

Parkside @ Terrigal Statement of Social Impacts

for
Crighton Properties

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Executive Summary

This report has been prepared by Duo Consulting Pty Ltd for Crighton Properties Pty Ltd.

This report provides an overview of the social and economic impacts of the development at Kings Avenue Terrigal known as Parkside @ Terrigal.

Parkside @ Terrigal is a 145 lot 'hi tech' home business park development which is designed to bring significant jobs to the Gosford LGA and to incubate businesses many of which will grow into the LGAs commercial precincts providing the Gosford with a strengthened employment base.

The report has been compiled using a mix of desk top research and key stakeholder consultations.

In all cases the most locally specific data has been utilised. In some instances this has allowed suburb level assessment, in other instances only regional level contextual information is readily available.

In particular, various ABS profiles for the Suburb of Terrigal (see figure 1) have been compared with New South Wales to build a detailed picture of the local context of the proposed development.

Key stakeholders consulted include:

- Gosford City Council Social Planner
- The Central Coast Urban Division of General Practitioners
- Local schools and childcare centres
- Local medical centres

The assessment finds that Parkside @ Terrigal will have a positive impact on the socio-cultural and economic environment of the Terrigal and Gosford areas.

Positive benefits include:

- The provision of 308 permanent local jobs
- The incubation of business to provide the future jobs of the region
- Utilisation of existing social infrastructure capacity
- The provision of onsite facilities that may be accessible to the wider community
- A central location accessible to existing educational, health and other social infrastructure
- Enhanced viability of bus routes.

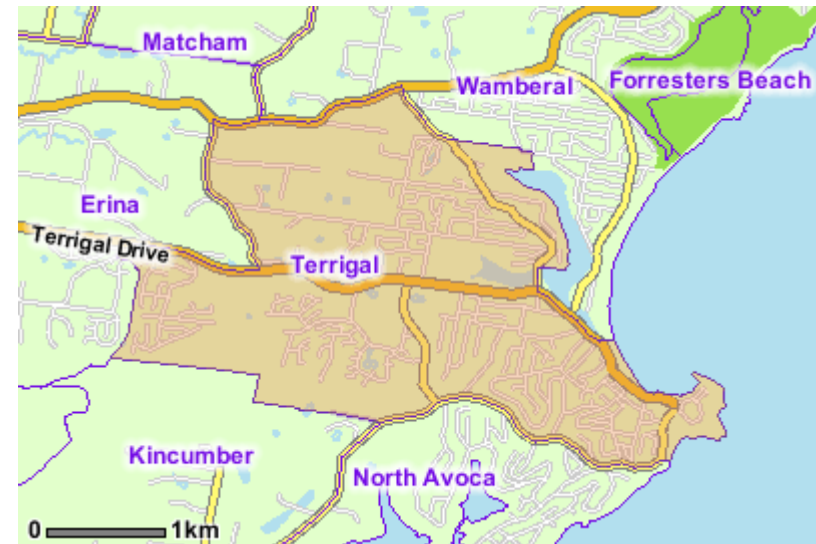


Figure 1: Collector District of Terrigal

The key issues arising from the profiling and consultation process are:

- Parkside @ Terrigal is a very innovative development and as such will need to be carefully monitored to ensure that lessons from the development of the site as a home business park are learned and disseminated.
- Some facilities provided on the site should be available for hire for the wider community; it is important that Parkside is an integrated part of this community and is not viewed as a gated enclave.
- Although Doctors in the area are taking patients and there is capacity to absorb the population growth likely to result from the development of Parkside there is some stress on services. Doctors could be encouraged to locate and operate in Parkside in order to ensure enhanced services are provided.

The key recommendations are:

- That local schools be kept abreast of the progress of Parkside so they can incorporate population growth into their planning.

- That consideration be given to making on site facilities available to the wider community for hire or for activities which compliment the business purpose of Parkside. Examples might include small business outreach services or seminars.
- Because Parkside is a pilot scheme and specific Home Business type developments have not previously been attempted in Australia, it is recommended that the project be closely monitored during its first five years. This will allow critical success factors to be shared with other LGAs and developers to assist growth elsewhere in NSW.
- That careful market assessment be made prior to providing childcare facilities on the site. It may be that the community hub can better use the space and that Parkside can support existing childcare businesses in the community by providing patrons,

Part A

1. Background

This report provides an overview of the social and economic impacts of the development at Kings Avenue Terrigal known as Parkside @ Terrigal.

Parkside @ Terrigal is a 145 lot 'hi tech' home business park development which is designed to bring significant jobs to the Gosford LGA and to incubate businesses many of which will grow into the LGAs commercial precincts providing the Gosford LGA with a strengthened employment base.

This document has been prepared by Duo Consulting Pty Ltd for Crighton Properties to support the Rezoning Application for the site.

The report includes:

- * A brief description of the proposal.
- * An overview of the social context of the proposal using a variety of data sources.
- * Documentation of existing services and community infrastructure in the vicinity of the location of the proposal.
- * A discussion of the scope of issues, impacts and remedies arising from the proposal.
- * A comment on the overall socio-economic impact of the proposal.

2. The Development

2.1. The Proposal

Parkside @ Terrigal is a proposed infill development adjacent to existing neighbourhoods that comprises a 145 dwelling home based business park in which residences will be connected by high speed optic fibre communication technology. These residences will be supported by a dedicated on site 'business support hub' consisting of meeting rooms, conference facilities, clerical support and other business support related services. Development under Community Title will ensure that no house will be built that does not include a home office of at least 25 sqm with its own separate access and additional off street parking provisions.

The intent is to attract small business to establish and relocate to the Central Coast, allowing principals and staff to work from residences with supporting business facilities available on site. It is estimated the development will create over 300 permanent jobs in

the Gosford LGA. The project is to be monitored by the University of Sydney as a pilot project and the first of its kind in Australia.

Figure 2 : Parkside @ Terrigal

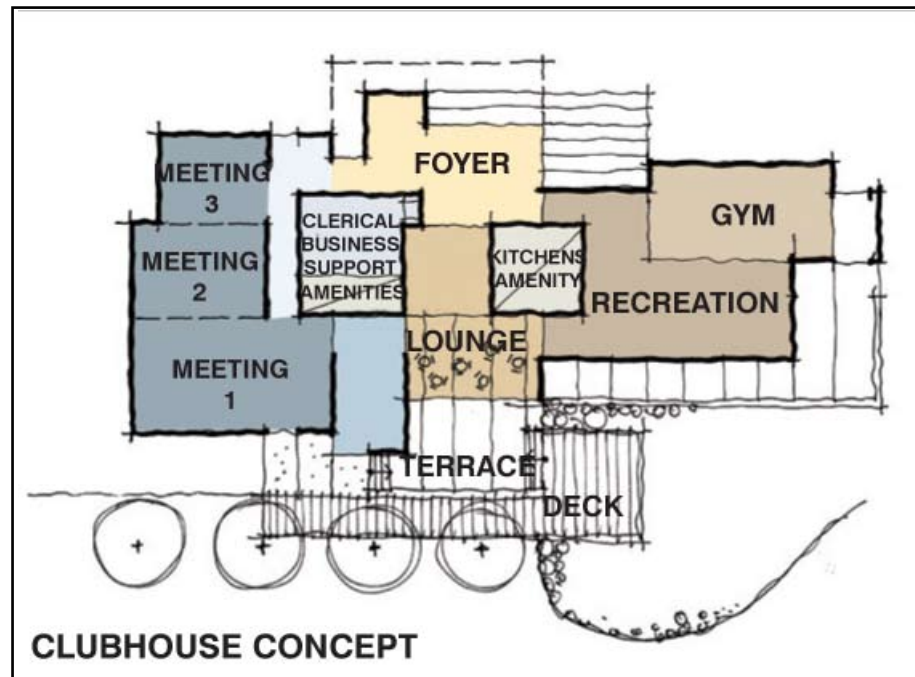


Parkside will use an advanced on site waste water recycling facility and dual reticulation to achieve a better than BASIX 45 – 50% reduction on potable water usage. Water Sensitive Urban design best practice will ensure that run-off from the site is maintained at

pre-development levels and that the quality of the runoff is enhanced to a considerably higher quality than is currently the case. This means that the development of Parkside will enhance the water quality in the streams and lagoons of the area.

Parkside proposes to dedicate 27ha of ecologically significant land to Gosford Council for amalgamation into the Kincumber Mountain Reserve. Public access to the reserve will be created from Kings Road where it does not currently exist. There is also 5.0ha of onsite open space including the riparian corridor. This land will be managed for enhanced conservation outcomes to restore it from its current degraded state.

Figure 3: The community clubhouse



Parkside is currently zoned to allow for the creation of a small number of rural residential allotments (approximately 19 in total). The Parkside proposal instead seeks to deliver 145 dwellings on the site. This is a highly efficient use of the land and seeks to strike an appropriate balance between protecting the scenic amenity of the area and providing homes and jobs.

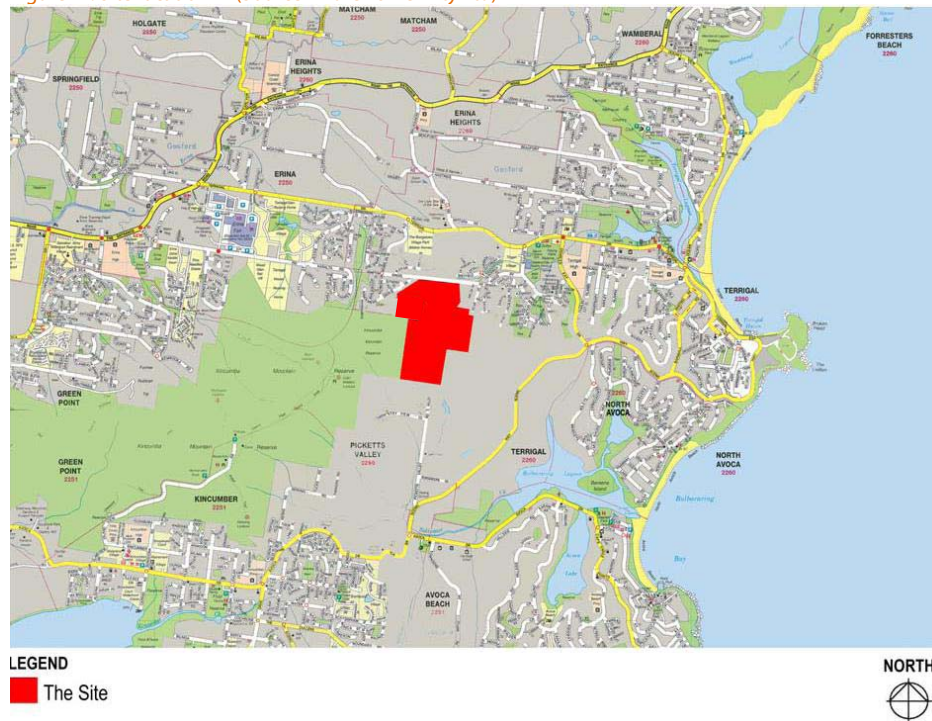
Parkside is a community for home based businesses and is low density. This configuration also suits the environment of the site and allows the retention of significant ecological site assets. The dwellings at Parkside are likely to be affordable for those running businesses because it will avoid the need to rent alternate premises and there will be significant taxation advantages involved.

Parkside will undoubtedly increase the diversity of housing available in the region. There are no other home based business parks in Australia. The project may provide lessons that assist the provision of affordable and suitable housing supply elsewhere.

2.2. Location and Context

Parkside is located on the main corridor between Terrigal and Erina. This corridor is identified as a major linkage between centres in the Central Coast Regional Strategy and as being a strategic bus corridor. Parkside will help to build critical mass in existing public transport and will encourage counter peak flow ridership as people travel to work at the site, thus utilising spare capacity.

Figure 4: Site location (Source Andrews Neil Pty Ltd)



The site is located within easy reach of the facilities available in Terrigal and the Erina Fair Shopping Centre, both of which are around 2km away and, further afield, has access to the major centre of Gosford which is 8km from the site and connected by road and bus routes.

The site is located between the Coastal Open Space Reserve Network and the residential and rural residential development which surrounds it on three sides.

Figure 5: Site context (Source: Andrews Neil Pty Ltd)



3. Methodology

This report has been compiled using a desk top review of a range of available data sources along with a series of telephone interviews with key local service providers.

3.1. Statistical Profiling

The statistical profile has been compiled using data from the ABS 2006 Census..

3.2. Literature Review

The following documents have been reviewed in the preparation of this report:

- Gosford Vision 2025 Strategy
- Gosford City Council Community Plan 2001
- Gosford City Council Affordable Housing Strategy 2005
- Gosford City Council Cultural Plan 2004
- Gosford City Council Disability Action Plan
- Parkside @ Terrigal Employment and Economic Impact Professor Scott Holmes 2005
- Creating a Wired Home Business Community on the Central Coast Tony Gilmour, Planning Research Centre, University of Sydney 2005
- Rezoning Submission Parkside @ Terrigal Andrews Neil
- Central Coast Regional Strategy, NSW Department of Planning

3.3. Stakeholder Consultation

The following organisations were contacted during the preparation of this document:

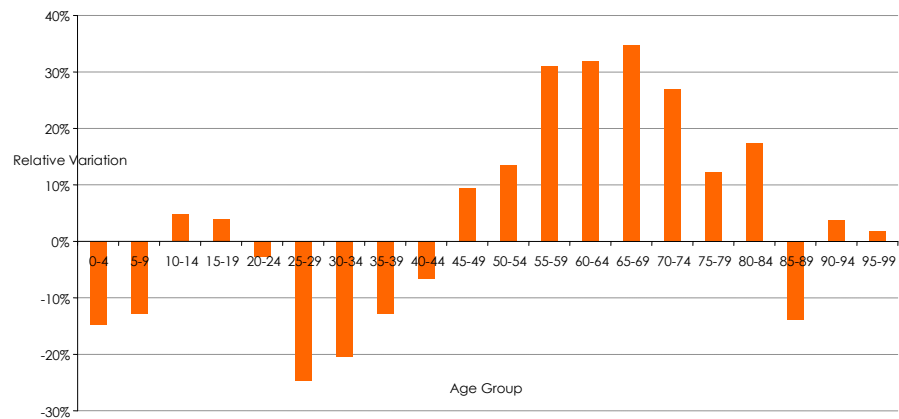
- Gosford City Council Social Planning Officer
- Terrigal Medical Centre
- Wamberal Surgery
- Crossways Health Centre
- Our Lady of the Sea School
- Central Coast Grammar School
- Terrigal Public School
- Terrigal High School
- CFK Childcare Centre
- Kids Academy Child Care Centre
- Little Miracles Childcare Centre
- The Central Coast Division of General Practitioners

3.4. Community Consultation

No community consultation has been undertaken for the purpose of preparing this report.

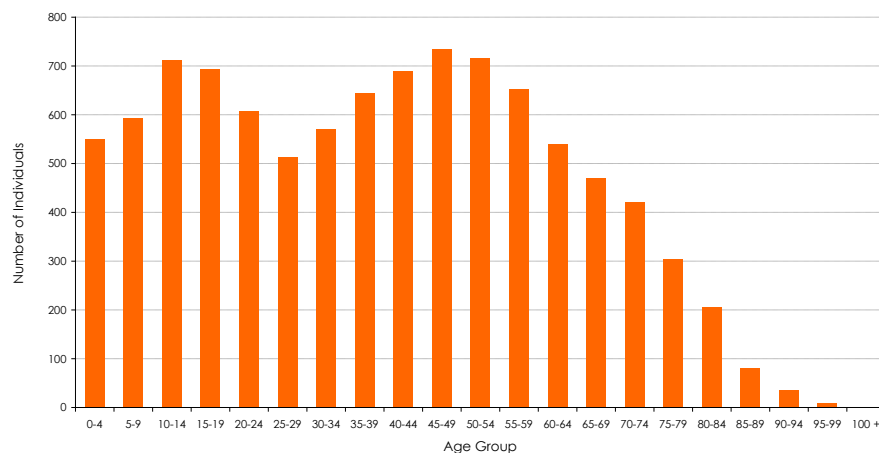
3.5. Projected Population Age Structure

Relative Variation of Terrigal v's NSW Population Age Structure



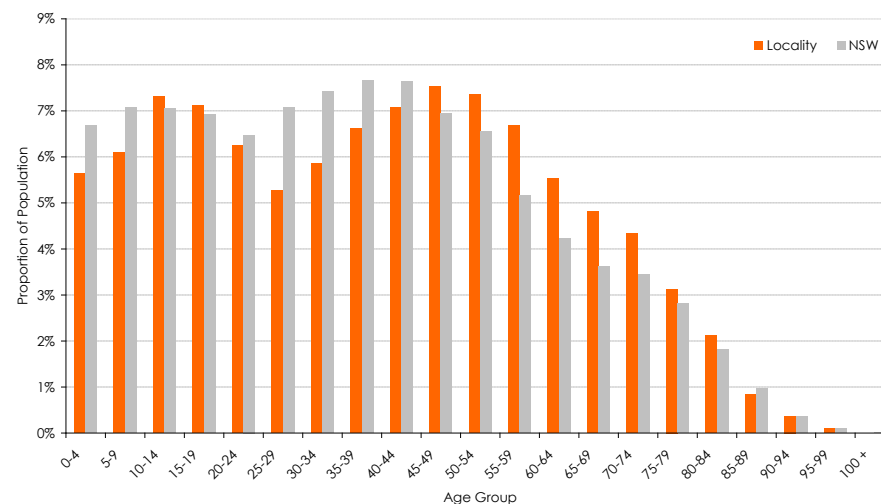
(Source: ABS 2006 Census + Duo)

Terrigal 2006 Population Age Structure



(Source: ABS Census + Duo)

Terrigal vs NSW 2006 Population Age Structure



(Source: ABS Census + Duo)

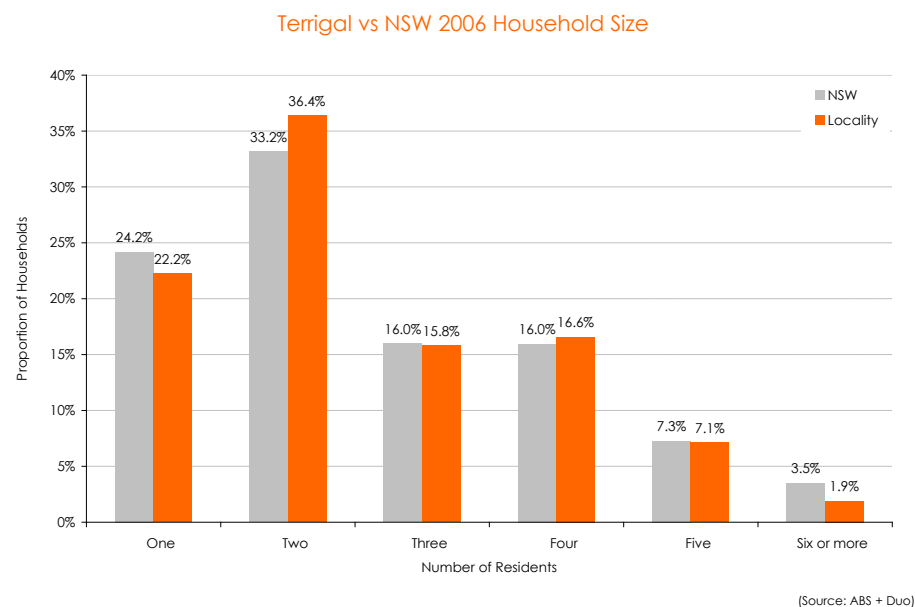
The 2006 Census data shows the suburb of Terrigal's population age structure has an over representation of those in the 10 – 20 age bracket and in the 45 and over age bracket when compared with the NSW average. There is particularly high underrepresentation of the 0-9 age group and in the 25 to 39 age group. This appears to paint a picture of an established community where younger families are unable to, or choose not to, locate but where families with older children, and people in their 40s or older move to. In a typical regional pattern, younger adults move away to the opportunities and cultural attractions of larger cities and start to drift back when they are older, have different priorities and can afford housing in the area.

This pattern reflects people moving into the area later in adult life and explains the lack of younger children. The large over representation of older age groups simply reflects that this is a place where people choose to remain; the residents of Terrigal have already made their sea change and are generally happy to age in situ.

3.6. Family Structure

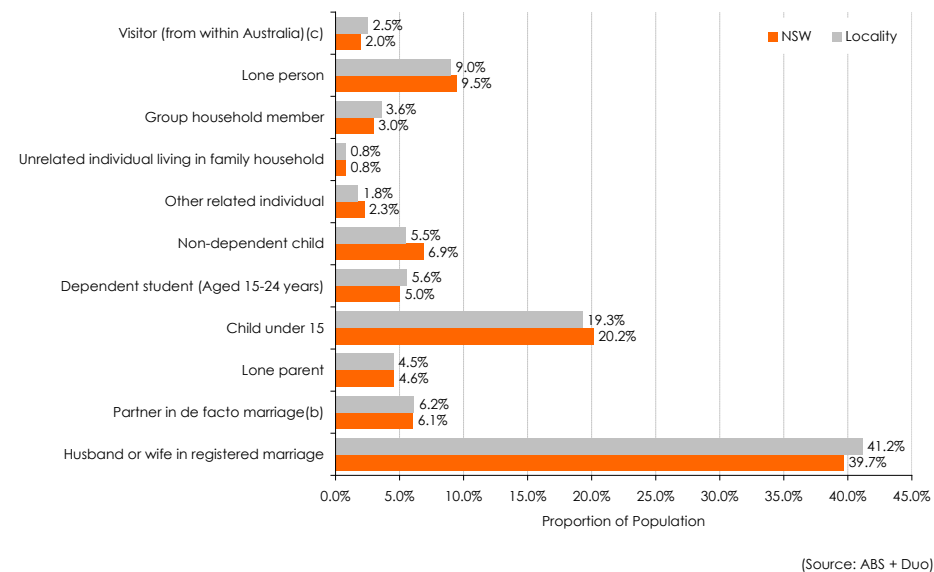
3.6.1. Household Relationships

Terrigal had a slightly higher number of two and four person households at the time of the 2006 Census than the State Average and a slightly lower number of single person households.



By far the largest group of people are married people followed by children under 15 and people living alone. In comparison with NSW Terrigal appears to be something of a traditional family area with slightly fewer lone parents than the state average and more married people. The large group of lone persons is dominated by older people with over half of the group aged over 55, this may reflect a large group of widows or widowers as one might expect given the ageing demographic of the area.

Terrigal vs NSW 2006 Household Relationship



3.7. Ethnicity

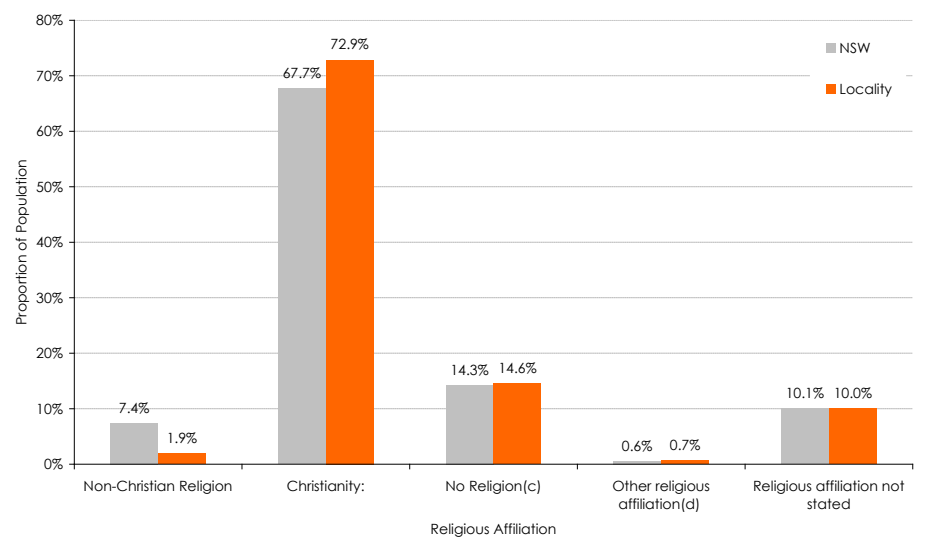
The suburb of Terrigal is not especially ethnically diverse. Aboriginality, religious diversity, language diversity, and birth country and ancestry were all very low in 2006.

3.7.1. Aboriginality

There is a small Aboriginal community in the inner city collector suburb of Terrigal. Just 87 individuals self identified as having Aboriginal or Torres Strait Islander heritage in the 2006 Census. This is less than 1% of the population compared to 2.1% state wide.

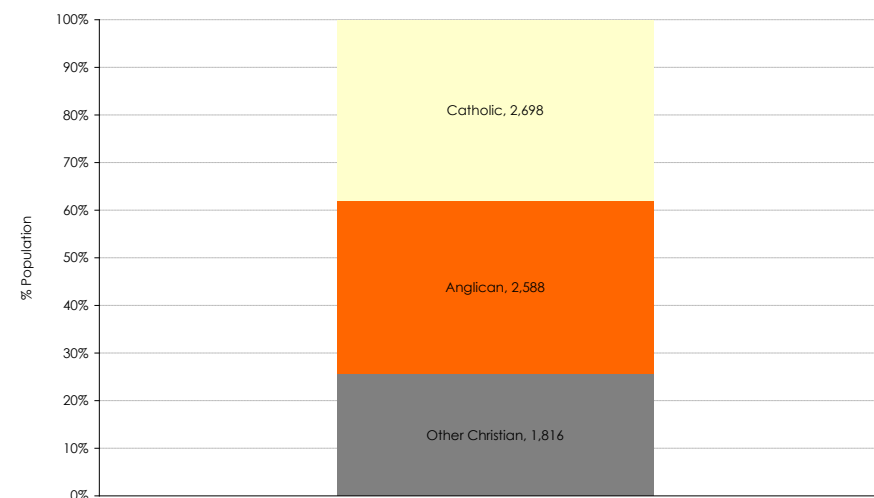
3.7.2. Religion

Terrigal vs NSW 2006 Religious Affiliation



(Source: ABS + Duo)

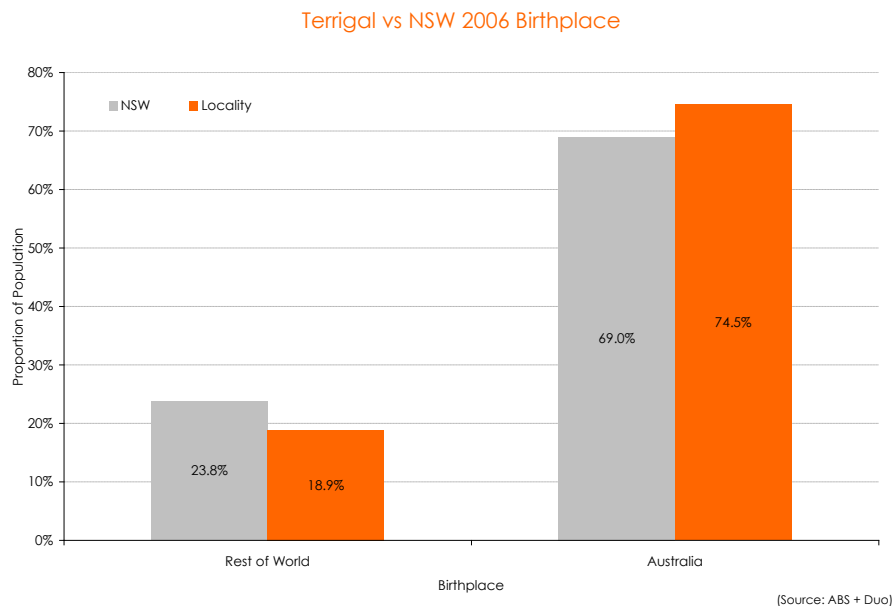
Terrigal 2006 Christian Religion Breakdown



(Source: ABS + Duo Consulting)

The suburb of Terrigal is similar to New South Wales in the dominance of various forms of Christianity (predominantly Anglicanism and Catholicism) as the major religious groups. The area has considerably less non Christian people than the rest of NSW.

3.7.3. Birth Country



The vast majority of residents of the suburb of Terrigal were born in Australia. 74.5% of those in Terrigal at the time of the 2006 census were born in Australia and just 18.9% overseas. Of those born overseas the vast majority were born in the UK.

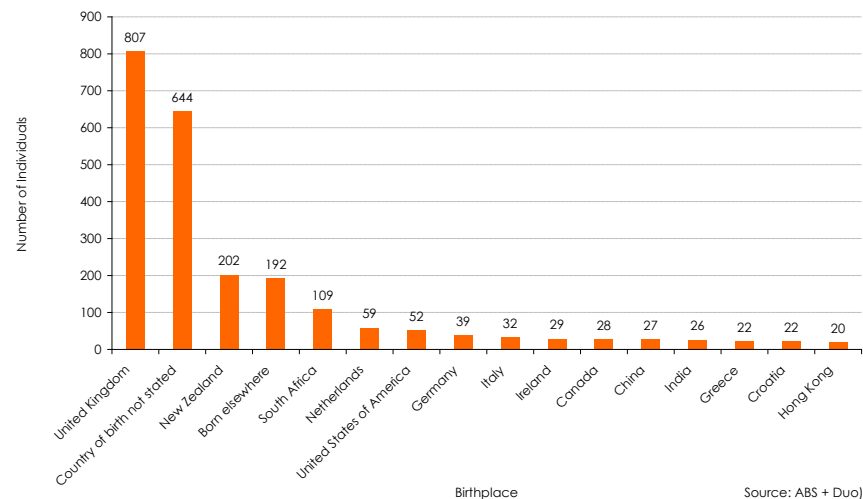
3.7.4. Ancestry

Ancestry is a record of the parentage of an individual. It allows for a deeper interpretation of the cultural and ethnic diversity of a place than any of the other measures used here since it captures second generation Australians and the cultural characteristics their families may have passed on.

The roots of the vast majority of residents of the suburb of Terrigal lie in Australia and the UK. The largest single population grouping after Australia and the UK was "not stated".

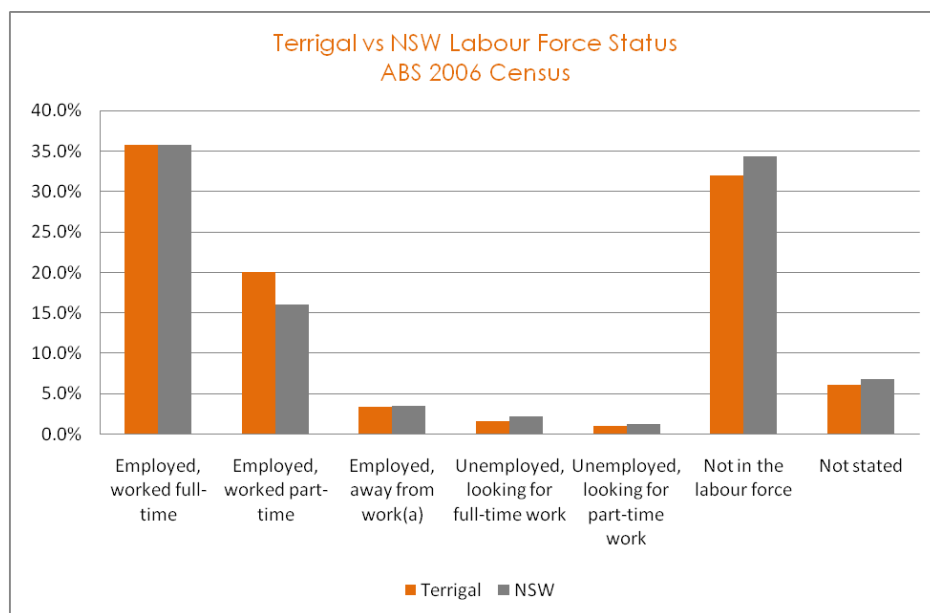
There are, however, small numbers of individuals with backgrounds from almost every continent with the exception of Africa. There are small, but notable groups of individuals with New Zealand, South African and German heritage.

Terrigal 2006 Significant Overseas Birthplaces
(More than 20 Individuals)

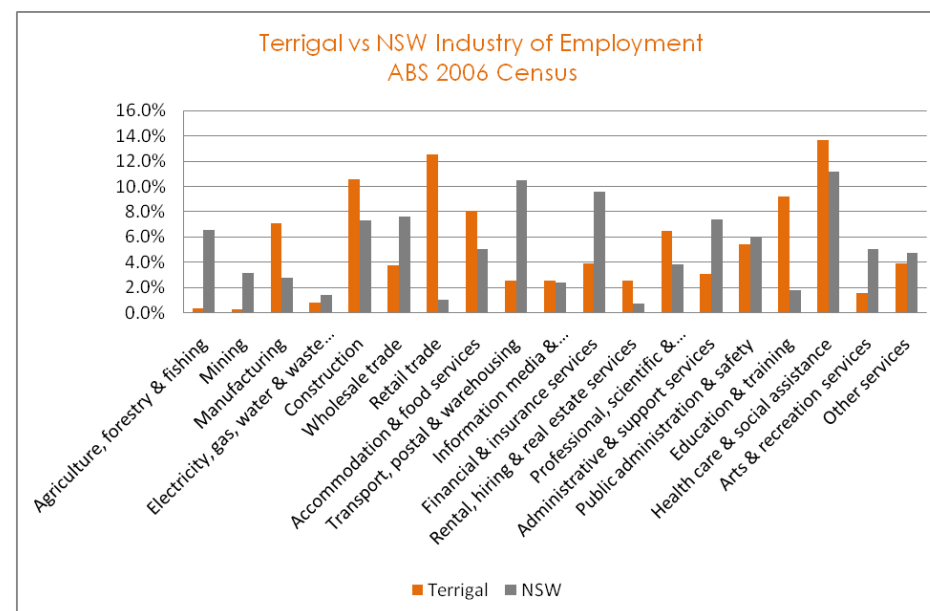


3.8. Employment

The suburb of Terrigal has an above NSW average workforce participation rate and below average unemployment at just 4.1%. Given the age profile of the suburb with higher than average numbers of retirees this workforce participation rate is impressive and may imply significant economic activity amongst traditionally retired groups or lower representation of the disabled, single parents and other groups one might expect to not participate in the labour force.

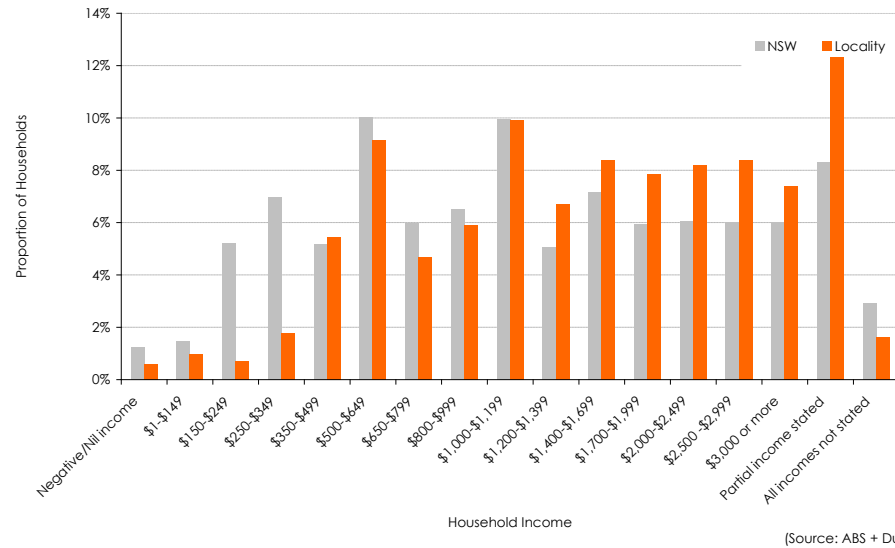


In terms of sector of employment, the current residents of Terrigal are overrepresented relative to the State Average in the: Health and Community Services; Education; Property and Business; Accommodation, cafes and restaurants, retail and construction sectors and are underrepresented in the manufacturing, mining, wholesale; Transport and storage; and finance sectors.



3.9. Income

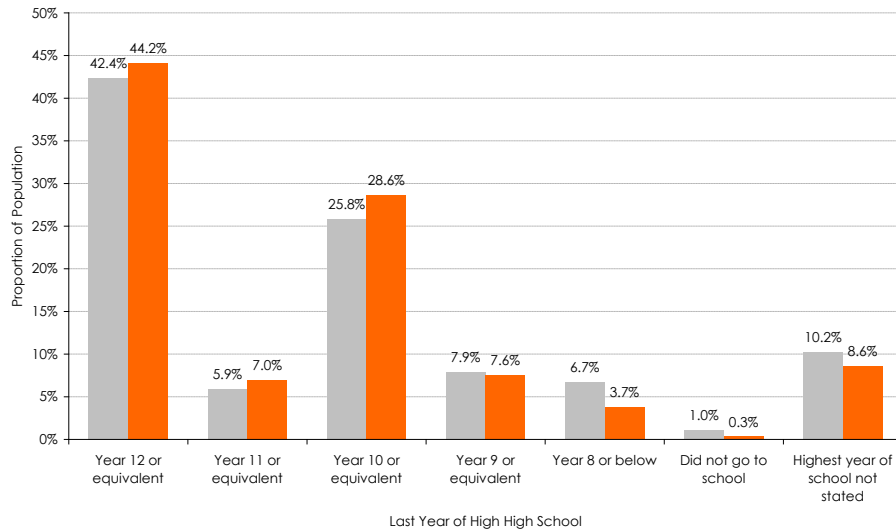
Terrigal vs NSW 2006 Household Income Distribution



At the time of the 2006 Census the household income distribution in the suburb of Terrigal was showing significantly fewer households in lower income groups than the State Average and significantly more households in higher income groups.

3.10. Educational Attendance

Terrigal vs NSW 2006 Highest Level of Schooling

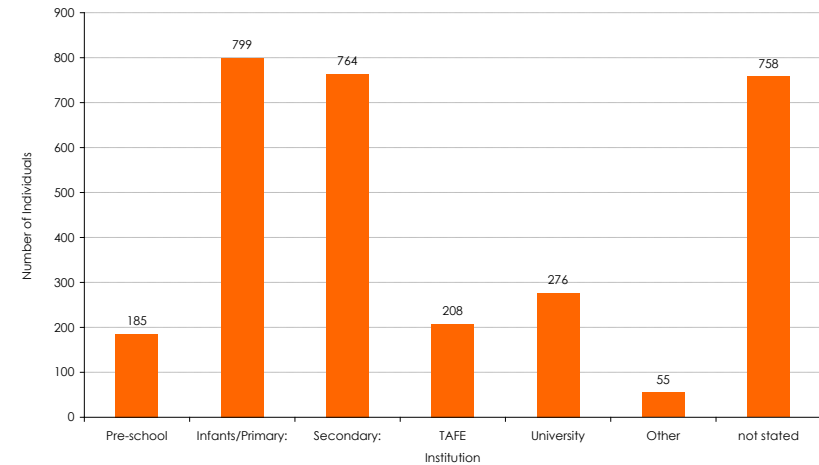


(Source: ABS + Duo)

Terrigal had a higher number of people who had completed year 12 than the State Average and lower numbers who had ended their schooling prior to year 10. Educational attainment is an excellent indicator for employment success and these figures are reflected in the Lower than State Average Unemployment experienced in the suburb of Terrigal.

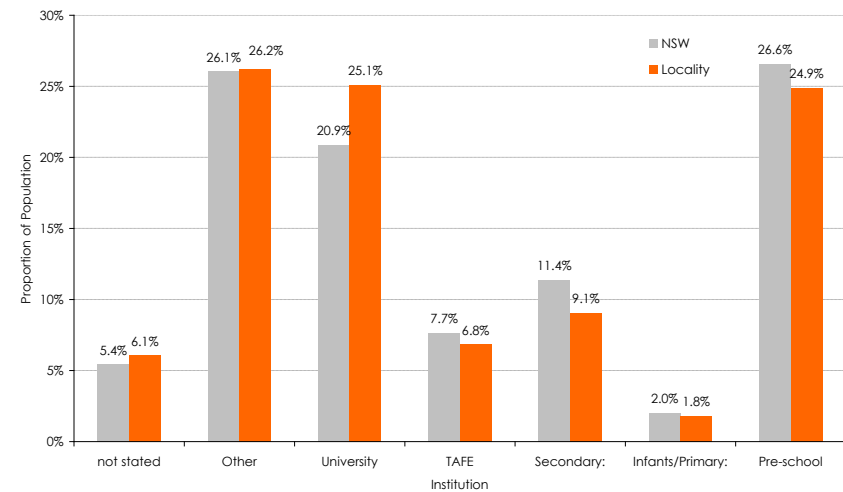
Of those currently in education there is a relatively large group of people (484) currently undertaking some form of tertiary education and significantly higher than the State average of people attending University. This may reflect, in part, the availability of a local University at Ourimbah.

Terrigal 2006 Educational Institution



(Source: ABS + Duo)

Terrigal vs NSW 2006 Educational Institution

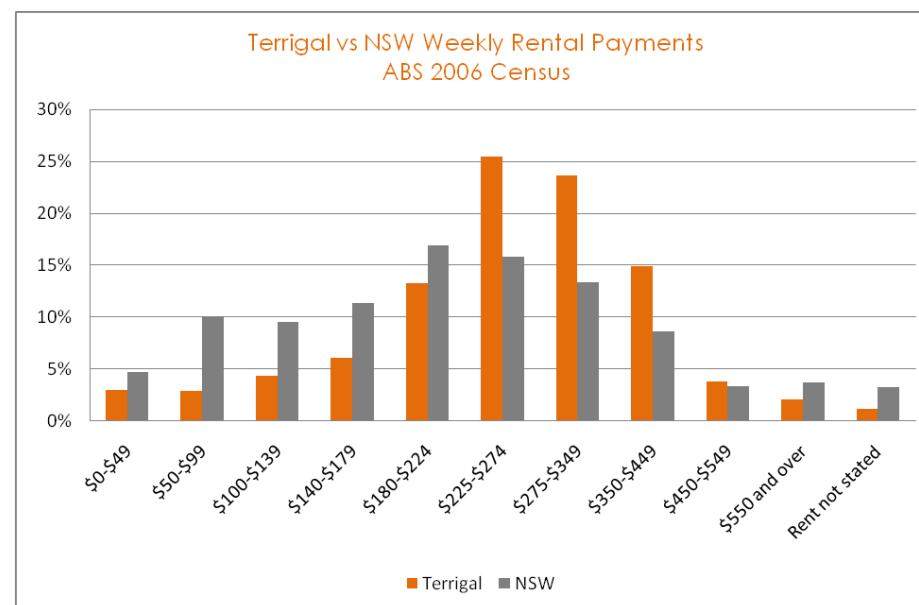
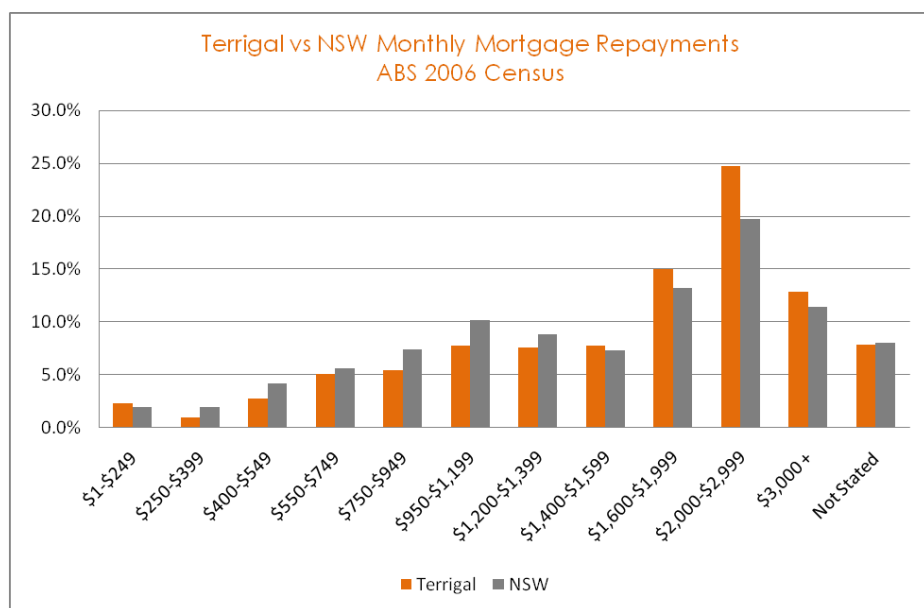


(Source: ABS + Duo)

3.11. Housing

Both rentals and mortgage costs were higher at the time of the 2001 census for the suburb of Terrigal than for the NSW average. This might be expected to still be the case given the above average income described in section 3.9 and the simple fact of Terrigal being an attractive coastal location within easy reach of Gosford and Sydney.

The lack of low cost rental accommodation is likely to signify affordability issues in the suburb. However, the extent of affordability issues can only really be assessed by access to wider ranging studies covering neighbouring suburbs.



Part B

4. Scope of Issues, Impacts & Remedies

4.1. Demographic Change

It seems unlikely that Parkside @ Terrigal will precipitate any significant demographic change in the Terrigal area. The addition of 145 dwellings will not form a significant addition to housing stock. The increase in population assumed by this study is derived from assuming that the households in Parkside will have an average occupancy of 2.6 in line with the State Average. This translates to an increase in population of 377 people. The distribution of these ages is based on the Terrigal average but with 50% of those in the over 65 age group redistributed in the 18-65 age group to reflect the strong disincentives in the form of community charges for retired people to reside in a home business park.

The assumed distribution of population ages at Parkside is as follows:

AGE	NUMBER of PEOPLE
0-4	21
5-11	33
12-17	23
18-65	233
65+	28

4.2. Mobility

4.2.1. Self Drive

Whilst Parkside residents and employees will, given the nature of transportation on the Central Coast, fulfil most of their transport needs with use of the private car, public transport alternatives are available to the site. Moreover, Parkside will create some 300 jobs in the region. Many of the people employed in these jobs will come from the large proportion of the Central Coast workforce which commutes to Sydney on a daily basis and as such the development will have a positive impact on the lives of those people and on congestion levels on the trunk road network. A traffic study has concluded that the existing road network is adequate to serve the needs of the proposed development.

Parking will be provided on site for residents, visitors and business users.

4.2.2. Public Transport

Two bus routes pass directly past the Parkside site, the 67 and 68 services which go to Erina and Terrigal and connect with services into Gosford and beyond. These buses depart every 20 to 30 minutes during the day and are more frequent during peak times.

The routes are shown in the bus route map below. Parkside's main impact on the bus routes in question will be to provide additional patronage to a key bus corridor route thus

enhancing viability. Because Parkside is also likely to attract journey to work trips this improvement in patronage will be greater than one would expect from a similar sized purely residential development.



Figure 6: bus routes, Source: Busways

4.2.3. Pedestrian & Bicycle

The site provides pedestrian and cycling links through the site and into the Coastal Open Space Reserve Network, significantly augmenting current access to the reserves for local people.

On and off road cycleways link the site with facilities in Terrigal, Erina and to Gosford as shown in Figure 7 below.

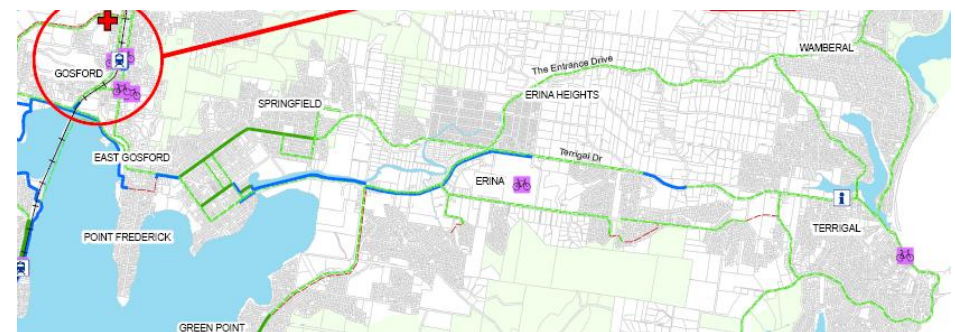


Figure 7: On road cycleways (Green) and Off Road Cycleways (Blue) linking Terrigal to Erina and Gosford (Source: Gosford City Council Cycleway Map)

4.3. Health & Recreation

The main hospital servicing the Parkside site is Gosford hospital which, with 460 beds, is the main acute hospital for the Central Coast. There is 24 hour access to Emergency Department and operating theatres. There are fully equipped Intensive Care, Coronary Care and Maternity units, with all major specialties represented except Immunology, Neurosurgery and Cardiothoracic surgery. Gosford Hospital is currently undergoing a huge rebuilding program with development of a new emergency department, more operating theatres and new wards. There is also a private hospital at Gosford North.

More locally there are three major medical practices in proximity of the site. The Terrigal Medical Centre which has 9 GPs and also offers a skin clinic, x ray and pathology services and dental care; the Crossways Health Centre which has 5 GPs but capacity for additional doctors and the Wamberal Surgery which currently has 6 GPs. All these surgeries are currently accepting additional patients.

The Central Coast Urban Division of General Practitioners was consulted in the preparation of this report.

It seems likely that the growth represented by Parkside could be accommodated by the existing health services in the area. However, it should also be noted that Parkside may be an ideal location for General Practitioners or other health professionals to locate and may assist in attracting these professionals to the area.

The area has excellent facilities for recreation and fitness which can play an important role in preventing illness as well as contributing to general wellbeing. In addition to the local network of walkways and cycleways to be provided connecting Parkside to the coastal reserve system, tennis, swimming and gymnasium facilities are to be provided on site.

Numerous other facilities are available within a short drive or bus trip (as shown in Figure 8) including:

- Duffys Reserve – Athletics, cricket, rugby League and Rugby Union, junior's field, soccer, BMX track
- Bridge Coast Basketball and Sports Stadium - which has a floor area of over 3600m squared, consisting of two halls that can accommodate for four basketball courts, three netball courts, three indoor soccer pitches or three volleyball courts as well as many other indoor sports. The stadium also has the capacity to stage major exhibitions and events, by providing tiered seating for over 850 spectators and off street parking for over 150 cars and also designated bus parking areas. It has child minding, canteen facilities and full disabled access.
- Terrigal Bowling Club
- Terrigal Haven Oval – Cricket, Rugby Union and BBQ facilities
- Terrigal Memorial Country Club – Golf, Tennis, Bowls (Courtesy car to within 5km)
- Des Johns Swim School
- Erina Oval – Rugby and Cricket

- Terrigal Surf Life Saving Club – functions of up to 200 people with disabled access
- Squash Centre (Entrance road Erina)
- Terrigal Beach
- Erina Fair Ice skating and Cinema complex

Library services and a broader range of cultural facilities are available in Gosford CBD as well as at Erina Fair shopping centre.

Given the relatively small demographic impact of Parkside and the extensive facilities to be provided on site it is not considered that the development will have any significant impact on the availability of recreational facilities to the wider population.

4.4. Education

Parkside is served by a number of schools in its vicinity (Figure 8 refers). The site is in the catchment of the Terrigal Public School and the Terrigal High Schools. There is a Catholic School Our Lady of the Sea nearby providing primary education and Central Coast Grammar School provides private education for years k-12.

4.4.1. Primary

Terrigal Public School currently has 600 pupils in attendance and is running at close to capacity, though there is the potential to add demountables should pupil numbers dictate.

The Our Lady of the Sea Primary has 444 pupils currently with some places available especially after recent expansion of years K and 1.

He Central Coast Grammar School has around 1200 pupils and plans lodged with Council for expansion of facilities by another 150 pupils. The school has capacity to take on more students.

Parkside will add approximately 33 primary school pupils to the area. It seems likely that the local schools will be able to absorb this growth in numbers over the period of years it takes to complete the development of Parkside.

4.4.2. Secondary

Terrigal High School has around 1285 pupils currently and has capacity constraints if significant growth were to be required.

The Central Coast Grammar School has around 1200 pupils with plans to grow by around 150 pupils and current capacity available.

Parkside will create demand for a total of 23 additional high school places. It seems likely that this demand will be absorbed readily by the current school system over the time in which it takes for Parkside to establish.

Because Terrigal is a mature urban area there are not other major growth areas also placing pressure on the school system. However, it is recommended that local schools be kept abreast of the progress of Parkside so they can incorporate population growth into their planning.

4.4.3. Tertiary Education

The Central Coast Campuses (based in Gosford, Ourimbah and Wyong) provide post-compulsory education in an integrated manner to the region.

The Ourimbah Campus is a multi-sector campus with The University of Newcastle, TAFE and Community College services on one site.

TAFE also has campuses in Gosford and Wyong which offer differing services. Terrigal is linked by bus to the Ourimbah Campus.

4.5. Community Facilities

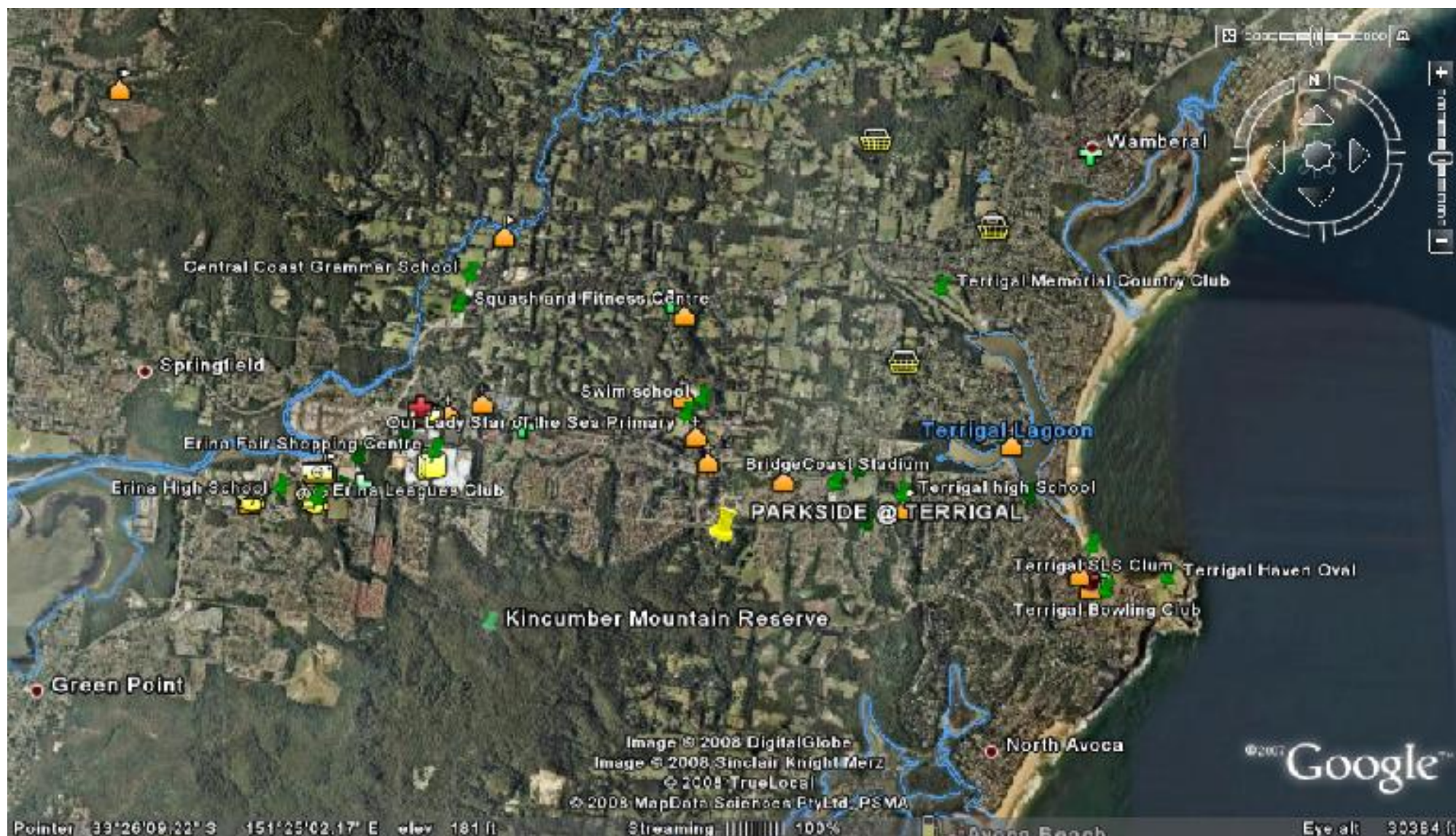
There are a number of clubs and community facilities available in the Terrigal and Erina areas. Community centres are available in Erina Fair, at the Surf Life Saving Club and Rotary Hall (on Duffys Road) as well as at Terrigal Guide Hall and several local churches.

It is noted that Parkside is to provide its own facilities in a community hub to assist small businesses on the site. It is recommended that consideration be given to making these facilities available to the wider community for hire or for activities which compliment the business purpose of Parkside. Examples might include small business outreach services or seminars.

4.6. Impact on adjoining residential areas

The development will be a low density residential development and will have little impact on neighbouring residential areas. The major impacts will be the provision of additional community facilities in the community hub and the enhanced access to the Coastal Open Space Reserve.

FIGURE 8 PARKSIDE FACILITIES



4.7. Economic Impacts

A comprehensive report on the economic impacts of Parkside was prepared by Professor Scott Holmes of the University of Newcastle. Its key findings are shown below:

Product/service	National output gain \$m	Economic gain to the Central Coast \$m	National employment gain #FTE	Employment increase in the Central Coast # FTE
Construction of the whole Development	\$182m	\$73m	1,105	637
Income from new households moving to the area	NA	\$12.5m	NA	NA
Economic benefit from the new property development	\$3.8m	\$3.2m	6.5	6.5
Commercial activities	\$35m	\$8.4m	-	308

Overall the development of Parkside as a home business park will create over \$20 million of additional wealth and spending in the Central Coast Region and over 302 additional jobs on an ongoing basis that would not be created by a standard residential development. This is in addition to the \$73 million of economic gain to the region from the construction of Parkside which will support around 637 jobs in the region.

The impacts of Parkside are potentially much greater than the immediate jobs and income created by the hosting of small home based businesses on the site. Small business represents an increasing part of the economy of Australia, nearly half the nation's small businesses comprise just one person and 67.5% of small businesses are based in the home.

If Gosford and the Central Coast are to become more sustainable more local jobs are required to reduce the 30,000 plus commuters who travel to Sydney each day for work. This commuting takes social as well as environmental and economic tolls. Parkside represents an initiative that will assist to reduce the need to commute for work. By providing purpose built dwellings for home businesses with facilities close to hand, more businesses may be encouraged to locate in the Central Coast region. These small

businesses are likely to be the major employers of the future as they grow from home based businesses into premises in surrounding commercial centres and the Gosford CBD.

In order to facilitate this process Crighton Properties have undertaken early consultation with organisations such as The Department of State and Regional Development and Business Central Coast. These groups have had input into the design of the facilities on the site and have offered to work with resident businesses to facilitate their transition into local office space as they outgrow their home offices. This should result in Parkside providing a defacto business incubator for the Gosford area.

It is also likely that Parkside will attract skilled people who provide services to local industry. In many cases the existence of these skill sets area factor in the locational decisions of industry and the creation of the thriving small business sector could assist to attract larger firms to the area.

Overall it is considered that the economic impact of Parkside @ Terrigal will be overwhelmingly positive for the Gosford area with significant job creation and spending in the region and the potential for the development to attract skills and larger industry as well as to incubate tomorrow's large industry within the region.

Because Parkside is a pilot scheme and Home Business type developments have not previously been attempted in Australia, it is recommended that the project be closely monitored during its first five years. This will allow critical success factors to be shared with other LGAs and developers to assist growth elsewhere in NSW.

4.8. Religious & Spiritual

The Terrigal area is served by a number of local churches and places of worship including:

Anglican Church of Australia – Church St, Terrigal
Catholic Church – 165 Serpentine Rd Terrigal
Wamberal Community Baptist Church
Jehovah's Witness – Entrance Rd Wamberal
Living Waters Hope Centre – Serpentine Road Terrigal
Presbyterian Church – Willoughby Rd Terrigal
Reformed Church of Gosford – Dashwood Cl Wamberal
Seventh Day Adventist Church – Wamberal
Terrigal Uniting Church – 380 Terrigal Drive

4.9. Child Care

There are a number of child care facilities available in the vicinity of the Parkside site. As part of this study three major providers of child care in the area were contacted to establish the availability of childcare places, the results were:

Little Miracles – Michaela Rd Terrigal
Opened a new centre close to the Parkside site in June and has vacancies for all ages. It is currently running at 60% of its capacity

CFK Childcare Centre – Havenview Road, Terrigal
Has capacity to take at least 10 additional children

Kids Academy – Erina Heights
Is a new centre currently under construction with 76 places. The centre is getting good interest and bookings but has places remaining.

There are numerous other operators in the area but it was considered that for the purpose of this survey that **it has been established that capacity in childcare exists in the area surrounding Parkside.**

It is further noted that Parkside intends providing on-site childcare facilities. Given that it is estimated Parkside will have only 21 children of childcare age and that there is strong local provision it is recommended that careful market assessment be made prior to providing childcare facilities on the site. It may be that the community hub can better use the space and that Parkside can support existing childcare businesses in the community,

4.10. Aged Care

While it is estimated that Parkside will bring only 28 people aged over 65 to the area, it is important that there are services available locally for these people. Only 8% of those over 65 require any sort of permanent residential care so it is not anticipated that Parkside will place any significant demands on providers of aged care. However, there are a number of retirement villages and nursing home facilities in the Erina/Terrigal area to allow for residents to age in the community.

Terrigal also has a Senior Citizens Centre which offers meals and social activities for the elderly.

4.11. Commercial and Retail facilities

Comprehensive shopping is provided within an easy bus trip of the site in either Erina Fair which is a large shopping mall offering around 300 stores and food outlets or in Terrigal which offers more boutique shopping opportunities.

4.12. Housing choice and affordability

Parkside will clearly provide increased housing choice due to its unique nature as the first wired home business park in Australia. The development is of large houses and they are unlikely to provide affordable accommodation in the traditional sense due to house prices and the expense of the community levy to support communal business facilities.

However, there are considerable savings for business people in co locating businesses with their homes as well as significant tax advantages. The reduced cost of travel to work, saving the rental on a separate business premises and potentially reducing the number of vehicles needed, will all provide tangible lifestyle savings making Parkside an important niche contributor to affordable housing outcomes in Terrigal.

5. Conclusions & Recommendations

Parkside @ Terrigal will have a predominantly positive impact on the socio-cultural and economic environment of the Terrigal and Gosford areas.

Positive benefits include:

- The provision of 308 permanent local jobs
- The incubation of business to provide the future jobs of the region
- Utilisation of existing social infrastructure capacity
- The provision of onsite facilities that will be accessible to the wider community
- A central location accessible to existing educational, health and other social infrastructure
- Enhanced viability of bus routes.

The key issues arising from the profiling and consultation process are:

- Parkside @ Terrigal is a very innovative development and as such will need to be carefully monitored to ensure that lessons from the development of the site as a home business park are learned and disseminated.
- Facilities provided on the site should be available for hire for the wider community; it is important that Parkside is an integrated part of this community and is not viewed as a gated enclave.
- Although Doctors in the area are taking patients and there is capacity to absorb the population growth likely to result from the development of Parkside there is some stress on services. Doctors could be encouraged to locate and operate in Parkside in order to ensure enhanced services are provided.

The key recommendations are:

- That local schools be kept abreast of the progress of Parkside so they can incorporate population growth into their planning.
- It is noted that Parkside is to provide its own facilities in a community hub to assist small businesses on the site. It is recommended that consideration be given to making these facilities available to the wider community for hire or for activities which compliment the business purpose of Parkside. Examples might include small business outreach services or seminars.
- Because Parkside is a pilot scheme and Home Business type developments have not previously been attempted in Australia, it is recommended that the project be closely monitored during its first five years. This will allow critical success

factors to be shared with other LGAs and developers to assist growth elsewhere in NSW.

- That careful market assessment be made prior to providing childcare facilities on the site. It may be that the community hub can better use the space and that Parkside can support existing childcare businesses in the community,