

## **Hawks Nest / Tea Gardens**

### ***Recreation Study***

Crighton Properties Pty Ltd

April 2008

0043707 - FINAL

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Environmental Resources Management Australia Pty Ltd Quality System

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**1.1****BACKGROUND**

Environmental Resources Management Australia Pty Ltd (ERM) has been commissioned by Crighton Properties Pty Ltd to provide advice in relation to the existing provision of, and future demand for, active recreational facilities within the Tea Gardens/Hawks Nest area.

**1.2****REPORT STRUCTURE**

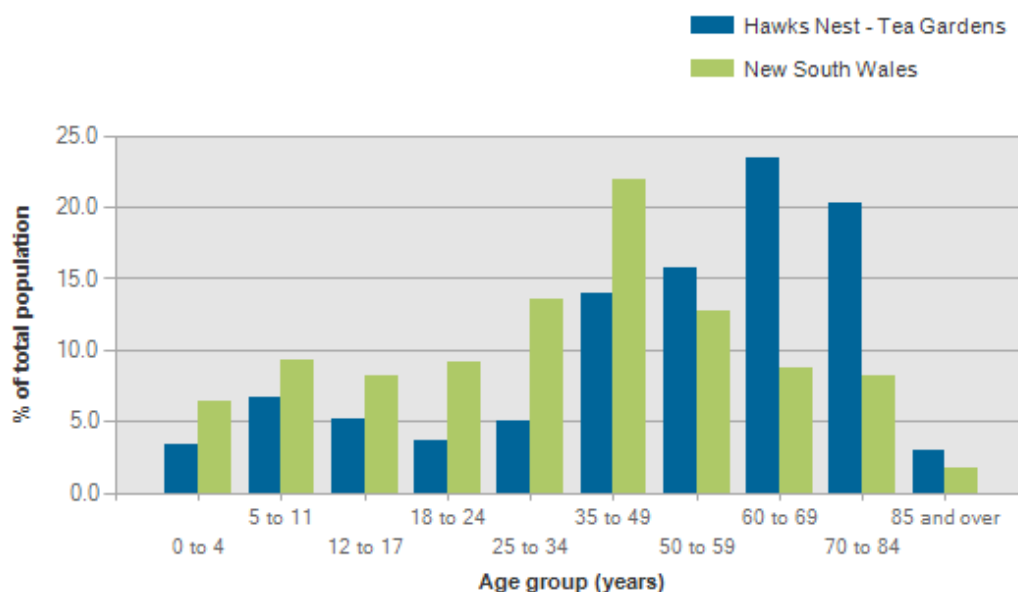
*Chapter 2* of this report highlights relevant key characteristics of the Tea Gardens/Hawks Nest community profile and provides details of likely future residential development in the area. *Chapter 3* describes the existing recreational and community facilities within the area and summarises the requirements of Council's Section 94 Contributions Plan. The final chapter, *Chapter 4*, identifies the need and possible location for additional recreational facilities in the Tea Gardens/Hawks Nest area.

## 2.1

## CURRENT DEMOGRAPHIC PROFILE

The total population of the Tea Gardens/Hawks Nest area at the last census in 2006 was 3092 (usual residence data). This represents an 18.4% increase from the 2001 Census. Great Lakes Council records indicate that there are 1,479 land owners in the locality (Great Lakes Council, 2006). The age structure of Tea Gardens / Hawks Nest in 2006 in comparison to the NSW average indicates that Tea Gardens / Hawks Nest has a higher proportion of the older age groups (over 50) compared to the state average and a smaller proportion of the younger age groups (0 - 17 years) as demonstrated in *Table 2.1*. Nearly 50% of the population in Tea Gardens / Hawks Nest were over the age of 50 at the time of the 2006 Census, whereas the average throughout NSW was 31.3%. It has been recognised that Tea Gardens / Hawks Nest are likely to continue to be attractive to retirement aged people over the next 25 years (Great Lakes Council 2003c).

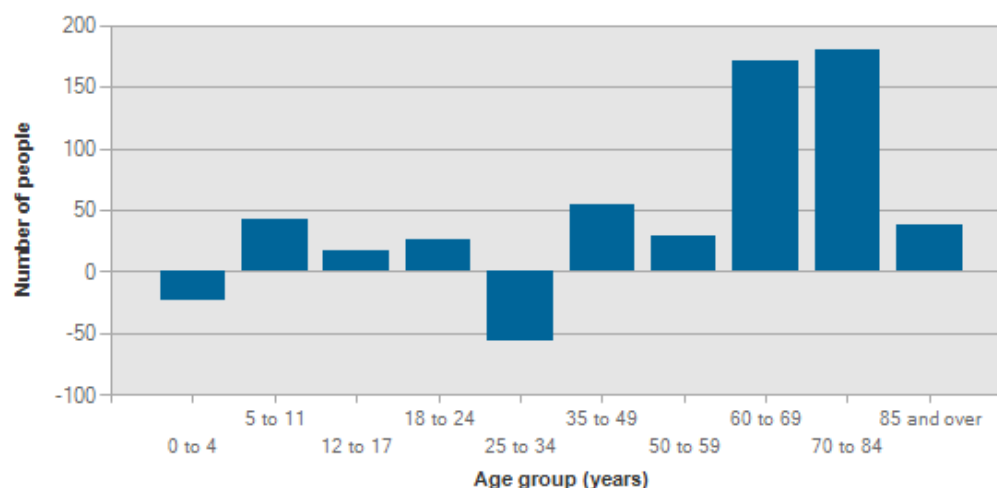
*Table 2.1: Age Structure of Tea Gardens / Hawks Nest and NSW, 2006*



Source: ABS 2006 Census data, detailed in Great Lakes Council (2006)

The change in age structure between the 2001 and 2006 census is indicative of the aging population within the Tea Gardens / Hawks Nest area, as demonstrated in *Table 2.2*. The 2006 census data also indicates that there was a growth within the 35 - 49 year age group, which indicates a trend of working families moving into the Tea Gardens / Hawks Nest area.

**Table 2.2: Change in Age Structure, Tea Gardens / Hawks Nest 2001 - 2006**



Source: ABS 2006 Census data, detailed in Great Lakes Council (2006)

The most significant trends evident in the age structure of Tea Gardens / Hawks Nest since the mid 1980s are noted in the *Myall River Downs Local Environmental Study* (Great Lakes Council, 2003) as including:

- increasing number of working age families with young children in Tea Gardens;
- increasing number of people in the 55-64 and 65 and over age cohorts residing in Hawks Nest; and
- the loss of youth and young adults aged 15-24 years from both Tea Gardens and Hawks Nest.

## 2.2 THE CURRENT 2006 POPULATION HAS BEEN ESTIMATED BY A NUMBER OF STUDIES. PREDICTED FUTURE POPULATION

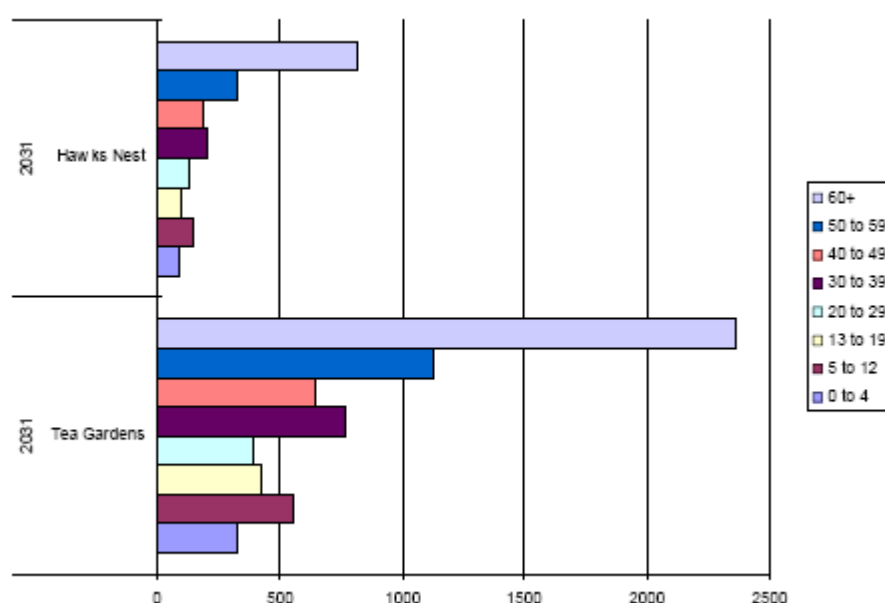
In addition to the *Myall River Downs Local Environmental Study*, a number of other studies have reviewed the population growth anticipated within the Tea Gardens / Hawks Nest area, including the revised draft *Tea Gardens / Hawks Nest Housing Strategy* (2006) adopted by Council in 2006, the *Tea Gardens / Hawks Nest Conservation and Development Strategy* (2003) and *Population Growth Projections: Tea Gardens/Hawks Nest 2005* (prepared by Planning Workshop Australia, 2005 and quoted in the Housing Strategy).

The *Tea Gardens Hawks Nest Conservation and Development Strategy* (2003) uses population projections based on development and building approvals (rather than on growth rate trends). The Strategy states that the reason for this is that population projections based on development approval data will more accurately reflect migration-led population increases in the area. Based on development and building approvals, low, medium and high estimates of population for between 2001 and 2031 were calculated. The anticipated total

(Tea Gardens and Hawks Nest) permanent (winter) population in 2031 ranges from 7,451 to 9,756. The anticipated total peak (holiday) population in 2031 ranges from 9,258 to 11,834.

Assuming that the future permanent population is similar in age structure to the existing population, the anticipated population by age group is shown in Table 2.3.

**Table 2.3: Anticipated Permanent Population by Age Group 2031**



Source: *Tea Gardens / Hawks Nest Conservation and Development Strategy* (2003)

These figures illustrate the aging of the population, with the proportion of people aged over 60 being higher in Hawks Nest (41.8%) than in Tea Gardens (36.3%). The draft Housing Strategy concluded that this indicates the greater opportunities for new housing in Tea Gardens, which is likely to be more affordable and attractive to families.

The *Population Growth Projections: Tea Gardens/Hawks Nest 2005* (quoted in the Housing Strategy) reviewed the Conservation and Development Strategy estimates (as well as a range of other documents) and concluded that Tea Gardens and Hawks Nest will maintain rapid and sustained growth. It projects a population of at least 14,000 in the area by 2031.

The Housing Strategy calculated that based on housing approvals in the area from 2000 to 2004 and occupancy rates of 2.3 for single dwellings and 1.8 for units and aged care housing, the estimated population at 2006 would be 3,695. This compares with the *Population Growth Projections: Tea Gardens/Hawks Nest 2005* projection of 3,970 and the Conservation and Development Strategy high growth scenario of 3,530. Given the 2006 Census has confirmed that the permanent population was 3092, these projections clearly failed to take into



account the downturn in the real estate markets since the last boom ended in late 2003.

In summary, it is agreed by all strategies that the population will continue to increase and therefore, growth in housing will need to be sustained. The population is likely to age and the impact of “Baby Boomer” generation moving into retirement will be significant.

The estimated population of the proposed developments of the Riverside at Tea Gardens and Myall River Downs sites, the Hermitage and Tea Gardens Grange is shown in *Table 2.4*.

**Table 2.4**      *Estimated Population after Development of Crighton Properties’ Land*

Location	Dwellings	Rate	Persons
<b>Riverside at Tea Gardens</b>			
Residential (medium density)	157	1.3	204
Residential (standard residential)	823	2.2	1811
Tourist Precinct – lodges	50	2.2	110
Tourist Precinct – houses	15	2.2	33
<b>Sub Total</b>	<b>1045</b>		<b>2,158</b>
<b>Myall River Downs (Proposed Rezoning)</b>			
Residential (medium density)	63	1.3	82
Residential (low density)	1204	2.2	2649
Residential north west (medium density)	6	1.3	8
Residential north west (low density)	108	2.2	238
Transition – west (units)	75	1.3	98
Transition – west (lodges)	104	1.3	135
8 lot residential subdivision	8	2.2	18
<b>Sub Total</b>	<b>1,568</b>		<b>3,228</b>
<b>The Hermitage</b>	281	1.3	365
<b>Tea Gardens Grange</b> (Balance to complete D.A.)	36	1.3	47
<b>TOTAL</b>	<b>2,930</b>		<b>5,798</b>

Approximately 300 residential allotments have been created in the Myall Quays Estate (now referred to as “Riverside at Tea Gardens”) and an estimated 1045 additional dwellings (2,158 residents) could be accommodated on that site based on the concept plan prepared by Crighton Properties.

There are 80 existing homes in the Myall River Downs Estate, however a further 1,568 dwellings (3,228 residents) are likely to be accommodated on site when the proposed rezoning is gazetted (based on the concept plan prepared by Crighton Properties for this and the Riverside at Tea Gardens Estate).

In addition, the Hermitage retirement village currently under construction within the Myall River Downs Estate has approval for 281 dwellings, which has potential to add a further 365 people to this Estate.

It is also noted that there are an additional 36 homes approved for construction in the Tea Gardens Grange Retirement Village.

In addition to the proposed development of the Crighton Properties' land, growth will also occur in Tea Gardens within the North Shearwater Estate (to the north of the Riverside at Tea Gardens site) and as infill development within existing residential estates. *Table 2.5* indicates the likely growth within these areas.

**Table 2.5**      *Estimated Additional Tea Gardens Population*

Location	Dwellings	Rate	Persons	Total
<b>North Shearwater</b>	300	2.2	660	<b>660</b>
<b>Infill Tea Gardens</b>				
Houses	100	2.2	220	
Units	140	1.3	182	<b>402</b>
<b>TOTAL ADDITIONAL SUNDRY</b>				<b>1,062</b>
<i>Note: These figures do not include proposed "Myall Way" Precinct.</i>				

### 3.1 FACILITIES IN TEA GARDENS/HAWKS NEST

Both Tea Gardens and Hawks Nest have extensive areas of public open space and have local and/or district level facilities (Great Lakes Council, 2003d). The location of the existing recreational and community facilities in the Tea Gardens/Hawks Nest area is illustrated in *Figure 1*.

Structured facilities consist of courts and fields and include the Memorial Park Public Reserve (Lot 6) in Tea Gardens and the Myall Sports Reserve (R86322) at Hawks Nest. The Tea Gardens reserve is classed as a large district field comprising four small multi-use fields, toilets and storage facilities, and is 1.2 hectares in area. The reserve in Hawks Nest is classified as large district courts and field, which is comprised of a large multi-use field, two tennis courts, one croquet court, swings, toilet facilities and a park, and is four hectares in area (Great Lakes Council, 2003d).

Open space in the area has typically been provided in the following ratios:

- small parks at about 25%
- large parks without structured facilities at about 30%;
- courts at about 15%; and
- playing fields at about 30%.

Council has provided three community facilities in the Tea Gardens/Hawks Nest area, which are:

- the Hawks Nest/Tea Gardens Community Centre in Hawks Nest;
- the Hawks Nest/Tea Gardens Preschool in Hawks Nest; and
- the Hawks Nest Branch Library.

The Hawks Nest Community Centre at 71 Booner Street (site area 1,012 square metres) has a capacity to accommodate 200 people sitting and 300 people standing and provides bathroom and parking facilities (Great Lakes Council, 2003a), however it is inadequate to provide an acceptable level of community service (Great Lakes Council, 2003d). It is Council's strategy to construct a new consolidated community facility in Tea Gardens and adapt the existing centre for other as yet determined uses.

There an 18-hole golf course in Hawks Nest and a community swimming pool and parking area located in Tea Gardens adjacent to the Singing Bridge.



Figure 1 Existing Active Open Space

The Tea Gardens and Hawks Nest Section 94 Contributions Plan (Great Lakes Council, 2003d) levies residential development for six types of public facilities that provide community benefit in the area, including open space, such as parks, playing fields and courts and community facilities such as libraries and community centres.

The Section 94 Plan used Council's estimates of new lot or dwelling creation in the then *draft Tea Gardens/Hawks Nest Conservation and Development Strategy 2001* (the Strategy was adopted by Council in 2003). The Plan, therefore, has been based on anticipated population growth and development for a ten year period from 1999 and an expected population of 4123 in 2011 (Great Lakes Council, 2003d).

With respect to open space provision, Council's plan requires dedication of land, or payment of contributions, at a rate of 28.3 square metres per person. Council has, in the past accepted dedication of open space areas in the Myall Quays and Banksia Gardens Estate developments along with cash contributions.

Council considers that there is currently sufficient space in the large parks, courts and fields to expand facilities and that additional land would not need to be acquired until the future population reached 4123. As a consequence, Council has resolved that it will acquire land only for the provision of small parks within Myall Quays, Myall River Downs and Banksia Garden Estate, at a rate of 7.1 square metres per person (25% of Council's open space provision of 28.3 square metres per person).

The Section 94 Plan states that Council will not levy contributions to acquire land for new large parks, playing fields and courts, including those proposed in future stages of Myall Quays, because:

- existing large parks can be augmented to provide additional fields and courts for the public as the need arises;
- Council does not wish to increase its recurrent costs to maintain separate, dispersed facilities; and
- there is little reason to acquire and maintain additional land given the current high provision of open space and opportunities to use it more efficiently.

Council will levy contributions from development in new urban areas for embellishment of existing large parks, courts and playing fields, as well as the acquisition and embellishment of small parks at the rate of \$826.32 per person (2006-2007 rate). Council will not accept dedication of any large park, playing fields or courts in lieu of payment of contributions for open space under the Section 94 Plan for the reasons given above.

### 3.3 *ADDITIONAL FACILITIES*

In addition to the above, the Tea Gardens Grange Retirement Village provides a range of community facilities built to accommodate the needs of its 285 estimated (self care) residents. These facilities include a swimming pool, a library, a croquet lawn, a billiard table, a large lounge and covered deck plus a meeting hall/and dance floor/indoor bowling area.

### 3.4 *PROPOSED FUTURE ADDITIONAL FACILITIES*

In addition to the existing facilities in the area, the proposed Hermitage Retirement Village development situated on land to the south of the Myall River Downs site, has commenced construction and is expected to be completed by 2011. This development will include an indoor swimming pool, a four link bowling green, two tennis courts and several community buildings, for the use of its residents.

Council acknowledged that to accommodate an expected population growth of the magnitude it predicted over the next 25 years, existing public services and facilities would need to be extended and other facilities may need to be provided (Great Lakes Council, 2003c). Council estimated that by 2011, all community facilities (such as community halls, centres and libraries) would likely be used to capacity (Great Lakes Council, 2003d).

It is noted that there are few social facilities for teenagers within the Tea Gardens/Hawks Nest area, while the proportion of younger age groups in the future population would be expected to increase (Great Lakes Council, 2003c).

Migration of the aged sector is expected to remain strong in the foreseeable future and will influence the mix of facilities required in open space and community facilities (Great Lakes Council, 2003d).

#### 4.1

#### STRUCTURED OPEN SPACE

Council's Section 94 Contributions Plan (2003) is based on the population predictions within the then *draft Tea Gardens/Hawks Nest Conservation and Development Strategy 2001*. Additional residential development has since been proposed and/or approved including the Myall River Downs and North Shearwater sites as well as further medium density dwellings within the Riverside at Tea Gardens development site. This will require the provision of additional recreational facilities in the future to accommodate further population growth. *Table 4.1* indicates the projected population of Tea Gardens and Hawks Nest that will require the provision of structured open space (based on Crighton Properties research and analysis of sales, Council records and the revised draft Housing Strategy).

**Table 4.1** *Summary of Projected Population for Tea Gardens and Hawks Nest*

Location	Total
2006 population (Tea Gardens & Hawks Nest usual residence data from 2006 census)	3,092
Increase Riverside at Tea Gardens	2,015
Increase Myall River Downs	2,995
Increase Riverside at Tea Gardens Tourist Precinct	143
Increase Myall River Downs Transition units/lodges	233
Increase Tea Gardens Grange	47
Increase The Hermitage	365
Increase North Shearwater	660
Increase Infill (Tea Gardens)	402
Increase Hawks Nest	2325
<b>TOTAL</b>	<b>12, 277</b>
<b>NOTE:</b> <i>Playing Fields and Courts not required for Retirement Villages and Tourist Developments. Therefore deduct 47 + 365 (proposed Grange and Hermitage residents) + 200 (existing retirement village residents) and 143 + 233 (tourist precinct &amp; transition units/lodges)</i>	
	<b>(988)</b>
<b>Nett Population requiring Playing Fields</b>	<b>11,289</b>

The population of Tea Gardens and Hawks Nest was only predicted to increase to about 9,756 by 2031 (based on the high growth scenario for the permanent [winter] population in the *Tea Gardens / Hawks Nest Conservation and Development Strategy*). As can be seen by the more recent calculations in *Table 4.1* the predicted population after the development of the Crighton Properties, North Shearwater, infill development in Tea Gardens and growth at Hawks Nest (the latter taken from the revised draft Housing Strategy) the population will significantly exceed that predicted by the *Tea Gardens / Hawks Nest Conservation and Development Strategy*.

The Section 94 Plan for Tea Gardens & Hawks Nest makes it clear that Council considers that the existing open space areas (within both Tea Gardens and Hawks Nest) are local and/or district level facilities and that, '*a distinction between local and district open space is not critical in the Plan Area as the two villages are contiguous and travel between them is relatively easy*'. Therefore, development at Hawks Nest and Tea Gardens (excluding the future Myall Way Precinct) has been considered in its totality rather than viewing Hawks Nest separately to Tea Gardens.

Council's Section 94 Contributions Plan requires the provision of 28.3 square metres of open space per person within the Tea Gardens/Hawks Nest area. The open space requirements for the predicted future population of 11,289 (excluding retirement village residents and tourists) in the area therefore equates to 32 hectares of open space, of which 45% or 14.4 hectares is likely to be required for structured open space (15% courts and 30% playing fields). The required amount of structured open space for the anticipated population of the new urban areas of Tea Gardens and Hawks Nest is shown in *Table 4.2*.

**Table 4.2**      ***Calculation of Area Required for Playing Fields and Courts - Ultimate Population***

Courts & playing fields are required under Great Lakes Tea Gardens/Hawks Nest Section 94 Plan at the rate of 12.73 m <sup>2</sup> per person (i.e. 28.3 m <sup>2</sup> x 45%)		
<hr/>		
Total Requirement @ 12.73 m <sup>2</sup> per person (11,289 x 12.73)		14.4 ha
Courts and fields already provided		5.20 ha (see Table 4.3)
<hr/>		
<b>New Urban Areas:</b>	<b>Persons</b>	<b>Required Area (ha)</b>
Myall River Downs / Riverside at Tea Gardens	5,010	6.4
North Shearwater	660	0.8
Infill Tea Gardens	402	0.5
Hawks Nest	2,325	3.0
<b>TOTAL</b>	<b>8,397</b>	<b>10.7</b>
<hr/>		

The existing and required amount of playing courts and fields for the Tea Gardens/Hawks Nest area is outlined in *Table 4.3*. The Table indicates that approximately 3.6 hectares of court space and 7.1 hectares of playing fields are



required by the Section 94 Plan to accommodate future population growth in the area (not allowing for the Myall Way Precinct). As shown, the existing land area for recreational facilities within Tea Gardens/Hawks Nest totals approximately 5.2 hectares, however when the land area required for future growth is added (10.7 hectares) it results in a requirement for 15.9 hectares. This represents a significant oversupply as only 14.4 hectares is required by the Section 94 Plan (refer to *Table 4.2*). This is explained by the fact that there is an existing surplus of approximately 1.5 hectares which is carried forward if all future developments provide their full complement of open space.

**Table 4.3**      *Existing and Required Structured Open Space*

Category	Existing (ha)	Required for Future Growth (ha)	Total (ha)
<i><b>Courts</b></i>			
Hawks Nest	2.0	1.0	
Tea Gardens	0.0	2.6	
<i>Sub Total</i>	<b>2.0</b>	<b>3.6</b>	<b>5.6</b>
<i><b>Playing Fields</b></i>			
Hawks Nest	2.0	2.0	
Tea Gardens	1.2	5.1	
<i>Sub Total</i>	<b>3.2</b>	<b>7.1</b>	<b>10.3</b>
<b>Total</b>	<b>5.2</b>	<b>10.7</b>	<b>15.9</b>

It is not considered appropriate or necessary to continue to provide such an oversupply. To do so would have serious financial implications for Council in terms of maintenance costs and result in inequalities and underutilisation of resources (given the demographic predictions). In addition, having regard to the predicted age profile of Tea Gardens / Hawks Nest (with the majority of residents being aged over 60) it is considered appropriate that the requirement for the provision of playing courts and fields be reviewed. It would be inappropriate to provide playing fields which are unlikely to be used by an ageing population.

It is recommended that Crighton Properties provide their full required allocation, i.e. 6.4 hectares (*Table 4.2*), as the proposed Myall River Downs Sporting Complex site is ideally located to serve the needs of the majority of the future population. However, it is considered inappropriate for North Shearwater, Tea Gardens Infill and Hawks Nest to provide their full allocation on site as this would result in scattering of recreation facilities that would be more costly and inefficient to use and maintain. Cash in lieu of land dedication is therefore recommended for these sites with the funds generated being used to embellish existing and proposed open space areas.

## **4.2**      *DEVELOPMENT OPTIONS*

Two options have been considered for the potential location of the additional 6.4 hectares of structured open space to be provided for the future population of the Tea Gardens/Hawks Nest area.

The first option (and potentially most straightforward) would involve the dedication of 6.4 hectares of structured open space within the Myall River Downs site to the west of Myall Street. This option would establish a transition area between adjoining residential areas and industrial land to the north of the site at the same time as increasing the scenic amenity of the area. The construction of facilities totally within Myall River Downs could enable the development of the Council owned 'Pony Club' site to the east for residential purposes.

This development option could be enhanced by the financial contribution of other development (see *Table 4.4*). North Shearwater, Tea Gardens Infill and Hawks Nest could contribute to the embellishment of existing courts and playing fields and the proposed Myall River Downs Sporting Complex in lieu of providing the required land dedication.

**Table 4.4**      **Potential Section 94 Contributions**

Location	Area (ha)
North Shearwater	0.8 equivalent
Tea Gardens Infill	0.5 equivalent
Hawks Nest	3.0 equivalent
<b>TOTAL</b>	<b>4.3</b>

At a rate of \$800,000 per hectare, this would represent a cash contribution of \$3,440,000 while a rate of \$1,000,000 per hectare would represent a cash contribution of \$4,300,000. If these funds were invested in the existing and proposed open space areas, much could be achieved in terms of upgrading these facilities.

A second option would be to provide a smaller sized sporting complex within the Riverside at Tea Gardens site, utilising the land Council owns which was originally allocated for use by the Pony Club. An area of approximately 3.15 hectares (including the 1.6 hectare Pony Club site) could be developed in this location for sporting purposes. This would mean that a further sporting complex would need to be developed in the proposed future "Myall Way" precinct or some other location at some future date in order to meet the medium to long term requirements of the township. Duplication of recreation facilities should be avoided for a number of reasons, including the on going increased burden of maintenance and repair.

### **4.3**      **PREFERRED DEVELOPMENT OPTION**

The Myall River Downs option discussed in *Section 4.2* is favoured as it provides a larger, consolidated sporting complex of 6.4 hectares in proximity to what will become the centre of population for the Tea Gardens area as opposed to the smaller 3.15 hectare sporting complex that could be

accommodated on land adjacent to the Pony Club site. The Myall River Downs site is capable of accommodating two football fields suitable for rugby league, soccer and hockey, six netball courts, 4 tennis courts, skateboarding facilities and community facilities as shown in *Figure 2*. The sketch plan at *Figure 2* illustrates that an area this size can accommodate a large range of sporting activities as well as all the associated support infrastructure including amenities buildings, clubhouses, car parking, community buildings and storage facilities.

In addition, this site has the capacity to accommodate other facilities that could provide Council with a financial windfall. Additionally, the use of this site for a sporting complex is appropriate in a planning sense given that it will act as a transition between existing and future industrial areas and proposed and existing residential areas to the south.

#### 4.4

#### CONCLUSIONS

Council's Tea Gardens and Hawks Nest Section 94 Contributions Plan states that there is currently sufficient recreational facilities for a future population of 4123 in 2011 and that additional land would only need to be acquired for provision of small parks within new development areas. It is clear from more recent calculations, that the anticipated residential development and associated population growth of the Tea Gardens and Hawks Nest area in the longer term will be considerably greater than envisaged by the current Section 94 Contributions Plan.

There is currently an over supply of open space per head of population. It is considered inappropriate and unnecessary to maintain this over supply in future as this would have serious financial consequences for Council in terms of maintenance costs and result in inequalities and the underutilisation of resources (given the demographic predictions). In further contrast, the current requirement of 12.73m<sup>2</sup>/p for the provision of playing courts and fields should be reviewed in light of the current and future expected older age profile of the area. Thus reducing significantly likely net demand.

The recommendations of the Section 94 Contributions Plan therefore need to be reconsidered to address the long term needs of the community and enable the provision of a centrally located sporting complex to serve the future population of the Tea Gardens area with appropriate facilities on an appropriate scale.

It is recommended that Crighton Properties provide 6.4 hectares of land for structured open space, as the proposed Myall River Downs Sporting Complex site is ideally located to serve the needs of a significant proportion of the future population. However, it is considered inappropriate for North Shearwater, Tea Gardens Infill and Hawks Nest to provide further allocation of courts and playing fields on those sites as this would result in an over supply of recreation facilities that would be more costly and inefficient to use

Source: Crighton Properties



Figure 2 **Myall River Downs Sporting Complex Sketch**

Myall River Downs & Riverside at Tea Gardens - Crighton Properties Pty Ltd



and maintain. Cash in lieu of land dedication is therefore recommended for these sites. These monies could be used for embellishment of existing facilities and the proposed Sporting Complex on the Myall River Downs site.

In accordance with the Voluntary Planning Agreement between Crichton Properties and Great Lakes Council, the dedication of 2.5 hectares of land within the Myall River Downs site will occur before 300 lots are registered or contingent with a land swap occurring with a further portion of the Myall River Downs site for the Pony Club site (which ever is the sooner). The monetary contribution of \$750,000, being 45% of embellishments required, will be made before 300 lots are registered.

It should be noted that this Study does not take into consideration the additional playing fields and courts that would be needed if the "Myall Way" precinct proceeds. However, it is unlikely that the proposal will proceed in the near future as there is no capacity within MidCoast Water's Hawks Nest Sewage Treatment Plant for such a large development (another 4,000 to 10,000 people).

If this development does proceed, it is likely that a new Sewage Treatment Plant will need to be built and a site will need to be chosen within this development for a new High School. In larger master planned communities, school sporting facilities are commonly being shared with the surrounding community resulting in substantial financial benefits. As an example, refer to the Delfin/Lend Lease's Varsity Lakes Development on the Gold Coast in Queensland ([www.varsitylakes.com.au](http://www.varsitylakes.com.au)). As a consequence, it is not considered appropriate to provide for the future needs of this precinct within Tea Gardens.

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