

Lower Hunter Lands Northern Estates

Social Infrastructure Study Black Hill

February 2011



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Black Hill

Prepared for Coal & Allied

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

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Executive Summary

This report is part of a study of the current social infrastructure provision and needs for the two communities in Coal & Allied's proposed development for its northern lands in the Lower Hunter. The two local areas are Minmi (population 732) and Black Hill (704 persons). This report deals with Black Hill.

The proposed development includes:

- Rezoning of approximately 183 hectares of land for employment purposes (Black Hill);
- Rezoning on 147 hectares of land at (Tank Paddock) and 398 hectares at Stockrington for conservation purposes; and
- The upgrading of infrastructure as required.

This small community is located in natural surrounds. This is clearly a large part of the original and ongoing attraction for local residents. The Black Hill locality crosses two LGA boundaries (Newcastle and Cessnock). Its services are limited to a primary school and church.

The proposed development is for employment lands. This study includes a socio-demographic profile of the community. 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.

1 Introduction

1.1 Introduction

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

This report addresses current and required social infrastructure for the proposed employment lands development at Black Hill, including infrastructure that may be regionally located.

2 Project and Planning Context

It is proposed that the entire Coal & Allied owned Black Hill and Tank Paddock sites 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 will apply to the entire 183ha Black Hill, the 147ha Tank Paddock site and 398ha at Stockrington. The key parameters for the future development of the sites are as follows:

- Dedication of 545ha 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 100% of the Tank Paddock and 398ha of Stockrington.
- Use of the 183ha Black Hill site as 'employment lands' for a range of employment generating activities.
- 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.

Approval will not be sought under the Concept Plan for a specific lot or road layout. An indicative super lot layout will be prepared, which will indicate how subdivision could be achieved that will enable a range of industrial and ancillary activities to be undertaken.

An existing mining consent under the Black Hill site will defer development on the site until post June 2013. Accordingly, a detailed built form layout has not been prepared at this stage. Approval is not sought under the Concept Plan for subdivision or for individual buildings on the site. Urban Design Guidelines will be prepared to inform the Concept Plan in respect of urban form, built form, open space and landscape, access and movement and visual impact for the site.

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

The proposed Concept Plan is attached in appendix B.

On 19 August 2010, the Director-General's Environmental Assessment Requirements (DGEARs) were issued for the Black Hill employment lands and Tank Paddock. The requirements for social planning are:

Table 1 – Requirements for Social Planning

Key DGEAR Requirement	Urbis Social
Statement of Commitments	A draft Statement of Commitments outlining commitments to public benefits including State and Local infrastructure provision (or associated contributions), environmental management, mitigation and monitoring measures (especially in relation to flooding, biodiversity and stormwater) to be established on site and a clear identification of timing and who is responsible for these measures;
Developer Contributions	Provide the likely scope of developer contributions between (a) the proponent and Newcastle City Council and (b) the proponent and State Government agencies for the provision of State Infrastructure in accordance with Planning Circular PS 07-018 (Infrastructure Contributions)
Non industrial land uses	Provide justification for any proposed non-industrial land uses, including how the proposed uses would be compatible with employment/industrial land use zones and would not constitute a commercial/retail stand alone centre. Consideration should be given to the Draft Centres Policy Planning for Retail and Commercial Development (Department of Planning, April 2009);

Key DGEAR Requirement	Urbis Social
Consultation	<p>During the preparation of the EA, the proponent must undertake an appropriate and justified level of consultation with relevant parties. If consultation has already been undertaken or will be undertaken during exhibition, this needs to be documented. Relevant agencies should include, but not be limited to:</p> <ul style="list-style-type: none"> • Newcastle City Council • Industry Investment NSW • Department of Environment, Climate Change and Water • NSW Office of Water • Roads and Traffic Authority • Transport NSW • Mine Subsidence Board • Hunter-Central Rivers Catchment Management Authority • Hunter Water • Department of Environment, Water, Heritage and the Arts • The Local Aboriginal Land Council • Utility and infrastructure providers including the Ambulance Service of NSW, the Rural Fire Service and NSW Fire Brigades • AGL (SG) Operations Pty Ltd (holder of Petroleum Exploration Licence 267) <p>Donaldson Coal Company Pty Ltd (holder of Exploration Licence EL 5497 and Mining Lease 1618)</p>

2.1 Methodology

In order to plan appropriately for social infrastructure within respective estates, and because they are discrete communities, we have undertaken separate studies of each community to consider the range of services and facilities that may be provided by differing agencies at all levels of government and the scale of (or benchmark for) provision.

Our methodology included:

Research and describe context for communities

We undertook a thorough review of the following documents:

- Lower Hunter Regional Strategy and regional planning documents
- Documentation from respective Councils, including Social or Community Plans, respective Section 94 Plans and recreation/open space plans or strategies.

This review informed audits of existing services and facilities in the northern region as a whole and provides an understanding of identified needs and priorities of Cessnock and Newcastle Councils, as well as the goals and any challenges for the local community.

Research and analysis of residential demographics

We reviewed existing demographic data and projected population growth into the future for new residents.

Review of service standards

We reviewed service standards required by the State Government and Local Governments as they apply to Black Hill to ensure these are appropriate, consistent and applicable.

Consultations with relevant Council officers

We conducted consultations with local service providers and with relevant officers at the two Councils to gather additional contextual information, including recommendations of additional research material or

recommendations and to discuss other developments in the pipeline that may impact upon respective developments.

Develop a comprehensive schedule of social infrastructure requirements for each estate

Based upon available guiding thresholds for the provision of social infrastructure at community level and depending upon regional provisions, we identified facilities for which provision should be made, including: schools, health facilities, childcare, recreation facilities, emergency services, transport, aged care and retail.

2.2 Brief history and overview of Black Hill

Black Hill is located in the north-west extremity of the Newcastle LGA and north-east of Cessnock LGA in an area which is densely timbered in parts. Agricultural industries located in the area have included poultry farms and Boral Asphalt currently operates on the Coal & Allied land. The current population of Black Hill is 704 persons.

3 Socio-demographic Profile for Black Hill.

3.1 Age Distribution

The following provides a snapshot of the local populations and key social trends of relevance to the areas of study, which includes Black Hill, the Newcastle LGA, and NSW. Census data between 2001 and 2006 indicates that the population of the Newcastle region is experiencing a similar rate of growth to that of the Australian population as a whole. Figures cited below have been taken from the Australian Bureau of Statistics 2006 Census.

Table 2 provides a breakdown of the age distribution of Black Hill, the Newcastle LGA, Cessnock LGA and New South Wales. The population figures have been taken from ABS Community Profile for Black Hill and the percentages have been rounded to the nearest whole number.

Table 2 – Age distributions for communities in the region

Community	Black Hill	Newcastle LGA	Cessnock LGA	NSW
Base population 2006	702	141,752	46,206	6,549,178
Age groups:				
0-4 years	3% (21)	6% (8,263)	7% (3,038)	6%
5-14 years	16% (114)	11% (16,058)	7% (3,420)	13%
15-19 years	11% (77)	7% (9,321)	7% (3,241)	7%
20-24 years	6% (39)	9% (12,438)	6% (2,637)	7%
25-34 years	6% (45)	14% (20,115)	12% (5,552)	14%
35-44 years	16% (115)	14% (19,410)	14% (6,271)	15%
45-54 years	19% (134)	13% (19,123)	14% (6,612)	14%
55-64 years	12% (84)	10% (14,622)	12% (5,574)	11%
65-74 years	7% (48)	7% (10,182)	7% (3,255)	7%
75-84 years	4% (25)	6% (8,961)	5% (2,296)	5%
85 years and over	1% (4)	2% (3,260)	2% (722)	2%

Source: 2006 census

3.1.1 Age factors Black Hill

Black Hill has a significantly lower proportion of its population in the 0-4 years age range with only 3% in this group than Newcastle and NSW with 6% and Cessnock 7%. However 11% of Black Hill's population is in the age range 15-19 which is significantly higher than Newcastle and NSW with 7% each in this age range.

As with Minmi and Fletcher, Black Hill has a lower proportion in the 20-24 age range than the Newcastle LGA and NSW. For Black Hill, this trend continues into the 25-34 years age range, with only 6% in this group compared to Newcastle and NSW (7%).

Black Hill has a higher proportion (19%) of its population in the 45-54 year age range than Newcastle (12%), Cessnock (14%) or NSW (13%). Unlike Minmi, Fletcher and Maryland, the proportion of the age range 65-74 years at 7% is the same as the proportion in Newcastle (7%), Cessnock (7%) and NSW (7%).

3.2 Family structure

Table 3 – Family Types.

Family type	Black Hill	Newcastle LGA	Cessnock LGA	Australia
Couple families with children	56.1%	40.1%	43.2%	45.3%
Couple families without children	36.9%	37.4%	36.1%	37.2%
One parent families	7.1%	19.2%	19.4%	15.8%

As with the nearby areas of Minmi, Fletcher and Maryland, the proportion of families classified as couple families with children is significantly higher in Black Hill at 56.1% than Newcastle (40.1%) or Australia (45.3%).

3.3 Cultural backgrounds

Black Hill recorded no residents identified as indigenous persons in the 2006 Census. Black Hill had 87.6% of its population born in Australia. This figure also reflects the trends in the two LGAs and is considerably higher than the 70% for Australia as a whole. For those born overseas the top three countries of origin were England with 2.3%, New Zealand with 1.0% and United States of America with 0.7%.

3.4 Employment and earnings

According to the 2006 Census statistics, the top three occupational categories for Black Hill were managers and community and personal service workers with 19% in each of these categories, followed by technicians and trade workers at 18.2%.

At \$538, Black Hill's median weekly income is considerably higher than for Newcastle and Lake Macquarie, and is also higher than the \$466 Australian median.

3.5 Transport to work and car ownership

Car ownership in Black Hill is significantly higher than in Newcastle and NSW.

In Black Hill, 40% of households own 3 cars or more compared to 10% in Newcastle and 11% in NSW.

Households without a car are significantly lower in Black Hill (1%) than in Newcastle (15%), and NSW (12%).

In 2006, no workers in Black Hill reported travelling to work by public transport. 61.2% travelled as drivers of a car, 3.9% as passengers in a car, 2.5% travelled in a truck while 8.5% worked from home.

3.6 Dwelling characteristics

All of the 220 occupied dwellings in Black Hill were classified as separate houses.

A higher proportion of these was fully owned (42.7%) than in Newcastle (32.1%) or Australia (32.6%). Some 39.5% were being purchased which is a higher proportion than in Newcastle or Australia. 10.5% were being rented, is significantly lower than the proportions for Newcastle, Lake Macquarie and Australia.

3.7 Summary

Black Hill can be characterised as an area with a predominance of couple families with children. While in Minmi and Cameron Park the children tend to be younger with higher proportions of children in the pre-school, primary school and early years of high school, Black Hill's young people tend to be in the high school age range, with a relatively small proportion in the pre-school age range. As with Minmi, there is a marked reduction of people in the young adult age range, possibly reflecting a lack of educational or employment opportunities in the immediate area for this age group.

The area has a high proportion of dwellings classified as separate houses.

Black Hill has a high percentage of the population born in Australia.

As is the case with Fletcher, Maryland, Minmi and Cameron Park, Black Hill has a heavy reliance on private motor transport.

4 Projected future growth

NSW Department of Planning's *Lower Hunter Regional Strategy* promotes Newcastle as the regional city of the Lower Hunter, supported by a hierarchy of major regional centres at Charlestown, Cessnock, Maitland and Raymond Terrace, emerging major regional centres at Morisset and Glendale–Cardiff as well as specialised centres and lower order centres. Major regional centres are identified as Charlestown, Glendale (emerging), Morisset (emerging), Maitland, Raymond Terrace and Cessnock. The promotion of the regional growth as a whole provides a significant level of social infrastructure that can support identified growth opportunities.

The planned growth of regional centres will support a concentration of business, higher order retail, employment and professional services. These will generally include civic functions and facilities and are focal points for sub regional road and transport networks which may service a number of districts.

Renewal corridors are situated along strategic transport routes and link strategic centres. These corridors present opportunities for economic renewal and/or housing renewal and intensification, such as the proposed development at Black Hill, where existing residents can benefit from the planned regional growth which includes improved transport accessibility and access to services including schools, general practitioners, shops, and open spaces.

The Lower Hunter Regional Strategy also identifies Black Hill as part of the Newcastle Lake Macquarie Western Corridor. The Western Corridor extends from Black Hill in the north through Edgeworth and Cameron Park to Killingworth in the south, and is designated for future development as urban and employment lands. The Newcastle Lake Macquarie Western Corridor Planning Strategy provides further guidance for development and infrastructure provision in the Western Corridor, most notably identifying potential for significant regional employment lands to be located in the Black Hill area. Provision is also made within the Newcastle Lake Macquarie Western Corridor Planning Strategy for transport, education, health and emergency infrastructure in the region.

4.1 Current Social Infrastructure

There is limited social infrastructure in Black Hill.

Education

A small primary school at Black Hill caters for the current population of primary aged children.

There are no high schools at Black Hill, the closest being West Wallsend High School. Higher education facilities are the University of Newcastle and TAFE facilities at the Hunter Institute in Newcastle.

There are no pre-schools at Black Hill, the nearest being in Beresfield and Thornton.

Health

There are no GP services at Black Hill, the closest being located at Beresfield, Thornton and Wallsend. The major regional public hospital is the John Hunter Hospital in Newcastle. There is also a hospital at Maitland. Child and Family Health Centres are located at Wallsend, Maryland and Beresfield.

Child care

There are no child care facilities in Black Hill.

Aged care

There are no aged care facilities at Black Hill

Transport

There is no public transport into or out of Black Hill itself, the nearest being the private bus that services The Meadows estate, then on to Wallsend via Minmi, Maryland and Fletcher. The Newcastle Community Transport group assists with community transport for the frail aged or those with disabilities.

Open space and recreation

There are no community halls or sports fields at Black Hill.

Emergency services

The closest ambulance stations are at Beresfield and Boolaroo. There are fire stations at Minmi, Wallsend and Boolaroo.

Table 4 –Social infrastructure in Black Hill

Name	Address	Phone	Contact	Comments
Schools				
Black Hill Public School	408 Blackhill Rd, Black Hill, 2322	02 4930 3137	Principal: Brian Adamthwaite	Small rural school
Churches				
Black Hill Church	Blackhill Rd, Black Hill			

4.2 Social Infrastructure Capacity

Social infrastructure in the Black Hill area is limited but seems to be commensurate with the current population. While service provision in Black Hill itself is limited, many services including health, higher education and recreational facilities can be accessed on a regional basis.

4.3 Projected Social Infrastructure Requirements

The proposed employment lands development is projected to provide an estimated 3,000 new jobs on 183 hectares of employment land. Accommodating these jobs, and providing an adequate buffer supply of employment land, will be achieved through the development of 500 hectares of zoned but vacant employment land and the zoning of a further 1000 hectares of additional employment land identified through the Regional Strategy, including land at West Wallsend, Tomago and Black Hill.

4.3.1 State Infrastructure Contribution

Coal & Allied has offered to enter into a Voluntary Planning Agreement (VPA) with the State Government for the payment of monetary contributions, land dedications or works in kind for the provision of regional infrastructure as determined by the NSW state government.

NOTE: The NSW Department of Planning has developed a draft plan to streamline the contributions process for regional infrastructure in the Lower Hunter region. The plan is proposed for those non-urban lands that are rezoned to residential and industrial purposes and will fund a wide range of road, education, emergency services, health and regional open space infrastructure. At the time of writing, the documents were in Draft and on exhibition for public comment”.

Coal & Allied has offered to pay the State Infrastructure Contribution rate current at the time of future development applications, offset by land dedications and any appropriate “works-in-kind”. This will be the subject of future negotiations with the NSW Dept of Planning pending the outcome of the regional infrastructure contribution determination.

4.3.2 Section 94 contributions

The provisions of the Newcastle (city wide) Section 94A Development Contributions Plan¹ apply to the development of non-residential land in the Black Hill area. The Section 94A Plan was adopted in November 2009. Part A of the Plan provides that a levy of 1% applies to proposed developments costing over \$200,000 in value. Coal & Allied will enter into an Agreement with Newcastle City Council to pay the Section 94A levy either by cash contribution or works in kind or a combination of both.

4.3.3 Education

While there is a small rural primary school in Black Hill, the nearest high school is West Wallsend High School.

4.3.4 Health

NSW Health has indicated it is looking for 'service enhancement' of facilities in places such as Maitland and Thornton which can be accessed by Black Hill residents. There is also a private hospital in Maitland. It should also be noted that emerging health hubs, with multi purpose facilities, are planned for regional locations such as Branxton, which would be accessible to Black Hill residents.

Health services generally have to be accessed outside the immediate area. There are no GP services in Black Hill, the closest being located in Beresfield, Thornton and Wallsend.

4.3.5 Childcare

Increasing the employment opportunities in Black Hill may have a direct impact on the demand for childcare facilities for workers and local residents. Black Hill currently has a lower percentage of its residents in the 0-4 age range (3%) when compared with Newcastle (6%), Cessnock (7%) and NSW (6%). However as the employment levels increase it is likely that there will be an increased demand for local child care provision. Ideally, any new childcare centre should be easily accessible and possibly located close to the new employment zones or to the new school being proposed.

4.3.6 Aged care

There are currently no aged care facilities at Black Hill. However, it is not considered that provision of aged care facilities would be appropriate for older residents at this site. Through appropriate planning and design, opportunities exist to locate such facilities in Minmi where there are two proposed new village centres providing access to local shops and transport.

4.3.7 Transport

There is no public transport linking Black Hill to either Newcastle or the new development areas of Maryland, Fletcher or the proposed development in Minmi. This may be an issue regarding access to the proposed employment lands in Black Hill for those in existing and proposed residential areas. Currently the area as a whole relies heavily on private transport. The lack of regular public transport has been identified by Newcastle City Council as an issue generally for the western area of the Newcastle region.

With the new populations and employment opportunities the development within the region provides the potential population to support the provision of public transport between Minmi, Black Hill and Beresfield railway station at least during peak hours.

¹ http://www.newcastle.nsw.gov.au/_data/assets/pdf_file/0019/32914/S94A_v1.pdf

4.3.8 Open space and recreation

Although there are no recreational facilities in Black Hill, there are a number of regional recreational and sporting facilities.

The provision and enhancement of open and recreational space should be provided in walking distance of the new employment land. The retention and enhancement of the landscape along the creek bed not only provides passive recreational space but also preserves the indigenous heritage of Black Hill.

Local residents from Black Hill and Stockrington identified the need for a dedicated 'drag strip' and driver training facility which motor cyclists could use. The suggestion to locate the facility away from residents was connected to issues around increasing levels of noise and disruption. However, such a facility would bear closer relation to the existing residential communities of these areas rather than to the development of employment lands in the area; there is no apparent nexus between such facilities and the development of lands for employment purposes.

The future use of open space and recreation sites will likely be informal and unstructured in areas nearest the employment lands, with passive recreation uses rather than active ones likely to affect the need for provision. To this end, proposed landscaped open space for passive recreation has been provided in the concept plan for Black Hill, adjacent to Viney Creek.

4.3.9 Cultural services

Strong views emerged through consultation about protecting and promoting the indigenous heritage in the local area. There are no existing libraries or community halls located in Black Hill. Libraries are a useful source of information for new communities and are vital sources of community information particularly for older residents and residents with a disability. The consultation highlighted the desire for an indigenous cultural heritage museum at Minmi, possibly built in the new Town Centre, which could easily be accessed by Black Hill residents.

4.3.10 Emergency services

The City of Newcastle and other agencies have identified that there are opportunities to co-locate facilities for police and emergency services. The consultation did not identify any local concerns with regard to access to Police or emergency services.

4.3.11 Retail

The defined worker trade area encompasses the Black Hill Employment Area (BHEA), comprising 183 ha, located to the west of the Sydney-Newcastle Freeway and south of John Renshaw Drive at Black Hill.

The BHEA is anticipated to accommodate approximately 3,000 workers on completion of full development (assuming an employment density of 15-17 workers per hectare).

The proposed retail centre is centrally located within the BHEA and is focused on the worker market and also on local businesses. It will therefore service the growing requirements of the workforce and businesses, providing a convenience role that is not able to be fulfilled by the existing developments in surrounding areas given the relatively large distance that workers would be required to travel.

The main competitive facilities within the region are a few small food retailers interspersed within the industrial areas and service stations located either side of John Renshaw Drive at Beresfield. These provide only small retail offerings that serve the needs of the local workers and passing trade related to the Sydney-Newcastle Freeway. There are no other major retail facilities within the worker trade area of the proposed retail centre as part of the BHEA. In the event that retail facilities were not provided in the BHEA, workers would have to travel to the limited facilities at Beresfield or centres remote from the BHEA such as Kurri Kurri, Thornton or Maitland in order to satisfy the majority of their retail needs.

The worker retail expenditure market generated by the BHEA workforce during the course of their working day is estimated at \$3.1 million (\$2010) per annum once fully established. This assumes an

average daily spend of \$4.50 per worker over an average working year of 230 days. Additional trade from other sources such as delivery drivers from outside the area and other visitors could be as high as 20% of total trade. In addition business to business retail services (assuming an average spend of \$500 per employee per annum) could generate an additional \$1.5m per annum. On this basis total retail expenditure generated with BHEA could be in the order of \$5.22 million (\$2010).

Assuming an average turnover of \$4,000 per sq.m, this level of worker expenditure within the BHEA would require approximately 1,300 sq.m of retail net lettable floorspace. In addition demand for related non-retail services, such as accountants, solicitors offices and doctor's surgery could create demand for an extra 500 sq.m floorspace in addition to other non-retail related services such as a child care centre.

Market growth will ensure that other centres will generate turnover well in excess of existing levels, while this proposed development would not be expected to result in any reduction in the overall provision of retail facilities and services of the local community. In fact in this case, the overall provision of retail services and facilities is not reduced, but significantly improved by the proposed development at BHEA. The growing worker population in the area needs to be supplied with these basic convenience-type retail facilities as soon as they can be supported by the market.

4.4 Cumulative impacts

We note that there are likely to be cumulative impacts on regional social infrastructure for Black Hill in light of a number of respective developments. These may include transport, education and recreation needs.

Coal & Allied has allocated ten million dollars towards the northern lands developments which will provide for additional future infrastructure requirements and address some of the cumulative impacts. Of the \$10Mill allocated, \$2.00M will be attributable to the needs of the Black Hill community

5 Conclusion

This report has been prepared for Coal & Allied to assist in understanding current and projected social infrastructure for the communities in the northern lands.

The report finds that there is limited social infrastructure serving the residential population in the Black Hill area, with the nearest facilities commonly located in the surrounding locations of Newcastle, Thornton, Wallsend and Beresfield. Informal and unstructured open space is also provided within the Black Hill proposal. The existing regional health facilities at locations such as Maitland and Thornton will continue to meet the needs of the employment population, and future aged care infrastructure should be considered for these areas rather than Black Hill. Cultural facilities such as a library and the requested Indigenous Cultural Heritage Museum can potentially be located at Minmi.

While the employment population for the development will generate limited demand for social infrastructure the benefits associated with the development process (including through Section 94A contributions voluntary contributions and enhanced retail services) are likely to be positive for the community. In addition to this Coal & Allied has also established a ten million dollar discretionary allocation for use across the Black Hill and Minmi communities, part of which could be available for social infrastructure provision.

5.1 Recommendations

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

- That Coal & Allied enters in a Voluntary Planning Agreement with the NSW Government that includes the payment of a State Infrastructure Contribution of approximately \$41,746 per net developable hectare towards road infrastructure in the immediate vicinity of the development including connections to the RTA road infrastructure that services the Coal & Allied Black Hill site. Contribution will be by way of cash or "works in kind".
- That Coal & Allied allows for Section 94 provisions in respect to community facilities for Black Hill as identified in this report, attributable to the City of Newcastle Council's Section 94A Plan, and, given its already substantial commitment to conservation lands, enters into discussion with Council regarding Section 94A contributions and their allocation to those facilities identified in the Conclusion above.
- That Coal & Allied continue discussions with the State Government regarding both levied and voluntary contributions, including the potential for:
 - equitable access to transport (possibly via a subsidised bus service to Minmi during early stages of development); ;
 - support for indigenous cultural heritage conservation; and,
 - provision of appropriate childcare facilities.
- That open and recreational space is proposed adjacent and as an integrated component of the Viney Creek corridor, incorporating retention of the landscape along the creek bed to provide for passive recreational space and preserve the indigenous heritage of Black Hill. A shared walkway and cycle route extending from John Renshaw Drive to the southern boundary of the Coal & Allied site is planned through the riparian corridor. This can then connect to future development to the south eventually connecting with Black Hill road and the proposed regional cycle network
- That retail functions be further considered with relation to the site, including the potential for food retail, and possibly childcare facilities and health and fitness centre/equipment, which would be sympathetic with the development of lands for employment uses. Such facilities may also provide for a nexus between employment and residential land uses. Supporting social infrastructure for the emerging workforce, capped at 1,300sqm of net lettable retail floor space.

Appendix A Guiding threshold for the provision of social Infrastructure

Figure 1 – *Guiding Threshold for the provision of social infrastructure* Indicative social infrastructure threshold provisions (NSW Government Growth Centres Commission):

Facility type	Standard	Size
EDUCATION		
Public primary schools	1:1,500 new dwellings (approx)	3ha (2.3ha if joint use)
Public High Schools	1:4,500 dwellings (approx)	6-10ha
CHILD CARE		
Childcare facility	1place:5 children 0-4 years	
Out of school hours care	1place: 25 children 5-12 yrs	
HEALTH:		
Community health centre	1:20,000 people	2,000 m2 (for 80,000 people)
Hospital	2 beds: 1,000 people	
AGED CARE		
Aged Care Housing	1:10,000 (centre)	
High care (nursing home)	40 beds:1,000 people 70+	
Low care (hostel)	48 places:1,00 people 70+	
COMMUNITY CENTRES		
Local	1:6,000 people	2,000-2,500m2
District	1:20,000 people	1,500-2,400m2
Youth Centre	1:20,000 people	
Community Service Centre	1:60,000 people	
OPEN SPACE AND RECREATION		
	2.83ha: 1,000 people	
LIBRARIES		
Branch Library	1:33,000 people	2,400 m2
District Library	1:40,000 people	2,400 m2
EMERGENCY SERVICES		
Ambulance		450 m2 minimum
Fire station		450 m2 minimum
Police station		350 m2 minimum

Appendix B Concept Plan

Figure 1 – Open space plan



Figure 2 – Pedestrian and cycle plan

