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# Hunter Northern Lands Social Infrastructure Study

Prepared for Coal and Allied

November 2008

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## Executive Summary

This report is part of a study of the current social infrastructure provision and needs for the two communities in Coal and Allied's proposed development for its northern lands in the Hunter region. The two local areas are Minmi (population 732) and Black Hill (704 persons). This report deals with Minmi.

This small community is located in natural surrounds. This is clearly a large part of the original and ongoing attraction for local residents, who comprise, in the main, retirees and those nearing retirement age, younger families and some pockets of social disadvantage. Minmi is located at the southern tip of one Local Government Area (Newcastle) and the northern tip of another (Lake Macquarie). While a rural lifestyle may have been an attraction, there are clear challenges for service planning and provision for community members choosing to live out their retirement years locally, or 'age in place'. Services for people with a disability are similarly limited. There are no General Practitioner services available indicative of a more general shortage of GP services across the LGA. No other medical and ancillary services are available. There are high rates of car ownership among residents and low usage of public transport. Many residents are travelling long distances to participate in health, education or other community services and for retail services.

Local recreational opportunities focus upon outdoor activities, the bushland, and all they offer to residents and visitors alike.

This study, therefore, includes a socio-demographic profile of the community. In general, this utilises ABS 2006 Census data. The demographic profile includes several key characteristics:

- age distribution
- family structure
- cultural backgrounds
- employment and earnings
- vehicle ownership
- dwelling characteristics.

The implications of this demographic profile are then examined for current circumstances.

Projected future growth for the community is calculated, taking into account proposed development. Notional allocations of population growth which may be attributed to development has also been calculated.

An audit of current social infrastructure has been undertaken for Minmi. And, finally, projected social infrastructure requirements are discussed, as these relate to available planning strategies, Section 94 Plans of Council and the needs and characteristics as indicated above are examined in the study.

# 1 Introduction

## 1.1 Introduction

Urbis was engaged by Coal and Allied to undertake a social infrastructure study for the three communities in the Southern lands – Nords Wharf, Catherine Hill Bay and Gwandalan and the two local areas in the Northern Lands of Minmi and Black Hill.

This report addresses current and required social infrastructure for the proposed residential development at Minmi, including infrastructure that may be regionally located.

## 2 Project and Planning Context

Coal & Allied owns approximately 4,187 hectares of land in the Lower Hunter Region located within the four local government areas of Newcastle, Cessnock, Lake Macquarie, and Wyong (located in Northern Central Coast region). The sites are not required for future mining or other operational purposes.

Coal & Allied's Lower Hunter lands including Minmi are included in the Lower Hunter Region.

The NSW Government reached agreement with Coal and Allied for the dedication of 3,322 ha (80 per cent) of Coal & Allied land for conservation corridors and development rights on 848 ha (20 per cent) of land. The details of the negotiations are set out in a Memorandum of Understanding (MoU) between Coal & Allied and the NSW Government.

The proposed conservation lands are areas of high conservation value in nominated green corridors that will be dedicated to public ownership. In addition, these areas have a social value which derives from: opportunities for passive and active recreation to support healthy lifestyles; the restorative effect of natural areas on users; and a basis for local pride and identity. The conservation lands are similarly identified in the draft Lower Hunter Regional Conservation Plan prepared by the Department of Environment and Conservation.

A Concept Plan has been prepared for Minmi which will enable key site parameters associated with land use, infrastructure delivery and timing, and environmental conservation to be resolved up front, with subsequent detailed stages being submitted for approval progressively.

In April 2008, the Director-General's Environmental Assessment Requirements (DGEARs) were issued for the northern lands. The requirements for social planning are:

Table 1 – Requirements for Social Planning

Key DGEAR Requirement	Urbis Social
Statement of Commitments	<ul style="list-style-type: none"> <li>Outline commitment to public benefits, environmental management, mitigation and monitoring measures (especially in relation to flooding, biodiversity and stormwater) to be established on site and clear identification of who is responsible for these measures.</li> </ul>
Developer Contributions	<ul style="list-style-type: none"> <li>Identify the likely scope of developer contributions between (a) the proponent and Newcastle City Council and Lake Macquarie City Council and (b) the proponent and State Government agencies for provision of community, regional and local infrastructure, public transport provision, social infrastructure and facilities etc.</li> <li>A report for a quantity surveyor identifying the capital investment value of the Concept Plan including the estimated cost of future development.</li> <li>Provide a social impact analysis of surrounding communities, including a gap analysis relating to community and sporting facilities, provision of aged housing, community health facilities and a diverse housing range.</li> </ul>
	<p>Cover Letter</p> <ul style="list-style-type: none"> <li>There will be a need to contribute to State infrastructure either in kind or through contributions to work where development of the site results in demand for additional infrastructure.</li> <li>A Voluntary Planning Agreement will be required to formalise the required State infrastructure, which may include, State and regional roads, bus</li> </ul>



	interchanges and bus lanes, land required for regional open space and land required for social infrastructure and facilities.
Consultation	<ul style="list-style-type: none"> <li>▪ During the preparation of the EA, the proponent must undertake an appropriate and justified level of consultation with relevant parties. A Community Strategy should be included that identifies opportunities for existing communities in the surrounding areas to provide input. The strategy should include timing for the carrying out of proposed consultation processes.</li> <li>▪ If consultation has already been undertaken or will be undertaken during exhibition, this needs to be documented. Relevant agencies should include, but not be limited to: <ul style="list-style-type: none"> <li>▪ Newcastle City Council</li> <li>▪ Lake Macquarie City Council</li> <li>▪ Department of Environment and Climate Change</li> <li>▪ Roads and Traffic Authority</li> <li>▪ Ministry of Transport</li> <li>▪ Mine Subsidence Board</li> <li>▪ NSW Heritage Council</li> <li>▪ Hunter-Central Rivers CMS</li> <li>▪ Hunter Water</li> <li>▪ Commonwealth Department of Environment and Heritage</li> <li>▪ The Local Aboriginal Land Council</li> <li>▪ Utility and infrastructure providers including the Ambulance Service of NSW, the Rural Fire Service and NSW Fire Brigades.</li> <li>▪ Emergency Services, including the Ambulance Service of NSW, the State Emergency Services, Rural Fire Service and NSW Fire Brigades.</li> <li>▪ Sydney Gas Operations (Holder of Petroleum Exploration Licence EL 5497)</li> <li>▪ Newcastle Wallsend Coal Company Pty Ltd (holder of Consolidated Coal Lease 731)</li> </ul> </li> <li>▪ If the Director-General considers that significant changes are proposed to the nature of the project, the Director-General may require the proponent to make the preferred project available to the public.</li> </ul>

## 2.1 Methodology

In order to plan appropriately for social infrastructure within respective estates, and because they are discrete communities, we have undertaken separate studies of each community to consider the range of services and facilities that may be provided by differing agencies at all levels of government and the scale of (or benchmark for) provision.

Our methodology included:

### *Research and describe context for communities*

We undertook a thorough review of the following documents:

- Lower Hunter Regional Strategy and regional planning documents

- documentation from respective Councils, including Social or Community Plans, respective Section 94 Plans and recreation/open space plans or strategies.

This review informed audits of existing services and facilities in the northern region as a whole and provide an understanding of identified needs and priorities of respective Councils (Lake Macquarie and Newcastle), as well as the goals and any challenges for the local community.

#### *Research and analysis of residential demographics*

We reviewed existing demographic data and projected population growth into the future for new residents.

#### *Review of service standards*

We reviewed service standards required by the State Government and Local Governments as they apply to Minmi to ensure these are appropriate, consistent and applicable.

#### *Consultations with relevant Council officers*

We conducted consultations with local service providers and with relevant officers at the two Councils to gather additional contextual information, including recommendations of additional research material or recommendations and to discuss other developments in the pipeline that may impact upon respective developments.

#### *Develop a comprehensive schedule of social infrastructure requirements for each estate*

Based upon available guiding thresholds for the provision of social infrastructure at community level and depending upon regional provisions, we identified facilities for which provision should be made, including: schools, health facilities, childcare, recreation facilities, emergency services, transport, aged care and retail.

## 2.2 Brief history and overview of Minmi

Minmi is an historic mining village located approximately 17 kms north-west of the Newcastle City centre. Until the 1990s, when housing development began, the area surrounding Minmi was largely semi-rural. Minmi is part of Newcastle Council's Blue Gum Hills Planning District which also includes Fletcher and Maryland and according to 2006 data has a population of 10,271. Minmi currently has a population of 732.

### 3 Socio-demographic Profile

The following section provides a snapshot of demographics and key social trends of relevance to the study area, including Minmi, Newcastle and Lake Macquarie LGAs. Data from neighbouring suburbs Fletcher and Maryland have also been included as these are new development areas likely to have population profiles similar to that of the proposed new development area at Minmi. Data from Cameron Park has also been provided because of its close proximity to the proposed development area.

Census data between 2001 and 2006 indicates that the populations of the Lake Macquarie and Newcastle regions are experiencing a similar rate of growth to that of the Australian population as a whole. Figures cited below have been taken from the Australian Bureau of Statistics 2006 Census.

#### 3.1 Age Distribution

Table 2 provides a breakdown of the age distribution of the study areas and the Newcastle and Lake Macquarie Local Government Areas compared with NSW. The population figures were taken from ABS Community Profiles, and the percentages have been rounded to the nearest whole number. As the data for Maryland is preliminary only, the population numbers in each bracket for this area are estimates, based on data provided by the ABS for base population and ABS percentages.

Table 2 – Age distributions for communities in the Northern Lands.

Community	Minmi	Fletcher	Maryland	Cameron Park	Newcastle LGA	Lake Macquarie LGA	NSW
Base population 2006	732	1,935	7,595	3,719	141,753	183,138	
0-4 years	9% (63)	12% (226)	8% (600)	10% (376)	6% (8,261)	6% (10,668)	6%
5-9 years	11% (80)	10% (185)	9% (668)	10% (368)	6% (7,982)	7% (12,005)	7%
10-14 years	13% (92)	9% (170)	9% (661)	9% (330)	6% (8,076)	7% (13,200)	7%
15-19 years	7% (53)	6% (123)	8% (592)	6% (240)	7% (9,320)	7% (12,879)	7%
20-24 years	5% (39)	4% (87)	6% (448)	4% (151)	8% (12,436)	6% (10,278)	7%
25-29 years	4% (32)	6% (115)	7% (501)	6% (233)	7% (10,155)	5% (8,654)	6%
30-34 years	8% (61)	12% (237)	8% (577)	10% (354)	7% (9,960)	6% (10,685)	7%
35-39 years	8% (61)	11% (205)	8% (615)	10% (384)	7% (9,608)	7% (11,986)	7%
40-44 years	9% (66)	8% (162)	8% (623)	8% (306)	7% (9,802)	7% (12,769)	7%
45-49 years	6% (42)	6% (120)	8% (592)	7% (268)	7% (9,954)	7% (13,576)	7%
50-54 years	6% (43)	6% (110)	7% (532)	5% (192)	6% (9,164)	7% (12,720)	7%
55-59 years	5% (39)	5% (88)	5% (395)	5% (203)	6% (8,125)	7% (12,432)	6%
60-64 years	4% (30)	2% (48)	3% (266)	3% (129)	5% (6,498)	6% (10,535)	5%
65 years +	4% (31)	3% (58)	7% (516)	5% (186)	16% (22,412)	17% (30,753)	14%

### 3.2 Minmi

- The median age of residents in Minmi and Fletcher at 31 years is younger than that of the Newcastle LGA or Australia as a whole, which is 37 years or Lake Macquarie which has a median age of 40 years.
- Minmi has a higher proportion in the 0-4 year age bracket (9%) than either Newcastle and Lake Macquarie (6%) or NSW (6%), although not as high as the 12% in this age group in Fletcher. This figure is similar to the trend in Maryland with 8% in the 0-4 age range.
- Minmi also has a higher proportion of residents in the 5-9 years range (11%) than Fletcher (10%) and Maryland (9%) or Newcastle (6%) and Lake Macquarie and NSW both with 7%.
- Minmi has a higher proportion also in the 10-14 years range (14%) than Fletcher and Maryland with 9%, Newcastle with 6% and Lake Macquarie and NSW with 7%.
- Minmi, however, has less people in the 20-29 age range (9%), than Newcastle with 15%, Lake Macquarie 12% or Maryland and NSW both with 13%. In this regard it is similar to Fletcher with 10% in this age range.
- The proportion of people aged 65 years and over in Minmi is significantly less, at 4%, than Newcastle with 15%, Lake Macquarie with 17% and NSW with 14%. Fletcher is similar to Minmi with 3% in the 65 years+ age group.

### 3.3 Cameron Park

- As with Fletcher and Minmi, the median age of Cameron Park at 32 is younger than that of the Newcastle LGA (37), Lake Macquarie LGA (40) or Australia (37).
- Cameron Park, like Fletcher, has a high proportion (11%) in the 0-4 year age range when compared to Newcastle, Lake Macquarie and NSW, with 6% in this group.
- Like Minmi, Fletcher and Maryland, Cameron Park also has a higher proportion (11%) in the 5-9 years range than Newcastle with 6% and Lake Macquarie and NSW with 7%.
- Also like Maryland and Fletcher, Cameron Park has 9% of its population in 10-14 age range, which is a higher proportion than Newcastle (6%), Lake Macquarie (7%) or NSW (7%).
- However, as with Fletcher and Minmi, the proportion of the population falls away in the 20-29 age group with 10% in this range, when compared to Newcastle (15%), Lake Macquarie (12%) or NSW (13%).
- Also as in Fletcher, Minmi and Maryland, Cameron Park has a significantly lower proportion of its population in the 60 years and older age groups.

### 3.4 Family structure

Table 3 below summarises the proportion of families that fall in to each of the Census category types.

Table 3 –Family types for communities in the Northern Lands.

Family type	Minmi	Fletcher	Cameron Park	Newcastle LGA	Lake Macquarie LGA	Australia
Couple families with children	57.8%	65.4%	59.2%	40.1%	43.6%	45.3%
Couple families without children	29.9%	28.8%	30.6%	37.4%	38.4%	37.2%
One parent families	12.7%	6.0%	9.5%	19.2%	16.8%	15.8%

- The proportion of families classified as couple families with children is significantly higher in Minmi at 57.4%, Fletcher (65.1%) and Cameron Park (59.2%) than Newcastle (40.1%), Lake Macquarie (43.6%) or Australia (45.3%). Minmi, Cameron Park and Fletcher have a lower proportion classified as couples without children than Newcastle, Lake Macquarie or Australia.

### 3.5 Cultural backgrounds

#### Minmi:

- Indigenous persons comprise 1.4% of the population of Minmi compared to 2.1% of the Newcastle LGA, and 2.3% of Lake Macquarie LGA and Australia as a whole. This is significantly less than the 2.7% proportion for Fletcher.
- A high proportion of residents, 90%, were born in Australia when compared to Australia (70%). This is more in keeping with Newcastle, 82%, Lake Macquarie, 85.4% and Fletcher, 88.5%.
- Of those born overseas in Minmi, the three main countries of origin were England 2.0%, Switzerland 0.8% and Canada, Wales and Austria with 0.5% each.

#### Cameron Park:

- As is the proportion in Australia and Lake Macquarie LGA, 2.3% of the population of Cameron Park identified themselves as indigenous.
- As with Newcastle LGA, Lake Macquarie LGA, Minmi and Fletcher, a high proportion (88.1%) of residents were born in Australia. Of those born overseas, the three main countries of origin were England 1.3%, New Zealand 0.8% and Scotland 0.7%.

### 3.6 Employment and earnings

- 2006 Census data indicates that the top three occupational categories for Minmi are technicians and trades workers (20.9%), professionals (13.3%) and clerical and administration (12.7%).
- Minmi's median individual income at \$443 per week is slightly lower than the Australian median income of \$466 but higher than the Newcastle median of \$409 and the Lake Macquarie median of \$394.

- Cameron Park's median individual income at \$543 is higher than the median for Newcastle, Lake Macquarie or Australia.

### 3.7 Transport to work and car ownership

- Car ownership in the areas of Minmi and Cameron Park, as in Fletcher and Maryland, is significantly higher than in Newcastle, Lake Macquarie and NSW. A large proportion of households in these areas own two cars. In Minmi, this proportion is 41%, Maryland 45%, Cameron Park 53% and Fletcher 59% compared with 31% in Newcastle, 35% in Lake Macquarie and 34% of households in NSW owning two cars.
- In Minmi, 21% of households own 3 cars or more, Cameron Park 20%, Fletcher 19% and Maryland 17% compared to 10% in Newcastle, 9% in Lake Macquarie and 11% in NSW.
- The proportion of households without a car is significantly lower in Minmi (3%), Cameron Park (1%) Fletcher (1%) and Maryland (3%) than in Newcastle (15%), Lake Macquarie (9%) and NSW (12%).
- Census data for 2006 indicated that no one at Minmi used any form of public transport to travel to work, with 68.9% travelling to work as the driver of a car (compared to 56.3% in NSW as a whole), 6.4% as passengers (5.7%), 2.4% in trucks and 0.9% travelling by bicycle. The remainder either worked from home (3%) or didn't attend work on the date in question.

### 3.8 Dwelling characteristics

#### Minmi:

- There are 226 occupied dwellings in Minmi according to the 2006 Census. A high proportion of these (97.3%) are separate houses compared to 73.3% in the Newcastle LGA, 87% in Lake Macquarie LGA and 74.8% in Australia as a whole.
- The only other dwellings were flats, units or apartments (2.7%). This is low when compared to Australia's 14.2% or Newcastle's 14.9% yet similar to Lake Macquarie, 4.6%.
- Only 22.1% of dwellings were fully owned which is low compared to Newcastle (32.1%), Lake Macquarie (38.6%) and Australia (32.6%). However, a high proportion (60.2%) of dwellings are in the process of being purchased compared to 28.4% in Newcastle, 33.4% in Lake Macquarie and 32.2% for Australia as a whole.
- A relatively low proportion (11.9%), are being rented compared to Newcastle (32.1%), Lake Macquarie (21.9%) and Australia (27.2%).

#### Cameron Park:

- There were 1,162 occupied dwellings in Cameron Park. A high 97.1% of dwellings were classified as separate houses. 0.3% are semi-detached and 2.7% are flats, units or apartments.
- As with Minmi, a lower proportion of dwellings (24.5%) are fully owned, than is the case for Newcastle, Lake Macquarie or Australia. Also, as in Minmi, a high proportion (60.8%) is being purchased and only 10.9% are being rented.

### 3.9 Summary

Minmi and Cameron Park can be characterised as areas with a predominance of couple families with children. In Minmi and Cameron Park, the children tend to be younger with higher proportions of children in pre-school, primary school and early years of high school. This is similar to the trend in neighbouring Fletcher. As with neighbouring Fletcher, there is a marked drop off of people in the young adult age range in these two areas, possibly reflecting a lack of post-secondary educational or employment opportunities in the immediate area for this age group.

Both areas have a high proportion of dwellings classified as separate houses, and both have a high percentage of the population born in Australia.

As is the case with Fletcher and Maryland, Minmi and Cameron Park have a heavy reliance on private motor transport.

## 4 Projected Population Growth

This section provides population projections for Minmi based on Department of Planning projections of natural population change combined with the expected population resulting from the new development.

Table 4 – Projected lot yield and population projections, Minmi

	2006	2010	2015	2020	2021	2030
Existing <sup>1</sup> and Projected Population <sup>2</sup>	<b>732</b>	735	739	742	743	749
No of C&A dwelling units built per year (cumulative) <sup>3</sup>	0	165	825	1650	1815	3300
Population resulting from C&A development (cumulative) <sup>4</sup>	0	468	2808	5148	5616	8580
Population resulting from C&A development plus existing population(cumulative) <sup>5</sup>	732	1203	3547	5890	6359	<b>9329</b>

**This scenario assumes growth from 732 residents (2006) to 9,329 residents (2031).**

### Assumptions behind projections:

<sup>1</sup> The existing population of Minmi is from the 2006 ABS Census for “Minmi State Suburb”.

<sup>2</sup> Projected populations are not available from NSW Department of Planning at suburb level. Therefore an average of the growth rates (0.5%) for “Newcastle (C) Statistical Local Area (SLA) – Remainder” and “Lake Macquarie (C) Statistical Local Area” for each five year period from 2006-2026 have been applied to the Minmi suburb base population. The growth rates are sourced from NSW Government Department of Planning, NSW SLA Population Projections, 2001-2031, 2005 Release.

<sup>3</sup> It is anticipated that a total of 3,300 Coal and Allied dwelling units will be built commencing in 2010 with approximately 180 lots being built each year. Based on this rate, the 3,300 dwelling units will be built by 2030.

<sup>4</sup> The average number of persons per household in Newcastle LGA is 2.3 and in Lake Macquarie LGA is 2.5 (This compares with 2.6 in Australia as a whole). Urbis has calculated the average number of persons per household for a range of suburbs in the subregions of Lake Macquarie LGA and Newcastle City LGA, resulting in a rounded figure of 2.6 persons per household. This number was applied to calculate the number of people expected per household in relation to the number of lots being built each year.

<sup>5</sup> The population resulting from the new development has been added to the existing (and projected) natural population of Minmi to show that by 2030, a population of 9,329 is projected. This is a predicted increase of 8,580 people in to Minmi over the period from 2006-2030.

### 4.1 Notes on Department of Planning projections

In preparing the various projection models, the Department incorporates a series of assumptions about future patterns of fertility, mortality and migration, which are largely informed by historical patterns. Changes in social policy, planning strategies, behaviour or the economy are likely to affect any set of assumptions. In keeping with this advice, a number of alternative projection scenarios (in addition to the preferred series) are produced for the State and regional projections.



Note that projection totals for some regions, for example, may differ from the population levels planned for in the NSW Government's metropolitan strategy and regional NSW strategies. This is because these strategies may contain proactive measures to encourage growth not in place at the time that the demographic projections were produced.

Urbis was asked to consider the effect of additional natural population growth in the current township of Minmi. Adding one percent per annum would result in a final population of 929 residents for Minmi township by 2031 (representing a difference of 180 persons from the current model, above). However, we would not regard such population growth as feasible, with household occupancy rates in Minmi already being very high (3.0 persons per household) and the NSW Department of Planning population projections already taking into account population growth rates.

## 5 Current Social Infrastructure

### 5.1 Minmi

Limited social infrastructure exists at Minmi. It includes:

#### *Education*

One small primary school with just over 100 enrolments and five permanent teaching staff is located at Minmi. There are no high schools in Minmi, the closest comprehensive high school being West Wallsend High School. Callaghan College Wallsend Campus and Callaghan College, Jesmond Campus (Jesmond University High School) also provide specialised high school education. Higher education facilities are the University of Newcastle and TAFE facilities at the Hunter Institute in Newcastle and Glendale.

There are no pre-schools at Minmi. The closest are located in Maryland.

#### *Health*

There are no GP services at Minmi, the closest being located at Edgeworth, West Wallsend, Maryland and Thornton. The major regional public hospital is the John Hunter Hospital in Newcastle and there is also a hospital at Maitland. Child and Family Health Centres are located at Wallsend, Maryland and Beresfield. There is a public hospital and allied health services located at Maitland which is accessible to Minmi residents.

#### *Child Care*

No child care facilities exist at Minmi, the closest being located at Maryland.

#### *Recreation*

There are two parks including one with sporting fields and hall/amenities. Both parks contain children's playground equipment. There is also a community hall with meeting rooms. Blue Gum Hills Regional Park is also located in the area.

There are five public swimming pools located within Newcastle City Council, with the closest pool being located at Frances Street, Wallsend.

#### *Emergency services*

A fire station exists in Minmi. The closest ambulance stations to Minmi are located at Beresfield and Boolaroo.

#### *Transport*

A limited private bus service operates between Minmi and Wallsend via Fletcher and Maryland with seven services to Wallsend on a week day with the last at around 4.30 pm and eight from Wallsend to Minmi, the last leaving Wallsend just after 8.00pm. There are three services to Wallsend and return on both Saturday and Sunday, with none at night. Regular public buses services operate between Wallsend and Newcastle.

Newcastle Community Transport operates across the Newcastle region including Minmi to assist people with disabilities and the frail aged with transport on a needs basis and depending on the availability of resources on the day. The Department of Veterans Affairs also operates Transport for Veterans in the Newcastle region.

#### *Aged Care*

No aged care facilities exist at Minmi, the nearest being located in Wallsend and Edgeworth.

#### *Retail*

Limited retail facilities in Minmi include a general store which also has a newsagency service, a hotel, a liquor outlet and a restaurant. Minmi residents can easily access facilities at Edgeworth which include supermarkets, medical centres and have potential to accommodate the future growth of Minmi.

Table 5 –Social Infrastructure in Minmi

Name	Address	Phone	Contact	Comments
<b>Schools</b>				
Minmi Public School	56 Woodford St, Minmi, 2287	02 4953 2768	Principal:	117 students, 5 permanent teaching staff
<b>Churches</b>				
Revival Fellowship	off McInnes St, Minmi			
Coptic Orthodox Church	19 Church St, Minmi, 2287			
<b>Parks</b>				
Minmi Reserve	McInnes St, Minmi, 2287			recreation facilities, children's playground
Minmi Park	Woodford St, Minmi, 2287	02 4974 2807	NCC Parks and Recreation Section	Cricket grounds, soccer fields, hall, amenities, children's playground
Blue Gum Hills Regional Park	Minmi Rd, Minmi			
<b>Transport</b>				
Hunter Valley Buses	Thornton	02 4935 7200		Operates 260 bus service between The Meadow, Minmi, Fletcher, Maryland and Wallsend.
Newcastle Community Transport Group Inc	10 Cowper St, Carrington, 2294	02 4961 3113	Margaret Burns	HACC subsidised, target group frail aged, people with disability
<b>Community facilities/Services</b>				
Minmi Fire Brigade/Station	Woodford St, Minmi, 2287	02 4955 1754		
Minmi Progress Hall	Woodford St, Minmi, 2287	02 4953 2886	Ron Perry	Hall, tennis courts and meeting room
ABC Childcare Centre	Northlakes			
<b>Retail</b>				
Minmi General Store	94 Woodford St, Minmi, 2287	02 4953 2948		Includes newsagency
Minmi Hotel	156 Woodford St, Minmi, 2287	02 4953 2915		
Old Courthouse Restaurant	40 Church St, Minmi, 2287	(02) 4953 3033		
Minmi Cellars	94 Woodford St, Minmi, 2287	02 4953 3357		

## 5.2 Cameron Park

There is limited infrastructure in Cameron Park.

### *Education*

There are no primary schools in Cameron Park, the closest being Edgeworth Public School, Minmi Public School and Glendale East Public School. The nearest comprehensive high schools to Cameron Park are West Wallsend High School and Glendale High School. Pre-schools are located at Edgeworth and Glendale. There is a school for people with a disability, Cameron Park School for Children with a Disability which has a friendship farm on site.

### *Health*

There are no GPs in Cameron Park, the nearest being at Edgeworth.

### *Child Care*

There are two long day care centres in Cameron Park as well as an after school hours care centre.

### *Recreation*

There is a community hall available in Cameron Park. There are no sports fields.

### *Emergency services*

The closest ambulance station is at Cardiff. Fire stations are located at Minmi, Wallsend and Cardiff.

### *Transport*

A private bus company runs approximately 6 services daily from Cameron Park to a number of areas including Glendale, Cardiff and Newcastle.

### *Aged Care*

There are no aged care facilities in Cameron Park.

Table 6 –Social infrastructure in Cameron Park

Name	Address	Phone	Contact	Comments
<b>Community</b>				
Cameron Park Community Cottage	35 Harris St, Cameron Park, 2285	02 4921 0333	Lake Macquarie City Council	Rooms for hire
<b>Child care</b>				
Cameron Park Early Learning Centre	62 Harris St, Cameron Park, 2285	02 4953 0707		
ABC Cameron Park	5 Crane St, Cameron Park, 2285	024958 9533		
Cameron Park OOSH Care	25 Harris St, Cameron Park, 2285	02 4959 6888		
<b>Transport</b>				
Sugar Valley Buses	8 Aluminium Close, Edgeworth. 2285	02 4958 2057		Now operated by Hunter Valley Buses. Operates services from Cameron Park to Glendale, West Wallsend, Cardiff, Charlestown

### 5.3 Social Infrastructure Capacity

Social infrastructure in Minmi is modest and seems to be commensurate with current populations. There appears to be little excess capacity in service provision in the area itself although many services including health and recreational facilities can be accessed on a regional basis.

Health services generally have to be accessed outside the immediate area. There are no GP services in Minmi. The nearest GPs to Minmi are located in Wallsend with nine practices, four in Edgeworth and one in Maryland. Anecdotal evidence suggests that many of the established practices are operating at capacity and have closed their books to new patients, although there is some capacity in some newly opened practices in Wallsend and Edgeworth. The one practice in Maryland has closed its books to new patients. The Child and Family Health Centre at Maryland which services the Minmi area is currently operating beyond capacity.

Currently there is a small school at Minmi with just over 100 enrolments with little capacity for increased enrolments without redevelopment of the site. The Department of Education and Training is planning to upgrade the current facilities in Minmi.

The nearest pre-schools and child care centres to Minmi are located in Maryland. Each of the four centres in Maryland have some capacity for further enrolments either currently or for the new year. There are also two child care centres in Cameron Park with some capacity, as well as several in the Edgeworth and Glendale areas in reasonable proximity to Cameron Park.

It is noted that the nearest aged care facilities are located in Wallsend, several kilometres drive east of the precinct along Newcastle Link Road, and in Edgeworth to the south, where a large Masonic Village style development, incorporating self-care and hostel style accommodation is located. There may be capacity to provide for aged care facilities in the Minmi area, and this will be discussed further in the sub regional social impact study.

The area is reasonably well serviced with recreational facilities. As well as two parks, one containing sporting facilities and amenities, the area also contains Blue Gum Hills Regional Park. Other recreational facilities that can be accessed on a regional basis are a regional sports centre at Glendale which includes athletics fields, gymnastics centre, soccer fields with lighting and catering facilities. Other regional facilities include ice skating rinks, Newcastle Entertainment Centre and basketball courts, the Knights Football Stadium, Shortland Wetland Centre, the Maryland multi-purpose centre and a skateboard facility at Maryland. A number of surf beaches and bushland areas are also located in the region.

Public transport to and from the area, however, is limited. A private bus service links Minmi to Wallsend via Maryland and Fletcher with services limited to day time hours. Anecdotal evidence suggests that patronage of this service varies from day to day and at different times of the day.

The area as a whole relies heavily on private transport. Discussion papers for Newcastle City Council's Community Plan for the Blue Gum Hills Planning District identifies a lack of regular integrated transport for this region as an issue, especially for the small number of people who do not own cars and who, according to the discussion papers, tend to be in lower socio-economic brackets and therefore liable to find accessing services and facilities a challenge. NCC also identifies limited transport options as a factor likely to inhibit young people without private transport from accessing regional recreational facilities.

## 5.4 Projected Social Infrastructure Requirements

Minmi residents were clear throughout the charette process that they consider the history of the area to be vitally important and that they value the 'flora and fauna' of the area. The residents want to retain and protect the village feel of Minmi but appreciated the need to provide sustainable communities for future generations.

NSW Department of Planning's *Lower Hunter Regional Strategy* sets out some key principles for neighbourhood planning. While the development at Minmi proposes 3,300 new houses, with a projected population of 10,000, the principles should be borne in mind. These are:

- A range of land uses to provide the right mix of houses, jobs, open space, recreational space and green space.
- Easy access to major town centres with a full range of shops, recreational facilities and services along with smaller village centres and neighbourhood shops.
- Jobs available locally and regionally, reducing the demand for transport services.
- Streets and suburbs planned so that residents can walk to shops for their daily needs.
- A wide range of housing choices to provide for different needs and different incomes. Traditional houses on individual blocks will be available along with smaller, lower maintenance homes, units and terraces for older people and young singles or couples.
- Conservation lands in-and around the development sites, to help protect biodiversity and provide open space for recreation.
- Public transport networks that link frequent buses into the rail system.

NSW Department of Planning's *Lower Hunter Regional Strategy* promotes Newcastle as the regional city of the Lower Hunter, supported by a hierarchy of major regional centres at Charlestown, Cessnock, Maitland and Raymond Terrace, emerging major regional centres at Morisset and Glendale–Cardiff as well as specialised centres and lower order centres. Major regional centres are identified as Charlestown, Glendale (emerging), Morisset (emerging), Maitland, Raymond Terrace and Cessnock.

The promotion of the regional growth as a whole provides a significant level of social infrastructure that can support identified growth opportunities in smaller villages such as Minmi. The growth of emerging neighbouring areas, including Glendale and Maitland, increases the level of planned new services available to people moving into the Minmi area.

The planned growth of regional centres will support a concentration of business, higher order retail, employment, professional services. These will generally include civic functions and facilities and are focal points for sub regional road and transport networks which may service a number of districts.

Renewal corridors are situated along strategic transport routes and link strategic centres. These corridors present opportunities for economic renewal and/or housing renewal and intensification, such as the proposed development at Minmi where new, and existing residents, can benefit from the planned regional growth which includes improved transport accessibility and access to services including schools, general practitioners, shops, and open spaces.

Urbis understands that the Department of Planning has agreed with the Councils that there is a need to view the proposed development in the context of a sub-regional strategy. This process will also need to be taken into account, at the appropriate time, in assessing projected social infrastructure requirements.

## 5.5 Section 94 contributions

Urbis notes that the requirements tabled in each respective Section 94 Plan (for Newcastle City Council and Lake Macquarie City Council) have the potential to change over time as new Plans are prepared by

Councils to align with new population projections and community demands for as needed community infrastructure

It is understood that the following contributions will be allocated on the basis of 50% to each Council.

The City of Newcastle has set development contributions for the Blue Gum Hills region which are as follows:

Transport facilities: \$1955.41 per separate allotment or per large dwelling unit of 3 or more in multi housing development  
\$977.41 per small dwelling unit of two bedrooms or less in multi housing development.

Note: The transport contribution rates should be regarded in the context of a regional levy which will apply for public transport, contributions to be negotiated in consultation with the Councils and Ministry of Transport.

Table 7 –Sub catchments of Minmi and Maryland:

	Per 3+ bedroom dwelling/lot
Community facilities	\$1,820.19
Open space and recreation	\$8,963.5
Foreshore promenade	\$124.29
S94 management	\$354.95
BGH place management	\$248.59
<b>Total</b>	<b>\$11,511.52</b>

This does not account for contributions toward transport facilities which would be negotiated in consultation with both Lake Macquarie and Newcastle City Council's and the NSW Ministry of Transport.

Table 8 – Lake Macquarie Section 94 Contributions Plan – Northlakes (2004)

Rates apply from the time the development plan is determined not when it is lodged.

Facility	Person	1 /2 Bed Dwelling (Medium Density)	3+ Bed Dwelling (Medium Density)	Lot	Hectare	Dedicatio n Per Person (m2)	Dedicatio n Per Lot (m2)	Dedicatio n Per Hectare (m2)
Open Space and Recreation	\$4,293	\$8,586	\$11,162	\$12,879	N/A	51.02	153.06	N/A
Community Facilities	\$793	\$1,586	\$2,062	\$2,379	N/A	0.70	2.10	N/A
Management	N/A	\$100	\$130	\$150	N/A	N/A	N/A	N/A

The Lake Macquarie City Council charge is composed of contributions of \$12,879 per lot toward open space and recreation infrastructure, \$2,379 per lot toward community facilities, and \$150 per lot toward management costs.



It is understood that contributions to site acquisition and road enhancements may also need to be made, and the latter are likely to be accounted for through negotiation with both Councils and the NSW Ministry of Transport.

Coal & Allied will negotiate with both Councils in regard to the level of works in kind for open space, recreation and community facilities as the Concept Plan includes extensive open space areas, parks sports facilities and community activity accommodation within the village centres. It is anticipated that Coal & Allied will enter into a Voluntary Planning Agreement with each Council that will provide the framework for contributions and works in kind.

## 5.6 Minmi

In order to deliver sustainable new communities there is a need to provide new housing with integrated and appropriate social infrastructure. This can mean the enhancement of existing services coupled with the provision of new facilities.

We have used the NSW Growth Centre Commissions *Threshold for the provision of social infrastructure* as a guide (see Appendix A).

### *Education:*

We understand that the Department for Education and Training is proposing to upgrade the existing Minmi primary school and to develop one additional primary school in Minmi. There are currently no plans to provide a high school in Minmi as the projected population growth falls below the threshold target for high school provision. In this regard, capacity in the outer suburbs of Newcastle is considered sufficient and there are both existing and new schools planned in neighbouring Fletcher. A potential site for future provision of a new high school has been identified. The Department for Education and Training has advised that when taking into consideration the proposed new private school in Black Hill there could be up to a 30% reduction in demand for public school places.

The charette findings highlighted that local residents want to maintain the local school at its current capacity. However, it is likely that the Department of Education and Training would utilise existing capacity at Minmi primary school prior to a new school commencement.

### *Health:*

NSW Health is keen to promote integrated primary health care models, where doctors, dentist and allied health care professionals are co-located. This model not only improves service delivery for the patient but also enhances resource management. This Departmental model is not dissimilar to the concept being canvassed in this development where provision for GP services and allied health associated with multi-purpose community facilities in the short term would be accessed in adjacent suburbs to Minmi. NSW Health has indicated it is looking for 'service enhancement' of facilities in places such as Maitland and Thornton which can be accessed relatively easily by Minmi residents. NSW Health suggests that Maitland Hospital is a suitable alternative hospital destination for Minmi residents. There is also a private hospital in Maitland.

It should also be noted that emerging health hubs, with multi purpose facilities, are planned for regional locations such as Branxton which is relatively easily accessible to Minmi residents.

The development will also encourage healthy living through the promotion of physical activity by providing landscaping, water courses, and improved access to pedestrian footpaths and open spaces. The retention of 80% of Coal and Allied land as conservation land has a direct benefit on the biodiversity of the area, and also an indirect health benefit for residents (through improved air, noise abatement and visual quality).

### *Childcare:*

For the projected population up to two Long Day Care/Out of School Hours Care facilities will be required. This takes in to consideration the slightly high proportion of the existing Minmi population in the 0-4 year age bracket than either Newcastle or Lake Macquarie or NSW and the higher proportion in

the 5-9 years range than Fletcher and Maryland or Newcastle and Lake Macquarie and NSW (see earlier demographic analysis).

This projected need is based upon identification of some capacity in childcare facilities in adjacent suburbs. Co-location of childcare facilities with primary schools may also be desirable in planning terms as this can help to manage resources cost-effectively. Identification of childcare opportunities at Black Hill may also present an opportunity for Minmi residents.

The development at Minmi does exceed the recommended population threshold, set by the NSW Growth Centres Commission for the provision of a Youth Centre. In line with the City of Newcastle and Lake Macquarie Councils Community Plans, it is therefore recommended that a multi-purpose centre be developed (possibly in the new Town Centre), which would include a Youth Centre.

#### *Aged Care*

Coal and Allied indicated that the housing to be developed at Minmi will be flexibly designed and easily adaptable to meet the changing needs of future generations. In addition to this, Coal and Allied has stated that any proposed retirement village would respond to SEPP senior living design standards. The proposal would therefore deliver compatibility, in land use terms, ensuring that the retirement village is in comfortable walking distance of local shops and amenities.

#### *Transport:*

Accessibility to, and within Minmi is largely reliant on the use of a car. Delivering a sustainable community requires the enhancement of pedestrian, public transport and road networks. The integration of public transport so that private and public bus services can operate seamlessly will provide improved service to residents. Coal and Allied is committed to delivering a sustainable neighbourhood with town centres in easy walking distance of new housing (400-800 metres).

The charette highlighted that the lack of accessibility to public transport was an issue for children and young people accessing recreational facilities located out of Minmi. Many residents suggested that future provision of an express bus service to Newcastle is also desirable. A subsidised bus service to neighbouring areas such as Black Hill and Cameron Park may improve the quality of life for new and existing residents until the transport network is established.

Connectivity between existing and new open and recreation spaces via pedestrian paths can provide space for enjoyment and relaxation and green corridors where biodiversity can thrive. Linking spaces by pedestrian paths also helps to increase physical activity and reduce car dependency. Sensitive landscaping of paths can improve the visual quality of the development, provide wildlife corridors and enhance the quality of life, both for individuals using the network and for the community as a whole.

#### *Open space and recreation:*

The findings of the charette highlighted the strength of community desire to support the role Minmi has as a tourist destination with its historic connections and close geographical location to Newcastle. One suggestion included revitalising the railway line as a cycle path. Creating green corridors for travel, where cycle and pedestrian paths are linked, not only provides the beginnings of a sustainable transport network for local residents but also creates opportunities for passive recreation for children and young people in the area.

Because Coal and Allied is dedicating 80% of its lands for conservation it should be not be held to the NSW Growth Centre Commissions' benchmarks for social infrastructure (see Appendix A). The thresholds should be used as a guide, providing indicative numbers and not rigid targets.

There is, however, a need to provide additional recreational facilities for the new community. New facilities should be co-located to reduce the maintenance and management costs of the facilities and amenities blocks, and in line with the policies of both City of Newcastle and Lake Macquarie Councils community planning principles. We acknowledge both Councils request for:

- Ten individual playing fields (ten soccer and rugby fields, five cricket wickets) at 10 ha each
- Tennis courts in cluster of four courts (two locations)

- One skate park
- One BMX park
- Three parks (with dog exercising areas)
- One facility with 6 netball courts.

However, these figures were provided on the basis of a population projection of between 14,000 – 15,000 people. The projected population of 10,109 indicates the need for fewer facilities than those proposed by the City of Newcastle and Lake Macquarie Councils at the charette. We also note that there are site constraints in relation to the aggregation of facilities in into two lots as requested by Councils. Indications are that it would be reasonable to provide recreational facilities, including youth facilities, close to the existing park lands, to ease accessibility and reduce the need to travel. These should include up to

- Two sports fields incorporating rugby, soccer pitches and cricket wickets),
- Four netball courts,
- Two double-court tennis courts
- Three parks (with dog exercising areas)
- Contributions toward a BMX track and skate park or another regional facility.

It is noted that the population forecast for the Minmi area of 9,329 has been premised on generous average household sizes (2.6 persons per dwelling), and that even under these circumstances, population growth in the area remains significantly below the City of Newcastle and Lake Macquarie Councils recreational infrastructure requirements which have been benchmarked for population growth for 14,000 to 15,000 persons. Moreover, the majority of land in the development plan is dedicated to nature conservation and passive open space, which strongly exceeds Growth Centres Commission standard of 2.83 Ha per 1,000 population.

Further, it should be noted that existing facilities located in Wallsend, West Wallsend, and the Blue Gum Hills Regional Park have capacity to support new populations settling in the Minmi area. These facilities are listed in Appendix B.

Minmi residents recognise the value of the surrounding bushland and the need to balance future development of the area with the conservation of existing open space. The conservation lands will act as a buffer zone and a wildlife corridor for flora and fauna.

#### *Cultural services*

While there are no new library facilities planned for the Minmi area, there are extensions planned to the facilities at Wallsend. The City of Newcastle Council Section 94 Plan would indicate that the contributions will be sought from Coal and Allied for this purpose. Libraries are a useful source of information for new communities and are vital sources of community information particularly for older residents and residents with a disability. The charette also highlighted the desire for an indigenous cultural heritage museum which could possibly be located in the new Town Centre.

#### *Emergency services*

The City of Newcastle and Lake Macquarie Councils and other agencies have identified that there are opportunities to co-locate facilities for police and emergency services. The charette identified some local concerns about current level of access to police services in Minmi and the increased use of motor bikes in bush locations, indicating the need for a stronger Police presence.

## 5.7 Cumulative impacts

We note that there are likely to be cumulative impacts on regional social infrastructure for Minmi and Cameron Park in light of the respective developments, in particular in relation to health, sports and

recreation facilities and potential loss of heritage. The extent of these will need to be informed by the NSW Department of Planning Director-General's Environmental Assessment Requirements and any sub-regional strategy.

Coal and Allied has agreed to pledge ten million dollars towards the northern lands developments which will provide for additional future infrastructure requirements.

In relation to the adequacy of social infrastructure at each stage of the proposed development, Section 4 of the report outlines projected population growth as per proposed development releases. Appendix A provides an indicative summary of population thresholds for key social infrastructure, developed by the NSW Growth Centres Commission. We understand that Coal and Allied has a preference to provide a range of social infrastructure works in kind, and will enter into a Voluntary Planning Agreement with Newcastle and Lake Macquarie Councils and the Department of Planning encompassing Section 94 and Regional contributions, to ensure infrastructure provision occurs commensurate with project staging.

## 6 Minmi Main Trade Area Analysis

This section of the report assesses the potential for retail facilities within the Lower Hunter Northern Lands region.

The suburb of Minmi has been identified as a suitable location for a supermarket based centre, given that it is well located to serve the needs of the future growing population of Minmi. The analysis takes into account existing retail development at North Lakes.

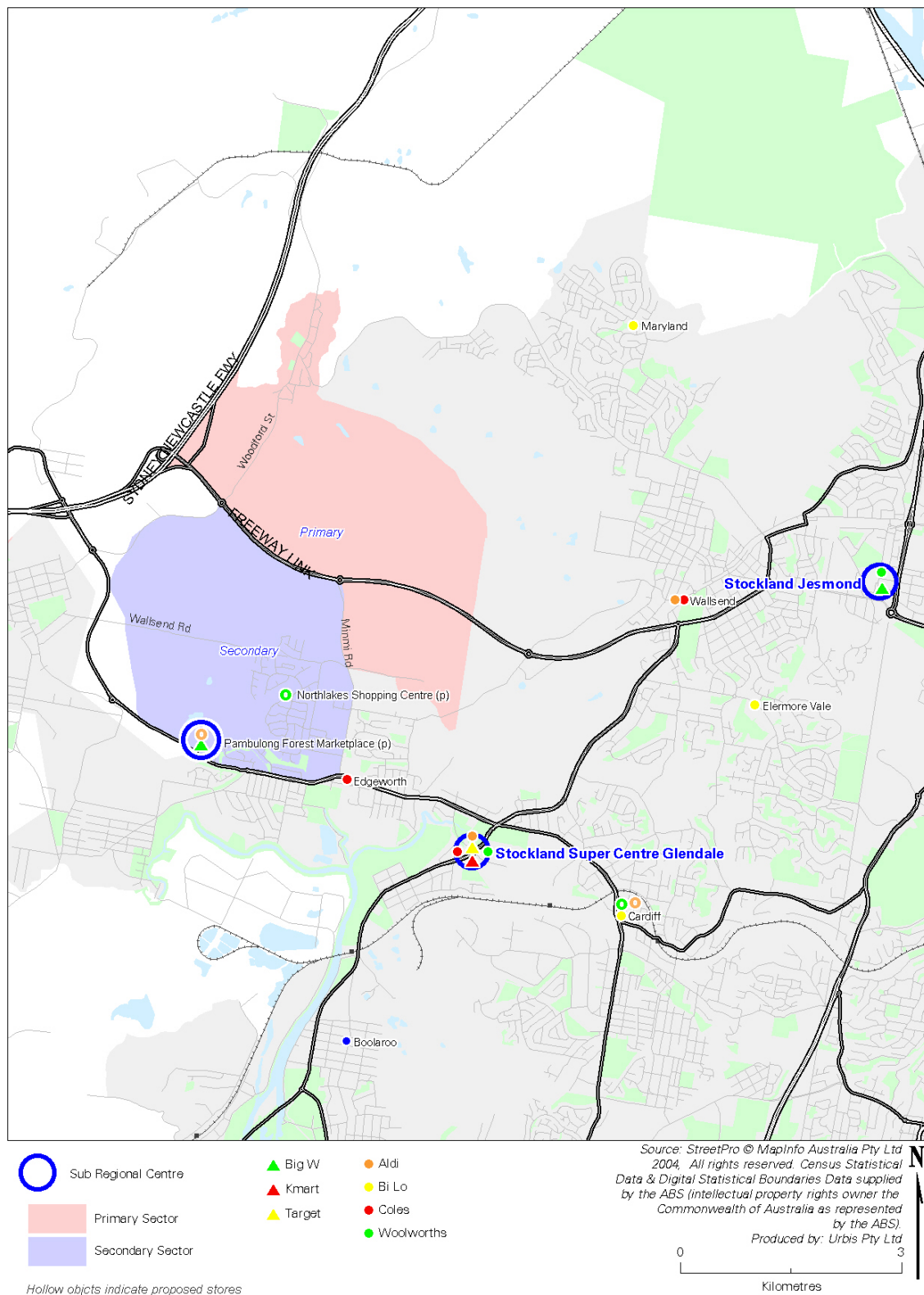
### 6.1 Main Trade Area

The main trade area which is likely to serve the future residents of the Minmi area is shown on Figure 1. The main trade area comprises a primary and a secondary sector as follows:

- The **primary sector** comprises the suburb of Minmi and northern parts of Cameron Park. This sector is bounded to the west by the Sydney-Newcastle Freeway, to the south by Link Road and to the east by the surrounding conservation area.
- The **secondary sector**, located to the south of the primary sector incorporates the suburb of Cameron Park, bounded to the west by the Sydney-Newcastle Freeway and to the east by retail facilities at Edgeworth.

Given that the primary sector is relatively isolated by the natural barrier of the surrounding undeveloped area to the east and the highway to the west, it is likely that any supermarket facilities located in this area will largely serve residents within this limited locality, unless retail facilities are located with frontage along Link Road.

Figure 1 – Minmi Main Trade Area and Competition



### 6.1.1 Main Trade Area Population

Table 9 – outlines the existing and future population of the Minmi main trade area.

Minmi Main trade Area Population, 2006-2025					
Trade Area	Actual	Forecast			
Sector	2006	2011	2016	2021	2025
Primary Trade Area	732	1,672	4,020	6,360	8,030
Secondary Trade Area	4,380	7,500	9,795	10,760	11,200
<b>Main Trade Area</b>	<b>5,112</b>	<b>9,172</b>	<b>13,815</b>	<b>17,120</b>	<b>19,230</b>
	2001-06	2006-11	2011-16	2016-21	2021-25
Primary Trade Area	n.a.	190	470	470	420
Secondary Trade Area	n.a.	620	460	190	110
<b>Main Trade Area</b>	<b>1,000</b>	<b>810</b>	<b>930</b>	<b>660</b>	<b>530</b>
	2001-06	2006-11	2011-16	2016-21	2021-25
Primary Trade Area	n.a.	18.0%	19.2%	9.6%	6.0%
Secondary Trade Area	n.a.	11.4%	5.5%	1.9%	1.0%
<b>Main Trade Area</b>	<b>n.a.</b>	<b>12.4%</b>	<b>8.5%</b>	<b>4.4%</b>	<b>2.9%</b>

1 as at June

Source : ABS Cdata 1991, 1996 and 2001; ABS, Regional Population Growth, Australia, Electronic Delivery (3218.0.55.001); Urbis Lake Macquarie Section 94 Plan, Coal & Allied; Urbis

As shown, the population of the main trade area is expected to increase rapidly over the next 18 years, at a rate of 630-1,120 persons annually. This analysis assumes that 3,300 lots are developed at Minmi between 2013 and 2030. The secondary sector population growth will be driven by the North Lakes development in Cameron Park. According to the Section 94 Plan produced by Lake Macquarie Council, the North Lakes development is expected to accommodate 4,250 lots by 2015.

On the basis of the above, the main trade area population is expected to reach 13,845 by 2016, increasing to 23,670 in 2025. Typically, for a full line supermarket (of 3,200 sq.m – 3,500 sq.m) to be supportable, it requires a main trade area population of 8,000 – 9,000 persons. Given that a supermarket in Minmi is unlikely to achieve strong market shares from the secondary sector, the population of the primary sector will be key in assessing the amount and timing of supermarket floorspace in Minmi.

### 6.1.2 Main Trade Area Expenditure

The table below outlines the forecast retail expenditure within the main trade area over the forecast period to 2016. As shown, the food and grocery (F&G) market, which is most relevant for supermarkets, is currently \$19.1 million (accounting for around 37% of total retail spending), increasing rapidly to \$48.6 million by 2015, and \$96.7 million by 2025, reflecting an average annual growth rate of 9.4%, over the period 2007-25.

**Minmi Trade Area Retail Food and Non-Food Spending, 2007-2025 (\$2007, ex GST)**

Year (end June)	F&G \$M	Total Food \$M	DSTM \$M	Total Non-Food \$M	Total Retail \$M
2007	19.5	29.4	21.2	22.9	52.3
2008	23.0	34.8	25.7	27.8	62.6
2009	26.6	40.4	30.4	32.8	73.2
2010	30.2	45.8	34.8	37.6	83.3
2011	35.1	53.3	40.9	44.1	97.3
2012	38.8	59.1	46.1	49.6	108.7
2013	42.6	65.0	51.5	55.4	120.5
2014	46.4	71.1	57.2	61.4	132.5
2015	50.2	77.2	63.1	67.7	144.9
2016	54.1	83.5	69.2	74.2	157.7
2017	57.2	88.5	74.5	79.8	168.3
2018	60.3	93.7	80.0	85.7	179.4
2019	63.5	99.0	85.8	91.8	190.8
2020	66.1	103.4	91.0	97.3	200.7
2021	68.7	107.9	96.4	103.0	210.9
2022	71.2	112.2	101.8	108.5	220.7
2023	73.7	116.5	107.3	114.4	230.9
2024	76.2	120.9	113.1	120.4	241.3
2025	78.7	125.5	119.1	126.7	252.2
<b>Average Annual Growth<sup>1</sup></b>					
2007-15	12.6%	12.9%	14.6%	14.5%	13.6%
2015-25	4.6%	5.0%	6.6%	6.5%	5.7%
2007-25	8.1%	8.4%	10.1%	10.0%	9.1%

1. Assumes average annual per capita growth of 1.7% in 2007-2010 and 1.4% thereafter, with different growth rates for each product group.

Source: MDS, MarketInfo 2004; ABS, Australian National Accounts: National Income, Expenditure and Product Accounts (5206.0); Urbis



## 7 Retail Potential

This section assesses the retail potential for supermarket facilities in Minmi. Currently there are no supermarket facilities provided within the main trade area. However, as shown on Figure 1 previously, there are a number of competing full line supermarket facilities beyond the trade area; at Stockland Glendale and Edgeworth to the south, and Wallsend to the east. Also, a sub-regional centre is proposed at Cameron Park, in the secondary sector, which is expected to open in 2011 and will include a full line Woolworths supermarket and Big-W.

As outlined previously, a full line supermarket typically requires a main trade area population of 8,000-9,000 persons in order to be supportable. The Minmi primary trade area population is not expected to reach this level until 2021/22, and even then, the market shares achieved by the secondary sector are expected to be low (given that they will have their own retail facilities at Cameron Park) and a fair amount of F&G spending would still escape to the south and east.

As detailed in above, the F&G market for the main trade area is currently \$19.1 million, and is expected to increase to \$31.7 million by 2015 and to \$96.7 million by 2025, once Minmi and Cameron Park are fully developed. Not all F&G spending is available to supermarkets, with some directed to specialty shops, convenience stores, markets and non-food shops that sell food items. There is a currently a relatively low provision of food retail stores within the main trade area.

Given the lack of quality specialty stores, we expect approximately 72.5% of total F&G spending within the main trade area to be available to a supermarket in Minmi.

Of this spending directed to supermarkets within the main trade area (\$35.0 million by 2015), we would initially expect around 72% (or \$25.2 million – in constant 2007 dollars and excluding GST) of spending to be retained by a small IGA supermarket (of around 400 sq.m) and the Woolworths supermarket at Cameron Park in 2015. By 2022, a full line supermarket is likely to be supportable at Minmi, given that the primary sector population is forecast to reach around 9,000 persons. The primary sector is likely to retain a slightly high proportion of supermarket spending given that it is bounded by major roads to the west and south, and it is over 4 km to the closest supermarket beyond the main trade area. On this basis, the primary sector area will achieve a slightly higher retention rate (of around 90%) than the secondary sector (85%) which can more easily access supermarket facilities beyond the main trade area at Edgeworth and Glendale.

Taking into consideration sales from beyond the main trade area (assumed at 10%) and the proportion of spending in supermarkets on general merchandise (i.e. non F&G items such as books, clothes, crockery etc, assumed at 6%), the forecast turnover available to a supermarket within the main trade area in 2015 is \$29.8 million, increasing to \$41.3 million in 2020 (in constant 2007 and excluding GST). This analysis assumes that a small IGA supermarket (of around 400 sq.m with a few other convenience type retailers) locates at Minmi in 2015 and a 3,200 sq.m supermarket is developed as part of a 'Town Centre' at Minmi in 2022. It is also assumed that a 3,500 sq.m supermarket opens at Cameron Park in 2011, but that no other supermarkets open within the main trade area over the forecast period (refer Table below).

Over time, given the anticipated population growth within the area, in particular, the primary sector, there is the potential to offer a more complete range to serve the needs of surrounding residents and reduce escaped expenditure beyond the main trade area. It is likely that this could occur by 2022, when the primary sector population reaches around 9,000 and the main trade area will be under-supplied with supermarket floorspace by 344 sq.m, increasing to 1,500 by 2025 (assuming an average trading level of \$8,000 per sq.m).

On the basis of the above analysis, the small IGA supermarket is likely to achieve sales of around \$3.1 million in 2015, reflecting a trading level of around \$7,800 per sq.m. The forecast sales level, however, will be dependent on the location of the retail (i.e. whether it is located with frontage along the main road). At this time, a few other convenience type retailers such as a hairdressers, pharmacy newsagents, takeaway etc.) could also be supported to serve the needs of local residents.

By 2022, when a full line supermarket is added at Minmi (in addition to the convenience retail added in 2015 which would operate at a different level in the retail hierarchy), the combined supermarket sales at

Minmi are forecast at around \$27 million (in constant 2007 dollars and excluding GST), with the small IGA achieving sales of around \$3 million (\$7,500 per sq.m) and the full line supermarket with sales of \$24 million (\$7,500 per sq.m). Forecast sales will, however, be dependent on the location of the two centres in relation to the main road as well other non-retail cross uses e.g. school, library etc.

The supermarket may consider going in earlier than 2022, despite the relatively low trading level (supermarkets in single supermarket based centre in non metropolitan area generally trade at around \$9,184 per sq.m), to secure the location, given that there is strong forecast population growth in the main trade area.

In terms of supportable specialty retailers, single supermarket based centres in non-metropolitan locations typically support around 1,500 sq.m of retail specialty shops and 500 sq.m of mini major floorspace. Therefore in terms of supportable retail floorspace at Minmi, we would recommend that around 1,000 sq.m of convenience type retail floorspace (including a small IGA supermarket of 400 sq.m) is supportable by 2015. By 2022, around 6,000 sq.m of additional retail floorspace could be developed at Mimi. In addition to the retail floorspace, other non retail uses such as a post office, doctors, dentist, real estate agent, travel agent etc. could co-locate at the centre, to maximise cross usages and create a town centre within Minmi. Typically such uses locate on an upper level above the retail component. We would recommend that a further 500-1,000 sq.m of non retail floorspace could be supported. In total, therefore, around 8,000 sq.m of floorspace could be developed at Minmi, assuming that 3,300 residential lots are developed. Table 1.4 below outlines our recommended provision of supportable floorspace at Minmi in 2015 and 2022.

The above analysis is based on a mid range scenario, where 3,300 lots are developed at Minmi. If 5,000 lots were developed at Minmi, the amount of supportable retail floorspace would not increase proportionately, as retailers would have the capacity to accommodate additional demand. If 5,000 lots were developed, we estimate that an additional 500-1,000sq.m of retail floorspace would be supportable at Minmi.

**Minmi Main Trade Area Supermarket Assessment, 2015-25**

Factor	Unit	2015	2025
MTA Population			
• Primary Sector	Persons	3,547	8,026
• Secondary Sector	Persons	<u>9,336</u>	<u>11,197</u>
Total MTA Population	Persons	12,883	19,223
Total Available Spending to TA Smkts	\$M.	30.4	59.3
Existing & Proposed Supermarket Space <sup>1</sup>	Sq.m	3,600	6,800
Resulting Average Trading Levels <sup>2</sup>	\$/Sq.m	8,453	8,721
Average Supermarket Turnover	\$/sq.m	8,326	8,751
Supportable Supermarket Floorspace	Sq.m	3,655	6,777
Surplus/Deficiency (+/-)	Sq.m	-55	23
<b>Minmi MTA Smkt Potential</b>	Sq.m	400	3,600
Share of Total TA F&G to TA Smkts			
• Primary Sector	%	15%	80%
• Secondary Sector	%	10%	10%
• Main Trade Area	%	11%	40%
Share of Total TA F&G to TA Smkts	\$M	2.8	20.0
Plus Business from Beyond TA	%	8.0%	10.0%
Total F&G Sales	\$M	3.0	22.2
Plus GM Sales	%	6.0%	6.0%
Total Store Potential	\$M	3.2	23.6
Average Trading Level	\$/sq.m	8,081	6,553
Inflated (@ 2.5% per annum)	\$M	4.1	40.2
Average Trading Level	\$/sq.m	10,236	11,157

1. Supermarket floorspace consists of a 3,500 sq.m supermarket at Cameron Park, an IGA supermarket of 400 sq.m at Minmi in 2015 and a 3,200 sq.m supermarket at Minmi in 2025

2. Assumes 0.5% real increase in average trading levels per year

Source : Urbis

**Minmi Proposed Retail Composition**

Tenant	2015	2025	
	Convenience Centre	Convenience Centre	Neighbourhood Centre
Supermarket	400	400	3,200
Mini Major	0	0	500
Specialty Stores	<u>500</u>	<u>500</u>	<u>1,500</u>
<b>Total Retail Centre</b>	<b>900</b>	<b>900</b>	<b>5,200</b>
Non Retail	0	0	750
<b>Total Centre</b>	<b>900</b>	<b>900</b>	<b>5,950</b>

Source: Urbis

## 8 Conclusion

This report has been prepared for Coal and Allied to assist in understanding current and projected social infrastructure for the communities in the northern lands of the lower Hunter region. While we have identified the need for particular social infrastructure. We would also advocate the requirement for community development processes which allow for the building of sustainable, resilient communities, for example environmental education, support for new residents, integration of new and existing communities and the expressed Coal and Allied desire of wanting to maintain a strong relationship with the communities in question.

While there will be impact upon available social and community infrastructure as a result of this development, the staging of that development is unlikely to overwhelm local service capacity, with the possible exception of GP services, which are privately provided and beyond the scope of this brief to influence. Indeed, benefits associated with the development process (including through Section 94 contributions, regional infrastructure levies and enhanced retail services) are likely to be positive for the community.

Coal and Allied has established a ten million dollars discretionary infrastructure fund for use across the two communities, part of which could be made available for community facilities.

### 8.1 Recommendations

The report identifies required contributions, Section 94 will be provided on the basis of 50% to each Council. The following recommendations are made in relation to Coal and Allied's roles and responsibilities for social infrastructure in Minmi:

1. That Coal and Allied allows for Section 94 provisions in respect to community facilities for Minmi as identified in this report and attributable to the City of Newcastle and Lake Macquarie Councils' Section 94 Plans and, given its already substantial commitment to conservation lands, enters into discussion with Council regarding Section 94 contributions for district level open space and recreation space.
2. That Coal and Allied continues discussions with the State Government regarding both levied and voluntary contributions, including the potential for:
  - equitable access to transport (possibly via a subsidised bus service to Black Hill and Cameron Park);
  - support for an indigenous cultural heritage museum, and
  - provision of housing diversity and other services and facilities to support ageing in place.
3. That, where possible, Coal and Allied supports community development processes which have demonstrable success in assisting the building of sustainable, resilient communities and acting as a bridge between new and existing communities.

# Appendix A Guiding threshold for the provision of social Infrastructure

Figure 2 – *Guiding Threshold for the provision of social infrastructure* Indicative social infrastructure threshold provisions (NSW Government Growth Centres Commission):

Facility type	Standard	Size
<b>EDUCATION</b>		
Public primary schools	1:1,500 new dwellings (approx)	3ha (2.3ha if joint use)
Public High Schools	1:4,500 dwellings (approx)	6-10ha
<b>CHILD CARE</b>		
Childcare facility	1place:5 children 0-4 years	
Out of school hours care	1place: 25 children 5-12 yrs	
<b>HEALTH:</b>		
Community health centre	1:20,000 people	2,000 m2 (for 80,000 people)
Hospital	2 beds: 1,000 people	
<b>AGED CARE</b>		
Aged Care Housing	1:10,000 (centre)	
High care (nursing home)	40 beds:1,000 people 70+	
Low care (hostel)	48 places:1,00 people 70+	
<b>COMMUNITY CENTRES</b>		
Local	1:6,000 people	2,000-2,500m2
District	1:20,000 people	1,500-2,400m2
Youth Centre	1:20,000 people	
Community Service Centre	1:60,000 people	
<b>OPEN SPACE AND RECREATION</b>		
	2.83ha: 1,000 people	
<b>LIBRARIES</b>		
Branch Library	1:33,000 people	2,400 m2
District Library	1:40,000 people	2,400 m2
<b>EMERGENCY SERVICES</b>		
Ambulance		450 m2 minimum
Fire station		450 m2 minimum
Police station		350 m2 minimum

## Appendix B Existing sport and recreation facilities

**Wallsend**

- Upper Reserve Wallsend
- Hope Street Reserve
- Federal Park
- James Park
- Birchgrove Drive Reserve
- Cressington Street Reserve
- Rushton Park
- Rotunda Park
- Wallsend Park
- Carrington Street Reserve

**Fletcher**

- Oak Close Reserve

**Minmi**

- Minmi Park
- Minmi Reserve

**Blue Gum Hills is well located in relation to regional recreation facilities eg the**

- Watagan Mountains,
- the Shortland Wetlands Centre,
- surfing beaches,
- the ice skating rink,
- Regional Athletics Centre at Glendale,
- Knight Football Stadium,
- Newcastle Entertainment Centre and
- Basketball Centre.

**Newcastle Council** provides approximately 103 playgrounds that provide safe, functional and attractive structured recreational facilities, especially for children aged 3 to 12 years.

**Adamstown**

- Adamstown/ Myers Park
- Banksia Close Reserve
- Fletcher Street Reserve
- O'Connell Park

**Adamstown Heights**

- Hudson Park
- Claremont Avenue Park

**Bar Beach**



- Bar Beach Public Bathing Area
- Empire Park

#### Beresfield

- Lindsay Memorial Park
- Vera Wilson Park

#### Birmingham Gardens

- Harold Myers Park

#### Broadmeadow

- District Park
- Coorumbung Road Reserve

#### Carrington

- Pat Jordan Oval
- Coe Park
- Connolly Park
- Carrington Foreshore
- Grahame Park

#### Cooks Hill

- Centennial Park

#### Elmore Vale

- Cambridge Drive Reserve
- Elmore Vale Park
- Willow Close Reserve
- Max Street Reserve

#### Hamilton

- Gregson Park

#### Hamilton North

- Richardson Park Reserve
- Smith Park

#### Hamilton South

- Darling Street Oval
- Learmonth Park

#### Hexham

- Hexham Park

#### Islington

- Islington Park

#### Jesmond

- Heaton Park
- Jesmond Park

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#### Kotara

- Lugar Street Reserve
- Kotara Park
- Nesbitt Park

#### Lambton

- Lambton Park and Lambton Pool
- Kilpanie Road Reserve
- Johnson Park

#### Lambton North

- Hillview Playground
- Pilkington Street Reserve

#### Maryland

- Maryland Drive Reserve
- Bill Elliott Oval
- Tumpoaba Reserve
- Grange Avenue Reserve
- Kariwarra Street Reserve
- Beauford Avenue Reserve
- Bernborough Avenue Park

#### Maryville

- Hogue Park

#### Mayfield

- Mayfield Park
- Litchfield Park
- Avon Street Reserve
- Cowie and Usk Street Reserve
- Dangar Park
- Webb Park

#### Mayfield West

- Stevenson Park
- Bull and Tourle Street Reserve

#### Merewether

- Campbell Park
- Dixon Park
- Henderson Park
- Gibbs Brothers Park
- Jefferson Park

- Scenic Drive Park
- Myamblah Crescent Reserve
- Mitchell Park/ Townsend Oval
- West Park Reserve
- Woodward Street Reserve

#### New Lambton

- Lewis Oval
- Arthur Edden Oval
- New Lambton Park
- Novocastrian Park
- Regent Park
- Richley Reserve
- Gwydir Park
- Blackbutt Reserve
- Alder Park

#### New Lambton Heights

- Hollywood Parade Park

#### New Lambton Heights & Lambton

- Jesmond Bushland

#### Newcastle

- Fletcher Park
- Christie Place City Hall Reserve
- Civic Park
- Cathedral Park
- Convict Stockade Site
- Shepherds Hill Cottage Reserve
- South Newcastle Beach
- The Obelisk
- Pacific Park

#### Newcastle East

- Parnell Park
- Newcastle Ocean Baths
- Nobbys Beach Reserve
- The Foreshore
- Tramway Reserve
- Enterprise Park

## Newcastle West

- Birdwood Park
- National Park

## Rankin Park

- Murabarnbah

## Shortland

- Northcott Park
- Tuxford Park
- Cook Park
- Lyall Reserve

## Stockton

- Hunter Street Reserve
- Griffith Park
- Corroba Park
- Breen Park
- Ballast Ground
- Pitt Street Reserve
- Rawson Park

## Tarro

- Tarro Recreation Area
- McCaulay Park

## The Hill

- Mosbri Crescent Park
- Nesca Park
- King Edward Park

## The Junction

- Rowland Park

## Tighes Hill

- Gross Street Reserve

## Warabrook

- Warabrook Wetlands Reserve
- Casuarina Circuit Reserve
- Cedrella Crescent Reserve

## Waratah

- Coolamin Road Reserve
- Braye Park
- Cameron Park

- Waratah Park

#### Waratah West

- Thomas Percy Oval
- Morpeth Road Reserve

#### Wickham

- Wickham Park

### **Lake Macquarie - Sports and Recreation**

- Glenrock State Recreation Area
- Glenrock State Recreation Area. All enquiries National Parks & Wildlife. Located off Burwood Road Whitebridge. Car Park. Locked at night, restrictions on dogs.
- Green Point Recreation Reserve
- Green Point Recreation Reserve is located at Cardiff Point on lake foreshore between Belmont and Valentine. No dogs permitted in reserve, leashed or unleashed. Gas BBQ available at Belmont end and composting toilets. Spectacular lookout worth the climb. Pedestrian pathway/cycleway links Belmont to Valentine, last stage still under construction. Unique vegetation and wetlands with rainforest raised walkway.
- Cooranbong Recreation & Equestrian Centre
- Facilities: 1 x Equestrian field and 1 x campdraft arena. Amenities, Club rooms, storage and canteen. Postal Address: The Secretary, C/- 25 Kings Road, Cooranbong 2265.
- Rathmines Recreation Area
- Rathmines Park. Areas available for hire to groups of 200 people or more. Electric BBQ, boat launching, jetty, toilets and full picnic facilities including playgrounds and games areas.
- The Forum Sports & Aquatic Centre
- Children's programs "NUkidz"
- Croudace Bay Sports Complex - Netball
- FACILITIES: Netball - 6 x Grade 2 hard courts with lights. Amenities and storage facilities. Postal Address: The Secretary, PO Box 3079, Valentine 2280.
- Croudace Bay Sports Complex - Tennis
- FACILITIES: Tennis - 4 x Grade 1 synthetic courts with lights. Clubhouse and amenities. Postal Address: The Secretary, PO Box 3140, Valentine 2280.
- Croudace Bay Sports Complex - Soccer
- FACILITIES: Soccer - 2 x Grade 3 fields with lights. Cricket - 1 x Grade 3 concrete wicket. 1 x Roo Ball field. Amenities, canteen, modular female change room. Postal Address: The Secretary, PO Box 3015, Valentine 2280.
- Hunter Sports Centre
- Regional athletics and gymnastics centre. Vacation care also available. School Holiday Programs from 9am - 4pm. Gymnastics Programs for people with a disability - Adults and Children. Seniors Fitness Programs.
- Powerlifting

- Recreational activities specifically for people with a disability conducted at Glendale Sports Centre
- Newcastle Basketball Association
- Cnr Curley & Young St, Broadmeadow, 2292. Major organiser and promoter of basketball in the Newcastle Region and operates a six-court complex at Broadmeadow. Main court has a seating capacity of 1,700. Other indoor sports include volleyball, floorball, netball and futsal (indoor soccer). Sports Lodge accommodation available.
- Edgeworth Memorial Neighbourhood Centre
- Street address: Cnr Minmi & Main Roads, Edgeworth 2285. Licence capacity 200. Suitable for community activities and functions. Social and recreational activities. South East/West Lake Macquarie Playgroup Zone Placement Officer 4946 1509 Edgeworth Tiny Tikes Friday am & Edgeworth/Glendale Community Playgroup Wednesday am. Northlake Youth Project (Phone 4958 8648) Tuesday 4.30pm to 7.00pm and Glendale High School (drop in)
- Youth/Linx Lake Macquarie
- Postal address - PO Box 4002, Woodrising, 2284. After School recreation program for 11 - 16 age groups & case work support advocacy service. Woodrising Youth Centre Thursday 3.30pm to 6.30pm also at Bolton Point Community Hall Monday 3.30 to 6.30pm & Argenton Community Hall Wednesday 3.30 to 6.30pm.
- Westlakes Youth Action Committee
- Social and recreational activities, support & information in a variety of areas for 12-25 years at Toronto West Keith Barry Oval, Awaba Road, Monday & Wednesday 2.00pm to 7.00pm
- Charlestown Multi Purpose Centre
- Licence capacity Main Hall 110, Small hall 60. Suitable for community activities and functions. Provides a range of social, recreational, health, and educational activities and services for the community.
- Valentine Hydrotherapy Pools Inc
- Postal address PO Box 3004, Valentine, 2280. Therapy and exercise provided in heated pool all year round. Recreational activities for people with a disability.
- New Lake Peer Support Inc
- Social, recreational and education activities for young people with moderate to severe disabilities and respite for their carers. 30 Caldwell St Merewether
- Disabled Surfers Association of Australia
- People with a disability can enjoy surfing for sport and recreation
- Headstart Community Access Programme
- Provides independent living skills training, community access opportunities, recreational and social opportunities for people with an acquired brain injury.
- Wheelchair Rugby - Hunter Region
- Played at Newcastle Basketball Stadium. Recreational activities specifically for people with a disability.
- Special Olympics
- All sports. Alternate email address: lpburwell@netexcel.net.au Ph: 1300 225762
- Warners Bay Walking for Pleasure

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- Associated with the Department of Sport and Recreation's Walking for Pleasure Guidelines. Various walks on Mondays
  - Argenton BMX Track
  - Postal address: PO Box 3078, Glendale, 2285. Track Active Days throughout the year in conjunction with the Dept of Sport & Recreation.
  - Hunter Rowing Club
  - PO Box 600, Charlestown 2290. Located in the first green shed along the foreshore. Rowing and sculling at a social, recreational and competitive level. New members welcomed Saturdays & Sundays from 8.00am.
  - Quigley Cooperative
  - The Quigley Grapevine is affiliated with the Cooperative. Email: quigleygrapevine@cnn.net.au. The Cooperative supports NILS Access Agency, Family Fun days, Bolton Point Old Blokes Club, MADTime Kids, Quigley Road Skate Park, Sports for our Neighbourhood, Environment Team, E Community.