

An aerial map of the Mooney Mooney & Peat Island area. The map shows a mix of green spaces, water bodies, and built-up areas. A large green area in the upper left is outlined with a dashed line. A road network is visible, with a major road running diagonally from the top right towards the bottom. Several orange-colored buildings are scattered across the map, particularly along the road and in the lower left. A red dot is marked in the upper green area. The word 'URBIS' is in the top right corner.

URBIS

MOONEY MOONEY & PEAT ISLAND PLANNING PROPOSAL COMMUNITY FACILITIES NEEDS ASSESSMENT

Prepared for Property NSW
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URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Susan Rudland
Senior Consultant	Sidonie Roberts
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TABLE OF CONTENTS

1.	Introduction	6
1.1.	Site context	6
1.2.	The proposal	8
2.	Policy context.....	11
2.1.	State Government.....	11
2.2.	Central Coast Council (previously Gosford Council)	14
2.3.	Hornsby Council.....	18
3.	Current demographic profile	21
3.1.	Introduction	21
3.2.	Population	21
3.3.	Age distribution	22
3.4.	Household characteristics.....	23
3.5.	Employment	24
3.6.	Conclusions.....	26
4.	Stakeholder consultation	27
4.1.	Introduction	27
4.2.	Usage and capacity	27
4.3.	Gaps in facility/service provision.....	28
4.4.	Impact of the proposed development	28
4.5.	Conclusions.....	28
5.	Community facilities audit	30
5.1.	Introduction	30
5.2.	Education and childcare.....	35
5.3.	Community health facilities	35
5.4.	Community centres and libraries	36
5.5.	Open space and recreation facilities.....	36
5.6.	Emergency services.....	36
6.	Needs Assessment.....	37
6.1.	Introduction	37
6.2.	Population, workforce and visitor generation.....	37
6.3.	Community Needs Benchmarking Assessment.....	37
7.	Conclusions and Recommendations	43
Appendix A	Stakeholder discussion guide – Council	45
Appendix B	Stakeholder discussion guide – local facilities	46
Appendix C	Stakeholder DISCUSSION guide – EMERGENCY services	47
Appendix D	Community facilities In regional centres	48
Appendix E	Emergency services in regional centres	63

Figures:

Figure 1 – Regional Context.....	6
Figure 2 – Site Context	7
Figure 3 – Mooney Mooney Planning Proposal Concept Plan.....	10
Figure 4 – Population forecast Gosford LGA	22
Figure 5 – Population forecast Hornsby LGA.....	22
Figure 6 – Age distribution analysis.....	23
Figure 7 – Household size analysis.....	23

Figure 8 – Household composition analysis	24
Figure 9 – Population employment analysis.....	25
Figure 10 – Occupation analysis	25
Figure 11 – Facilities in Mooney Mooney	32
Figure 12 – Emergency Services in Mooney Mooney.....	34
Figure 13 – Facilities in Gosford.....	49
Figure 14 – Facilities in Central Coast Corridor	52
Figure 15 – Facilities in Central Coast Corridor	55
Figure 16 – Facilities in Hornsby	58
Figure 17 – Facilities in Hornsby	61
Figure 18 – Emergency Facilities in Mooney Mooney.....	64
Figure 19 – Emergency Facilities in Gosford	66
Figure 20 – Emergency Facilities in Hornsby	68
Figure 21 – Emergency Facilities in Central Coast Corridor	70

Tables:

Table 1 – Mooney Mooney Planning Proposal indicative table of development	9
Table 2 – Current population estimates.....	21
Table 3 – Household income analysis.....	24
Table 4 – Type of employment analysis	26
Table 5 – Facilities in Mooney Mooney	31
Table 6 – Emergency Services in Mooney Mooney	33
Table 7 – Public secondary schools in Gosford and Hornsby.....	35
Table 8 – Estimated future population based on assumptions from Gosford Contributions Plan No. 164	37
Table 9 – Growth Centre Commission community infrastructure standards.....	38
Table 10 – Mooney Mooney Community Facilities and Open Space Needs Assessment	40
Table 11 – Facilities in Gosford	50
Table 12 – Facilities in Central Coast Corridor.....	53
Table 13 – Facilities in Central Coast Corridor.....	56
Table 14 – Facilities in Hornsby	59
Table 15 – Facilities in Hornsby	62
Table 16 – Emergency Facilities in Mooney Mooney.....	65
Table 17 – Emergency Facilities in Gosford.....	67
Table 18 – Emergency Facilities in Hornsby	69
Table 19 – Emergency Facilities in Central Coast Corridor	71

EXECUTIVE SUMMARY

Urbis has been commissioned by Government Property NSW (GPNSW) to undertake a high level community facilities needs analysis for the development proposal to rezone surplus land at Mooney Mooney, including the former Peat Island Hospital.

The proposal involves the development of 268 new low to medium density residential dwellings, a 93 room hotel on Peat Island, a 130 berth marina, a neighbourhood centre for local retail, and the relocation of community facilities including the Rural Fire Service (RFS) and community library. In addition significant landscaping, new footpaths, and car park improvements are proposed across the site.

The site and local community are currently well served by a range of local facilities. They also benefit from access to regionally significant facilities within the main centres of Gosford, Hornsby and along the Pacific Highway/Central Coast Railway corridor.

Local facilities include a lending library and community meeting rooms at the former school site. These are well used by the community but are in need of upgrade. The community is also served by the Brooklyn Public Primary School and Hawkesbury River Childcare Centre, both of which have significant capacity to support additional demand. There is also a Community Health Centre in Brooklyn. Finally, the area has excellent access to an abundance of nationally significant bushland, open space and recreational assets. While many of these assets are natural reserves, and therefore with limited formal sports opportunities, the area also benefits from access to leisure centres and aquatic centres in the key regional centres of Gosford and Hornsby which provide active indoor and outdoor facilities.

The proposed development may attract up to 536 new residents to the area, as well as a significant number of visitors (to the hotel and marina) and workers (in the neighbourhood centre). The development will also deliver improvements to a number of community facilities which will benefit the incoming and established community, including:

- Relocated and upgraded community library, community meeting rooms and Rural Fire Service (RFS) facilities.
- New neighbourhood centre providing local retail services (e.g. service station, café etc.).
- Improved marina environment with capacity for 130 vessels and associated services.
- New public car parking across the site.
- New footpaths and pedestrian links.
- New landscaped open space and associated amenity blocks, including providing public access to Peat Island.

The development is likely to attract retirees or empty nesters relocating from the city, and therefore the demand for education and childcare may be minimal. The existing primary school and childcare centre have significant capacity to support any increased demand if needed.

Residual gaps in community facilities include the lack of a dedicated community or school hall in the area. While this development itself would not trigger the need for such a facility, any increase in the number of students at the primary school will support the potential for funding from DET to deliver a school hall in the long term.

Overall, this development will provide significant benefits in the provision of community facilities in the area, and will address many of the existing gaps and issues associated with current community facilities.

1. INTRODUCTION

Urbis has been commissioned by Government Property NSW (GPNSW) to undertake a high level community facilities needs analysis for the proposal to rezone surplus land at Mooney Mooney, including the former Peat Island Hospital. This report will be lodged with a planning proposal for the site, which includes the addition of hotel, residential, recreation and community uses.

1.1. SITE CONTEXT

The site is located at Mooney Mooney on the Hawkesbury River, approximately 55km north of the Sydney CBD and adjacent to the Hawkesbury River Bridge. The closest regional centres to Mooney Mooney are Gosford (approx. 28km to the north-east) and Hornsby (approx. 27km to the south-west).

Figure 1 – Regional Context



MOONEY MOONEY MASTER PLAN
REGIONAL CONTEXT



The planning proposal relates to the Mooney Mooney suburb and Peat Island, which is connected to the mainland via a causeway. Much of the western foreshore is currently closed off to public access. Heritage features at the site include the former Peat Island Hospital site, and associated accommodation, and a chapel on the mainland.

Figure 2 – Site Context



MOONEY MOONEY MASTER PLAN

SITE CONTEXT



1.2. THE PROPOSAL

Figure 3 presents the proposed Concept Plan for the site, and Table 1 provides details of the proposed uses onsite. This envisages the following land uses:

- Community facilities: Two community buildings will be provided onsite providing over 3,000sqm of space. This will include the existing Chapel, which will be retained in its current location, and the Rural Fire Service (RFS) facilities. These facilities will be upgraded and will accommodate the existing informal community library which will be relocated from its current position within the former Mooney Mooney public school.
- Hotel: A 93 room hotel will be developed on Peat Island. The development will consist of a new main building connecting to refurbished accommodation buildings of the former Peat Island Hospital. The land will cover approximately 37,172sqm.
- Residential: A mix of low and medium density dwellings are proposed across the area, including detached and attached housing and residential flat buildings. In total 268 new dwellings are proposed with 82 low density dwellings, 22 townhouses and 164 apartments.
- Neighbourhood centre: A new Neighbourhood Centre, covering over 11,000sqm, will be developed to service the needs of the community. The centre will include a car-based service station and retail uses, which may include a convenience store and restaurant/café. The site has strong visual exposure to the M1 Motorway and therefore would benefit from passing trade, as well as providing local convenience retail to service the local catchment.
- Marina: Wet berths for between 110-130 vessels and dry stack for 60 vessels will be developed along the foreshore towards Peat Island. Associated land based marina uses and marina parking will also be developed along the waterfront.
- Emergency services facilities: Existing facilities for ambulance, Roads and Maritime (RMS) highway services and the Rural Fire Service (RFS) will be relocated within the site.
- Transport and access: new vehicle and pedestrian access routes will be provided across the site, including an improved foreshore walk and pedestrian connections. Also new public and private car parking will be provided across the site with upgraded amenity facilities in public areas.
- Landscaping and open space: Landscaping and open space will be integrated as a defining element of the visual character of the development. In total 21.2ha of open space will be provided across the site, including 11.2ha of National Park, and 10.0ha of Public Recreation space. The key features of the landscaping and open space strategy for the site include:
 - Foreshore Park: Provision of a large public open space located adjacent to the foreshore opposite Peat Island. This open space will provide opportunities for informal recreational activity. Public car parking will also be made available in this location.
 - Peat Island Park: Public open space will be located at the southern end of Peat Island. This open space will provide opportunities for public access and informal recreational activity, which is not currently available on the island.
 - Foreshore Access: Provision of public foreshore access around Peat Island and along the river foreshore.
 - Public wharf and boating facilities: Existing public car and trailer parking and public wharf facilities will be retained at Mooney Mooney Point Reserve.

Table 1 – Mooney Mooney Planning Proposal indicative table of development

Mooney Mooney Planning Proposal

Indicative Table of Development – Concept Plan Rev F

26/07/2016

ZONE	Zoning Land Area (sqm)	# Dwellings			GFA (sqm)	Other (Boats)
		Residential lots	Townhouse	Apartments		
R1 - General Residential (including below)	61,825	32	22	164		
- Chapel / community centre	2,271					
- RFS / community centre	737					
R2 Low Density Residential	46,957	50				
Sub-Total	108,482	82	22	164		
TOTAL DWELLINGS			268			
SP3 Tourist - HOTEL	37,172					
- New building		48				
- Existing buildings		45				
Sub-Total		93				
SP2 - Infrastructure	15,980					
RE2 - Private Recreation - Marina & Dry Stack	9,800					
- Marina						110-130
- Dry Stack					1,750	60
B2 - Neighbourhood Centre	11,024				1,000	
E1 - National Park	112,470					
RE1 - Public Recreation	100,427					
Sub - Total Public Open Space	212,897					
TOTAL	395,355					

Figure 3 – Mooney Mooney Planning Proposal Concept Plan



MOONEY MOONEY & PEAT ISLAND
CONCEPT PLAN



DATE: 23/08/2016
JOB NO: NC1515
DWG NO: P004
REV: F

2. POLICY CONTEXT

The section provides a summary of State planning and local government policy documents relating to the site. Given the subject site is located near the border of two local government areas, both Gosford and Hornsby Council policies have been reviewed.

2.1. STATE GOVERNMENT

2.1.1. A Plan for Growing Sydney

The NSW State Government identifies Hornsby as a Strategic Centre in *A Plan for Growing Sydney* (2014). Strategic Centres are described as areas of “intense, mixed economic and social activity built around the transport network and feature major public investment in services such as hospitals and education and sports facilities”.

Locating Strategic Centres connected by the public transport network improves access to jobs and services such as health facilities, education, sporting facilities, and cultural and entertainment venues.

The Government states a commitment to working with Hornsby Council to:

- Retain a commercial core in Hornsby for long-term employment growth.
- Provide capacity for additional mixed use development in Hornsby including offices, retail, services and housing.
- Support health related land uses and infrastructure around Hornsby Ku-ring-gai Hospital.
- Improve walking and cycling connections between Hornsby railway station and Hornsby Ku-ring-gai Hospital.

2.1.2. Draft Central Coast Regional Plan 2015

The NSW Government’s *Draft Central Coast Regional Plan* (2015) identifies Gosford as a Regional City, complemented by the Major Centre of Erina. Tuggerah-Wyong is also identified as a Major Centre on the Central Coast.

The vision for the Central Coast region is “to protect the natural environment and capitalise on its productive lands and resources, highly accessible business locations, and attractive coastal lifestyle to achieve sustainable economic growth and liveable communities”.

The Draft Plan sets out four goals:

- Enhance community lifestyles and accelerate housing supply.
- Grow and diversify the regional economy.
- Sustain productive landscapes.
- Protect and manage the natural and cultural environment.

Under the first goal of “enhance community lifestyles and accelerate housing supply” the Plan notes revitalising neighbourhoods to provide more housing and local employment will sustain the region as a place to live and work. It is expected that initiatives across the Central Coast region will provide an additional 39,600 dwellings.

The Draft Plan includes a range of directions and actions to achieve the four goals, including:

- A direction “to create great places to live”. The natural environment provides a range of opportunities for activities including private housing, tourism, boating facilities, reserves and parks, community buildings such as surf clubs, playgrounds, roads and pedestrian and cycle ways. Most residents in the area live within one kilometre of bushland, coast or waterways.
- “Plan for integrated and well-connected open space, sporting and recreation opportunities”. This includes a wide range of recreation and sporting facilities currently exist in the region including regional

level playgrounds at Canton Beach, Long Jetty, The Entrance and Umina and regional sporting facilities at Tuggerah (Mariners Sporting Complex) and the Central Coast stadium.

- An action to investigate opportunities to grow and better connect walking and cycling transport networks. Under this action, opportunities to integrate recreational walking and cycling networks with commuter transport will be investigated.
- An action to prepare guidelines for a safe, inclusive, healthy and enjoyable built environment, commits the State Government to working with the NSW Healthy Planning Expert Working Group and councils to develop guidelines for planning, designing and developing a healthy and safe built environment; and to work with councils to support initiatives to allow people to age positively on the Central Coast.
- An action to “prepare local plans for vibrant, liveable local centres” includes providing the regulatory settings for investment as a step in attracting development, jobs, goods and services.
- An action to support development by directing investment to centres that will grow and change the NSW government, commits to prioritising investment in infrastructure and services for areas experiencing growth.
- Under the direction to create connected and accessible communities and centres, the draft Plan supports improvements in road and public transport networks to allow residents greater access to jobs and services in Sydney and the Hunter.
- A priority of the draft Plan is to sustain high levels of access to the health facilities at Gosford and Wyong hospitals and jobs in the Somersby to Erina and Tuggerah to Warnervale Regional Economic Corridors.
- The direction to “accelerate housing supply” notes competitive house prices in the Central Coast compared to Sydney. The draft Plan aims to provide new housing in existing and growth areas in regional economic corridors.
- An action “to coordinate infrastructure delivery to support the timely and efficient delivery of housing”, commits to delivering infrastructure by augmenting or expanding existing systems and networks. The draft Plan notes the State Government’s commitment to infrastructure projects including funding a regional performing arts centre in the Gosford City Centre in partnership with other levels of government and access to the Warnervale Town Centre with construction of the Warnervale Link Road.

The Draft Plan says the NSW Government will:

- Work with infrastructure providers to coordinate the delivery of infrastructure for land releases and existing urban areas to support development.
- Aim to undertake administrative and operational improvements to the developer contribution system including improving management, accountability, reporting and transparency of State contributions.
- Develop a revised service model and a new approach to planning school assets in the region.
- Support councils and infrastructure providers to identify appropriate sites for infrastructure.

The draft Plan also supports a greater range of housing choice with good access to transport. This will allow people to ‘age in place’ and maintain social connections.

2.1.3. Central Coast Regional Transport Plan 2013

The NSW Government Central Coast Regional Transport Plan (2013) describes the Central Coast as collection of cities and towns housing 322,000 people. Travel here has a strong north-south focus, with 25% of residents travelling to either Sydney (20%) or Newcastle (5%) for employment. Much of this travel is on either the M1 Motorway or the North Coast rail line.

Employment, health care, education and retail facilities are mainly located in the Gosford or Wyong/Tuggerah areas with people living in the smaller towns and villages reliant on transport to the centres to access services and facilities.

The population of the Central Coast is expected to increase by 69,000 people over the next 20 years, increasing demand for transport.

In addition to the residential population, the Central Coast region attracts large numbers of visitors over the summer months which puts additional strains on transport and creates local road congestion.

Feedback from residents on the Central Coast indicated a need for:

- Improved rail connections between the Central Coast and Sydney.
- Improved connections within the region to key facilities such as Gosford and Wyong hospitals.
- Separation of the freight and passenger rail lines and more freight moved by rail.

Challenges for transport infrastructure are:

- Population growth in the Central Coast increasing demand for travel.
- An ageing population with greater travel demands for health care, services and recreation (outside peak periods) and a need for more specialised transport for people with limited mobility.
- Population concentration in the Gosford and Wyong areas leading to localised congestion in peak periods.
- Road safety with localised pedestrian casualties in the Gosford and Woy Woy areas and heavy vehicle crashes on the M1 and Pacific Highway.
- Increased demand on major roads and the local road networks during peak holiday seasons.
- Movement of freight which is expected to double over the next 20 years on road and rail through the Central Coast.

Commitments from the State Government to help address transport needs include:

- Investment in the Northern Sydney Freight Corridor to separate freight and passenger movements and to increase the share of freight moved by rail.
- Provision of additional services and seats on the Newcastle and Central Coast rail lines.
- Construction of a passing loop as part of the North Sydney Freight Corridor program aimed at reducing delays for passenger trains.
- New bus services within the region.
- Upgrading of roads in the Central Coast region.

2.1.4. Peat Island and Mooney Mooney Rezoning Consultation Report

The *Peat Island and Mooney Mooney Rezoning Consultation Report* (2011) was prepared by Key Insights Pty Ltd for the State Property Authority (SPA) which sought the rezoning of surplus land at Peat Island and Mooney Mooney for a variety of uses. SPA's intention was to rezone and sell the site while managing the process to ensure community benefit from redevelopment.

This report identified the local community as a range of villages difficult to reach, with small communities from areas such as Bar Point, Milson Island, Fisherman's Point, Sunny Corner, Coba Point, Berowra Creek, Marra Marra Creek, Milson's Passage, Cogra Bay, Dangar Island and Wobby Beach. Water access only residents have particular needs which need to be considered.

Key findings from community consultation most relevant to this report are:

- Peat Island and Mooney Mooney lands represent a unique and beautiful area that is valued for its natural assets and unique village style communities. The community values the natural and heritage features.
- Tourism related uses are generally desirable if in keeping with the environment and heritage with support for a marina to accommodate local river users.
- There may be potential capacity issues with local infrastructure including access to the train station, power, sewerage and telecommunications. Noise from the F3 is also an existing issue.
- Both Gosford and Hornsby Councils should be involved in the proposed rezoning of the site.

Recommendations from this report include:

- Incorporate community feedback giving particular consideration to opportunities for passive recreation and community facilities relating to boating activities (Area 2 – residential) with Area 5 (highway service centre) considered for a lower scale commercial use.
- Ensure that a proportion of the waterfront access is of a depth that is useable for passive recreation i.e. a place for BBQs and gatherings rather than just a waterfront walkway.

This report notes that future development needs to take into account what community facilities are needed locally and the capacity of existing social infrastructure to meet the needs of any proposed new development.

Some issues around social infrastructure identified by the community were:

- Lack of amenity is exacerbated with the closing of the Peat Island canteen.
- There is a lack of community berthing space available to water-access-only residents.
- Older residents and mothers with prams have difficulty accessing the railway station.
- There is an undersupply of day care spaces.
- A significant increase in the population will create stress and disharmony in the community and put pressure on untenable services.

2.2. CENTRAL COAST COUNCIL (PREVIOUSLY GOSFORD COUNCIL)

2.2.1. Gosford Local Environmental Plan 2014

The *Gosford Local Environment Plan* (2014) guides development in the Gosford LGA. Aims of the *Local Environment Plan* relevant to this study include:

- To encourage a range of housing, employment, recreation and services to meet the needs of existing and future residents of Gosford.
- To foster economic, environmental and social wellbeing so that Gosford continues to develop as a sustainable and prosperous place to live, work and visit.
- To provide community and recreation facilities, maintain suitable amenities and offer a variety of quality lifestyle opportunities to a diverse population.
- To strengthen the regional position of Gosford City Centre as the service and employment centre for the Central Coast.
- To concentrate intensive land uses and trip-generating activities in locations that are most accessible to transport and centres.
- To promote the efficient and equitable provision of public services, infrastructure and amenities.

2.2.2. Gosford 2025 – Continuing Our Journey

Gosford 2025 – Continuing Our Journey (2011 and updated in 2015) is Gosford Council's Community Strategic Plan. Gosford is described as a rural and residential area with some commercial land use. 95% of the population of Gosford lives east of the Sydney/Newcastle freeway. The main centre is the Gosford CBD with other large population centres being Terrigal, Erina and the Woy Woy peninsular.

The original inhabitants of the area are the Guringai and Darkinjung people, with European settlement commencing in the 1820s.

This Community Strategic Plan outlines community priorities around social, economic, environmental, governance and leadership directions. The community vision for Gosford is:

- Our community will be a vibrant, socially inclusive and innovative place which values its residents and visitors.
- Our economy will be diverse and robust linked by sustainable transport and communication networks.

- Our environment will be protected, enhanced and sustained.
- Decisions made will consider the impact on current and future generations.

Values of particular relevance to this report are:

- Caring community – we are community minded and embrace diversity.
- Transport and good infrastructure – we appreciate and understand the importance of a good network of public transport, communications and community facilities that we have.
- Participating in community life – we feel well serviced by our shopping, accommodation and entertainment options. We appreciate the abundance of outdoor sporting facilities, parks, and walking and bike tracks.
- Identity – we treasure and celebrate our unique social, cultural, indigenous, built and natural heritage elements which bind us together.

Issues identified as impacting on service delivery are a growing and ageing population, high numbers of people commuting out of area for work, and the development of village-style communities surrounded by bushland and waterways.

In 2011 the population of Gosford was 167,693. Population growth continues to be mature aged people and families with school aged children. People in the 18 to 25 year age group are reported to be moving out of area for education and employment. By 2031 the population is expected to be 182,000 representing an increase of 15,238 people. A quarter of the population is aged 60 years and over and this trend is expected to continue.

Other characteristics of Gosford include low levels of new investment and high levels of youth unemployment.

Getting around the community was identified as a challenge with a need for greater focus on integrated transport networks. Access to appropriate accommodation was also identified as a need.

2.2.3. Central Coast Positive Ageing Strategy 2014

The *Central Coast Positive Ageing Strategy* (2014) is a joint strategy between Gosford and Wyong Councils which notes an ageing population on the Central Coast made up not only of frail older people, but of a majority who lead healthy, active lives. The document noted increases in the numbers of people over 60 years of age in the Gosford and Wyong LGAs between 2006 and 2011 with this trend expected to continue.

The Strategy was developed after consultation with community members aged 50 years and over. 'Positive ageing' focuses on maximising the quality of life and wellbeing of older people. Key themes for positive ageing were identified as staying healthy, being involved, getting around, my home, my community and transition and support.

Staying healthy included opportunities for physical activity, mental health, diet/lifestyle, leisure and recreation, and access to health services.

Being involved included volunteering, mentoring, socialising opportunities, events, lifelong learning, information and networks, community, friends and family.

Getting around includes licence retention, road safety, public and community transport, parking, mobility, shared pathways and roads.

Priorities most relevant to this report include:

- Provide public open space and recreation facilities and programs that promote physical activity for older people.
- Increase the provision of quality health and support services.
- Increase opportunities for older residents to build connections and relationship.
- Promote and support opportunities for lifelong learning.
- Improve access to information about activities and programs for older people using a range of media.

- Promote access to and use of technology.
- Improve access to affordable, safe and effective transport and mobility options for older residents. Provide transport infrastructure that enhances pedestrian and road safety environments and increases the mobility of older people.

Issues for the region were identified as high incidence of cancer, coronary heart disease, chronic pulmonary disease, diabetes, injury related hospitalisations; risk factors such as smoking, high blood pressure, high body mass, high cholesterol, low levels of physical activity; correlation between health and wellbeing and income; and high prevalence of dementia and mental health issues.

Some challenges identified by service providers were:

- Provision of services for people with dementia and their carers.
- Integrated service delivery.
- Low numbers of GPs in Wyong and the Woy Woy peninsular.
- Social isolation.

A need was identified for low cost prevention programs, affordable recreation and leisure opportunities, continued provision of open space and recreational activities promoting physical activity, improved access to information on illness prevention and improved navigation of the health system, and increased provision of quality health services and support services for a growing and ageing population.

2.2.4. Disability Action Plan 2008-2012

This *Disability Action Plan 2008-2012* (2008) includes the vision that 'Belonging to Gosford means living in an inclusive community that responds to the needs of all its people – both today and for future generations'.

The Plan notes Council is committed to providing access and equity to services, programs and community spaces for all residents and visitors to Gosford City. Principles of Council's Access and Equity Statement include:

- Fair access to community services, programs and facilities.
- Encouraging participation in community life.
- Acceptance of diversity.
- Recognition and valuing of individual and community contributions.
- A sense of place and belonging, so people feel part of our community.
- Equity so that all groups in the community have an opportunity to participate.
- Valuing relationships with the community.

The Plan estimates the Central Coast has a slightly higher proportion of the population than NSW living with a disability due to its proximity to major medical facilities, affordable housing and an ageing population.

Barriers to participation in community life for people living with a disability are often created by the design of the environment and by attitudes in the community. Design elements should recognise diversity in the community and encourage participation.

The Disability Action Plan is Gosford Council's is based on the Commonwealth Discrimination Act (DDA) 1992 and is Council's response to reducing barriers faced by people with a disability.

Council recognised a need to be flexible and respond to individual needs in attitudes as well as the provision of services. The Plan notes Council currently provides a range of facilities including senior citizens centres, childcare centres, youth centres, libraries, pools, surf clubs community centres, theatres, art galleries and infrastructure such as roads, footpaths, cycle ways, playgrounds and natural areas. Council aims to incorporate good design and adaptive technologies to improve accessibility of services and facilities.

Council also advocates equal opportunities in employment both within Council and in other enterprises.

The document notes obligations under the DDA, the Australian Standards Board and the Building Codes Board to enforce standards which allow greater access for people with disabilities.

2.2.5. Quality of Life of Central Coast Residents Survey 2012

The *Quality of Life of Central Coasts Residents Survey* (2012) was undertaken by the Central Coast Research Foundation for the Gosford City and Wyong Shire Councils and follows a similar survey in 2007. The survey collected personal and societal data at a local and regional level.

Key results indicated:

- A generally high level of well being across the area.
- Almost 90% were satisfied with their standard of living.
- Challenges were shown to be in labour market growth and vibrancy of the area.
- While unemployment has generally fallen slightly, Wyong had higher levels of unemployment in 2011 and high levels of youth unemployment.
- Key benefits from employment were obtaining money for needs, socialising and communicating with other people, and personal satisfaction.
- There were increased levels in school completion and post school education since 2007 and higher numbers valued the importance of education.
- Nearly 90% felt there were opportunities in their local area to participate in sport and recreational activities, and 64% felt there were opportunities to participate in art and creative activities. However only half thought there were adequate venues to pursue leisure activities overall.
- Over a quarter of people who used public transport in the past 3 months were always satisfied with the service. 19% had experienced transport difficulties due to: health conditions/mobility problems; traffic delays; inadequate public transport; or inadequate private transport.
- Four out of five residents rated their neighbourhood as good or excellent. Reasons in order were: family lives here; housing is affordable; proximity to services such as shops, recreational facilities and schools. Gosford residents were more likely to rate their neighbourhoods as excellent than those in Wyong.
- 71% agreed there were adequate public spaces for the community to come together.
- Over 94% of residents felt safe or very safe walking alone in their neighbourhood during the day, but only 56% felt safe walking after dark.
- Four out of five residents rated their health as good. Gosford residents were more likely to rate their health as excellent. However, 43% of residents reported one or more medically diagnosed long-term conditions.
- The three most common barriers to visiting a GP were reported as: delays in getting an appointment or inability to get an appointment; and lack of GP services in the local area. There has been a decrease in people facing barriers to visiting GPs since 2007.
- Only one in five residents undertook moderate exercise on a daily basis.

2.2.6. Gosford Affordable Housing Strategy 2005

The *Gosford Affordable Housing Strategy* (2005) was amended in 2009.

The vision contained in the Strategy is:

“Gosford City is a place where sufficient affordable, appropriate and sustainable housing choices are available to foster socially diverse and inclusive communities that respect the local environment and heritage.”

The Strategy notes sustainable housing should meet the needs of current and future generations in a socially, environmentally and economically improved way. Sustainable housing needs to consider the needs of an ageing population. It needs to meet the needs of the community and be located close to services and social networks.

Environmentally sustainable housing needs to be well designed and monitored to minimise environmental impacts.

Economically sustainable housing is well planned and may include business and community partners to ensure optimal use of resources.

Community consultation identified issues such as:

- Overdevelopment and over supply of specialist accommodation (e.g. retirement villages).
- A need to protect the natural environment.
- A need for diversity in housing type and form.

The Strategy notes affordable housing has become an issue on the Central Coast and in Gosford over the last decades as population in the area increases with perceptions of the area as a 'good place to live' close to services and recreational opportunities and not too far from Sydney or Newcastle.

The Central Coast region was reported to be one of the fastest growing regions in Australia between 1991 and 2001. Increased demand, particularly from Sydney, has pushed up prices forcing lower income households and disadvantaged communities out of the market.

Social housing providers and crises accommodation providers were reported as having long waiting lists.

Families on low to moderate income have experienced housing stress (where housing consumes more than 30% of their gross annual income). Provision of affordable housing is provision of housing in an inclusive way that allows people on moderate income to afford housing.

The Strategy notes that affordable housing is ideally suited to main centres across Gosford with Gosford City Centre providing greatest potential. While Council doesn't have legislative responsibility for housing it can influence the supply of housing including cost, type, location and amenity.

Goals outlined in the Strategy are:

- To at least maintain the current level of affordable housing available through residential parks.
- To extend the current level (2004) of affordable housing to achieve 10% more affordable housing by 2010.
- To provide development opportunities for additional and appropriate affordable housing.
- To ensure that new housing developments are adaptable.
- To encourage and support social and community housing programs.

2.3. HORNSBY COUNCIL

2.3.1. Your Community Plan 2013-2023

Your Community Plan 2013-2023 (2013) is Hornsby Council's Community Strategic Plan. The Hornsby Shire covers 510 square kilometres that extends to the southern side of the Hawkesbury River. Two thirds of its geographical area is national park. The original inhabitants are the Darug and Guringai language groups.

Valued characteristics are the bushland, sense of space, sense of community and village atmosphere of local shops.

The community's vision for Hornsby is across five areas:

- My environment.
- My community.
- My lifestyle.
- My property.
- My Council.

Community outcomes under “Our Communities are healthy and interactive” include:

- Provide comprehensive community support programs.
- Manage and administer the provision of cultural facilities.
- Provide a variety of interesting events for our community to participate in and enjoy.
- Provide library and information services to meet the educational, cultural and recreational needs of the community.
- Provide education and care at Council's early childhood centres.

2.3.2. Hornsby Community and Cultural Facilities Strategic Plan 2015

The *Hornsby Community and Cultural Facilities Strategic Plan* (2015) notes that Hornsby Shire has two distinct characters. In the south, the character is largely urban, while the north includes large areas of national park, semi-rural areas, small villages and areas along the Hawkesbury River. The Strategy identifies six distinct areas, with the North Eastern area the closest to the subject site. This district had a population of 20,207 in 2011 which was expected to increase by 334 by 2021.

It notes there may be potential impacts from the rezoning of Peat Island and the accommodation of additional population on community facilities in the Hornsby Shire.

The document noted key outcomes from the Community Strategy Plan in relation to provision of community facilities as:

- Meet our diverse community needs.
- Create a strong sense of belonging.
- Support healthy, interactive communities.

The main types of community facilities provided by Council in Hornsby shire are libraries, community and cultural centres, community land for provision of scout and guide halls, child care and education.

Identified facilities in Hornsby shire closest to the site are Dangar Island Community Centre, Brooklyn Leisure and Learning Centre, Brooklyn meeting room, Brooklyn KU Children's Services, and Hawkesbury River Children's Centre.

The strategy described trends in best practice as larger facilities, clustering of facilities, co-location of services, multipurpose facilities, an emphasis on partnerships, a more active asset management approach, and adaptive reuse of heritage buildings.

2.3.3. Hornsby Active Living Strategy 2015

The *Hornsby Active Living Strategy* (2015) identifies the recreation and open space needs of the Hornsby community and provides a strategic framework from which to guide and manage future open space and recreation planning. The Strategy provides an overview of provision, of needs and demands and of strategic priorities.

The most common leisure activities undertaken by Hornsby Shire residents include:

- Walking and Bushwalking.
- Cycling and mountain biking.
- Visiting outdoor cafes and playgrounds.
- Fagan Park – for families, picnics, dogs and for the overall variety.
- Berowra Waters – for families, proximity to the water, range of activities.
- Ruddock Park – range of family activities.
- Pennant Hills Park – for the sporting facilities.
- Willow Park – for the playground equipment.

- Lisgar Gardens – the hidden secret.
- Crosslands Reserve – for bushwalking.

Gaps in provision included:

- Amounts of accessible local (Level 3) open space to meet both current needs in some suburbs and future populations in growing suburbs such as Hornsby and Waitara. This includes facilities such as play provision and dog exercising.
- Safe and amenable walking and cycling opportunities both local and district including better integration with bushland - that foster active lifestyles and enable more social interaction.
- Field and courts sport provision to match current demand and the expected needs for a growing population.
- Information and programs that will foster greater participation.

Strategic priorities identified in the strategy relate to the following themes:

- Drawing on the unique environment.
- Making the open space network part of daily life.
- Responding to diverse lifestyles.
- Promoting and supporting cycling and walking.
- Adapting to a changing sports environment.
- Planning for the next generations.

3. CURRENT DEMOGRAPHIC PROFILE

3.1. INTRODUCTION

This section provides an assessment of the demographic outlook for the region and the immediate Brooklyn/Hawkesbury River area in particular.

For this demographic outlook we have considered the suburb of Mooney Mooney as well as the greater Gosford LGA in which the suburb is situated. We have also considered the suburb of Brooklyn and the Hornsby LGA in which it is situated. We have also included certain demographics for the Sydney area for use as a benchmark.

3.2. POPULATION

The table below shows population data from the 2011 Census for the two suburbs and their associated LGAs.

As is evident in these figures, the two villages of Mooney Mooney and Brooklyn are relatively small, with a total population of just over 1,200 residents. Mooney Mooney makes up just 0.26% of the Gosford LGA population and Brooklyn makes up just 0.47% of the Hornsby LGA population.

Table 2 – Current population estimates

Mooney Mooney	Brooklyn	Gosford LGA	Hornsby LGA	Sydney (Benchmark)
440	773	168,323	164,009	4,605,992

Source : ABS 2011 Census; Urbis

3.2.1. Population growth and forecasts

We have looked at published population forecasts for the area from Forecast.id, as well as reviewing historical population growth trends from ABS Census data and projected growth forward.

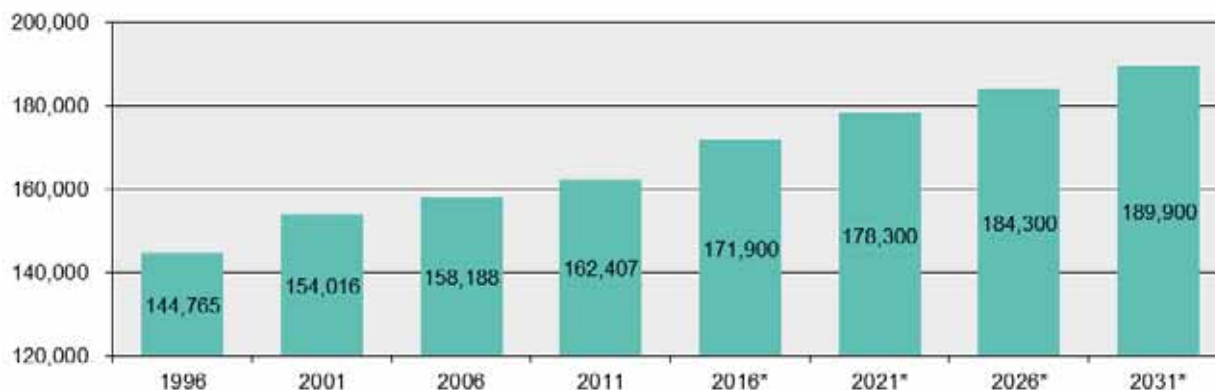
Forecast.id suggests that in 2016 the Estimated Resident Population (ERP) for Gosford LGA had increased to 171,516 (an increase of 3,193 residents, or 1.9%, since 2011) while the ERP for Hornsby LGA had increased to 170,563 (an increase of 6,554 residents, or 4.0%, since 2011).

Forecast.id data also suggests that the population of the Gosford LGA is expected to increase by over 10% to 189,195 people by 2036. Key drivers for population growth in the LGA are identified as demand for affordable accommodation with migration from Sydney City to the area in established and new communities. However the area is expected to continue to lose population to the north especially as the supply of detached dwellings is likely to become limited over the next twenty years. Constraints and restrictions on future development and land releases, due to heritage and environmental protection across large parts of Gosford, may hinder population growth within the LGA in the future. This also identifies the variety of roles in the housing market across the LGA, with many of the waterfront areas are characterised by retirees and families, with younger populations generally located in the City.

We have also considered historical population growth for both LGAs, and forecast data taken from the NSW Department of Planning and Infrastructure.

The chart below shows historic and forecast population growth for the Gosford LGA. The LGA is forecast to grow to almost 190,000 residents by 2031, representing growth of over 27,000 residents between 2011 and this time. The predicted annual growth rate is approximately 0.8% per annum for the period 2011 to 2031.

Figure 4 – Population forecast Gosford LGA



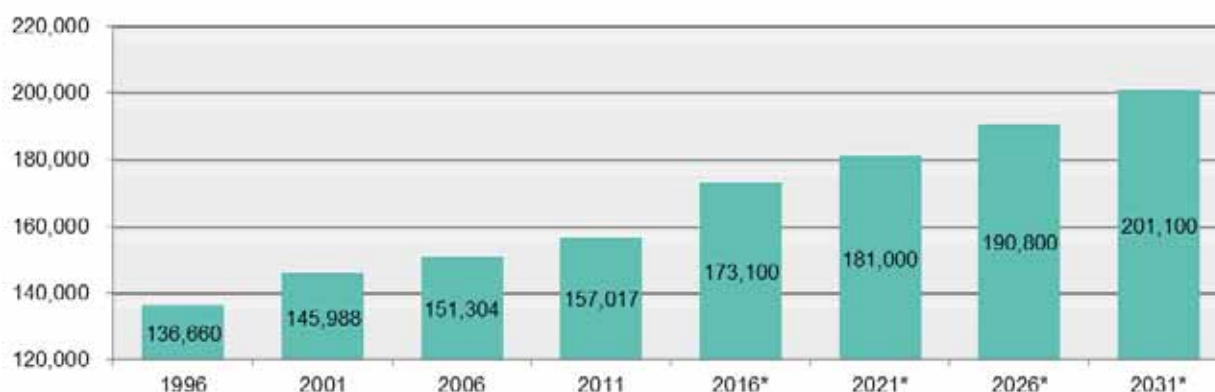
* Figures are forecasts only

Source: ABS Census; Department of Planning and Infrastructure; Urbis

The following chart shows the current and forecast population growth for the Hornsby LGA. Hornsby is the northern most element of the Sydney metro area and which provides potential for population drift to the Mooney Mooney precinct upon realisation of improved planning and development circumstances.

The chart shows that the Hornsby LGA population is forecast to grow by over 44,000 residents between 2011 and 2031, reaching a total population of over 201,000 by the end of the forecast period. This reflects an annual growth rate of approximately 1.4% per annum between the period 2011 and 2031.

Figure 5 – Population forecast Hornsby LGA



* Figures are forecasts only

Source: ABS Census; Department of Planning and Infrastructure; Urbis

3.3. AGE DISTRIBUTION

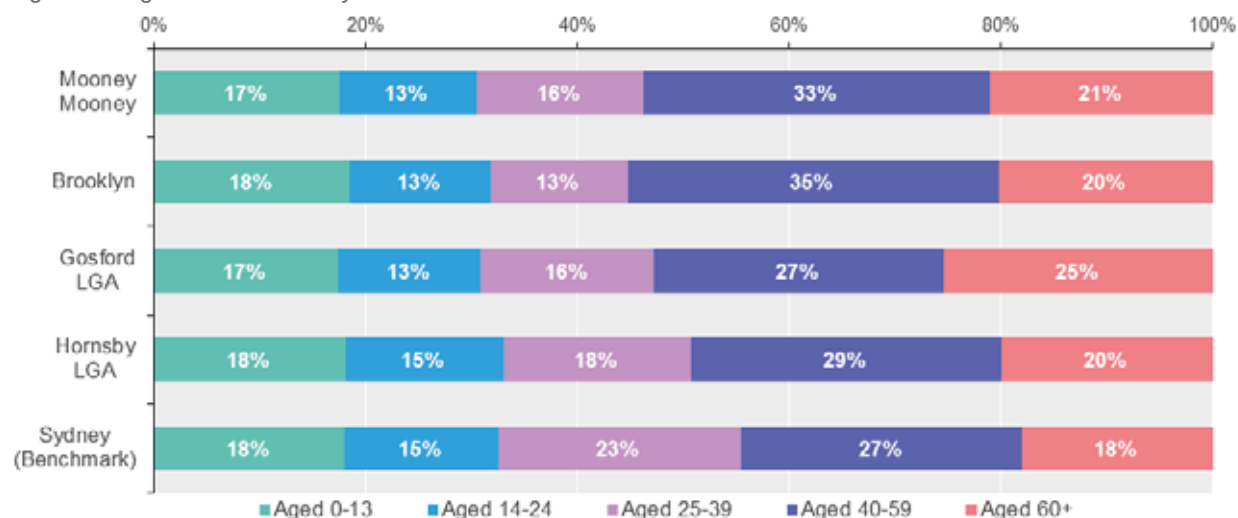
The age distribution chart following shows the age profile of residents within each of the different localities. Worth noting is the significantly higher proportion of residents aged 40-59 years in the suburbs of Mooney Mooney and Brooklyn (33% and 35% respectively) than in the Sydney area, which suggests many residents at the subject location are in the pre-retirement stages of their lives.

Both suburbs and LGAs also have a higher proportion of residents aged 60+ years than the Sydney overall, especially Gosford LGA with 25% of residents in this age bracket compared to 18% for the Sydney benchmark. This again suggests the area is attractive to retirees and those in the pre-retirement stage.

Furthermore, Mooney Mooney and Brooklyn, as well as the Gosford and Hornsby LGAs, have a significantly lower proportion of residents in the 25-39 year bracket than the Sydney benchmark. This category makes up 23% of residents across Sydney but just 16% in Mooney Mooney and 13% in Brooklyn.

Our age distribution chart follows.

Figure 6 – Age distribution analysis



Source: ABS 2011 Census; Urbis

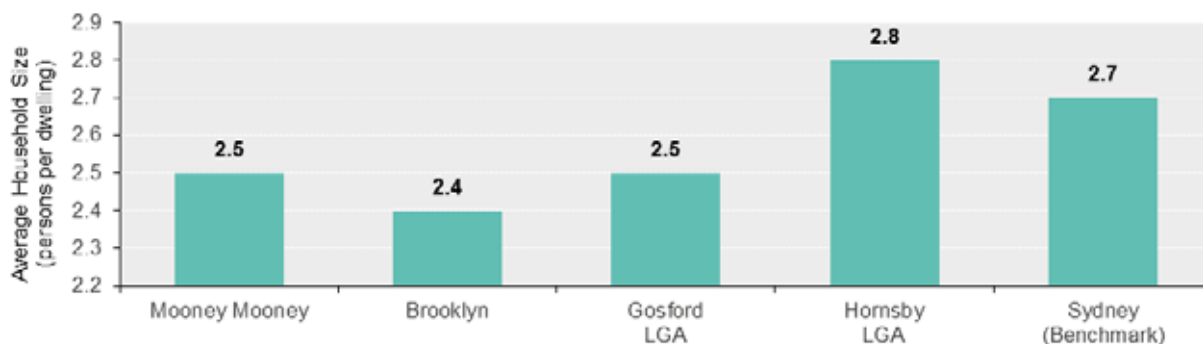
3.4. HOUSEHOLD CHARACTERISTICS

The following chart shows the average household sizes within the subject area according to the 2011 Census.

As evident in the chart, the suburbs of Mooney Mooney and Brooklyn and the Gosford LGA have a lower average household size than the Sydney benchmark. This data, combined with the age distribution chart suggests that these areas are attractive for retirees and empty nesters based on the lower average household size of 2.4 - 2.5 persons per dwelling compared to 2.7 for Sydney as a whole.

Conversely, the Hornsby LGA has an average household size of 2.8 persons per dwelling which is larger than the Sydney average. This shows a preference of this area for more family based households.

Figure 7 – Household size analysis



Source: ABS 2011 Census; Urbis

The following table shows household incomes of the locality compared to the Sydney benchmark. The table has been formatted to highlight concentrations of household incomes within the different income brackets.

In addition the table also highlights the average household incomes for each of the different areas compared to the Sydney average.

Mooney Mooney has higher average household income than Gosford LGA (\$83,887 and \$74,109 respectively) however both are significantly below the Sydney average (-11.2% and -21.5%). Brooklyn's average is in line with the Sydney benchmark.

In contrast the Hornsby LGA has a high average household income of \$110,487 which is 17% above the Sydney average.

Table 3 – Household income analysis

	Mooney Mooney	Brooklyn	Gosford LGA	Hornsby LGA	Sydney (Benchmark)
\$Nil - \$20,800	12.1%	12.0%	14.7%	8.6%	11.9%
\$20,800 - \$41,600	11.4%	19.4%	22.6%	13.1%	16.4%
\$41,600 - \$65,000	25.5%	15.5%	18.2%	13.9%	15.7%
\$65,000 - \$78,000	12.1%	7.0%	8.0%	6.8%	7.6%
\$78,000 - \$104,000	11.4%	11.2%	12.4%	12.1%	12.6%
\$104,000 - \$130,000	4.7%	7.4%	8.3%	9.4%	9.4%
\$130,000+	22.8%	27.5%	15.8%	36.1%	26.4%
Average Household Income	\$83,887	\$93,511	\$74,109	\$110,487	\$94,428
Household Income Variation	-11.2%	-1.0%	-21.5%	+17.0%	

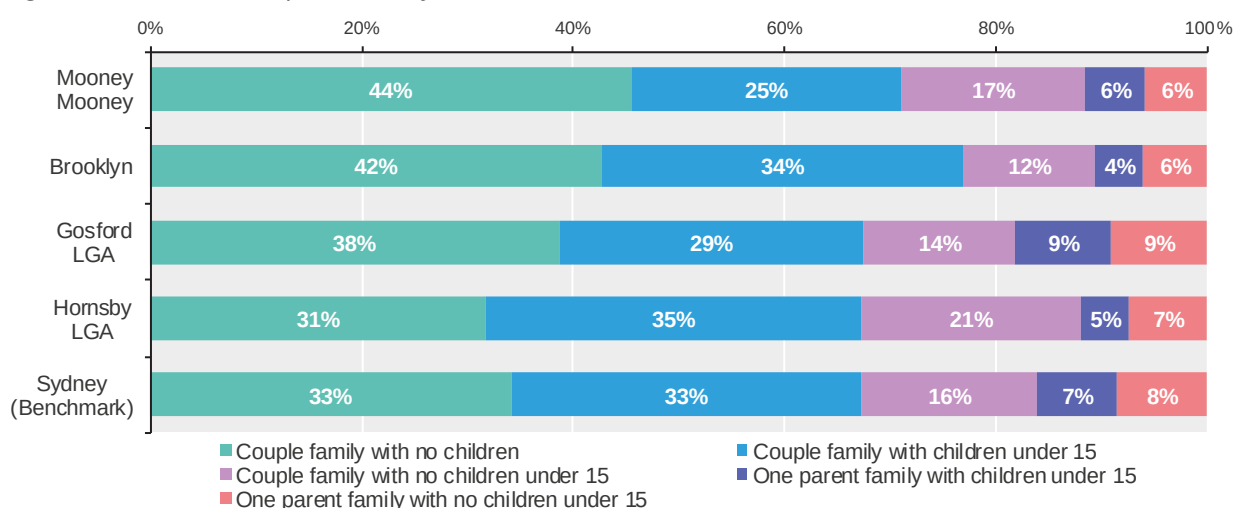
Source : ABS 2011 Census; Urbis

In support of the previous analysis the chart below shows the family composition within the subject locality.

In Mooney Mooney there is a significantly higher proportion of couple families with no children (44%) than the Sydney benchmark (33%), which is in line with the lower average household size.

Additionally, Mooney Mooney has a low proportion of couple families with children under 15, making up just 25% of families compared to 34% in neighbouring Brooklyn and 33% for the Sydney benchmark.

Figure 8 – Household composition analysis



Note: Values do not equal 100% due to the exclusion of the 'Other' category

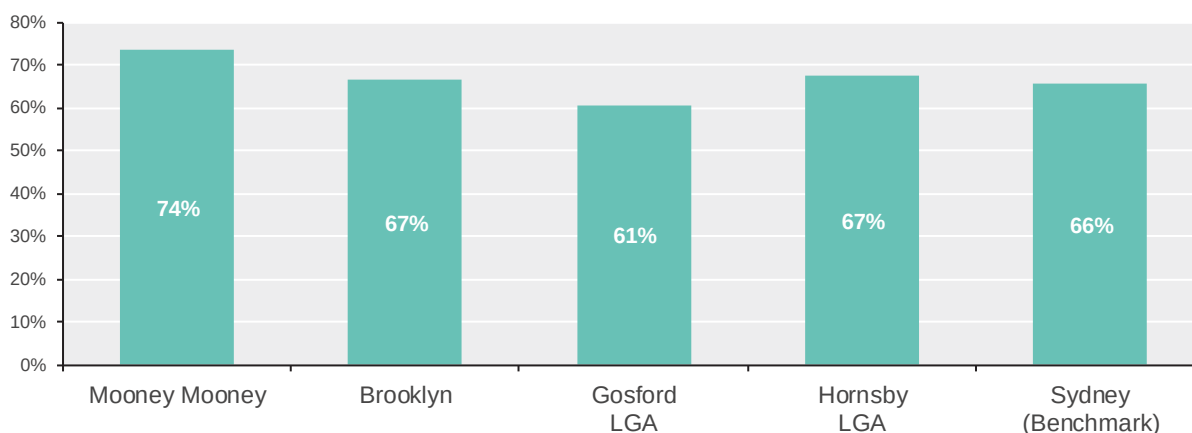
Source : ABS 2011 Census; Urbis

3.5. EMPLOYMENT

The chart below shows that Mooney Mooney has a high labour force participation rate of 74%. This is noticeably higher than the rate of Brooklyn (67%) and the overall Gosford LGA (61%).

The high labour force participation rate of Mooney Mooney could be attributable to the high proportion of house owners, suggesting that residents are staying in the workforce longer in order to pay off their mortgages. It could also be attributable to the high proportion of Mooney Mooney residents that are within the 40-59 year age bracket, which is generally the stage before their retirement.

Figure 9 – Population employment analysis

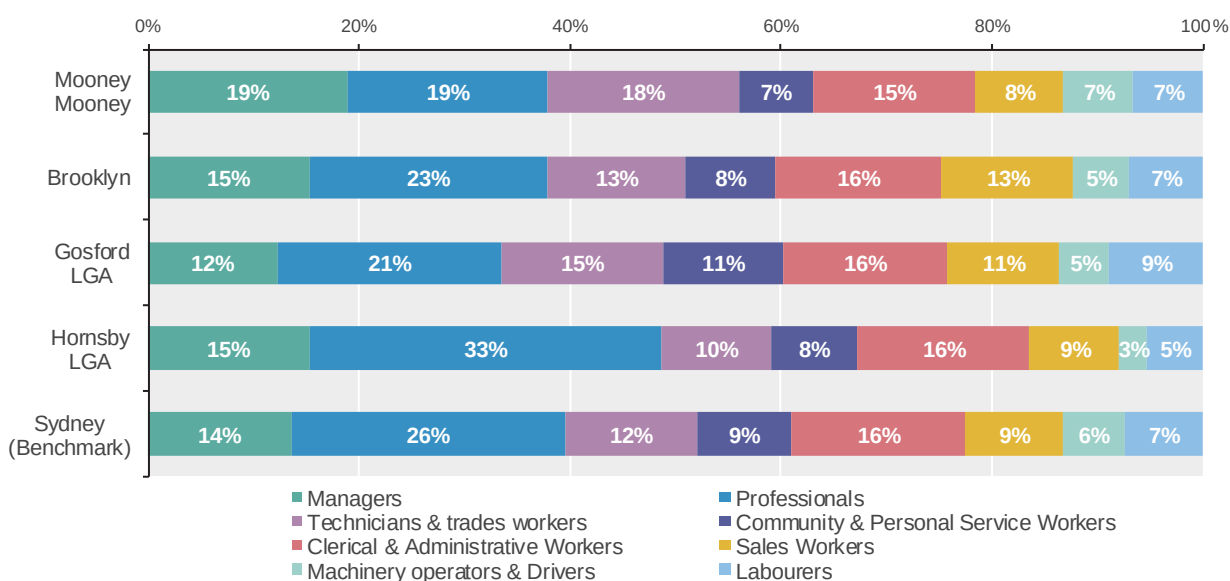


Source : ABS 2011 Census; Urbis

In addition to considering the labour force participation rates, we have also considered the occupations of residents.

From the following, it is clear that Mooney Mooney has a relatively low proportion of professionals (19%) compared to the Sydney benchmark of 26%. Conversely, Mooney Mooney has a high proportion of technicians and trades workers, making up 18% of the workforce compared to 12% for the Sydney benchmark. Interestingly, Mooney Mooney has the highest proportion of managers across the subject area included in this demographic overview. This could be due to a high proportion of residents who run their own business, particularly businesses in the various trades.

Figure 10 – Occupation analysis



Source : ABS 2011 Census; Urbis

The table following highlights the industries that provide employment to the local residents. It shows that Mooney Mooney has a high proportion of residents who work in the construction industry (14%), as does Brooklyn (12%), both being a significant variation to that of the Sydney average (7%).

Mooney Mooney also has a high proportion of residents working in the health care and social assistance industry (13%) which is consistent with that of the Gosford and Hornsby LGAs, but much higher than that of Brooklyn (8%).

Table 4 – Type of employment analysis

	Mooney Mooney	Brooklyn	Gosford LGA	Hornsby LGA	Sydney (Benchmark)
Agriculture, forestry & fishing	2%	2%	1%	1%	0%
Mining	0%	0%	0%	0%	0%
Manufacturing	6%	4%	8%	7%	9%
Electricity, gas, water & waste services	2%	2%	1%	1%	1%
Construction	14%	12%	9%	6%	7%
Wholesale trade	0%	4%	3%	6%	5%
Retail trade	7%	12%	12%	9%	10%
Accommodation & food services	8%	8%	7%	5%	6%
Transport, postal & warehousing	10%	7%	4%	3%	5%
Information media & telecommunications	0%	2%	3%	4%	3%
Financial & insurance services	3%	5%	4%	7%	7%
Rental, hiring & real estate services	0%	2%	2%	2%	2%
Professional, scientific & technical services	11%	9%	7%	13%	10%
Administrative & support services	3%	2%	3%	3%	4%
Public Administration & safety	9%	6%	6%	5%	6%
Education & training	9%	8%	8%	10%	8%
Health care & social assistance	13%	8%	15%	13%	11%
Arts & recreation services	0%	1%	2%	1%	2%
Other services	5%	6%	4%	3%	4%

Source : ABS 2011 Census; Urbis

3.6. CONCLUSIONS

Overall we are able to draw the following conclusions from the demographic overview of Mooney Mooney and the surrounds:

- There is a high concentration of Mooney Mooney residents in the pre-retirement stages of their lives (40-59 years), suggesting a high proportion of working families
- A large portion of residents have a mortgage, again demonstrating a high labour force participation rate
- The low average household size in Mooney Mooney (2.5 persons) is similar to that of Brooklyn and the Gosford LGA, but lower than that of Sydney, which demonstrates a high percentage of households consisting of couple families with no children
- The average annual household income of Mooney Mooney (\$83,887) is below the Brooklyn and Sydney averages, but is higher than the overall Gosford LGA figure, and
- Relatively speaking, there are a high proportion of technicians and trade workers, and also managers within Mooney Mooney. In terms of industry of employment, a high proportion of Mooney Mooney residents are in the construction, health care and social assistance industries.

4. STAKEHOLDER CONSULTATION

4.1. INTRODUCTION

Urbis conducted interviews with a range of stakeholders, including Council and the managers of four key services and facilities in the area. These included:

- Hornsby Council – Strategic Planner and Project Manager of the Brooklyn Masterplan
- Central Coast Council – Open Space Planner
- Hawkesbury River Rescue Service
- Mooney Mooney Community Library
- Brooklyn Public School
- Hawkesbury River Child Care Centre.

The discussion guides used to inform these interviews are presented in Appendix A and Appendix D at the end of this report. The following sections provide an overview of the key themes which emerged from across all of the interviews.

Emergency services stakeholders were also contacted to take part in interviews. Contact was attempted several times with NSW Police, Rural Fire Service and NSW Ambulance, however stakeholders were not available to comment.

4.2. USAGE AND CAPACITY

- The main users of facilities and services are from the surrounding areas including Brooklyn, Mooney Mooney, Dangar Island and Cheero Point.
- Services and facilities in the area accept residents from both Hornsby LGA and Gosford LGA.
- Local residents supplement the voluntary workforce for some services (e.g. RFS and River Rescue) providing additional resources during busy periods.
- Many facilities and services work together to share resources and deliver services more efficiently. For example, the school rents the oval to a soccer club, and spare classrooms to the Hawkesbury River Child Care. Also, there are opportunities for the Rural Fire Service (RFS) and River Rescue to co-locate or work in partnership in training volunteers.
- While existing facilities and services generally meet the needs of the residential population, a number of issues which impact the capacity of services were identified including:
 - Summer months are the busiest with visitors and tourists coming to the area, resulting in some facilities reaching capacity (e.g. car parks and open spaces).
 - Seasonal events, such as bushfires and flooding, can place significant pressure on emergency services to meet demand.
 - The condition of existing facilities was described as “run down” or “in need of upgrade”. This restricts the capacity and operating function of the facilities.
- Education and childcare facilities managers reported significant capacity to meet additional need, including spare classrooms.
- Boat vessel parking in Brooklyn is used during the week by people commuting to catch the train. On the weekends the facilities are used by visitors. It’s important to consider that any future boating facilities provided at Mooney Mooney are likely to be used by the broader region.

4.3. GAPS IN FACILITY/SERVICE PROVISION

- Upgrade of existing facilities – The area is lacking in modern and well-designed facilities. Existing facilities in the area, including the informal community centre (previously the school building), Rural fire Service (RFS) fire shed, and chapel are identified as being of key importance in meeting the needs of the community. However these facilities are in need of upgrade and improvement in order to meet community needs.
- Community hall – There is currently no community hall on Mooney Mooney. This limits capacity for education, indoor recreation, community meeting and event space. There is a community hall in Brooklyn which services the existing community, and it is currently at capacity. There is therefore demand in the broader area for multi-function space for a range of indoor activities.
- Sport and recreation – Existing tennis courts are in disrepair and cannot be accessed by the public and there is a reported lack of indoor sports facilities. There is also need for a children's playground, which should be located on the foreshore or on Peat Island, away from the freeway.
- Open space – While there is an abundance of natural areas across the site, there is limited open space with good pedestrian and vehicle access. It is important that passive recreation is accessible for all.
- Pathways – There are no pathways on the highway, and pedestrian routes are difficult to navigate around, restricting access by foot.
- Car Parking – This is reported as being limited in some areas of Mooney Mooney, in particular close to key facilities (e.g. church, school, recreational spaces etc.), and this issue is exacerbated by visitors to the area during the weekends and summer months.
- Boating facilities – There is existing demand in Brooklyn for vessel parking. An increased population in Mooney Mooney may increase pressure on these facilities.
- Local retail services – There is currently no neighbourhood centre, with limited retail service in the area.

4.4. IMPACT OF THE PROPOSED DEVELOPMENT

Stakeholders were asked what they thought the impact the proposed development would have on existing facilities and services in the area. There was a mixed response from stakeholders.

Some service providers suggested that the proposed development would increase pressure on existing facilities and exacerbate facility gaps including car parking and poor quality community buildings. However it should be noted that the proposed development includes new car parking, improved pedestrian access routes, new open space areas, a neighbourhood centre, and the upgrade of existing community facilities.

Both the school and childcare centre identified capacity to meet the needs of the incoming population and suggested that more residents would support the upgrade and long term sustainability of their services. Also, the new marina would have a beneficial impact for residents due to the poor condition of existing facilities, demand from locals who have unsuitable mooring at present, and the potential to increase volunteers to support services across the area (e.g. River Rescue).

4.5. CONCLUSIONS

The existing area is well serviced by facilities which support the local community. However there are a number of facility and service gaps which would be exacerbated by an increased population. The proposed development will deliver a number of upgrades that will fulfil these gaps including:

- An improved marina environment.
- New car parking across the site.
- New footpaths and pedestrian links.
- New open space and associated amenity blocks.
- New retail opportunities.
- New facilities for key services including the Rural Fire Service (RFS) and Chapel.

The development will also increase patronage to the existing school and childcare centre which currently have capacity. This will support the long term viability of both facilities. Residual gaps in community facilities which remain include the provision of a dedicated community or education hall.

5. COMMUNITY FACILITIES AUDIT

5.1. INTRODUCTION

The following sections provide an overview of existing community facilities and open space in the surrounding areas. This high level review has focused on the following key community facilities:

- Education and childcare
- Community health facilities
- Open space and recreation facilities
- Community facilities including community centres and libraries
- Emergency services.

The review has focused on local and regionally significant assets. Local assets have been identified as those facilities within the suburbs of Mooney Mooney and Brooklyn. Regional assets have been identified in the regional centres of Gosford (28km north east) and Hornsby (27km south west) and the Central Coast Corridor (along the Pacific Highway to the south of Mooney Mooney).

Table 5 provides details of the existing community facilities in the area, and Figure 11 presents the location of these facilities. Regional facilities in Gosford, Hornsby and along the Central Coast Corridor are presented in Appendix D at the end of this report.

Table 6 provides details of the existing emergency services in the area, and Figure 12 presents the location of these facilities.

Table 5 – Facilities in Mooney Mooney

Map Ref.	Name	Facility Type	Location	Description
1	Mooney Mooney Park	Park/Recreation Area	Mooney Mooney	
2	Peat Island Centre	Medical Facility	Mooney Mooney	Former asylum building, currently disused.
3	Deerubbin Reserve	Park/Recreation Area	Mooney Mooney	Public open space with amenities block, car parking and boat ramps.
4	Mooney Mooney Public School	Community facility	Mooney Mooney	Former public school which is currently used by the community as a meeting space and community library.
5	Long Island Nature Reserve	Park/Recreation Area	Brooklyn	Nature reserve of 73ha with limited public access. Permission is required from NSW OEH to access the reserve.
6	Rest Park	Park/Recreation Area	Brooklyn	Open space of providing toilets and picnic areas.
7	Brooklyn Public School	Public school	Brooklyn	A Public Kindergarten and Primary School with 93 enrolments in 2016, and a peak of 113 enrolments in 2013. The school reports having 2 spare classrooms and two demountables, each with the capacity for 60 students. This means a capacity of 230.
8	Brooklyn Park	Park/Recreation Area	Brooklyn	Public park including amenity blocks and marina access.
9	Hawkesbury River Child Care Centre	Child care	Brooklyn	Childcare centre providing 14 long day care places, 2 occasional care places and 2 before and 2 after school care places.
10	Community Health Centre	Medical Facility	Brooklyn	
11	McKell Park	Park/Recreation Area	Brooklyn	Public park providing walking trails, BBQ areas, and public baths and playground.

Figure 11 – Facilities in Mooney Mooney

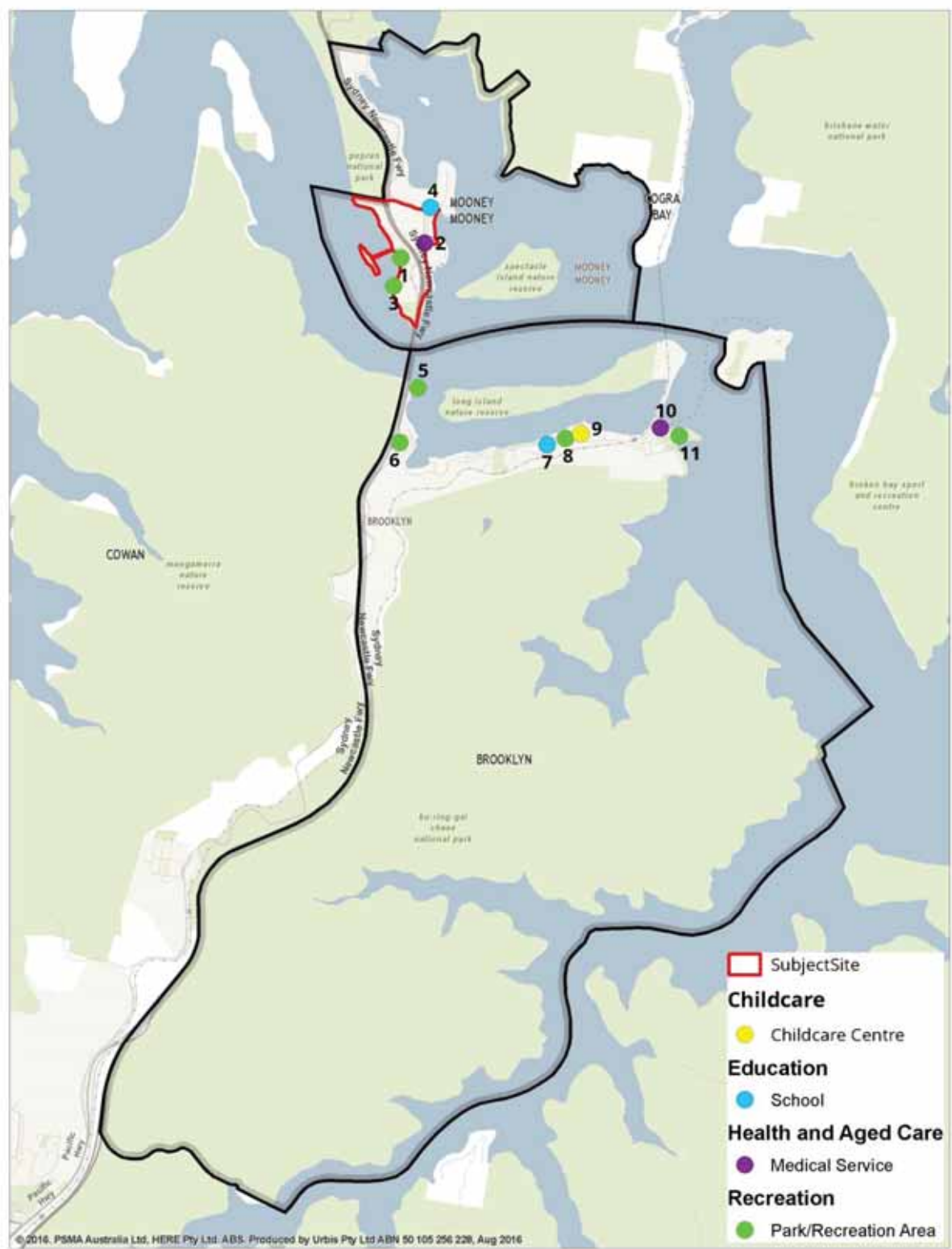
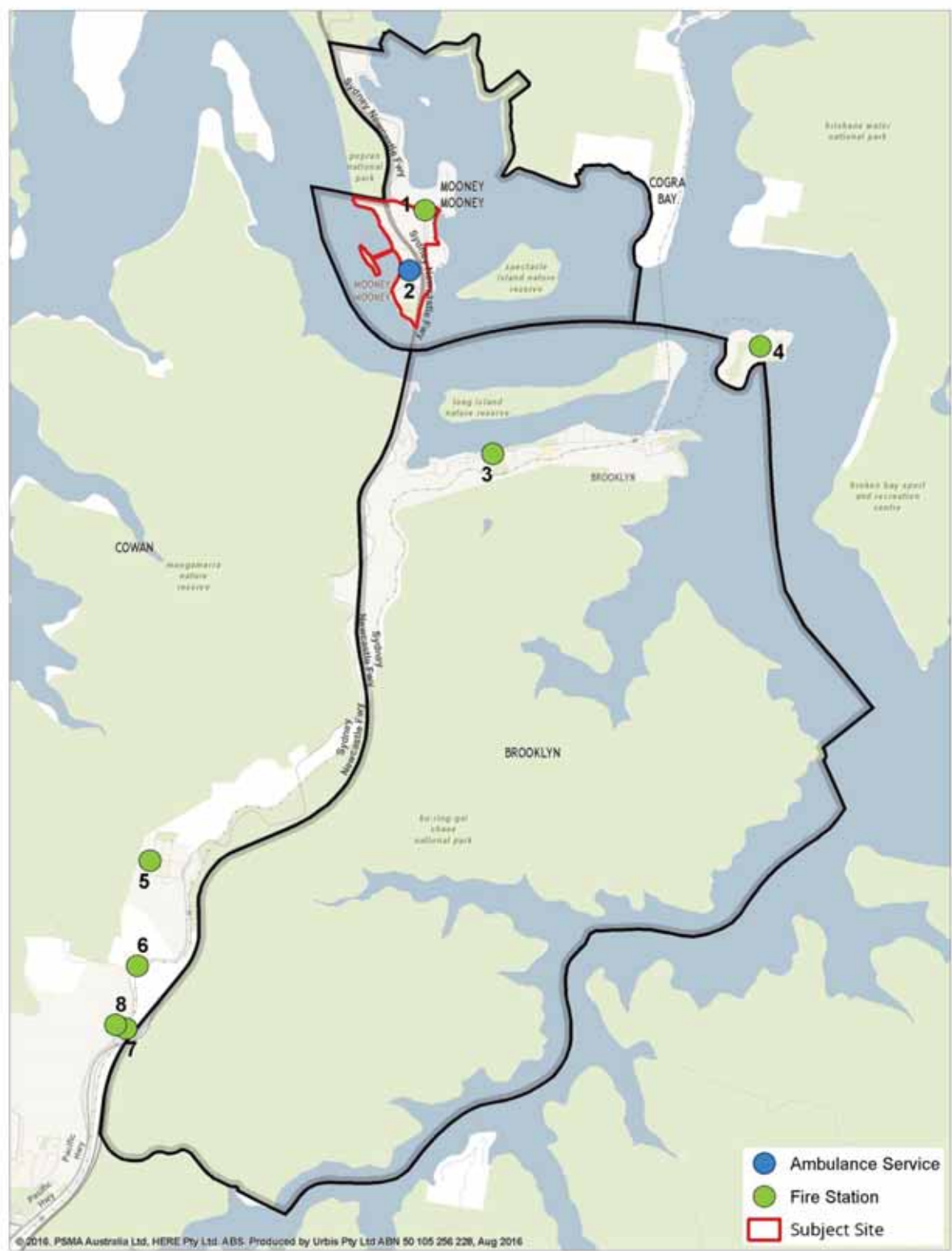


Table 6 – Emergency Services in Mooney Mooney

Map Ref.	Name	Facility Type	Location
1	Mooney Mooney Rural Fire Brigade	Fire Station	Mooney Mooney
2	Brooklyn Rural Fire Brigade	Fire Station	Brooklyn
3	Dangar Island Rural Fire Brigade	Fire Station	Dangar Island
4	Cowan Rural Fire Brigade	Fire Station	Cowan
5	Muogamarra Rural Fire Brigade	Fire Station	Cowan
6	Hornsby Ku-ring-gai Support Brigade	Fire Station	Cowan
	NSW Rural Fire Service - Hornsby Fire Control Centre	Fire Station	Cowan

Figure 12 – Emergency Services in Mooney Mooney



5.2. EDUCATION AND CHILDCARE

The site was formerly serviced by the Mooney Mooney Public Primary School, however this closed as part of the proposed redevelopment of the site and the building is currently used as an informal community space.

The Brooklyn Public Primary School is the only school within the local area. The school currently services the local community in Mooney Mooney and Brooklyn. The school has an enrolment of 93 children, and had a peak enrolment of 113 in 2013. The school reports that there are two classrooms, and two demountable buildings which are currently empty and can accommodate a further 60 children each. This would provide additional capacity for up to 230 children.

The area is also serviced by the Hawkesbury River Child Care Centre. The centre reports capacity for 14 long day care places, 2 occasional care places and 2 before and 2 after school care places, however discussions with the centre suggest that there is significant capacity to meet the needs of the incoming population.

There is no public secondary school in the area, however the regional centres of Gosford and Hornsby are well serviced by a number of public facilities, including those identified in Table 7 below. This also indicates that a number of the existing public secondary schools in the area are operating under capacity and could accommodate additional demand.

Table 7 – Public secondary schools in Gosford and Hornsby

Name	Distance	Capacity (No. students)
Henry Kendall High School	Gosford – 17.5km	Current – 789 Peak – 899 (2012)
Gosford High School	Gosford – 17.8km	Current – 1,098 Peak – 1,109 (2012)
Hornsby Ku-Ring-Gai Community College	Hornsby – 21.1km	NA
Tafe NSW Northern Sydney Institute	Hornsby – 21.3km	NA
Hornsby Girls High School	Hornsby – 21.7km	Current – 730 Peak – 736 (2014)
Barker College	Hornsby – 22km	NA

5.3. COMMUNITY HEALTH FACILITIES

The site was formerly the location of the Peat Island Hospital and Asylum. This closed in 2010 and has not been in use since.

The local area is currently serviced by the Brooklyn Community Health Centre which provides services including Physiotherapy, Podiatry, General Practitioners available to concession card holders, early childhood service, centre-based meals for seniors, Meals on Wheels (frozen delivery), exercise classes, needle exchange program (RUSH), and psychologist-ATAPS.

The area is also within the Central Coast Local Health District and is serviced by Gosford Hospital and Woy Woy Hospital. These regional facilities provide a range of services including General Medicine, General Surgery, Kidney Medicine, Maternity, Ophthalmology, Orthopaedics, Palliative Care, and Rehabilitation.

No information is available regarding the capacity of these services to service the current need, or potential future need for community health services.

5.4. COMMUNITY CENTRES AND LIBRARIES

The former Mooney Mooney Public School currently acts as an informal community centre serving the local area. The school was closed in 2006 and since then Gosford Council has rented space from the Department of Education and Training (DET) to use the facility as the Mooney Mooney Community Library and community meeting rooms.

The building is now used as a small lending library, a place for community meetings, and a polling station during elections. Ad-hoc community events are also organised on the land, including a community movie night which was attended by over 100 patrons. The meeting rooms can accommodate groups of up to 60 people and the centre can come close to capacity during the weekends. Seven volunteer staff from the local community support the centre. It is understood that the centre was set up as a temporary measure, and the building is not fit for purpose and in need of upgrading. However, despite its limitations the centre has become a valued and well utilised community facility for the community.

The proposed development will relocate the library and community rooms to a co-located facility with the Chapel and the Rural Fire Service (RFS) building. This will provide modern facilities for community use.

In addition, there are a large number of regionally significant community hubs within Hornsby and Gosford which will serve the local population. These include the Hornsby Youth and Family Community Centre, Hornsby Campus and Council Libraries, Hornsby Leisure and Learning Centre, and the Wallarobba Arts and Cultural Centre.

5.5. OPEN SPACE AND RECREATION FACILITIES

The development site is located in a predominantly rural area, with excellent access to significant natural assets including the Hornsby River, Popran National Park (3,970ha), Brisbane Water National Park (11,500ha), Marramarra National Park (11,700ha), Muogamarra Nature Reserve (2,200ha) and the Ku-ring-gai Chase National Park (14,900ha).

In addition to these nationally significant open space and recreation assets, the site is also served by local parks and recreation areas nearby including the Mooney Mooney Park, Deerubbun Reserve, Rest Park, Brooklyn Park, and McKell Park. These local facilities provide public playgrounds, picnic areas and BBQs, walking tracks and amenity blocks.

While there are no public playing fields within the immediate area, it is likely that this is due to the steep topography of the land in this area, and informal sports and recreation are accommodated within local parks.

The site also benefits from access to regionally significant sports and recreation facilities located in Gosford and Hornsby. Key regional facilities include the Hornsby Aquatic and Leisure Centre, Kim Warwick Tennis Academy, Asquith Bowling and Recreation Club, Gosford Olympic Swimming Pool, Central Coast Stadium, Gosford Showground, Gosford Tennis Centre, Gosford Indoor Sports Centre, and Kincumber Indoor Sports Centre. The Hornsby Aquatic and Leisure Centre includes a heated eight lane 50 metre outdoor pool, a heated 25 metre indoor pool, gymnasium, leisure pool, children's waterslide, café, and child minding services.

5.6. EMERGENCY SERVICES

The development site is located in a relatively isolated area. There are existing NSW Ambulance and Rural Fire Service (RFS) facilities within the subject site, and these are proposed to be upgraded and relocated (within the site) as part of the development proposal. The nearest NSW Police facilities are located in Gosford and Hornsby – Mooney Mooney is covered by the Brisbane Water Local Area Command, located in Gosford.

6. NEEDS ASSESSMENT

6.1. INTRODUCTION

This section of the report presents an assessment of the potential need generated by the incoming population to the site for community facilities and open space.

This assessment makes assumptions about the potential scale of the incoming population, the demand based on best practice benchmarks and the capacity of existing and proposed facilities to meet the needs of the community. This will also identify any potential gaps in future provision.

6.2. POPULATION, WORKFORCE AND VISITOR GENERATION

The potential population of the site following development has been calculated based on the development schedule (e.g. number of townhouses, detached dwellings and apartments) and guidance from Gosford Council statutory planning documents.

Gosford City Council does not currently have a Contributions Plan for land in Mooney Mooney. The Gosford City Council "Contributions Plan No. 164 Gosford Regional Centre" provides details on the assumptions to be used in calculating the potential impact of new development. However, it should be noted that this Contributions Plan only applies to Gosford City Centre, and does not apply to the land at Mooney Mooney. It is anticipated that the assumptions presented in this plan may be excessive if applied to the site due its relatively remote location and lack of development.

While this Plan is not appropriate to inform an assessment of development contributions for the site, and in the absence of other guidance, it can provide a conservative estimate of the potential incoming residential, worker and visitor population which may be generated by the proposed development.

Table 8 below presents the calculation of potential residential, worker and visitor populations generated by the proposed development. In summary this suggests that the proposed development of 268 dwelling at the site would generate a population of up to 536 residents. The development of over 3,000sqm of retail space would generate 75 workers onsite and the development of a 93 room hotel will generate approximately 140 equivalent visitors.

Table 8 – Estimated future population based on assumptions from Gosford Contributions Plan No. 164

Item	Occupancy rate	Proposed development	Population Estimate
Medium density residential dwellings ¹	2.0 persons per dwelling ²	268 dwellings	536 residents
Retail workforce	1 worker / 40m ²	3,008m ²	75 workers
Tourist/Hotel workforce	1 worker / 50m ²	37,172m ²	743 workers
Tourist/Hotel visitors	1.5 persons per room	93 rooms	140 visitors

6.3. COMMUNITY NEEDS BENCHMARKING ASSESSMENT

The following section provides an assessment of the potential community need for community facilities and open space which may be generated by the proposed development.

This assessment has been based on the population estimates developed in Section 6.2, the existing population of Mooney Mooney, and also compared against best practice benchmarks for community facility provision set out in the Growth Centres Development Code (Growth Centres Commission, 2006).

¹ Medium density includes all units, villas, townhouses, residential flats, and apartments

² It should be noted that the rate of 2.0 people per dwelling is below the current average household size of 2.5 people per dwelling across Mooney Mooney and Gosford. It is anticipated that this lower household size is appropriate for the proposed development due to the high proportion of apartment units proposed.

The Growth Centres Development Code is used to plan for the provision of social infrastructure in new release greenfield areas. This provides high level benchmarks which can be used to identify the population size which will trigger the need for certain facilities. Table 9 below presents the Growth Centre Benchmarks used in this assessment.

Table 9 – Growth Centre Commission community infrastructure standards

Facility Type	Benchmark	Size
Community facilities		
Local Community Centre	1:6,000 people	1,500 - 2,400 sqm
District Community Centre	1:20,000 people	2,000 - 2,500 sqm
Education facilities		
Public Primary School	1:1,500 new dwellings	2.3 - 3ha
Public Secondary School	1:4,500 new dwellings	6 - 10ha
Health and social welfare		
Community Health Centre	1:20,000 people	2,000 sqm (for 80,000 people)
Hospital	2 beds:1,000 people	-
Aged Care	-	-
Low Care (Hostel)	48 places:1,000 people 70yrs+	-
High Care (Nursing Home)	40 beds:1,000 people 70yrs+	-
Aged Care Housing	1:10,000 people (centre)	-
Youth centre	1:20,000 people	-
Childcare facility	1 place:5 children 0 - 4 yrs	-
After school care facility	1 place:25 children 5 - 12 yrs	-
Culture		
Branch Library	1:33,000 people	2,400 sqm
District Library	1:40,000 people	2,400 sqm
Performing Arts / Cultural Centre	1:30,000 people	0.24 - 8ha
General open space	2.83ha:1,000 people	-
Emergency Services		
“The siting of emergency services should have ready access to major roads to enable rapid response and proximity to both mixed use centres and residential areas.”		
NSW Ambulance Service	-	Ambulance station to accommodate 12 ambulances

Facility Type	Benchmark	Size
Fire and Rescue NSW	-	Fire station 2,000 sqm minimum
NSW Police Department	-	Police station 4,000 sqm minimum (for first 10 years)

Table 10 overleaf presents an assessment of the potential need generated by the proposed development for community facilities and open space in the area. This considers the existing conditions, community need based on benchmarks and current capacity, and provides recommendations regarding any service gaps or the potential impact of the development.

Table 10 – Mooney Mooney Community Facilities and Open Space Needs Assessment

Facility type	Existing conditions	Community Need	Recommendation
Community Centre and Library	The old school building is currently used as a small lending library and an informal community meeting space. This is an important and well used asset, however in need of upgrade due to the condition of the building and grounds.	At present the lending library and community meeting space supports the needs of 1,200 residents in the area. The development of 268 dwellings may increase the population by 536 people to a total of 1,736 people. A population of this size will not trigger the need for a new local community centre (1 per 6,000 people) or a branch library (1 per 33,000 people). However 536 additional residents may put additional pressure on the existing services in the area.	The proposed development will relocate and upgrade community facilities at the site, including relocation of the library and community meeting rooms. This will provide a significant benefit to the community by providing modern, well designed and co-located facilities. It is anticipated that these facilities will meet the needs of the existing and incoming populations.
Education and Childcare	There are no schools or child care centres currently on the site, however the site is serviced by the Brooklyn Public Primary School and Hawkesbury River Childcare Centre. Both the childcare centre and Primary school have significant capacity to accommodate further demand. The school reports capacity for a further 230 students. However the school is lacking in a school hall for group learning activities. As indicated in 0 it is anticipated that many Secondary Schools in the wider regional area have capacity to support additional students.	The development of 268 new dwellings will not trigger the need for a new Public Primary School (1 per 1,500 dwellings) or a Public Secondary School (1 per 4,500 dwellings). The age profile of the incoming population is not known, however should existing settlement patterns continue, it is likely that the majority of incoming residents will be retirees, or empty nesters, close to retirement and seeking to relocate from the city to a more rural setting. There is likely to be small proportion of family households. As such the demand for school and childcare places is likely to be low. It is anticipated that any demand generated by the development for childcare or public school places can be accommodated through existing capacity in nearby childcare centres and schools.	Any demand for childcare and education places generated by the proposed development can be accommodated through existing capacity at nearby facilities. This will improve the viability and long term sustainability of these facilities, providing opportunities for additional funding through DET for school facilities and staffing. This will therefore have a beneficial impact on the provision of education services in the area.
Community	The site was the former location of the Peat Island Hospital and Asylum. This	At present the Brooklyn Community Health Centre services the needs of 1,200 residents in the area. The	The proposed development of a neighbourhood centre at the site,

Facility type	Existing conditions	Community Need	Recommendation
Health Services	closed down in 2010 and since there has been no community health services in Mooney Mooney. The current population is served by the Brooklyn Community Health Centre and by two hospitals located at Gosford and Woy Woy. The currently levels of service quality or capacity are not known.	proposed development may increase this population by 536 to 1,736 people. The provision of one community health facility for 1,736 people is significantly better than the benchmark figure (1 centre per 20,000 people). As such it is anticipated that the needs of the incoming population will be met by the existing facilities in the area.	providing over 3,000sqm of retail space, provides the opportunity for healthcare providers to deliver services from commercial properties should the demand arise. However it is anticipated that the existing population is well served by existing community health facilities.
Open Space and Recreation	The development site is located in a predominantly rural area, with excellent access to significant natural assets including the Hornsby River, Popran National Park (3,970ha), Brisbane Water National Park (11,500ha), Marramarra National Park (11,700ha), Muogamarra Nature Reserve (2,200ha) and the Ku-ring-gai Chase National Park (14,900ha). In additional the site is also served by a number of local parks and recreation areas nearby which provide public playgrounds, picnic areas and bbq's, walking tracks and amenity blocks. While the site lacks active sports fields or indoor facilities it does benefit from access to regionally significant sports and recreation facilities located in Gosford and Hornsby, including the Hornsby Aquatic and Leisure Centre.	The incoming population of 536 people will generate demand for approximately 1.5ha of open space (based on 2.8ha per 1,000 people). Due to the significant open space and recreation assets currently available at the proposed development site, within the immediate surrounds, and in the wider regional area, it is anticipated that any community demand for open space and recreation will be met by the existing assets.	The proposed development will include landscaping of open space across the site, new foreshore walkways, and improved pedestrian and vehicle access. It will also provide a new boating marina and associated facilities. This will provide a significant benefit for incoming residents and the wider community, improving access to the significant open space, environmental and recreation assets in the area.

Facility type	Existing conditions	Community Need	Recommendation
Emergency Services	The Mooney Mooney Rural Fire Brigade and Ambulance Station are located within the development site. There are also nearby fire brigades located in Brooklyn, Dangar Island, Cowan, Muogamarra and Hornsby. The nearest police stations are located at Gosford and Hornsby.	There are no benchmarks available for the provision of emergency services. However, due to the relatively small population in the area, it is not anticipated, on a preliminary review, that any additional emergency services will be required as a result of the incoming population of 536 people. Stakeholder consultation with emergency services was attempted on several occasions to test this assessment; however stakeholders were not available to comment.	Demand for emergency services can be accommodated through existing provision. It is understood that existing services. The development proposal aligns with the Growth Centres Development Code recommendation that the siting of emergency services should have ready access to major roads to enable rapid response and proximity to both mixed use centres and residential areas.

7. CONCLUSIONS AND RECOMMENDATIONS

The following presents a summary of the recommendations identified by the community needs assessment:

- **Community Centre and Library** – The proposed development will relocate and upgrade the library and community meeting rooms. This will provide a significant benefit to the community by providing modern, well designed and co-located facilities. It is anticipated that these facilities will meet the needs of the existing and incoming populations.
- **Education and Childcare** – The profile of the incoming population is likely to be characterised by a large proportion of retirees or empty nesters. As such the demand for school and childcare places is likely to be low. Existing facilities have spare capacity to meet any increased demand, and any new students will support the viability and long term sustainability of these facilities.
- **Community Health** – The existing capacity of community health services is not known, however the provision of a community health centre in close proximity to the site provides a higher provision ratio compared to standard benchmarks. Should demand for additional services arise, the planned neighbourhood centre will provide the opportunity for healthcare providers to deliver services from commercial premises.
- **Open Space and Recreation** – The site benefits from an abundance of natural open space and recreation assets, however lacks formal active open space including sports fields and indoor sports. These assets however can be accessed in the regional centres of Gosford and Hornsby. The proposed development will include landscaping of open space across the site, new foreshore walkway's, and improved pedestrian and vehicle access to open space and recreation assets. It will also provide a new boating marina and associated facilities. This will provide a significant benefit for incoming residents and the wider community, improving access to the significant open space, environmental and recreation assets in the area.
- **Emergency Services** – There are no benchmarks available for the provision of emergency services. However, due to the relatively small population in the area, it is not anticipated, on a preliminary review, that any additional emergency services will be required as a result of the incoming population. The development proposal aligns with the Growth Centres Development Code recommendation that the siting of emergency services should have ready access to major roads to enable rapid response and proximity to both mixed use centres and residential areas.

In summary, the proposed development will have a beneficial impact in terms of community facilities and open space in the area. New and improved facilities onsite will benefit the incoming and wider community. Increased demand will be met by existing capacity in some facilities, and through the development and improvement of existing facilities. The community will continue to travel outside the local area to access active recreation, indoor sports, and high school education in the regional centres of Gosford and Hornsby. The incoming population will not trigger demand for such facilities on-site.

DISCLAIMER

This report is dated September 2016 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Government Property NSW (**Instructing Party**) for the purpose of Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A STAKEHOLDER DISCUSSION GUIDE – COUNCIL



STAKEHOLDER DISCUSSION GUIDE

MOONEY MOONEY COMMUNITY FACILITIES AND OPEN SPACE NEEDS ASSESSMENT

Introduction

My name is _____ and I work for an urban planning company called Urbis. We have been engaged by Government Property NSW to undertake a community facilities and open space needs assessment for Mooney Mooney. The assessment we are undertaking will inform future planning in the area.

As part of this study we are consulting with key stakeholders in the region, including managers of local community facilities. We would like to arrange a 30 minute telephone interview with you to gain your perspectives for community facility planning in the area.

<Arrange suitable time for interview>

This interview will last approximately 30 minutes. During the interview we will take notes of your comments. You will not be individually named in the report; however key issues and needs from a service perspective will be outlined in the report.

Do you have any questions before we begin?

Description of the proposal

The Planning Proposal seeks to rezone land in Mooney Mooney. If approved by Council and the Department of Planning it would see the inclusion of 260 residential dwellings, a community centre, a marina and hotel accommodation (90 rooms).

Questions

- Are there any current gaps or issues associated with the provision of community facilities and open spaces in the area? – Prompt: access to facilities, quality of facilities, type of facilities
- How will the profile of the population living in this region change over the next 10-20 years? – Prompt: demographic changes, age, gender, family structure, ethnicity, country of origin
- What impact will that have on the demand for community facilities and open space in the area?
- What existing facilities will be important in servicing the needs of the incoming population?
- What planned facilities in the broader region will also service the needs of incoming residents?
- What should be the priorities for facilities and open space in the region?
- What are the key factors which should be considered when planning for future facilities in the area? Prompt: proximity to residential areas, capacity and size of facility, multi-purpose model, co-location model
- Do you have anything else to add?

Thank you for your time.

APPENDIX B STAKEHOLDER DISCUSSION GUIDE – LOCAL FACILITIES



STAKEHOLDER DISCUSSION GUIDE

MOONEY MOONEY COMMUNITY FACILITIES AND OPEN SPACE NEEDS ASSESSMENT

Introduction

My name is _____ and I work for an urban planning company called Urbis. We have been engaged by Government Property NSW to undertake a community facilities and open space needs assessment for Mooney Mooney. The assessment we are undertaking will inform future planning in the area.

As part of this study we are consulting with key stakeholders in the region, including managers of local community facilities. We would like to arrange a 30 minute telephone interview with you to gain your perspectives for community facility planning in the area.

<Arrange suitable time for interview>

This interview will last approximately 30 minutes. During the interview we will take notes of your comments. You will not be individually named in the report; however key issues and needs from a service perspective will be outlined in the report.

Do you have any questions before we begin?

Description of the proposal

The Planning Proposal seeks to rezone land in Mooney Mooney. If approved by Council and the Department of Planning it would see the inclusion of 260 residential dwellings, a community centre, a marina and hotel accommodation (90 rooms).

Questions

- What services operate from your facility?
- What are the operating hours of your facility?
- What is the capacity of your facility? I.e. How many people can you accommodate?
- Does your facility reach capacity?
- When is your facility busiest? I.e. Time of day, week, month.
- Who uses the facility? I.e. home location, age, gender, cultural background.
- Does your facility meet the needs of the current community?
 - o If No, what improvements are needed to support the current population?
- Does your facility have the capacity to meet the needs of an increased population?
 - o If No, what improvements are needed to support an increased population?
- Are there any current gaps or issues associated with the provision of community facilities and in the area? I.e. distance from facilities, quality and type.
- What should be the priorities for community facilities in the area?



- Do you have anything else to add?

Thank you for your time.

APPENDIX C STAKEHOLDER DISCUSSION GUIDE – EMERGENCY SERVICES



STAKEHOLDER DISCUSSION GUIDE

MOONEY MOONEY COMMUNITY FACILITIES AND OPEN SPACE NEEDS ASSESSMENT

Introduction

My name is _____ and I work for an urban planning company called Urbis. We have been engaged by Government Property NSW to undertake a community facilities and open space needs assessment for Mooney Mooney. The assessment we are undertaking will inform future planning in the area.

As part of this study we are consulting with key stakeholders in the region, including managers of local community facilities. We would like to arrange a 30 minute telephone interview with you to gain your perspectives for community facility planning in the area.

<Arrange suitable time for interview>

This interview will last approximately 30 minutes. During the interview we will take notes of your comments. You will not be individually named in the report; however key issues and needs from a service perspective will be outlined in the report.

Do you have any questions before we begin?

Description of the proposal

The Planning Proposal seeks to rezone land in Mooney Mooney. If approved by Council and the Department of Planning it would see the inclusion of 260 residential dwellings, a community centre, a marina and hotel accommodation (90 rooms).

Questions

- What current emergency services are provided in the area?
- Are there any current gaps or issues that you are aware of in relation to the provision of emergency services in the area?
- The Planning Proposal will result in an additional 260 dwellings in the area. Will these services be sufficient to support the incoming population?
- Are there any planned new facilities or services which will support the incoming population?
- What triggers the provision of a new emergency service? (e.g. population or response rate)
- When planning a new emergency service facility what do you look for in a site in terms of:
 - o Location?
 - o Size of land?
 - o Facilities required?
- Do you have anything else to add?

Thank you for your time.

APPENDIX D COMMUNITY FACILITIES IN REGIONAL CENTRES

Figure 13 – Facilities in Gosford

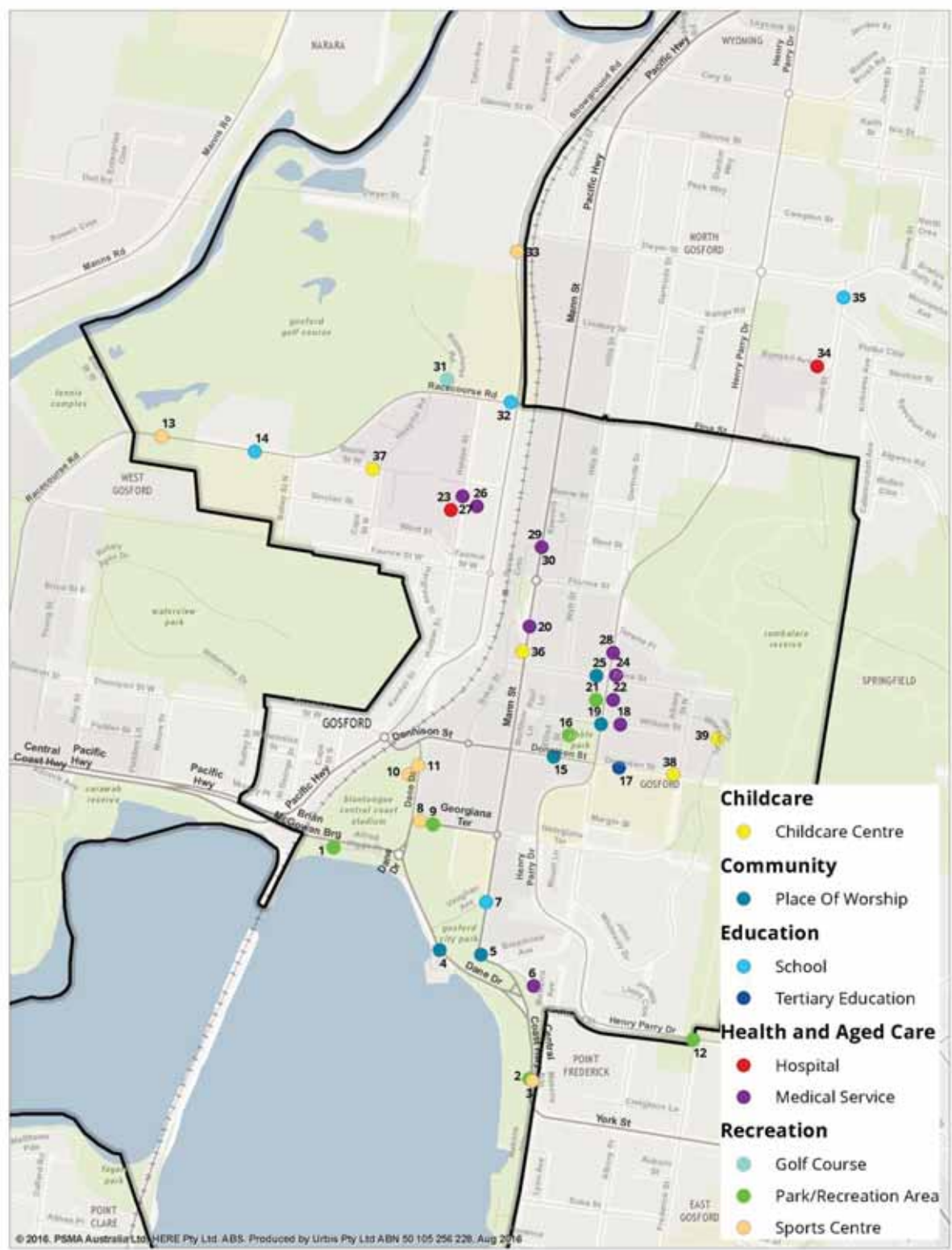


Table 11 – Facilities in Gosford

Map Ref. No.	Name	Facility Type	Distance to site (km)
1	Grahame Park	Park/Recreation Area	16.9
2	Gosford City Park	Park/Recreation Area	16.9
3	Gosford Olympic Swimming Pool	Sports Centre - Swimming Pool	16.9
4	Elim Ministry Church	Place Of Worship	17.0
5	The Anglican Church of Australia	Place Of Worship	17.0
6	Gosford Private Hospital	Medical Service	17.1
7	Gosford Public School	Public Primary School	17.1
8	Genesis	Sports Centre - Fitness and Health Club	17.1
9	Ray Maher Field	Park/Recreation Area	17.2
10	Central Coast Stadium	Sports Complex	17.2
11	Gosford City Bowling Club	Sports Centre	17.2
12	Peace Park	Park/Recreation Area	17.3
13	Gosford Tennis Courts	Sports Centre	17.3
14	Henry Kendall High School	Public Secondary School	17.5
15	Uniting Church in Australia	Place Of Worship	17.5
16	Kibble Park	Park/Recreation Area	17.6
17	Tafe NSW-Hunter Institute	Higher Education	17.6
18	Caligem Health	Medical Service	17.7
19	First Church of Christ, Scientist - Gosford	Place Of Worship	17.7
20	Skin Cancer Clinic Gosford	Medical Service	17.7
21	Rumbalara Reserve	Park/Recreation Area	17.7
22	Dr Philip Sutherland	Medical Service	17.7
23	Gosford Hospital	Hospital	17.7
24	Central Coast Treatment Centre	Medical Service	17.8
25	Liberty Family Church	Place Of Worship	17.8
26	Holden Street Clinic	Medical Service	17.8

Map Ref. No.	Name	Facility Type	Distance to site (km)
27	Kullaroo Clinic	Medical Service	17.8
28	Dr Robert Oliver	Medical Service - Dentist	17.8
29	Central Coast Conservatorium	Specialist Music School	17.8
30	Dr Andrew Webster	Medical Service	17.8
31	Gosford Golf Club	Golf Course	18.0
32	Gosford High School	Public Secondary School	18.0
33	Gosford Showground	Sports Complex	18.3
34	North Gosford Private Hospital	Hospital	18.7
35	North Gosford Learning Centre	School - Special Education	18.9
36	JoJo's Play Gym	Child Care Centre	17.7
37	Gosford Cubbyhouse	Child Care Centre	17.6

Figure 14 – Facilities in Central Coast Corridor

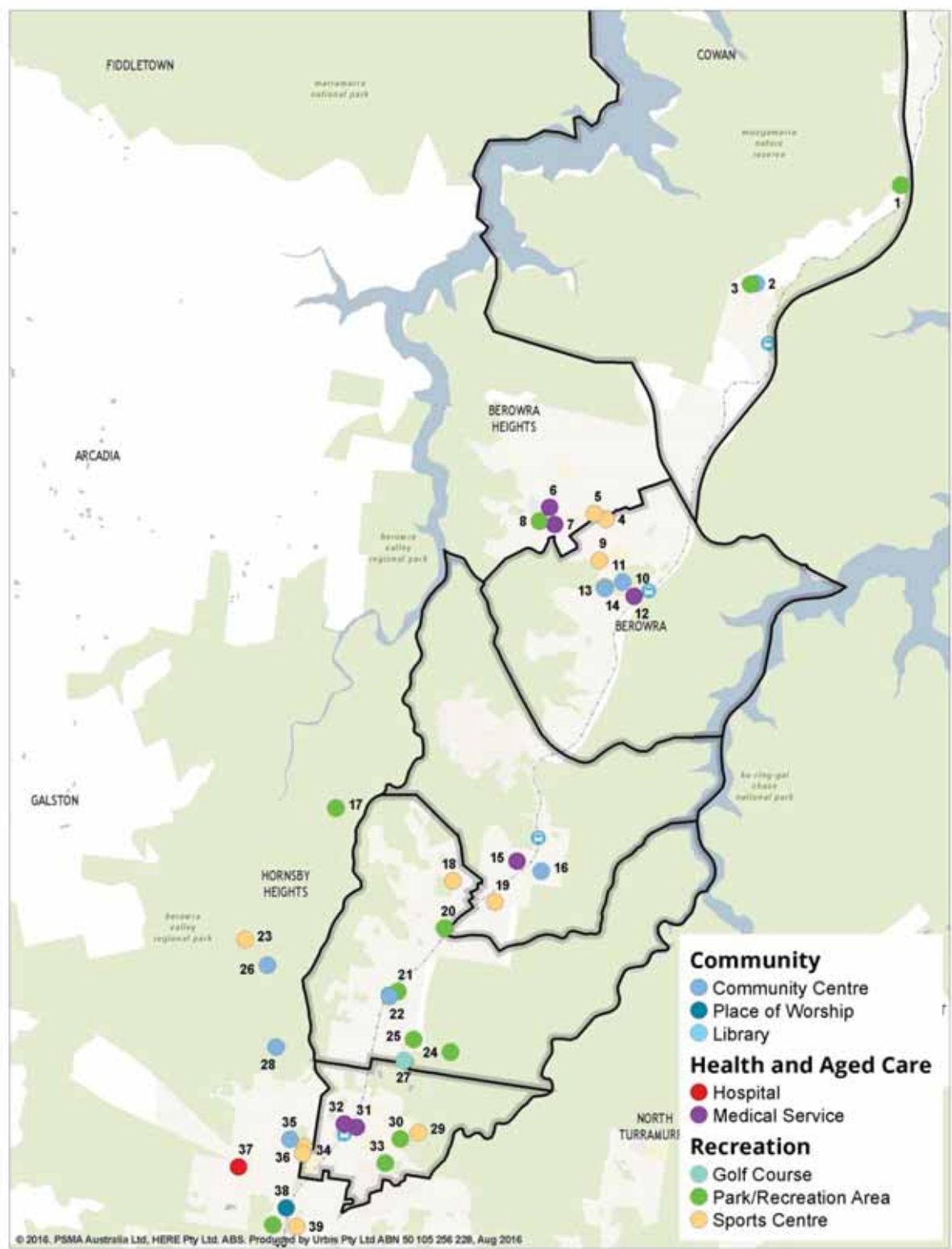
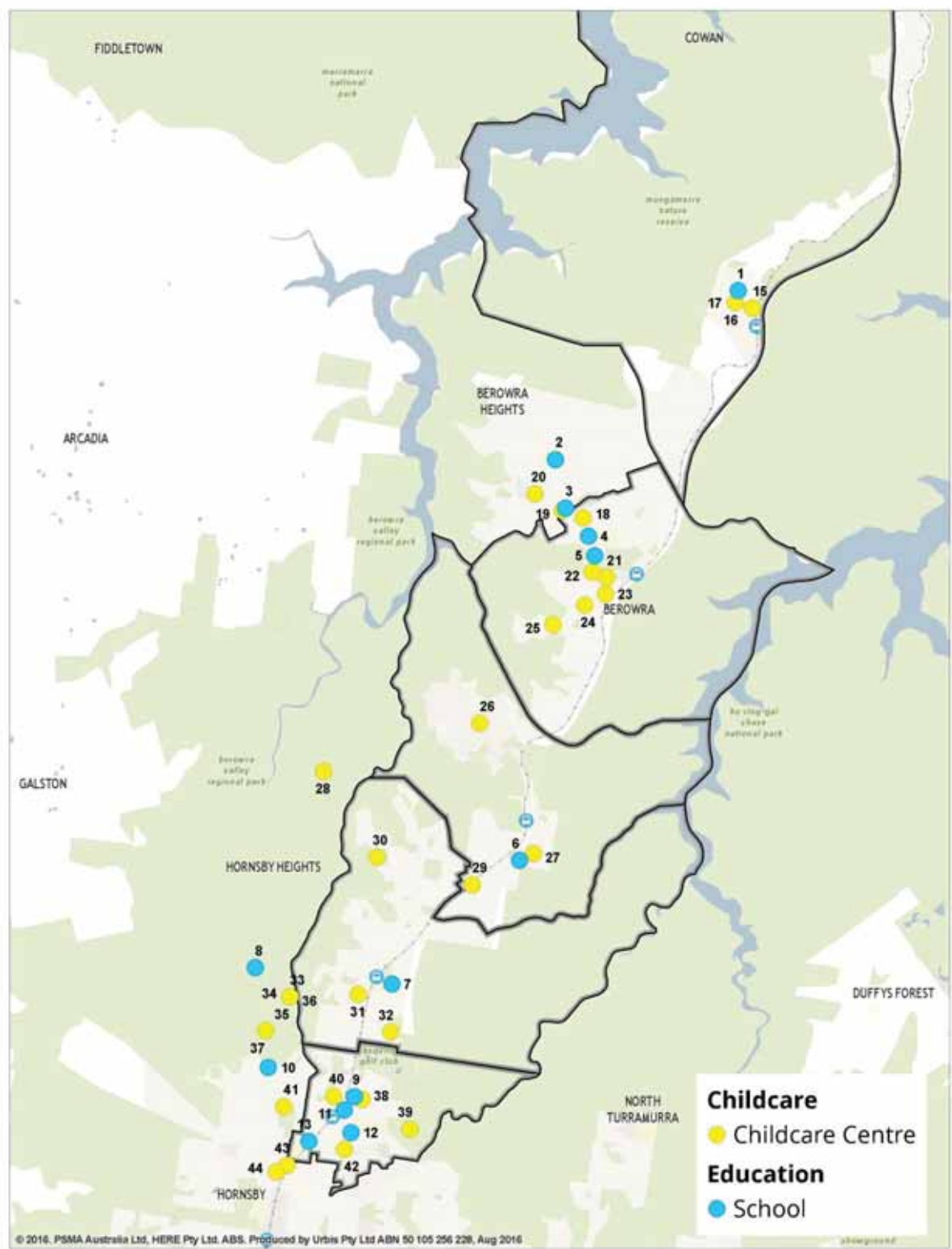


Table 12 – Facilities in Central Coast Corridor

Map Ref. No.	Name	Facility Type	Distance to site (km)
1	Muogamarra Nature Reserve	Park/Recreation Area	4.3
2	Cowan Community Centre	Civic/Community Centre	6.2
3	Cowan Park	Park/Recreation Area	6.2
4	Warrina Street Oval	Sports Centre	9.9
5	Hillcrest Oval	Sports Centre	9.9
6	Berowra Family Medical Practice	Medical Service	10.2
7	Berowra Community Health Centre	Medical Service	10.3
8	Crossroads Reserve	Park/Recreation Area	10.4
9	Berowra Oval	Sports Centre	10.5
10	Berowra Branch Library	Library	10.6
11	Berowra Community and Cultural Facility	Civic/Community Centre	10.6
12	Dental Surgery - Dr L Budihardjo	Medical Service	10.7
13	Berowra Tennis Courts	Sports Centre	10.7
14	Berowra District Hall	Civic/Community Centre	10.8
15	Mt Kuring-Gai Medical Centre	Medical Service	14.6
16	Mount Kuring-gai Community Centre	Civic/Community Centre	14.6
17	Crosslands Reserve	Park/Recreation Area	15.1
18	Foxglove Oval	Sports Centre	15.2
19	Mt Kuring-gai Oval	Sports Centre	15.2
20	Hunt Reserve	Park/Recreation Area	15.8
21	Mountside Reserve	Park/Recreation Area	16.9
22	Mount Colah Community Centre	Civic/Community Centre	17.0
23	Montview Park and Oval	Sports Centre	17.3
24	Ku-Ring-Gai Chase National Park	Park/Recreation Area	17.3
25	Berry Park	Park/Recreation Area	17.4
26	Hornsby Heights Scout Hall	Civic/Community Centre	17.4
27	Asquith Golf Club	Golf Course	17.7
28	Hornsby Heights Community Centre	Civic/Community Centre	18.3

Map Ref. No.	Name	Facility Type	Distance to site (km)
29	Mills Park Tennis Centre	Sports Centre	18.5
30	Asquith Park	Park/Recreation Area	18.7
31	Royston Clinic	Medical Service	18.8
32	Asquith Medical Centre	Medical Service	18.8
33	Asquith Reserve	Park/Recreation Area	19.1
34	Storey Park	Sports Centre	19.3
35	Asquith Community Centre	Civic/Community Centre	19.3
36	Asquith Bowling and Recreation Club	Sports Centre	19.4
37	Mt Wilga Private Hospital	Hospital	20.0
38	Community Church Hornsby	Place of Worship	20.2
39	AMF Bowling Hornsby	Sports Centre	20.3
40	Berowra Valley national Park	Park/Recreation Area	20.5

Figure 15 – Facilities in Central Coast Corridor



MOONEY MOONEY MASTER PLAN
CENTRAL COAST CORRIDOR



Table 13 – Facilities in Central Coast Corridor

Map Ref. No.	Name	Facility Type	Distance to site (km)
1	Cowan Public School	Primary	6.5
2	Wideview Public School	Primary	9.7
3	St Bernard's Catholic Primary School	Primary	10.2
4	Berowra Public School	Primary	10.4
5	Berowra Christian Community School	Primary	10.6
6	Mt Kuring-Gai Public School	Primary	14.7
7	Mount Colah Public School	Primary	17.0
8	Hornsby Heights Public School	Primary	17.7
9	Asquith Public School	Primary	18.6
10	Hornsby North Public School	Primary	18.7
11	St Patrick's Primary School	Primary	18.8
12	Asquith Girls High School	Secondary	19.0
13	Asquith Boys High School	Secondary	19.4
14	The OOSH - Cowan Public School	Childcare	6.6
15	Jack and Jill Kindergarten - Berowra	Childcare	6.7
16	BOOSH Cottage Inc	Childcare	6.7
17	KU Berowra Preschool	Childcare	10.2
18	Warrina Kids	Childcare	10.2
19	Kids in the Sky	Childcare	10.2
20	Goodstart Early Learning Berowra	Childcare	10.8
21	Berowra Christian Community School Before School Care	Childcare	10.8
22	Berowra Cottage Childrens Centre	Childcare	11.0
23	Waratah Preschool	Childcare	11.2
24	Golden Days Kindergarten	Childcare	11.6
25	Mt Kuring-Gai Combined After School Care	Childcare	13.3
26	KU Mobile 1 Preschool - Mt Kuring-Gai	Childcare	14.6

Map Ref. No.	Name	Facility Type	Distance to site (km)
27	Laugh & Learn Childrens Centre	Childcare	14.9
28	Mount Colah After School Care Association Incorporated	Childcare	15.3
29	Ashbear Long Day Care Centre	Childcare	15.5
30	Mt Colah Preschool Kindergarten	Childcare	17.3
31	The Mount Colah Alphabet Academy	Childcare	17.6
32	Hornsby Central Preschool Kindergarten	Childcare	17.8
33	Royston Kids	Childcare	17.8
34	Hornsby North Community Care Association	Childcare	17.8
35	Asquith Community After School Care Centre	Childcare	17.8
36	KU Grevillea Preschool	Childcare	18.3
37	Asquith Early Learning Centre	Childcare	18.5
38	Asquith Norwood Community Preschool	Childcare	18.7
39	Asquith Nursery And Pre-School	Childcare	18.7
40	Christine's Family Daycare	Childcare	19.1
41	Little Learning School	Childcare	19.3
42	Hornsby Tafe Childrens Centre	Childcare	19.8
43	Hornsby Longday Child Care Services	Childcare	19.9

Figure 16 – Facilities in Hornsby

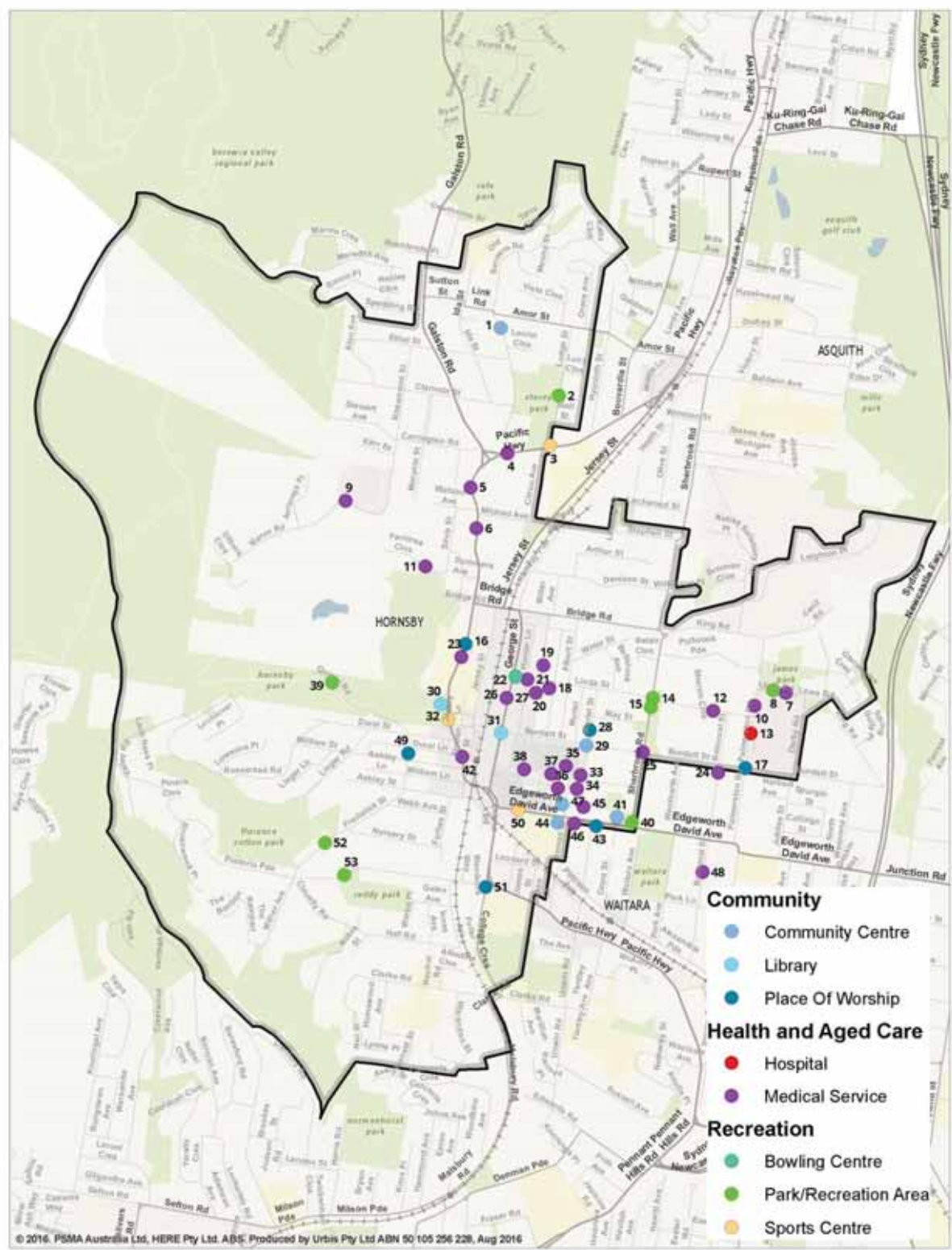


Table 14 – Facilities in Hornsby

Map Ref. No.	Name	Facility Type	Distance to site (km)
1	Asquith Community Centre	Civic/Community Centre	19.8
2	Storey Park	Park/Recreation Area	19.9
3	Asquith Bowling and Recreation Club	Sports Centre	20.1
4	Christophorus House	Medical Service - Nursing Home	20.2
5	Hornsby Spine Centre	Medical Service	20.5
6	Regis Hornsby	Medical Service - Nursing Home	20.6
7	The Whiddon Group Hornsby	Medical Service - Nursing Home	20.7
8	James Park	Park/Recreation Area	20.7
9	Mt Wilga Private Hospital	Medical Service	20.8
10	The Hills Clinic Hornsby	Medical Service	20.8
11	Summer Avenue Family Medical Practice	Medical Service	20.9
12	The San Day Surgery Hornsby	Medical Service	20.9
13	The Hornsby Ku-Ring-Gai Hospital	Hospital	21.0
14	Holman Park	Park/Recreation Area	21.0
15	Neal Park	Park/Recreation Area	21.0
16	St. Peter's Anglican Church	Place Of Worship	21.1
17	Waitara Anglican Church	Place Of Worship	21.1
18	Hunter Street B&G Medical Centre	Medical Service	21.1
19	The Madison Practice	Medical Service	21.1
20	Hornsby Fountain Medical Centre	Medical Service	21.1
21	Hornsby Sports Medicine	Medical Service	21.1
22	AMF Bowling	Bowling Centre	21.1
23	Alfred Deffert - Chiropractor	Medical Service	21.2
24	Balmoral Street Medical Centre	Medical Service	21.2
25	Vivid Health Chiropractic	Medical Service	21.2

Map Ref. No.	Name	Facility Type	Distance to site (km)
26	Neurocare Chiropractic - Hornsby	Medical Service	21.2
27	Hornsby Chiropractic Centre	Medical Service	21.2
28	The Hive Church	Place Of Worship	21.3
29	Hornsby Youth and Family Centre	Civic/Community Centre	21.3
30	Hornsby Campus Library	Library	21.4
31	Hornsby Shire Council Libraries	Library	21.4
32	Hornsby Aquatic and Leisure Centre	Sports Complex	21.4
34	Little Spines	Medical Service	21.4
35	Florence Street Family Practice	Medical Service	21.4
36	Hornsby Mall Medical Centre	Medical Service	21.4
37	Chiropractic Spinal Health	Medical Service	21.4
38	Hornsby Medical Practice	Medical Service	21.5
39	Hornsby Medical Centre	Medical Service	21.5
40	Hornsby Park	Park/Recreation Area	21.5
41	Willow Park	Park/Recreation Area	21.6
42	Willow Park Community Centre	Civic/Community Centre	21.6
43	Hornsby Station Medical Practice	Medical Service	21.6
44	Waitara Gospel Chapel	Place Of Worship	21.6
45	Hornsby Leisure and Learning Centre	Civic/Community Centre	21.6
46	Edgeworth Medical Centre	Medical Service	21.6
47	Hornsby Family Medical Practice	Medical Service	21.6
48	Wallarobba Arts and Cultural Centre	Civic/Community Centre	21.6
49	Back On Track	Medical Service	21.6
50	Uniting Church of Australia Hornsby	Place Of Worship	21.7
51	Kim Warwick Tennis Academy	Sports Centre	22.0
52	Hornsby Baptist Church	Place Of Worship	22.2
53	Florence Cotton Park	Park/Recreation Area	22.3

Figure 17 – Facilities in Hornsby

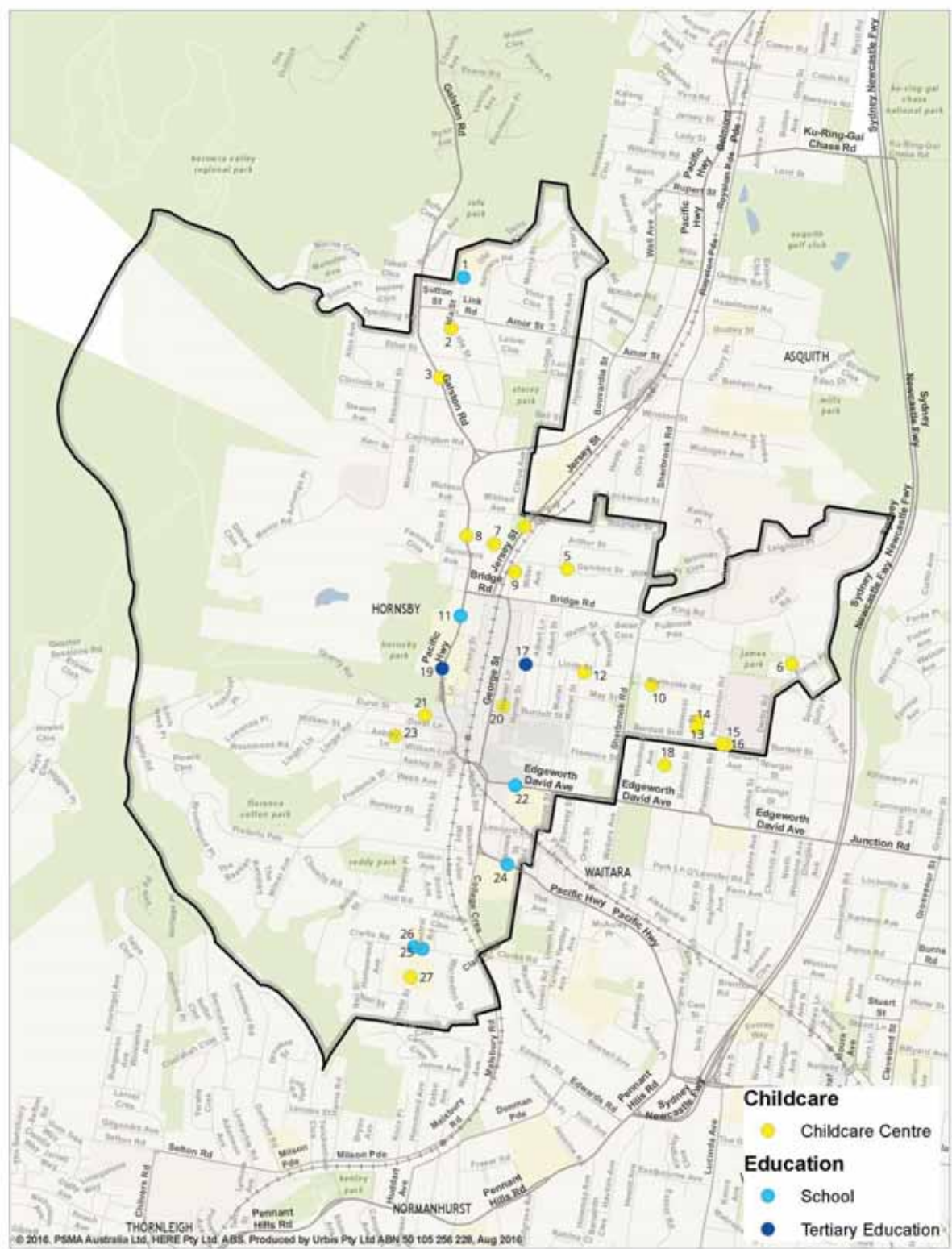


Table 15 – Facilities in Hornsby

Map Ref. No.	Name	Facility Type	Distance to site (km)
1	Hornsby North Public School	School	19.6
2	Hornsby North Community Care Association	Childcare	19.8
3	Hornsby Children's Early Learning Centre	Childcare	20.0
4	Hornsby Nursery And Pre-School	Childcare	20.5
5	Tiny Tots Long Day Care Centre	Childcare	20.6
6	Bumble Bees Early Learning Centre	Childcare	20.6
7	Hornsby Long day Child Care Services	Childcare	20.6
8	Mt Errington Early Learning Centre	Childcare	20.7
9	Three Bears Kindergarten	Childcare	20.7
10	Hornsby TAFE Children's Centre	Childcare	21.0
11	North Sydney College	School	21.0
12	Hornsby Kuring-Gai Hospital Child Care Centre	Childcare	21.0
13	Bird House Early Learning Centre	Childcare	21.0
14	Kids Academy Hornsby	Childcare	21.1
15	Hornsby Heights Pre-School and Kindergarten	Childcare	21.1
16	Little Learning School	Childcare	21.1
17	Hornsby Ku-Ring-Gai Community College	Higher Education	21.1
18	Twinkle Tots Cottage	Childcare	21.3
19	TAFE NSW Northern Sydney Institute	Higher Education	21.3
20	Hornsby Central Preschool Kindergarten	Childcare	21.3
21	Hornsby Ku-Ring-Gai Montessori Preschool	Childcare	21.5
22	Hornsby Girls High School	School	21.7
23	Sarah's Place Long Day Care Centre	Childcare	21.7
24	Barker College	School	22.0
25	Hornsby South Public School	School	22.6
26	Clarke Road School	School	22.6
27	Hornsby South Before and After School Care	Childcare	22.7

APPENDIX E EMERGENCY SERVICES IN REGIONAL CENTRES

Figure 18 – Emergency Facilities in Mooney Mooney

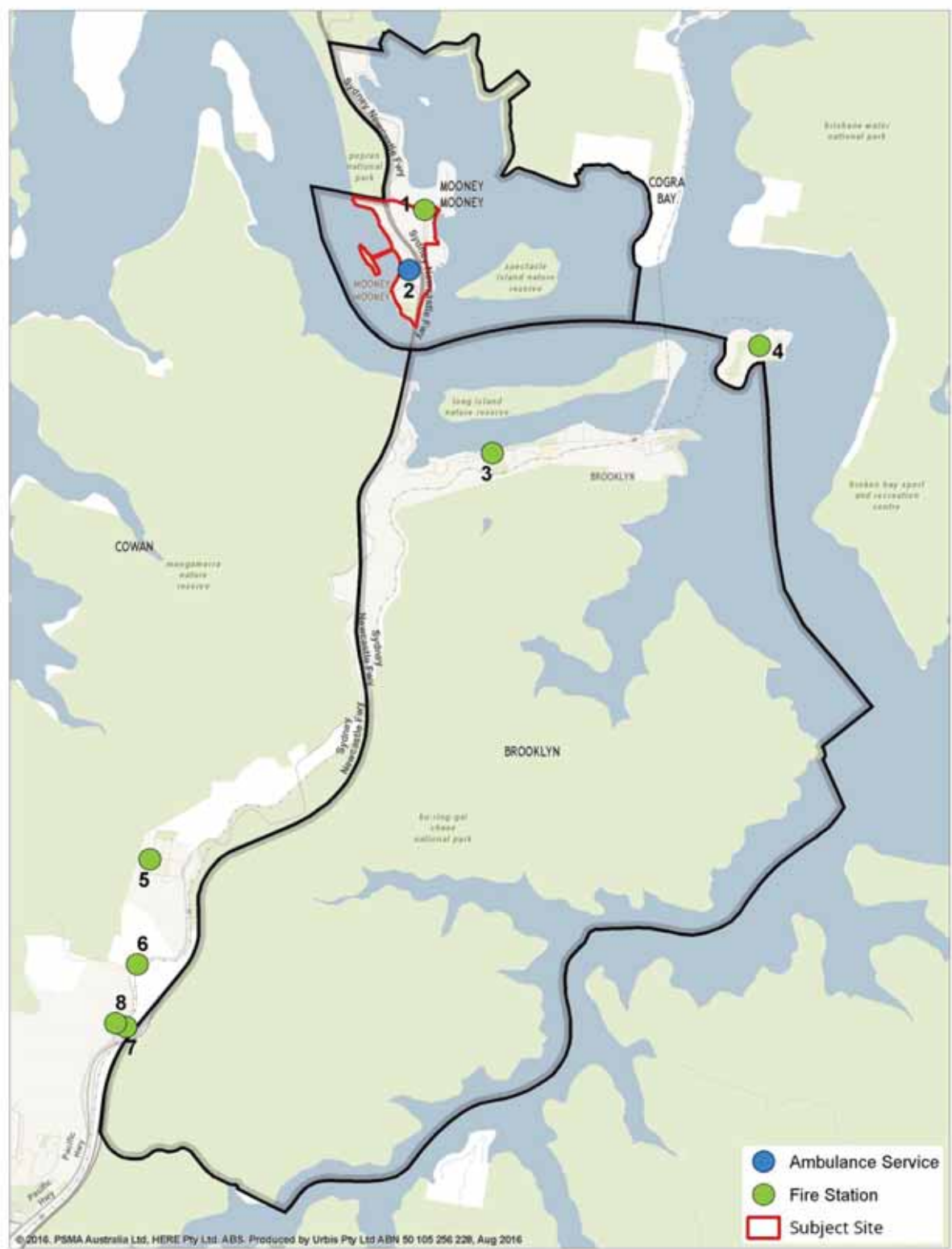


Table 16 – Emergency Facilities in Mooney Mooney

Map Ref. No.	Name	Facility Type	Distance to site (km)
1	Mooney Mooney Rural Fire Brigade	Fire Station	-
2	Mooney Mooney Ambulance Station	Ambulance Service	-
3	Brooklyn Rural Fire Brigade	Fire Station	1.6
4	Dangar Island Rural Fire Brigade	Fire Station	3.6
5	Cowan Rural Fire Brigade	Fire Station	6.5
6	Muogamarra Rural Fire Brigade	Fire Station	7.6
7	Hornsby Ku-ring-gai Support Brigade	Fire Station	8.3
8	NSW Rural Fire Service - Hornsby Fire Control Centre	Fire Station	8.3

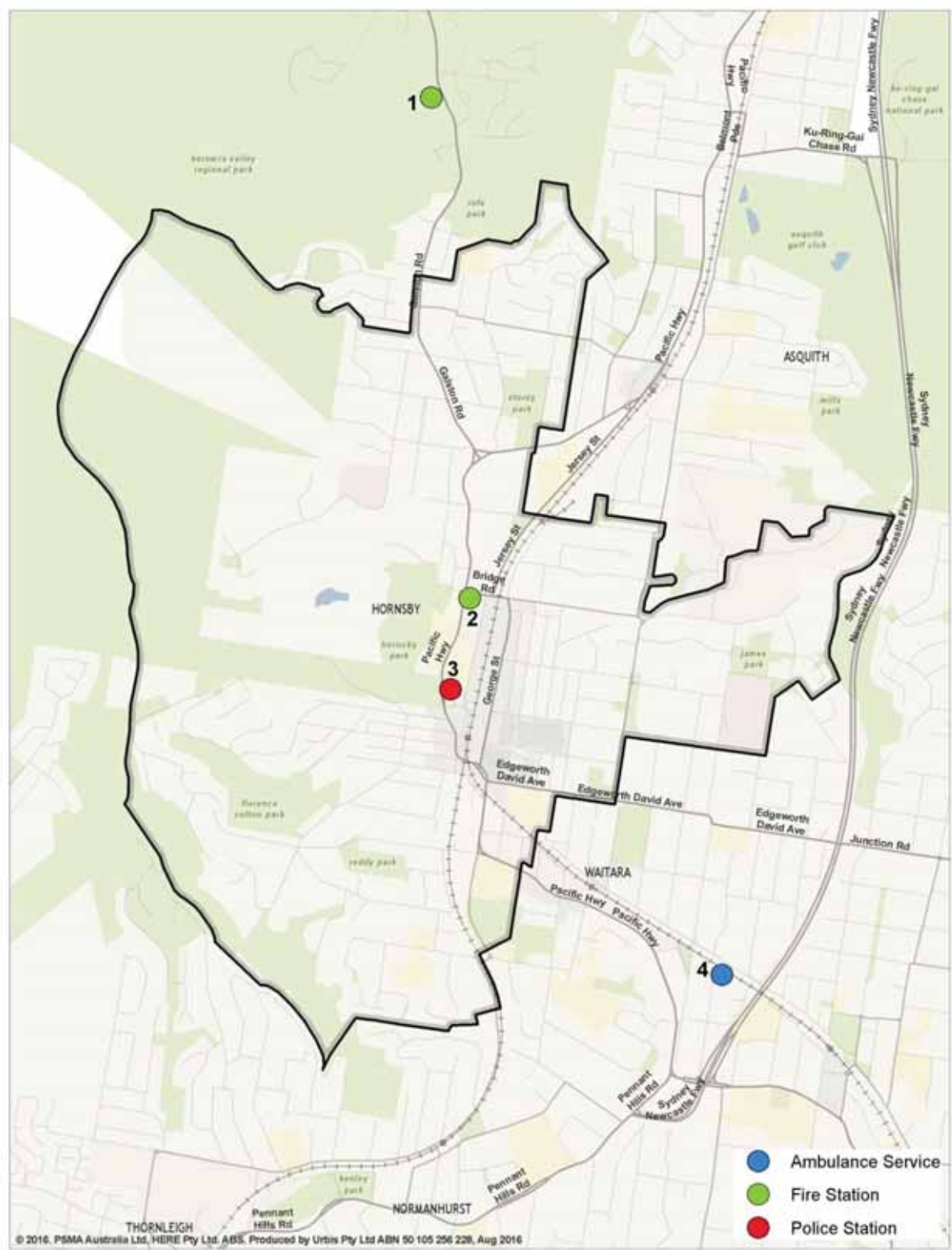
Figure 19 – Emergency Facilities in Gosford



Table 17 – Emergency Facilities in Gosford

Map Ref. No.	Name	Facility Type	Distance to site (km)
1	Point Clare Ambulance Station	Ambulance Service	1.5
2	Gosford Police Station	Police Station	1.7
3	Gosford Fire Station	Fire Station	1.7
4	Wyoming Fire Station	Fire Station	1.9

Figure 20 – Emergency Facilities in Hornsby



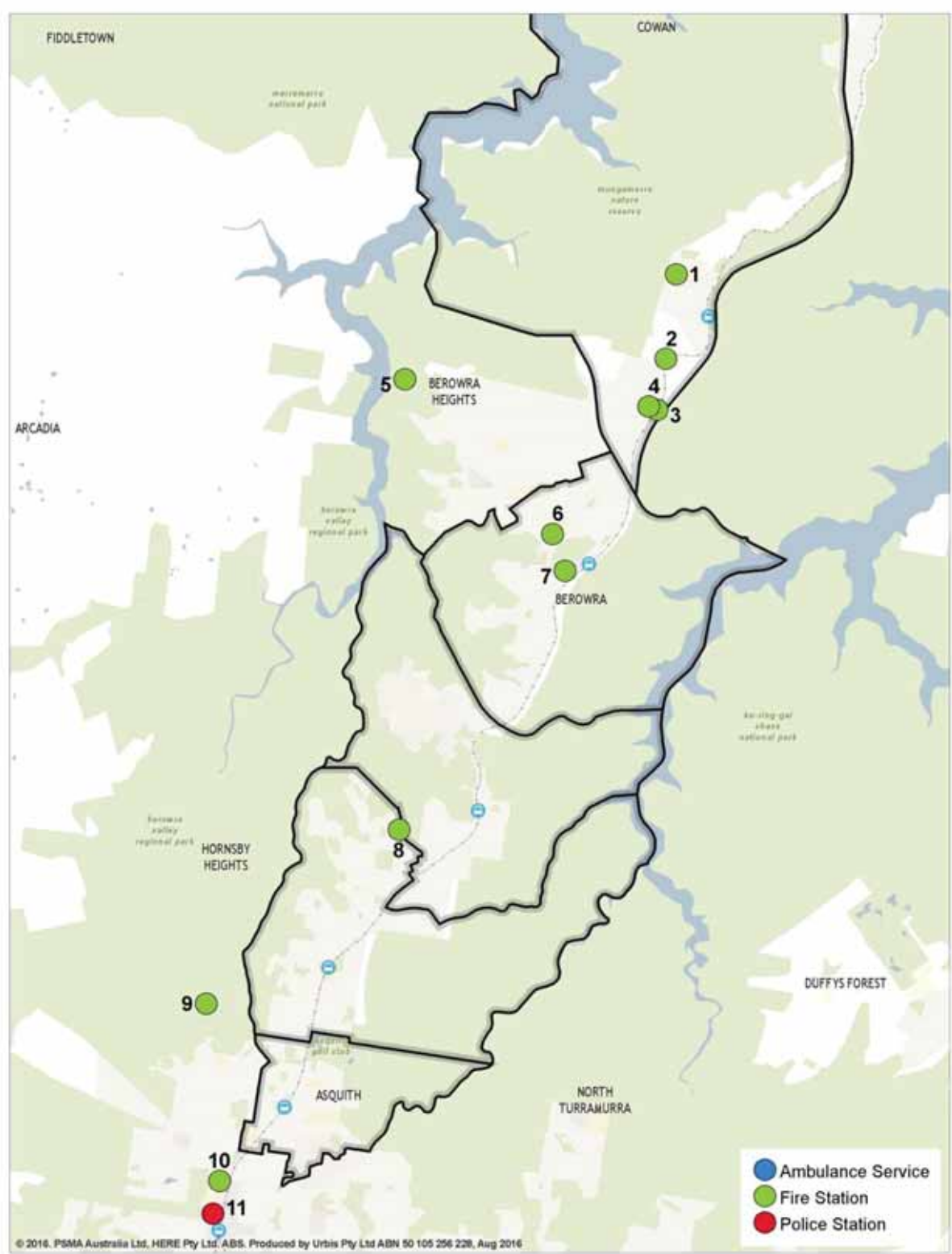
MOONEY MOONEY MASTERPLAN
HORNSBY



Table 18 – Emergency Facilities in Hornsby

Map Ref. No.	Name	Facility Type	Distance to site (km)
1	Hornsby Heights Fire Station	Fire Station	1.8
2	Hornsby Fire Station	Fire Station	2.0
3	Hornsby Police Station	Police Station	2.0
4	Wahroonga Ambulance Station	Ambulance Service	2.1

Figure 21 – Emergency Facilities in Central Coast Corridor



MOONEY MOONEY MASTER PLAN CENTRAL COAST CORRIDOR



Table 19 – Emergency Facilities in Central Coast Corridor

Map Ref. No.	Name	Facility Type	Distance to site (km)
1	Cowan Rural Fire Brigade	Fire Station	6.5
2	Muogamarra Rural Fire Brigade	Fire Station	7.6
3	Hornsby Ku-ring-gai Support Brigade	Fire Station	8.2
4	NSW Rural Fire Service - Hornsby Fire Control Centre	Fire Station	8.3
5	Berowra Waters Rural Fire Brigade	Fire Station	10.4
6	Berowra Rural Fire Brigade	Fire Station	10.4
7	Berowra Fire Station	Fire Station	10.8
8	Mt Kuring-gai Rural Fire Brigade	Fire Station	14.9
9	Hornsby Heights Fire Station	Fire Station	18.2
10	Hornsby Fire Station	Fire Station	20.2
11	Hornsby Police Station	Police Station	20.6



BRISBANE

Level 7, 123 Albert Street
Brisbane QLD 4000
Australia
T +61 7 3007 3800

MELBOURNE

Level 12, 120 Collins Street
Melbourne VIC 3000
Australia
T +61 3 8663 4888

PERTH

Level 14, The Quadrant
1 William Street
Perth WA 6000
Australia
T +61 8 9346 0500

SYDNEY

Level 23, Darling Park Tower 2
201 Sussex Street
Sydney NSW 2000
Australia
T +61 2 8233 9900