual Arts and Visual Communication students in Avondale's Bachelor of Arts program.

Pacific Island Culture

The South Sea Islands Museum in Cooranbong, developed by the SDA Church, regularly attracts tourist groups and is open to the local community.

Community events

- ANZAC Day – the Avondale Brass Band provides the music for the Morisset ANZAC Day service each year.
- Avondale College regularly hosts an ANZAC Day service for the combined schools of the district.
- The Avondale College Church organised in 2006 a Palm Sunday procession and community festival event involving most of the churches in the Morisset-Cooranbong area. This will be an annual event.
- The Avondale Schools organise an annual community fun day, and Avondale College has also organised community fun days.
- In 2005 Avondale College hosted an event featuring local community service organisations, and presented Community Service Awards honouring the leaders of several of these organisations.
- The Avondale School organises an annual triathlon for the community.

Environmental protection

- In 2006 Avondale College was strongly involved in local community action resulting in the withdrawal of a proposal by Centennial Coal to develop an open cut mine in the Cooranbong-Awaba area.
- An Avondale College biologist heads the Dora Creek Catchment Group, which conducts environmental research and monitors water quality in the Dora Creek Catchment, funded by substantial government grants.

Involvement in community organisations

Avondale College is represented in the Cooranbong Chamber of Commerce and the Southlakes Community Alliance, Morisset.

Appendix 5: NSW Nurse Practitioners Guidelines

**NURSES AND MIDWIVES BOARD
NEW SOUTH WALES**

**Nurse Practitioners
and
Midwife Practitioners
in
New South Wales**

Information Brochure

July 2004

Nurse Practitioners and Midwife Practitioners in New South Wales

Introduction

As a statutory authority established under the Nurses and Midwives Act 1991, the Nurses and Midwives Board has a function to promote and maintain professional standards of nursing and midwifery practice in New South Wales in the public interest. This document provides information on the authorisation of nurse practitioners and midwife practitioners. Registered nurses and registered midwives considering applying for authorisation as a nurse practitioner or midwife practitioner should also refer to the *Nurse Practitioner and Midwife Practitioner Application Guide, July 2004*.

Protection of title

The titles *nurse practitioner* and *midwife practitioner* are restricted to registered nurses and registered midwives who are authorised by the Nurses and Midwives Board under the Nurses and Midwives Act to practise as nurse practitioners or midwife practitioners. Use of the title without authorisation by the Nurses and Midwives Board is an offence under the Act. Unauthorised persons must not claim to be, or hold him/herself out to be, a nurse practitioner or midwife practitioner, entitled to practise as a nurse practitioner or midwife practitioner, or take or use any name, initials, word, title, additional symbol or description which, having regard to the circumstances may indicate, or is capable of being understood to indicate or lead persons to infer that a person is a nurse practitioner or a midwife practitioner, or entitled to practise as a nurse practitioner or midwife practitioner.

Role of nurse practitioners and midwife practitioners

Nurse practitioners and midwife practitioners are registered nurses or registered midwives who practice at an advanced level and who are authorised to use the title.

Advanced level practice incorporates the ability to provide care to a range of clients at a level, which demands:

- a repertoire of therapeutic responses;
- insightful, sophisticated clinical judgments;
- clinical decision-making justified by application of advanced knowledge.

Under the provisions of the Poisons and Therapeutic Goods Act, the Director-General, NSW Health Department may, by means of a written authorisation, authorise a nurse practitioner, midwife practitioner or class of nurse practitioners or midwife practitioners to possess, use, prescribe or supply any poison or restricted substance. Such an authority is to be given only if the Director-General approves guidelines in accordance with Section 78A of the Nurses and Midwives Act.

Registered nurses and registered midwives authorised to practise as nurse practitioners or midwife practitioners must not possess, use, prescribe or supply any poison or restricted substance unless they are operating within guidelines approved by the Director-General.

Nurse practitioners and midwife practitioners may be able to initiate diagnostic investigations and make limited referrals, as may other registered nurses or registered midwives with adequate knowledge and experience. All registered nurses and registered midwives are required to operate within approved policies and protocols of employing institutions. Additionally, nurse practitioners and midwife practitioners must practice within specific guidelines approved by the Director-General.

The approval of guidelines is separate from the authorisation process and is the responsibility of the Director-General.

Contravention by a nurse practitioner or midwife practitioner of approved guidelines may constitute professional misconduct or unsatisfactory professional conduct.

The Nurses and Midwives Act provides for the Board to recognise areas of practice. Under the related provisions of the Act, nurse practitioners are not limited to one area of practice nor prohibited from specific areas of practice. Midwife Practitioners are restricted to the practise of midwifery. However, like other registered nurses and registered midwives, nurse practitioners and midwife practitioners must demonstrate adequate knowledge, experience, skill, judgement and care in the practice of nursing or midwifery (as relevant). Failure to do so may lead to allegations of unsatisfactory professional conduct, or if conduct is sufficiently serious, professional misconduct. Professional misconduct and unsatisfactory professional conduct are defined under Section 4 of the Nurses and Midwives Act 1991 and include the following characteristics: “Any conduct that demonstrates a lack of adequate knowledge, experience, skill, judgement, or care by the nurse in the practice of nursing.” The level of knowledge, experience and skills etc. will vary depending on the nature of the conduct under review.

The authorisation process reflects the applicant’s nominated area of practice.

Note: The only practice restrictions in the Nurses and Midwives Act relate to the practice of midwifery. In order to practise midwifery, it is required that registered nurses are also registered midwives. This registration is separate from authorisation to practise as a midwife practitioner.

The process to follow in order to apply for authorization as a nurse practitioner or midwife practitioner:

All applicants are required to submit the following:

1. evidence of current registration as a nurse and/or midwife (as appropriate);
2. evidence of 5000 hours advanced practice appropriate for the relevant broad area of practice during the last six years. (Please refer to *Verification of Advanced Practice Proforma* contained in the Information Package issued by the Nurses and Midwives Board).
3. evidence of completion of a Masters degree approved by the Nurses and Midwives Board leading to authorisation as a nurse practitioner or midwife practitioner

or

a ‘package of evidence’.

The application must be made on the approved application form and be

accompanied by the application fee of \$150. Applicants for authorisation to practice as a nurse practitioner must nominate their broad area of practice. Nurse practitioners must also identify their specialty area of practice from the areas currently recognised by the Board.

Applicants who have not completed a Masters degree approved by the Nurses and Midwives Board leading to authorisation as a nurse practitioner or midwife practitioner must attend a peer review interview in addition to submitting a 'package of evidence' as part of their substantiation of their ability to work at an advanced practice level in their nominated area of practice.

Applicants who have completed a Masters program approved by the Board as a program leading to authorisation as a nurse practitioner or midwife practitioner must submit evidence of 5000 hours of advanced practice during the last six years appropriate for the relevant broad area of practice recognised by the Board. This evidence must be substantiated and verified.

Package of evidence

The 'package of evidence' must include:

- Detailed curriculum vitae, which demonstrates that the applicant has gained the skills and knowledge to be a nurse practitioner or midwife practitioner. Claims must be substantiated, documented and verified.
- A case study. This must relate to a case/s managed by the applicant that demonstrates advanced practice and addresses the criteria in regard to health assessment, diagnosis, therapeutic management, evaluation and accountable practice. (Please refer to the *Guidelines for Preparation of Case Studies* contained in the Information Package issued by the Nurses and Midwives Board).

In the package of evidence, including the curriculum vitae and case study, applicants must demonstrate how they have gained the knowledge and skills to practise at an advanced level within their nominated area of practice. This may include evidence of post-registration certificate, diploma or degree qualifications or less formal educational programs such as in-service or professional development courses etc.

Peer review process

A committee will be convened to assess the 'package of evidence' and to interview the applicant. In assessing the 'package of evidence', the committee will assess the curriculum vitae and the case study. The committee must satisfy itself that these documents demonstrate the applicant's knowledge, skills and advanced practice and that claims made are substantiated and verified.

The interview will focus on the case study submitted by the applicant which will form the basis of in-depth inquiry into the clinical judgments and expertise of applicants to ensure that the assessment criteria are met, including, and in particular the applicant's knowledge of relevant pharmacology. The committee will require applicants to elaborate on the case study and may ask other questions relating to the area of practice nominated by the applicant. (Refer assessment criteria, page 7)

Certificates of authorisation

Upon authorisation to practise as a nurse practitioner or midwife practitioner, including payment of the prescribed fee, the Board will issue a Certificate of Authorisation to each successful applicant. In addition, a new authority to practise will be issued which includes the title Nurse Practitioner or Midwife Practitioner. Successful applicants will be required to return their previously held authority to practise to the Nurses and Midwives Board. The Board will also issue a letter, which recognises that, in making application, the registrant demonstrated knowledge and advanced practice in their nominated area of practice. An example of the wording, which could be on the new authority to practise, is set out immediately below.

Examples:

Registered Nurse
Registered Midwife
or
Registered Nurse
Registered Midwife

Nurse Practitioner

Midwife Practitioner

Recognised areas of practice

There are currently seven broad areas of practice recognised by the Board. These are listed below. The Board has also recognised specialty areas of nursing practice, which are listed. On the nurse practitioner application form applicants must nominate their recognised broad area of practice and identify the specialty area of practice within this broad area. The specialty area of practice may be moved to a different broad area of practice if this is more relevant to the applicant's practice.

N.B. In recognising the changing nature of nursing practice within the current health care system the Board may recognise other areas of practice or specialty areas of practice. Therefore, if you consider that your area of practice or specialty area of practice is not represented in those currently recognised by the Board, you may make a submission for recognition of a different area. Submissions for recognition of other areas of practice must be made prior to making application for authorisation to practise as a nurse practitioner. Submissions must include a description of the proposed area of practice and distinguish that area of nursing practice from those currently recognised by the Board. Submissions will be considered by a Committee of the Board. The Committee will make recommendations to the Board regarding recognition of the area proposed. Once the Board has made a final determination, applicants will be advised accordingly.

- **Maternal and Child Health Nursing**

This includes the following specialty areas of practice:

Maternal and child nursing, family planning, women's health, gynaecological nursing, paediatric nursing, child and family health, neonatology.

- **High Dependency Nursing**

This includes the following specialty areas of practice:

High dependency nursing, critical care nursing, neurology/neuroscience nursing, cardiothoracic nursing, cardiovascular nursing, coronary care/cardiology nursing, peri operative/operating room/anaesthetic nursing, accident and emergency nursing, intensive care nursing, recovery room nursing, and nephrology/renal/renal dialysis nursing.

- **Mental Health Nursing**

This includes the following specialty areas of practice:

Mental health nursing, psychiatric nursing, community mental health nursing, mental health-forensic nursing, family therapy, child and adolescent psychiatric nursing, psychogeriatric nursing.

- **Rehabilitation and Habilitation Nursing**

This includes the following specialty areas of practice:

Rehabilitation nursing, gerontic nursing, developmental disability nursing, spinal injury nursing, brain injured nursing, continence management, palliative care nursing and hospice nursing.

- **Medical/Surgical Nursing**

This includes the following specialty areas of practice:

Medical nursing, surgical nursing, thoracic/respiratory nursing, endocrine nursing, ear/nose/throat nursing, dermatology, orthopaedic nursing, oncology nursing, ophthalmic nursing, stomal therapy, plastic/burns nursing, and infection control.

- **Community Health Nursing/ Primary Health Care Nursing**

This includes the following specialty areas of practice:

Community health nursing, primary health care nursing, rural health nursing, remote practice nursing, visiting/school nursing, health education, drug and alcohol, criminal justice nursing, occupational health and safety nursing, HIV/AIDS nursing, sexual health nursing, and infection control.

- **Paediatric Nursing**

This includes any of the above specialty areas of practice.

- **Midwifery**

Applicants must submit a case study relevant to their nominated area of practice.

Note: Within the broad area of practice 'Community Health Nursing/ Primary Health Care Nursing' it is possible for applicants to name the alternative which best describes their practice. Applicants may move the specialty area of practice to a different broad area of practice if more relevant to their context.

ASSESSMENT CRITERIA

The assessment criteria must be met either through completion of a Masters degree approved by the Nurses and Midwives Board as a course leading to authorisation to practise as a nurse practitioner or midwife practitioner, or through the submission of a 'package of evidence' and satisfactory performance at a clinical peer review interview. The criteria to be met are set out below.

Applicants must be able to demonstrate that they have knowledge and skills to practise as a nurse practitioner or midwife practitioner in the area of practice nominated on the application form and meet the assessment criteria detailed below.

Assessment Criteria

- **Health assessment**
 - Relevant specialist anatomy and physiology
 - Relevant specialist pathophysiology
 - Relevant specialist pharmacology
 - Relevant specialist health assessment skills
 - Prioritisation/triage
- **Diagnosis**
 - Differential diagnostic skills
 - Complex problem solving skills
 - Ability to carry out judicious ordering, reading and interpretation of pathology and radiology tests
- **Therapeutic management**
 - Relevant specialist therapeutic case management
 - Relevant specialist applied pharmacology and drug administration
 - Relevant specialist prioritisation/time management skills
 - Stabilisation skills
 - Judicious referral strategies
 - Relevant specialist counselling skills
- **Evaluation**
 - Data collection, interpretation and evaluation skills relating to patient care and practice management
 - Relevance, currency and effectiveness of practice in terms of patient outcomes
 - Evidence base for practice.
- **Accountable practice**
 - Health promotion skills
 - Risk management skills
 - Legal parameters of practice
 - Teamwork
 - Cultural awareness skills
 - Communication skills
 - Code of professional conduct
 - Code of ethics

OTHER INFORMATION

Professional indemnity

There is increasing concern across health professions in relation to potential legal liability for injuries or losses suffered by patients. Registered nurses and registered midwives applying for authorisation to practise as a nurse practitioner or midwife practitioner should carefully consider their likely employment to assess if they should take out professional indemnity insurance.

Where a nurse practitioner or midwife practitioner is an employee: under the legal principle of “vicarious liability” the law accepts that an employer will be liable for the acts of an employee done in the course of their employment. As such, the employer will be required to indemnify an employee for such acts.

Where a nurse practitioner or midwife practitioner is self-employed: the practitioner will be personally liable for any alleged negligent action where injury or loss occurs to a patient. The same principles apply where a practitioner operates as a contractor, rather than an employee. The Nurses and Midwives Board of New South Wales has been advised by the Department of Health that while nurse practitioners and midwife practitioners employed in the public health system will be covered by vicarious liability, nurse practitioners and midwife practitioners working as contractors in the public sector will be required to carry a separate personal professional indemnity policy. The Department has further recommended that nurse practitioners and midwife practitioners working as contractors in the private sector should also have personal professional indemnity coverage.

Where applicants are uncertain of their employment status or the level of coverage necessary in their area of practice, they should contact their employer/contracting organisation or insurer respectively for advice.

Application after being previously unsuccessful

Unsuccessful applicants will be advised of the reasons for decisions in regard to their applications. Applicants may reapply.

Appeals

An applicant who is dissatisfied with a determination of the Board concerning his or her application may appeal against the determination, within thirty days, to the District Court.

Further applications on expiry of authorisation

To make a further application for authorisation to practise as a nurse practitioner or midwife practitioner, applicants will be required to satisfy the Board that they continue to have the qualifications and experience to practise as a nurse practitioner or midwife practitioner. Applicants are invited to submit evidence that they have sufficient qualifications and experience to be authorised for a further period. Applicants will be required to demonstrate their continued clinical competence through the evidence they provide. Examples of evidence may include peer reviews and assessments.

Note: Authorisation as a nurse practitioner or midwife practitioner will cease should registration as a nurse, or as a midwife lapse or be cancelled.

Application forms and further information may be obtained from:

The Registrar
Nurses and Midwives Board of New South Wales

Postal address: PO Box K599
HAYMARKET NSW 1238

Office address: Level 6, North Wing
477 Pitt Street
SYDNEY NSW 2000

Telephone: 02 9219 0222
NSW Rural: 1800 241 220
World Wide Web: www.nmb.nsw.gov.au
Email: mail@nmb.nsw.gov.au