

Lower Hunter Lands Southern Estates

Social Infrastructure Study Catherine Hill Bay (Middle Camp)

November 2010

urbis

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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 Catherine Hill Bay.

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 one Local Government area (Wyang) and the southern tip of another (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 clear challenges for service planning and provision for community members choosing to live out their retirement years locally, or 'age in place'. Services for people with a disability are similarly limited. 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 Catherine Hill Bay. 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 for Catherine Hill Bay.

An audit of current social infrastructure has been undertaken for Catherine Hill Bay. And, finally, projected social infrastructure requirements are discussed, as these relate to available planning strategies. The LMCC Section 94 Plan, Voluntary Planning Agreement and additional contributions have been carefully structured to ensure the needs of the existing and new communities are addressed by the development.

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 Catherine Hill Bay in the southern lands, including infrastructure that may be regionally located.

2 Project and Planning Context

It is proposed that the entire Coal & Allied owned Catherine Hill Bay (Middle Camp) 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 Catherine Hill Bay (Middle Camp) site will apply to the entire 569ha Catherine Hill Bay (Middle Camp) site. The key parameters for the future development of the site are as follows:

- Dedication of 526.58ha 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 93% of the Catherine Hill Bay (Middle Camp) site.
- Maximum dwelling yield of 222 dwellings (including 57 integrated housing lots) and 3 super lots over 28.2ha.
- Two developable areas are identified under the Concept Plan located to the north of the Middle Camp heritage township:
 - Developable area A (northeast) = 7.32ha;
 - Developable area B (northwest) = 20.88ha.
- 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 Catherine Hill Bay (Middle Camp) site. The Torrens title subdivision and boundary realignment of Coal & Allied land will enable the following:
 - transfer of land 526.58ha in area that is owned by Coal & Allied to be excised and to be dedicated to NSWG for conservation land.
 - transfer of land 1.6ha in area that is owned by Coal & Allied, located between the cemetery and the oval and including the adjacent car park to Lake Macquarie City Council.
 - enable land 12.38ha in area that is owned by Coal & Allied comprising four houses north west of Northwood Road and land 0.17ha east of Flowers Drive, to be retained by Coal & Allied post transfer of the 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 dwelling yield of 222 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 have been 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 Catherine Hill Bay (Middle Camp) – Southern Lands: Director General's Environmental Assessment Requirements (August 2010)

Key DGEAR Requirement	Urbis Social
General Requirements	<p>(7) An outline of development contributions applicable to the site between</p> <ul style="list-style-type: none"> (i) the Proponent and Lake Macquarie Council; (ii) the Proponent and State Government agencies for State infrastructure in accordance with Planning Circular PS 07-018; and (iii) if relevant, any public benefits to be provided with the development.
Key Assessment Requirements	<p>Infrastructure and utilities</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"> (a) Identification and assessment of the capacity of existing utility and infrastructure servicing the site; and <p>Future public land</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> <p>a) Agencies and other authorities:</p> <ul style="list-style-type: none"> • Lake Macquarie Council • Wyong Shire Council • Hunter Water • Catchment Management Authority - Hunter – Central Rivers • NSW Department of Industry and Investment • NSW Department of Environment, Climate Change and Water • NSW Office of Water • Transport NSW • Roads and Traffic Authority • NSW Emergency Service agencies, namely NSW Police • Department, the Ambulance Service of NSW, the State Emergency Service, NSW Rural Fire Service, and NSW Fire Brigades • All utility providers • Relevant Local Aboriginal Land Councils <p>The consultation process and the issues raised should be described in the Environmental Assessment.</p>

3 Socio-demographic Profile of Catherine Hill Bay

The community in this study is Catherine Hill Bay, which is located in the Lake Macquarie Local Government Area (LGA).

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

Census data for the period 2001 to 2006 indicates that the population of Lake Macquarie is 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 History and overview

The Wallarah Peninsula is an area of important cultural significance to the indigenous population, and a consultant study of Aboriginal heritage has been undertaken separately for Coal & Allied. The community of Catherine Hill Bay has changed dramatically from its early days as a rural and mining community. The New Wallsend Company opened a coal mine at Catherine Hill Bay in 1873 and built a jetty for coal ships. The town declined for a period when the mines closed until they were re-opened by the Wallarah Coal Company in 1889. In its heyday the town had a school, public hall, two churches, a sawmill and a jetty, and a tram track to the mine. A heritage assessment of Catherine Hill Bay was prepared in 1999 and is referred to in the report prepared by the heritage consultants for this project. Today, Catherine Hill Bay is home to a small community of 153 people, proud of their 'self-sufficiency'. Weekends and holidays attract large numbers of visitors to the area.

3.1.2 Age distribution

Table 1 provides a breakdown of the age distribution for the community 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 and planned.

It is important to 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 Catherine Hill Bay and reference areas*

Community	Catherine Hill Bay	Lake Macquarie LGA	NSW
Base population 2006	153	183, 138	
0-4 years	5% (7.65)	6% (10,988.3)	6%
5-9 years	2% (3.06)	7% (12,819.7)	7%
10-14 years	5% (7.65)	7% (12,819.7)	7%
15-19 years	6% (9.18)	7% (12,819.7)	7%
20-24 years	2% (3.06)	6% (10,988.3)	7%
25-29 years	5% (7.65)	5% (9,156.9)	6%
30-34 years	8% (12.24)	6% (10,988.3)	7%
35-39 years	7% (10.71)	7% (12,819.7)	7%
40-44 years	8% (12.24)	7% (12,819.7)	7%
45-49 years	5% (7.65)	7% (12,819.7)	7%
50-54 years	7% (10.71)	7% (12,819.7)	7%
55-59 years	9% (13.77)	7% (12,819.7)	6%
60-64 years	6% (9.18)	6% (10,988.3)	5%
65 years +	25% (38.25)	17% (31,133.5)	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 Catherine Hill Bay (Lake Macquarie LGA)

The median age of residents in Lake Macquarie LGA (40 years) is generally older than for New South Wales as a whole (38 years) or Australia (35 years). The trend is even more pronounced in Catherine Hill Bay where the median age is 45 years.

Catherine Hill Bay is under represented in both the 5-14 and 15-19 age groups, with 7% and 6% respectively, reflective of its 'weekender' and lifestyle populations.

There is an under-representation of persons aged 20-29 in Catherine Hill Bay (7%), when compared with both the Lake Macquarie LGA (11%) and the NSW State (13%). This is attributable to young people leaving the area for education and employment.

An ageing population is a concern for the wider community, and Catherine Hill Bay has a significantly higher proportion of the population in the 65 years and over age range (25%).

* 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. In the 2006 Census, there were 40 families in Catherine Hill Bay. This was broken down to 25.0% were couple families with children, 37.5% were couple families without children, 37.5% were one parent families. In comparison to the Australian population which is made up of 45% couple families with children and 15% one parent families this shows that there are a significantly greater proportion of one parent families in CHB over the national average.

3.1.5 Cultural backgrounds

Indigenous persons make up 2.3% of the population of Lake Macquarie LGA, comparable with the rest of New South Wales (2.1%). In Catherine Hill Bay the proportion of indigenous persons is 3.3%. A higher proportion of the population for Catherine Hill Bay (79.7%) was born in Australia than is the case for the population as a whole (70.0%). These figures are comparable with the Lake Macquarie LGA as a whole, which has 85.4% of its population born in Australia.

In Catherine Hill Bay, as across Lake Macquarie, the majority of those born overseas came from England, Scotland and New Zealand.

3.1.6 Employment and earnings

Examining the occupation profile of the area shows that:

- Catherine Hill Bay has a somewhat higher proportion of professionals than the LGA and the other areas in the southern lands
- All three areas are 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.

Table 3 – Occupation groupings, southern area lands

Occupational Category	Catherine Hill Bay	Lake Macquarie	NSW
Managers and Administrators	4.6%	5.8%	9.4%
Professionals	21.5%	16.9%	19.1%
Associate Professionals	9.2%	11.3%	11.6%
Tradespersons and Related Workers	13.8%	14.9%	11.9%
Advanced Clerical and Service Workers	9.2%	3.9%	4.2%
Intermediate Clerical, Sales and Service Workers	13.8%	16.6%	16.5%
Intermediate Production and Transport Workers	4.6%	8.9%	7.9%
Elementary Clerical, Sales and Service Workers	9.2%	11.6%	9.3%
Labourers and Related Workers	9.2%	8.3%	8.0%
Inadequately described	0.0%	0.7%	0.8%
Not stated	4.6%	1.2%	1.2%
Total	100.0%	100.0%	100.0%

Median family income for residents of Catherine Hill Bay was recorded as \$45,032 per annum in the 2006 census (Australia \$60,892). 65% of family incomes in Catherine Hill Bay were identified in the range \$26,000 - \$88,000. Eight percent of family incomes were recorded in the income range \$0 - \$13,000.

Only a very small number of people work from home, as indicated in the information provided in the following table. While the proportions are higher than the LGA and NSW this is difficult to compare due to inaccuracies of a very small sample size.

Table 4 – Work from Home

	Catherine Hill Bay	Lake Macquarie	NSW
Worked at home (num)	3	2,553	138,640
Worked at home (%)	4.8%	3.3%	4.8%
Total employed persons	62	76,735	2,909,441

Note: Information taken from ABS 2006 Census

3.1.7 Transport to work and car ownership

The Hyder Consulting (Hyder) report Southern Estate – Catherine Hill Bay (Middle Camp), 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 (85%) and only 6% using public transport. Most journeys were to nearby locations (40% to Swansea and Belmont, 23% to Wyong LGA and 17% to Newcastle).

Car ownership, including multiple car ownership is dominant across all of the communities in the southern lands. In Catherine Hill Bay, 30% of dwellings have two cars, 48% have one car, 10% have three cars. However, 13% have no car. For Lake Macquarie LGA, the figures are: two cars (37%), one car (38%), three cars (11%) and no cars (9%).

3.1.8 Dwelling characteristics

A higher proportion of dwellings in Catherine Hill Bay are classified as separate houses than for Lake Macquarie LGA or the rest of Australia. In 2006, in Catherine Hill Bay, the number of occupied dwellings designated as a separate house was 73 or 94.8%. The remainder (5.2%) were classified as other dwellings. The proportion of separate houses for Lake Macquarie LGA is 87% and Australia, 74%.

A higher proportion of dwellings is fully owned in Catherine Hill Bay (42.9%) than for Lake Macquarie (38.6%) or Australia as a whole (32.6%).

3.2 Summary and planning implications

The impact of the development on a small, current population base will intensify impact. It should be noted, however, that with appropriate planning, there could be many positive benefits for the community as a result of development.

Catherine Hill Bay exhibits a level of social disadvantage, particularly in terms of the proportion of single parent families potentially requiring social support services. It is also important to note that the Catherine Hill Bay population experiences growth due to an influx of weekenders, and casual visitors who utilise the existing cottages, beaches and bushland. While little detail is available about the numbers or characteristics of the weekender population, anecdotally it includes professionals from Sydney who stay in cottages in the village. The indication that some weekenders are able to maintain

more than one house on an ongoing basis suggests that they occupy a higher socio-economic status than the full-time resident population.

While the full range of social infrastructure is not currently present at Catherine Hill Bay, 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', it should be noted that this challenge can also provide opportunities. For example, this 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 in the LGA, such as the ILUs proposed for nearby Gwandalan.

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 in 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.

To the extent that is possible, through Coal & Allied's statement of commitments, social infrastructure special funding and public transport proposals have been addressed within the Environmental Assessment.

While the proportions of people from Culturally and Linguistically Different backgrounds is numerically low across the community, this is an area for consideration by service providers seeking to extend appropriate services equitably to individuals in need and to consult in their provision. The higher proportion of indigenous people in Catherine Hill Bay highlights a need to ensure community populations are not regarded homogenously.

4 Projected future growth

Future population growth has been calculated for Catherine Hill Bay in the following table, using base population figures (the current population), natural population growth (estimated at 1% per annum across the Lake Macquarie 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 Catherine Hill Bay

In Catherine Hill Bay, Coal & Allied proposes to develop 222 lots over four or five stages, commencing sales in 2012 with initial occupancies in 2013.

There is also the potential development of the Rose Group residential zoned land for approximately 600 lots, however no information is currently available on the staging of this development. On available information, the proposed development of 600 dwellings at Catherine Hill Bay has been calculated to add around 1,260 to the population.

Table 5 –Forecast population increase in Catherine Hill Bay

	2013	2014	2015
Existing population			
Existing population of Catherine Hill Bay (based on 2006 Census 153 and a 1% annual increase)	164	166	168
Coal & Allied development			
Single lots (lots)	74	74	74
Household size ratio	2.1	2.1	2.1
Single lots population forecast (people)	155	155	155
Coal & Allied development sub total (aggregate)	155	311	466
Rose group Zoned Land (unknown staging)			
Single lots (lots)			600
Household size ratio			2.1
Single lots population forecast (people)			1260
Total population forecast for Catherine Hill Bay			
Total population	319	477	1894
Population increase from 2012	157	313	1728

The following tables show the proportion of the total population apportioned to different population bases within Catherine Hill Bay and the proportional increase of the population in relation to different growth factors.

Table 6 – Proportional population breakdown for Catherine Hill Bay

Proportion of total population at 2015	Total	Proportion
Existing population	168	9%
Coal & Allied development	466	25%
Rose group zoned land	1260	67%
Proportion of increased population	Increase	Proportion
Existing population	6	0%
Coal & Allied development	466	27%
Rose group zoned land	1260	73%

Assumptions:

- Base population: 153 persons (ABS 2006 Census) with an average annual increase of 1%.
- Number of persons per household: 2.1 which is based on the occupancy ratio for Catherine Hill Bay from the 2006 Census¹.
- Natural population growth rate: 1% per annum.

(Note: There was no indicated 'natural' population increase for Catherine Hill Bay in the period 2001 to 2006. In fact, the population has declined since 1996. However, we have assumed a natural population growth rate of 1% per annum from 2006 onward. This will ensure consistency and will take into account annual increments as incoming families arrive).

The 'apportionment' of population growth resulting from the proposed Coal & Allied development at Catherine Hill Bay is 27 %, of the total potential residential zoned land, These significant allocations occur because of the very low base population, and should be taken into consideration in discussing local and regional develop contributions.

While not affecting local (Catherine Hill Bay) population growth, it should be noted that Stockland has a development to the north of Catherine Hill Bay, of 1900 proposed lots and 550 proposed tourist places.. Lake Macquarie City Council estimates that the Stockland development will add a further 5000 residents and 700 tourists to the area.

4.2 Audit of Current Social Infrastructure

4.2.1 Catherine Hill Bay

Catherine Hill Bay has very little in the way of social infrastructure, for example:

- Education:
 - No primary school exists at Catherine Hill Bay, the closest are at Nords Wharf and Swansea. The nearest high school is Swansea High School. The University of Newcastle is the closest university. TAFE facilities are centred at the Hunter Institute which includes campuses at Newcastle, Wyong, Gosford and Ourimbah.
- Childcare:

The nearest preschools and other childcare services are at Swansea and Nords Wharf

¹ <http://www.censusdata.abs.gov.au/>

- Recreation:
 - Outdoor amenities include the beach, an oval and a reserve. There is also a surf club, bowling club and RSL sub branch and a relatively new, paved car park adjacent to the beach.

A hotel, 'The Catho' is also located at Catherine Hill Bay.
- Health:
 - There are currently no GP services in Catherine Hill Bay, the closest being in Swansea. The closest public hospitals are Belmont Hospital, Wyong Hospital, John Hunter Hospital and Gosford Hospital.
- Aged Care:
 - There are no aged care services in Catherine Hill Bay. However, Lake Macquarie Community Transport assists with transport for people with disabilities and frail aged who are unable to use public transport.
- Transport:
 - There is a limited bus service between Catherine Hill Bay and Swansea then to Charlestown or to Lake Haven, with three buses running each way on weekdays, 2 on Saturdays and none on Sundays. Wyee is the nearest railway station for trains to Sydney and Newcastle. Hyder's report *Southern Estate – Catherine Hill Bay (Middle Camp), Traffic and Transport* provides detail regarding the scheduling and patronage of transport services.
- Emergency services:
 - There is a Rural Fire Service station.
- Retail:
 - There is no convenience store.

Other services include a cemetery and an Anglican Church.

A table detailing this infrastructure is provided in Appendix C.

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 sufficient 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.

Beachfront accessibility at Catherine Hill Bay is made possible at various points, including via pathways from the new car park adjacent to the beach.

Some further comments about education and health services are indicated. Medical and ancillary services have to be accessed outside the local area. There is one GP in Gwandalan and 10 GPs and medical centres in the Swansea and Caves Beach area which could be accessed by residents at Catherine Hill Bay. 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 the community. Lake Munmorah has a limited capacity for increased enrolments. Swansea High School has capacity for increased enrolments. 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. This bus service is underutilized but this is likely to be due to the

inadequacy of the service. Any increased provision of transport services would need to be subsidized until the population increases to a level capable of supporting an economically viable transport service. As indicated in section 3.1.7, the community is 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 three communities, in overcoming social isolation and providing a basic need to individuals without access to car transport (the highest proportion of which occur, currently, in Catherine Hill Bay).

As described, there are no retail facilities in Catherine Hill Bay. A retail study conducted 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 2008-2016²), and approved biodiversity outcomes.

Section 6.3 (of the SIS) identifies State Infrastructure Projects in the Lower Hunter. The only project with direct relevance to Catherine Hill Bay is a new zone substation at Catherine Hill Bay and a water reservoir. Proposed upgrades of health facilities in Newcastle, however, would be of regional benefit to new residents.

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 local biodiversity outcomes.

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

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

- equitable access to transport (a subsidised bus service has, at times, been suggested as one means of addressing this)
- 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
- beach/park embellishments that protect and enhance the local environment
- retail/employment facilities pertinent to the local scale.

The following section discusses projected social infrastructure requirements for Catherine Hill Bay.

² http://www.treasury.nsw.gov.au/__data/assets/pdf_file/0011/11720/sis2008_4_regional.pdf

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 determined that there will be no requirement to develop any new schools. Rather capacity at existing schools would be taken up prior to construction of any new buildings on existing school sites.

In terms of higher education, 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.

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 Ms 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, so strategies to try and attract GPs and ancillary health services to local centres are appropriate. One potential means of attracting medical and ancillary health services would be to ensure professional rooms are included in any future retail development.

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 bush and the beach frontage and a desire to see these appropriately maintained.

Emergency services:

The location of emergency response services (police and ambulance) at a regional scale needs to be addressed. As indicated earlier in this report, Rural Fire Service facilities exist locally.

Cultural services:

There are no current plans for additional library service. Lake Macquarie Council's Section 94 Plan indicates that a contribution to regional library facilities at Swansea is adequate. 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.

5.2 Local infrastructure - Section 94

Current Section 94 Contribution rates for Catherine Hill Bay are listed in the current Lake Macquarie Section 94 Contributions Plan No. 1 – Citywide (2004) as amended – Belmont Catchment. The contributions identified for Catherine Hill Bay (per lot) have been determined and are outlined below. These are effective from the 15 August, 2010 to 14 November, 2010³.

Open space and recreation

Open Space acquisition	\$7,640
Recreation facilities	\$5,725

Community Facilities:

East Lake Capital	\$2,271
East Lake Land	\$632
Management fee	\$174

Total **\$16,442**

A deed of agreement will be agreed with Lake Macquarie City Council (LMCC) to arrange timely payment of Section 94 contributions commensurate with the staging of the overall development. This agreement will consider the dedication of land for local open space, recreation and community facilities. It has been agreed with Council that sporting needs will be accommodated by an upgrade/redevelopment of Catherine Hill Bay oval and surrounds to which Section 94 contributions for open space and recreation will be applied less the value of dedicated land to Council. Timing of the dedication of the land around the oval will be agreed with LMCC. Dedication will not be any earlier than the timing under the terms of the LMCC Section 94 Contributions Plan as if the land value being dedicated was an “open space” cash contribution.

5.3 State infrastructure – Voluntary Planning Agreement

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

EMERGENCY SERVICES CONTRIBUTION - The Landowner is to provide a monetary contribution to the Planning Minister, totalling \$29,006.52 (subject to indexation) towards the proposed acquisition of a 3,000 square metre site for location of emergency services, 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 \$43,509.78 amounting to a contribution of \$195.99 per urban lot. Coal & Allied have offered land to NSW Ambulance in lieu of the above contribution being part Lot 2030 DP 841175, east of Frazer Street having an area of 4,200 square metres. A decision from NSW Ambulance is still pending. Refer to the figure below for the proposed land dedication plan.

³ Lake Macquarie City Council, The Lake Macquarie Section 94 Contributions Plan No.1 – Citywide (2004) as amended – Belmont Catchment, effective to 14th November 2010 available at <http://www.lakemac.com.au/page.aspx?pid=109&fid=383&ftype=File&vid=1&dip=True>

Figure 1 – Emergency services contribution (Catherine Hill Bay)



ROAD CONTRIBUTION - The Landowner is to upgrade the intersection at Flowers Drive and Pacific Highway, Middle Camp. The intersection is to be designed and constructed to restrict Flowers Drive traffic movements to left in / left out only. Physical barriers are to be designed and constructed to implement a right turn ban from Cams Wharf Road into the Pacific Highway. A u-turn facility is to be provided on the Pacific Highway or at Nords Wharf Road to accommodate northbound vehicles exiting Flowers Drive.

Should Coal & Allied proceed with its development in advance of the proposed Rose Group, Coal & Allied have detailed alternative Pacific Highway intersection upgrade requirements until such time that the cumulative impact of the Coal; & Allied development and the proposed Rose Group development at Catherine hill Bay. These details are included in the traffic report and the Environmental Assessment (Section 6.4.4)

5.2.1 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 527 ha of land for environmental conservation under an offset arrangement.

LAND REMEDIATION AND RESERVE ESTABLISHMENT WORKS - The Landowner must undertake the following works:

- Bunker on the Land owned by the Landowner at Radar Hill to be cleared of rubbish and debris and installation of security features to prevent vandalism, unauthorised access, dumping and fires.
- Undertake erosion control works.
- Treatment of major weed infestations including spraying at optimum times over successive seasons and follow up work including replanting.
- Treatment of aquatic weed infestation including initial harvesting and successive treatments for 3 years.
- Rehabilitate the land to the satisfaction of the Environment Minister or his nominee.

5.4 Cumulative impacts

We note that there are likely to be cumulative impacts on regional social infrastructure for Catherine Hill Bay as a result of respective developments, in particular relating to health and education services. The extent has been considered by the respective Departmental responses to the DGEARs.

Retail services are discussed below. In relation to cumulative impact on these services, we note the potential development of the residential zoned land owned by Rose Group which would be capable of accommodating retail to service the local needs.

6 Retail

This section of the report assesses the potential for retail facilities at Catherine Hill Bay.

It should be noted that 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 area. This is a result of the proposed Coal & Allied development and the potential residential development on the Rose Group residential zoned land as outlined previously as well as the scale of existing development.

6.1 Catherine Hill Bay

Taking only the suburb of Catherine Hill Bay as the main trade area, there are indications that there will be an undersupply of retail floorspace of 1,000-1,200 sq.m by 2013, assuming a trading level of around \$4,750 per sq.m.

Assuming the trading level of convenience retail at Catherine Hill Bay increases to around \$5,000 per sq.m, by 2016, as the population increases, the undersupply of retail floorspace will reach around 3,100sq.m and 3,720 sq.m by 2021 assuming a trading level of \$5,250 per sq.m. This analysis assumes that 1,500 sq.m of convenience retail is added at Catherine Hill Bay by 2016.

Table 7 – Estimated Supply & Demand of Retail Floorspace in Catherine Hill Bay, 2006-2021

Estimated Supply & Demand of Retail Floorspace in Catherine Hill Bay, 2006-2021 (exc GST)				
Supply/Demand Factor	2006	2011	2016	2021
<u>Demand</u>				
Catherine Hill Bay Population	153	162	1,894	1,919
Catherine Hill Bay Retail Expenditure Per Person (\$)*	10,099	12,317	12,144	14,293
Catherine Hill Bay Total F&G Expenditure (\$M)*	1.5	2.0	23.0	27.4
Retail Turnover Density (\$ per sq.m)	4,500	4,750	5,000	5,250
Retail Floorspace Demand (Sq.m)	343	420	4,600	5,220
Existing Retail Supply	0	0	1,500	1,500
Under (-)/Over (+) Supply	-343	-420	-3,100	-3,720

1. Constant 2010 dollars

Source : Urbis

7 Conclusion and Recommendations

This report has been prepared for Coal & Allied to assist in understanding current and projected social infrastructure for the communities in the southern lands. We have identified the need for particular social infrastructure, but 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.

As indicated in section 3.2. above, there will be an intensity of impact upon the community of Catherine Hill Bay as a result of additional development. The staging of development is one process to ensure that local service capacity is gradually built over time, for example through visiting professional services (although this would require consideration of an appropriate location for such services– e.g. community facility or current vacant premises).

7.1 Recommendations

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

1. That Coal & Allied allows for Section 94 provisions in respect to open space, recreation and community facilities for Catherine Hill Bay as identified in this report and attributable to Lake Macquarie Council's Section 94 Plan agreed for Catherine Hill Bay. The contributions identified for Catherine Hill Bay have been determined as follows:

Open space and recreation

Open Space acquisition	\$7,640
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Recreation facilities	\$5,725
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Community Facilities:

East Lake Capital	\$2,271
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East Lake Land	\$632
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Management fee	\$174
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Total	\$16,442
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The final levy for community facilities will be determined and offset where appropriate through dedication of appropriate land and facility upgrades via "works in kind" in lieu of monetary contributions. The value of these offsets would be determined and total rate adjustments made.


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 will include the following:
 - EMERGENCY SERVICES CONTRIBUTION - The Landowner is to provide a monetary contribution to the Planning Minister towards the proposed acquisition of a 3,000 square metre site for location of emergency services or in lieu of a monetary contribution dedicate land which has been offered to NSW Ambulance being part Lot 2030 DP 841175, east of Frazer Street having an area of 4,200 square metres.
 - ROAD CONTRIBUTION - The Landowner is to upgrade the intersection at Flowers Drive and Pacific Highway, Middle Camp.


- ENVIRONMENTAL OFFSET LAND CONTRIBUTION - The Landowner must transfer the Environmental Offset Land to the Environment Minister including the transfer, acquisition and rezoning of these lands. This includes the dedication of approximately 527 ha of land for environmental conservation under an offset arrangement.
 - LAND REMEDIATION AND RESERVE ESTABLISHMENT WORKS - The Landowner must undertake the following works:
 - Bunker on the Land owned by the Landowner at Radar Hill to be cleared of rubbish and debris and installation of security features to prevent vandalism, unauthorised access, dumping and fires.
 - Undertake erosion control works.
 - Treatment of major weed infestations including spraying at optimum times over successive seasons and follow up work including replanting.
 - Treatment of aquatic weed infestation including initial harvesting and successive treatments for 3 years.
 - Rehabilitate the land to the satisfaction of the Environment Minister or his nominee.
3. That Coal & Allied by way of additional contribution to the standard Statutory contribution requirements and Voluntary Planning Agreement, 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 C&A \$5.00M contribution for the Southern Estates towards social infrastructure and community development at Catherine Hill Bay includes:
- Contributions to the funding of the Catherine Hill Bay Surf Club
 - Heritage railway walk and interpretation strategy
 - Pedestrian / cycleway – Bowling Club to Heritage walk
 - Provision of walking paths external to C&A land (subject to DECCW approval)
 - Assistance to the Dune Care Group & Lake Macquarie Council in the implementation of a plan of management for the coastal area.
 - Contribute towards the funding of a Department of State and Regional Development project to identify employment opportunities in the Swansea area.


Details pertaining to cost allocations and timing have been included in the Environmental Assessment report prepared by Urbis.


Appendix A Maps of Existing Social Infrastructure




 Jetty


 Old Quarry Site

 Parks/Ovals


 Place of Worship


Community Facilities Services


 Cemetery


 Fire Station


Clubs/Hotels


 Hotel


 Club

 RSL


 Suburb

 Property Boundary

 Waterbody

 Parkland

Source: Contains data Copyright. Based on data provided under licence from PSMA Australia Limited (www.pdma.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)



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urbis

Appendix B Social Infrastructure Contacts

Lake Macquarie City Council

- Erica Southgate, Social and Community Planning Coordinator, (02) 4921 0342
- Deborah Scott, Developer Contributions Coordinator, Community Planning Department (02) 4976 1754
- Manager, Nords Wharf Community Hall, 02 4976 3593
- Greg Weir, Youth Services, Lake Macquarie Council

Community Organisations

- Youth Officer, Lake Macquarie PCYC, 02 4948 2225, 0407 456 242
- Manager, Lake Macquarie Community Transport, 02 4959 1333

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

- Director, Nords Wharf Community Preschool, (left message on answer machine, John Pritchard principal NWPS, gave information.)

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 M^cCabe, Newcastle City Council

Appendix C Tables

Social Infrastructure, Catherine Hill Bay

Name	Address	Phone	Contact	Comments
Parks/ovals				
Catherine Hill Bay Oval	6 Northwood Rd, Catherine Hill Bay, 2281	0403 504 582		
Pat Slaven Reserve	Flowers Drive, Catherine Hill Bay			
Clubs/hotels				
Catherine Hill Bay Bowling Club	68 Flowers Drive, Catherine Hill Bay, 2281	02 4976 1276		
Swansea RSL Club (sub branch)	69 Flowers Drive, Catherine Hill Bay, 2281	02 4976 2345		
Catherine Hill Bay Surf Club	Hale St, Catherine Hill Bay, 2281	02 4976 1217		
Wallarah Hotel ("Catho Pub")	24 Clarke St, Catherine Hill Bay, 2281	02 4976 1222		
Community facilities/services				
Catherine Hill Bay Rural Fire Service	Flowers Drive, Catherine Hill Bay			
Tennis court and clubroom	On Coal & Allied land behind Flowers Dr			
Churches				
Holy Trinity Anglican Church	Flowers Drive, Catherine Hill Bay			
Retail				
Convenience Store				Currently closed
Other				
Old 'lock up'	Opposite Catho Pub			
Private jetty				
Old shop				Previously used as a gallery

Appendix D Section 94 Plan

Table 8 – Lake Macquarie Section 94 Contributions Plan No.1 Belmont Catchment effective to 14/11/2010

The Lake Macquarie Section 94 Contributions Plan No.1 - Citywide (2004) as amended - Belmont Catchment								
Facility	Effective from: 15/08/2010 to: 14/11/2010							
	Contribution						Dedication	
	Lot	1 Bedroom Dwelling	2 Bedroom Dwelling	3 Bedroom Dwelling	4+ Bedroom Dwelling	Hectare	Lot (m2)	Hectare (m2)
Open Space and Recreation								
Open Space Acquisition	\$7,640	\$3,362	\$4,889	\$7,334	\$10,390	-	114.80	-
Recreation Facilities	\$5,725	\$2,519	\$3,664	\$5,496	\$7,786	-	-	-
Community Facilities								
East Lake Capital	\$2,271	\$999	\$1,453	\$2,180	\$3,089	-	-	-
East Lake Land	\$632	\$278	\$405	\$607	\$960	-	4.11	-
Management	\$174	\$76	\$111	\$167	\$236	-	-	-

Appendix E References

Australian Bureau of Statistics, *2006 Census of Population and Housing*

Coal & Allied, *Our land in the Lower Hunter*, June 2007

Coal & Allied, Community meeting notes, Minmi, Gwandalan/Summerland Point and Nords Wharf/Catherine Hill Bay

Department of Planning, *Draft Central Coast Regional Strategy*, 2006

Department of Planning, *Lower Hunter Regional Strategy*, October 2006

Lake Macquarie City Council, *Social Plan 2005-2007*

Lake Macquarie City Council, *Lifestyle 2020 Strategy*

Lake Macquarie City Council, *Contributions Plan Citywide*, 2004

Wyong Shire Council, *Draft Northern Districts Contributions Plan: Section 94 Development Contributions Plan*, August 2007

Wyong Shire Council, *Contributions Plan No 12, Gwandalan District*, November 2006

Wyong Shire Council, *DCP Gwandalan & Summerland Point*, 26 September 1991

Wyong Shire Council, *Management Plan 2007/08 Volume 1*

Wyong Shire Council, Wyong Shire Council, *Residential Development Strategy*, December 2002

Lake Macquarie City Council, *Community Services and Facilities Policy*, 12 December 2005

Wyong Shire Council, Director's Report to the Ordinary Meeting of Council, September 8, 2004

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