

Western Corridor

Section 94 Background Document

Prepared for:

Newcastle City Council

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Project No 10019



Newcastle Western Corridor Section 94 Background Document

Prepared for

Newcastle City Council

By



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Table of Contents

Executive Summary	i
1.0 Introduction and background	1
1.1 Purpose of this document	1
1.2 Matters addressed by this document	1
1.3 Study area	2
1.4 Why a new contributions plan?	4
1.5 State Government contributions policy	4
1.6 LGA boundary adjustment	5
1.7 Structure of report	5
2.0 Contributions stock-take	6
2.1 Overview	6
2.2 Contributions income	6
2.3 Expected future contributions income	7
2.4 Infrastructure provided and yet to be provided	7
2.5 Voluntary planning agreement commitments	10
2.6 Summary	10
3.0 Development and population profile	12
3.1 Existing development and population	12
3.2 Approved development and population	12
3.3 Expected development and population	14
3.3.1 Coal and Allied development	15
3.3.2 Other developments	17
3.4 Demography	17
3.4.1 Age profile	17
3.4.2 Household composition	18
3.4.3 Household occupancy rates	19
3.5 Summary	19
4.0 Traffic and transport infrastructure	21
4.1 Introduction	21
4.2 Methodology	21
4.3 Traffic network performance	22
4.3.1 Current conditions	22
4.3.2 Future conditions	23
4.3.3 Public transport, pedestrian and cycle network improvements	25

4.4	Facility schedule and estimated costs	25
4.5	Summary	26
5.0	Social infrastructure	28
5.1	Methodology	28
5.2	What is social infrastructure?	28
5.3	Levels of provision	29
5.3.1	Open space and recreation facilities	30
5.3.2	Community facilities	32
5.3.3	Summary	33
5.4	Planning benchmarks	33
5.4.1	Trends in provision	34
5.4.2	Guidelines	35
5.4.3	Strategic plans	38
5.4.4	Contributions plans	40
5.4.5	Infrastructure proposed as part of current developments	44
5.5	Likely demands for social infrastructure	47
5.6	Facility planning principles for social infrastructure	48
5.7	Facility requirements	49
5.7.1	Overview	49
5.7.2	Open space and recreation facilities	51
5.7.3	Community facilities	57
5.8	Direct developer provision of social infrastructure	58
5.9	Facility schedule and estimated costs	59
5.9.1	Facility schedule	59
5.9.2	Infrastructure costs and cost apportionment	60
5.9.3	Staging and prioritisation	60
5.10	Summary	61
References		62

Tables

Table 2.1	Contributions funds available – CP1 and CP4	6
Table 2.2	Expected future contributions income – CP1 and CP4	7
Table 2.3	Social infrastructure yet to be provided under CP1 and not accounted for in Sanctuary VPA	8
Table 2.4	Transport infrastructure yet to be provided under CP4 and not accounted for in Sanctuary VPA	8
Table 2.5	Updated costs assessment – CP1 and CP4	9
Table 3.1	Study area development and population (2006 and 2011)	12
Table 3.2	Recently completed or approved (levied) development	13

Table 3.3	Expected development in study area	15
Table 3.4	Forecast age profile of occupants of expected development	17
Table 3.5	Change in age profile – Fletcher-Minmi – 2011 and 2036	18
Table 3.6	Change in household composition – Fletcher-Minmi – 2011 and 2036	19
Table 4.1	Minmi Road intersection works required in study area for 2016 design year	23
Table 4.2	Minmi Road intersection treatments for 2031 design year	24
Table 4.3	Western Corridor traffic and transport infrastructure schedule	25
Table 5.1	Summary of study area open space land areas	30
Table 5.2	Summary of study area recreation facilities	31
Table 5.3	Existing Community facilities provision	33
Table 5.4	Default standards for open space planning in NSW	36
Table 5.5	Estimate of study area development land	37
Table 5.6	Study area open space requirements based on default standards	37
Table 5.7	Indicative hierarchy for community assets and open space	39
Table 5.8	Comparison of Lower Hunter contributions plan facility benchmarks	41
Table 5.9	Comparison of study area's contributions plan benchmarks with actual provision	43
Table 5.10	Coal and Allied development social infrastructure recommendations	44
Table 5.11	Coal and Allied development proposed open space and recreation facilities	46
Table 5.12	Social infrastructure requirements for the remaining development in the Western Corridor lands	49
Table 5.13	Local passive open space minimum inclusions and locational requirements	52
Table 5.14	Local sports fields and outdoor courts minimum inclusions and locational requirements	52
Table 5.15	Local sports fields and outdoor courts minimum inclusions and locational requirements	54
Table 5.16	Western Corridor social infrastructure schedule	59

Figures

Figure 1	Western Corridor lands (the study area)	3
Figure 2	Western Corridor development areas	14
Figure 3	Coal and Allied Site (Minmi Link Road Site) land use zones	16
Figure 4	Plan of social infrastructure at Sanctuary Estate	53
Figure 5	Creek Road district recreation facility	56

Executive Summary

The Western Corridor is the most significant area of remaining urban release land in the City of Newcastle. While there is currently about 11,000 persons living in study area, this population is forecast to grow to around 28,000 over the long term.

The provision of local infrastructure to sustain the current urban development in the area has been undertaken by both developers of land in the study area, and by Newcastle City Council using contributions of land, works and money from those developers. These latter forms of provision are called 'development contributions' or 'section 94 contributions'.

In order to continue to require section 94 contributions from development and meet the legislative requirements for levying section 94 contributions, the council must have in place a contributions plan. The chief purpose of such a contributions plan is to explain three things:

- the relationship between expected development of an area, and
- the local infrastructure required to meet that development, and
- how the development contribution for that local infrastructure was calculated

This Background Document informs the updated section 94 contributions plan for the Western Corridor, and provides the following information:

- The current development contributions that are held by Council for the provision of local infrastructure in the study area, the likely future contributions, the remaining infrastructure obligations, and the magnitude of the expected shortfall in contributions funds.
- A description of the study area, its existing development, its expected future development, and the characteristics of its future population.
- The study area's traffic and transport infrastructure: i.e., its existing and predicted future condition and performance, and the works that will be required to address the impacts caused by expected future development.
- The study area's social infrastructure such as parks and community facilities: i.e., the current levels of provision, planning benchmarks used to determine future needs, future demands and planning principles, the facility requirements, and the works that will be required to address the impacts caused by expected future development.

1.0 Introduction and background

1.1 Purpose of this document

Newcastle City Council (**Council**) has engaged GLN Planning to update and consolidate development contributions arrangements relating to the future development of Western Corridor lands in the City of Newcastle.

The Western Corridor (the **study area**) is the most significant area of remaining urban release land in the City of Newcastle. While there is currently about 11,000 persons living in study area, this population is forecast to grow to around 28,000 over the long term.

The remaining development potential is made up of approved development (that is already subject to development contributions) and yet-to-be-approved development that will be the subject of development contributions in future consents.

Future development will generate a demand for new and augmented public amenities and services in and adjacent to the study area.

Key means of addressing the infrastructure needs generated by development are:

- The imposition of requirements on development consents for developers to make contributions (of land and / or money) toward public amenities or services to the consent authority. Where the consent authority is a local council, the contributions are known as section 94 contributions.
- Negotiation of voluntary planning agreements between planning authorities (which may include the local council) under which the developer is required to dedicate land, pay money, or provide any other material public benefit, or any combination of them, to be used for or applied towards a public purpose.

In terms of section 94 contributions, a council cannot impose a requirement on a consent unless it has first adopted a contributions plan.

This Background Document provides both:

- information in relation to, and supports the assumptions contained in, the section 94 contributions plan that Council has prepared for the Western Corridor lands; and
- information to support the negotiation of voluntary planning agreements between the Council and developers of land in the study area.

1.2 Matters addressed by this document

This Background Document includes the following:

- A description of the likely or expected development in the study area. Development and population assumptions have informed the type, scale and location of public amenities and services included in the Western Corridor section 94 contributions plan.
- Reference to the Traffic Study prepared by Better Transport Futures. The Traffic Study describes the need for roads and traffic facilities arising from development in the study area – and so it informs the calculation of roads and traffic contributions.

- A description of the assumptions underpinning the calculation of section 94 contribution rates included in the contributions plan.
- A discussion on the relevance of the Council's current contributions plans that apply to the Western Corridor lands compared to the new contributions plan, and a strategy for dealing with contributions receipts under the current plans.
- A description of how the contributions plan's works schedules were derived and how the contribution rates were determined.

1.3 Study area

The study area comprises the existing suburbs of the 'Blue Gum Hills Precinct' (Minmi, Fletcher, Maryland) and land identified as 'Residential Investigation' in the *Newcastle Lake Macquarie Western Corridor Planning Strategy*.

The study area includes the following existing and approved residential estates:

- Nikkinba Ridge Estate
- Hidden Waters
- St Andrews Way
- Sanctuary Estate
- The Outlook

The location of the Western Corridor lands is shown in Figure 1.

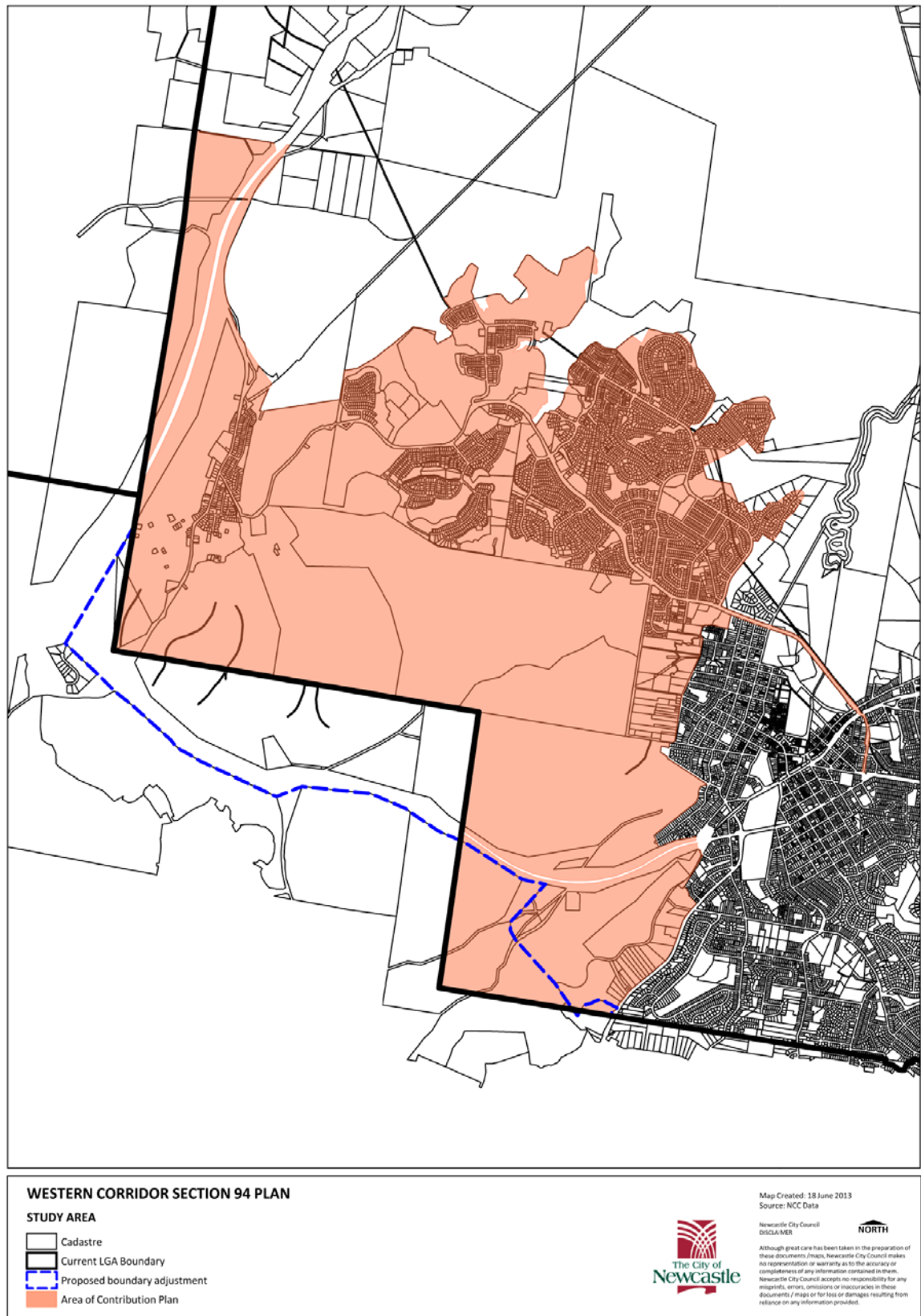


Figure 1 Western Corridor lands (the study area)

1.4 Why a new contributions plan?

Development has been taking place in the Western Corridor lands for many years now. Suburban development has taken place on the land between the historic settlements of Wallsend and Minmi since about the 1980s. Fletcher and Maryland comprise relatively recently-developed detached dwellings.

Council traditionally imposed section 94 contributions on these developments in order to meet the extra demands for local infrastructure. Study area development is subject to *Council's Development Contributions Plan No.1 (2005)* (i.e. **CP1**), and *Development Contributions Plan No. 4 (2006)* (i.e. **CP4**).

The monetary contribution rates contained in CP1 and CP4 have not kept pace with the inflating cost of infrastructure over time, and do not adequately reflect the cost of providing local infrastructure to meet the needs of future expected Western Corridor development.

In summary the main reasons that Council has decided to prepare a new contributions plan are to:

- take stock of existing and expected development in the study area;
- determine the remaining local infrastructure needs attributable to remaining expected development; and
- determine reasonable contribution rates that should be applied to the expected development under the new contributions plan.

Overall development of the Western Corridor lands is well advanced. Some development has been completed, some development has been approved and is yet to commence. Some development proposals are being assessed, while some land has not yet been the subject of any form of development application. It is these latter developments that will be the subject of the development contributions included in the new contributions plan.

1.5 State Government contributions policy

The contributions plan has been prepared having regard to latest legislation and Ministerial directions, including the latest practice notes on development contributions issued by the Director-General of Planning.

As part of the State Government's strategy to stimulate housing construction, increase housing supply and improve housing affordability in NSW, the Government now imposes limits on the total monetary section 94 contributions that a consent authority may impose on developments.

The Minister for Planning has issued a Direction to the Council¹ that restricts consent authorities from imposing conditions of consent requiring monetary section 94 contributions on development for residential lots or dwellings in excess of the monetary cap specified by or under the Direction.

The monetary cap applying to residential development on the land in the study area is \$20,000 per lot or dwelling. However, the Government's policy is to allow a cap of \$30,000 per lot or dwelling to apply to development in 'greenfield areas' in recognition of the greater infrastructure costs of those developments.

¹ Direction under section 94E of the EP&A Act dated 21 August 2012 and effective from 28 August 2012

The proposed contributions plan includes contribution rates of less than \$20,000 per lot or dwelling.

Should the residential contribution rate exceed \$20,000 per lot, Council could apply to have the study area declared a greenfield area making it subject to a fresh Direction permitting consent authorities to impose monetary section 94 contributions up to \$30,000 per lot or dwelling.

1.6 LGA boundary adjustment

As part of the project brief, GLN Planning was required to consider the implications of a proposal to adjust the common boundary between the Cities of Newcastle and Lake Macquarie.

The proposal involved adjusting the boundary to more closely align with the Newcastle Link Road and, if executed, would have resulted in additional Western Corridor development land being with the Newcastle LGA.

When the preparation of this contributions plan commenced there was a high likelihood that the boundary adjustment would have been completed by the time the plan was completed.

This has not turned out to be the case.

The development assumptions underpinning the contributions plan have therefore been based on the prevailing LGA boundary.

1.7 Structure of report

The Background Report is structured as follows.

Section 1(this section) provides an introduction to the new contributions plan and the study area.

Section 2 examines the current contributions situation in the study area, including receipts and expenditure, outstanding works obligations, and a strategy for dealing with current and future CP1 and CP4 funds.

Section 3 examines existing and expected future development in the study area.

Section 4 reviews current conditions and future needs for traffic and transport infrastructure in the study area.

Section 5 reviews current conditions and future needs for social infrastructure in the study area.

2.0 Contributions stock-take

2.1 Overview

Current contributions arrangements apply to land in the study area include the following:

- CP1 (commenced in 2005) requires contributions from residential development for community facilities, open space and recreation, traffic management and car parking.
- CP4 (commenced in 2006) requires contributions from residential development for a variety of transport infrastructure including traffic signals, footways, bicycle facilities and lanes and road improvements.
- A voluntary planning agreement (**Sanctuary VPA**) was executed in 2011 for the Sanctuary Estate within the study area.

2.2 Contributions income

Table 2.1 shows the current situation regarding the contributions funds available in CP1 and CP4.

Table 2.1 Contributions funds available – CP1 and CP4

	Cash balance 20 June 2012	Income YTD as at 31 May 2013	Expenditure YTD as at 31 May 2013	Future liabilities ³	Total
CP 1					
Community Facilities	\$1,835,000	\$217,832	\$0	\$442,359	\$1,610,473
Open Space	\$2,003,000	\$390,647	\$0	\$598,893	\$1,794,754
Foreshore	\$22,000	\$24,140	\$0	\$0	\$46,140 ²
s94 Management	\$32,000	\$22,909	\$0	\$0	\$54,909
Place Management	-\$191,000	\$26,103	\$0	\$0	-\$164,897
Studies	\$143,000	\$5,461	\$0	\$0	\$148,461
Total					\$3,513,767
CP 4					
Transport Facilities	\$140,000	\$168,466	\$0	\$0	\$308,466
Bikeways	\$23,000	\$927	\$0	\$0	\$23,927
Total					\$332,393
Total for both CP1 and CP4					\$3,822,234

Notes:

1. Totals may not add due to rounding
2. These funds are required to be transferred to Hunter Development Corporation under a Deed of Agreement
3. Future payments to UrbanGrowth NSW under Sanctuary VPA

Sources: Development Contributions Plan No.1 (2005) and Development Contributions Plan No.4 (2006)

2.3 Expected future contributions income

Council has undertaken an assessment of development consents in the study area to determine which consents contain section 94 contributions that are yet to be paid.

The results of that assessment are summarised in Table 2.2. Total contributions of just over \$10 million are expected from study area development under issued consents.

Table 2.2 Expected future contributions income – CP1 and CP4

Contributions plan	Anticipated contributions
CP1	
Community Facilities	\$2,082,585
Open Space & Recreation	\$5,330,178
Foreshore Promenade	\$60,028
Section 94 Management	\$426,680
Blue Gum Hills Place Management	\$248,985
Total	\$8,148,455
CP4	
Transport Facilities	\$1,897,801
Total for both CP1 and CP4	\$10,046,257

Source: Newcastle City Council

2.4 Infrastructure provided and yet to be provided

Council officers have advised that:

- CP1: The district sports courts and sports fields, and the district community facility have not yet been provided. All other works listed in the plan's works schedule have been completed or will be completed as part of the Sanctuary VPA.
- CP4: No CP4 works have been completed to date.

Tables 2.3 and 2.4 show the infrastructure items (and their costs) that are in CP1 and CP4 which have not yet been provided.

Table 2.3 Social infrastructure yet to be provided under CP1 and not accounted for in Sanctuary VPA

Item	Works cost (2005)
District community centre	\$1,825,279
District field & court based facilities	\$4,555,100
Total	\$6,380,379

Source: Development Contributions Plan No.1 (2005)

Table 2.4 Transport infrastructure yet to be provided under CP4 and not accounted for in Sanctuary VPA

Item No.	Street / location	Nature of work	Cost
1	Longworth Avenue between Cameron Street/Cowper Street and Newcastle Road	Road realignment and construction	\$2,579,000
2	Minmi Road between Sandgate Road and Macquarie Street	Southside construction of kerb and gutter and road shoulder; construction of shared pedestrian/cycle path; and north side widening of road shoulder surfacing to cater for on-road cyclists	\$995,000
3	Traffic Signals at Maryland Drive East	Installation of traffic lights at Maryland Drive and associated road works	\$675,000
4	Minmi Road between Maryland Drive East to Summerhill	Road realignment and construction to provide two traffic lanes in each direction	\$2,355,000
5	Minmi Road between Summerhill and Bottlebrush Boulevard	On-road cycleway, traffic signals, and associated road works	\$505,000
6	Minmi Road between Bottlebrush Boulevard and Maryland Drive West	On-road cycleway and bus shelter	\$61,500
7	Minmi Road between Maryland Drive West and Britannia Boulevard	Cycleway and footway, kerb and gutter construction, drainage and guardrail adjustments	\$322,500
8	Macquarie and Wentworth Streets	Traffic Calming Devices	\$175,000
9	Longworth Avenue and Douglas Street	Traffic Calming Devices	\$115,000
	Total (July 2005 costings)		\$7,783,000
	Total (indexed to March 2006)		\$7,966,562

Source: Development Contributions Plan No.4 (2006)

An updated assessment of works costs, based on more recent information on the district recreation facility at Creek Road Maryland, and the indexing of all other costs using a reasonable, published index (Sydney CPI), is shown in Table 2.5.

These costs do not include additional widening of Minmi Road east of Maryland Road that has been recommended in the Traffic Study (refer Section 4.3.2 of this report).

Table 2.5 Updated costs assessment – CP1 and CP4

Infrastructure	Works cost (2005)	Adjusted cost ^{1,2}
CP1 Item		
District community centre	\$1,825,279	\$2,253,079
District field & court based facilities	\$4,555,100	\$8,554,832 ³
Total	\$6,380,379	\$10,807,911
CP4 Item		
Longworth Avenue between Cameron Street/Cowper Street and Newcastle Road	\$2,579,000	\$3,183,453
Minmi Road between Sandgate Road and Macquarie Street	\$995,000	\$1,228,203
Traffic Signals at Maryland Drive East	\$675,000	\$833,203
Minmi Road between Maryland Drive East to Summerhill	\$2,355,000	\$2,906,953
Minmi Road between Summerhill and Bottlebrush Boulevard	\$505,000	\$623,359
Minmi Road between Bottlebrush Boulevard and Maryland Drive West	\$61,500	\$75,914
Minmi Road between Maryland Drive West and Britannia Boulevard	\$322,500	\$398,086
Macquarie and Wentworth Streets	\$175,000	\$216,016
Longworth Avenue and Douglas Street	\$115,000	\$141,953
Total	\$7,783,000	\$9,607,141
Total for both CP1 and CP4	\$14,163,379	\$20,415,051

Notes:

1. Based on Sydney CPI June 2005 (83.2) and March 2013 (102.7)
2. Does not include further widening of Minmi Road that has been identified as being necessary and attributable to CP4 development by Better Transport Futures as part of the Traffic Study
3. The cost of this facility which will be provided at Creek Road Maryland has recently been updated to \$12,221,189, of which \$3,666,357 would be met by future development under the new contributions plan. The remaining amount (\$8,554,832) would need to be provided from other sources including CP1 would need to be met by existing and approved development. Refer to Section 5.7.2 of the Background Document for more details.

2.5 Voluntary planning agreement commitments

The Sanctuary VPA commits the developer (UrbanGrowth NSW, formerly Landcom) to providing the following:

Land and works:

- Three (3) local parks each containing a playground;
- a local double playing field and sports courts facility; and
- a neighbourhood centre.

Land:

- 'residual open space'
- Aboriginal conservation areas (2);
- 'Defendable zones'; and
- payment of \$150,000 to the Council to provide a cycleway link.

In recognition of the provision of these public purposes, Council has already offset section 94 contributions otherwise payable by UrbanGrowth NSW in respect of The Sanctuary development.

Some \$3,168,554 was paid by Council from the CP1 fund to UrbanGrowth NSW (then known as Landcom) in December 2011. Further offsets of \$1,041,252 of CP1 funds are anticipated will be made to UrbanGrowth NSW in recognition of the works in kind being provided under the Sanctuary VPA. These further payments have already been accounted for in the contributions plan balances shown in Table 2.1.

2.6 Summary

CP1 and CP4 include infrastructure yet to be provided (or not accounted for in a planning agreement) with a cost of \$14.4 million. However these costs are based on works that were scoped many years ago, and the costs were prepared in 2005.

An updated assessment of the infrastructure obligations, based only on more recent works information and indexing of 2005 works costs, is in the order of \$20.4 million. However, an accurate assessment of the obligation could only be determined by a full review of works costs. The updated costs also do not account for further widening of Minmi Road that is attributable to current and approved development, but are works presently not included in CP4.

An estimated \$3.8 million cash is available in CP1 and CP4, once cash is transferred to UrbanGrowth NSW under the Sanctuary VPA for section 94 offsets related to infrastructure provision under that agreement.

A further \$10.05 million is anticipated to be received under CP1 and CP4 from approved developments in the study area, making a total of \$13.9 million in projected future contributions income for the study area under existing contributions plans.

Assuming Council receives all the contributions it expects, the most optimistic assessment for CP1 and CP4 is that it will have a shortfall of funds in the order of \$6.5 million (i.e. income of \$13.9 million less expenditure of \$20.4 million). The shortfall however will be greater than this

once further widening of Minmi Road that is attributable to current and approved development is included.

Contributions levied under the new Western Corridor contributions plan will be used to meet the costs of infrastructure additional to that included in CP1 and CP4, and cannot be used to meet this anticipated shortfall.

It is recommended that Council undertake the following in dealing with the local infrastructure needs of existing approved development that has already been levied development contributions:

- Review the scope of all remaining works in CP1 and CP4 and determine which of these works remain as infrastructure priorities for the study area.
- For the works that remain valid, update the scope of works to reflect current needs.
- Update the costs for these works, identify any funding sources that may be accessed to fund the works (apart from section 94 contributions), and accurately quantify the funding shortfall.
- Council adopt a priority list of works for the study area that matches the likely available funds.
- Pool all funds received, and yet to be received, under consents issued under CP1 or CP4 and apply those funds to provision of the priority works list.

3.0 Development and population profile

3.1 Existing development and population

The study area comprises the existing (predominantly residential) suburbs of Maryland, Fletcher and Minmi.

Existing development is concentrated in the north and north east of the study area, corresponding to where land was first released. Development has been gradually spreading westwards from Wallsend towards Minmi township.

Most existing development in the study area would have made contributions towards public amenities and services under pre-existing contributions plans. Quantification of existing development is relevant because there can be no further contributions exacted from existing development.

There were approximately 3,800 dwellings and 11,100 residents in the study area in 2011.

A summary of the existing residential development and population, including the change since 2006, is provided in Table 3.1.

Table 3.1 Study area development and population (2006 and 2011)

	2006		2011	
Suburb	Dwellings	Population	Dwellings	Population
Maryland	2,667	7,606	2,727	7,705
Fletcher - Minmi	877	2,666	1,085	3,415
Total	3,544	10,272	3,812	11,120

Source: profile.id

3.2 Approved development and population

There is much residential development in the study area that has been approved and has either not yet commenced or is underway. Several developments have been approved and are in varying stages of release. It is understood from advice provided by Council officers that these developments have been required to make section 94 contributions under Council's pre-existing contributions plans including CP1 and CP4.

The ultimate population of these developments must be considered when planning for public amenities and services within the area. Like existing development, quantification of approved development is relevant because there can be no further contributions exacted from approved development (unless the development sites are further developed).

Table 3.2 shows the development status as of December 2012 and the resultant population forecast.

Table 3.2 Recently completed or approved (levied) development

Western Corridor Development Areas	Area No. ¹	Dwellings				Estimated Population in anticipated levied development ³
		Houses recently constructed	Approved - released	Approved - not yet released	Total anticipated dwellings that have already been levied contributions	
Nikkinba Ridge (Darromin Holdings)	1	148	188	95	431	1,293
- medium density				32 ²	32	96
Hidden Waters (Mirvac)	2	110	174	143	427	1,281
St Andrews Way (Warrick Denshire)	3			25	25	75
Sanctuary Estate (UrbanGrowth NSW)	4	80	185	759	1,024	3,072
- medium density				77 ²	77	231
The Outlook (Dan Land)	5	42	117	295	454	1,362
- medium density				164 ²	164	492
Total		380	664	1,590	2,634	7,902

Notes:

1. refer map in Figure 2
2. medium density yield of 1 dwelling per 300m²
3. assumed occupancy rate of 3 persons per dwelling for all dwellings

Source: Newcastle City Council data

The data in Tables 3.1 and 3.2 show the following:

- The study area in 2011 comprised 3,812 dwellings that accommodated 11,120 persons.
- A further 2,634 dwellings, accounting for a projected 7,902 persons, have either been constructed or have been approved. These dwellings can be assumed to have been subject to section 94 contributions, and no further contributions can be levied on these developments.

The new contributions plan will therefore assume that development of 6,446 dwellings, accounting for 19,022 residents, have been levied contributions.

3.3 Expected development and population

Future development within the contributions area is constrained by geographical features including slope, flooding, conservation areas, landfill and main roads.

Expected future development within the contributions area is likely to comprise a Concept Plan application (currently being considered by the Department of Planning and Infrastructure), seniors living development and other major residential subdivisions not yet the subject of formal development applications.

The location of the respective anticipated development areas is shown in Figure 2. Table 3.3 profiles the expected future development and resultant population growth.

These areas of development are the focus of infrastructure identified in the new contributions plan, and are expected to be the main developments that will be subject to the contributions included in the new contributions plan.

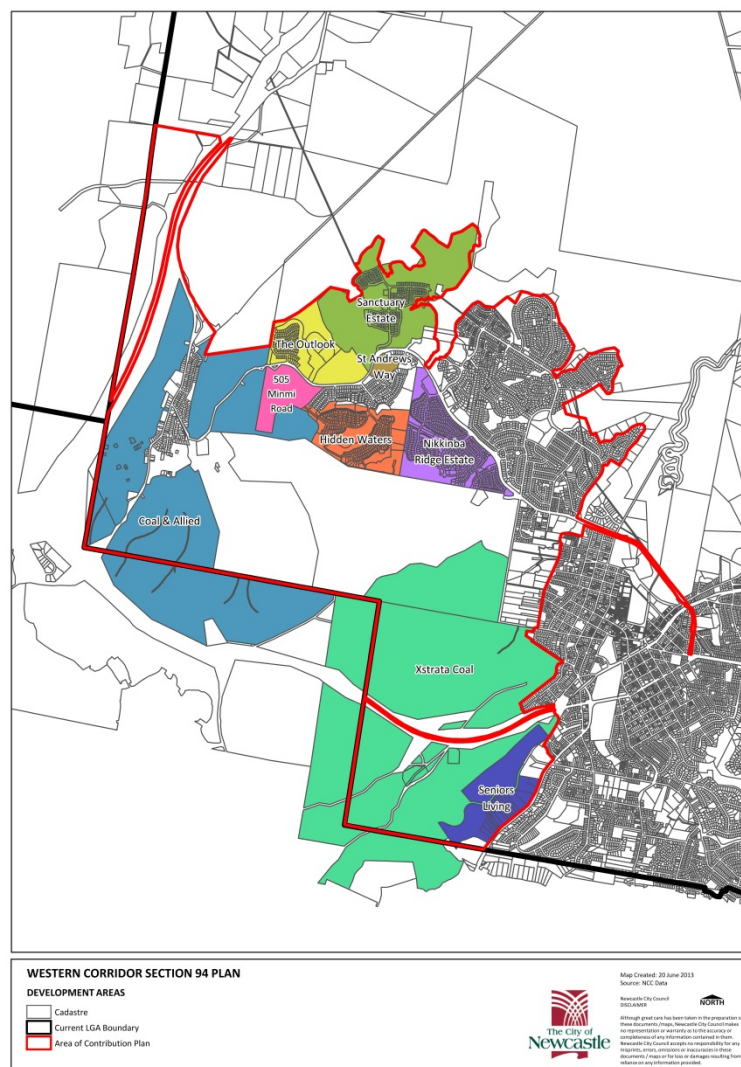


Figure 2 Western Corridor development areas

Table 3.3 Expected development in study area

Western Areas	Corridor Development	Area No. ¹	Expected dwellings	Estimated population in development ²
Coal & Allied Part 3A		6	1,520	4,560
- seniors living component			152	228
505 Minmi Road		7	110	330
Xstrata		8	1,200	3,600
Seniors Living - Elernmore Vale		9	150	225
Total			3,132	8,943

Notes:

1. refer map in Figure 2
2. assumed occupancy rate of 1.5 persons per dwelling for self-contained seniors living development and 3 persons per dwelling for all other dwellings

3.3.1 Coal and Allied development

The Coal and Allied development is likely to be the most significant future development in the study area.

Coal and Allied have lodged with the Department of Planning a Concept Plan application for an urban subdivision comprising approximately 3,300 residential lots, retail / commercial precincts, seniors living, open space and school development. This application has not yet been determined.

Subsequent to any Concept Plan approval, Coal and Allied would need to lodge a development application with the relevant council for the individual stages / sub-stages of the development.

Other features of the proposal include the following:

- The Concept Plan also proposes an annual lot release rate of 165 lots per year. Based on this rate, the 3,300 dwelling units would be built by the mid 2030s.
- The proposal applies to land situated within both Newcastle and Lake Macquarie LGAs. Approximately half of the proposed residential development (or 1,520 dwellings) will be located in Newcastle LGA.
- The developer proposes to provide associated infrastructure in both Newcastle and Lake Macquarie LGAs. Much of the social infrastructure and open space will be considered under a proposed planning agreement.
- The Concept Plan application is not for a specific lot or road layout. The indicative lot layout demonstrates how the dwelling yield could be provided, inclusive of the independent living units and aged care facilities.

Figure 3 shows approved land use zones for the Coal and Allied development, together with the LGA boundary and indicative subdivision pattern.

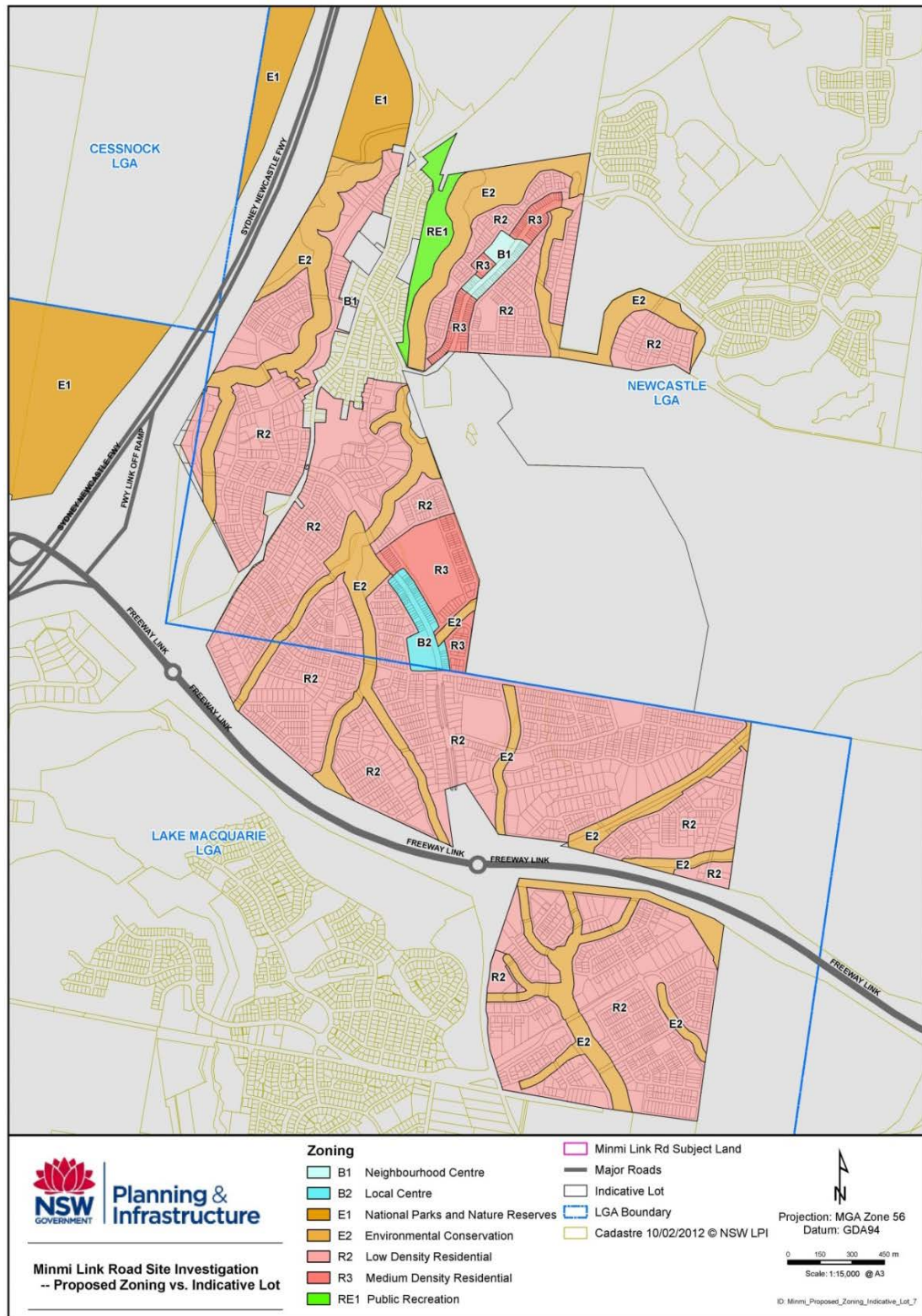


Figure 3 Coal and Allied Site (Minmi Link Road Site) land use zones

3.3.2 Other developments

Almost as significant as the Coal and Allied development will be the ultimate development of Xstrata land (see site 8 in Figure 2). Details of the proposed development of the Xstrata land are not yet available. It is expected the site is planned for residential subdivision of approximately 1,200 lots.

Other sites in the study area are expected to accommodate approximately 260 dwellings.

3.4 Demography

3.4.1 Age profile

At the 2011 Census (the latest Census for which study area data is available) the study area had a total population of 11,120. The age profile of the population was dominated by 20-59 year olds with the proportion of school-aged children substantially higher than that of the overall Newcastle proportions. The proportion of people aged 60 years or older in the study area was substantially lower than that of the overall Newcastle proportions.

This profile is typical of new residential estates, which are often dominated by family households comprising couples and children. This pattern of growth is considered likely to continue into the future given the nature and scale of approved and proposed developments within the study area.

Table 3.4 presents the forecast population profile of the study area based on the 2011 Census percentage distributions.

Table 3.4 Forecast age profile of occupants of expected development

	2031 Forecast Age Profile (%)			
	0-4 years	5 - 19 years	20 - 59 years	> 59 years
Percentage of population ¹	8%	25%	55%	12%
Total Population ²	2,237	6,991	15,381	3,356

1. based on 2011 Census age profile

2. based on a forecast total population increase of 27,965 for the study area

Source: Forecast.id

Table 3.5 shows the expected change in each cohort between 2011 and 2036. The data show a flattening of the age profile. That is, the population is dominated by adults aged 35 to 44 years and children aged 0-14 years. In the future, these age groups will comprise lesser shares of the population, and there will be greater numbers of middle aged and elderly residents.

Table 3.5 Change in age profile – Fletcher-Minmi – 2011 and 2036

Age group	% of persons (2011)	% of persons (2036)
0-4 years	8.4	7.7
5-9 years	10.1	7.6
10-14 years	9.4	7.6
15-19 years	7.9	6.9
20-24 years	5.2	6.0
25-29 years	4.6	5.4
30-34 years	7.8	6.7
35-39 years	10.4	7.5
40-44 years	10.0	8.2
45-49 years	7.7	7.9
50-54 years	5.3	7.3
55-59 years	4.2	6.2
60-64 years	3.9	5.0
65-69 years	2.5	4.0
70-74 years	1.3	3.0
75-79 years	0.9	1.9
80-84 years	0.3	0.9
85 years and over	0.2	0.3

Source: Forecast.id

3.4.2 Household composition

In 2011, household composition in Fletcher – Minmi was dominated by couple families with dependent children, which comprised over 53 percent of all households. The second most likely household type was couples.

It is projected that by 2031, the number of couples with dependents households, while still the most likely household form, will be less dominant. In 2036 there will be greater numbers of couples-only households, and significantly greater numbers of lone persons households.

Table 3.6 Change in household composition – Fletcher-Minmi – 2011 and 2036

Type	% of households (2011)	% of households (2036)
Couples without dependents	30.2	33.0
Couple families with dependents	53.4	43.5
One parent family	6.3	5.8
Other families	0.5	0.6
Lone person households	7.8	15.5
Group households	1.7	1.5

Source: Forecast.id

3.4.3 Household occupancy rates

The study area is forecast to have an additional 27,965 persons by 2036. The majority of this growth is predicted to occur in the Fletcher-Minmi area.

The projected population of the study area has been based on the assumption that the average dwelling occupancy rate will be 3.0 persons per dwelling, and 1.5 persons per seniors living dwelling.

This assumption is based on the study areas combined Census data on occupancy rates² and the proposed lot sizes (and therefore dwelling type) proposed in the known new residential developments in the study area. The dominance of separate houses and couples with dependents is expected to continue. The proposed new release areas comprise a majority of average sized lots and are expected to yield three bedroom dwellings suitable for the family demographic. Recent comparable residential release areas have reflected this pattern of development and housing composition.

3.5 Summary

Based on data included in this and the previous sections of the Background Document, the study area has an estimated total development potential of 9,578 dwellings, of which approximately 40 percent was existing in 2011.

Approximately 27 percent of this potential has been developed since 2011 or is subject to a current consent. These developments will meet their local infrastructure needs through contributions paid under pre-existing contributions plans, or through planning agreements negotiated with the Council.

This means that there remains approximately 33 percent of the study area development (or around 3,132 dwellings) that is yet to be approved. The local infrastructure needs of these developments will be met by contributions levied under the new contributions plan. Alternatively, these developments may be the subject of planning agreements negotiated between developers and Council.

² 2011 data showed an average household occupancy rate of 3.27 persons per dwelling for Fletcher-Minmi (Source: profile.id)

Expected future development will mainly be accommodated in two major developments: Coal and Allied and Xstrata. Together, these developments will likely account for around 87 percent of yet-to-be-approved development.

The extra travel trips generated by the future development will impact on the transport network. This is discussed in more detail in Section 4.

The residents that will occupy future development will likely be dominated by couples with dependent children, although the age profile is anticipated to be more balanced over time with greater numbers of middle aged and elderly people. The increasing population will require provision of additional social infrastructure. For example, the increased numbers of young people, and the increased proportion of elderly has implications for the type of social infrastructure required into the future. The predicted increase in lone person households will also have requirements for social networking / meeting places. Social infrastructure needs are discussed in more detail in Section 5.

4.0 Traffic and transport infrastructure

This section of the Background Document describes the traffic and transport facilities components of the contributions plan, including the current and likely future traffic conditions, and a description of the required facilities.

4.1 Introduction

Council engaged Better Transport Futures (**BTF**) to assess the likely impacts of future Western Corridor development on traffic and transport infrastructure in the study area.

The results of BTF's investigation are contained in the report titled *The City of Newcastle Western Corridor Traffic and Transport Study* (the **Traffic Study**), attached as Appendix B.

The overall purpose of the traffic study is to identify the expected horizon year traffic volumes and the road infrastructure required to accommodate the predicted levels of traffic on Minmi Road. Specific objectives of the traffic study are as follows:

- Undertake a traffic study to assess the long-term traffic and transport implications arising from future development in the Blue Gum Hills area and to test various scenarios
- Assess the AM and PM peak operation of the road network servicing the study area with response to the existing, approved and potential development
- Identify the current issues and determine traffic management and infrastructure improvements that can be made to the operation of the road network based on the current and future levels of development.
- Identify the conceptual design of road works that should be undertaken in conjunction with the proposed developments. Provide costings and advise on potential land acquisitions.³

4.2 Methodology

The study area for the traffic assessment included the length of Minmi Road between Woodford Street, Minmi and Longworth Avenue, Wallsend.

The methodology applied in undertaking the Traffic Study may be summarised as follows:

- Describe the current local traffic conditions
- Identify current vehicle trip generation and distribution
- Describe the performance of the current road network, with particular reference to the intersections and mid-block links along Minmi Road
- Evaluate the likely performance of the network in the horizon years and the necessary mitigation measures to maintain an adequate level of service
- Identify the future public transport, pedestrian and bicycle facilities required
- Prepare concept and estimated costs for the mitigation measures⁴

³ *The City of Newcastle Western Corridor Traffic and Transport Study*, prepared by Better Transport Futures, Draft Stage 2 Report, March 2013, p1

⁴ *Ibid.*, p3

The Traffic Study examined network performance in horizon years of 2016, 2026 and 2031.

The study took account of the traffic likely to be generated by approved developments that have already been levied section 94 contributions in order to understand the base case (i.e. 2016) infrastructure requirements. This is described in the Traffic Study as the 'approved' traffic scenario.

The study then separately loaded in the anticipated traffic from yet-to-be-levied developments to determine traffic impacts and related mitigation measures. This is described in the Traffic Study as the 'final' traffic scenario. The difference between the 'approved' and 'final' scenarios provides the basis for identifying the necessary updates to the new contributions plan.⁵

The Traffic Study assumed that all approved development would be completed and occupied by 2026. The development assumed in the Traffic Study 'approved' scenario reflects the developments shown in Table 3.2 of this Background Document. The development assumed in the Traffic Study 'final' scenario is 3,612 dwellings in 2031. This is some 480 dwellings more than the expected yet-to-be-approved dwellings shown in Table 3.3 of this Background Document. This is because BTF were briefed to consider the expected development assuming the LGA boundary adjustment proposal proceeded. For the purposes of determining contribution rates in the new contributions plan, the Traffic Study assumes that there will be 3,612 dwellings generating 2,874 vehicle trips that will create the demand for the 'approved' scenario works.⁶

A key assumption used in the Traffic Study to understand the traffic impacts of the 'approved' scenario was that only 7 percent of the trips generated by the development at the Coal and Allied and Xstrata sites would utilise Minmi Road. This reflected the traffic model outputs prepared for the Minmi / Link Road and Stockrington Concept Plan. BTF notes that this trip assignment is acceptable having regard to the relative proximity of the Newcastle Link Road as the more superior east-west traffic connection in the local area. It is possible that as the Coal and Allied development proceeds, that fresh information will determine a greater traffic impact on Minmi Road. Council should therefore monitor the development roll-out and keep the contributions plan under review to ensure that traffic contributions reflect the latest knowledge on trip generation and required mitigation works.⁷

4.3 Traffic network performance

4.3.1 Current conditions

Minmi Road generally operates within capacity. However, it is noted that sections of Minmi Road in the vicinity of Macquarie Street and McNaughton Avenue currently experience volumes marginally in excess of their capacity during the AM peak period. Three of the 9 intersections that were examined in the study area operate with an unacceptable level of service (**LoS**) in at least one peak hour.⁸

⁵ Ibid., p15

⁶ Ibid., Table 3-2, p16

⁷ Ibid., p17

⁸ Ibid., pp21-22

4.3.2 Future conditions

2016 horizon

For the 'approved' and 'final' scenarios in 2016, every link in the study area on Minmi Road south-east of Maryland Drive (west), with the exception of the short section that currently has two lanes in each direction, will experience volumes in excess of capacity in at least one peak hour.⁹

The single lane carriageways on Minmi Road will generally be inadequate to accommodate the expected 2016 peak hour demand. Accordingly the widening of Minmi Road south-east of Maryland Drive (west) to Cameron Street / Cowper Street to two lanes in each direction is considered critical to the successful future year operation of Minmi Road. This work is to address existing and approved development and, accordingly, CP4 should be updated to include the cost of this work.¹⁰

By 2016, 5 of the 9 intersections that were examined in the study area will operate with an unacceptable level of service (**LoS**) in at least one peak hour. These intersections will need to be upgraded to ensure they operate at an acceptable level of service.¹¹

Table 4.1 summarises the improvements required for the 2016 future design year.

Table 4.1 Minmi Road intersection works required in study area for 2016 design year

No.	Minmi Road cross street	Current intersection treatment	Proposed treatment to address 2016 design year
1	Woodford Street	Signals	Will continue to operate with an acceptable LoS with the current intersection geometry
2	Awabakal Drive /Bellbird Close	Signals	Will operate with an acceptable LoS as a signalised junction or a roundabout
3	Maryland Dr (west) /Churnwood Dr	Signals	Will operate with an acceptable LoS as a signalised junction or a roundabout
4	Summerhill Waste Roundabout	Roundabout	Should be upgraded to a roundabout control to provide an acceptable LoS in the future
5	McNaughton Avenue	Priority	Should be upgraded to a roundabout control to provide an acceptable LoS in the future
6	Maryland Drive (east)	Signals	Will continue to operate with an acceptable LoS as a signalised junction
7	Macquarie Street / Creek Street	Signals	Will operate with an acceptable LoS as a signalised junction or a roundabout
8	Sandgate Road	Priority	Will continue to operate with an acceptable LoS as a priority controlled junction

⁹ Ibid., p27

¹⁰ Ibid., p28

¹¹ Ibid., p29

No.	Minmi Road cross street	Current intersection treatment	Proposed treatment to address 2016 design year
9	Cameron Street / Cowper Street	Signals	Should be upgraded to a roundabout control to provide an acceptable LoS in the future

Source: Traffic Study p45

The 2016 future design year (with approved development) analysis suggests that the majority of the traffic and transport upgrade program is required by existing developments or developments that have already been approved and accordingly should have been levied under the current contributions plan (i.e. CP4).¹²

2026 and 2031 horizons

In both the “approved” and “final” scenarios, with the proposed widening of Minmi Road to two lanes in each direction south-east of Maryland Drive (west), Minmi Road will generally operate with traffic volumes within the upgraded road capacity.¹³ The ‘approved’ scenario is complete by 2026. The modelling for 2031 shows that Minmi Road (in its widened state) will generally continue to operate satisfactorily.¹⁴

Assuming the intersections are upgraded to meet the 2016 design year traffic, the projected performance for these intersections is similar to 2016, except that 3 of the intersections with traffic signals retained would not operate with an acceptable LoS in 2026. Both the 2026 and 2031 flows at these intersections could however be satisfactorily accommodated with roundabouts.¹⁵

The recommended treatments for the ‘final’ scenario, including adjustments from the 2016 design year treatments, are shown in Table 4.2.

Table 4.2 Minmi Road intersection treatments for 2031 design year

No.	Minmi Road cross street	2016 intersection treatment	2031 intersection treatment
1	Woodford Street	Signals	Signals
2	Awabakal Drive / Bellbird Close	Signals	Roundabout
3	Maryland Dr (west) / Churnwood Dr	Signals	Roundabout
4	Summerhill Waste Roundabout	Roundabout	Roundabout
5	McNaughton Avenue	Priority	Roundabout
6	Maryland Drive (east)	Signals	Signals
7	Macquarie Street / Creek	Signals	Roundabout

¹² Ibid., p45

¹³ Ibid., p46

¹⁴ Ibid., p49

¹⁵ Ibid., p47

No.	Minmi Road cross street	2016 intersection treatment	2031 intersection treatment
	Street		
8	Sandgate Road	Priority	Priority
9	Cameron Street / Cowper Street	Signals	Roundabout

4.3.3 Public transport, pedestrian and cycle network improvements

The Traffic Study states that in order to encourage the use of public transport it will be necessary to provide a viable sustainable public transport service to the on-going development in the vicinity of Minmi Road. Bus shelters should be provided at bus stops at approximately 800 metre intervals to facilitate bus use. The Traffic Study identifies the need for 14 shelters (7 along either side) for the length of Minmi Road through the study area. CP4 provides for 3 shelters from development contributions. The remaining shelters would be located to serve both existing and new development along the road, as shown in Figure 7-1 of the Traffic Study.¹⁶ The two westernmost Minmi Road stops (i.e. 4 of the 14 shelters) would have a nexus with the yet-to-be-approved development in the study area. The new contributions plan should therefore levy new development for 4 bus shelters on Minmi Road.

Minmi Road is a link identified in the *Newcastle Cycling Strategy and Action Plan* (March 2012), and various pedestrian and cycle infrastructure is identified to be provided under contributions received under CP4. The Traffic Study recommends that the CP4 works be completed in order to provide a safe environment for pedestrians and cyclists.

CP4 identifies the requirement for a combination of shared pedestrian / bicycle paths and on-road bicycle paths continuously from Britannia Boulevard to Cameron Street. However CP4 does not allow for provision of pedestrian or cycle ways west of Britannia Boulevard. The Traffic Study therefore recommends the new contributions plan include the provision of a shared pedestrian / cycle route from Britannia Boulevard to Woodford Street.¹⁷

4.4 Facility schedule and estimated costs

The Traffic Study identified the work required to accommodate the current constructed and approved development and determined the extent of road upgrades required to accommodate this development traffic. The required road upgrades, including concepts, are described in Section 6.3 of the Traffic Study. This level of road work largely relates to existing and approved development and cannot be levied under the new contributions plan.

The Traffic Study however also identifies the extent of additional construction work over and above the works identified to meet the existing and approved development, and that is required to accommodate the future residential development within the study area.

These additional works, together with an assessment of reasonable cost apportionment to the yet-to-be-approved development, are described in Table 4.3.

Table 4.3 Western Corridor traffic and transport infrastructure schedule

¹⁶ Ibid., p51

¹⁷ Ibid., pp51-52

No.	Item	Description	Estimated cost of works
	Roads and Intersections		
T1	Minmi Road, Awabakal Drive and Bellbird Close	Additional westbound approach lane and westbound departure lane on Minmi Road	\$378,338
T2	Minmi Road, Churnwood Drive and Maryland Drive west	Lengthening of approach and departure two lanes on Minmi Road and provision of left turn slip lane on Maryland Drive (west)	\$509,350
T3	Summerhill Waste Management roundabout	Widen Minmi Road on approach and departure to 2 lanes	\$272,475
T4	Minmi Road and McNaughton Street	Modification to intersection at McNaughton Street to restrict turning movements	\$244,765
T5	Minmi Road and Maryland Drive east	Duplicate Minmi Road to the east to Maryland Drive (east)	\$244,765
T6	Minmi Road, Creek Road and Macquarie Street	Modifications to side road exit movements with additional lanes and extension of turn lanes on Minmi Road eastern approach	\$327,394
T7	Minmi Road and Sandgate Road	Widen on approach and departure to 2 lanes in both directions on Minmi Road	\$258,645
	<i>Sub-Total</i>		\$2,235,732
	Contingencies allowance (20%)		\$447,150
	<i>Sub-total including contingencies</i>		\$2,682,882
	Pedestrian / Bicycle Facilities		
T8	Off road footway / cycleway between Britannia Boulevard and Woodford Street		\$137,500
	<i>Sub-Total</i>		\$137,500
	Public Transport Facilities		
T9	New Bus Shelters x 4		\$80,000
	<i>Sub-Total</i>		\$80,000
	TOTAL		\$2,900,382

4.5 Summary

Minmi Road is the key item of transport infrastructure that will be impacted by future development in the study area. Currently, Minmi Road generally operates within capacity, with some links showing unacceptable LoS in at least one peak hour.

By 2016, Minmi Road will generally experience volumes in excess of capacity. Accordingly, the widening of Minmi Road south-east of Maryland Drive (west) to Cameron Street / Cowper Street to two lanes in each direction is considered critical to the successful operation of the road. Also, more than half the studied intersections will likely operate at an unacceptable LoS by this time. The majority of the works required to mitigate these impacts is required by existing developments or developments that have already been approved.

The works recommended to sustain 2016 vehicle flows would, if carried out with certain additional works identified in Table 4.3, likely support the traffic flows anticipated in the study area up to 2031.

Several public transport, walking and cycling works have also been identified as being needed to sustain the future development of the study area.

5.0 Social infrastructure

This section of the Background Document describes the open space and community facilities components of the contributions plan, including the planning benchmarks used to determine required facilities, and a description of the required facilities.

5.1 Methodology

GLN Planning applied the following methodology in preparing the open space and recreation and community facilities components of the contributions plan:

- Documented the prevailing range, condition and rates of provision of facilities serving the study area.
- Reviewed Council's draft community asset planning objectives and benchmarks in its *Community Assets and Open Space Policy*.
- Reviewed various open space and community facilities planning benchmarks for other release area contexts, including those applying to other Lower Hunter region developments.
- Reviewed the planning benchmarks prepared for the Coal and Allied development – the largest proposed future residential development in the study area.
- Reviewed facilities needs data or studies provided by Council officers, and interviewed relevant Council staff about the quality and level of current provision.
- Estimated the demographic characteristics of the expected population of the study area by reviewing the latest community profiles showing demographic features of nearby release areas and western Newcastle populations.
- Documented the type and number of open space and community facilities needed in the study area based on expected development, likely occupying population, existing provision, documented community priorities and established planning benchmarks.
- Prepared the contributions plan works schedule including locations, land requirements, number and type of recreation facilities, building floor area, etc.
- Workshopped draft works schedules with Council staff. Lake Macquarie City Council invited to participate. Determined optimum staging schedule with Council staff and adjusted schedule to reflect workshop outcomes.

5.2 What is social infrastructure?

Broadly, there are two types of infrastructure that support urban development - economic and social infrastructure.

Economic infrastructure provides the basis for land to be developed or 'improved' in an economic sense, and includes such items as:

- transport networks such as roads, railways, ports and airports
- dams and reservoirs
- water related headworks, treatment and reticulation facilities
- telecommunications and post facilities
- electricity generation facilities

Social infrastructure provides the basis for people to live and work in urban areas. Social infrastructure has been defined as:

*The community facilities, services and networks which help individuals, facilities, groups and communities meet their social needs, maximise their potential for development and enhance community wellbeing.*¹⁸

Social infrastructure includes such items as:

- schools and other education facilities
- hospitals, clinics and other health facilities
- assisted housing / social housing
- recreational and sporting facilities
- arts and cultural facilities, entertainment venues
- law and order facilities
- cemeteries

Social infrastructure is provided by various agencies, including all levels of government, non-government organisations and the private sector. Councils are traditional providers of most parkland and outdoor recreation facilities, and some community buildings such as community centres.

Council has recognised the significance of needing to invest in these facilities in its *Community Assets and Open Space Policy 2012*:

Sustainable investment in community facilities and open space is important for the health, wellbeing and economic development of our communities.

The purpose of the contributions plan is to identify the 'baseline' community facilities and open space facilities that are likely to be required by the incoming population, and which are the usual responsibility of the local council (i.e. 'local infrastructure').

This will allow a monetary contribution rate for the provision of the baseline local infrastructure to be calculated, and will allow the Council and other consent authorities to:

- impose contributions on development consents that generate a need for this baseline infrastructure; and / or
- have a baseline against which to negotiate the provision of local infrastructure in planning agreements.

5.3 Levels of provision

The current quality and quantity of provision of social infrastructure is useful in understanding the potential needs of the study area's expected additional population. Combined with planning benchmarks, current provision rates have been used to inform provision benchmarks for the section 94 contributions plan.

¹⁸ Draft Metropolitan Strategy for Sydney to 2031, p115

5.3.1 Open space and recreation facilities

Council currently provides a large range of open space and recreation facilities ranging from natural bushland areas for recreation and passive purposes, parks for unstructured recreational activities, sportsground areas for organised sport, swimming and leisure centres, facilities at patrolled beaches and other waterways.

A *Draft Open Space Review* prepared by Insite (2010), reported the current rate of open space provision in Blue Gum Hills area¹⁹ is 7.17 hectares per 1,000 persons. However, the functionality of much of the existing open space is compromised due to flooding, vegetation or slope. Many of the existing open spaces are also too small and disjointed to provide valuable play or recreational use.

An updated open space and recreation audit of the study area was conducted by Council officers in March 2012 (refer Appendix A).

This review involved site inspections and assessment of the 'usability' of each site to assist in quantifying the actual rate of developed open space.

Developed open space generally comprises open space that is not part of a bushland or foreshore area (i.e. 'natural areas'). Generally, natural areas will not be able to be developed. Development sites will be differentially affected by natural areas, while the extent of developed open space is important in assigning standards to new development areas. Developed open space – or described as 'usable' open space in the Council's audit – would comprise land taken up by local and neighbourhood parks and sporting and recreation facilities (such as sports courts and fields).

This is not to say that natural areas are unimportant open space assets, as they could indeed be utilised for passive walking trails and the like. But it is the developed open space that would be the focus of works and embellishments the subject of a contributions plan.

Council's assessment also addressed the quality of existing open space, including grade, quality of vegetation, drainage, flooding, safety, access and size in determining the 'usable' area of each site.

The assessment determined that the rate of provision of usable, developed open space land in the study area as being somewhere between 2.42 and 2.92 hectares per 1,000 persons (based on a 2011 population of 11,120 persons), as shown in Table 5.1.

Table 5.1 Summary of study area open space land areas

Recommended Plan of Management open space category	Usable open space (ha)	Rate of provision of usable open space	Other open space (ha)	Total open space (ha)
Open space categorised as Park or General, Sportsground	26.91 ¹	2.42 ha / 1,000 persons	36.36	63.27
Open space categorised as Watercourse, Wetland, Bushland, or uncategorised	5.61	0.5 ha / 1,000 persons	44.01	49.62
Total	32.52	2.92 ha / 1,000	80.37	112.89

¹⁹ Blue Gum Hills refers to the area of land covered by CP1 and CP4, and is in effect another name for the Western Corridor lands.

Recommended Plan of Management open space category	Usable open space (ha)	Rate of provision of usable open space	Other open space (ha)	Total open space (ha)
		persons		

Notes:

1. This is made up of 8.64ha in Parks or General categories, and 18.27ha in Sportsground category

The audit also examined the rate of provision of certain recreation facilities (refer Table 5.2 and Table 5.9 for details).

Table 5.2 Summary of study area recreation facilities

Recreation facility	Number
Developed passive open space	14 reserves comprising 8.64ha usable open space
Sports fields	8 reserves containing: <ul style="list-style-type: none"> • 1 x rugby league field • 1 x modified rugby league field • 1 x AFL field • 5 x soccer fields • 2 x cricket ovals • 4 x cricket wickets (overlay of football fields above)
Outdoor sports courts	2 x netball courts 1 x skate park 1 x tennis court 1 x half basketball court
Playgrounds	11 playgrounds

Nestled in the middle of the study area just south east of Minmi, is the Blue Gum Hills Regional Park. This park serves a regional and tourist population with features including:

- Picnic tables and shelters
- Heritage walking trails
- Historic sites
- Barbeques
- Playground equipment
- Cycling tracks
- Horse riding
- "Tree Top Adventure Park"
- Maze
- Grassed open space
- Bushland

This Regional Park provides a valuable natural open space function for the population and reduces the need for additional 'natural open space' to be provided within the study area.

The majority of existing open spaces are either unsuitable or unproductive due to flooding, slope or size. Many of the open spaces are undeveloped, small, vegetated, irregular shaped and isolated providing little opportunity for embellishment.

The constraints and resulting effect on functionality of the existing open spaces, highlights the key principles required for any future open space that is dedicated by developers as part of the development process (refer Section 5.8).

Sanctuary Estate

There are facilities proposed to provided that are designed for existing and approved development.

The following facilities are proposed to be provided by the developer of the Sanctuary Estate:

- 2 x playing fields
- 2 x netball courts
- 2 x tennis courts
- 1 x playground
- cycleway
- local parks/playground
- residual open space

5.3.2 Community facilities

The study area of Minmi / Fletcher / Marylands is serviced by three local facilities:

- Maryland Neighbourhood Centre
- Maryland Youth Centre
- Minmi Progress Hall

The Maryland Neighbourhood Centre is in reasonably good condition and is well utilised, scoring well in the Council assessment²⁰ in regard to functionality, utilisation, integration and flexibility. The Centre is well located, connected to open space, a functional kitchen, good storage and a small playground. The Centre adjoins the Youth Centre.

The Minmi Progress Hall is also well located, connected to open space and a small playground, however the building is old and the kitchen is very basic. The site has capacity for expansion and co-locating of additional facilities.

Both facilities are of an older style and lack the modern technology desired by the future population and required for optimum utilisation and flexibility such as internet, room dividers, data projectors, modern catering facilities etc.

²⁰ Newcastle Community Facilities Review by Insite, July 2010

Table 5.3 Existing Community facilities provision

	Floor area	Number	Rate of provision
Community centre/hall	951m ²	3	1 facility / 3,707 persons (i.e. 86m ² per 1,000 persons)
Library	1,735m ²	1	NA – serves wider Wallsend area

The nearest library is located at Wallsend and serves a regional function for a large population. The Wallsend Library includes modern multi-function rooms that are very heavily booked and Council often has to turn groups away due to prior bookings (pers. comm.: D Jenkins, Council Library Manager). Council officers advise this facility is best placed to cater for the new population in preference to a new library within the study area.

Sanctuary Estate

The following facilities are proposed to be provided by the developer of the Sanctuary Estate:

- Community facility of 426 square metres.

Whilst the new floor area does not result in the current rate of provision being replicated, the facility is co-located with sporting fields and other social infrastructure and is proposed to be fitted out with the latest technology and quality furnishings to maximise adaptability and use.

Incorporating the expected additional population that is likely to result from the Sanctuary Estate and the other approved residential developments in the study area, the rate of community floor space provision would increase to 1,377 square metres. Based on an estimated population for existing and approved development of 19,022 persons, the provision rate for community facilities floor space will reduce to 72.4 square metres per 1,000 residents, once the Sanctuary Estate facilities are provided.

5.3.3 Summary

The social infrastructure within and immediately surrounding the study area are generally adequate only to service the existing population. Given the estimated projected population growth in the study area, the current facilities will not remain adequate. It is therefore reasonable for Council to require developments within the study area that increase the population to contribute towards the provision of additional social infrastructure facilities.

5.4 Planning benchmarks

In determining the future need for social infrastructure in the study area, the following were examined:

- Trends in provision.
- Published guidelines for the provision of social infrastructure.
- Benchmarks currently applied to the study area through the current contributions plan.
- Benchmarks applying to other urban release development areas in the Lower Hunter region.
- Infrastructure proposed as part of current developments.

5.4.1 Trends in provision

Open space and recreation

The following trends have been identified for the future provision of open space and recreation facilities:

- Greater diversity in activities and a wide array of participants.
- Participation across a wider period of the day and week. A change in recreation preferences towards newer and more varied activities which are available in more time periods.
- While organised sport remains popular there is a significant and growing popularity of informal / unstructured recreation activities. Walking, swimming, cycling and gym activities, that do not require attendance at specified times, have become increasingly popular.
- Growth in concern for the protection of, but more recreational use of, the natural environment.
- Increased community awareness of the role of recreation and open space in promoting health. Personal fitness activities are becoming an increasingly sophisticated – e.g. personal trainers and boot camps in parks. National health issues will continue to stress improving opportunities within the built environment for everyday incidental exercise within employment and residential areas as well as requiring designated walking and cycling tracks within nature corridors and natural areas.
- Demand for higher quality, safer and more accessible facilities. Sporting codes are increasing the duration of playing seasons and increasing demand for training as well as competition grounds. In many development areas, consideration will need to be given to improving the carrying capacity of facilities. For example, all-weather/ synthetic surfaces as an alternative to grass so that facilities can be used all year round and minimise the need for irrigation; extra floodlighting to enable longer daily use of facilities.
- Continued high demand for recreation programs for all age groups, resulting in increased demand for indoor multi-purpose facilities.
- Youth populations will demand adventure based activities such as artificial climbing walls, BMX, skateboarding, in-line skating, mountain biking, etc..
- Increasing costs of land mean that dual use opportunities with schools to share resources and facilities, should be explored.
- There is a need for a hierarchy of children's playgrounds with more diverse equipment and facilities for older children, rather than just meeting the demands of young children.²¹

Community facilities

Community centres are typical facilities provided at the local and district catchment level to meet the needs of incoming residents to a development area. Community centres provide a focal point for community development initiatives, community cultural events and the building of community networks and support structures.

The incoming population of the study area will require access to buildings that provide for a variety of community activities and programs, for organisations and community groups to meet, and provide a base for the delivery of local community services.

²¹ Department of Planning (2010), *Recreation and Open Space Planning Guidelines for Local Government*; Elton Consulting (2012), *Social Infrastructure and Open Space Assessment - East Leppington Precinct*

Current trends in the provision of these facilities include the following:

- A move away from providing small, stand-alone and single purpose community buildings towards the provision of larger, but fewer, and better quality facilities that are designed for a wider population catchment.
- A move away from building stand-alone facilities in residential areas that are often poorly utilized, toward the clustering of community activities in centres to enhance accessibility and connectivity with related uses.
- Flexible, multipurpose spaces and amenities, capable of being multifunctional and accessible.
- With an increasing trend to indoor multipurpose facilities, consideration should be given to the design of community centres to ensure that they can accommodate a range of leisure and recreation programs.
- Shared use of buildings (co-location) amongst a number of service providers, enhancing coordination among services and allowing clients to access multiple services in one location – the Community Hub Model.²²

5.4.2 Guidelines

Recreation and Open Space Planning Guidelines for Local Government

Recreation and Open Space Planning Guidelines for Local Government (2010) is a resource for councils to develop recreational and open space policies to meet community needs and inform the preparation of various planning documents, including section 94 contributions plans.

Key steps in the planning process for open space planning promoted by the guidelines include the following:

- Document existing conditions and supply
- Understand demand and needs
- Set goals, objectives and standards
- Identify opportunities and options to meet needs

These steps have been followed in the planning for the Western Corridor open space network.

In relation to planning for urban release areas the guidelines note the following:

- The ideal open space network can be developed with sufficient flexibility to accommodate all potential recreational needs.
- It is not so much the absolute quantity of open space in the new release areas but its location, connectivity and quality of development that is important.
- In areas with large land holdings, the dedication of land may be appropriate. The open space plan will calculate the percentage of developed land necessary to fulfill the open space needs, and the general location of parcels and links will be delineated.
- To ensure dedicated land is usable for open space it should not be subject to regular inundation, or, if it is, it should only be partly so and additional land must be dedicated to make up for its reduced functionality.

²² *Lochinvar Urban Release Area: Community Facilities and Open Space Review - October 2012*, prepared by Maitland City Council, pp43-44

The guidelines identify 'default' provision standards for open space based general provision rates from elsewhere.

The current assessment of Western Corridor needs is taking place in the context of there being an established community already. The default standards are useful in providing a reference point as to how the current standards (expressed in CP 4) should be modified, and what the proposed 'locally specific provision standards' should be. The default standards are shown in Table 5.4.

Table 5.4 Default standards for open space planning in NSW

	Hierarchy level	Size	Distance from most dwellings	Share of non-Industrial land	Locally specific alternatives to meeting this standard
Parks	Local	0.5-2ha	400m	2.6%	Civic spaces, plazas, pocket parks, portion of a regional park or quarantined area of a conservation or landscaped area
	District	2-5ha	2km	0.6%	Beach and river foreshore areas, or quarantined area of a conservation or landscaped area
Linear and Linkage	Local	Up to 1km	NA	0.9%	Local primary schools, portion of a district park
	District	1-5km	NA	0.1%	Secondary schools, portion of a regional park
<i>Sub-total (Parks / Linear and Linkage)</i>				4.2%	
Outdoor sport	Local	5ha		2.0%	Local primary schools, portion of a district park
	District	5-10ha		2.6%	Secondary schools, portion of a regional park
<i>Sub-total (Outdoor sport)</i>				4.6%	
Total (Local / District)				8.8% say 9%	Could be reduced through shared areas using the above alternatives
Parks	Regional	5+ ha	5-10km	2.3%	
Linear and Linkage	Regional	5+ km	5-10km	0.7%	
Outdoor sport	Regional	10+ ha	5-10km	2.9%	
Total (Regional)				5.9% say 6%	

	Hierarchy level	Size	Distance from most dwellings	Share of non-Industrial land	Locally specific alternatives to meeting this standard
Grand Total				14.7% say 15%	

Source: *Recreation and Open Space Planning Guidelines for Local Government*, p29

The anticipated future 'non-industrial developable land' described in the guidelines would be calculated as shown in Table 5.5.

Table 5.5 Estimate of study area development land

Estimated remaining development	3.132 dwellings
Expected dwelling density	9.4 dwellings per hectare ²³
Expected non-industrial development area	333 hectares

This contributions plan is principally concerned with identifying the local and district open space needs of the development. Regional open space needs are not usually addressed by section 94 contributions.

Application of the default standards to the anticipated remaining development in the study area results in the local / district open space needs described in Table 5.6.

Table 5.6 Study area open space requirements based on default standards

	Hierarchy level	Share of non-industrial land (default standards)	Requirement based on 333ha of developable land
Parks	Local	2.6%	8.7ha
	District	0.6%	2ha
Linear and Linkage	Local	0.9%	3ha
	District	0.1%	0.3ha
<i>Sub-total (Parks / Linear and Linkage)</i>		4.2%	14ha
Outdoor sport	Local	2.0%	6.7ha
	District	2.6%	8.7ha
<i>Sub-total (Outdoor sport)</i>		4.6%	15.4ha
Total (Local / District)		8.8%	29.4ha

²³ Based on the average for all Coal and Allied development shown in Table A.4.2 of Appendix A of the Coal and Allied Northern Estates Concept Plan Design Guidelines

In summary, the default standards suggest that the future development in the Western Corridor should be provided with a total of approximately 29 hectares of local and district open space.

The guidelines note that these defaults 'should only be a starting reference point' and that over-reliance on such standards instead of rigorous and consultative research may produce unsatisfactory results.

The following sections examine the traditional open space benchmarks that have been applied in the local area and in other nearby areas with a similar context to the Western Corridor lands.

5.4.3 Strategic plans

Newcastle 2030

Council's Community Strategic Plan *Newcastle 2030* sets the strategic framework for planning and implementing public services and amenities in the Newcastle LGA over the short, medium and long term.

Key recreational objectives identified in *Newcastle 2030* are:

- Public places that provide for diverse activity and strengthen our social connections.
- Active and healthy community with physical, mental and spiritual wellbeing.

Strategies included in *Newcastle 2030* to achieve these objectives include:

- Increase opportunities for active and passive recreational use of the city's parks, foreshores and harbour through the provision of child safe spaces, shade, seating, toilets and other amenities
- Create welcoming and accessible community facilities and attractive public spaces that create opportunities for people to meet and connect with each other
- Provide a broad range of recreation, health and wellness programs to target the age-specific needs of residents including younger children, older children, adolescents, families and seniors
- Provide events to encourage use of open space and facilities and participation in activities such as 'come and try days' and 'active parks programs'.

Community Assets and Open Space Policy

The *Community Assets and Open Space Policy (CAOS)* is the strategic document guiding the 'consistent and integrated planning, acquisition, delivery, management and disposal of community assets and open space across the Newcastle LGA'.

CAOS establishes the following guiding principles in the provision of social infrastructure:

- **Accessibility and connectedness.** Community assets and open space that are accessible and inviting for all community members regardless of their ability age or income. The network of community assets and open space will be well connected with other facilities, services and land uses.
- **Equity and opportunity.** Community assets and open space will support the diverse needs of all demographic groups with the community and will be planned and designed appropriately for these groups.
- **Safety and security.** Community assets and open spaces will be safe and secure.

- **Sense of place and wellbeing.** Social infrastructure increase wellbeing by encouraging and enhancing community networks of activity and is provided to connect people and reflect local community identity.

CAOS commits Council to having regard to the hierarchy in the planning and delivery of community assets and open space. Planning of community assets and open space will utilise relevant catchments of population and standards of provision to ensure the community has an equitable distribution and network of places and spaces across the LGA. Consideration will also be given to the socio-demographic profile of an area, service levels, local circumstances and current best practice.²⁴

Table 5.7 shows the hierarchy of community assets and open space that Council will endeavour to provide.

Table 5.7 Indicative hierarchy for community assets and open space

Community assets	Local catchment area	District catchment area	Regional catchment area
Open space	Parks < 2 ha Outdoor sports area 5ha	Parks 2 to 5 ha Outdoor sports area 5 to 10ha	Parks > 5 ha Outdoor sports area >10 ha
Community facilities	Community Centre Floor area – 400 to 600m ²	Multipurpose Community Facility 600 to 1,000m ² Community Arts Centres	City Hall/Town Hall Performing Arts Centres Museums, Galleries
Libraries	Nil	Branch Library	City Library
Aquatic centres	Nil	Outdoor aquatic centres	Indoor/outdoor recreation and aquatic centres

Source: *Community Assets and Open Space Policy*, p3

²⁴ Community Assets and Open Space Policy, p3

5.4.4 Contributions plans

The existing planning benchmarks applying to local and district level social infrastructure in the Western Corridor were compared to the benchmarks applied by surrounding councils to other contemporary urban release areas in the Lower Hunter region.

The results of this analysis are shown in Table 5.8 over page.

The following is a summary of the results:

- While it appears that the minimum required level of open space is much higher in Thornton North and North Lakes than in the study area, this appears to be due to the open space in other areas including riparian and bushland areas.
- The minimum amount of passive developed open space is similar in the study area and North Lakes (around 0.5ha / 1,000 residents), but higher in Thornton North.
- Sportsfields are provided on a hierarchy basis in Thornton North and the study area. When assessed on an 'equivalent' basis, the benchmarks are similar between all areas at around 1 rectangular field per 1,200 persons. Playgrounds are also provided at a similar rate between the areas (1 per 1,000 residents).
- The provision of outdoor courts (including tennis and netball courts) is higher in the study area than in the other two areas.
- The provision rate for multi-purpose community centre floor space is much higher in Thornton North and North Lakes than in the study area.
- There are different approaches with the other types of facilities. The study area contributions plan does not require contributions for BMX facilities or skate parks whereas the other areas do. A monetary contribution toward an off-precinct aquatic and indoor sports facility is required in North Lakes only. Monetary contributions are required for libraries in Thornton North and North Lakes only, whereas the Wallsend facility was considered sufficient to meet the study area's library needs.

Table 5.8 Comparison of Lower Hunter contributions plan facility benchmarks

	Thornton North CP requirements (Maitland LGA)	North Lakes CP requirements (Lake Macquarie LGA)	Western Corridor lands: Newcastle Blue Gum Hills (BGH) CP 1 2005 requirements
Minimum 'developed' open space area (i.e. excluding bushland and natural areas)	<p>3.18ha / 1,000 persons, although appears to include riparian-adjacent land (0.7ha per 1,000 persons)</p> <ul style="list-style-type: none"> • 1 local park of >0.5ha per 1,000 persons • 1 neighbourhood park of 0.5ha to 1.5ha per 4,000 persons 	<p>5.1ha / 1,000 persons across release area appears to include bushland</p>	<ul style="list-style-type: none"> • 1.17ha / 1,000 persons for local parklands and recreation facilities • 0.7ha / 1,000 persons for district recreation • Total 1.87ha / 1,000 persons
Passive	<ul style="list-style-type: none"> • 0.8ha / 1,000 persons (developed) plus • 0.7ha / 1,000 persons riparian-adjacent land. 	<ul style="list-style-type: none"> • 1 park per 1,000 persons + 1 'informal park' per 1,000 persons • Minimum 0.5ha. 	<ul style="list-style-type: none"> • 0.43ha / 1,000 persons (excludes bushland) within 500m of residents. • Minimum 0.5ha.
Sportsfields	<p>Neighbourhood:</p> <ul style="list-style-type: none"> • 4.2ha / 3,000 - 5,000 persons (or 0.84ha to 1.4ha per 1,000 persons) • 1 double playing field per 3,000 - 5,000 persons (or 1 field per 2,000 persons) <p>District:</p> <ul style="list-style-type: none"> • 6.2ha / 15,000 persons (or 0.4ha per 1,000 persons) 	<p>1 field per 1,200 persons</p>	<p>Local:</p> <ul style="list-style-type: none"> • 4.5ha per 6,941 persons (or 0.65ha / 1,000 persons). This includes land for both fields and courts. • 4 fields per 6,941 persons (or 1 field per 1,735 persons) <p>District:</p> <ul style="list-style-type: none"> • 0.7ha per 1,000 persons. This includes land for both fields and courts. • 4 fields per 16,113 persons (or 1 field per 4,028 persons)
	<p><i>Equates to a total overall provision = 1 field per 1,304 persons</i></p>	<p><i>Equates to a total overall provision = 1 per 1,200 persons</i></p>	<p><i>Equates to a total overall provision = 1 per 1,211 persons</i></p>

	Thornton North CP requirements (Maitland LGA)	North Lakes CP requirements (Lake Macquarie LGA)	Western Corridor lands: Newcastle Blue Gum Hills (BGH) CP 1 2005 requirements
Outdoor Courts	<ul style="list-style-type: none"> 1 netball per 3,000 persons 1 tennis court per 3,000 persons 1 cricket net per 3,000 persons 	<ul style="list-style-type: none"> 1 netball per 1,500 persons 1 tennis court per 3,000 persons 1 cricket net per 3,000 persons 	<p>Local:</p> <ul style="list-style-type: none"> 1 sealed netball court per 1,157 persons <p>District:</p> <ul style="list-style-type: none"> 1 sealed netball court per 1,611 persons
	<i>(Equates to 2 courts and 1 cricket net per 3,000 persons)</i>	<i>(Equates to 3 courts and 1 cricket net per 3,000 persons)</i>	<i>(Equates to 4.45 courts per 3,000 persons)</i>
Playgrounds	<p>0.5ha per 1,000 persons</p> <p>1 per 1,000 persons</p>	<p>0.5ha per 1,000 persons</p> <p>1 per 1,000 persons</p>	<p>0.5ha per 948 persons</p> <p>1 per 948 persons</p>
BMX / Skate facilities	<p>0.5 - 1.5ha : 4,000 persons</p> <p>1 (neighbourhood park) per 4,000 persons</p>	1 per 12,000 persons	No requirement
Aquatic and Indoor Sports Facilities	No requirement	1 per 35,000 persons	No requirement
Multi-purpose Community Facilities / Neighbourhood Centres	<p>1 facility of 950m² GFA per 4,000 persons</p> <p>(i.e. equivalent to 237.5m² per 1,000 persons)</p>	209.7m ² per 1,000 persons	<p>Local:</p> <ul style="list-style-type: none"> 4 centres with a total of 910m² to serve 16,113 persons = 56m² per 1,000 persons <p>District:</p> <ul style="list-style-type: none"> 1 centre with 500m² to serve 16,113 persons = 31m² per 1,000 persons <p>Equivalent to a total provision of 87m² per 1,000 persons</p>
Library	814m ² GFA to serve 17,000 persons (48m ² floor area / 1,000 persons)	50m ² floor area / 1,000 persons	Recent Wallsend library extension meets the needs of 35,000 persons
Youth Centre			Plan levies minor amount toward 'City Wide Youth Centre'

Table 5.9 compares the study area's contributions plan benchmarks against what has actually been provided for the study area's residents as at 2012.

The results show:

- There is significantly more developed open space in the study area than is required under the current contributions plan.
- There are slightly fewer rectangular sports fields than was required under the contributions plan.
- There are fewer outdoor courts than was planned for under the contributions plan.
- The number of playgrounds in the study area equals the standard set by the contributions plan.
- The amount of multi-purpose community floor space serving the study area equals the contributions plan benchmark, although the current floor space is all provided in local facilities and there are no district facilities.

Table 5.9 Comparison of study area's contributions plan benchmarks with actual provision

Facility type	Newcastle Blue Gum Hills (BGH) CP 1 2005 requirements	Current BGH provision (i.e. Fletcher and Maryland)
Minimum 'developed' open space area (i.e. excluding bushland and natural areas)	1.17ha / 1,000 persons for local parklands and recreation facilities 0.7ha / 1,000 persons for district recreation Total 1.77ha / 1,000 persons	Total 119.62ha per 11,120 persons however only 32.87ha are usable (natural areas without any embellishment are not considered usable). 2.96ha / 1,000 persons
Passive	0.43ha / 1,000 persons (excludes bushland) within 500m of residents.	8.64ha per 11,120 persons (or 0.78ha per 1,000 persons) ¹
Sportsfields	Local: <ul style="list-style-type: none"> • 4.5ha per 6,941 persons (or 0.65ha / 1,000 persons). This includes land for both fields and courts. • 4 fields per 6,941 persons (or 1 field per 1,735 persons) District: <ul style="list-style-type: none"> • 0.7ha per 1,000 persons. This includes land for both fields and courts. • 4 fields per 16,113 persons (or 1 field per 4,028 persons) 	<ul style="list-style-type: none"> • 18.27ha per 11,120 persons (or 1.64ha per 1,000 persons). This includes land for both fields and courts. • 8 fields per 11,120 persons (or 1 per 1,390 persons) • 3 cricket fields per 11,120 persons (or 1 per 3,707 persons)
	Total overall provision = 1 per 1,211 persons	Total overall provision = 1 per 1,390 persons
Outdoor Courts	Local: <ul style="list-style-type: none"> • 1 sealed netball court per 	<ul style="list-style-type: none"> • 2 netball courts per 11,120 persons (or 1 per 5,560)

Facility type	Newcastle Blue Gum Hills (BGH) CP 1 2005 requirements	Current BGH provision (i.e. Fletcher and Maryland)
	1,157 persons District: <ul style="list-style-type: none"> 1 sealed netball court per 1,611 persons (equivalent to 4.45 courts per 3,000 persons)	persons). <ul style="list-style-type: none"> 1 half basketball court per 11,120 persons. 1 tennis court per 11,120 persons. 4 cricket nets per 11,120 persons (or 1 per 2,780 persons).
Playgrounds	0.5ha per 948 persons 1 per 948 persons	11 playgrounds per 11,120 persons (or 1 per 1,010 persons).
BMX / Skate facilities	-	1 skate park per 11,120 persons.
Multi-purpose Community Facilities / Neighbourhood Centres	Local: <ul style="list-style-type: none"> 4 centres with a total of 910m² to serve 16,113 persons = 56m² per 1,000 persons District: <ul style="list-style-type: none"> 1 centre with 500m² to serve 16,113 persons = 31m² per 1,000 persons Equivalent to a total provision of 87m ² per 1,000 persons	3 centres with a total of 951m ² GFA to serve 11,120 persons = 86m ² per 1,000 persons

Notes:

1. Based on the amount of 'usable' open space on Community Land categorised as either Parks or General

5.4.5 Infrastructure proposed as part of current developments

Coal and Allied development

Planning recommendations informing social infrastructure in the Coal and Allied development are shown in Table 5.10.

Table 5.10 Coal and Allied development social infrastructure recommendations

Local infrastructure types	Proposed provision for Coal and Allied population (9,720 persons)	Considerations
Open space and recreation facilities		
Local park	Nine formally allocated local parks within the precinct. 3.1ha total. Other informal provision is provided in riparian zones and other easements.	400m radius and co-location with local centres. An additional passive recreation space will be provided in the informal provision of linear parks in riparian zones and drainage easements

Local infrastructure types	Proposed provision for Coal and Allied population (9,720 persons)	Considerations
Children's playground	Provided in association with each local and district open space or sports fields, Consider on the edge of riparian zones.	Need for hierarchy for provision – 'central' – all abilities playgrounds (x2) associated with passive open space. Include local playground, play space, central play area (co-located with passive open space areas)
District park	One district size park is proposed for the development. (Facility 2-5ha)	Adequate pedestrian and cycle access to the Blue Gum Hills Regional Park are considered
Sports fields - local	Two sports fields proposed with two soccer and two rugby fields. Any shortfall in provision will be provided as works in kind and / or cash contribution to additional facilities off site by agreement with either NCC / LMCC. Each facility 3ha+)	Consider locating with the local parks. Consider co-location with schools
Sports fields – district	No district sports facilities proposed	
Cricket ovals	Two provided as part of local sports fields with opportunities for co-location	Provided as co-location with soccer fields and facilities with 2 soccer fields and 1 cricket oval preferred. Located in one of the local and the district sports field
Hockey fields	No facilities proposed	
Netball / basketball courts – local	4 local courts proposed.	Synthetic coating will enable co-location with mini soccer fields (private providers). Co-locate with district sports fields.
Tennis centre – local	4 local courts proposed.	
Lawn bowls	None proposed at this stage	
Community facilities		
Community centre	Two multi-purpose community centres proposed. One in each village centre.	Look to utilise mixed use centres to serve community health, youth and aged facilities where appropriate.
Library	None proposed. There is not sufficient demand within the new community to justify a local library provision.	There may be an opportunity to provide library lending facilities as part of a self-service library shopfront located in the community centres.

Local infrastructure types	Proposed provision for Coal and Allied population (9,720 persons)	Considerations
Child care	The concept plan provides land use controls in the village centres to facilitate two commercially operated child care centres. It would be proposed that commercially operated centres be developed to meet demand	
Senior citizens centre	one within the mixed use community centre as part of proposed village centre	
Youth activities centre	None proposed. Youth activities considered in association with mixed-use centre in co-location with youth centre.	Identify potential opportunities near community centres and local and district sports fields. Co-location preferred. Preferred as extensions to community centres or other facilities, for example sports clubs

Source: Urbis (2010), *Social Impact Assessment Minmi and Link Road South*, p39ff

Information provided as part of the Concept Plan application shows that about 141.23 hectares of the 519 hectare site will be provided as open space (i.e. about 27 percent). Most of the open space will comprise natural areas (riparian corridors) and Newcastle Link Road buffers (about 79 hectares).

The remaining proposed open space land of 62.23 hectares resembles a 'developed' open space description and is comprised of the following:

- Sport and recreation 15.08 hectares
- Neighbourhood parks 3.1 hectares
- Passive open space 34.7 hectares
- Feature parks 9.35 hectares²⁵

Further breakdown of the proposed open space provision is shown in Table 5.11.

Table 5.11 Coal and Allied development proposed open space and recreation facilities

	Total Area	Number
Total	62.23ha	-
Passive open space	34.70ha	-
Sportsfields	15.08ha	2 x rugby fields 2 x soccer fields

²⁵ Urbis (2010), *Social Impact Assessment Minmi and Link Road South*, p49

	Total Area	Number
Outdoor Courts		4 x netball courts 4 x tennis courts
Parks and Playgrounds	12.45ha	12 x parks
BMX / Skate facilities (or other regional facility)		Monetary contribution as part of the Community Facilities Section 94 Plan.

Notes:

1. Calculations are based on the entire proposed population of 9,900 and includes the Link Rd South Precinct that is outside in the study area.
2. Includes 'feature parks' and 'neighbourhood parks'

Source: Table A.4.1 of Appendix A of the Coal and Allied Northern Estates Concept Plan Design Guidelines

5.5 Likely demands for social infrastructure

Section 3 of this report discussed the likely future population characteristics of the study area.

Some conclusions that can be drawn from that analysis include the following:

Open space and recreation facilities

- A young, more mobile population generating a high demand for sport and recreation infrastructure. There is likely to be strong demand for sports facilities and particularly junior participation in sport, given continuing high numbers of primary school aged children.
- Club facilities are likely to be sought to provide a sport and social focus for families.
- High numbers of children will mean a high demand for playgrounds. So as to reinforce healthy lifestyles at an early age, families with children should have the potential to walk to quality playspaces (i.e. 400m walk catchment).
- There will be demand for recreation settings that support activities by older children and young people. This includes the provision of adventure play opportunities, ½ court basketball and kicking walls.
- Significant numbers of young people, who have limited transport options and who highly value social contact and physical activity, suggests there will be a need for local outdoor activity opportunities such as skate parks and BMX tracks.
- Strong representation across all age groups means that there will be demand for larger recreation parks and linear parks that provide a focus for walking, bike riding, play, picnics and social gathering opportunities. These parks, appropriately embellished with walking tracks and seating, could align with the study area's bushland areas.

Community facilities

- The ageing of the population is likely to continue. Overwhelmingly, residents will want to 'age in place' (at home); they will not want traditional senior centres but rather special interest group activities or active ageing activities and they will have

their mobility aids with them (these take more circulation and storage space to get into a community meeting space).

- The growth in lone persons households is likely to be significant. This cohort will also have requirements for social networking, etc.

5.6 Facility planning principles for social infrastructure

Based on the assessment of existing policies, approaches and benchmarks described above, guiding principles for the provision of future social infrastructure in the study area are as follows:

- Facility planning and facility hierarchy to be consistent with Council's *Community Assets and Open Space Policy* (2012).
- Focus on providing a 'baseline' level of facilities that meet the local and district level needs.
- Provide infrastructure in a timely and co-ordinated way that supports the development roll-out.
- Partner with study area developers to provide the facilities. Facilities are to be provided as works-in-kind as part of the development process wherever this is practicable and appropriate.
- Forge partnerships with other agencies including State Government and community organisations to jointly fund, deliver and manage social infrastructure.
- Provide fit-for-purpose, robust facilities that stand the test of time and have the capacity to meet the changing needs of the community. Facilities should wherever possible be multipurpose, co-located with other facilities and able to accommodate shared and multiple use arrangements.
- Promote an equitable distribution of facilities and equitable access for all sections of the population, through the distribution, design and management of facilities.
- Provide a diversity of recreation opportunities and experiences across the open space network to meet the needs of a diverse and evolving population in the study area.
- Focus facility planning on larger, better appointed, centrally located and more multipurpose community facilities rather than smaller, single purpose facilities.
- Use the Sanctuary Estate infrastructure as a model for the provision of local infrastructure in the remainder of the study area.
- Where possible, use the provision of social infrastructure as a tool in integrating the existing and new residents in the study area, such as establishing a community hub in existing Minmi village.
- Provide environmentally and economically sustainable infrastructure.
- Develop sustainable and viable ownership, governance, management and maintenance arrangements for facilities.

5.7 Facility requirements

5.7.1 Overview

The assessment of social infrastructure needs for the Western Corridor has taken place at a time when the development is part-way through its implementation. The limited consultation that has informed the assessment of future requirements has led to Council adopting a conservative 'baseline' approach to planning for need of the residents that are yet to occupy the Western Corridor.

The baseline approach is also in keeping with the early stage of planning that characterises the remaining development areas, which are principally held in two ownerships – Coal and Allied and Xstrata. Social infrastructure needs will evolve in line with the progression of these developments.

It is also envisaged that the key developers will likely take on responsibility for directly providing the social infrastructure through works-in-kind agreements and planning agreements. The new contributions plan thus provides a reference point that will allow the Council to negotiate the provision of infrastructure through agreements.

Having regard to the existing and anticipated provision of facilities in the study area, and the planning benchmarks that have been applied in contemporary development areas elsewhere in the Lower Hunter region, Council should apply the facility planning standards in Table 5.12 to the study area development.

Table 5.12 also shows the translation of these standards to the facility requirements for remaining development in the study area.

Table 5.12 Social infrastructure requirements for the remaining development in the Western Corridor lands

Social infrastructure type	Recommended rate of provision for future Western Corridor development	Future Western Corridor development provision
Minimum 'developed' open space area (i.e. excluding bushland and natural areas)	<p>Minimum developed open space in Western Corridor will be made up of:</p> <ul style="list-style-type: none"> • Minimum developed passive open space • Minimum sports fields and sports courts facilities • Bushland areas dedicated free of cost <p>See below</p>	
Passive open space	<p>Slightly increase contributions plan benchmark to reflect other contributions plans and guidelines.</p> <ul style="list-style-type: none"> • Minimum 0.5ha / 1,000 persons of developed, passive open space 	<p>Minimum 4.5ha of developed, passive open space (excluding bushland or riparian corridors) that is situated within 400 metres walking distance of all residences.</p> <p>(see specifications in Section 5.8 for land that Council will accept</p>

Social infrastructure type	Recommended <i>rate</i> of provision for future Western Corridor development	Future Western Corridor development provision
	<ul style="list-style-type: none"> Minimum size of each park 0.5ha <p>In addition, natural areas can serve recreation function; these may be embellished to Council's satisfaction and dedicated free of cost by agreement with Council.</p>	as developed open space)
Sportsfields	<p>Maintain current contributions plan benchmarks, i.e.</p> <p>Local:</p> <ul style="list-style-type: none"> 8,943 persons @ 1 per 1,735 persons = 5 fields <p>District:</p> <ul style="list-style-type: none"> 8,943 persons @ 1 per 4,028 persons = 2 fields <p>Equates to total overall provision = 1 per 1,277 persons</p>	<p>Total 7 fields:</p> <ul style="list-style-type: none"> 5 local fields to be provided on either C&A or Xstrata land; 2 district fields at the off-site district recreation facility at Creek Road Maryland. <p>Fields must be provided in multi-field formats (i.e. at least double playing fields).</p> <p>Minimum size of a double playing field facility is 5ha. Total land minimum land required is therefore 17.5ha.</p> <p>(see specifications in Section 5.8 for land that Council will accept as developed open space)</p>
Outdoor Courts	<p>Slightly reduce contributions plan benchmark to reflect other contributions plans.</p> <p>Outdoor courts (tennis or netball):</p> <ul style="list-style-type: none"> 8,943 persons @ 3 per 3,000 persons = 9 courts <p>Cricket nets:</p> <ul style="list-style-type: none"> 8,943 persons @ 1 per 3,000 persons = 3 nets 	<p>Total 9 sealed courts; split between tennis and netball to be determined.</p> <p>Courts to be clustered into minimum 4 courts per cluster</p> <p>Location of courts and nets may be either on district sports facility or as part of the local sportsgrounds.</p>
Playgrounds	<p>Slightly reduce contributions plan benchmark to reflect other contributions plans.</p> <p>8,943 persons @ 1 per 1,000 persons = 9 playgrounds</p>	<p>9 playgrounds, each to be provided on a park of at least 0.5ha in size that is situated within 500 metres walking distance of all residences.</p> <p>Playgrounds may either be located on developed passive open space, or associated with local sports fields.</p> <p>(see specifications in Section 5.8 for land that Council will accept as developed open space)</p>
BMX / Skate facilities	Skate: 1 per 10,000 persons = 1 skate facility	1 skate park situated on a centrally located park on the Coal

Social infrastructure type	Recommended <i>rate</i> of provision for future Western Corridor development	Future Western Corridor development provision
	District BMX facility: 1 per 25,000 persons	and Allied site. Insufficient population to levy for a BMX facility. Reasonable \$ contribution to a district facility yet to be determined. ¹
Aquatic and Indoor Sports Facilities	District aquatic facility: 1 per 35,000 persons District Indoor Recreation Facility: 1 per 75,000 persons	Reasonable \$ contribution toward upgrade of aquatic recreation facilities that serve the Western Corridor, to be determined. Reasonable \$ contribution to a district indoor sports facility yet to be determined. ¹
Multi-purpose Community Facilities / Neighbourhood Centres	Increase contributions plan benchmark to reflect other contributions plans and guidelines: <ul style="list-style-type: none"> 170m² per 1,000 persons comprise both local and district provision. 	A total of 1,520m ² of multi-purpose community facility space to be provided, made up of: <ul style="list-style-type: none"> 1 x District facility of approximately 1,000m² floor area within existing Minmi village community precinct 1 x Local facility of approximately 500m² within either the C&A or Xstrata developments
Library	No extra need for library (as a result of extra Western Corridor development) identified	Nil
Youth Centre	No extra need for youth specific community facilities (as a result of extra Western Corridor development) identified	Nil

Notes:

1. The Council has not yet identified a facility for which a monetary contribution could be required from Western Corridor development. This analysis however provides the basis for Council to amend the contributions plan to insert any planned facilities.

5.7.2 Open space and recreation facilities

Local passive open space

Local passive open space will generally be provided as part of residential developments.

Total provision will meet the general requirements included in Table 5.12, and the specific requirements in Table 5.13.

Also refer to specific requirements for embellishment and dedication of open space areas described in Section 5.8.

Table 5.13 Local passive open space minimum inclusions and locational requirements

Inclusions	Locational criteria
<p>Preserve and integrate into the design areas of existing trees or other natural features such as natural rock outcrop or a view</p> <p>Informal areas for recreation and ball games</p> <p>Picnic facilities, and cleared usable areas for passive outdoor activities</p> <p>Planting of vegetation as appropriate to the site</p> <p>Furniture such as seats, shelter, bins as appropriate to the site</p> <p>Bollards to prevent car access</p> <p>Formalised safe street crossings as appropriate</p> <p>Shared pedestrian/cycle paths as necessary to enable use and to connect green spaces</p> <p>Location signage</p>	<p>Selection of sites to maximise areas of high natural landscape quality. Take advantage of existing features and open space links</p> <p>Should not be separated from the local catchment by physical barriers such as main roads, creeks</p> <p>Should be readily accessible from the pedestrian and cycle network</p> <p>Accessible – within easy walking distance of homes, without major barriers such as main roads.</p> <p>Good solar access</p> <p>Visible from adjacent residential housing, streets and public areas to facilitate casual surveillance</p> <p>Park facilities to be setback a minimum 20m from residential, roads, water course, engineering structure, bike tracks and playing fields</p>

Local sports fields and outdoor courts

Local sports fields and outdoor courts will generally be provided as part of residential developments.

Total provision will meet the general requirements included in Table 5.12, and the specific requirements in Table 5.14.

Also refer to specific requirements for embellishment and dedication of open space areas described in Section 5.8.

Table 5.14 Local sports fields and outdoor courts minimum inclusions and locational requirements

Inclusions	Locational criteria
<p>Lighting to training standard only</p> <p>If providing fields:</p> <ul style="list-style-type: none"> Complex being minimum two rugby sized fields, or cricket / AFL oval <p>If providing courts:</p> <ul style="list-style-type: none"> minimum of four courts clustered <p>Adequate arrangements for car parking</p> <p>Drinking fountain near car park</p> <p>Amenities building (containing change room, store room, kiosk and toilets)</p>	<p>Minimum area of 5.0ha</p> <p>Maximum 1% cross-fall for playing surfaces</p> <p>If adjacent to a school it may be possible to share amenities</p> <p>Should be readily accessible from the pedestrian and cycle network</p> <p>Visible from adjacent residential housing, streets and public areas to facilitate casual surveillance</p> <p>Preferred adjacent to primary school and / or local shopping centres</p>

Inclusions	Locational criteria
<p>Informal spectator seating areas. Covering possible at low level by user</p> <p>Furniture such as seats, shelter, bins as appropriate to the site</p> <p>Bollards to prevent car access</p> <p>Formalised safe street crossings as appropriate</p> <p>Shared pedestrian / cycle paths as necessary to enable use and to connect green spaces</p> <p>Location signage</p>	<p>Good solar access</p> <p>Orientation North / South +35 degrees; East - 20deg West</p> <p>Goal posts not to be located directly adjacent to roads</p> <p>Fields and courts together where possible</p> <p>Courts to be clustered into minimum 4 courts per cluster</p>

The facility provided at Sanctuary Estate is considered a model example of what Council is seeking to achieve for local sports facilities. A diagram showing this facility is included in Figure 4.

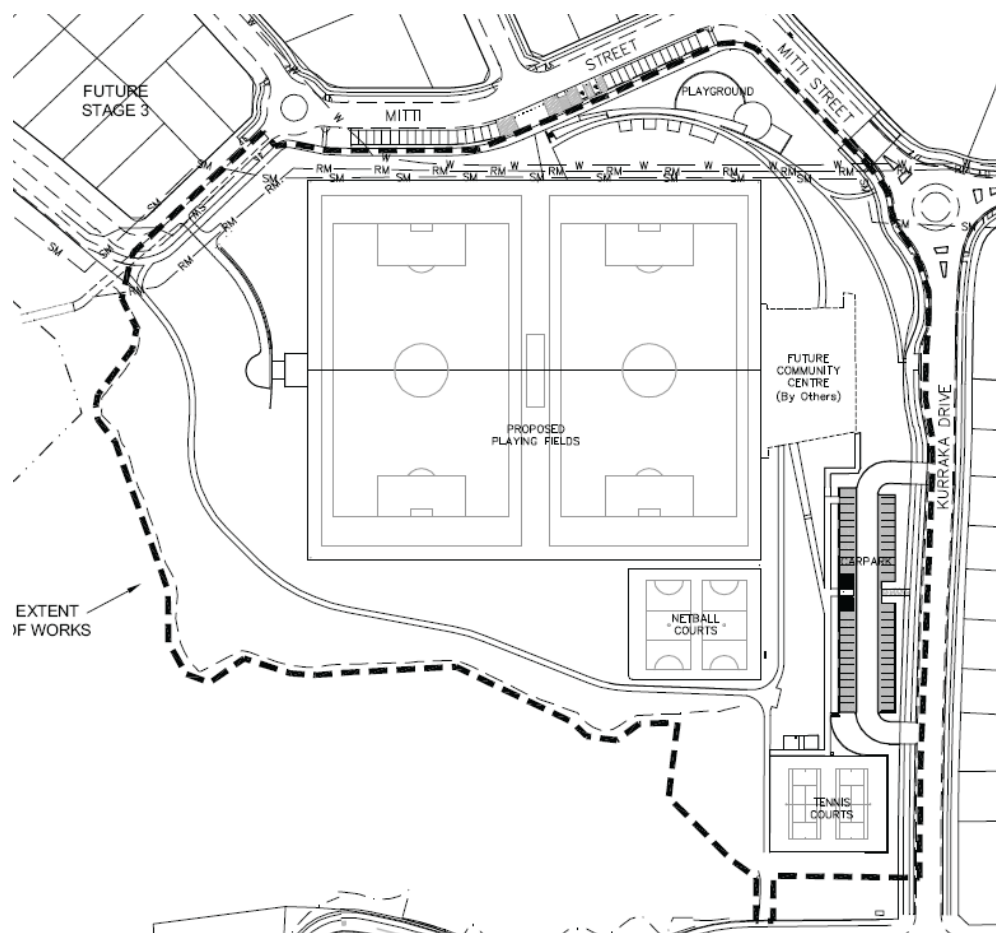


Figure 4 Plan of social infrastructure at Sanctuary Estate

Playgrounds

Playgrounds will generally be provided as part of residential developments. They may be provided as part of local passive open space or as part of local sports fields / outdoor courts

Total provision will meet the general requirements included in Table 5.12, and the specific requirements in Table 5.15.

Also refer to specific requirements for embellishment and dedication of open space areas described in Section 5.8.

Table 5.15 Local sports fields and outdoor courts minimum inclusions and locational requirements

Inclusions	Locational criteria
Challenging and interesting equipment for children to test their skills and limits Equipment and softfall meets Australian standards Play opportunities for children with disabilities Shade and comfortable seating for supervisors in sight of the play area	Within 400 metres of all residences

Half roads fronting open space

So as to maximise opportunities for access and passive surveillance to open space areas, Council requires that any land that is dedicated by developers for developed open space will have at least 50 percent of the perimeter boundary facing public roads (refer Section 5.8).

In recognition of this requirement, the new contributions plan includes an allowance for half-roads land acquisition and works up to the 50 percent requirement.

District recreation facility

Council will meet the demands for district-level facilities by providing a district recreation facility at Creek Road Maryland.

The facility would, subject to further needs investigations, include the following:

- a first class cricket / AFL ground capable of being fenced off to allow paying spectators and include tiered seating or a grandstand;
- a large flat platform that could provide additional football and cricket grounds, hard courts for tennis, netball and/or basketball;
- amenities – change rooms, storage, canteen and public toilets;
- practice cricket nets / wickets;

- provision for passive recreation activities, environmental protection and education including shared pathways, Wetland Boardwalks and viewing platforms/area, picnic and BBQ facilities;
- car parking; and
- playground facilities.²⁶

The concept for the district facility is shown in Figure 5.

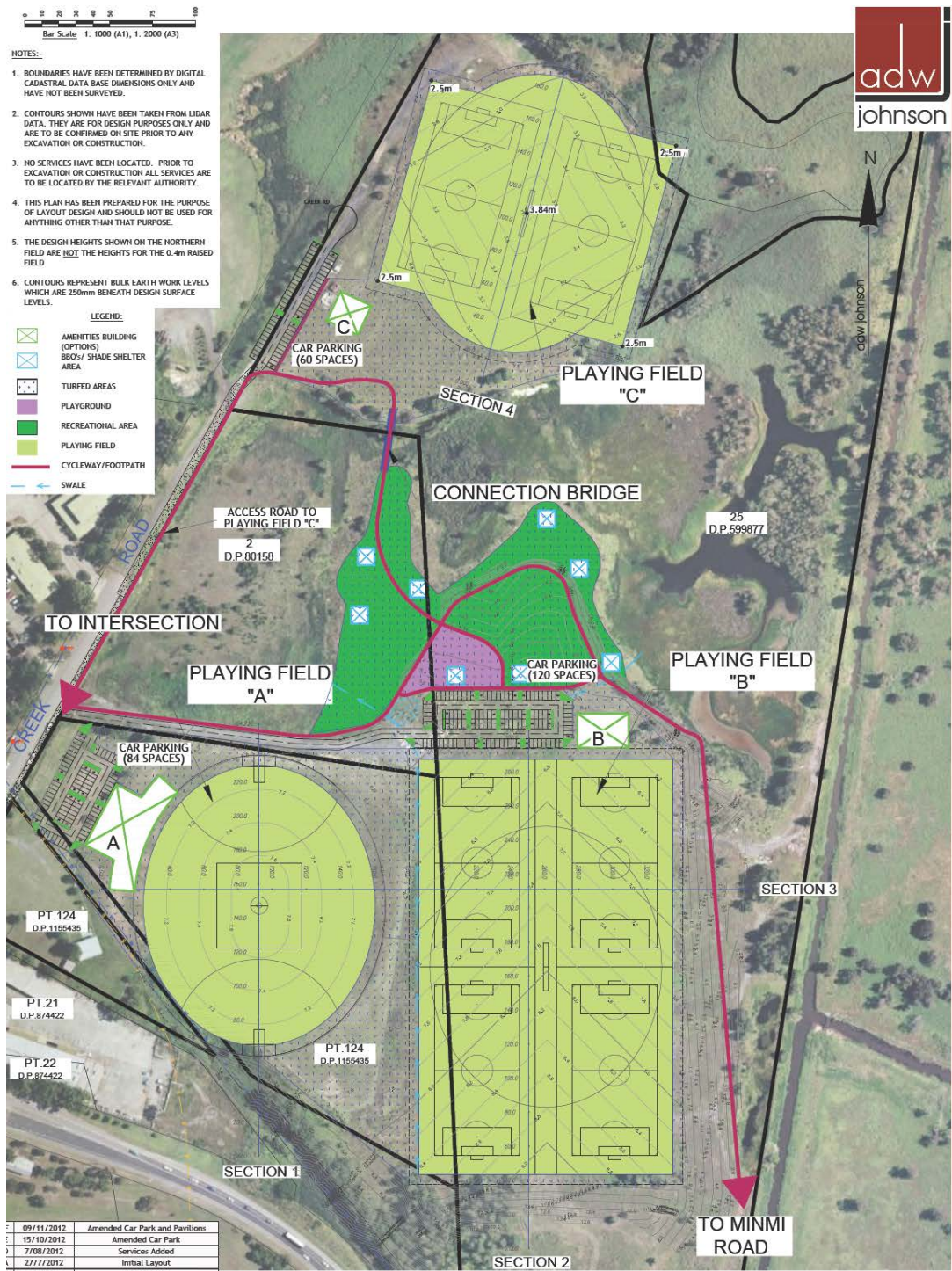
Skate park facilities

There is currently one skate facility serving the existing study area population. Council has identified that an additional skate park will be required to meet the needs of the population that will occupy the yet-to-be approved development in the study area. It is envisaged that the facility will be provided in conjunction with open space areas provided on either the Coal and Allied or Xstrata development sites. The facility will have similar inclusions to the facility that Council provided in 2010 at Empire Park at Bar Beach in the eastern part of the Newcastle LGA.

Other facilities

The future study area population will likely generate a demand for other recreation facilities that are traditionally the responsibility of Council, such as aquatic recreation facilities and indoor sports facilities. At the time of writing this plan, the Council was investigating, but had not yet finally determined, its future strategy for providing these services and amenities. Given this, it would be unreasonable for Council to levy contributions for these types of facilities.

²⁶ *Feasibility Report Proposed Sporting Fields Creek Road, Maryland, p5*



Source: Feasibility Report Proposed Sporting Fields Creek Road, Maryland, prepared by ADW Johnson Pty Ltd, November 2012

Figure 5 Creek Road district recreation facility

5.7.3 Community facilities

Multi-purpose community facilities

Council proposes to meet the baseline needs of the future population of the study area by providing additional multi-purpose community facilities floor space that will accommodate a variety of community needs.

At this strategic stage of planning, the floor space will be provided in two locations:

- A district-level centre building of around 1,000m² gross floor area on the existing Minmi Progress Hall site.
- A smaller local-level centre of around 520m² gross floor area on a site yet to be determined in the study area. Potential locations are within the Coal and Allied land or within the Xstrata land.

The Minmi facility will be very flexible in design – enabling the space to change from one large meeting space to perhaps 3 or 4 smaller meeting spaces. This will be accomplished with movable walls. The fit-out is likely to include features such as smart panel controls, hard wired ICT, data projectors, etc.

Likely inclusions for the buildings include the following:

- Large and smaller spaces suitable for a range of social, leisure and cultural activities. These might include a hall suitable for large gatherings, performances, dance classes and self-defence.
- Larger rooms to be capable of division into smaller rooms, or opened up into one larger space.
- Stage area for performances.
- Office space for outreach workers and community service providers.
- Space for children's activities to accommodate playgroups or before and after-school activities; as well as space for activities for young people both indoors and outdoors.
- Outdoor areas to cater for playgroups, barbecue area and small children's play equipment.
- Kitchen suitable to support private functions.
- Storage areas.

Other facilities

It is not considered that there will be a need for further library facilities to serve the study area population. Existing facilities located at Wallsend are likely to be able to meet library needs. Council has a long term strategy to rationalise the current Library Service, reducing from the current 9 branches, to minimise infrastructure costs, staffing deployment, etc..

The broad private provision of children's services has increasingly required councils to review their role in the provision of childcare, and some have decided to no longer provide new childcare facilities. The private sector often leaves particular needs unmet

(such as places for the more expensive 0-2 year olds), and this has led councils to remain involved in child care so that residual needs can still be met. Council considers that the child care needs of the study area population can largely be met through provision of services by non-council providers, and it is not intended to levy for these types of facilities.

5.8 Direct developer provision of social infrastructure

Council supports the provision of social infrastructure directly by developers, as this reduces the risk in Council having to program and fund the facilities using cash contributions received from developers. There are likely to be significant opportunities for direct developer provision of social infrastructure, particularly the following open space and recreation facilities:

- Passive open space
- Sportsfields (local)
- Outdoor courts
- Playgrounds
- BMX / skate facilities

Minimum requirements for dedication of land for open space

Council may, by negotiation with any developer of land in the Western Corridor, accept the following areas for open space purposes:

- Land comprising natural areas or riparian corridors.
- Land that is required to deliver the social infrastructure contained in the Western Corridor contributions plan.
- Land that adds to the diversity of open space settings in the area.
- Land that links existing and / or proposed areas of open space and other community-focused land uses (e.g. shopping centres, libraries, transport nodes, schools, community centres).

Acceptance of such land is subject to the following conditions being met:

- The land can be made accessible to the general public.
- The land must be cleared of all rubbish, boulders and debris.
- The land must have in place ongoing maintenance arrangements that are acceptable to the Council.
- The land is separately subdivided and has a separate certificate of title.
- The land must not display any factors that may significantly limit its usability for open space purposes, such as flooding, contaminated soils, acid sulfate soils, current use of the land, or any other hazards or relevant factor.

Where any of the land is proposed to be dedicated to Council as open space **for the purpose of offsetting the developer's monetary contributions under the contributions plan**, the land must satisfy all of the following additional criteria:

- It must have the capacity to accommodate recreational facilities related to its intended purpose for either passive or active open space and recreation.
- It must be at least 0.5 hectares in size, have a minimum dimension of at least 50 metres, and have a slope no greater than 1 in 20.
- It preferably should link existing and / or proposed areas of open space and other community-focused land uses (e.g. shopping centres, libraries, transport nodes, schools, community centres).
- It should have at least 50 percent frontage to a public road, facilitating visibility in, to and from the site.
- It must have maintenance and emergency vehicle access.
- It must be provided with connection to water mains and other utility services.

5.9 Facility schedule and estimated costs

5.9.1 Facility schedule

The social infrastructure summary schedule and estimated costs are shown in Table 5.16.

Table 5.16 Western Corridor social infrastructure schedule

Item No.	Item	Description	Estimated total cost / apportioned cost of item
Open Space and Recreation			
S1	Developed, passive open space	Minimum of 0.5ha /1,000 people for new development areas = 4.5ha	\$3,150,000
		Half roads based on 9 parks each of 5000m ² , with half the total parks frontage having a facing road	\$1,502,550
S2	Local sportsfields	Minimum of 7 local fields; double fields facilities each min. 5ha	\$15,019,200
		Half roads based on half the park area frontage of 5ha having a facing road	\$3,390,940
S3	District sportsfields	Apportioned cost of providing 2 fields at the proposed Creek Road facility	\$3,637,083
S4	Outdoor courts	Minimum of 9 sealed courts	\$672,750
S5	Cricket nets	Minimum of 3 nets	\$60,000
S6	Playgrounds	Minimum of 9 playgrounds	\$1,293,750
S7	Skate facility	One (1) local facility to be provided in a location TBD	\$690,000
	<i>Sub total</i>		\$29,425,273

Item No.	Item	Description	Estimated total cost / appportioned cost of item
Community Facilities			
S8	Local and district multi-purpose community facility	Construction of floor space - land required for second centre only	\$5,378,077
		Construction of parking area (say 60-80 spaces)	\$250,013
	<i>Sub total</i>		\$5,378,077
	TOTAL		\$35,053,362

Note: a more detailed schedule is included in the Western Corridor contributions plan

5.9.2 Infrastructure costs and cost apportionment

The estimated costs of social infrastructure have been prepared using the following information sources:

- *Rawlinsons Australian Construction Handbook 2013*
- *Valuation Report on Indicative Land Values Various Lots within the Draft Western Corridor Development Contribution Plan*, Preston Rowe Paterson 2013
- *Lake Macquarie Section 94 Contributions Plan No.2 2004 - Northlakes Urban Release Area* (draft 2012), Lake Macquarie City Council
- *Draft Lochinvar Section 94 Contributions Plan 2012*, Maitland City Council
- *Feasibility Report Proposed Sporting Fields Creek Road, Maryland*, prepared by ADW Johnson Pty Ltd, November 2012
- Sanctuary Estate Stage 2 costs prepared by Daracon on behalf of Landcom 15/8/11
- Newcastle City Council costs of Empire Park Skate Facility, 15/4/13
- *Draft Leppington North Section 94 Contributions Plan*, Camden LGA

The cost of all facilities in the social infrastructure works schedule have been fully apportioned to yet-to-be approved development in the study area, except for the Creek Road district recreation facility.

On the basis that the Creek Road facility will provide 7 sports fields and the expected study area development would likely generate a need for 2 district fields (refer Table 5.12), then the new contributions plan will levy study area development 2/7 of the facility cost (or 28.6 percent of the cost).

5.9.3 Staging and prioritisation

Most of the social infrastructure will be provided on the development land, as and when development occurs.

The timing of off-development-site facilities, such as the district sportsfields at Creek Road, is yet to be determined.

5.10 Summary

Social infrastructure includes the community facilities, services and networks which help individuals, facilities, groups and communities meet their social needs, maximise their potential for development and enhance community wellbeing.

Currently, there is some 113 hectares of land in the study area that is considered by Council to be open space. About 33 hectares of this land is considered by Council to be 'usable' open space. The Blue Gum Hills Regional Park is an additional facility that is a major recreation resource. Further local recreation facilities are being provided as part of the Sanctuary Estate development. The study area also three existing centres that comprise community facilities floor space.

The social infrastructure within and immediately surrounding the study area are generally adequate only to service the existing population. Given the estimated projected population growth in the study area, the current facilities will not remain adequate.

A range of planning benchmarks were examined to develop an indication of the social infrastructure needs and demands attributable to future development in the study area, including State Government guidelines, Council's community assets policy, CP4 and other comparable contributions plans, the current rates of provision in the study area, and the facilities proposed as part of future developments (such as Coal and Allied).

A set of facility planning principles were prepared to inform the social infrastructure requirements. These principles focus on providing an equitable distribution of baseline and robust facilities in partnership with others, including the developers who will largely be responsible for creating the new communities in the study area.

A set of requirements and a schedule for the following facilities was prepared. These facilities will be the subject of development contribution requirements imposed under the contributions plan, or of voluntary planning agreements negotiated with developers of land in the study area:

- Passive (developed) open space
- Sportsfields (local and district)
- Outdoor Courts
- Playgrounds
- Skate facilities
- Multi-purpose Community Facilities / Neighbourhood Centres

References

- ADW Johnson Pty Ltd (2012), *Feasibility Report Proposed Sporting Fields Creek Road, Maryland*, November
- City of Melbourne (2007), *Community Infrastructure Plan 2007-2017*, Attachment 2
- Coal and Allied Northern Estates Concept Plan Design Guidelines*
- Department of Planning (2010), *Recreation and Open Space Planning Guidelines for Local Government*
- Department of Planning and Infrastructure (2013), *Draft Metropolitan Strategy for Sydney to 2031*
- Elton Consulting (2011), *Dee Why Town Centre - Community Facilities Needs Assessment and Feasibility Study: Stage One Needs Assessment Report*
- Elton Consulting (2012), *Social Infrastructure and Open Space Assessment - East Leppington Precinct*
- Growth Centres Commission NSW (2006), *Growth Centres Development Code*
- Newcastle City Council (2012), *Community Assets and Open Space Policy*
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- Maitland City Council (2012), *Lochinvar Urban Release Area: Community Facilities and Open Space Review - October 2012*
- Lake Macquarie City Council (2004), *Lake Macquarie Section 94 Contributions Plan Northlakes*
- Local Government Association of South Australia (2011), *Social Infrastructure in Urban Growth Areas*
- Queensland Government Office of Urban Management (2007), *South East Queensland Regional Plan 2005–2026 - Implementation Guideline No 5. – Social Infrastructure Planning*
- Urbis (2010), *Social Impact Assessment Minmi and Link Road South*, February 2010