

1 February 2010

Appendix

Gwandalan Lower Hunter Lands Project Preliminary Environmental Assessment Social Infrastructure

1 Description of the proposal

It is proposed that the entire Coal & Allied Industries Limited (Coal & Allied) owned Gwandalan site be rezoned/listed as a 'State Significant Site' (SSS) in Schedule 3 of State Environmental Planning Policy (Major Development). A draft Schedule 3 listing will be prepared with the Concept Plan Application.

The Concept Plan for a residential subdivision of the Gwandalan site will apply to the entire 268ha Gwandalan site. The key parameters for the future development of the site are as follows:

- Dedication of 205.75ha of conservation land to the New South Wales Government (NSWG) that is identified in the Lower Hunter Regional Strategy and Lower Hunter Regional Conservation Plan, comprising approximately 77% of the Gwandalan site.
- Maximum dwelling yield of 623 dwellings over 62.24ha.
- Indicative development staging. The number of lots and extent of staging for release areas will be largely dictated by the service infrastructure requirements as well as responding to market forces.
- The provision of associated infrastructure.
- Torrens title subdivision of the Gwandalan site. The Torrens title subdivision and boundary realignment of Coal & Allied land will enable land 205.75ha in area that is owned by Coal & Allied to be excised and dedicated to NSWG for conservation land.

Approval will not be sought under the Concept Plan for a specific lot layout. An indicative lot layout will indicate how the maximum dwelling yield of 623 dwellings could be achieved on the site.

Similarly, approval will not be sought under the Concept Plan for subdivision or construction of individual houses. However, the desired future character of the proposed concept plan will be included in Urban Design Guidelines. Urban Design Guidelines will be prepared to inform the Concept Plan in respect of urban form, built form, open space and landscape, access and movement and visual impact for the site.

It is proposed to dedicate land for conservation purposes as part of the Major Project Application via a Voluntary Planning Agreement (VPA) between Coal & Allied and the NSWG in accordance with s.93F of the Environmental Planning & Assessment Act, 1979 (EP&A Act).

The proposed Concept Plan and a Plan showing the proposed development areas and conservation areas is included in the Preliminary Environmental Assessment (PEA) prepared by Urbis.

1 Aims

Any new development needs to ensure there is sufficient social infrastructure to support the incoming community. A social infrastructure assessment is intended to ensure that the proposed development provides sufficient support for existing and future households to meet their social needs. Social infrastructure is required in order to create viable and sustainable communities, and services and facilities are critical to the well-being, health and prosperity of local communities.

This report provides a preliminary assessment of the social infrastructure actions that would need to be undertaken to complete an environmental assessment report for Gwandalan estate. This has taken into consideration the social context and proposed development

2 Appreciation of the need

The environmental assessment for Gwandalan should identify and address the additional demand created by the development on existing public transport, open space, recreation facilities, retail facilities and other social and community facilities. This ensures effective service for the new community and identifies any broader public benefits from the new development.

The social infrastructure report would 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, facilities for which provision may need to be made could include:

- Primary school(s)
- Childcare facilities
- After-school care
- Multi-purpose community centre
- Health services
- Branch library
- Youth centre
- Aged care
- Emergency services (Police, Fire, Ambulance)
- District parks
- Public amenities (toilets)
- Play Spaces
- Retail facilities
- Public transport
- Sports parks, playing fields and change rooms.

The scale of provision will consider the size of the existing community, the size, nature and staging of estate development and cumulative impacts of other current developments in the area. There is also potential for co-location of facilities (for example schools and libraries). Additionally, the provision of certain facilities may be seen as a way of enhancing a centre (for example, health services).

The likely scope of a planning agreement and/or developer contributions between the Coal & Allied Industries Ltd (Coal & Allied), Council and other agencies for matters such as community, regional and local infrastructure, public transport provision, social infrastructure and facilities either onsite or within the LGA are to be detailed. The social infrastructure report will assist in informing the appropriate provisions or contributions required.

This document provides a proposed methodology for the assessment of the social infrastructure for the Gwandalan estate.

3 Methodology

The process required will identify existing social infrastructure as well as that which will need to be provided for. It is noted that there may be opportunities for co-location of facilities, providing solutions which can be seen as rational, sustainable and economic. It is also noted that as the estates will develop over a number of years, community facilities, in particular, will need to be carefully staged as well as being flexible and adaptable in response to changing community needs and expectations.

It is recognised that some social infrastructure will be regionally located. Accordingly, the assessment process needs to be mindful of transport and other linkages may be required to ensure that facilities are accessible to the existing and future communities. The following actions should be undertaken to ensure the proposed development meets the social infrastructure needs of the future communities and not negatively impact on the provision for the existing communities.

3.1 Preparation of a socio-demographic profile

It would be important to consider the existing and future socio demographic context for the development. This will ensure that the social infrastructure proposed is tailored to the existing and incoming communities. This would include a review of:

- Age Distribution
- Family structure
- Cultural backgrounds
- Employment and earnings
- Transport to work and car ownership
- Dwelling characteristics
- Summary and planning implications

3.2 Projected future growth

Future population growth and households would be calculated for Gwandalan and the incoming population projected as a result of development based on a forecast occupancy ratio. This review will include an assessment of:

- Current social infrastructure and social infrastructure capacity
- Projected population growth
- Social infrastructure demand generated from the development

3.3 Projected social infrastructure requirements

This would provide an analysis of what would be required to support the new community considering the existing and proposed availability and needs. It will identify the social infrastructure requirements for the development. It will also identify the cumulative impacts associated with the development of community infrastructure.

- Projected social infrastructure need and requirements
- Current Section 94 contributions or inputs into Planning Agreements
- Cumulative impacts
- Retail growth and need