

# Lower Hunter Lands Southern Estates

## Social Infrastructure Study Gwandalan

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Urbis Social Planning and Social Research team has received ISO 20252 certification, the new international quality standard for Market and Social Research, for the provision of social policy research and evaluation, social planning, community consultation, market and communications research.

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## Executive Summary

This report is part of a study of the current social infrastructure provision and needs for the three communities in Coal & Allied Industries Limited (Coal & Allied) proposed development for its southern lands in the lower Hunter. The three communities are the lakeside village of Nords Wharf (population 870), the coastal village of Catherine Hill Bay (153 persons) and the community of Gwandalan and adjacent Summerland Point, small towns with a combined population of just over 5000 people. This report deals with Gwandalan.

These small and relatively underdeveloped communities are located in natural surrounds, 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. Located at the northern tip of Wyong Council 'Local Government Area' (LGA) and the southern tip of (Lake Macquarie), the three communities are relatively isolated from regional centres and their associated services. While a rural or coastal lifestyle may have been an attraction, there are some challenges for service planning and provision for community members choosing to live out their retirement years locally, or 'age in place'. This is a feature of many settlements at the geographic extremities of the LGA. Services for people with a disability face similar challenges. General Practitioner services are only available in one of the communities in question, indicative of a more general shortage of GP services across the LGA. No other medical and ancillary services are available in the communities, either. 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 waterfronts, and all they offer to residents and visitors alike.

This study, therefore, includes a socio-demographic profile of these communities. 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 each of the communities is calculated, taking into account proposed developments. Notional allocations of population growth which may be attributed to respective developments have also been calculated.

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

# 1 Introduction

## 1.1 Introduction

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

This report addresses current and required social infrastructure for Gwandalan, including infrastructure that may be regionally located.

## 2 Project and Planning Context

It is proposed that the entire 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 and conservation land transfer 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 or road 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 Development 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 Environmental Assessment (EA) prepared by Urbis.

In August 2010, the Director General Environmental Assessment Requirements (DGEARs) were issued for the site. The requirements for social planning are:

Table 1 – Gwandalan – Southern Lands: Director General's Environmental Assessment Requirements (August 2010)

Key DGR Requirement	Social infrastructure
General Requirements	<p>(7) Identify the development contributions applicable to the site between</p> <ul style="list-style-type: none"> <li>(a) the Proponent and Wyong Shire Council;</li> <li>(b) the Proponent and State Government agencies for State infrastructure in accordance with Planning Circular PS 07-018; and</li> <li>(c) if relevant, any public benefits to be provided with the development.</li> </ul>
Key Assessment Requirements	<p><b>Infrastructure and utilities</b></p> <p>(1) Identify and address the impacts of additional demand created by the development on existing infrastructure including public transport, open space, and recreation facilities, retail facilities and other social and community facilities. Identify the need for additional facilities through negotiation with State or local government agencies. This should inform the scope of proposed State and local infrastructure contributions.</p> <p>(2) Prepare a utility and infrastructure servicing report and plan for the Site that includes (but is not limited to):</p> <ul style="list-style-type: none"> <li>(a) Identification and assessment of the capacity of existing utility and infrastructure servicing the site; and</li> </ul> <p><b>Future public land</b></p> <p>(1) Identify any proposed open space or conservation land, and arrangements for ownership and control, management and maintenance, funding, public access, revegetation and rehabilitation works and bushfire management.</p>
Consultation	<p>An appropriate and justified level of consultation should be undertaken. Where consultation has already been undertaken this should be documented in the EA. Consultation must be undertaken with the following relevant agencies:</p> <ul style="list-style-type: none"> <li>• Wyong Shire Council</li> <li>• Hunter Water</li> <li>• Local Aboriginal Land Councils</li> <li>• Catchment Management Authority - Hunter – Central Rivers</li> <li>• NSW Department of Industry and Investment</li> <li>• NSW Department of Environment, Climate Change and Water</li> <li>• NSW Office of Water</li> <li>• Transport NSW</li> <li>• Roads and Traffic Authority</li> <li>• NSW Emergency Service agencies, namely NSW Police</li> <li>• Department, the Ambulance Service of NSW, the State Emergency Service, NSW Rural Fire Service, and NSW Fire Brigades</li> <li>• Utility providers</li> </ul> <p>The consultation process and the issues raised should be described in the Environmental Assessment.</p>



### 3 Socio-demographic Profile of Gwandalan and Summerland Point

Because of the proximity of Summerland Point to Gwandalan, shared characteristics and many shared services, we have also included some analysis of that community alongside Gwandalan.

Gwandalan and Summerland Point are located in the Wyong Shire Council LGA.

The following information provides a snapshot of the local populations and key social trends of relevance to the areas of study.

Census data for the period 2001 to 2006 indicates that the populations of the Wyong regions are experiencing a similar rate of growth to that of the Australian population as a whole (just under 1% for the period).

#### 3.1 General characteristics

##### 3.1.1 Brief history and overview

Gwandalan has known 'urban' settlement for at least 50 years, when blocks sold for as little as £65. While the area was subdivided around the 1920s, the major township subdivision occurred after 1954. The current population of Gwandalan is approximately 2,940 persons. Nearby Summerland Point has a population of 2,173.

##### 3.1.2 Age distribution

Table 1 provides a breakdown of the age distribution for each of the communities under study. The ABS provides base population statistics for the communities and percentages for respective age groupings.

From these we calculated approximate population numbers for respective age groupings to enable a better understanding of numerical implications for social infrastructure, current or planned.

It is important to not only understand the trends and differences indicated by percentages of people in age groupings, but also how actual population numbers may indicate the threshold for, or inhibit the provision of a service or type of infrastructure.

Table 2 – Age Distributions for communities in Southern Lands\*

Community	Gwandalan	Summerland Point	Wyong LGA	NSW
Base population 2006	2940	2173	139,801	
0-4 years	6% (176.4)	6% (130.38)	7% (9,786.07)	6%
5-9 years	8% (235.2)	7% (152.11)	7% (9,786.07)	7%
10-14 years	8% (235.2)	7% (152.11)	8% (11,184.08)	7%
15-19 years	6% (176.4)	4% (86.92)	7% (9,786.07)	7%
20-24 years	4% (117.6)	3% (65.19)	5% (6990.05)	7%
25-29 years	4% (117.6)	4% (86.92)	5% (6990.05)	6%
30-34 years	7% (205.8)	6% (130.38)	6% (8388.06)	7%
35-39 years	8% (235.2)	7% (152.11)	7% (9,786.07)	7%
40-44 years	7% (205.8)	7% (152.11)	7% (9,786.07)	7%
45-49 years	7% (205.8)	7% (152.11)	7% (9,786.07)	7%
50-54 years	5% (147)	5% (108.65)	6% (8388.06)	7%
55-59 years	7% (205.8)	7% (152.11)	6% (8388.06)	6%
60-64 years	6% (176.4)	9% (195.57)	5% (6990.05)	5%
65 years +	17% (499.8)	19% (412.87)	18% (25,164.18)	14%

In the following sections, we examine the implications of these age distributions in relation to planning for the needs of incoming communities.

### 3.1.3 Age factors for Gwandalan and Summerland Point (Wyong LGA)

The median age of the population in Gwandalan and the Wyong LGA at 39 years is slightly higher than the 38 years median age for New South Wales. The median age for Summerland Point is older, again, at 41 years.

The percentage of the Gwandalan population in the 5-14 years age group is higher at 16% than Summerland Point, Wyong or New South Wales (all 14%).

The 15-19 age group is slightly under-represented in Gwandalan at 6% and Summerland Point at 4%, while Wyong LGA and the State have 7% in this age range.

There is an under-representation of persons aged 20-29 in Gwandalan (8%) and Summerland Point (7%) compared with the State as a whole (13%). As indicated above, this is attributed to young people leaving the area to pursue education and employment opportunities.

Gwandalan (17%) and Summerland Point (19%) have a higher proportion in the over 65 years age group than the New South Wales population as a whole (13.3%). These figures reflect the trend in the Wyong Shire which has 18% of its population aged 65 and over.

\* based upon base population figures and percentages for age groupings, ABS Census, 2006

### 3.1.4 Family structure

Understanding the types of families in the communities of the southern lands helps to build a picture of the housing, infrastructure and services they may use and require. Table 2 indicates the proportions of different family types across the communities in the study area.

Table 3 – Family Types

Community	Gwandalan	Summerland Point	Wyang LGA	NSW
Family structure				
Couple families with children	42.6%	37.5%	41.2%	46.2%
Couple families without children	39.6%	46.7%	38.1%	36.0%
One parent families	16.7%	15.8%	19.6%	16.1%

Source: ABS 2006 Census

Table 2 indicates that, in Gwandalan, there are fewer one parent families (16.7%) than for Wyong LGA (19.6%), and just marginally above that for Australia as a whole.

Summerland Point has a lower proportion of couple families with children (37.5%) than neighbouring Gwandalan (42.6%), the Wyong LGA (41.2%) or New South Wales, and a higher proportion of couple families without children.

### 3.1.5 Cultural backgrounds

In Gwandalan, Indigenous persons make up 2.8% of the population, compared with 2.7% for Wyong LGA. 1.8% of the Summerland Point population are indigenous persons.

A high proportion of the population of Gwandalan (82.1%) was born in Australia, comparable with 81.7% for Wyong LGA. Overseas-born residents came mainly from England, New Zealand and Malta, although these proportions are quite low at 3.8%, 1.5% and 1.2% respectively. Summerland Point also reflects the trend in Gwandalan and Wyong LGA of having a high proportion (82.3%) of the population born in Australia. Overseas born residents predominantly came from England (4.0%), New Zealand (1.2%) and Scotland (0.6%)

### 3.1.6 Employment and earnings

Examining the occupation profile of the areas shows that:

- Gwandalan has a somewhat lower proportion of professionals than for the LGA and the other areas in the southern lands.
- The proportions of tradespeople are somewhat higher in Gwandalan.
- Gwandalan is slightly higher than the LGA in terms of advanced clerical and service occupations yet were slightly lower than the LGA at the intermediate and elementary levels.
- Gwandalan has a comparable proportion of labourers and related workers with the other areas in the southern lands but is slightly higher than the LGA.

Table 4 – Occupational groupings, Gwandalan and Wyong LGA

Occupational Category	Gwandalan (incl. Summerland Point)	Wyong	NSW
Managers and Administrators	5.2%	5.7%	9.4%
Professionals	11.1%	12.2%	19.1%
Associate Professionals	11.1%	11.3%	11.6%
Tradespersons and Related Workers	18.0%	15.9%	11.9%
Advanced Clerical and Service Workers	4.8%	3.9%	4.2%
Intermediate Clerical, Sales and Service Workers	16.1%	17.1%	16.5%
Intermediate Production and Transport Workers	11.6%	9.8%	7.9%
Elementary Clerical, Sales and Service Workers	10.4%	11.6%	9.3%
Labourers and Related Workers	9.3%	10.4%	8.0%
Inadequately described	1.3%	0.8%	0.8%
Not stated	1.0%	1.2%	1.2%
Total	100.0%	100.0%	100.0%

ABS data indicates that the median family income for Gwandalan was \$50,908 per annum compared with \$60,892 for Australia as a whole. Fifty per cent of family incomes in Gwandalan were recorded in the 2006 Census in the income range \$41,000 - \$103,000 while 15% were in the income range \$0-\$26,000.

Only a very small number of people work from home, as indicated in the information provided in the following table.

Table 5 – Work from Home

	Gwandalan (incl. Summerland Point)	Wyong	NSW
Worked at home (num)	80	2,110	138,640
Worked at home (%)	4.3%	3.9%	4.8%
Total employed persons	1,862	53,860	2,909,441

Source: ABS 2006 Census

### 3.1.7 Transport to work and car ownership

The Hyder Consulting report *Southern Estate –Gwandalan, Traffic and Transport* noted that the majority of the journeys to work from the ABS travel zone tz3829, which includes Catherine Hill Bay were undertaken by car. The 2006 data records that 92% of journeys to work from the zone were made by

private car with public transport journeys making up 3% and cycling or walking 5%. Most journeys were to nearby locations with Lake Macquarie, Wyong and Newcastle LGAs the principal destinations.

The report forecasts for a similar level of car ownership within the Coal & Allied development and forecasts that the development would generate in the order of 394 peak hour two way trips.

### 3.1.8 Dwelling characteristics

Gwandalan has a high proportion of dwellings characterized as separate houses (97.2 %), as does Summerland Point with 96.3% In Wyong as a whole the figure is 84.7%.

Thirty-seven per cent of dwellings in Gwandalan are fully owned which is similar to the Wyong figure of 35.6% but slightly higher than the proportion across Australia (32.6%), while the proportion of fully owned dwellings in Summerland Point is higher at 40.9%. The number of houses being purchased in Gwandalan and Summerland Point is also similar to that across the Wyong LGA and Australia.

## 3.2 Summary and planning implications

Each of the communities will be affected differently by the proposed development, but in general terms, the scale of growth in relation to the base population is unlikely to have a negative impact for the communities of Gwandalan and Summerland Point and, with appropriate planning, could result in many positive benefits.

While the full range of social infrastructure is not currently present at Gwandalan, this is also typical of many of the communities at the extremities of the LGA. While this may be a challenge for older people seeking to live out their retirement years in their local communities, ie to 'age in place' this development also provides opportunities. For example, these could include provision of diverse types of housing suitable for retirees who may wish to 'downsize', for people with a disability who need adaptable housing to improve accessibility and for developers interested in providing residential aged care. The proposed ILUs as part of this development are one such example of an opportunity for housing diversity and potential social infrastructure development.

Similarly, improved public transport services as proposed in the Coal & Allied developments and the provision of community transport facilities would assist in connecting community members with various types of social infrastructure that are available only regionally, or further afield than the local community. Such services include, in particular, medical and ancillary services, secondary education services, cultural, leisure/entertainment complexes such as cinemas, higher order retail services, etc, only available outside of the communities. This provision would assist members of the community who either do not own a car or who are dependant upon public transport in order to get around. In this category we may include most younger people, the very old, those on a low income and those with a disability that precludes driving. As evidenced from the demographic profile, there are growing proportions of older people and youth populations in Gwandalan that heighten the need for accessible transport options. While the proportions of people from Culturally and Linguistically Different backgrounds is numerically low across all communities, this needs to be taken into consideration by service providers seeking to extend appropriate services equitably to individuals in need and to consult in their provision. While not a significant population numerically, it will also be important for service providers to ensure the cultural and social needs of indigenous people are taken into account.

## 4 Projected future growth

Future population growth has been calculated for Gwandalan and Summerland Point in the following tables, using base population figures (the current population), natural population growth (estimated at 1% per annum across the Wyong LGA) and the incoming population projected as a result of development (occupants of dwellings built upon purchased lots). The incoming population is assumed to be in residence approximately two years from the sale of lots, with the first sales expected to commence in 2012.

### 4.1 Gwandalan

The population of Gwandalan according to the 2006 Census was 2,940 and neighbouring Summerland point was 2,173. In Gwandalan, Coal & Allied proposes to develop a total of 623 lots. These lots will include 196 individual living units and 427 single lots. To determine the population impact of this development on the Gwandalan population we have adopted benchmarked household sizes that are consistent with that already in Gwandalan and other best practice analysis of population projections

The ABS 2006 Census indicates 2.53 persons per household for Gwandalan. However, Wyong Shire Council's *Contributions Plan No 12* for the Gwandalan District estimated the population at 3.2 persons per dwelling unit. This figure for the Northern Districts has subsequently been revised by Wyong Council to 2.92 persons per dwelling unit (as indicated in Council's new Section 94 Plan). However, Wyong Council representative, Deborah McKenzie, indicated that the figure being used by Council for Gwandalan was 2.6 persons per household. It is on this basis, and the view that 2.6 persons per household is more closely aligned with the reliable ABS 2006 Census figure, that we have prepared the calculations in Table 6.

We have applied a household occupancy ratio of 1.8 persons per household for the individual living units as a benchmark considering the nature of the occupants. The common occupancy ratio for aged care facilities and independent living units range between 1.3 and 1.8 persons per household depending on the age of the residents. We have assumed a higher occupancy ratio for Gwandalan for the purposes of the population forecasting.

The residential zoned land owned by Rose Group potentially will offer approximately 187 lots, which would add another 486 to the population. There are no details currently available on the proposed development timing of the Rose Group owned land at Catherine Hill Bay.

Table 6 – Total projected populations, Gwandalan

	2012	2013	2014	2015	2016	2017	2018
<b>Existing population</b>							
Existing population of Gwandalan (based on 2006 Census and a 1% annual increase)	3121	3152	3184	3215	3248	3280	3313
<b>Coal &amp; Allied development</b>							
<b>Single lots</b>							
Single lots	61	61	61	61	61	61	61
Household size ratio	2.6	2.6	2.6	2.6	2.6	2.6	2.6
Single lots population forecast	158	158	158	158	158	158	158
<b>Individual living units (Seniors)</b>							
Individual living units	28	28	28	28	28	28	28
Household size ratio	1.8	1.8	1.8	1.8	1.8	1.8	1.8
Single lots population forecast	50	50	50	50	50	50	50
<b>Coal &amp; Allied development sub total</b>	209	209	209	209	209	209	209
<b>Coal &amp; Allied development aggregate</b>	209	418	627	836	1045	1254	1463
<b>Rose group (unknown staging)</b>							
Single lots							187
Household size ratio							2.6
Single lots population forecast							486
<b>Summerland Point</b>							
Existing population of Summerland point	2307	2330.1	2353.4	2376.9	2400.7	2424.7	2449

	2012	2013	2014	2015	2016	2017	2018
(based on the 2006 census and a 1% annual increase)							
<b>Total population forecast for Gwandalan and Summerland point</b>							
Total population	5637	5900	6164	6428	6694	6959	7711
Population increase	209	472	736	1000	1266	1531	2283

The following tables show the proportion of the total population apportioned to different population bases within the Gwandalan region and the proportional increase of the population in relation to different growth factors across the region.

Table 7 – Population proportions

Proportion of total population	Total population 2018	Proportion
Existing population	3313	43%
Coal & Allied development	1463	19%
Rose group development	486	6%
Summerland point	2449	32%
TOTAL:	7711	
Proportion of increased population	Total increase 2011-2018	Proportion
Existing population	192	8%
Coal & Allied development	1463	64%
Rose group development	486	21%
Summerland point	142	6%
TOTAL:	2283	

As discussed earlier in this report, the communities of Gwandalan and Summerland Point share certain characteristics and some social infrastructure. Note: the following table indicates natural population increase only.

Table 8 – Summerland Point

Base Pop 2173 (2006 Census)	2012	2013	2014	2015	2016	2017	2018
Natural pop increase		23	23	24	24	24	24
Total pop	2307	2330	2353	2377	2400	2424	2449

## 4.2 Audit of Current Social Infrastructure

### 4.2.1 Gwandalan

The social infrastructure in Gwandalan is as follows:

- Education:
  - Gwandalan Primary School located in Kanangra Drive has seen a steady increase in enrolments since it opened in 1961. Originally built to cater for 300 students, it currently has 440. Approximately 50% of classes are now housed in demountable buildings. There are currently eight permanent classrooms and 10 demountable classrooms. While there is space in the school grounds to cater for increased populations, the addition of any further demountables to cater for increased enrolments would impinge on play areas and open space. The

desirability of a permanent 2 storey building has been discussed locally, to cater for increased school enrolments, where the size of the school hall is inadequate for the current size of the school population. The school recently received \$3 million for new class rooms and \$200,000 for refurbishments from the Federal Government as part of the stimulus package which should address the current pressures faced by this school<sup>1</sup>. Lake Munmorah High School hall is currently used for whole of school events.

Lake Munmorah High School is the closest to Gwandalan, but has little capacity to accommodate any significant increase in student numbers. Current enrolments stand at 960. Building code provisions allow for a total enrolment of 1050. Development of the school site is restricted by the location of adjacent wetlands. The front building is 3 storeys high to compensate for lack of space for extra buildings. Addition of demountables would pose problems, as the only area that could accommodate these would be the area currently used as an oval and games court. This is the only open space available to students. Further expansion of the school is also restricted by being situated next to a State primary school with 700 students and a Catholic primary school of 400 students all sharing access to their schools via a cul-de-sac.

The nearest University is Newcastle University, and the Hunter Institute has TAFE campuses at Wyong, Gosford, Ourimbah and Newcastle.

▪ **Childcare:**

- There are two preschools and one out of school hours and vacation care centre. Preschool and childcare facilities in Gwandalan are currently considered to be adequate, with one long day care centre licensed for 60 children but currently operating at a capacity of 40 children, with room for extensions if necessary. A 16 place preschool filled vacancies only half way through this year. In addition to these services, family day care vacancies exist in the area with current providers.

▪ **Recreation:**

- Community facilities include a community hall, a sport and recreation centre at Point Wollstoncroft, a bowling club and the Tunkuwallin sports complex which straddles Gwandalan and Summerland Point (and includes an indoor basketball court, horse and social club and skateboard ramp). Four tennis courts are located on Summerland Road.

The skateboard ramp at Gwandalan is located at the rear of the Hall, relatively isolated in terms of natural surveillance. While the Hall itself and the Oval are well-maintained, the areas immediately to the north of this area are derelict grounds with slabs of former buildings in evidence. There is one building standing on the Lakes Anglican School grounds, surrounded by a paved car park and obscured from Kanangra Drive by bushland. The building and surrounds have been completely vandalised and is generally unattractive, and may act as a deterrent for users of nearby facilities.

Other outdoor recreation areas include three boat ramps, three parks/reserves, baths (on the lake), and a heritage walk. A library service operates from the small but well-used Gwandalan Hall in the form of a volunteer deposit station (operating on Mondays, Tuesdays and Saturday mornings.) Lions Shed operates a garage sale on Saturdays.

▪ **Health:**

- There is a General Practitioner service in Gwandalan, as well as at Swansea and Lake Munmorah. Public hospitals are Belmont Hospital, Wyong Hospital, John Hunter Hospital and Gosford Hospital. There is also a dental surgery in Gwandalan. It is understood that the existing GP surgery in Gwandalan has some capacity to take on new patients, but with population increases, additional GP services will be required.

<sup>1</sup> <http://www.ber.nsw.gov.au/index.php/schools/gwandalan-public-school/>



- Aged Care:
  - No aged care facilities exist at Gwandalan. However, Community Transport for the Wyong Shire includes Gwandalan, but notice of a week and a half needs to be given for bookings in the Gwandalan area. The Department of Veteran's Affairs also runs Transport for Veterans, and Life Without Barriers assists unemployed people and people with a disability with work support and transport.
- Transport:
  - A limited bus service operates from Gwandalan, with services to Swansea then on to Charlestown or Lake Haven nine times each way per week day (including school buses), five on Saturdays and two on Sunday. Wyee is the nearest railway station for trains to Sydney and Newcastle. The Hyder report *Southern Estate – Gwandalan, Traffic and Transport* provides detail regarding the scheduling and patronage of transport services.
- Emergency Services:
  - A Volunteer Fire Service station is located in Kanangra Drive. Police stations are located at Swansea and Wyong and ambulance services at Belmont and Wyong.
- Retail:
  - Shopping facilities in Gamban Rd include a small supermarket, Post Office, chemist, fruit and vegetable store, real estate agent, baker and liquor store. Shops at the corner of Noamunga and Orana Streets include a Doctor's Surgery, Dentist, hairdresser and specialty shops. A newsagent is located in Gamban Road. An independent service station is located at the corner of Kanangra Drive and Orana Road.

#### 4.2.2 Summerland Point

- Education:
  - A site for a school exists at Summerland Point as well as a site owned by a private school. Currently the closest primary school is Gwandalan Primary School and the closest high school is Lake Munmorah which has limited capacity for additional enrolments.
- Health
  - No General Practitioners are located in Summerland Point.
- Childcare
  - No childcare facilities exist at Summerland Point, the closest are in Gwandalan and Mannering Park.
- Recreation:
  - There is a community hall located in Maddison Reserve. Outdoor recreation areas include walking tracks, 2 boat ramps and 3 reserves, as well as the Tunkuwallin Tennis and Sports Club on Summerland Road.
- Retail:
  - There are a small number of local shops and a service station at the corner of Illawong Road and Cams Boulevard.

### 4.3 Social Infrastructure Capacity

In general terms, social infrastructure provision is modest, and commensurate with communities of this size and rate of development. There is little apparent excess capacity in current service provision, although there are some exceptions in this regard, for example, the Department of Education and

Training has indicated that primary schools serving the area have some capacity for increased enrolments.

Limited recreational facilities are generally available, are of a good standard, and are well maintained by community committees or clubs. There are few indications of dissatisfaction with these recreational facilities. However, views expressed at community workshops at Gwandalan and Summerland Point indicated that additional youth services could be encouraged to operate from current community facilities or new facilities.

There are presentable public facilities at Parks along the foreshore at Gwandalan and Summerland Point, in the form of barbeques, some children's playgrounds and public toilets.

Some further comments about education and health services are indicated. There is one GP in Gwandalan; other medical and ancillary services have to be accessed outside the local areas. There are 10 GPs and medical centres in the Swansea and Caves Beach area which could be accessed by the residents at Gwandalan and Summerland Point. However, anecdotal reports suggest that many of these are operating at capacity, and have closed their books to new patients.

In terms of secondary education facilities, Lake Munmorah and Swansea High Schools are the nearest high schools for all of the communities. Lake Munmorah has a limited capacity for increased enrolments. Swansea High School has some capacity for increased enrolments, but would possibly require additional classrooms and buildings.

The area is serviced by an infrequent private bus service, from Lake Haven to Charlestown and Charlestown to Lake Haven, via Gwandalan, Catherine Hill Bay and Nords Wharf. It is understood that this bus service is underutilised but this is likely to be due to the inadequacy of the service. Any increased provision of transport services would need to be subsidised until the population increases to a level capable of supporting an economically viable transport service. As indicated in section 3.1.7, the communities are heavily car dependant. While it may be expected that, in the future, there will be a small proportion of people working from home, it is likely that the majority of those in employment will travel outside of the local communities for work. And, as identified earlier, individuals requiring most other services will need to travel outside of the communities to access these. Thus, indications are that improved public transport service will be critical to the social sustainability of the communities, in overcoming social isolation and providing a basic need to individuals without access to car transport.

As described, there are limited retail services in Gwandalan/Summerland Point. While Gwandalan has several local shops, these are widely dispersed beyond convenient walking distance, thus potentially reinforcing car use. Wyong Shire Council has opposed any retail development in the Gwandalan/Summerland Point area which may further increase the reliance on the use of cars. A retail study conducted for Gwandalan/Summerland Point by Urbis Property Economic Group is included in Section 6 of this report.

## 5 Projected Social Infrastructure Requirements

There is no document which articulates regional infrastructure planning for the area. The NSW Department of Planning's Central Coast Regional Strategy 2006-2031 does not explicitly discuss infrastructure provision. The Lower Hunter Regional Strategy specifies only a narrow range of infrastructure to be provided in the southern areas (none of which is social infrastructure). However, it also indicates that funds collected as developer contributions will be used for regional infrastructure, consistent with the State Infrastructure Strategy (SIS 2008-2016<sup>2</sup>), and approved biodiversity outcomes.

Section 6.3 (of the SIS) identifies State Infrastructure Projects in the Lower Hunter. Proposed upgrades of health facilities in Newcastle would be of regional benefit to new residents.

The Department of Planning has identified an expectation for contributions to regional infrastructure to include: roads, and emergency response services (Police, Fire Brigade, Ambulance). These identified needs are broadly consistent with those identified through analysis and community workshops. The Lower Hunter Regional Strategy (Section 13, page 43) also indicates that funds collected by Councils through Section 94 contributions plans and levies will be used to fund local infrastructure and achieve approved biodiversity outcomes

Importantly, the dedication by Coal & Allied of approximately 88% of its southern lands for conservation purposes substantially exceeds regional open space requirements.

From demographic analysis and the outcomes of community workshops, the following general areas of need can be identified:

- equitable access to transport (. It should be noted that the Hyder report identifies that the operators of Route 99 are continually reviewing the need to increase the bus service to and from the Gwandalan area.
- adaptable and affordable housing and other services and facilities that support ageing in place
- recreational facilities for children and young people
- multipurpose community facilities with capacity for a range of organizations, age groups or functionalities, and
- foreshore/park embellishments that protect and enhance the local environment.

The following section discusses projected social infrastructure requirements for Gwandalan.

Based upon Wyong Council's assessment of its northern areas, known rezoning proposals and historic rates of development, Council has estimated that a total of 3,742 lots will be developed between project commencement and 2031 and has estimated the population at 2.92 people per dwelling unit. In section 4.1 of this report we have modelled the reduced number of lots and a lower occupancy ratio. Identified road works are included in the Northern Districts Contributions Plan. They are:

- The realignment and widening of Kanangra Drive between the Pacific Highway and Summerland Road
- The realignment and widening of Summerland Road
- The widening of Kanangra Drive between Parraweena and Orana Road
- The widening of Kanangra Drive between Summerland and Parraweena Road
- Minor intersection improvements to Summerland Point.

Traffic works are based on development within these areas and have been apportioned by Council at 66% of the total cost.

<sup>2</sup> [http://www.treasury.nsw.gov.au/\\_\\_data/assets/pdf\\_file/0011/11720/sis2008\\_4\\_regional.pdf](http://www.treasury.nsw.gov.au/__data/assets/pdf_file/0011/11720/sis2008_4_regional.pdf)

The current open space standard for Gwandalan is 3ha per 1000 people. There are various categories of open space within Wyong Shire, as follows:

- Regional Open Space
- District Open Space
- Local Open Space
- Ancillary Open Space

## 5.1 Specific service areas

### *Education:*

Current provisions and projected needs for primary and secondary education have been discussed in previous sections. The Department of Education and Training has advised that it will be providing additional specific information about standards for the communities in relation to the proposed development. DET has advised that a 1Ha site is required at GW public school (see also Coal and Allied's VPA offer) and there is sufficient capacity at the high schools. Rather capacity at existing schools would be taken up prior to construction of any new buildings on existing school sites. Advice was also formally sought from the Department about Wyong Council's proposed joint venture of community space at Munmorah High School, given advice provided to us by Departmental officials that available land at Lake Munmorah High School was at capacity.

We are aware that both the Catholic Church and Lakes Anglican Grammar hold parcels of land at Gwandalan, which, because of their location between the communities of Gwandalan and Summerland Point, and proximity to Tunkuwallin Hall and recreational facilities may provide an ideal opportunity for co-located educational/community facilities (See also 'Multipurpose community facilities', below.)

In terms of higher education, Wyong LGA has experienced lower participation rates in higher education than either the urban fringe of Western Sydney or Lake Macquarie, and the demographic profile across the communities indicates an absence of young adults, suggesting their relocation for education and employment opportunities. Strategies to promote higher education opportunities within the region may go some way to both increasing participation rates but also to retaining this cohort of the population.

A State Infrastructure Education Contribution has been offered by the Owner involving a contribution for the purchase of 10,000m<sup>2</sup> of additional land adjacent or close to the existing Gwandalan Public School. The proposal is to pay \$772.50 per lot, a total of \$481,250 if paid prior to 30<sup>th</sup> June 2011. The rate post this date will be \$1,545 per lot.

### *Health:*

NSW Health was contacted on numerous occasions (both the Hunter region and the Northern Sydney/Central Coast region) for comment about identified requirements for the region in terms of health needs. While there was no formal response to these contacts, discussions were with Kerry Spratt of the Northern Sydney/Central Coast Area Health Service and demographic information was provided to Ms Spratt for comment by Urbis.

The need for additional medical, dental and related services was identified in community workshops as vital for the community. Wyong Shire's 'Key issues' report on Health indicates a shortage of General Practitioners in the Shire, so strategies to try and attract GPs to local centres are appropriate. Commercial facilities proposed in the Concept Plan will be capable of accommodating medical facilities based on normal commercial arrangements.

The lack of ancillary services for an ageing population in Gwandalan/Summerland Point presents both a concern and an opportunity.

One potential means of attracting medical services would be to ensure professional rooms are included in the proposed retail facility development. There are currently a small number of dispersed shops in Gwandalan. It is thought that a small retail centre in Gwandalan could have the additional benefit of

providing a desired town 'hub' for the growing community. Alternatively, community halls could be adapted to provide practice rooms for visiting health professionals.

The viability of additional retail facilities in Gwandalan is discussed, below.

#### *Aged Care:*

The development of an 'ageing in place' strategy for Gwandalan has the potential to address a need for adaptable and affordable housing, which is a key requirement of the Lower Hunter Regional Strategy, for older people and people with a disability. While this potential would need to be fully market-tested, demographic projections for Gwandalan indicate the potential to support at least one aged care facility, with provisions for self-care and intermediate (hostel) care. In addition to the benefits of ageing in place, local service employment would benefit. However, it is not considered that provision of high care (nursing home) facilities would be appropriate for older residents at this site, owing to its location on a peninsula and a single access road, and thus issues should evacuation become necessary in an emergency. Through appropriate planning and design, opportunities exist to locate such housing adjacent to a town centre, shopping facilities or transport node.

#### *Multipurpose community facilities:*

There are small, local community halls in both Nords Wharf and Gwandalan/Summerland Point and indications are that these are well utilised for a range of community activities. However, youth activities have emerged as an area of concern in Gwandalan/Summerland Point. While a youth program operates from the Nords Wharf community hall, there is no indication of similar services operating in Gwandalan. While the demographic projections do not indicate any immediate need for additional local centres for young people, the higher than average proportion of young people in these communities needs to be considered in terms of planning services and facilities. Ideally, youth services can operate from multipurpose facilities, however their activities may sometimes be seen as incompatible with other uses. With the co-location of the skateboard ramp and playing fields, there is the potential for Tunkuwallin Hall at Gwandalan to be such a centre for young people.

#### *Open space and recreation:*

Local residents recognise how lucky they are in terms of the quality of the environment in which they live, and have expressed the desire to see this environment maintained, with specific references made in the community workshops about the value of the foreshore of the lake. Wyong Shire Council's Section 94 Plan for Gwandalan identifies foreshadowed embellishments to recreational facilities, which, while providing for the general population, may assist in addressing concerns about youth activities.

#### *Emergency services:*

The location of emergency response services (police and ambulance) relevant to the three communities needs to be addressed. This was also an area of concern raised in community workshops at Gwandalan/Summerland Point. As indicated earlier in this report, Rural Fire Service facilities exist in all three communities.

Emergency Services involving a contribution towards purchasing 3,000m<sup>2</sup> of land in Swansea-CHB for the placement of multi-use facility for the various emergency services. Agreement in principle has been reached with the Department of Planning (DoP) for Coal & Allied to dedicate 4200m<sup>2</sup> of land at Catherine Hill Bay for the NSW Ambulance Service or alternatively to contribute \$131 per lot based on the current rate (\$262 per lot post 30<sup>th</sup> June 2011) with details to be documented in a Voluntary Planning Agreement with the DoP.

#### *Cultural services:*

There are no current plans for additional library services in Gwandalan. However, this service can be of critical importance, in particular to older people, people with a disability and people on lower incomes. It can also be a vital source of information to new residents.

There is no other indicated demand or requirement for cultural services in Gwandalan.

## 5.2 Local infrastructure - Section 94

Current Section 94 Contribution rates for Gwandalan are listed in a number of Section 94 plans applying to the site that have been referenced in determining the following rates for Gwandalan. These are:

- The Northern Districts Contributions Plan, 2008<sup>3</sup>.
- Section 94 Contributions Plan No. 11: Shire Wide Infrastructure, Services and Facilities, 2007<sup>4</sup>.
- Developer Contribution Rates, 1st February 2010<sup>5</sup>.

The following outlines the current rates that apply to Gwandalan, the Northern Districts and Shire Wide are outlined below.

Gwandalan Water DSP	\$4,042.77 per lot
Gwandalan Sewer DSP	\$2,393.34 per lot
<b>Total Gwandalan contribution per lot</b>	<b>\$6,436.11 per lot</b>

Northern Districts Administration	\$484.44 per lot
Northern Districts roads (Catchment C)	\$3,902.32 per lot
Northern Districts community facilities	\$3,478.04 per lot
Northern Districts open space and local parks	<u>\$4,111.76 per lot</u>
<b>Total Northern Districts contribution per lot</b>	<b>\$11,976.56 per lot</b>

Shire Wide Administration	\$68.80 per lot
Shire Wide Cycleway Network	\$323.27 per lot
Shire Wide Regional Open Space	\$170.45 per lot
Shire Wide Performing Arts Centre & Public Art	\$364.76 per lot
<b>Total Shire Wide contribution per lot</b>	<b>\$927.28 per lot</b>

### **Overall Total Developer Contributions** **\$19,339.95 per lot**

A deed of agreement will be set up with Wyong Shire Council (WSC) to arrange timely payment of Section 94 contributions for the development commensurate with the development staging. This agreement will consider the dedication of land for open space and local parks (as shown in the Concept Plan) and the provision of an extensive cycleway network incorporated as part of the development in lieu of a contribution and may include "works in kind" (WIK), .

The minimum area of open space required in the Section 94 Plan set by Council for the Coal & Allied development is 6.44 hectares which assumes a population of 2,146 people<sup>[1]</sup>. As the proposed

<sup>3</sup> Wyong Shire Council, Northern Districts Section 94 Development Contributions Plan, 2008, available at: [http://www.wyong.nsw.gov.au/development/section\\_94.html#2](http://www.wyong.nsw.gov.au/development/section_94.html#2)

<sup>4</sup> Wyong Shire Council, Section 94 Contributions Plan No. 11: Shire Wide Infrastructure, Services and Facilities 2007, available at: [http://www.wyong.nsw.gov.au/development/section\\_94.html#2](http://www.wyong.nsw.gov.au/development/section_94.html#2)

<sup>5</sup> Wyong Shire Council, Developer Contribution Rates, 2010, available at: <http://www.wyong.nsw.gov.au/development/Developer%20Contributions%20Rates%201st%20February%202010.xls>

population of the Coal & Allied lots is now forecast to have a population of only 1,463 the dedication of 11.27 hectares of open space which far exceeds the 6.44 hectares and should be more than sufficient.

Council has identified *some* of the open space and recreational facility projects that will meet the needs of the future population in the northern areas. These are:

- Embellishment of Tunkuwallin Sporting Facility, Gwandalan
- Embellishment of Sandy Bay Reserve, Summerland Point
- Embellishment and Oval development at Colongra Bay Reserve, Lake Munmorah.

Council's Northern Districts Contributions Plan indicates that there is no proposal at this time to construct any new community facilities, rather, that embellishment of existing facilities is preferred to increase the capacity to meet demand from new population growth.

Council indicates that *some* of the community facility projects to be undertaken for the northern areas include:

- A joint venture of community space at Lake Munmorah High School
- Chain Valley Bay Embellishment (although this is unlikely to advantage Gwandalan residents)
- Summerland Point Hall Embellishment
- Gwandalan Community Hall Embellishment
- Mannering Park Hall Embellishment
- Tunkuwallin Hall Embellishment.

### 5.3 State infrastructure - Voluntary Planning Agreement

Coal & Allied is finalising a Voluntary Planning Agreement (VPA) with the NSW Planning and Environment Ministers. This planning agreement is currently in draft form. Subject to finalisation of the Part 3A process this offer is to:

- **EDUCATION CONTRIBUTION** - The Developer is to provide a monetary contribution to the Planning Minister, totalling \$480,706.80 (subject to indexation), towards the proposed acquisition of land adjacent to Gwandalan Public School, amounting to a contribution of \$771.60 per urban lot at Gwandalan only if the contribution is paid on or prior to 30 June 2011. The monetary contribution if paid after 30 June 2011 (subject to indexation) is \$721,066.43 amounting to a contribution of \$1,157.41 per urban lot at Gwandalan only.
- **ROAD CONTRIBUTION** - The Developer is to contribute to and manage the upgrading of the intersection at Kanangra Drive & Pacific Highway, Gwandalan based on its proportional share of the cumulative lot yield including the proposed Rose Group development at Gwandalan. . The intersection is to be designed and constructed to include: one left turn slip lane (100m) turning north from the Pacific Highway to Kanangra Drive, one left turn slip lane (50m) turning north from Kanangra Drive to Pacific Highway, and an additional right turn storage lane (100m) for southbound traffic from Kanangra Drive to Pacific Highway.
- **EMERGENCY SERVICES CONTRIBUTION** - The Landowner has offered NSW Ambulance a site at Catherine Hill Bay. Should the land not suit NSW Ambulance for its operations the landowner in lieu is to provide a monetary contribution totalling \$81,401.18 (subject to indexation) towards the proposed acquisition of a 3,000 square metre site for location of emergency services (in Catherine

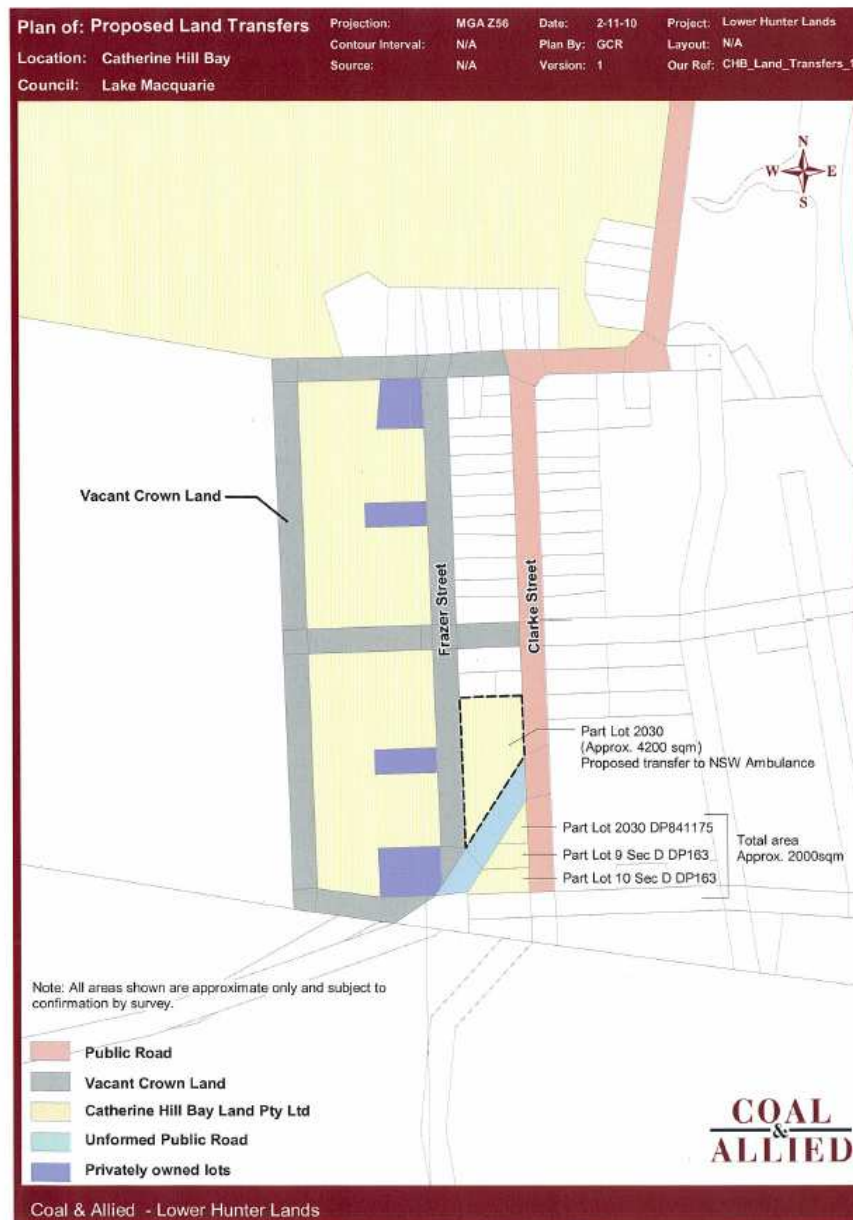
[http://www.wyongsc.nsw.gov.au/development/PDFs/Shire-ide\\_Contributions\\_Plan\\_200707.pdf](http://www.wyongsc.nsw.gov.au/development/PDFs/Shire-ide_Contributions_Plan_200707.pdf)

[http://www.wyongsc.nsw.gov.au/development/PDFs/Northern\\_districts\\_Section94\\_plan\\_250108.pdf](http://www.wyongsc.nsw.gov.au/development/PDFs/Northern_districts_Section94_plan_250108.pdf)

<http://www.wyongsc.nsw.gov.au/development/Developer%20Contributions%20Rates%201st%20February%202010.xls>

Hill Bay), amounting to a per lot contribution of \$130.66 if the contribution is paid on or prior to 30 June 2011. The monetary contribution if paid after 30 June 2011 (subject to indexation) is \$122,101.77 amounting to a contribution of \$195.99 per urban lot.

Figure 1 – Emergency services contribution (Catherine Hill Bay)



### 5.3.1 Other Contributions

- **ENVIRONMENTAL OFFSET LAND CONTRIBUTION** - The Landowner must transfer the Environmental Offset Land to the Environment Minister or his nominee. This will include the transfer, acquisition and rezoning of these lands. This includes the dedication of approximately 206 ha of land for environmental conservation under an offset arrangement.
- **LAND REMEDIATION AND RESERVE ESTABLISHMENT WORKS** – The works include:
  - Construct features to block vehicle access to the existing motor bike tracks and rehabilitate and close tracks.



- Undertake erosion control works.
- Construction of walking tracks subject to agreement with DECCW.

## 5.4 Cumulative impacts

We note that there are likely to be cumulative impacts on regional social infrastructure for Gwandalan as a result of respective developments, in particular relating to health and education services. The extent of these will be informed by respective Departmental responses.

Coal & Allied has allocated five million dollars toward the southern lands developments which will also provide for additional future infrastructure requirements.

## 6 Retail

This section of the report assesses the potential for retail facilities for Gwandalan.

The suburb of Gwandalan has been identified as the most suitable location for a supermarket based centre, given that it is well located to serve the needs of the future growing population of the Gwandalan and Summerland Point area. This is a result of the Coal & Allied and the potential development of the Rose Group owned land as outlined previously as well as the scale of existing development.

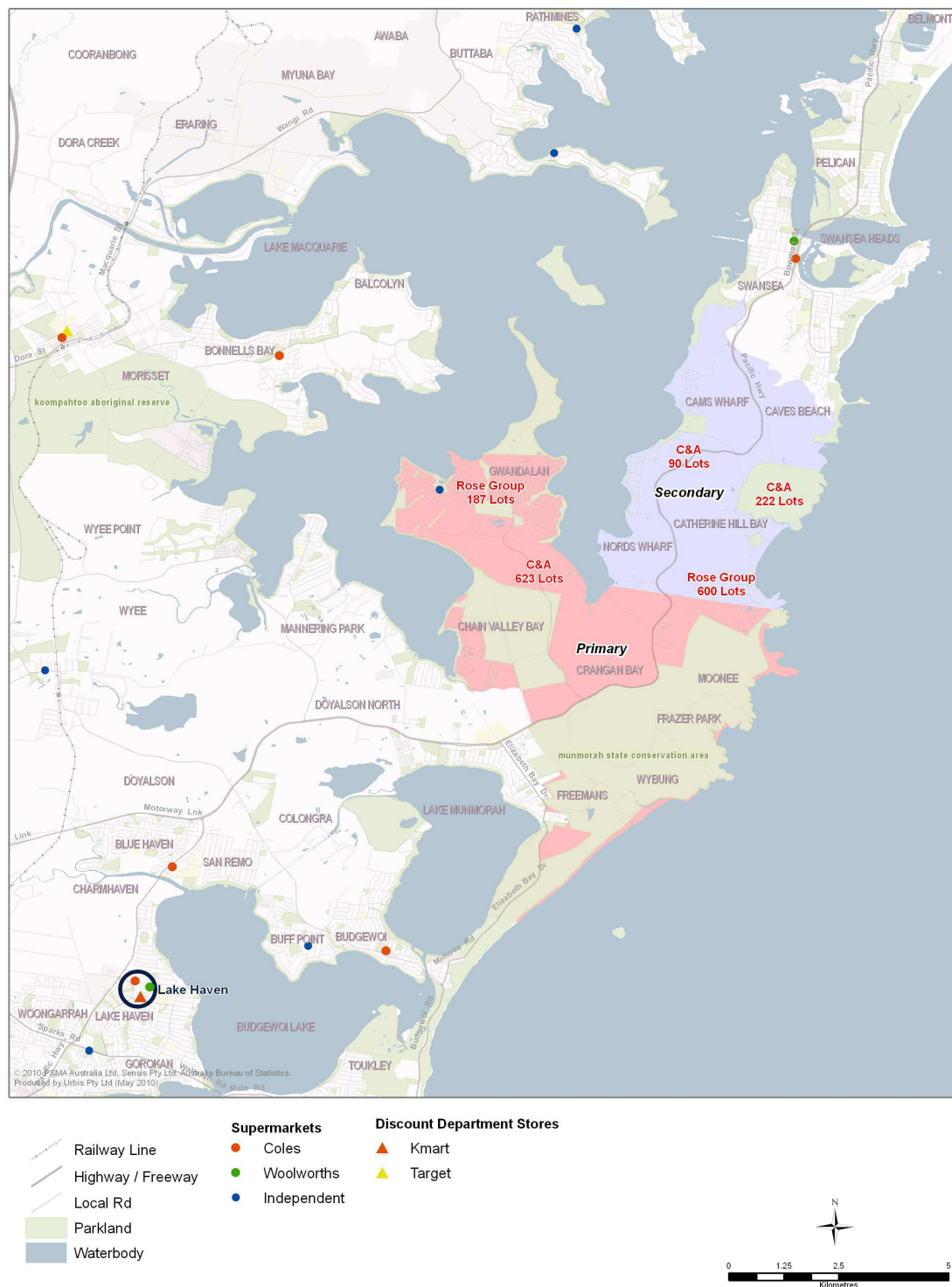
### 6.1 Main Trade Area - Gwandalan

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

- The **primary sector** comprises the south peninsula of Lake Macquarie, containing the suburbs of Gwandalan and Summerland Point. This sector is bounded to the north, east and west by Lake Macquarie and to the south by Munmorah State Forest.
- The **secondary sector**, located to the east of the primary sector incorporates the coastal suburbs of Catherine Hill Bay and Moonee, as well as Nords Wharf. The extent of this sector is limited to the east by the coastline, to the north by Wallarah National Park, to the south by Munmorah State Forest and to the west by Lake Macquarie.

Given that the primary sector is relatively isolated by the natural barrier of the forest, it is likely that any supermarket facilities located in this area will largely serve residents within this limited locality.

### Figure 2 – Main Trade Area



GWANDALAN, NSW

### 6.1.1 Main Trade Area Population

Table 8 outlines the historical, existing and future population of the Gwandalan main trade area, based on information outlined previously in Section 3.

Table 9 – Gwandalan Trade Area Population, 1991-2021

<b>Gwandalin Trade Area Population, 1991-2021</b>							
Trade Area	<u>Actual Residential Population<sup>1</sup></u>				<u>Forecast Population</u>		
Sector	1991	1996	2001	2006	2011	2016	2021
<b>Primary Trade Area</b>							
Primary Trade Area	3,950	4,710	5,960	6,610	7,250	8,900	10,720
<b>Secondary Trade Area</b>							
Secondary Trade Area	1,090	1,140	1,220	1,160	1,250	1,290	1,330
<b>Main Trade Area</b>	<b>5,040</b>	<b>5,850</b>	<b>7,180</b>	<b>7,770</b>	<b>8,500</b>	<b>10,190</b>	<b>12,050</b>
<b>Average Annual Change (No.)</b>							
	1991-96	1996-01	2001-06	2006-11	2011-16	2016-21	
<b>Primary Trade Area</b>							
Primary Trade Area		152	250	130	128	330	364
<b>Secondary Trade Area</b>							
Secondary Trade Area		10	16	-12	18	8	8
<b>Main Trade Area</b>		<b>162</b>	<b>266</b>	<b>118</b>	<b>146</b>	<b>338</b>	<b>372</b>
<b>Average Annual Change (%)</b>							
	1991-96	1996-01	2001-06	2006-11	2011-16	2016-21	
<b>Primary Trade Area</b>							
Primary Trade Area		3.6%	4.8%	2.1%	1.9%	4.2%	3.8%
<b>Secondary Trade Area</b>							
Secondary Trade Area		0.9%	1.4%	-1.0%	1.5%	0.6%	0.6%
<b>Main Trade Area</b>		<b>3.0%</b>	<b>4.2%</b>	<b>1.6%</b>	<b>1.8%</b>	<b>3.7%</b>	<b>3.4%</b>

1. as at June

Source : ABS Cdata 1991, 1996, 2001 and 2006; ABS, *Regional Population Growth, Australia, Electronic Delivery* (3218.0.55.001);  
ie. Title, Author, Date, ABS publication number etc; Urbis

As shown above, the population of the main trade area is expected to increase at a rate of 146-372 persons annually over the next 15 years, driven by the various potential residential developments.

The main trade area population is expected to reach 8,500 by 2011, increasing to 12,050 by 2021. 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 9,000 – 10,000 persons. The population of the primary sector will be key in assessing the amount and timing of supermarket floor space in Gwandalan, given that a supermarket in Gwandalan is unlikely to achieve strong market shares from the secondary sector, and is not likely to achieve a substantial amount of sales from beyond the defined main trade area.

## 6.1.2 Main Trade Area Expenditure

Table 9 outlines the forecast retail expenditure within the main trade area over the forecast period to 2021. As shown, the food and grocery (F&G) market, which is most relevant for supermarkets, is currently \$38.1 million (accounting for around 42% of total retail spending), increasing to \$42.3 million by 2013, reflecting an average annual growth rate of 3.6%.

Table 10 – Gwandalan Trade Area Retail Food and Non-Food Spending, 2010-2021 (\$2010, ex GST)

<b>Gwandalan Main Trade Area Retail Food and Non-Food Spending, 2010-2019 (\$2010, Excluding GST)</b>					
Year	F&G \$M	Total Food \$M	DSTM \$M	Total Non-Food \$M	Total Retail \$M
2010	38.1	53.4	34.3	37.6	91.1
2011	39.1	55.0	36.0	39.4	94.4
2012	40.5	57.2	38.1	41.7	98.9
2013	42.3	59.9	40.6	44.3	104.2
2014	44.1	62.6	43.1	47.0	109.6
2015	46.0	65.4	45.5	49.6	115.0
2016	48.0	68.3	48.0	52.3	120.5
2017	50.0	71.3	50.6	55.1	126.4
2018	52.2	74.4	53.5	58.2	132.6
2019	54.4	77.7	56.4	61.3	139.0
2020	56.6	80.9	59.5	64.6	145.5
2021	58.9	84.3	62.6	67.9	152.2
<b>Average Annual Growth<sup>1</sup></b>					
2010-13	3.6%	3.9%	5.8%	5.6%	4.6%
2010-16	3.9%	4.2%	5.8%	5.6%	4.8%
2016-21	4.2%	4.3%	5.5%	5.4%	4.8%

1. Assumes average annual per capita growth of 1.6% in 2010-2013 and 1.3% thereafter, with different growth rates for each product group.

2. Current year is financial year; Forecast years are financial years.

Source: MDS, MarketInfo 2009; ABS, Australian National Accounts: National Income, Expenditure and Product Accounts (5206.0); Urbis

## 6.2 Supermarket Capacity

This sub-section assesses the retail potential for supermarket facilities in Gwandalan.

Currently there are no supermarket facilities provided within the main trade area. There is a number of competing full line supermarket facilities immediately beyond the trade area; at Swansea to the north and Lake Haven to the south.

As outlined previously, a full line supermarket typically requires a main trade area population of 9,000-10,000 persons in order to be supportable. The Gwandalan main trade area population is not expected to reach this level until 2013/14, and even then the market shares achieved by the secondary sector are expected to be low and a fair amount of food and grocery (F&G) spending would still escape to Swansea and Lake Haven.

As detailed in sub-section 6.1.2, the F&G market is currently \$38.1 million, and is expected to increase to \$42.3 million by 2013.

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 currently a relatively low provision of food retail stores within the main trade area, with only a small convenience store at Nords Wharf and a small supermarket, a bakery, liquor outlet and a fruit and vegetable store in Gwandalan. The

convenience store in Catherine Hill Bay has ceased operation and there are a few specialty shops located at Summerland Point. However, Rose Group are proposing to develop around 1,500 sq.m of retail floorspace at Catherine Hill Bay, including a small convenience store of approximately 400 sq.m. Given the small scale and scope of the proposed facilities, they are unlikely to significantly impact upon the potential for a supermarket at Gwandalan.

Given the lack of quality specialty stores, we expect approximately 77% of total F&G spending within the main trade area to be available to a supermarket in Gwandalan.

Of this spending directed to supermarkets within the main trade area (\$40.5 million by 2012), we would initially expect around 34% (or \$13.7 million – in constant 2010 dollars and excluding GST) of spending to be retained. The primary sector area will achieve a much higher retention rate (of around 45%) than the secondary sector (15%) which can more easily access supermarket facilities beyond the main trade area.

Taking into consideration sales from beyond the main trade area (assumed at the relatively low level of 7.5%) 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 supermarkets within the main trade area in 2012 is \$14.1 million. This analysis assumes a 1,500 sq.m store at Gwandalan, and that no other supermarkets open within the main trade area over the forecast period. This reflects a trading level of around \$9,382 per sq.m (refer Table 11).

Given the anticipated population growth within the area, in particular, the primary sector, there is the potential to expand the supermarket to around 2,000 sq.m to offer a more complete range to serve the needs of surrounding residents and reduce escape expenditure beyond the main trade area. Table 11 demonstrates that there is sufficient expenditure within the trade area to support this

Table 11 – Gwandalan Main Trade Area Supermarket Potential Assessment, 2012 -2018

Gwandalin - Main Trade Area Supermarket Potential Assessment, 2012 - 2021								
Factor	Unit	Amount (Constant \$2010 and Ex GST)						
		2012	2013	2014	2015	2016	2017	2018
Total Available Spending to TA Smkts	\$M.	13.7	14.2	14.9	15.6	16.3	17.1	17.9
Existing & Proposed Supermarket Space <sup>1</sup>	Sq.m	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Resulting Average Trading Levels <sup>2</sup>	\$/Sq.m	9,135	9,491	9,950	10,414	10,899	11,391	11,911
Average Supermarket Turnover	\$/sq.m	8,080	8,121	8,161	8,202	8,243	8,284	8,326
Supportable Supermarket Floorspace	Sq.m	1,696	1,753	1,829	1,904	1,983	2,063	2,146
Resulting Average Trading Levels	Sq.m	9,135	9,491	9,950	10,414	10,899	11,391	11,911
Surplus/Deficiency (+/-)	Sq.m	-196	-253	-329	-404	-483	-563	-646
<b>Gwandalin - Main Trade Area Supermarket F</b>	Sq.m	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Share of Total TA F&G to TA Smkts								
• Primary Trade Area	%	100%	100%	100%	100%	100%	100%	100%
• Secondary Secondary North	%	100%	100%	100%	100%	100%	100%	100%
Share of Total TA F&G to TA Smkts	\$M	12.2	12.7	13.3	13.9	14.6	15.3	16.0
Plus Business from Beyond TA	%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
Total F&G Turnover	\$M	13.2	13.7	14.4	15.1	15.8	16.5	17.2
Plus GM Turnover	%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Total Store Potential	\$M	14.1	14.6	15.3	16.0	16.8	17.5	18.3
Average Trading Level	\$/sq.m	9,382	9,748	10,219	10,695	11,194	11,699	12,233
Inflated (@ 2.5% per annum)	\$M	14.8	15.7	16.9	18.2	19.5	20.9	22.4
Average Trading Level	\$/sq.m	9,857	10,497	11,279	12,101	12,981	13,907	14,905

1. Supermarket floorspace consists of a 1,500 sq.m supermarket at Gwandalan

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

Source : Urbis

A 1,500 – 2,000 sq.m supermarket could support approximately 500 sq.m of retail specialty floorspace (or around 5-6 shops). Typically, in small supermarket based centres, specialty shops include tenants such as a bakery, butcher, newsagent, pharmacy, takeaway, hairdressers/beauty salon etc.

## 7 Conclusion

This report has been prepared for Coal & Allied to assist in understanding current and projected social infrastructure for the communities in the southern lands. 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 & 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 proposed 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. However, it should be noted that the proposal for ageing in place may provide an incentive for the establishment of additional GP and ancillary services in this location. Indeed, benefits associated with the development process (including through Section 94 contributions, voluntary contributions and enhanced retail services) are likely to be positive for the community.

Coal & Allied has established a \$5 million discretionary infrastructure allocation for use across the three communities, part of which could be available for community facilities.

### 7.1 Recommendations

The following recommendations are made in relation to Coal & Allied's roles and responsibilities for social infrastructure in Gwandalan:

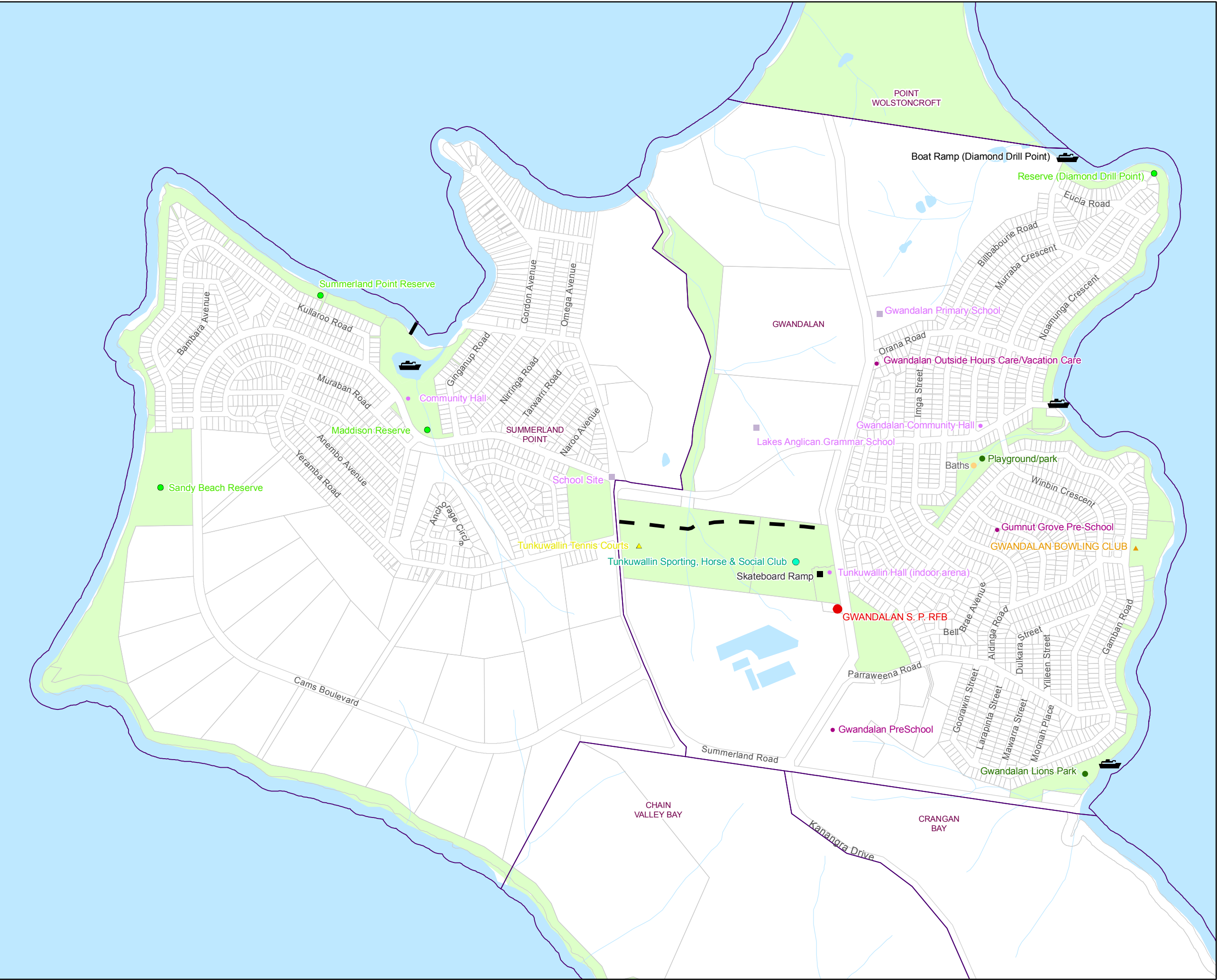
1. That Coal & Allied allows for Section 94 provisions in respect to community facilities for Gwandalan as identified in this report and attributable to Wyong Council's Section 94 Plan and, given its already substantial commitment to conservation lands, enters into discussion with Council regarding Section 94 contributions for district level open space. C&A propose Section 94 Contributions be made by way of land dedications for local open space, works in kind or cash contributions generally in accordance with the City Wide (performing Arts Centre & Administration) and Northern District Contributions Plans.
2. Coal & Allied is finalising a Voluntary Planning Agreement (VPA) with the NSW Planning and Environment Ministers. This planning agreement is currently in draft form. Subject to finalisation of the Part 3A process this offer is to:
  - **EDUCATION CONTRIBUTION** - The Developer is to provide a monetary contribution to the Planning Minister, totalling \$480,706.80 (subject to indexation), towards the proposed acquisition of land adjacent to Gwandalan Public School, amounting to a contribution of \$771.60 per urban lot at Gwandalan only if the contribution is paid on or prior to 30 June 2011. The monetary contribution if paid after 30 June 2011 (subject to indexation) is \$721,066.43 amounting to a contribution of \$1,157.41 per urban lot at Gwandalan only.
  - **EMERGENCY SERVICES CONTRIBUTION** - The Landowner has offered NSW Ambulance a site at Catherine Hill Bay. Should the land not suit NSW Ambulance for its operations the landowner in lieu is to provide a monetary contribution totalling \$81,401.18 (subject to indexation) towards the proposed acquisition of a 3,000 square metre site for location of emergency services (in Catherine Hill Bay), amounting to a per lot contribution of \$130.66 if the contribution is paid on or prior to 30 June 2011. The monetary contribution if paid after 30 June 2011 (subject to indexation) is \$122,101.77 amounting to a contribution of \$195.99 per urban lot.
  - **ROAD CONTRIBUTION** - The Developer is to contribute to and manage the upgrading of the intersection at Kanangra Drive & Pacific Highway, Gwandalan based on its proportional share of the cumulative lot yield including the proposed Rose Group development at Gwandalan. . The intersection is to be designed and constructed to include: one left turn slip lane (100m) turning north from the Pacific Highway to Kanangra Drive, one left turn slip

lane (50m) turning north from Kanangra Drive to Pacific Highway, and an additional right turn storage lane (100m) for southbound traffic from Kanangra Drive to Pacific Highway.

- **ENVIRONMENTAL OFFSET LAND CONTRIBUTION** - The Landowner must transfer the Environmental Offset Land to the Environment Minister or his nominee. This will include the transfer, acquisition and rezoning of these lands. This includes the dedication of approximately 206 ha of land for environmental conservation under an offset arrangement.
  - **LAND REMEDIATION AND RESERVE ESTABLISHMENT WORKS** – The works include:
    - Construct features to block vehicle access to the existing motor bike tracks and rehabilitate and close tracks.
    - Undertake erosion control works.
    - Construction of walking tracks subject to agreement with DECCW.
3. That Coal & Allied by way of additional contribution to the standard Statutory contribution requirements, 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. The agreed apportionment of the Coal & Allied \$5M allocation for the Southern Estates towards social infrastructure and community development at Gwandalan includes:
- Funding State & Regional employment opportunities
  - Upgrade of Lions Park boat ramp
  - Contribution to the upgrade of Koowong Road wharf
  - Provision of walking paths external to Coal & Allied land (subject to DECCW approval)



# Appendix A Maps of Existing Social Infrastructure.



Boat Ramp

Jetty

Baths

Grounds

Park

Reserve

Skateboard Ramp

Tennis Court

Schools

ChildCare/Preschool

Bowling Club

Fire Station

Hall

Recreation

Heritage Walk

Suburb

Property Boundary

Waterbody

Parkland

Source: Contains data Copyright. Based on data provided under licence from PSMA Australia Limited ([www.psma.com.au](http://www.psma.com.au)). Spatial Data (May, 2006). While every care is taken to ensure the accuracy of the data within this product, the owners of the data (including the State, Territory and Commonwealth Governments of Australia) do not make any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and, to the extent permitted by law, the owners of the data disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which might be incurred as a result of the data being inaccurate or incomplete in any way and for any reason.  
Produced by: Urbis Pty Ltd (July 2007)

0112.5225450

Metres

## Appendix B Social Infrastructure Contacts

*Wyong Shire Council*

Kerrie Forrest, Community Planning, 02 4350 5194, [forrestk@wyong.nse.gov.au](mailto:forrestk@wyong.nse.gov.au)

Paul Bowditch, Section 94 Planner

Jean McBride, Wyong Library

*Community Organisations*

Manager, Wyong Community Transport, 02 4392 5633

*Education*

John Pritchard, principal, Nords Wharf Primary School 02 4976 1257

Gail Kemp, principal, Lake Munmorah High School 02 4358 1411

Jenny Moody, principal, Swansea High School, 02 4971 1761

Don Begg, principal, Gwandalan Primary School, 02 4976 1318

Lesley Greenwood, DET, 02 9561 8466

John Mather, DET, 02 4924 9999

*Preschools, childcare*

Bernadette Campbell, director, Gumnut Grove pre-school, Gwandalan, 02 4976 1459

Director, Gwandalan PreSchool, (02) 4976 1754

*Health*

Practice Manager, Swansea Medical Centre, 45 Josephson St, Swansea, 02 4971 1911

Department of Health, Dr Nigel Lyons office (02 4921 4960), referred to Kim Brown (02 4921 4940); Sue Carter, Planning Department (02 4921 4929); John Wiggers, Department of Population and Health (02 4924 6247); Karen Gillham 02 4924 6241. Messages were left for Karen Gillham – awaiting reply.

Terry Clout, Northern Sydney/Central Coast Area Health Service

Kerry Spratt, Northern Sydney/Central Coast Area Health Service

*Transport*

Busways 02 4392 6666

Natalie McCabe, Transport, Newcastle City Council

## Appendix C Tables

## C.1 Social Infrastructure, Gwandalan

Name	Address	Phone	Contact	Comments
Schools				
Gwandalan Primary School	Kanangra Drive, Gwandalan, 2259	02 4976 1318	Principal: Don Begg	Steady rise in enrolments since opening in 1961, 50% of classrooms now housed in demountables.
Childcare/preschools				
Gwandalan Outside Hours Care/Vacation Care	27 Orana Rd, Gwandalan, 2259	02 4976 1005		Open 6am-9am, 3pm-6pm school days, 7am-6pm school holidays
Gumnut Grove Pre-School	10 Uloloo Rd, Gwandalan, 2259	02 4976 1459	Director - Bernadette Campbell	Caters for up to 16 children aged between 3-6 years. Children with special needs also welcome.
Gwandalan PreSchool	10/50 Paraweena Rd, Gwandalan, 2259	(02) 4976 1754		Licensed for 60 children, currently operates as a 40 place centre.
Community facilities				
Gwandalan Community Hall	1 Koowong Rd, Gwandalan, 2259	02 4976 1207		Hall and facilities for hire
Point Wollstoncroft Sport and Recreation Centre	Kanangra Dr, Gwandalan, 2259	02 4976 1666		Sport and recreation programs, including outdoor education, vacation programs for children and families, senior adult holidays, weekend programs for community and sporting groups, self cater accommodation in units or lodges.
Gwandalan Bowling Club	Gamban Rd, Gwandalan, 2259	02 4976 1204		Licensed bowling club. Venue, equip available for hire, 2 bowling greens, restaurant
Tunkuwallin Hall (indoor arena)	Kanangra Dr, Gwandalan, 2259			with basketball court

Gwandalan Volunteer Fire Service	Kanangra Dr, Gwandalan, 2259			
Parks/outdoor areas				
Boat ramp (Diamond Drill Point)	Garema Cres, Gwandalan			1 lane, concrete
Boat ramp	end Koowong Rd, Gwandalan			2 lane, concrete
Boat ramp	Gamban Rd, Gwandalan			2 lane concrete. With parking area
Playground/park	Koowong Rd, Gwandalan			playground facilities
Baths	Koowong Rd, Gwandalan			Floating netting
Reserve (Diamond Drill Point)	Garema Cres, Gwandalan			
Tunkuwallin Sporting, Horse and Social Club	Between Summerland and Kanangra Drive			Includes oval, change rooms and public toilets
Tunkuwallin Tennis Courts	Lot 4 Summerland Rd, Summerland Pt	(02) 4976 2052		
Skateboard ramp	Kanangra Drive (near Tunkuwallin Hall)			At rear of Tunkuwallin Hall
Heritage Walk	Starts from Kanangra Dr near Tunkuwallin Hall			
Gwandalan Lions Park	Gamban Rd, Gwandalan			with playground and BBQ
Lions Shed	Winbin Rd			
Other				
Savonna Industrial Village	Downs7/50 Paraweena Rd, Gwandalan	02 4972 6217		
Lakes Anglican School site	Bonny Boy Lane			
Catholic Church site	Bonny Boy Lane			
Retail facilities				

Shops	Cnr Gamban and Aldinga Roads			
Shops	Cnr Orana Road and Noamunga Street			
Shop	24 Gamban Road			
Service Station	Cnr Kanangra and Orana Roads			

## C.2 Social Infrastructure Summerland Point

Name	Address	Phone	Contact	Comments
Schools				
School site	Cnr Cams Bvd and Summerland Rd, Summerland Point			DET deemed too small, site has subsequently been rezoned
Lakes Anglican Grammar School camp	Summerland Rd, Summerland Point			
Community facilities				
Community Hall	Maddison Res, Cams Bvd, Summerland Point			
Parks/outdoor areas				
Boat ramp	Gurrai Pl, Summerland Park, Summerland Pt			Sand
Boat ramp	Gurrai Pl, Summerland Park			3 lane concrete
Tunkuwallin Tennis and Sports Club	Lot 4 Summerland Rd, Summerland Pt	(02) 4976 2052		
Heritage Walk	Starts from Kanangra Dr near Tunkuwallin Hall			Proceeds through Summerland Point
Maddison Reserve	Cams Bvd, Summerland Pt			Sand
Summerland Point Reserve	Kullaroo Rd, Summerland Pt			
Sandy Beach Reserve	Cams Bvd, Summerland Pt			



## Appendix D References

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