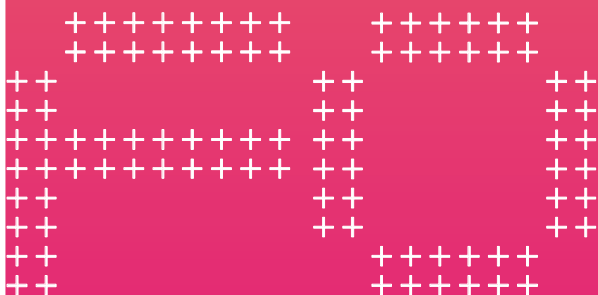


Lower Hunter Lands Southern Estates

Social Infrastructure Study Nords Wharf

November 2010



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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 the community of Nords Wharf.

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 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 the community of Nords Wharf. 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 Nords Wharf 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. And, finally, projected social infrastructure requirements are discussed, as these relate to available planning strategies. The Section 94 contributions, Voluntary Planning Agreement and additional contributions detailed in this document 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 the community of Nords Wharf 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 Nords Wharf 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 Nords Wharf site will apply to the entire 127ha Nords Wharf site. The key parameters for the future development of the site are as follows:

- Dedication of 116.6ha 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 92% of the Nords Wharf site.
- Maximum dwelling yield of 90 dwellings over 10.18ha.
- Indicative development staging. Depending on market forces, it may be decided to release the lots in 3-4 stages of 25-30 lots each.
- The provision of associated infrastructure.
- Torrens title subdivision and boundary realignment of the Nords Wharf site. The Torrens title subdivision and boundary realignment of Coal & Allied land will enable land 116.6ha in area that is owned by Coal & Allied to be excised and dedicated to NSWG for conservation purposes.
- 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 90 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.

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

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

Table 1 – Nords Wharf

Key DGEAR Requirement	Urbis Social
General Requirements	<p>(7) Identify the 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 (b) Identification and assessment of all necessary augmentation works to service the site and whether these works can sustain this and other development foreshadowed for the Wallarah Peninsula shown in the Lower Hunter Regional Strategy. <p>Future public land</p> <ul style="list-style-type: none"> ▪ (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.
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"> • Lake Macquarie Council • Wyong Shire Council • Hunter Water • Local Aboriginal Land Council • 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 • Utility providers <p>The consultation process and the issues raised should be described in the Environmental Assessment.</p>

3 Socio-demographic Profile of Nords Wharf

The community of Nords Wharf is part of Lake Macquarie City Council.

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 the Lake Macquarie region 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 communities of Nords Wharf have changed dramatically from its early days as rural and mining communities. William Nord was granted land and the Nord family established a farm and orchard at the current location of Nords Wharf on the eastern edge of Lake Macquarie. Miners used the wharf on Nords land to get to the mine at Catherine Hill Bay. The Aboriginal heritage of the area was the site of a mass walkabout for outlying tribal groups. Government Road closely follows the original trail used by Aboriginal inhabitants. Today Nords Wharf supports a small community of 870 persons, which is swelled over the summer period by holiday makers who come to the area particularly for boating, fishing and other water sports.

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 communities in Southern Lands*

Community	Nords Wharf	Lake Macquarie LGA	NSW
Base population 2006	870	183, 138	
0-4 years	5% (43.5)	6% (10,988.3)	6%
5-9 years	7% (60.9)	7% (12,819.7)	7%
10-14 years	10% (87)	7% (12,819.7)	7%
15-19 years	9% (78.3)	7% (12,819.7)	7%
20-24 years	6% (52.2)	6% (10,988.3)	7%
25-29 years	3% (26.1)	5% (9,156.9)	6%
30-34 years	3% (26.1)	6% (10,988.3)	7%
35-39 years	7% (60.9)	7% (12,819.7)	7%
40-44 years	8% (69.6)	7% (12,819.7)	7%
45-49 years	11% (95.7)	7% (12,819.7)	7%
50-54 years	6% (52.2)	7% (12,819.7)	7%
55-59 years	7% (60.9)	7% (12,819.7)	6%
60-64 years	7% (60.9)	6% (10,988.3)	5%
65 years +	11% (95.7)	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 Nords Wharf (Lake Macquarie LGA)

The population of Nords Wharf and the LGA as a whole has a median age of 40 years, generally older than for New South Wales as a whole (38 years) or Australia (35 years).

However, at the other end of the spectrum, the percentage of the population between 5 and 19 years is higher in Nords Wharf than for Lake Macquarie and New South Wales. Seventeen per cent of the population at Nords Wharf is in the age bracket 5-14 years compared to Lake Macquarie (14%) and New South Wales (14%). The percentage in the 15-19 year age bracket is 9% compared to Lake Macquarie at 7%. As indicated above, in numerical terms, these small populations, while significant, provide service threshold challenges.

There is an under-representation of persons aged 20-29 in Nords Wharf (9%) 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.

While an ageing population is a concern for the wider community, figures for Nords Wharf indicate a lower proportion in the age group 65 years and older (11%) than either Lake Macquarie (17%) or New South Wales (14%).

* 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

Family structure	Communities		
	Nords Wharf	Lake Macquarie LGA	NSW
Couple families with children	51.0%	43.6%	46.2%
Couple families without children	35.4%	38.4%	36.0%
One parent families	11.5%	16.8%	16.1%

Source: ABS 2006 Census

Table 2 indicates that Nords Wharf has a higher proportion (51%) of the population living in couple families with children than for the Lake Macquarie LGA (43.6%) and New South Wales as a whole (46.2%). Nords Wharf has a lower proportion of one parent families, at 11.5% when compared to 16.8% for Lake Macquarie and 16.1% for New South Wales as a whole.

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 Nords Wharf however, the proportion of indigenous persons is only 1.4% of the population. In Catherine Hill Bay the proportion of indigenous persons is 3.3%.

A higher proportion of the population for Nords Wharf (88.4%) 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 Nords Wharf, 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 Nords Wharf shows that:

- It has a somewhat higher proportion of managers and administrators than for other communities in the southern lands.
- The proportion of tradespeople in Nords Wharf is slightly higher than for the area as a whole.
- It is slightly higher than the LGA in terms of advanced clerical and service occupations yet slightly lower than the LGA at the intermediate and elementary levels.
- Nords Wharf has a slightly lower proportion of labourers and related workers, than the area as a whole.

Table 4 – Occupational groupings, southern area lands

Occupational Category	Nords Wharf	Lake Macquarie	NSW
Managers and Administrators	7.8%	5.8%	9.4%
Professionals	16.3%	16.9%	19.1%
Associate Professionals	13.3%	11.3%	11.6%

Tradespersons and Related Workers	15.5%	14.9%	11.9%
Advanced Clerical and Service Workers	6.6%	3.9%	4.2%
Intermediate Clerical, Sales and Service Workers	14.7%	16.6%	16.5%
Intermediate Production and Transport Workers	9.4%	8.9%	7.9%
Elementary Clerical, Sales and Service Workers	9.1%	11.6%	9.3%
Labourers and Related Workers	6.4%	8.3%	8.0%
Inadequately described	0.8%	0.7%	0.8%
Not stated	0.0%	1.2%	1.2%
Total	100.0%	100.0%	100.0%

ABS data indicates average personal income for residents of Nords Wharf is \$34,241, above the NSW State average of \$33,317. The average personal income for residents of Lake Macquarie LGA as a whole is \$29, 659. The median household annual income for Nords Wharf recorded in the 2006 Census was \$64,428 which compares to a national median household income of \$60,892.

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

Table 5 – Work from Home

	Nords Wharf	Lake Macquarie	NSW
Worked at home (num)	29	2,553	138,640
Worked at home (%)	7.1%	3.3%	4.8%
Total employed persons	406	76,735	2,909,441

Source: ABS 2006 Census

3.1.7 Transport to work and car ownership

The Hyder Consulting report *Southern Estate – 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. Forty-six per cent (46%) of dwellings in Nords Wharf have two cars, 29% have one car and 16% have three cars.

3.1.8 Dwelling Characteristics

A higher proportion of dwellings in Nords Wharf and Catherine Hill Bay are classified as separate houses than for Lake Macquarie LGA or the rest of Australia. In 2006, in Nords Wharf, the number of occupied dwellings designated as separate houses was 293 or 100%. The proportion of separate houses for Lake Macquarie LGA is 87% and Australia, 74%.

A higher proportion of dwellings are fully owned in Nords Wharf (40.6%) than for Lake Macquarie (38.6%) or Australia as a whole (32.6%). A higher proportion of dwellings are being purchased in Nords Wharf (41%) than the LGA as a whole (33.4%) or Australia (32.2%).

3.2 Summary and planning implications

While the community will be affected by the proposed development, in general terms, the scale of growth in relation to the base population is unlikely to have any negative impact for the community of Nords Wharf and, with appropriate planning, could result in many positive benefits.

While the full range of social infrastructure is not currently present at Nords Wharf, 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 allocations and public transport proposals are being addressed within the Environmental Assessment.

4 Projected future growth

Future population growth has been calculated in the following table, using base population figures (the current population), natural population growth (estimated at 1% per annum across 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.

4.1 Nords Wharf

In Nords Wharf, Coal & Allied proposed to develop 90 lots, possibly in one stage dependant on market demand.

Table 6 – Population x lot release, Nords Wharf

	Population source	No of persons
Existing population	Base population: (2006 Census)	870
Future population considering natural increase and development population	Natural population increase	924
	Population growth from 90 lots	269
	Total future population	1193

Assumptions:

- Base population: 870 persons (ABS 2006 Census)
- Number of persons per household (2.99)
- Natural population growth rate: 1% per annum.

4.2 Audit of Current Social Infrastructure

4.2.1 Nords Wharf

The range and types of existing social infrastructure for Nords Wharf are described below. Community facilities are fairly basic, typifying a 'lifestyle' community.

- Education:
 - Nords Wharf Primary School currently has between 80 and 90 enrolled at the school. Over recent years, enrolments have hovered around the 100 mark. Current school buildings consist of 2 permanent classrooms, 2 demountable classrooms, a demountable library and a demountable administration block. A new canteen has recently been built and a storage area for sports equipment etc. A new library is currently under construction provided with \$850,000 from the Federal Government stimulus package¹. The school has no assembly hall and assemblies are conducted outdoors. Much of the school is located on a sloping block, and the flat area is currently used as a playground.

The catchment area for the school is Nords Wharf, Catherine Hill Bay and Cams Wharf. DET suggests that additional students from Catherine Hill Bay could be enrolled at Swansea Public School.

- Childcare:
 - There is one small, community-operated pre-school. There is capacity for extra enrolments and there is also physical space for expansion of the existing facility. Caves Beach also has a child care centre and a pre-school, and Swansea has a Kindergarten Union pre-school.
- Recreation:
 - There is a small, older weatherboard community hall which has a capacity of 60 people. It is well-maintained and is currently used for a youth program run on a weekly basis by Police and Citizens Youth Club.
- Outdoor facilities include
 - a boat ramp and a public jetty, three small parks, an oval and a Scout Camp.
- Health:
 - There are no General Practitioner (GP) services in Nords Wharf, 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 facilities in Nords Wharf, but ILU's are proposed by Coal & Allied at Gwandalan, an adjacent suburb.
- Transport:
 - There is a limited bus service between Nords Wharf, Swansea and Charlestown or Lake Haven, with three buses running each way on weekdays, 2 on Saturdays and none on Sundays. Wyee is the nearest railway station for Sydney and Newcastle. Hyder's report *Southern Estate – Traffic and Transport* provides detail regarding the scheduling and patronage of transport services.
- Emergency Services:

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

- NSW Ambulance and Police Services are located at Belmont. A Rural Fire Service Station is located on Nords Wharf Rd. NSW Ambulance has identified a need for an additional facility in the immediate region. Land at Catherine Hill Bay has been offered to the NSW Ambulance Service
- Retail:
 - There is a convenience store which includes post office and newsagent facilities.

Details for this infrastructure are 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 anticipated to result from the proposed developments at Catherine Hill Bay, Middle Camp and Nords Wharf.

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.

Although direct lake access is more constrained within the village of Nords Wharf than for other communities in the southern lands, park and barbeque facilities are provided.

Some further comments about education and health services are indicated. Medical and ancillary services have to be accessed outside the local area. There is 1 GP in Gwandalan and 10 GPs and medical centres in the Swansea and Caves Beach area which could be accessed by residents from Nords Wharf. 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 capacity for increased enrolments.

All areas are 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. According to the Social Assessment for Rose Group document published by Wyong Shire Council, 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 of Nord Wharf 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 social sustainability, in overcoming social isolation and providing a basic need to individuals without access to car transport.

As described, there are limited retail facilities and services in Nords Wharf. 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, and approved biodiversity outcomes.

Appendix 1 highlights sustainability criteria including (from the perspective of social infrastructure) infrastructure provision, access, housing diversity, employment lands and quality and equity in services.

Appendix 2 of the Strategy identifies State Infrastructure Projects in the Lower Hunter. The only project with direct relevance to Nords Wharf 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 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 local biodiversity outcomes

Importantly, the dedication by Coal & Allied of 86% of its southern lands for conservation purposes substantially exceeds regional open space requirements.

From demographic analysis and consultations, 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
- foreshore/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 Nords Wharf.

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 of 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 in the southern lands 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.

It should be noted that the need for additional medical, dental and related services was identified in community workshops as vital for the community. Thus, strategies to try and attract GPs and ancillary health services to local centres are appropriate. One potential means of attracting medical services would be to ensure professional rooms are included in any proposed retail facility development at Catherine Hill Bay or Gwandalan. Alternatively, community halls might be adapted to include practice rooms for visiting health professionals.

Multipurpose community facilities:

There is a small, local community hall in Nords Wharf, well utilised for a range of community activities, including a youth program. 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 the community needs to be considered in terms of planning future 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. However, access for young people from Nords Wharf would be an issue.

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.

Emergency services:

The location of emergency response services (police and ambulance) needs to be addressed in regional service provision. As indicated earlier in this report, Rural Fire Service facilities exist in all three communities.

Cultural services:

There are no current plans for additional library services in Nords Wharf (Lake Macquarie Council's Section 94 Plan indicates that a contribution for regional library facilities at Swansea would be 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. Other typical standards of provision of social infrastructure include:

- Children's services:
 - 1 place per 5 children 0-4 years of age. Internal floor area 10.22m² per place. External site area per place is 46.4m².
- Family Day Care:
 - 25% of children in FDC (1 place per 20.27 children)
- Before and After School Places:
 - 1:25 children (5-12 years)
- Vacation Care Places:
 - 1:60 children (5-12 years)

- Youth Centre/Annexe:
 - 1 facility: 13,000 population. External site area 231m² per 1000 population.
- General purpose/Family Activity area:
 - External site 715m² per 1000 population. 65m² per population.
- Multipurpose Centres:
 - Floor area 209.7m² per 1000 residents. Site area 715m² per 1000 residents. This standard replaces all of the above, and multipurpose Centres may incorporate any of the specialised services above.
- Libraries:
 - Floor area: 50m² per 1000 residents. Site area 160m² per 1000 residents.

5.2 Local Infrastructure - Section 94

Current Section 94 Contribution rates for Nords Wharf are listed in the current Lake Macquarie Section 94 Contributions Plan No. 1 – Citywide (2004) as amended – Belmont Catchment. The contributions identified for Nords Wharf (per lot) have been determined and are outlined below. These are effective from the 15 August, 2010 to 14 November, 2010².

Open space and recreation

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

Community Facilities:

East Lake Capital	\$2,271
-------------------	---------

East Lake Land	\$632
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Management fee	\$174
----------------	-------

Total	\$16,442
--------------	-----------------

Lake Macquarie City Council has advised that the area for development currently falls with the Lake Macquarie Section 94 Contributions Plan Citywide No.1, 2004 (as amended). This Plan does not specify any local recreational facilities. A deed of agreement will be established with Lake Macquarie City Council to arrange timely payment of Section 94 contributions commensurate with the staging of the development.

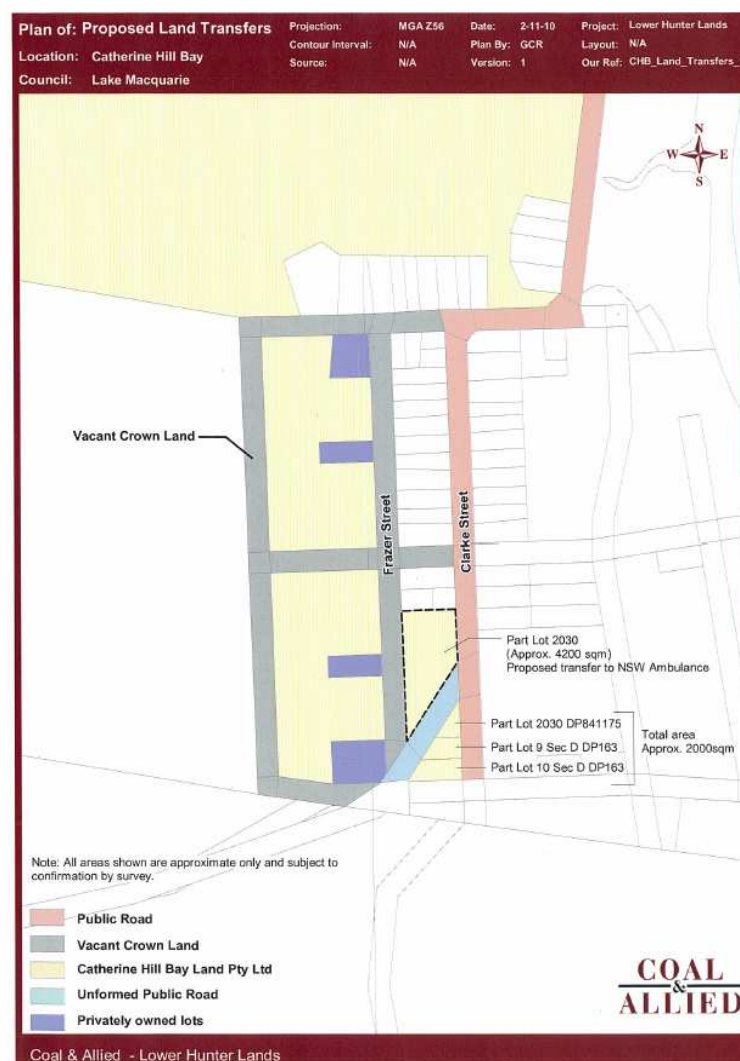
² Lake Macquarie City Council, The Lake Macquarie Section 94 Contributions Plan No.1 – Citywide (2004) as amended – Belmont Catchment, effective to 14th November 2010, available at <http://www.lakemac.com.au/page.aspx?pid=109&fid=383&ftype=File&vid=1&dip=True>

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 refinement finalisation of the Part 3A process this offer will include the following:

- **EMERGENCY SERVICES CONTRIBUTION** - The Landowner has offered the NSW Ambulance a site at Catherine Hill Bay. Should the land not suit the NSW Ambulance for its operations the landowner in lieu is to provide a monetary contribution to the Planning Minister, totalling \$11,759.40 (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 \$17,639.10 amounting to a contribution of \$195.99 per urban lot. on or prior to the issue of the first subdivision certificate that creates the first Urban Lot within the area the subject of the Concept Plan Approval.

Figure 1 – Emergency services contribution (Catherine Hill Bay)



- **ROAD CONTRIBUTION** - The Developer is to upgrade the intersection at Awabakal Drive and Pacific Highway, Nords Wharf. The intersection is to be designed and constructed as a seagull intersection with raised kerbs and part signalisation for northbound vehicles. Completion of the intersection upgrade is required on or prior to the issue of the first subdivision certificate that

creates the first Urban Lot within the area the subject of the Concept Plan Approval and to the RTA's satisfaction.

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 117 ha of land for environmental conservation under an offset arrangement.
- **LAND REMEDIATION AND RESERVE ESTABLISHMENT WORKS** - The Landowner must undertake the works including removal of rubbish, weeds and derelict buildings

6 Retail

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

6.1 Nords Wharf

At an average trading level of \$4,500 per sq.m, the Nords Wharf area is currently undersupplied with retail floorspace by 1,470 sq.m. It is assumed that the average trading level of retail floorspace in the area will increase over time, as residents establish their shopping patterns. On this basis, the Nords Wharf area will be undersupplied by 2,850 sq.m by 2021, assuming the average trading level of retail floorspace increases to around \$5,250 per sq.m.

The proposed development of the Rose Group zoned land is anticipated to include around 1,500 sq.m of convenience retail floorspace at Catherine Hill Bay (including a 400 sq.m convenience store), which could impact somewhat on the amount of sustainable floorspace at Nords Wharf. However, given that convenience retailers generally serve residents within the immediately surrounding area, the proposed 1,500 sq.m of convenience retail at Catherine Hill Bay, 3 km to the south-east, is unlikely to significantly affect the amount of supportable convenience retail floorspace at Nords Wharf.

Table 7 – Estimated Supply and Demand of Retail Floorspace in Nords Wharf, 2006-2021 (exc GST)

Estimated Supply & Demand of Retail Floorspace in Nords Wharf, 2006-2021 (exc GST)				
Supply/Demand Factor	2006	2011	2016	2021
<u>Demand</u>				
Nords Wharf Population	870	1,170	1,215	1,260
Nords Wharf Retail Expenditure Per Person (\$)*	10,190	9,710	12,150	13,940
Nords Wharf Total F&G Expenditure (\$M)*	8.9	11.4	14.8	17.6
Retail Turnover Density (\$ per sq.m)	4,500	4,750	5,000	5,250
Retail Floorspace Demand (Sq.m)	1,970	2,390	2,950	3,350
Total Existing Retail Supply (Sq.m)	500	500	500	500
Under (-)/Over (+) Supply	-1,470	-1,890	-2,450	-2,850

1. Constant 2010 dollars
Source : Urbis

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 continuity 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.

In relation to Nords Wharf, we conclude that the impact of development is unlikely to have an adverse impact upon social infrastructure and has the potential for positive effects. 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 role and responsibilities for social infrastructure in Nords Wharf:

1. That Coal & Allied allows for Section 94 provisions in respect to community facilities for Nords Wharf as identified in this report and attributable to the Lake Macquarie City Council (LMCC) Section 94 Plan. Coal & Allied has discussed and agreed in principle with Council the distribution of Section 94 contributions relative to preferred works nominated by LMCC. These works include the upgrade of the Catherine Hill Bay oval, and dedication of 2.33 Ha of land immediately adjacent to the oval and bowling club to the equivalent value of Section 94 Contribution rates which are the subject of land valuation and Contribution rate escalations in accordance with the Citywide Plan

City wide social infrastructure contributions as per the Section 94 Contributions Plan (2004) for Nords Wharf and Catherine Hill Bay is as follows:

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**

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 refinement and finalisation of the Part 3A process this offer includes the following :

EMERGENCY SERVICES CONTRIBUTION - The Landowner has offered the NSW Ambulance a site at Catherine Hill Bay. Should the land not suit the NSW Ambulance for its operations the landowner in lieu is to provide a monetary contribution to the Planning Minister, totalling \$11,759.40 (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 \$17,639.10

amounting to a contribution of \$195.99 per urban lot. On or prior to the issue of the first subdivision certificate that creates the first Urban Lot within the area the subject of the Concept Plan Approval.

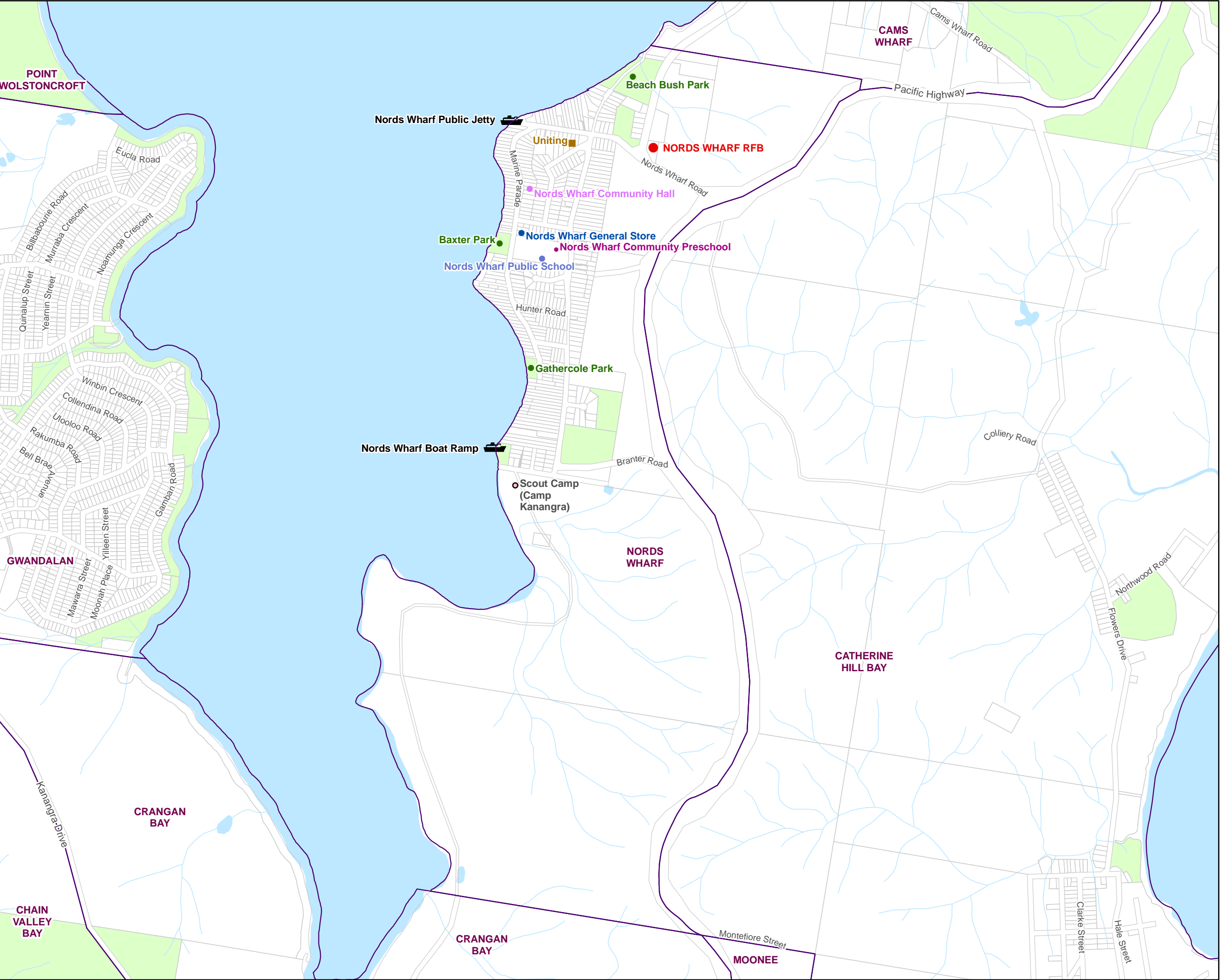
ROAD CONTRIBUTION - The Developer is to upgrade the intersection at Awabakal Drive and Pacific Highway, Nords Wharf. The intersection is to be designed and constructed as a seagull intersection with raised kerbs and part signalisation for northbound vehicles. Completion of the upgrade works is required on or prior to the issue of the first subdivision certificate that creates the first Urban Lot within the area the subject of the Concept Plan Approval and to the RTA's satisfaction.

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 117 ha of land for environmental conservation under an offset arrangement.

LAND REMEDIATION AND RESERVE ESTABLISHMENT WORKS - The Landowner must undertake the works including removal of rubbish, weeds and derelict buildings

3. Coal & Allied by way of additional contribution to the 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. Of the \$5M allocated by Coal & Allied for the provision of social infrastructure and community development for the southern estates, allowances have been made at Nords Wharf to:
- Provide additional trailer parking for the Branter Road boat launching ramp.
 - Contribute to the upgrade of the Branter Road boat launching ramp.
 - Contribute to the upgrade of existing boat ramp facilities near Cams Wharf.
 - Contribute to a local playgroup
 - Upgrading Gathercole Reserve
 - Extend 1.2m foot path in Government Road from closest bus stop to the proposed new estate to the public school. The Owner will enter into a Voluntary Planning Agreement with Lake Macquarie City Council.
 - Provision of walkways (subject to DECCW approval) external to the Coal & Allied development land

Appendix A Map of Existing Social Infrastructure



Boat Ramps & Jetties

Retail

Park

Preschool

Emergency Services

Place of Worship

Hall

Place of Worship

Scouts

School

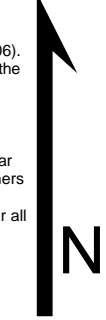
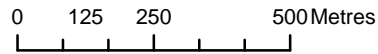
Suburb

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)



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 (runs program at NW Community Hall), 02 4948 2225, 0407 456 242

Manager, Lake Macquarie Community Transport, 02 4959 1333

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

Director, Nords Wharf Community Preschool, (left message on answer machine, John Pritchard principal NWPS, provided 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 Transport Planner

Appendix C Tables

C.1 Social Infrastructure in Nords Wharf

Name	Address	Phone	Contact	Comments
Schools				
Nords Wharf Public School	Marine Parade, Nords Wharf, 2281	0249761257	Principal: Mr John Pritchard	Catchment area: Nords Wharf, Cams Wharf, Catherine Hill Bay.
Pre-Schools				
Nords Wharf Community PreSchool	44a Government Rd, Nords Wharf, 2281	02 4976 1228		
Parks				
Nords Wharf Oval	Nords Wharf Rd			
Gathercole Park	Marine Pde			
Baxter Park	Marine Pde			
Beach Bush Park				
Boat ramps/jetties				
Nords Wharf Boat Ramp	Branter Rd			Concrete ramp, toilets, water
Nords Wharf Public Jetty	Off Nords Wharf Rd			Freshwater tap, shower
Community facilities/services				
Nords Wharf Community Hall	31 Marine Pde, Nords Wharf, 2281	02 4976 3593		Capacity 60, PCYC runs youth program Tuesday afternoons
Scout Camp (Camp Kanangra)	Branter Rd, Nords Wharf, 2281	02 4945 2432; 02 4946 9489	Bookings Marie Adams, Caretaker Jack Baldwin	
Rural Fire Services Station	Nords Wharf Rd, Nords Wharf, 2281			
Swimming area	Cams Wharf			
Retail				
Nords Wharf General Store	51 Marine Pde, Nords Wharf, 2281	02 4976 2266	Geoffrey Ayres	Includes post office facilities, newsagent facilities.

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	\$3,069	-	-	-
East Lake Land	\$632	\$278	\$405	\$607	\$860	-	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, *Central Coast Regional Strategy*, 2008

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

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