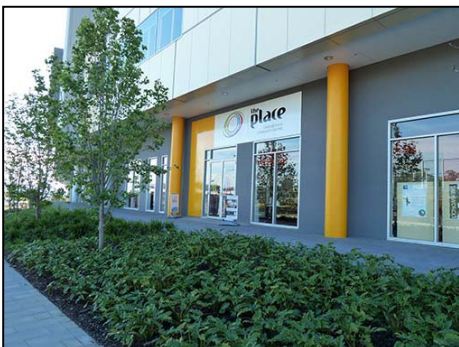




# Lake Macquarie City Council Charlestown Contributions Catchment Community Facilities and Services Study

**August 2015**

*VERSION 3*



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# 1. Introduction

The effective planning of community facilities is essential to provide a quality of life for the future populations of Lake Macquarie. It is integral to the liveability and successful growth of established and new communities.

To fund the delivery of public community infrastructure, local government is able to levy development contributions to fund new, or extend, facilities that are required as a result of the new development. The NSW Department of Planning has prepared draft guidelines to recommend standard, the nexus, and contribution required from new development to meet the increased demand for infrastructure resultant from new development.

This report draws on the range of studies and reports already undertaken by Council and undertakes a needs assessment to determine standards/thresholds for service provision in the Charlestown Contributions Catchment (CC) to meet existing and future needs to 2025.

Lake Macquarie City Council Local Government Area (LGA) with an estimated residential population of 195,263 (as at 30 June 2010) covers a very large area, with a central lake, making infrastructure provision difficult. For the purposes of planning and providing facilities to meet the needs of the incoming population, the City has been divided in five contribution catchments. The Charlestown CC extends from Adamstown Heights/Highfields in the north, the coastal suburbs of Dudley/Redhead in the east, south to Belmont North/Floraville, and the lake foreshore suburbs of Eleebana/Valentine.

## Vision

The vision for the future provision of community facilities within the Lake Macquarie LGA is:

- To provide a living environment that has a strong quality of life, safety, health and well-being focus;
- To provide facilities that are able to offer a diverse range of services and activities that keep pace with the changing needs of the community;
- To provide facilities that encourage people to come together and develop social capital and develop the skills and resilience essential to strong communities;
- Providing quality recreation facilities that encourage participation and physical activity to meet the needs of the community; and
- The integration of community facilities for multipurpose use.

## Purpose

Lake Macquarie City Council (LMCC) has prepared this Community Facilities Study for the Charlestown Contributions Catchment (Charlestown CC) to support and inform the preparation of a Development Contributions Plan for the Charlestown CC. It has been prepared with an understanding of the NSW Department of Planning & Infrastructure's guidelines for development contribution plans together with the issues raised by the Local Contributions Review Panel.

The purpose of this plan is to achieve a sustainable balance of community facilities in line with community needs and the future growth forecasts for the LGA.

## 2. Policy Context

To establish the parameters for the provision of community facilities and services in the Charlestown CC, a review has been undertaken of existing government policies and plans. These policies and plans provide the framework for the delivery of public community infrastructure across the City with particular reference, where appropriate, to the Charlestown CC.

### 2.1 NSW 2021: A Plan to Make NSW Number One

NSW 2021 is a 10 year State Government plan based around five strategies: to rebuild the economy; to return quality services; to renovate infrastructure; to strengthen our local communities; and to restore accountability to government.

The plan identifies 32 goals, each with a number of targets and priority actions, under these five strategies. The provision of community facilities in Lake Macquarie, and the associated services and activities that will be provided from these, will help to achieve the following goals from NSW 2012:

- Goal 6: Strengthen the NSW skill base;
- Goal 11: Keep people healthy and out of hospital;
- Goal 13: Better protect the most vulnerable members of our community and break the cycle of disadvantage;
- Goal 14: Increase opportunities for people with a disability by providing supports that meet their individual needs and realise their potential;
- Goal 15: Improve education and learning outcomes for all students;
- Goal 16: Prevent and reduce the level of crime;
- Goal 19: Invest in critical infrastructure;
- Goal 20: Build liveable centres;
- Goal 23: Increase opportunities for people to look after their own neighbourhoods and environments;
- Goal 24: Make it easier for people to be involved in their communities;
- Goal 25: Increase opportunities for seniors in NSW to fully participate in community life;
- Goal 26: Fostering opportunity and partnership with Aboriginal people;
- Goal 27: Enhance cultural, creative, sporting and recreation opportunities; and
- Goal 30: Restore trust in state and local government as a service provider.

### 2.2 Hunter Regional Action Plan

The State Government's Hunter Regional Action Plan aligns with NSW 2021, and aims to: drive economic growth and diversity; invest in critical infrastructure and integrated transport; improve the liveability of Newcastle and regional centres; and provide access to quality services.

The provision of community facilities in Lake Macquarie will help to address the following priority actions from the Plan:

- Skill development in the Hunter;
- Investment in economic and social infrastructure;

- Effectively plan for future land use;
- Provide integrated services;
- Target health services for local communities;
- Support local Aboriginal communities;
- Increase opportunities for people with a disability by providing supports that meet their individual needs and realise their potential;
- Better protect the most vulnerable members of our community and break the cycle of disadvantage; and
- Improve community safety.

### 2.3 Lower Hunter Regional Strategy 2006-2031

Prepared by the Department of Planning, this strategic planning document covers the Lake Macquarie, Newcastle, Maitland, Port Stephens and Cessnock LGAs. It provides directions for the growth of the region with an additional 115,000 new dwellings accommodating 160,000 persons in the next 25 years. Key elements of the strategy impacting on the social sustainability of the Charlestown CC include;

- Changing housing demands of smaller households and decreasing occupancy rates across the region;
- Increasing housing demand from new households wanting to live in the region;
- Supporting Charlestown as a major regional centre in the Lower Hunter providing a focus for new housing, employment, community services and specialised infrastructure to support surrounding communities;
- Boosting the economic and housing capacity of key centres, such as Charlestown, by refocusing a higher proportion of new housing in these centres. This will help to maintain the character of existing suburbs, provide greater housing choice, maximise use of existing and future infrastructure, including public transport, and achieve a more sustainable balance of infill to greenfield development;
- Supporting Mount Hutton and Warners Bay (outside the Charlestown CC) as towns providing shopping and business services for the district including health and professional services mixed with medium and higher density housing; and
- The Charlestown-Windale Renewal Corridor is located along a key strategic transport route and provides opportunity for economic renewal and/or housing renewal and intensification. Redevelopment plans for Windale were announced in December 2010 by Housing NSW.

The strategy also identifies neighbourhood planning principles (see Figure 1) to be implemented at the local level to ensure high quality development outcomes.

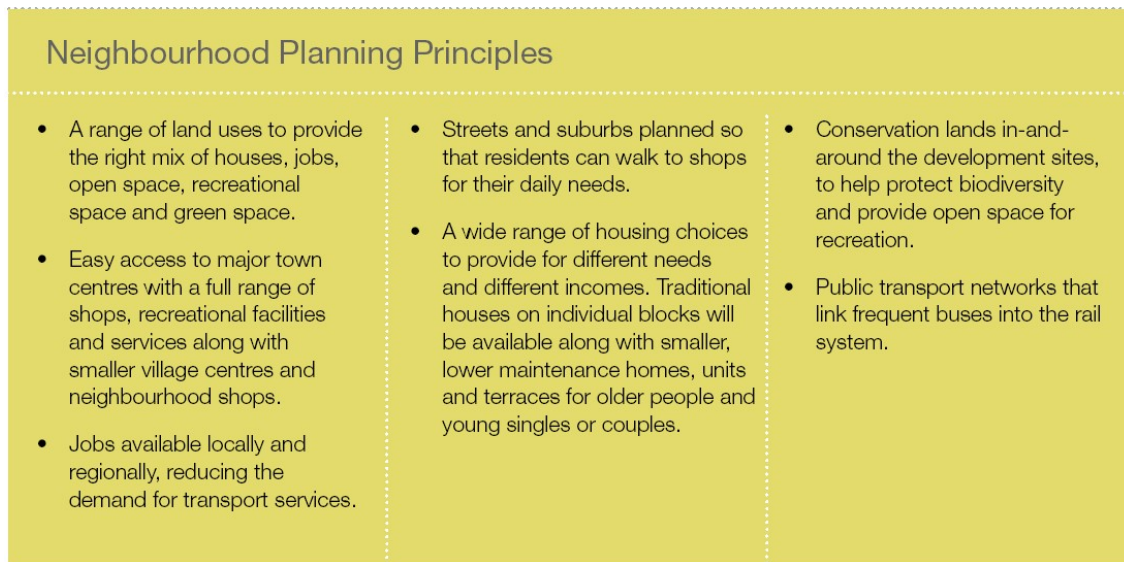
In addition, to allow councils the flexibility to consider rezoning requests outside the growth areas identified by the Strategy, the Strategy identifies the following sustainability criteria that is required to be met (see Appendix 1, *Regional Strategy*):

- **Infrastructure provision** with mechanisms in place to ensure services are provided in a timely and efficient manner;
- **Access** with transport options for efficient and sustainable travel between homes, jobs, services and recreation existing or able to be provided;
- **Housing diversity** with a range of housing choices to ensure that a broad population can be housed;

- **Employment lands** with regional/local employment opportunities to support the Lower Hunter's expanding role in the wider regional and NSW economies; and
- **Quality and equity in services** with quality health, education, legal, recreational, cultural and community development and other government services accessible.

The planning principles and sustainability criteria identified in the strategy are consistent with those identified in Council's strategic plans outlined below. Together they form a strong framework to guide the direction of this study.

**Figure 1. Lower Hunter Regional Strategy Neighbourhood Planning Principles (Source: NSW Department of Planning (2006))**



## 2.4 Lifestyle 2030 Strategy

Prepared by Lake Macquarie City Council, the Strategy is an update on Council's Lifestyle 2020 Strategy. It provides the long-term strategic directions for the future land use pattern for the City based on achieving the principles of ecological sustainable development.

The strategic directions and outcomes relevant to the provision of community facilities within the Charlestown CC include:

- **Strategic Direction 3 - A well designed adaptable and liveable city**

Outcome 3.3 – More extensive building and development in vacant areas of the City's centres, such as Charlestown, occurs. Such development should incorporate medium density housing to achieve a 30% medium density housing (not including duplexes) target by 2030.

Outcome 3.4 – Charlestown Master Plan is implemented.

Outcome 3.5 – Mt Hutton centre grows into a comprehensive town centre with a mix of commercial services, retail, community facilities, and residential development.

- **Strategic Direction 4 - A well serviced and equitable city**

Outcome 4.3 – Development on previously undeveloped land should not occur unless essential physical social infrastructure can be provided and funded.

Outcome 4.16 – Existing communities are well serviced with physical and social infrastructure.

- **Strategic Direction 5 - A city of progress and prosperity**

Outcome 5.18 – Infrastructure is adequate to support new and existing employment activity in the City, including movement systems, telecommunications, energy supply, water and solid waste management, and educational and health care facilities.

- **Strategic Direction 6 - A city responsive to the wellbeing of its residents**

Outcome 6.1 – The well-being of residents continues to improve.

Outcome 6.10 – The City has a rich and diverse cultural life.

Outcome 6.12 – Facilities and mechanisms that ensure education, health care, community development, income distribution, employment and social welfare (social infrastructure) are developed and recognised as an important component of place making.

Outcome 6.16 – There is an adequate supply of appropriately located educational facilities, with opportunities for co-sharing with community groups (to be provided with appropriate consultation with Department of Education and Communities)

The Strategy also identifies Charlestown (suburb) as a major regional centre for Lake Macquarie, and that the area from Charlestown to Belmont along the Pacific Highway (the ‘East Lake Intensification Corridor’) as a major area of infill and new release urban development.

## 2.5 Lake Macquarie Community Strategic Plan 2013 - 2023

Council’s long term strategic community plan for the LGA addresses key community priorities and issues as determined through extensive community and stakeholder consultation. It provides a policy framework for the delivery of outcomes.

The plan identifies several key priorities and strategies for community facilities and services in the LGA. These are:

<u>Priority</u>	<u>Strategy</u>
A connected community where diversity is welcomed and social needs are met	<ul style="list-style-type: none"> <li>• Respond to changing demographics to meet the social needs of the community</li> <li>• Build on community partnerships to promote and deliver community services</li> <li>• A wide range of community facilities, services and programs is provided to meet a diverse community</li> </ul>
A community where culture is celebrated	<ul style="list-style-type: none"> <li>• Plan for and provide high quality and diverse cultural facilities and activities throughout the City</li> </ul>
An economically vibrant and prosperous City where people want to live, work and visit	<ul style="list-style-type: none"> <li>• Provide infrastructure that supports a vibrant and prosperous City</li> </ul>

## 2.6 Lake Macquarie City Council Community Facilities Strategy

Adopted in September 2011, the Strategy aims to ensure that Council’s existing community facilities meet the expectations and needs of current and future residents. The Strategy seeks to ensure that Council funds, maintains, and improves its ongoing viable long-term assets, and investigates possible outcomes for unsustainable facilities. Only those facilities that are not leased, were considered in this Strategy.

The recommendations of the Community Facilities Strategy for those facilities within the Charlestown CC have been considered as part of the development of this study.

## **2.7 Lake Macquarie City Council Community Services and Facilities Policy (2013)**

Council has also adopted a *Community Services and Facilities Policy (2013)*. This policy describes Council's commitment in providing community services and facilities, and forms a framework for Council's partnership with State and Federal government to provide services to meet the social needs of the community.

The Policy acknowledges Council's social obligation to contribute to services that support residents with high needs, supports community service organisations through the construction and maintenance of multipurpose community facilities to accommodate them, supports several management models for its community facilities, and identifies the parameters for setting charges for community services in its buildings.

## **2.8 Other Council Community Strategies / Plans**

Social and community planning is an integral part of the development and delivery of Council's Community Strategic Plan. Council has therefore developed a number of other strategies / plans to assist in the preparation and delivery of the Community Strategic Plan to address issues that are important for specified social / community groups. These strategies / plans include:

- Ageing Population Strategy 2014-2017;
- Aboriginal Community Plan 2012-2015;
- Youth Strategy 2014-2019;
- Disability Action Plan 2013-2017;
- Seniors Housing Strategy;
- Children and Family Strategy 2015-2020 (currently a Draft document); and
- Crime Prevention Strategy 2015-2018 (currently a Draft document).

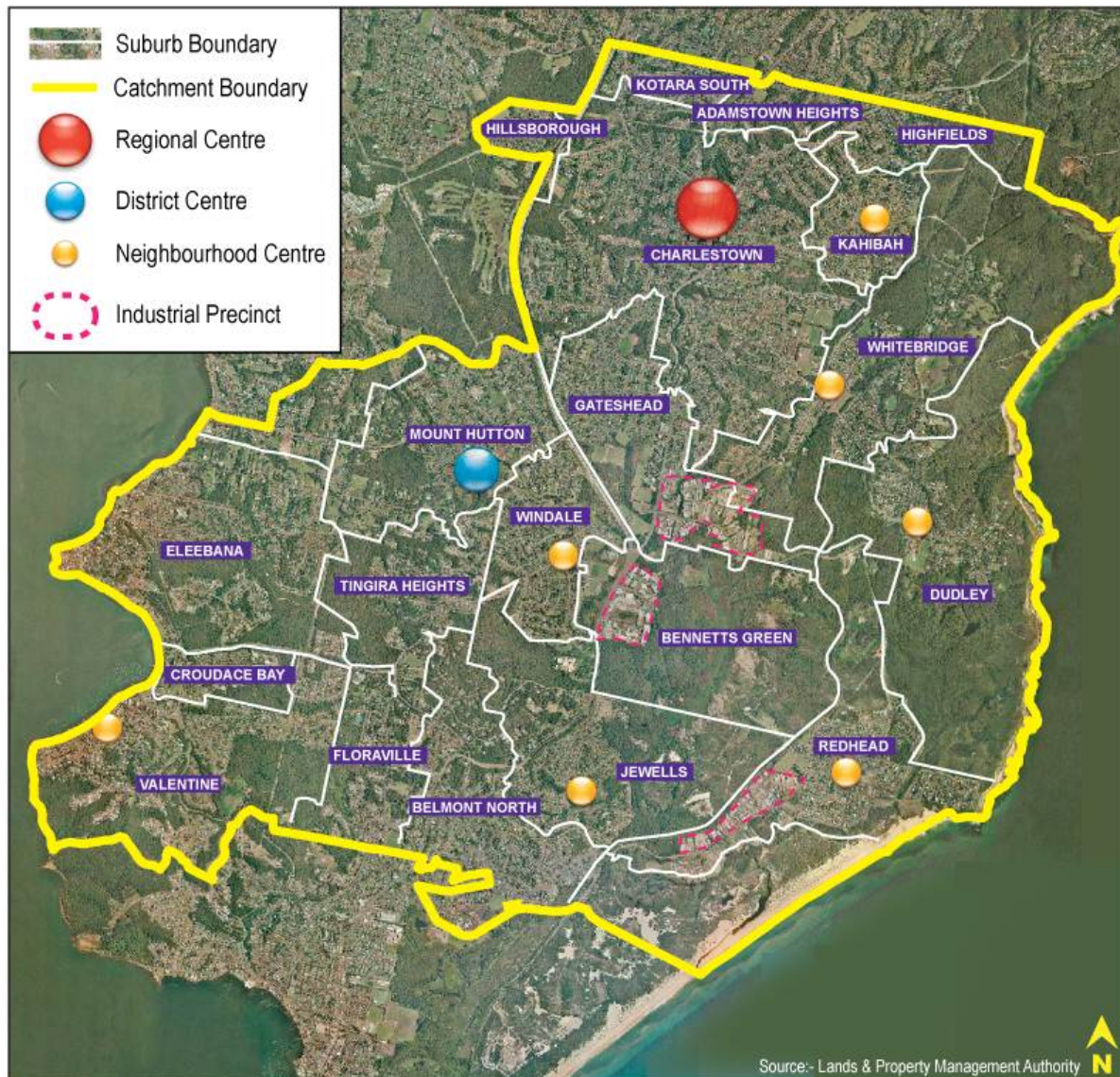
These strategies / plans provide the basis for the delivery of initiatives that have grassroots significance. They identify the projects, programs and initiatives planned in response to specific needs or for specific demographic groups.



### 3. Social Profile of Charlestown

The Charlestown CC is located in the north-eastern sector of the Lake Macquarie LGA as shown in Figure 2. It includes Adamstown Heights, Belmont North, Bennetts Green, Charlestown, Croudace Bay, Dudley, Eleebana, Floraville, Gateshead, Hillsborough, Highfields, Jewells, Kahibah, Kotara South, Mount Hutton, Redhead, Tingira Heights, Valentine, Whitebridge and Windale.

**Figure 2: Charlestown CC as defined by Lake Macquarie City Council 2010**



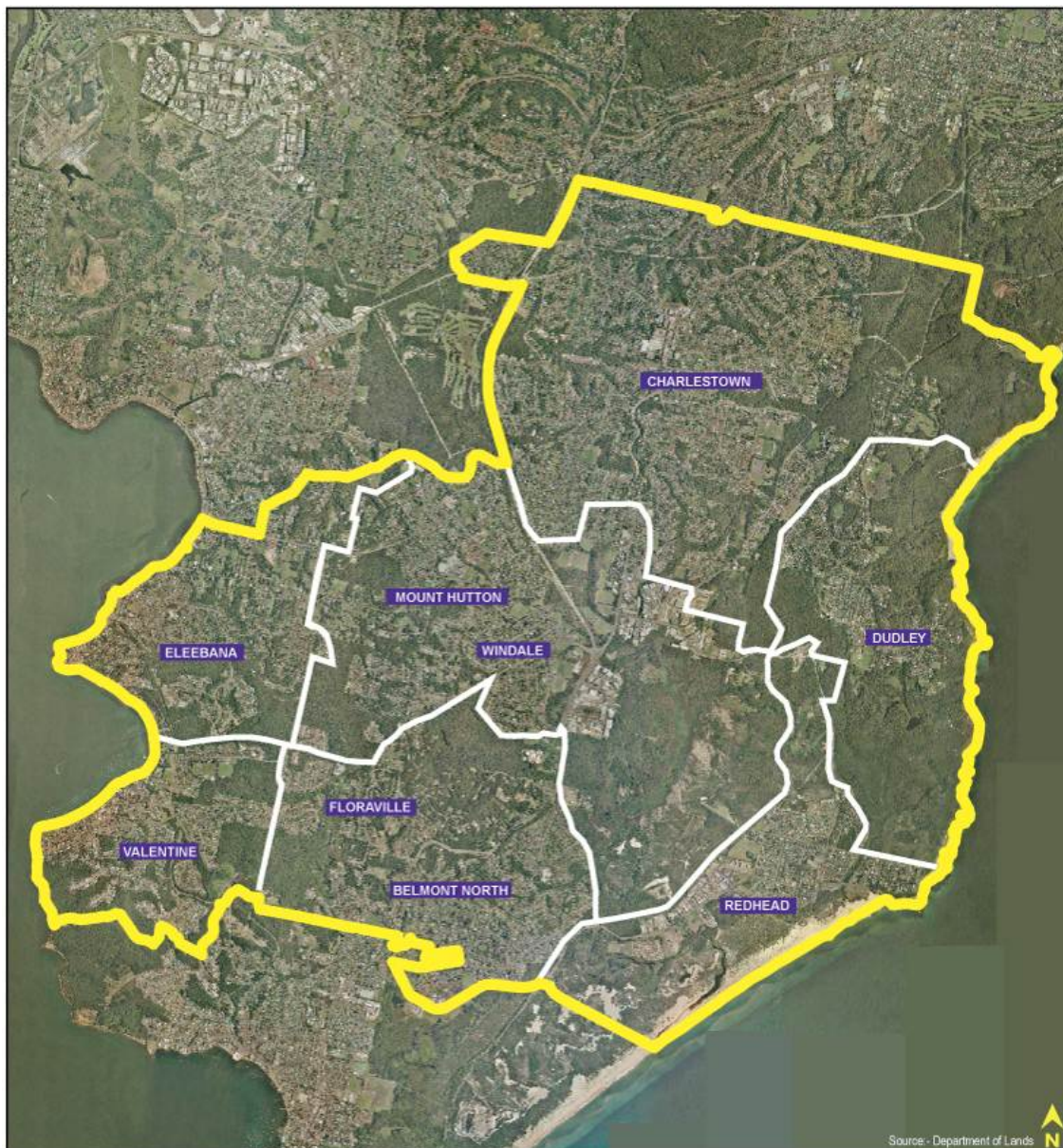
In 2010, it was estimated that the catchment had a population of 61,780 persons comprising approximately 32% of the total LGA population. This includes people living in non-private dwellings such as nursing homes, residential colleges, boarding houses and private hotels. Excluding these, an estimated 59,520 persons lived in occupied private dwellings in Charlestown CC.

As highlighted later in this report, the socio-economic characteristics of the catchment vary considerably between different suburbs. This needs to be considered in determining the spatial distribution of Council community infrastructure throughout the catchment and in particular, to ensure that those residents of greatest need have quality access to appropriate public facilities and services.

Demographic research undertaken by Don Fox Planning to support the preparation of the Charlestown Development Contributions Plan identifies 7 sub-catchments for the Charlestown CC as shown in Figure 3. These sub-catchments were derived to describe the characteristics of the existing and forecast populations and focus on:

- Charlestown as a recognised regional centre in the City and for the Lower Hunter;
- Mount Hutton/Windale as a district centre in the City; and
- Smaller neighbourhood centres and residential suburbs scattered across the catchment which have been amalgamated to form the sub-catchments of Dudley, Redhead, Eleebana, Valentine and Belmont North/Floraville.

**Figure 3: Sub-catchments identified for the Charlestown CC**



Research undertaken by Don Fox Planning (2010) for the preparation of this Study and Council's Development Contributions Plan: Charlestown Contributions Catchment, identified the following population characteristics for the Charlestown CC:

- Age groupings of the population were similar to those of the LGA and the Lower Hunter Region;

- Only 4% were born in culturally and linguistically diverse countries, which is consistent with the LGA (4%) and Region (5%);
- Labour force participation rate was 59% which was greater than for the LGA (56%) and the region (57%). However, this varies considerably throughout the catchment with participation rates much lower in some suburbs such as Windale;
- Majority of dwellings were detached (over 88%) and only 12% of dwellings are medium density housing;
- Occupancy rate for the Charlestown CC was 2.63 persons per dwelling which was higher than that of the LGA (2.56 persons per dwelling) and the region (2.51 persons per dwelling). However, this is a decrease from 1996 when the occupancy rate was 2.8 persons per dwellings. During the same period however, the number of occupied private dwellings increased slightly (238 dwellings) suggesting the growing trend towards smaller households including single parent families, single persons and couple only households.
- The most dominant family 'type' however remained a couple with children, which is consistent with the LGA and region. The proportion of couple with children families was less than in 1996 (decreased by 5%) while the proportion of couple only households increased by 4%;
- Proportion of lone person households (21%) was similar to the LGA (23%) and lower than the region (25%);
- Almost 76% of households either own/are purchasing their home while the proportion of households renting was relatively low at 22%. This reflects the catchment's historic affordability for home purchase generally, particularly when compared with the Sydney metropolitan area;
- Compared to other suburbs in the LGA, the suburbs of Windale, Charlestown and Gateshead in the catchment have high levels of social disadvantage, as measured by the Australian Bureau of Statistics SEIFA index of Disadvantage/Advantage. This is as a result of a high proportion of residents in these areas being less educated, having lower incomes, less skilled occupations and higher unemployment levels than those living in other suburbs;
- There is a significant proportion of public housing (7%) in the CC, which is higher than the LGA (5%) and region (5%). Public housing is concentrated in the suburb of Windale;
- Median weekly rent paid for a dwelling in the Charlestown CC in 2006 was \$190 and the median monthly mortgage was \$1,355;
- Median annual household income in the Charlestown CC was \$54,200. This is higher than both the LGA (\$47,944) and the region (\$46,852); and
- There was an average of 1.7 vehicles per household, and only 8% of households in the Charlestown CC do not have a vehicle.

## 4. Charlestown Contributions Catchment 2025

The Charlestown CC is expected to reach 74,400 persons by 2025 with 70,290 persons living in private dwellings and 4,110 persons living in non-private accommodation (Don Fox Planning, 2010). As shown in Table 1, this is an increase of 10,770 private residents (18%) from 2010 and reflects the continued steady growth experienced since 1996. Growth in non-private accommodation is expected to result in an additional 1,850 persons over the 15 year period.

From 2010-2025, new residents are expected to be concentrated in the following sub-catchments:

- Charlestown with an additional 6,856 private residents and total population in private dwellings of 24,847 persons. This is an increase of 38% and reflects significant growth compared to other centres in the CC;
- Dudley with an additional 991 private residents (18% increase) and total population in private dwellings of 6,629 persons;
- Mount Hutton/Windale with an additional 1,695 private residents (13% increase) and total population in private dwellings of 14,444 persons;
- Eleebana with 103 additional private residents (2% increase) and total population in private dwellings of 6,327 persons;
- Valentine with 114 additional private residents (2% increase) and total population in private dwellings of 5,857 persons;
- Belmont North/Floraville with 368 additional private residents (5% increase) and total population in private dwellings of 8,103 persons; and
- Redhead with 643 additional residents (19% increase) and total population in private dwellings of 4,084 persons.

**Table 1: Estimated Residential Population by Sub Catchment – Occupied Private Dwellings (Source: Figures derived from population estimates developed by Don Fox Planning, 2010)**

Locality	Persons				
	2010 (Existing)	2015	2020	2025	Growth 2010-2025
Charlestown	17,991	20,450	22,574	24,847	6,856
Dudley	5,638	5,894	6,227	6,629	991
Mt Hutton / Windale	12,749	13,419	14,180	14,444	1,695
Eleebana	6,224	6,225	6,352	6,327	103
Valentine	5,743	5,800	5,837	5,857	114
Belmont North / Floraville	7,734	8,038	8,133	8,102	368
Redhead	3,441	3,674	3,887	4,084	643
<b>Total</b>	<b>59,520</b>	<b>63,500</b>	<b>67,190</b>	<b>70,290</b>	<b>10,770</b>

The spread of growth across these areas is concentrated in the Charlestown, Dudley, Mount Hutton/Windale and Redhead sub-catchments, with only a small increase in the other areas.

The Charlestown sub-catchment will become more dominant with its population increasing at more than twice the rate of the any other area. The decline in private residents in some sub-catchments over certain periods is due to an expected decline in the occupancy ratio.

The age profile of the catchment is also expected to change significantly as shown in Table 2. From 2010 to 2025, Charlestown CC will house:

- Increasing number of older residents aged 60 years and over. An additional 5,810 persons in this age group will live in the CC with the greatest increase (53%) in residents aged 70 years and over;
- Increasing number of adults aged 25-29 years old (additional 1,090 persons or 32% increase) and 30-34 years old (additional 2,130 persons or 78% increase). These age groups have traditionally been of child-bearing age and are usually singles or couples establishing their families. This is reflected in the associated growth in 0-4 years old expected in the CC (28% increase); and
- Small decline in the number of young people aged 15-24 years old and mature adults aged 40-54 years old. These small decreases reflect the changing age profile of the CC and are expected to remain relatively stable as the younger age groups move through the demographic cycle.

**Table 2: Forecast Demographic Profile 2010-2025 (Source: Don Fox Planning, 2010)**

Age (years)	2010		2015		2020		2025		Growth 2010-2025	
	Persons	%	Persons	%	Persons	%	Persons	%	Persons	% Change
<b>0-4</b>	3,350	5.6	3,590	5.7	3,990	5.9	4,280	6.1	<b>930</b>	28
<b>5-9</b>	3,490	5.9	3,580	5.6	3,810	5.7	4,180	5.9	<b>690</b>	20
<b>10-14</b>	3,900	6.5	3,760	5.9	3,830	5.7	4,020	5.7	<b>120</b>	3
<b>15-19</b>	4,400	7.4	4,160	6.5	4,000	6.0	4,030	5.7	<b>-370</b>	-8
<b>20-24</b>	4,290	7.2	4,600	7.2	4,330	6.5	4,150	5.9	<b>-140</b>	-3
<b>25-29</b>	3,360	5.7	4,440	7.0	4,730	7.0	4,450	6.3	<b>1,090</b>	32
<b>30-34</b>	2,750	4.6	3,560	5.6	4,610	6.9	4,880	6.9	<b>2,130</b>	78
<b>35-39</b>	3,390	5.7	2,980	4.7	3,760	5.6	4,780	6.8	<b>1,390</b>	41
<b>40-44</b>	3,960	6.7	3,630	5.7	3,200	4.8	3,940	5.6	<b>-20</b>	-1
<b>45-49</b>	4,210	7.1	4,200	6.6	3,850	5.7	3,390	4.8	<b>-820</b>	-20
<b>50-54</b>	4,450	7.5	4,410	6.9	4,380	6.5	4,010	5.7	<b>-440</b>	-10
<b>55-59</b>	4,080	6.9	4,590	7.2	4,540	6.8	4,480	6.4	<b>400</b>	10
<b>60-64</b>	3,760	6.3	4,150	6.5	4,630	6.9	4,550	6.5	<b>790</b>	21
<b>65-69</b>	3,150	5.3	3,720	5.9	4,080	6.1	4,510	6.4	<b>1,360</b>	43
<b>70-74</b>	2,500	4.2	3,020	4.7	3,530	5.2	3,830	5.5	<b>1,330</b>	53
<b>75+</b>	4,480	7.5	5,110	8.0	5,920	8.8	6,810	9.7	<b>2,330</b>	52
<b>Totals</b>	<b>59,520</b>	<b>100</b>	<b>63,500</b>	<b>100</b>	<b>67,190</b>	<b>100</b>	<b>70,290</b>	<b>100</b>	<b>10,770</b>	<b>18</b>

**Note:** Age Profile based on persons in occupied private dwellings only

Each sub-catchment is likely to reflect this changing age profile as all will experience new residential growth which will attract primarily younger adults renting/purchasing new homes in the area. The greatest change however will be in Charlestown sub-catchment where the high proportion of apartments is expected to attract a range of different lifecycle groups including young couples, couples starting families, singles and older couples. This mix of age groups will result in a very different demographic profile for Charlestown by 2025.

## 5. Key Issues for Community Infrastructure Provision

Using the social planning principles identified for the Charlestown CC (see Section 2) and the social profile of its existing and future population (see Sections 3 and 4), the following key issues are evident for community infrastructure provision in the catchment. These issues have been considered in determining the need for additional/expanded community infrastructure as a result of new development (see Section 8).

**Access** – given the dispersed settlement pattern and existing poor public and private transport connections, many people find it difficult to access open space, recreation and community facilities in the Charlestown CC. Groups who are particularly disadvantaged regarding access are those who may have limited mobility including older people, people with a disability, young people and children.

**Equity** – geographic distribution across the CC is important to ensure access for the majority of the population. However, for public community infrastructure it is also important to consider those populations with the greatest social needs. As outlined earlier, high levels of social disadvantage are evident for residents of Windale with this being an important consideration in terms of service provision. Populations with higher levels of social disadvantage require greater access to public community infrastructure than those who are well-resourced.

**Quality** – for infill development in existing areas of the Charlestown CC, new residents may have access to existing open space, recreation and community facilities. Often, this existing infrastructure lacks the quality condition typically provided by new facilities and may require upgrading/redevelopment to meet contemporary standards evident in other suburbs across the LGA. The need to ensure that high quality community infrastructure is available to populations in both greenfield and infill areas is essential. Ensuring that community infrastructure is of a reasonable quality to support increased community use is an important component of best practice.

**Integration** – coordinated and efficient service delivery achieved through a network of community services is an important objective of service providers. The Charlestown CC population requires access to health, education, legal, recreational, cultural, community development and other government and non-government services. At the local level, the opportunity exists for greater coordination and sharing of resources to provide high quality integrated and networked services as a focal point for villages, towns and major centres. This integrated and networked approach is consistent with Council's Community Plan direction to support community well-being and liveability.

**Sustainability** – to ensure sustainability, it is important for public community infrastructure to meet Council's social objectives; support community involvement and participation; be financially viable in the short and long term including construction, operation and ongoing maintenance; and be flexible to meet future population needs.

## 6. Methodology

Prior to assessing the infrastructure needs of the future population, a literature review of models of community infrastructure provision was undertaken. This was to identify the trends or best practice in facility provision for services, in order to assist with determining the future models of service/facility provision for Lake Macquarie. This information is reported in the following section (Section 7).

To determine the public community infrastructure needs of the existing and future populations, along with identifying the existing facilities within the Charlestown CC, four indicators have been used:

**Normative** - based on benchmarks or standards, they are an indicator for assessing needs and are cited as a ratio of one facility per head of population. These standards should not be considered a minimum standards of provision, or lead to the expectation about a level of provision of such facilities. Three standards have been reported in this plan – NSW Growth Centres Commission, NSW Department of Planning draft Local Development Contribution Guidelines, and the Queensland Government Implementation Guideline No. 5 - Social Infrastructure Planning. In the Needs Assessment (Section 8), where no standard is available, this is identified as 'n/a';

**Comparative** - comparing against a similar area or across the LGA. The Needs Assessment compares the existing level of service provision for the Charlestown CC with:

- the standards of service provision previously adopted for Lake Macquarie LGA (the 2004 Citywide Development Contributions Plan);
- the standard adopted for the Lake Macquarie City Council Development Contributions Plan for the Morisset Contributions Catchment; and
- with other comparable councils that have adopted standards for their developer contributions plans.

In NSW, Councils are categorised according to their socio-economic characteristics (including whether they are rural or urban) and their capacity to deliver a range of services to the community. Lake Macquarie City Council is in 'Group 5' along with Maitland, Coffs Harbour, Shoalhaven, Tweed, Wollongong, Newcastle and Port Macquarie councils. As not all of these councils have adopted standards for their developer contributions plans, only those who have adopted standards are identified. Whilst Wollongong have not adopted a standard, they have identified a set of standards for their West Dapto Release Area, upon which they have used to base their levels of service provision on. This is therefore used;

**Identified** - consultation with residents, service providers, stakeholders and professional experts. Whilst limited consultation has been undertaken to date regarding the development of this specific study, Council has undertaken extensive consultation with the community and service providers in the development of many of its previous Strategies and Plans eg Community Facilities Strategy, Ageing Population Strategy etc. This has also been used in the Needs Assessment. Residents and community organisations will have the opportunity to provide further comment/input into this Plan when it is exhibited alongside the Draft Developer Contributions Plan for the Charlestown Catchment Area; and

**Indicative** - considers the socio-demographic profile of the area, and any relevant social issues.

The **recommendations** for the future provision of community facilities were then determined after an analysis of the above four indicators, and taking into account any trends or best practice regarding facility or service provision.



## 7. The future of Community Infrastructure

Community facilities are essential for the health, wellbeing, and economic prosperity of communities. They play an important role in bringing people together, developing social capital, maintaining quality of life, and developing the skills and resilience essential to strong communities.

### 7.1 Children and Family Facilities

#### *Playgroups*

Playgroups are normally held in halls and activity rooms in community centres. Whilst this service/facility model will continue in the future, some councils are choosing to provide additional rooms within their preschool venues for services such as playgroups, occasional care and other compatible programs.

#### *Preschools*

Preschools are a service for children aged from three to six years, prior to commencing school. Preschools are located in Council facilities, Department of Education facilities, church facilities, and privately owned facilities (that are operated by either community organisations or the private sector).

The trend has been to move away from stand-alone preschool centres and to locate them in multifunctional children's service centres or general community centres situated within community facility hubs.

The Federal Government has also sought to establish Early Learning and Care Centres, with a key consideration for the location of these Centres being on school grounds.

#### *Long Day Care*

Sometimes referred to as 'centre-based care', these services operate for more than ten hours per day, five days per week, and cater for children aged from six weeks to six years. Most long day care centres are approved child care services, which means that families using the service may be eligible for Child Care Benefit and the Child Care Rebate.

Long day care is generally provided in a building or part of a building that has been created specifically for use as a child care centre. Private sector centres are normally stand-alone or located within a work or study facility (eg at a hospital, industrial estate, university), whilst community sector facilities are stand-alone or part of a hub of facilities.

The number of places that a centre has available for children to be placed in full-time care is a reflection of service size. The size of a centre may affect the number or variety of activities that are run at the centre. Larger centres (over 72 places) may be in a better position to offer a wider range of activities and resources than smaller centres (up to 46 places). Despite this, some parents prefer to place their children in smaller centres, since they consider them to be more 'home-like' and individualised. However, smaller centres are not in the same position as larger centres to implement cost-saving measures, and may have difficulty keeping fees at affordable levels.

Whilst many councils are not involved in the development and delivery of long day child care services, preferring to leave this to the private sector, councils can have a role in the planning of child care centres by setting aside land and constructing the buildings for use by the community sector, in new development areas.

Community-based centres are managed by the parents who use them, and any profit is returned to operate the service above minimum standards, and/or enable them to charge lower fees. In NSW, community-based centres are much more likely to have places for children aged less than 2 years, than privately operated centres. This is due in part to the history of private-for-profit centres, which were formerly private pre-schools (providing services for children aged 2-4 years) that extended their hours to qualify for funding as long

day care centres, as well as due to the additional costs of providing care for children aged less than 2 years, making this service less profitable.

### *Family Day Care*

Sometimes known as home-based care, family day care is where a professional carer looks after children in the educator's home. Carers work mainly with children aged 0-6 who are not at school, but can also provide care for older school-aged children.

Councils, or a community organisation, predominately coordinates family day care. Although the child care takes place in the carer's home, the service requires office space for administration, as well as activity space for staff and carer programs and training. However, the operators of the family day care schemes receive administration fees, which are used to cover the costs of these functions.

### *Out-of-School Hours Care*

Out-of-School Hours care is typically provided by the non-profit/government sectors, however, it is increasingly being provided by the private sector. This service caters for school-aged children (5-12 years), and includes before school care, after school care, and vacation care. Services usually use school facilities (school halls, or vacant classrooms), although council community facilities are also often used when no appropriate school facilities are available. The service requires access to both indoor space as well as outdoor space.

### *Integrated Child and Family Centres*

These facilities provide for many of the services identified above, in order to provide a 'one-stop shop' for families. Whilst there are a number of core components that are usually common across Integrated Child and Family Centres, there is also genuine flexibility regarding the design and characteristics of each centre, in order that they respond to the specific needs and priorities of the community.

The usual core component of these centres include: early learning and child care, parent and family support services (supported playgroups, family workers or case management, family literacy initiatives, DV peer support, teen parenting groups, adult education) and health services.

Therefore, these centres require space for child care, interview/consulting rooms, activity/meeting/training rooms, office space, as well as rooms with the necessary clinic facilities to allow potential health services to be provided on site.

## **7.2 Youth Facilities**

Young people access a range of youth services, which are provided by both government and non-government organisations. These include information and referral, individual casework advocacy services, holiday programs, structured and unstructured recreational and creative arts activities, education and training services, and counselling and support services. Many organisations also undertake community development activities for young people.

In order to cater for these services, facilities are therefore required to provide space for activity/meeting/training rooms interview/consulting/counselling rooms, as well as office space. This space can be provided in either a single-purpose youth facility, or incorporated into a multipurpose facility.

Many local governments provide services to young people from dedicated youth facilities. Young people feel more comfortable accessing these facilities and it is well founded that "youth dedicated" sites provide strong and systematic pathways for young people to connect with their community.

However, it is not always feasible or appropriate to provide stand-alone facilities for the exclusive use of a specific community or socio-demographic groups. In addition to being costly and limiting the 'life' of a facility, it can exclude access to certain funding mechanisms.

It also fails to facilitate social interaction between different groups in a community, which helps to nurture and develop networks, linkages, and cooperation.

Co-locating youth services in a multi-purpose facility helps to ensure that the facility is not labelled as a particular 'type' of facility or available only for a particular target group or cohort, and that it is perceived as a facility available for the whole community. It also enables the sharing of some spaces such as toilets, kitchen facilities, car parking, and training rooms

However, locating youth services in a multipurpose facility is not always a satisfactory arrangement, due to design issues, site restrictions, and conflicts of use. Sharing the space may not be possible due to the equipment required and its setup and storage (eg. pool tables), and youth areas should also have their own separate access, as well as office space and counselling rooms available for youth workers and counsellors. Where possible, youth activity spaces should also have direct access to outdoor activity space for active and passive recreational programs.

### **7.3 Facilities for Older People and People with a Disability**

Councils have been, and continue to be active in the provision of facilities for older people and people with a disability. With Commonwealth and State Government policies encouraging older people to "age in place" and emphasising "active ageing", this will have implications for Council's provision of community infrastructure and the provision of urban design.

Facilities such as walking paths, heated swimming pools, passive recreation spaces, bowling greens, activity rooms, and cultural spaces are needed to encourage older people to participate in recreation and cultural activities. Facilities need to be designed and located so that they are accessible to the elderly, and greater participation and use by older people needs to be factored in when Councils are determining their service/facility models, provision levels, and design standards.

Facilities for older people and people with a disability accommodate a range of services including those for planned activities, meals on wheels, domestic assistance, personal care, respite care programs, and support services (including home support).

#### *Senior Citizens Clubs, Probus Clubs and Pensioners Associations*

Senior Citizens Clubs, Probus Clubs and Pensioners Associations provide a range of social activities, meals and educational opportunities for older people over 55. They promote wellbeing, a better lifestyle, and a positive approach to ageing.

These clubs or associations have traditionally operated from their own purpose built facilities, but now are increasingly undertaking their activities at general meeting spaces in community centres or church halls. Conversely, many of the facilities that were built as 'Senior Citizens Centres' or 'Pensioners Halls' are also being used for other community activities such as dance groups and playgroups.

#### *Support Services and Activities*

High support activities (eg respite care and support services) are typically provided in purpose built facilities that are part of larger multipurpose community centres, or in some cases, stand-alone facilities. Moderate or low support activities are provided from multipurpose rooms in community facilities or halls. These personal care and support services also require office space for their administration.

These settings and modes of delivery of services and facilities for older people and people with a disability will continue in the near future. However, with the growing aged population, and the rise in the number of people living longer with chronic illness or disability, it is likely that the service/facility landscape will change significantly over the next decades. Councils' role in aged services may expand and become more diverse through their involvement in support and activity programs, and multipurpose centres with a special focus on aged and disability services may become more prevalent.

### *Meals on Wheels*

Meals on wheels is generally provided from single-use facilities, but in recent years the requirements of these services has gradually changed from on-site commercial kitchens to distribution centres. Services are moving to purchasing high quality prepared meals from commercial providers, rather than preparing the meals themselves. This change is due to increasing client demand, falling volunteer numbers, and the need to manage risk.

### *Nursing Homes and Retirement Villages*

Residential aged care facilities provide both high care (nursing homes) and low care (hostels) services. Nursing home and hostel care will grow significantly over the coming decades, with these mainly being operated by non-profit organisations. Private organisations are only just starting to provide residential aged care facilities, with the Commonwealth Government providing subsidies for these facilities.

Self-care retirement villages will also continue to grow in popularity and numbers. The bulk of these are provided by private developers, but some larger non-profit organisations are also constructing self-care units in conjunction with their residential aged care facilities. These facilities will increase the demand for many Council and community services including HACC services, community transport, recreational activities for the elderly, community activities, recreation and passive open space, and medical services.

## **7.4 Community Men's sheds**

Community Men's Sheds have long been recognised as meeting places where men can find social support and camaraderie. (Whilst Men's Shed cater predominately for men, women are also able to access these facilities.) They have sprung up across Australia to fill the void of men not having a place to call their own. They are an updated version of the shed in the backyard that has long been a part of Australian culture. The community shed is a place where men go to enjoy the company of other men, remain physically and mentally active and counter the negative effects that inactivity and boredom can have on physical and emotional wellbeing.

Men's sheds vary in shape and size, and have different governance, management, operational and finance structures, different aims and objectives, and numbers of participants.

Men's sheds are located in community settings and range from informal, casually evolved 'double' garages to large-scale community (or industry) sponsored semi-commercial operations. Most sheds provide a workshop-type space containing tools and machinery for the construction, repair, finishing or restoration of various products. Some conduct craft and hobby activities, repair old machinery, or refurbish old computers. Still others provide support for men with mental health or physical disabilities or support young people and the unemployed. A growing number of sheds also provide mentoring (in particular, youth mentoring) in order to provide support, assistance and training to others.

Community men's sheds have been established under a variety of auspices, including aged care organisations, health centres, hospitals, non-government organisations, welfare agencies, or church groups. They offer an environment conducive to men's learning, and also offer positive effects for partners, families and community, and are now recognised in Australian governments' male health policies and plans.

Due to their demonstrated success in reaching marginalised and isolated males, and contributing to improvements in male health and wellbeing, it is likely that the desire for community men's sheds will continue to grow.

## **7.5 General Purpose Community Facilities (Community Centres)**

Community centres range from small community halls and meeting rooms available for use by the community to large multipurpose centres that incorporate a wide range of services and facilities. They support the development of socially sustainable communities by providing physical spaces to help address the social needs of a community. Community centres should facilitate social interaction between different groups in a community and help to nurture and develop networks, linkages and cooperation.

Community centres may provide:

- General community use space for meetings, activities or events;
- A base for the delivery of local community services and programs;
- Particular services, programs and activities for specific target groups, such as young people or older people;
- Space for hire for private functions;
- Specialist facilities providing a particular focus on recreation, arts, cultural activity, learning or social support; and
- A number of these functions within a single centre

An important theme to emerge from the literature is the integration of community services at a common venue. That is, combining a range of community and recreational services in a single community facility. A mix of uses helps to ensure that a centre is not labelled as a particular 'type' of facility or available only for a particular target group, and that it is perceived as a facility available for the whole community.

Centres that are designed to be multi-purpose are generally better able to accommodate diverse groups and uses. They carry extensive benefits for the stakeholders and the larger community as a result of the decreased cost of the building and services provided, as well as the decreased need for new and expensive buildings that may have a limited use. Cost savings result because spaces such as meeting rooms, lobby areas, restrooms, and parking areas can be shared. They also allow for improvement of services and activities offered to local communities by facilitating the development of social networks, encouraging greater service coordination, improving accessibility, are inclusive of all members of the community, and provide gathering places for people from different ages, backgrounds, interests and cultures.

As they achieve better economies of scale, and contribute towards the creation of vibrant community places as hubs of social interaction, the development of multipurpose community facilities is an important focus for the future delivery of social infrastructure.

## **7.6 Library Facilities**

Libraries provide a community focal point as they bring people from a range of backgrounds together, to meet, network, and potentially develop relationships with other members of the community. They are a place where people come to sit, read the newspaper, listen to music, play computer games, search the Internet, and/or take part in the many activities and events held.

Different demographic groups may require different library services to meet their needs. Older residents are major users of libraries, and this trend is likely to grow as the number of older residents with significant leisure time increases. Older residents require access to specialist collections, adult education, activities targeting seniors, and increased computer usage. Young people require provision of meeting rooms, noisy areas, student research areas, new technologies and facilities. People from a culturally and linguistically diverse background require multilingual collections, meeting room space, enquiry/information desks, whilst Aboriginal people require specialist collections, art, and cultural activities.

Various models have been adopted in the past for the delivery of library services. 'Stand-alone Libraries' incorporate typical library services and community meeting spaces, whilst 'Global Learning Centres' include programs and space for learning activities and meetings. 'Community Learning Centres' are libraries integrated with dedicated learning rooms, early years' facilities, and general community meeting spaces.

The locations of libraries vary. They may be a stand-alone facility in a residential or commercial setting, or may be integrated with other community/civic facilities (as part of a commercial hub, or community hub in a residential setting). Libraries have also been co-located with schools.

Despite accelerating consumer preferences for materials in electronic formats, lending books and related physical objects will continue to be a core business of libraries for the near future. So too will be the provision of community spaces for meetings and activities, along with the provision of technology, especially connection to the Internet. However, libraries are likely to become much more welcoming and relaxing environments, and be an experience rather than simply a 'repository of books'. They may contain or be adjacent to cafes, and provide quiet as well as communal spaces. Part of the library could look like a lounge room, another part like a typical library, and many will offer a multimedia experience with facilities for creating music, video, and web content.

Lake Macquarie City Council has adopted a Library Service Deliver Model (November 2011) The report identifies different types of libraries offering different levels of service ranging from fully staffed to fully automated, and makes recommendations for each of Council's libraries through to 2020.

## **7.7 Cultural Facilities**

Cultural facilities are premises that are used for the training, performance, exhibition and preservation of artistic expression or cultural activities, or the study, preservation and exhibition of culturally significant items. Councils provide and fund a range of cultural services – art galleries, museums, performance centres / convention centres and exhibition spaces – and are the main provider of these services in many regional areas.

### *Art Galleries*

Art Galleries provide exhibition spaces, and may offer educational programs, as well as meeting and workshop space for artists. Public galleries are non-profit or publicly owned museums that display selected collections of art. Private galleries are commercial enterprises for the sale of art, however, both types of galleries may host travelling exhibits or temporary exhibitions including art borrowed from elsewhere.

Public galleries are often co-located with libraries, civic buildings and museums. Facilities may range from small volunteer-run exhibition spaces to large, professionally managed public galleries. Requirements are likely to include a large open gallery space, with flexible partitioning and room configuration, office/administration area, and visual arts workshop space. Some facilities have a café/restaurant/kiosk. Adequate storage is also needed for in-house and travelling collections.

New models of provision are being explored through the development of cultural hubs in council areas (to include arts, museum and performance facilities). Council will continue to be the main provider of public art galleries, with funding assistance from state and federal governments.

### *Exhibition / Convention Centres*

These are large spaces that are available to host public and private business and social events. A convention centre includes an exhibition hall, or conference centre. Events held in convention centres can include corporate conferences, industry trade shows, formal dances, entertainment spectacles and concerts.

Whilst some councils may provide exhibition / convention centres, these are largely provided by the private sector. However, councils play an integral role in determining the need for, and supporting the development of these facilities.

### *Museums*

Museums are a building, place or institution devoted to the acquisition, conversation, study, exhibition and educational interpretation of objects with scientific, historical or artistic value. Museums most often develop from existing, older buildings which are part of the community fabric and heritage.

New models of museums include interactive facilities in association with community centres, libraries and galleries. However, any new facility will need to be based on community demand and future need, with support across all levels of government (in terms of funding, provision of buildings, and legislative support).

### *Performing Arts Spaces*

These are a space for arts rehearsal and performance, ranging from small playhouses, to large multi-purpose centres supporting a wide range of performing arts (from plays to operas and eisteddfods). The facilities include arts workshop spaces, and have tiered seating of varying capacity, flexible enough to cater to smaller audiences and designed for music, drama and dance. Stage, wings, dressing rooms and a pit to accommodate a range of performers (eg orchestras, choruses, and actors) are also required.

Local councils and the private sector typically provide funds for these types of facilities, although additional funding may be provided from the state or federal governments.

New models of provision are being explored through the development of cultural hubs in local council areas (including arts, museum and performance facilities).

## **7.8 Community Hubs**

There has been an increasing trend over the past 20 years towards the aggregation of community infrastructure in activity hubs. A community hub may be a single multipurpose facility that accommodates a variety of services, programs and activities, and is well integrated with other people attracting uses in the local area. However, a community hub can also be a group of separate buildings that, although physically separate, cluster together to create an activity centre and access point for meeting a diverse range of community needs. A community hub should include some combination of economic / employment, open space, social infrastructure, transport, essential services and technology uses.

Community hubs can improve the economic viability of centres, improve access to services, reduce the length and number of private vehicle trips, facilitate better provision of public transport, and encourage a sense of community. The objectives of hubs are to:

- Meet the functional needs of communities (eg education, community services, recreation and open space etc);
- Provide a vibrant focal point for community life by offering a diverse range of community infrastructure and encouraging greater interaction and cohesion between residents and between service providers;
- Provide for the co-location of services and clubs to enable the sharing of resources, increase the level of service integration and encourage greater resident utilisation and participation;
- Enable residents to more easily and freely access services and participate in community activities; and
- Provide for the co-location and integration of facilities (including retail and commercial services, community facilities and other major trip generators) to optimize the use of

land and support infrastructure such as car parks, reduce car travel, encourage social interaction, reduce maintenance requirements and enhance sustainability.

## **7.9 Cemeteries / Crematorium**

Both state and local government have had a long standing involvement in various aspects of burial and cemetery management. Burial space has been provided by the State Government through the provision of cemeteries for over 200 years. The NSW Department of Lands is the main land owner of cemeteries in NSW although the management of these cemeteries is undertaken by either a Trust or by local government.

State and local government undertake land use planning and designate broad land use zones. Competing interests for land can make cemeteries and crematoria development less competitive than other uses within a close proximity to urban areas.

Although recent trends have identified an increasing focus by local government in the planning, management and operation of cemeteries, and increased expansion in the provision of funeral services, over the past 20 years there has been an increased role of the private sector in the provision of cemeteries.

One of the major issues impacting on the management and operation of cemeteries throughout Australia is the potential shortage of burial space. Whilst this may be addressed through encouraging more intensive use of existing cemeteries, and through the provision of private cemeteries, council's land use planning processes need to consider the provision of land for future development of public cemeteries and crematoria. A number of councils already incorporate the capital development of their cemeteries within their s94 Contribution Plans and have included cemetery development and/or land provision through Voluntary Planning Agreement (VPA) negotiations.



## 8. Needs Assessment and Recommendations

As the Charlestown CC is a long established urban area, it has a range of community infrastructure provided by government, non-profit organisations and the private sector. This section identifies the type, location and capacity of existing community infrastructure which is widely used by the Charlestown CC population and/or specific target groups within the community (i.e. older people, children, people with a disability etc).

It also identifies infrastructure located outside the CC, which may also cater for local needs.

It should be noted that this inventory may not include all community infrastructure in the CC but rather has focused on infrastructure which is primarily available for public use. This approach is consistent with Council's role as identified in the Local Government Act 1993. Community use of private facilities is often limited by the following factors:

- Hire/rental costs may be prohibitive for many groups;
- Many facilities may not be fully accessible for people with a disability;
- Facilities such as school halls are only available outside school hours;
- Many venues may not have booking officers or staff and therefore making arrangements can be difficult;
- Licensed clubs may not be appropriate for all groups e.g. children and youth;
- Many facilities do not provide group storage space;
- Meeting spaces may be inappropriate sizes and may not cater for a range of activities e.g. children's activities or creative arts; and
- Many do not organise activities and therefore are reliant on the community to make their own arrangements i.e. they are not staffed.

Non-Council facilities do however play an important role in the community and Council should be seeking to work in partnership with these providers, to reduce duplication and ensure that the full range of community needs is met through a coordinated approach.

Where private facilities are considered to be more broadly available to the community and if closed, would result in a major gap in service provision in the CC, these facilities have been included in this Study. These facilities are specifically identified in this report with consideration given to affordability of use; daily availability; and cultural/age appropriateness for community use.

### 8.1 Children's Services

#### Existing Provision:

A range of children's services are available in the LGA including long day child care, preschool, out-of-school hours care [OOSH] (including vacation care), and playgroups for preschoolers.

Council-owned children's services facilities in the Charlestown CC includes:

- Charlestown Child Care and Early Learning Centre (491m<sup>2</sup>) – provides 40 places for children aged 0-6 years;
- KU Kahibah Road Child Care Centre (656m<sup>2</sup>) – provides 46 places for children aged 0-6 years;
- Mount Hutton Child Care Centre (467m<sup>2</sup>) – provides 46 places for children aged 0-6 years;
- Redhead Community Preschool (298m<sup>2</sup>) – provides 30 places for children aged 3-6 years; and
- Whitebridge Birralelee Long Day Care Centre (347m<sup>2</sup>) – provides 40 places for children aged 0-6 years.

Belmont Child Care Centre located in Glover Street is also likely to service the Charlestown CC. It provides 51 places for children aged 0-6 years.

Council also provides Family Day Care services with the LGA, including in the Charlestown CC, with many of its General Purpose Community Facilities also being used for playgroups.

There are also many other private and community-based long day care centres, preschools, and OOSH services within the Charlestown CC.

**Normative:**

NSW Growth Centres Commission	<ul style="list-style-type: none"> <li>• Childcare facility – 1 place: 5 children 0-4 years</li> <li>• After School Care Facility – 1 place: 25 children 5-12 years</li> </ul>
NSW Planning	<ul style="list-style-type: none"> <li>• Long Day Care Centres – 1 facility: 320 children aged 0-5 years</li> <li>• Pre-schools – 1 facility: 4,000-6,000 people</li> <li>• Outside of school hours care – 1 facility: 4,000-6,000 people</li> </ul>
Queensland Government	<ul style="list-style-type: none"> <li>• 1:4,000-8,000 people</li> </ul>

**Comparative:**

Charlestown CC (existing)	<ul style="list-style-type: none"> <li>• 5 Council child care/pre school facilities, comprising 202 child care places, and a total gross floor area (GFA) of 2,259m<sup>2</sup></li> <li>• This equates to 1 facility per 12,356 people, or 1 place per 17 children aged 0-4 years (36.6m<sup>2</sup> GFA per 1,000 people or 11.2m<sup>2</sup> GFA per place)</li> <li>• This excludes Belmont Child Care Centre that is located just outside of the Charlestown CC area, as well as family day care services/places, and all private facilities</li> </ul>
Lake Macquarie LGA Standard (as adopted in 2004 Citywide Contributions Plan)	<ul style="list-style-type: none"> <li>• 1 place per 6.57 children aged 0-4 years in centre based care, comprising 10.22m<sup>2</sup> GFA per place, and 1 place per 20.75 children in family day care</li> <li>• 1 place per 25 children aged 5-12 years for out of school hours care, with 3.25m<sup>2</sup> GFA per place</li> </ul>
Lake Macquarie City Council – Developer Contributions Plan 2012 - Morisset Contributions Catchment	<ul style="list-style-type: none"> <li>• Children's services space included in general purpose community space</li> </ul>
Maitland City Council Standard	<ul style="list-style-type: none"> <li>• Children's services space included in general purpose community space</li> </ul>

Tweed Shire Council Standard	<ul style="list-style-type: none"> <li>Children's services space included in general purpose community space</li> </ul>
Wollongong City Council (West Dapto Release Area Standard)	<ul style="list-style-type: none"> <li>1 place per 11 children aged 0-4 years, comprising 5-7m<sup>2</sup> GFA per place</li> </ul>
Newcastle City Council (Blue Gum Hills and Inner Newcastle Contributions Catchment) Standard	<ul style="list-style-type: none"> <li>1 place per 10 children aged 0-4 years</li> </ul>

#### Identified:

- Charlestown Child Care and Early Learning Centre is an older-style facility, and any future expansion will require the purchase of additional land;
- Feedback received through regular surveys of child care centres indicates that:
  - Charlestown, Windale, Dudley, Redhead, Eleebana, Valentine and Belmont North areas have a shortage of child care centres (including private centres);
  - Mount Hutton is well serviced with child care centres (Council facility and a number of private facilities); and
  - There is a shortage of child care spaces overall for 0-2 year olds; and

#### Indicative:

- From ABS Census Data, large numbers of children aged 0-4 years live in Charlestown (935 children) and Mount Hutton/Windale (860 children) sub-catchments;
- Similarly, large numbers of primary school aged children live in Charlestown (1,521 children) and Mount Hutton/Windale (1,520 children) sub-catchments, while this age group is also concentrated in Valentine and Belmont North/Floraville sub-catchments (15.4% and 12% of total sub-catchment populations respectively, compared to 10.8% for the LGA); and
- High level of social disadvantage of residents in Mount Hutton/Windale sub-catchment, with children and parents requiring greater access to affordable child care and family support services.

#### Discussion:

- Although the private sector is providing long day care, and is likely to continue to provide care, this will not satisfy all the future demand. Therefore, Council should continue to also provide long day care, to ensure that the community has adequate access to this type of care, especially for children aged under 2 years;
- Council should also continue to make space available for playgroups and OOSH services;
- No need to provide for preschools and family day care (which receives funds to cover the costs of its functions);
- Where possible, children's services should be provided in integrated child and family centres, in a multipurpose facility, or 'hubbed' with other facilities in order to maximise potential for families to access additional services (eg support services, health services, workshop spaces);
- Additional long day care spaces will be required in the Charlestown CC to meet the needs of the future population. This will most notably be in the Charlestown (suburb) area; and

- The redevelopment of Charlestown Swim Centre provides an opportunity to integrate a child care facility (occasional care and long day care). This would enable 'hubbing' of the child care facility, and provide access to consulting rooms, training/meeting rooms and health services.

#### **Recommendations:**

- Not adopt a stand-alone standard for children's services space, however, ensure that general / multipurpose space can be used to provide for children's services (depending on the specific need at time of provision), or use the general / multipurpose space standard for the provision of children's services space;
- Relocate the current Charlestown Child Care and Early Learning Centre (currently 491m<sup>2</sup>, or 40 places) to the north-western portion of the Charlestown Swim Centre site on Dickinson Street, to integrate with the Swim Centre redevelopment; and
- Provide an additional 235m<sup>2</sup> GFA for an extra 31 child care places at the Charlestown Child Care and Early Learning Centre. The total site requirements will be 2,313m<sup>2</sup>, including building, outdoor play areas and car parking. This will therefore require the purchase of properties at 6 and 8 Frederick Street

## **8.2 Youth Services**

#### **Existing Provision:**

There are no specific stand-alone youth centres within the Charlestown CC. Rather, youth services are run from Council's General Purpose Community Facilities.

However, Eastlakes Youth Service utilise part of Windale Community Hall for an office and youth activity space, and The Place: Charlestown Community Centre incorporates a 'youth space', although this area is also used for general activities.

The Lake Macquarie PCYC (a non-Council facility) at Windale also provides youth services and programs.

#### **Normative:**

NSW Growth Centres Commission	<ul style="list-style-type: none"> <li>• 1:20,000 people</li> </ul>
NSW Planning	<ul style="list-style-type: none"> <li>• 1:10,000-30,000 people</li> </ul>
Queensland Government	<ul style="list-style-type: none"> <li>• Local facility – 1:10,000-20,000 people</li> <li>• District centre – 1:20,000-50,000 people</li> </ul>

#### **Comparative:**

Charlestown CC (existing)	<ul style="list-style-type: none"> <li>• No specific stand-alone youth centres in Charlestown CC</li> </ul>
Lake Macquarie LGA Standard (as adopted in 2004 Citywide Contributions Plan)	<ul style="list-style-type: none"> <li>• 1 facility per 13,000 people</li> </ul>
Lake Macquarie City Council – Developer Contributions Plan 2012 - Morisset Contributions	<ul style="list-style-type: none"> <li>• Youth services space included in general purpose community space</li> </ul>

Catchment	
Maitland City Council Standard	<ul style="list-style-type: none"> <li>Youth services space included in general purpose community space</li> </ul>
Tweed Shire Council Standard	<ul style="list-style-type: none"> <li>Youth services space included in general purpose community space</li> </ul>
Wollongong City Council (West Dapto Release Area Standard)	<ul style="list-style-type: none"> <li>1 Youth Centre per 20,000 persons, or 1 facility per 3,000 people aged 13-19 years, comprising 300-400m<sup>2</sup> GFA</li> </ul>
Newcastle City Council (Blue Gum Hills and Inner Newcastle Contributions Catchment) Standard	<ul style="list-style-type: none"> <li>1 Youth Centre per 10,000-20,000 people</li> </ul>

**Identified:**

- Consultation being undertaken as part of the development of Council's Youth Community Plan; and
- The facilities at Windale require enhancement to better cater for the provision of youth services.

**Indicative:**

- Proportion of young people aged 12-24 years old in the Charlestown catchment is consistent with the LGA average;
- The majority of young people live in Charlestown and Mount Hutton/Windale sub-catchments; and
- High levels of disadvantage in Mount Hutton/Windale sub-catchment is likely to be directly impacting on young people living in these suburbs.

**Discussion:**

- Whilst there is no dedicated youth centres in the Charlestown CC, youth services are currently operating within general purpose community centres; and
- Although The Place: Charlestown Community Centre provides a space that is suited for young people's activities, other facilities require enhancement to better cater for the provision of youth services.

**Recommendations:**

- Not adopt a stand-alone standard for youth service space, however, ensure that general / multipurpose space can be used to provide for youth services (depending on the specific need at time of provision). This may require providing dedicate space for youth services in multipurpose facilities;
- Youth service space should include activity space, office space and counselling/interview rooms, and have its own separate entrance, and where possible, direct access to outdoor activity space; and
- Enhance facilities at Windale to better cater for the provision of youth services.

### 8.3 Services for Older People

#### Existing Provision:

As with youth services, Council has adopted a multipurpose approach for the provision of services for older people. Although 'Senior Citizen Centres' (eg Dudley and Belmont) are used for seniors activities, they are also used for general community activities.

However, for the Charlestown CC, Charlestown Multipurpose Centre and Charlestown Carers Centre provide specific aged services including respite care for people with dementia. Charlestown Meals on Wheels (a non-Council facility) is located on Crown Land and is owned by a trust, and services the Charlestown CC, along with Belmont Meals on Wheels (a Council-owned facility) which is located outside of the CC.

#### Normative:

NSW Growth Centres Commission	n/a
NSW Planning	n/a
Queensland Government	(Aged Care Service / Respite Centre) <ul style="list-style-type: none"> <li>Local – 1:7,000-10,000 people</li> <li>District – 1:20,000-100,000 people</li> </ul>

#### Comparative:

Charlestown CC (existing)	<ul style="list-style-type: none"> <li>1 facility (Charlestown Meals on Wheels) comprising 200m<sup>2</sup>. This is a non-Council facility (owned and managed by a trust)</li> <li>This equates to 1 facility per 61,780 people, or 3.2m<sup>2</sup> per 1,000 people</li> <li>This excludes Charlestown Multipurpose Centre and Charlestown Carers Centre, which have been included in the General Purpose Community Facilities calculations</li> </ul>
Lake Macquarie LGA Standard (as adopted in 2004 Citywide Contributions Plan)	<ul style="list-style-type: none"> <li>No standards for facilities for older people</li> </ul>
Lake Macquarie City Council – Developer Contributions Plan 2012 - Morisset Contributions Catchment	<ul style="list-style-type: none"> <li>No standards for facilities for older people (included within general facility service provision)</li> </ul>
Maitland City Council Standard	<ul style="list-style-type: none"> <li>No standards for facilities for older people</li> </ul>
Tweed Shire Council Standard	<ul style="list-style-type: none"> <li>Space for services for older people is included in general purpose community space</li> </ul>

Wollongong City Council (West Dapto Release Area Standard)	<ul style="list-style-type: none"> <li>• 1 facility per 30,000 people, comprising 1,000-2,000m<sup>2</sup> GFA</li> </ul>
Newcastle City Council (Blue Gum Hills and Inner Newcastle Contributions Catchment) Standard	<ul style="list-style-type: none"> <li>• No standards for facilities for older people</li> </ul>

**Identified:**

- Consultation undertaken as part of the development of Council's Ageing Population Strategy, and with services as part of the National Aged Care Reforms;
- The Day Care Centre that currently operates from Charlestown Multipurpose Centre requires additional space;
- Additional day care respite services for people with dementia are needed; and
- Meals on Wheels services are moving towards being distribution centres, rather than kitchens. This will require remodelling of facilities to provide significant cold storage space, distribution areas and office space.

**Indicative:**

- With more than one in four residents (28%) in the Charlestown catchment aged 55 years and over, the need for aged services is significant. The proportion of older residents is expected to increase to 34% by 2025;
- Charlestown sub-catchment has over half (52%) of residents aged 65 years and over in the catchment, with this expected to increase as Charlestown (suburb) grows; and
- The Mount Hutton/Windale sub-catchment also has a large aged population and given the high level of social disadvantage in this area, provision of local affordable and relevant aged services is important.

**Discussion:**

- Multipurpose facilities can continue to accommodate Seniors Citizens Clubs, Probus Clubs, and Pensioners Associations;
- Although multipurpose centres can be used for the provision of support services for older people and people with a disability, need to ensure that high support activities have their own dedicated space, and office space is available for their administration;
- Need to ensure that facilities are designed and located so that they are accessible to older people and people with a disability;
- Additional space for respite care (both general, and for people with a disability) is required;
- The expected increase of older people in the Charlestown sub-catchment will require additional space for services for older people; and
- There is very limited space for the provision of services for older people in the Mount Hutton / Windale sub-catchment, which also has a large aged population.

**Recommendations:**

- Not adopt a stand-alone standard for space for services for older people, however, ensure that general / multipurpose space can be used to provide for these services (depending on the specific need at time of provision). This may require providing dedicate space for services for older people in multipurpose facilities; and
- Relocate the existing Day Care Respite service within the Charlestown Multipurpose Centre from the small hall, to the larger hall. Utilise the small hall to provide day care

for people with dementia. This will require other existing services to be relocated to alternate suitable premises.

## 8.4 Community Men’s Sheds

### Existing Provision:

There are three (3) Community Men’s Sheds located within the Charlestown CC. Both Belmont Men’s Shed and Redhead Men’s Sheds are located in Council-owned facilities. Belmont Men’s Shed (119m<sup>2</sup>) is located adjacent to Belmont Neighbourhood Centre whilst Redhead Men’s Shed (390m<sup>2</sup>) is located in the former Lambton Colliery Buildings. Windale Men’s Shed (252m<sup>2</sup>) is a non-Council facility, located adjacent to the Lake Macquarie PCYC. The Australian Men’s Shed Association also utilises office space in a Council facility (Windale Community Office).

### Normative:

Not available

### Comparative:

Charlestown CC (existing)	<ul style="list-style-type: none"> <li>• 3 facilities, comprising 702m<sup>2</sup> - two are a Council facility, whilst the other is a non-Council facility (for Belmont Men’s Shed, only 50% of its GFA has been included)</li> <li>• This equates to 1 facility per 20,593 people, or 11.4m<sup>2</sup> per 1,000 people</li> </ul>
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No other comparative standards are available

### Identified:

- No specific consultation undertaken to date; and
- Council is also aware of interest for Men’s Sheds in the Kahibah and Jewells areas.

### Indicative:

- Whilst Men’s Sheds are able to be accessed by people of all ages (including women), they are generally utilised by older men;
- The Charlestown and Mount Hutton/Windale sub-catchments have high proportions of older people, and given the high level of social disadvantage in the Mount Hutton/Windale area, the Windale Men’s Shed therefore provides a vital service; and
- The Charlestown sub-catchment will experience a high level of growth, with much of this growth being in the form of apartment buildings, which will restrict opportunities for residents to have access to backyard sheds/workshops.

### Discussion:

- Consider the provision of Community Men’s sheds in the planning for future community facilities, depending on the needs of the community;
- The future population of the Charlestown sub-catchment will need access to a Men’s Shed, especially given the limited opportunities for access to backyard sheds/workshops.
- A Men’s Shed located in the Charlestown sub-catchment will cater for the residents of Kahiba;
- The Belmont Men’s Shed is also utilised by the residents of the Belmont CC, therefore, only 50% of its GFA has been included in calculations; and



- Residents in the Jewells area are able to access Redhead Men's Shed.

### **Recommendations:**

- Not adopt a stand-alone standard for space for Men's Sheds, however, ensure that general / multipurpose space can be used to provide for these services (depending on the specific need at time of provision). This may require providing dedicated space for Men's Shed facilities due to the nature of their activities; and
- Provide a Men's Shed of 300m<sup>2</sup> for the Charlestown sub-catchment area. The preferred location for the Men's Shed is in the vicinity of the Charlestown Swim Centre site on Dickinson Street, with the potential of reusing the Child Care Centre building (once the Child Care Centre is relocated).

## **8.5 General Purpose Community Facilities.**

### **Existing Provision:**

In the Charlestown CC, the following Council facilities are provided:

- Charlestown Multipurpose Centre (668m<sup>2</sup>) – is leased to a community-based organisation and comprises a main hall and small hall. It is well-used for community activities and services;
- Charlestown Carers Centre (137m<sup>2</sup>) – is community spaced leased to Charlestown Caring Group Inc. The facility is located adjacent to the Charlestown Multipurpose Centre;
- The Place: Charlestown Community Centre (856m<sup>2</sup>) – located in the Charlestown Square Shopping Centre, this facility provides space for activities, meetings, as well as office spaces for community and youth activities;
- Charlestown Child and Family Health Clinic (125m<sup>2</sup>) – leased by NSW Health, this is a service that aims to maintain and improve the health of children and families;
- Dudley Seniors Citizens Centre (315m<sup>2</sup>) – is managed by Dudley Combined Pensioners and Seniors Citizens Association and is used for seniors and community activities, such as carers groups, dance groups, and exercise classes;
- Windale Community Hall (270m<sup>2</sup>) – is located adjacent to the Windale Community Office and Windale Library. It consists of a small hall along side a larger hall, and is managed by a community operating committee;
- Windale Community Office (87m<sup>2</sup>) – provides office space for the administration of the Australian Men's Shed Association;
- Redhead Community Library (112m<sup>2</sup>) – was formerly a Council-operated library that closed. Since this time, the facility has operated as a community library, managed by a community operating committee. The facility also provides meeting space for a number of groups;
- Redhead Surf Life Saving Club (431m<sup>2</sup>) – whilst the facility caters for the surf club activities, the facility provides space for meetings, functions and community activities; and
- Belmont Neighbourhood Centre (600m<sup>2</sup>) – located on the southern border of the Charlestown CC, the Centre comprises two separate buildings: a community hall, and a former child care centre. The buildings are used for meetings, support services and activities.

There are three additional Council facilities located just outside of the Charlestown CC. Residents in the Belmont North/Floraville sub-catchment are likely to use the Belmont Seniors Citizen Centre located on Glover Street (just south of the catchment), whilst residents of Hillsborough and Charlestown sub-catchments may access Ulinga Park

Community Hall or Garden Suburb Community Hall, both located just to the north-west of the catchment.

There are also other non-Council facilities located in the Charlestown CC. These include:

- Valentine Progress Hall – is a small hall owned by the Valentine Community Association and is currently not in use. The future of the hall is unknown;
- Milabah School as Community Centre (155m<sup>2</sup>) – is located at Windale Primary School, with space available for community groups and activities. The facility is managed by a community-based coordinator through the NSW Department of Education and Training, and Family and Community Services;
- Lake Macquarie PCYC (2,850m<sup>2</sup>) – located at Windale, the PCYC provides a number of indoor sports facilities such as a gym and indoor courts. However, space is also available for meetings and activities, and it also provides office space for community organisations; and
- Scouts and Girl Guides Halls – owned by the Scouts and Girl Guides Associations, a number of these facilities are located throughout the Charlestown CC. The Scouts and Girl Guides use the facilities for their purposes, however, there may be the opportunity to seek shared use of the facilities for meetings and community activities.

A survey undertaken by Council of all public and private schools in the LGA identified that about half of the schools have a hall available for community use. For the Charlestown CC, 14 school halls are available, with these primarily used for dance classes, church groups, and martial arts/fitness classes. It is important to note that school halls are typically only available outside school hours, and are usually only able to accommodate one group at a time. School halls in the Charlestown CC are able to cater for between 200 to 600 people.

**Normative:**

NSW Growth Centres Commission	<ul style="list-style-type: none"> <li>• Local Community Centre – 1:6,000 people</li> <li>• District Community Centre – 1:20,000 people</li> </ul>
NSW Planning	<ul style="list-style-type: none"> <li>• Multipurpose community / neighbourhood centres – 1:3,500-6,000 people (small) 1:15,000–20,000 people (large)</li> <li>• Meeting Halls – 1:10,000 people (small) 1:20,000-30,000 people (large)</li> </ul>
Queensland Government	<ul style="list-style-type: none"> <li>• Neighbourhood (community meeting room) – 1:2,000-3,000 people</li> <li>• Local (community centre / multipurpose hall) – 1:6,000–10,000 people</li> <li>• District (multipurpose community centre) – 1: 20,000–50,000 people</li> </ul>

**Comparative:**

Charlestown CC (existing)	<ul style="list-style-type: none"> <li>• 12 community facilities comprising a GFA of 6,606m<sup>2</sup>.</li> <li>• This equates to 1 facility per 5,148 people, or 106.9m<sup>2</sup> GFA per 1,000 people of general purpose community space</li> <li>• This includes the PCYC and Milabah School as Community Centre, but excludes those facilities located just outside the boundary, and all other non-Council facilities.</li> </ul>
Lake Macquarie LGA Standard (as adopted in 2004 Citywide Contributions Plan)	<ul style="list-style-type: none"> <li>• General purpose/Family Activity area of 65m<sup>2</sup> GFA per 1,000 people; or</li> <li>• Multipurpose Centre (that includes children's services space, youth space, and general purpose space) of 209.7m<sup>2</sup> per 1,000 people</li> </ul>
Lake Macquarie City Council – Developer Contributions Plan 2012 - Morisset Contributions Catchment	<ul style="list-style-type: none"> <li>• 160m<sup>2</sup> GFA per 1,000 people of multipurpose space (includes children's services space, youth space, and general purpose space)</li> </ul>
Maitland City Council Standard	<ul style="list-style-type: none"> <li>• 1 community facility of 950m<sup>2</sup> (including youth and children's space) per 4,000 people</li> </ul>
Tweed Shire Council Standard	<ul style="list-style-type: none"> <li>• 150m<sup>2</sup> GFA per 1,000 people</li> </ul>
Wollongong City Council (West Dapto Release Area Standard)	<ul style="list-style-type: none"> <li>• 1 per 7,000-10,000 people, comprising 600-800m<sup>2</sup> GFA</li> </ul>
Newcastle City Council (Blue Gum Hills and Inner Newcastle Contributions Catchment) Standard	<ul style="list-style-type: none"> <li>• 1 Neighbourhood centre per 3,500-6,000 people</li> <li>• 1 Multipurpose Centre per 20,000 people</li> </ul>

**Identified:**

- Consultation was undertaken during the development of Council's Community Facilities Strategy that was adopted by Council in September 2011;
- Multipurpose facilities are well utilised, whilst many of the existing community halls no longer meet the expectations of residents;
- Charlestown Multipurpose Centre is at capacity – requires expansion to provide appropriate space for day care respite for people with dementia; and
- Office/meeting space in the Windale area is required (to house outreach programs for the area).

**Indicative:**

- There is a high level of social disadvantage in Windale with the majority of residents being public/community housing tenants;

- In terms of social equity, residents of Windale require more access to affordable support services/programs;
- Poor public transport within the catchment makes it difficult for key target groups such as older residents with a disability, families with young children and young people, to access services / programs. Therefore, the distribution and transport access to facilities needs to be considered; and
- Preschool children with parents, primary and secondary school students, young people and older people are typically major users of multipurpose centres. Sub-catchments with large numbers/concentrations of these target groups are:
  - Charlestown and Mount Hutton/Windale with 50% of the target group population living in these sub-catchments including preschool children, primary school aged children and high school aged children;
  - Charlestown also has over half (52%) of residents aged 65 years and over;
  - Redhead with almost 20% in the sub-catchment aged 65 years and over;
  - Valentine has a significant concentration of primary school aged children (15.4% of sub-catchment population);
  - Dudley, Eleebana and Valentine have significant concentrations of high school students (more than 8% of total population); and
  - Mount Hutton / Windale has a high concentration of preschool children (6.9% compared to the LGA average of 5.9%).

#### **Discussion:**

- Seek to provide multipurpose community centres that offer a wide range of services and peer support for workers, rather than accommodating services in individual premises (eg space for general activities, children's services, youth activities, seniors activities etc);
- Where possible and appropriate, facilities should be co-located to strengthen the development of community focal points or hubs;
- In terms of numbers of facilities, Charlestown CC is well serviced – 1 facility per 5,148 people (above normative standards, and consistent with comparative standards);
- Whilst some facilities have no capacity, others are underutilised as they are not suited for the needs of the local community, or are not accessible to the areas of need;
- There is a need for some additional facilities, most notably office/meeting space at Windale, and additional space to provide respite day care for people with dementia;
- Residents of Charlestown CC also access other facilities just outside the border such as Ulinga Park, Garden Suburb, Belmont Seniors Citizens Centre, and Belmont Child Care Centre. Therefore, in calculations, the use of these has been apportioned (ie, 33% of the floor space has been included);
- Likewise, as Belmont Neighbourhood Centre is also utilised by residents in the Belmont CC, only 50% of its floorspace has been included in calculations for the Charlestown CC;
- Although some schools have halls available for community use, due to the restricted hours of availability, these have not been included in calculations;
- Due to the uncertainty of the future of Valentine Community Hall, and the availability of use of the Scout and Girl Guides Halls, these facilities have also not been included in calculations;

- Therefore, total community floor space for the Charlestown CC is:
 

General purpose space	6,638m <sup>2</sup>
Children's services space	2,509m <sup>2</sup>
Space for services for older people	200m <sup>2</sup>
Men's Shed space	702m <sup>2</sup>
Total:	10,049m <sup>2</sup>
- This equates to 162.7m<sup>2</sup> per 1,000 people of community space, which is lower than the existing Lake Macquarie LGA standard of 209.7m<sup>2</sup> per 1,000 people for multipurpose space.

### **Recommendations:**

- Adopt a standard of 160m<sup>2</sup> GFA per 1,000 people for future community facility provision, which is comparable with existing levels of provision. This takes into account that whilst there is a need for some additional facilities, there is currently spare capacity in some existing facilities (albeit that they are not suited for the existing needs, or in the location of the existing need);
- This standard is to include space for:
  - General community use (eg meetings, activities);
  - Children's services (eg long day care, playgroups, OOSH);
  - Youth services activities;
  - Services for older people; and
  - Space for specific uses such as Men's Shed activities and office space for community organisations.
- To meet the needs of the 2025 population of 74,400 people, would require a total of 11,904m<sup>2</sup> GFA. This is an additional 1,855m<sup>2</sup> GFA;
- Detailed design of the facility is to take into account the specific needs of the users of the facility at time of provision; and
- The allocation of the additional 1,855m<sup>2</sup> GFA is as follows:
  - Replace the existing Windale Community Hall and Windale Community Office with a new facility of 957m<sup>2</sup> (an additional 600m<sup>2</sup>) to include activity / meeting space, counselling rooms, youth activity space, and office space. This will require the purchase of 22 Lake Street;
  - Expand the Charlestown Multipurpose Centre by providing an additional 300m<sup>2</sup> of activity / meeting space and office space. As land is not available on the present site to cater for this expansion, it will require the purchase of 25 James Street (currently a Scout Hall);
  - Provide an additional 420m<sup>2</sup> of general / multipurpose space with the library, at a location within the Charlestown CBD (see Section 8.6);
  - Provide a Men's Shed of 300m<sup>2</sup> in the vicinity of the Charlestown Swim Centre site on Dickinson Street – consider possible reuse of the Child Care Centre building once the Child Care Centre has been relocated (see Section 8.4); and
  - Provide an additional 235m<sup>2</sup> of space for children's service activities at Dickinson Street (see Section 8.1).

## 8.6 Library Facilities

### Existing Provision:

Focussed on meeting the needs of a dispersed and diverse population, Council's libraries are based on a central and branch service model. Three (3) central libraries are located at Charlestown, Toronto and Speers Point, with 7 branch libraries at Morisset, Edgeworth, Cardiff, Windale, Belmont, Wangi Wangi and Swansea. Council also provides a mobile library service and home library services throughout the LGA.

Charlestown Library (1100m<sup>2</sup>) and Windale Library (163m<sup>2</sup>) are located within the Charlestown CC. However, Belmont Library (800m<sup>2</sup>) also services the Charlestown CC, in particular the areas of Eleebana, Valentine and Belmont North/Floraville sub-catchments.

For Lake Macquarie, library stock is transferable between all libraries (eg. whilst an item is 'held' at Charlestown Library, it is able to be borrowed through Swansea or Morisset Libraries). Therefore, it is more appropriate to consider library stock on a city-wide basis. At June 2010, there was a total of 326,076 library stock items across the City for a population of 195,283 people. However, this does not include electronic stock such as e-audio, e-books and e-music.

In addition to the stock items, Charlestown Library has 12 public computers, whilst Windale Library has 3 public computers.

### Normative:

NSW Growth Centres Commission	<ul style="list-style-type: none"> <li>• Branch – 1:33,000 people</li> <li>• District – 1:40,000 people</li> </ul>
NSW Planning	<ul style="list-style-type: none"> <li>• Branch – 1:10,000 people</li> <li>• Central – 1:20,000-35,000 people</li> </ul>
Queensland Government	<ul style="list-style-type: none"> <li>• Branch – 1:15,000-30,000 people</li> <li>• Central – 1:30,000-150,000 people</li> </ul>
NSW State Library Standards	<ul style="list-style-type: none"> <li>• 42m<sup>2</sup> GFA of library space per 1,000 persons for library servicing 10,000-20,000 persons, with rate decreasing as larger population serviced</li> <li>• 1 public internet computer per 3,000 persons</li> <li>• 2.4 stock items per person</li> </ul>

### Comparative:

Charlestown CC (existing)	<ul style="list-style-type: none"> <li>• 2 library facilities within the Catchment, comprising 1,263m<sup>2</sup> GFA</li> <li>• This equates to 1 facility (central or branch) per 30,890 people, or 20.4m<sup>2</sup> GFA per 1,000 people</li> <li>• This excludes Belmont Library which services part of the Charlestown Catchment area</li> <li>• A total of 326,076 stock items across the City,</li> </ul>
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	<p>equating to 1.7 stock items per person (does not include electronic stock)</p> <ul style="list-style-type: none"> <li>• 15 computers, equating to 1 computer per 4,119 people</li> </ul>
Lake Macquarie LGA Standard (as adopted in 2004 Citywide Contributions Plan)	<ul style="list-style-type: none"> <li>• 50m<sup>2</sup> per 1,000 people</li> </ul>
Lake Macquarie City Council – Developer Contributions Plan 2012 - Morisset Contributions Catchment	<ul style="list-style-type: none"> <li>• 32.5m<sup>2</sup> per 1,000 people</li> <li>• 0.5 computers per 1,000 people</li> <li>• 2.0 stock items per person</li> </ul>
Maitland City Council Standard	<ul style="list-style-type: none"> <li>• Standards based on NSW State Library Standards</li> </ul>
Tweed Shire Council Standard	<ul style="list-style-type: none"> <li>• Library space included is included in general purpose community space</li> </ul>
Wollongong City Council (West Dapto Release Area Standard)	<ul style="list-style-type: none"> <li>• District – 1 per 30,000 people</li> <li>• Branch – 1 per 5,000 people</li> <li>• 39m<sup>2</sup> GFA per 1,000 people for a branch library</li> </ul>
Newcastle City Council (Blue Gum Hills and Inner Newcastle Contributions Catchment) Standard	<ul style="list-style-type: none"> <li>• 1 per 20,000 people</li> </ul>

#### Identified:

- Extensive consultation was undertaken during the development of Council's Library Service Delivery Model that was adopted in November 2011;
- Charlestown library is poorly located as it is away from main pedestrian areas, and has accessibility issues (at the bottom of a steep hill);
- Windale library is small, crowded, and offers few places to sit;
- Both Charlestown and Windale Libraries were designed around traditional service requirements. Whilst they are able to cater for the existing population, they will require extensive refurbishment in order to cater for future needs (eg computer space, lounge areas, meeting/activity spaces etc);
- Council's Library Service Delivery Model recommends:
  - Charlestown Library – retain as a full service library, investigating service mix and opening hours; and
  - Windale Library – retain as shopfront library. Investigate opportunities for closer integration with service providers in the area; and
- With a greater amount of resources being more accessible via the internet and through other electronic means, this has resulted in a decreased reliance on library stock.

**Indicative:**

- Public libraries provide important resources for disadvantaged residents including affordable access to information, skills/training resources, and leisure activities. With high levels of social disadvantage in Mount Hutton/Windale sub-catchment, there is a significant need for high levels of public library services;
- Charlestown sub-catchment has over half (52%) of residents aged 65 years and over in the broader catchment. Older people are major users of public library services;
- Primary and high school students are also significant users of public libraries for both education and leisure. There are 23 schools located in the catchment, with the majority of schools located in the Charlestown sub-catchment. With good public transport to the Charlestown Town Centre, this enables it to provide a focal point for students; and
- Internet connection varies considerably throughout the catchment with several sub-catchments having a high proportion of dwellings with no broadband connection. These are Mount Hutton/Windale (47.4% of dwellings with no internet connection), Redhead (40.3%) and Charlestown (38.4%). For these areas, publicly accessible computers with internet connection is essential, particularly for low-income residents and those requiring assistance in developing computer skills (eg older people, people with a disability, and school students).

**Discussion:**

- Libraries should be integrated with other community/civic facilities, or located as part of a commercial hub;
- In terms of numbers of library facilities, with two (2) facilities, Charlestown CC has adequate facilities to cater for the existing need, as well as the forecast population growth;
- Although the current GFA of the two library facilities is below the NSW State Library Standards, these standards identify that libraries provide a community focal point, and therefore should include meeting areas, multipurpose/training rooms, display areas and activity areas;
- Whilst the size of the current Charlestown and Windale Libraries are adequate to provide the traditional library services for the future population (eg collection space and staff areas), they would require extensive refurbishment to cater for future requirements, and need to be co-located with general community facilities in order to access meeting rooms, multipurpose/training rooms, display areas and activity areas;
- Although the total stock items across the LGA is well below the NSW State Library standard, this does not take into account electronic stock such as e-books, e-audio and e-music. In addition, with such a large amount of stock (326,026 items) that is able to be accessed across the entire LGA, residents are able to be offered a wide variety of choice. Also, with a greater amount of resources being available on the internet and through other electronic means, there is reduced need for library stock; and
- The provision of public internet computers at Windale Library is of high importance given the large percentage of the dwellings in this area who do not have internet connection.

**Recommendations:**

- Remodel/refurbish Windale Library (163m<sup>2</sup>) and incorporate as part of the new community facility (ie total size of new community facility and Library at Windale will be 1,120m<sup>2</sup>);
- As Charlestown Library will require extensive refurbishment to cater for the needs of the future population, and is in a poor location for accessibility, relocate Charlestown Library (1,100m<sup>2</sup>) to a more central and easily accessible location within the



Charlestown CBD. Provide an additional 420m<sup>2</sup> of space within the development for meeting / activity rooms and office space. This will require the purchase of additional land;

- Adopt a standard of 1.7 stock items per person. Whilst this is below the NSW State Library Standards, this is reasonable given the high number of total stock available across the LGA, and takes into account the greater availability of resources through the internet and other electronic means:
  - The forecast population growth of 12,620 people will therefore require an additional 21,454 stock items; and
- Adopt a standard of one (1) public internet computer per 3,000 people. This is consistent with the NSW State Library Standards, and takes into consideration the high levels of dwellings in the Charlestown CC who do not have internet connection:
  - The forecast population of 74,400 will therefore require a total provision of 25 computers, with 4 being attributable to the additional population.

## 8.7 Cultural Facilities

### Existing Provision:

Although few specific arts/cultural/history groups are located in the catchment, residents may be involved in organisations that have an LGA or Eastlakes focus (eg East Lake Macquarie Historical Society, Lake Macquarie Family History Group). Some 40 community groups in the LGA undertake cultural activities including musical and theatrical performance, arts and crafts, writing and dance.

In addition to general purpose community facilities, libraries and school halls, which are used for cultural events including dance, music, theatre and visual arts, Council provides two (2) cultural facilities in the LGA. These service the Charlestown CC, and are the:

- Lake Macquarie City Art Gallery (977m<sup>2</sup>) at Booragul – has a purpose-built gallery, sculpture park, workshop space, and café; and
- Lake Macquarie Performing Arts Centre (797m<sup>2</sup>) at Warners Bay – provides a venue for local performing arts including music, theatre, dance, and cultural group performances. The centre has a maximum capacity of 300 people and comprises a stage (suitable for theatre and film), orchestra pit, rehearsal room, and change rooms.

### Normative:

NSW Growth Centres Commission	<ul style="list-style-type: none"> <li>• Performing Arts / Cultural Centre – 1:30,000 people</li> </ul>
NSW Planning	<ul style="list-style-type: none"> <li>• Performing Arts / Cultural Centre – 1:50,000-120,000 people</li> <li>• Exhibition space / Art Gallery – 1:20,000-30,000 people</li> </ul>
Queensland Government	<ul style="list-style-type: none"> <li>• Art Gallery – 1:30,000-150,000 people</li> <li>• Performing Arts Centre – 1:30,000-50,000 people</li> </ul>

### Comparative:

Charlestown CC (existing)	<ul style="list-style-type: none"> <li>• No specific cultural facilities within the Charlestown</li> </ul>
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	<p>CC</p> <ul style="list-style-type: none"> <li>• 1 art gallery for the LGA (195,263 people). This equates to 5.0m<sup>2</sup> per 1,000 people</li> <li>• 1 performing arts centre for the LGA (195,283 people). This equates to 4.1m<sup>2</sup> GFA per 1,000 people</li> </ul>
Lake Macquarie LGA Standard (as adopted in 2004 Citywide Contributions Plan)	<ul style="list-style-type: none"> <li>• No standards for cultural facilities</li> </ul>
Maitland City Council Standard	<ul style="list-style-type: none"> <li>• No standards for cultural facilities</li> </ul>
Tweed Shire Council Standard	<ul style="list-style-type: none"> <li>• Cultural facilities space is included in general purpose community space</li> </ul>
Wollongong City Council (West Dapto Release Area Standard)	<ul style="list-style-type: none"> <li>• No standards for cultural facilities</li> </ul>
Newcastle City Council (Blue Gum Hills and Inner Newcastle Contributions Catchment) Standard	<ul style="list-style-type: none"> <li>• No standards for cultural facilities</li> </ul>

**Identified:**

- No specific consultation has been undertaken to date;
- Art Gallery lacks storage space and space for displaying its permanent collection; and
- Performing Arts Centre has limited lighting, sound, orchestra pit, and foyer facilities (including reception / box office, toilet and catering facilities).

**Indicative:**

- People of all ages attend cultural events, programs and activities, although older people and children are particularly represented. Almost one-third (32% ) of Charlestown CC residents are aged 55 years and over, while 19% are aged under 15 years.

**Discussion:**

- The demand for exhibition / convention centre space is being met by private facilities (both within the Lake Macquarie LGA, as well as the neighbouring Newcastle LGA);
- Space for museums can be considered as part of general community space, if there is community demand and identified need;
- The current Art Gallery is sufficient to cater for the needs of the existing population, however will require expansion to cater for the future population needs;
- The current Performing Arts Centre is sufficient to cater for the needs of the existing population, however will require expansion to cater for the future population needs; and
- Council's general purpose community facilities are also utilised to cater for cultural activities (eg drama and dance groups).

## **Recommendations:**

- Not adopt a standard for exhibition / convention space as this need can be met by private facilities;
- Not adopt a stand-alone standard for museums, as this can be included as part of general community space, if there is community demand and identified need;
- For Art Gallery space, adopt a standard of 5.0 m<sup>2</sup> GFA per 1,000 people. For the forecast population of the Charlestown CC, this will result in an additional 63m<sup>2</sup> GFA, in order to provide space for exhibition of the permanent collection, and storage; and
- For the Performing Arts Centre, adopt a standard of 4.1m<sup>2</sup> GFA per 1,000 people. For the forecast population of the Charlestown CC, this will result in an additional 52m<sup>2</sup> GFA, in order to enhance seating, reception / box office, toilet, performance and catering facilities.

## **8.8 Cemeteries**

The NSW Department of Lands is the main land owner of cemeteries in NSW, although the management of these cemeteries is undertaken by either a Trust or by local Government.

In 2012, the NSW Government commenced a reform process, including the development of a single piece of legislation to streamline the management and governance of NSW cemeteries and crematoria on Crown, Local Government, and privately-owned land. The reforms are a way forward in securing and solving short and long-term burial needs for the people of NSW.

In the Lake Macquarie LGA, Council is responsible for the care, control and management of 9 cemeteries, although there is also a private cemetery located at Ryhope. One cemetery, Whitebridge, is located within the Charlestown CC. The provision of Council's cemeteries services are on a user-pays basis.

Lake Macquarie City Council currently provides cemetery space for up to two hundred (200) burials per annum and upwards of eighty (80) ash interments per annum. With approximately 1,600 deaths per annum, this equates to about 20% of the overall interments. The balance of interments are catered for at private cemeteries, church cemeteries, interments outside the LGA and largely through personal ash scattering or holding of urns.

Council has developed a Cemetery Strategy to examine current service provisions and management procedures and consider options for the future provision of cemetery services. Provision of capital works (eg establishment of additional gardens or walls) are undertaken on a needs basis.

### **Recommendation:**

- Not adopt a standard for the provision of public cemeteries due to:
  - The State Government being responsible for the provision of land for cemeteries; and
  - That the provision of Council's cemetery service is on a user-pays basis.
- Utilise funds received from the users of Council's cemetery service for the enhancement/provision of additional facilities at Council's cemeteries, in line with the recommendations of the Cemetery Strategy and on a needs basis.

## 9. Future Facility Provision

(See Appendix for locations of proposed facilities)

Infrastructure Type	Charlestown CC Service Standards	Staging of Provision (Timeframe is indicative only)			
		61,780 persons 2010	66,110 persons 2015	70,370 persons 2020	74,400 persons 2025
Community Space	160m <sup>2</sup> per 1,000 persons		<p>Replace Windale Community Hall and Windale Community Office with a new facility (357m<sup>2</sup>).</p> <p>Provide an additional 600m<sup>2</sup> of community space at Windale. This will require the purchase of 22 Lake Street.</p> <p>The new facility at Windale will consist of a total of 1,120m<sup>2</sup> GFA, including the library space.</p>	Relocate the Charlestown Child Care and Early Learning Centre (491m <sup>2</sup> ) as part of the Charlestown Swim Centre redevelopment.	Expand the Charlestown Multipurpose Centre by 300m <sup>2</sup> . This will require the purchase of 25 James Street.
				Provide an additional 235m <sup>2</sup> of space at the Charlestown Child Care and Early Learning Centre. This will require the purchase of 6 and 8 Frederick Street.	Provide a Men's Shed in the vicinity of the Charlestown Swim Centre site (consider possible reuse of the Child Care Centre)
				The new Charlestown Child Care and Early Learning Centre will consist of a total of 726m <sup>2</sup> GFA, on a site of 2,313m <sup>2</sup>	Provide an additional 420m <sup>2</sup> of community space with the library redevelopment. This will involve purchasing additional land within the Charlestown CBD

Infrastructure Type	Charlestown CC Service Standards	Staging of Provision (Timeframe is indicative only)					
		61,780 persons 2010	66,110 persons 2015	70,370 persons 2020	74,400 persons 2025		
Library Facilities	Embellishment of existing library space 1.7 stock items per person 1 public internet computer per 3,000 persons	Additional 6 computers to meet existing demand within the Charlestown CC	Remodel/refurbish Windale Library (163m <sup>2</sup> ) and incorporate as part of the new community facility	Additional 7,242 stock items	Relocate Charlestown Library (1,100m <sup>2</sup> ) to a new site within the Charlestown CBD.  The new library and community facility will consist of a total of 1,520m <sup>2</sup> GFA.		
			Additional 7,361 stock items			2 additional computers	Additional 6,851 stock items
			1 additional computer				1 additional computer
Cultural Facilities	5.0m <sup>2</sup> per 1,000 persons for Art Gallery  4.1m <sup>2</sup> per 1,000 persons for Performing Arts Centre			Expansion of Art Gallery to provide an additional 63m <sup>2</sup> of space for exhibition of the permanent collection and storage	Expansion of the Performing Arts Centre by 52m <sup>2</sup> to enhance seating, reception / box office, toilet, performance and catering facilities		

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# **Appendix – Locations of Proposed Facilities**



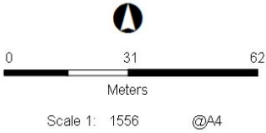


**Location of proposed Windale Library and Community Space  
(requires purchase of 22 Lake Street - shaded darker)**



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Date: 16-Apr-15

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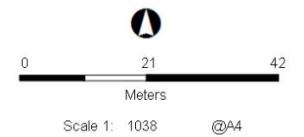


**Location of expansion of Charlestown Multipurpose Centre  
(requires purchase of 25 James Street - shaded darker)**



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**Location for proposed Library and Community Space within Charlestown CBD**



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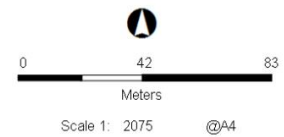


**Preferred location for the Men's Shed - potential re-use of the existing Child Care Centre (shaded darker)**



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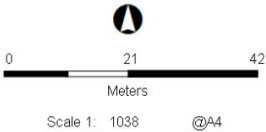


**Location of proposed Child Care Centre (requires purchase of 6 and 8 Frederick Street - shaded darker)**



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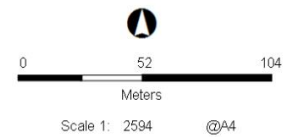


### Location of expansion of the Art Gallery at Booragul



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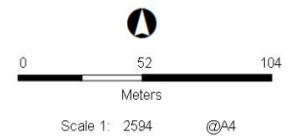




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### Location of expansion of the Lake Macquarie Performing Arts Centre at Warners Bay

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## Version History

Version No	Date	Details
1	30 May 2015	Draft document for public exhibition
2	14 August 2015	Amended document identifying changes, as a result of public exhibition
3	26 September 2015	Finalised document approved by Council

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Department Name:	Community Planning
Council Reference:	TRIM Folder No F2008/00939
Lake Macquarie City Council:	126-138 Main Road Speers Point, NSW 2284 / Box 1906, Hunter Region Mail Centre, NSW 2310
Telephone:	02 4921 0333
Facsimile:	02 4958 7257
email:	council@lakemac.nsw.gov.au
Internet:	www.lakemac.com.au

**Study written by Stephen McAlister, Coordinator Social and Community Planning**

**Lake Macquarie City Council, August 2015.**