



LandDynamics
AUSTRALIA

Social Impact Assessment

Proposed Rezoning

Le Clos Sancrox

Sancrox Road, Sancrox

On behalf of

LCS Estates Pty Ltd

December 2019

Prepared for:

LCS Estates Pty Ltd

Prepared By:

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Disclaimer

This report was prepared in accordance with the scope of works set out in correspondence between the client and Land Dynamics Australia. To the best of Land Dynamics Australia's knowledge, the report presented herein accurately reflects the Client's intentions when the report was printed. However, it is recognised that conditions of approval at time of consent, post development application modification of the proposals design, and the influence of unanticipated future events may modify the outcomes described in this report.

Land Dynamics Australia used information and documentation provided by external persons, companies and authority. Whilst checks were completed by Land Dynamics Australia to ensure that this information and/or documentation was accurate, it has been taken on good faith and has not been independently verified. It is therefore advised that all information and conclusions presented in this report apply to the subject land at the time of assessment, and the subject proposal only.

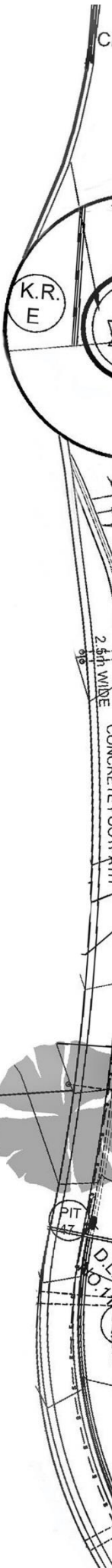
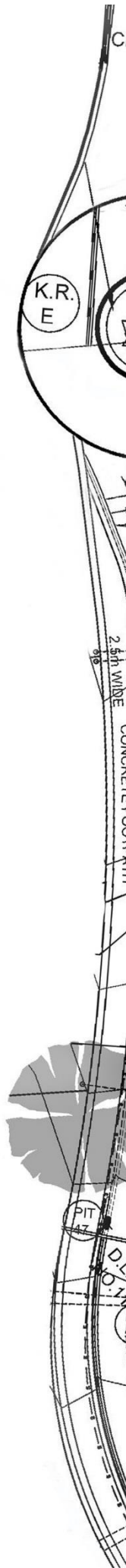
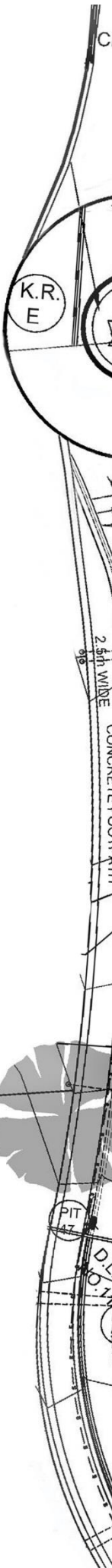


Table of Contents

1.	EXECUTIVE SUMMARY	5
	Background	5
	Purpose	5
	The Proposal	5
	Subject Site	6
2.	INTRODUCTION	6
	What is an SIA?	6
	Assessment Methodology	6
3.	REGIONAL AND LOCAL CONTEXT	7
	Site Context	7
	Existing Conditions / Land Uses	11
	Surrounding Character	11
	Existing Vehicular Access	11
	Public Transport	11
4.	THE PROPOSED DEVELOPMENT	14
5.	STRATEGIC POLICY CONTEXT	15
	Environmental Planning & Assessment Act, 1979	16
	Strategies	16
	Urban Growth Management Strategy	16
	Greater Sancrox Structure Planning (2015)	17
	State Environmental Planning Policies	18
	Local Government	18
	Port Macquarie Hastings Local Environmental Plan 2011	18
	Port Macquarie Hastings Development Control Plan 2013	19
6.	COMMUNITY PROFILE	19
	Study Area	19
	Sancrox Overview	19
	Sancrox (SSC) Population Analysis	20
	Sancrox Services & Facilities / Local Amenities	29
	Social and Support (Community) Opportunities	31
	Summary of Key Findings	32
7.	COMMUNITY ENGAGEMENT	33
	Consultation Outcomes	33
	Sancrox Community Consultation Feedback	33
	Summary of Survey Results	36
	Greater Sancrox Structure Plan	37
8.	IMPACT ANALYSIS	37



8.1	Positive Social Impact.....	37
8.2	Negative Social Impacts	38
8.4	Managing Impacts & Net Benefits to Community	38
9.	CONCLUSION	39
10.	REFERENCE MATERIAL AND DATA	40
	ATTACHMENT A	41



1. EXECUTIVE SUMMARY

Background

Land Dynamics was engaged by LCS Estate Pty Ltd to prepare a Social Impact Assessment (SIA) to support and inform a Planning Proposal for land known as Le Clos, in the locality of Sancrox in the Port Macquarie Hastings Local Government Area (LGA). The information contained within and findings of the SIA will be used and updated to accompany the Development Application which will be lodged concurrently or shortly after rezoning. The key issues identified during the community consultation and the recommended mitigations are summarised in the conclusion of this report. It is acknowledged that formal exhibition of the Planning Proposal will occur post Gateway determination and this provides further opportunity for the community to provide feedback.

Purpose

The purpose of this SIA is to assess the potential social impacts (positive, negative and neutral) resulting from the proposal on the exiting population and incoming residents, and mitigation measures that should be applied to enhance or address these. These will be high level recommendations given it relates to a rezoning Planning Proposal.

A Social Impact Assessment is required to predict and address the social impacts of the development or land use change, be it positive or negative. This report represents a Social Impact Assessment (SIA) in accordance with the requirements of Council's Social Impact Assessment Policy 2009 and the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979. This SIA provides an in-depth analysis of social impacts for the proposal and where any significant impacts are likely to occur. Effective engagement has been undertaken with those individuals and groups potentially affected, and addresses the impacts identified. Consultation with the community, comprised adjoining Sancrox residents & nearby business owners and was essential to understand the impacts, both positive and negative, of the future land use / development in order to prepare this SIA.

This report provides the following information:

- Identification of the scope of the assessment, including description of the site and surrounding area;
- Community /Social Profile;
- Formulation and examination of social impacts;
- Description of the overall net community benefit;
- Community engagement;
- Monitoring and review methodology.

The preparation of this SIA was undertaken in consultation with officers from Port Macquarie - Hastings Council. This report should be read in conjunction with the Planning Proposal and accompanying Appendices.

The Proposal

The Planning Proposal seeks to amend the Port Macquarie Hastings Local Environmental Plan 2011 to rezone the subject land to enable development for residential purposes; development for local business purposes; and to conserve areas of environmental significance. The Development Application, which will be lodged concurrently or shortly after rezoning, is expected to include:

- Residential – approx.638 lots in R1 zoned land (73.2 ha), 42 lots in R3 zoned land (2.3 ha) and 3 lots in E4 land (existing dwellings on 1.5ha); and

- Business - approx. 1 ha of commercially zoned land.

Indicative layouts have been included in this report but are subject to change prior to lodgement of the Development Application and the SIA will be update accordingly.

Subject Site

The subject land comprises a number of landholdings and is collectively known as Le Clos Sancrox. The site is located on the southern side of Sancrox Road, approximately 1.3km from the Pacific Highway to the east, which links with Brisbane to the north and Sydney to the south. Sancrox Road also links to Port Macquarie to the east and Wauchope to the west. The site is relatively cleared, with vegetation in fingers through the site and around the edges. A number of drainage lines dissect the site falling towards Sancrox Rd. Le Clos Sancrox is part of the previous wider Cassegrain vineyards and has a valid development consent in place being DA 50/87 issued on 8 April 1987 subject to conditions, for the creation of 46 rural home site and viticulture allotments and support allotments.

The subject site is subject of a Moratorium of development on the site, which will be resolved by way of this Planning Proposal. Council has resolved to proceed with a site specific Planning Proposal for the subject site in parallel with the wider Outline Planning for the Fernbank Creek – Sancrox area. The planning undertaken as part of this Planning proposal will inform the greater area planning, whilst allowing the development of the site to occur earlier to resolve the Moratorium issue.

Refer to the Background section of the Planning Proposal for extensive details of the history of the site.

2. INTRODUCTION

What is an SIA?

Social Impact Assessment (SIA) is a method for predicting and assessing the social consequences of a proposed action or initiative on affected groups of people and on their way of life, life chances, health, culture and capacity to sustain thee. This SIA has been completed in accordance with requirements of the Section 4.15 of the Environmental Planning and Assessment Act, 1979 and Council's Social Impact Policy. Social impact assessment is a method for predicting and assessing the consequences of a proposed action or initiative before a decision is made, to assist in providing better outcomes from decisions. A social impact assessment may give rise to recommendations for mitigation if the proposed change proceed.

Assessment Methodology

This study has been undertaken using the following methodology.

- Site visit and photos
- Documentation review of the local, regional and state planning policy and strategy
- Demographic analysis
- Review of community consultation
- Analysis of the social impacts
- Impact assessment
- Conclusion

Table 1 below represents the key steps and tasks which have been undertaken as part of this SIA.

Stage	Key Steps
1	<ul style="list-style-type: none"> Site and locality assessment. This included a site visit and inspection of the surrounding area, to assess the local context, identify potential impact receptors and understand the scale of the proposed change to the locality. Review of the proposed development.
2	<ul style="list-style-type: none"> Documentation review – review of documents relating to the proposed development including technical reports and various policy. Infrastructure audit – review of other relevant nearby facilities and land uses. Demographic analysis – identification of the current and future population community profiles.
3	<ul style="list-style-type: none"> Description and analysis of how key stakeholders are likely to be affected. A review of the community consultation that was undertaken to determine the community values and concerns.
4	<ul style="list-style-type: none"> Assessment of the impacts. Identification of the significance and likelihood of impacts.
5	<ul style="list-style-type: none"> Identification of appropriate management and mitigation measures to inform the future development.

3. REGIONAL AND LOCAL CONTEXT

Site Context

The subject site is located on the Mid North Coast within the Port Macquarie-Hastings local government area, and forms part of the Greater Sancrox Area, as identified by Council. The subject land comprises a number of landholdings and is collectively known as Le Clos Sancrox. The plan below in Figure 1 details the extent of the boundaries of the properties included and Figure 2 provides the context of Le Clos Sancrox with respect to the greater Sancrox Area, Wauchope and Port Macquarie.

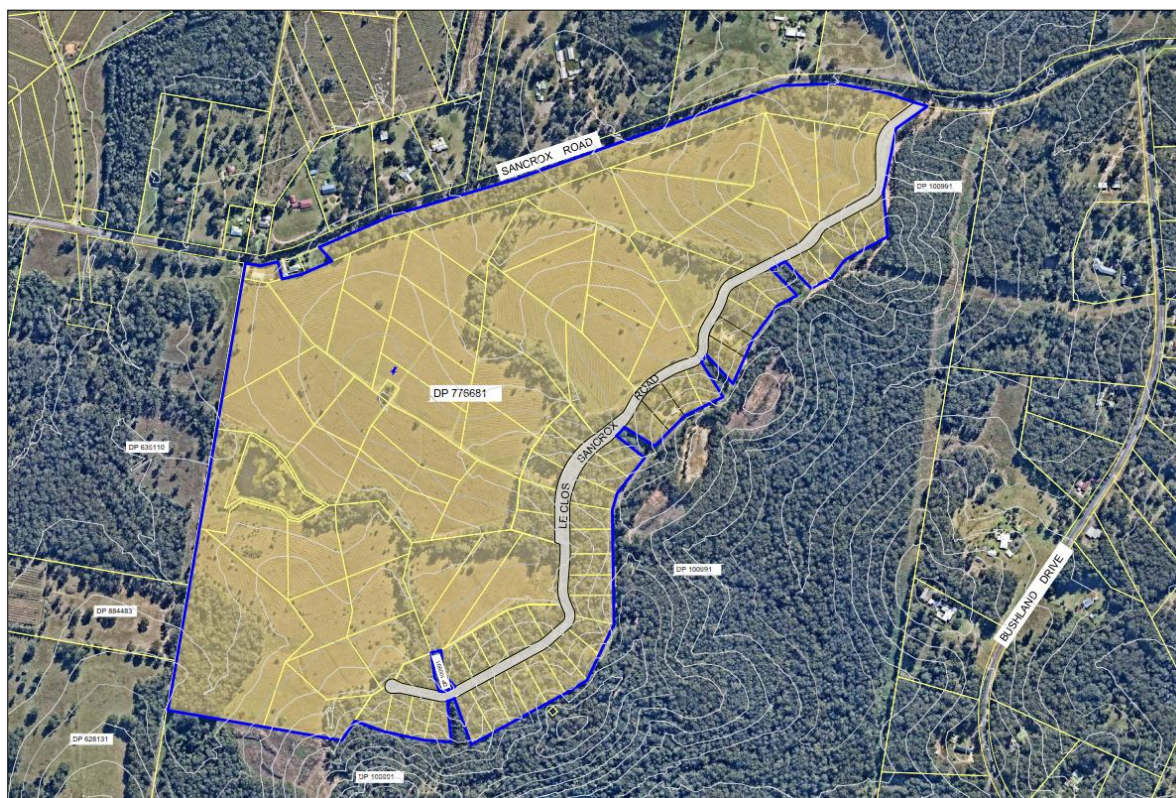


Figure 1 – Location of Extent of Le Clos Sancrox Highlighted Yellow (source: www.sixmaps.nsw.gov.au)

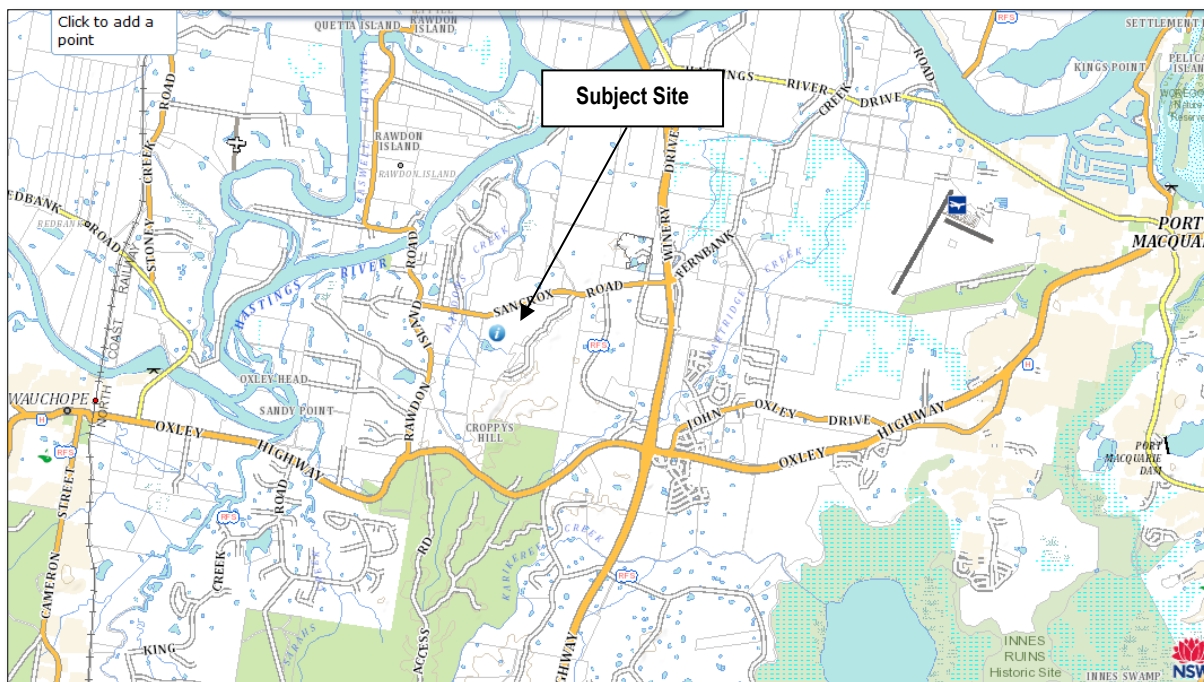


Figure 2 - Contextual Location of the subject land (source: www.sixmaps.nsw.gov.au)



Figure 3 - Close Up Aerial Map of the subject land (source: www.nearmap.com)

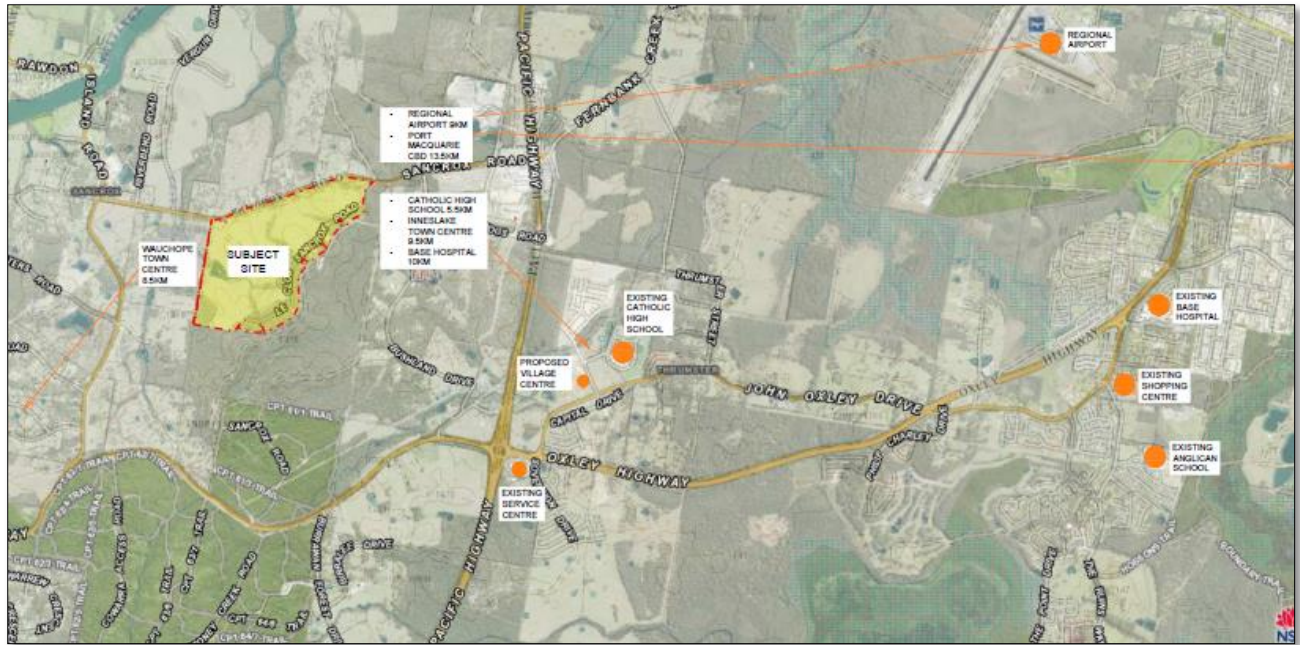


Figure 4 - Broadscale Analysis Extract

Le Clos Sancrox is part of the previous wider Cassegrain vineyards. To the north of the site is Verdun Estate which was also part of the previous vineyard land and has recently been rezoned by Council to large lot residential. To the north is a range of rural-residential dwellings and an animal boarding and breeding establishment. To the north-east of the site is Sancrox Quarry and further along Sancrox Road is Expressway Spares, which is part of a future industrial land investigations area. The site is generally surrounded by rural land, noting that extensive clearing has occurred on the land to the east recently.

The site is located on the southern side of Sancrox Road, approximately 1.3km from the Pacific Highway to the east, which links with Brisbane to the north and Sydney to the south. Sancrox Road also links to Port Macquarie to the east and Wauchope to the west. The site is relatively cleared, with vegetation in fingers through the site and around the edges. A number of drainage lines dissect the site falling towards Sancrox Rd. The Greater Sancrox Area is located approximately 6.4km north east of the Wauchope town centre and 13km west of the Port Macquarie town centre and contains a land area of approximately 1,400 hectares. The region is bound by the Oxley Highway to the south, the Pacific Highway to east and rural lands to the west and the Hastings River to the north. The predominate land use is rural, including agriculture and rural-residential. In general, lot sizes range between 1 to 10ha, with only four lots greater than 50 ha. The majority of small land parcels are located in the areas off Rawdon Island Road and Sancrox Road.

The subject site is subject of a Moratorium of development on the site, which will be resolved by way of this Planning Proposal. Council has resolved to proceed with a site specific Planning Proposal for the subject site in parallel with the wider Outline Planning for the Fernbank Creek – Sancrox area. The planning undertaken as part of this Planning proposal will inform the greater area planning, whilst allowing the development of the site to occur earlier to resolve the Moratorium issue.

The site and surrounding area has been subject of extensive Structure Planning in 2015, which was delayed pending Council's Urban Growth Management Strategy and the change in strategy from rural-residential to residential zoning of the area. The site has been identified as areas subject to Outline Planning in Council's Urban Growth Management Strategy. Rezoning the land is considered the most suitable and transparent way of achieving the objectives of this proposal. The area of Sancrox is the logical next area for development, with Area 13 planning ceasing at the highway. This area of Thrumster is developing at a steady rate, with a good take up of land by purchasers.

Below are photographs of the site, with additional photographs contained within the Planning Proposal document.



Figure 5 – Photographs of the Site

The site is well located with easy access to the existing universities, schools, hospitals, shopping and other services and facilities within Port Macquarie and Wauchope.

Existing Conditions / Land Uses

The site is currently zoned RU1 Primary Production under the LEP 2011, as too is immediately surrounding land. The site includes the following features:

- Storage building in north-west corner.
- Le Clos Sancrox Road along the eastern boundary.
- 46 residential building blocks with frontage to Le Clos Sancrox Road.
- 46 bush blocks, each connected to a residential building block.
- 3 dwellings on residential building blocks.
- Previous viticulture infrastructure and small outbuildings associated with the rural use of the land.
- The remainder of the site not containing dwellings is primarily cleared and currently utilised for grazing of cattle.

Surrounding Character

The surrounding area is characterised as rural residential along with a mix of hobby farm land, which has evolved with the failed viticulture in the immediate area. To the east and south is a large parcel of land which is heavily treed and has recently approved for a four lot subdivision.

Existing Vehicular Access

Le Clos has access to the Pacific Highway north and south via Sancrox Road onto the upgraded intersection. This intersection provides numerous opportunities for accessing Port Macquarie.

Oxley Highway to the south is accessed from the site via Rawdon Island Road and allows for easy access to King Creek and Wauchope. The intersection of Rawdon Island Road and Oxley Highway has recently been upgraded.

The site has a road along the eastern boundary, being Le Clos Sancrox Road.

Public Transport

A Bus transport service is provided with Busways to Sancrox, which provides connection from Sancrox to Wauchope and Port Macquarie.

Route: 335W

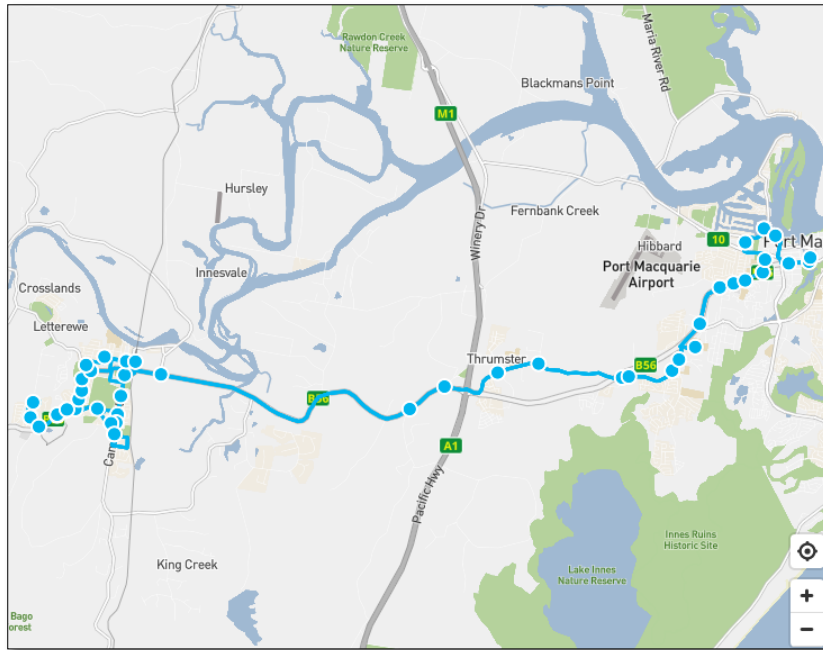


Figure 6 – Existing Busways Route Plan

335W Port Macquarie to Wauchope

Valid from: 01 Jan 2018

Creation date: 23 July 2019

NOTE: Information is correct on date of download.

Monday to Friday										
Day Restrictions										
			S	H					S	H
Hayward St at Keena La, Port Macquarie	-	-	07:46	07:56	09:24	11:24	13:24	14:24	14:24	
Settlement City Shopping Centre, Port Macquarie	06:12	07:02	07:55	08:05	09:37	11:37	13:37	14:37	14:37	
Oxley Hwy at Widderson St, Port Macquarie	06:18	07:08	08:01	08:11	09:43	11:43	13:43	14:43	14:43	
Port Macquarie Base Hospital, Port Macquarie	06:22	07:12	08:05	08:15	09:47	11:47	13:47	14:47	14:47	
John Oxley Dr before Philip Charley Dr, Port Macquarie	06:25	07:15	08:08	08:18	09:51	11:51	13:51	14:51	14:51	
John Oxley Dr after Carlie Jane Dr, Thrumster	06:29	07:19	08:12	08:22	09:55	11:55	13:55	14:55	14:55	
Wauchope Station, Wauchope	-	-	08:20	08:30	-	12:05	14:05	15:05	15:05	
Cameron St opp Young St, Wauchope	06:38	07:28	08:21	08:31	10:06	12:06	14:06	15:06	15:06	
Fairmont Dr Ellenborough Cl, Wauchope	06:42	07:32	08:25	08:35	-	12:10	-	15:13	15:10	
Colonial Cct at Homestead Dr, Wauchope	06:49	07:41	08:34	08:44	10:14	12:18	14:14	15:21	15:18	
Fairmont Dr Ellenborough Cl, Wauchope	-	-	-	-	10:22	-	14:22	-	-	
Cameron St opp Young St, Wauchope	-	-	-	-	10:28	-	-	-	-	
Wauchope RSL, Young St, Wauchope	06:58	07:52	08:55	08:55	-	12:28	14:28	15:38	15:28	
Monday to Friday										
Hayward St at Keena La, Port Macquarie	15:24	16:24	17:24							
Settlement City Shopping Centre, Port Macquarie	15:37	16:37	17:37							
Oxley Hwy at Widderson St, Port Macquarie	15:43	16:43	17:43							
Port Macquarie Base Hospital, Port Macquarie	15:47	16:48	17:48							
John Oxley Dr before Philip Charley Dr, Port Macquarie	15:51	16:52	17:52							
John Oxley Dr after Carlie Jane Dr, Thrumster	15:55	16:57	17:57							
Wauchope Station, Wauchope	16:05	17:07	18:07							
Cameron St opp Young St, Wauchope	16:06	17:08	18:08							
Fairmont Dr Ellenborough Cl, Wauchope	16:10	-	18:13							
Colonial Cct at Homestead Dr, Wauchope	16:18	17:18	18:24							
Fairmont Dr Ellenborough Cl, Wauchope	-	17:29	-							
Cameron St opp Young St, Wauchope	-	17:35	-							
Wauchope RSL, Young St, Wauchope	16:28	-	18:35							
Saturday										
Hayward St at Keena La, Port Macquarie	07:24	09:24	13:24	16:24						
Settlement City Shopping Centre, Port Macquarie	07:37	09:37	13:37	16:37						
Oxley Hwy at Widderson St, Port Macquarie	07:43	09:43	13:43	16:43						
Port Macquarie Base Hospital, Port Macquarie	07:47	09:47	13:47	16:47						
John Oxley Dr before Philip Charley Dr, Port Macquarie	07:51	09:51	13:51	16:51						
John Oxley Dr after Carlie Jane Dr, Thrumster	07:55	09:55	13:55	16:55						
Wauchope Station, Wauchope	08:05	10:05	14:05	17:05						
Cameron St opp Young St, Wauchope	08:06	10:06	14:06	17:06						
Fairmont Dr Ellenborough Cl, Wauchope	08:10	10:10	14:10	17:10						
Colonial Cct at Homestead Dr, Wauchope	08:18	10:18	14:18	17:18						
Wauchope RSL, Young St, Wauchope	08:28	10:28	14:28	17:28						

Sunday & Public Holidays		Δ	Δ
Hayward St at Keena La, Port Macquarie	09:17	15:17	
Settlement City Shopping Centre, Port Macquarie	09:50	15:50	
Oxley Hwy at Widderson St, Port Macquarie	09:56	15:56	
Port Macquarie Base Hospital, Port Macquarie	10:00	16:00	
John Oxley Dr before Philip Charley Dr, Port Macquarie	10:04	16:04	
John Oxley Dr after Carlie Jane Dr, Thrumster	10:08	16:08	
Wauchope Station, Wauchope	10:18	16:18	
Cameron St opp Young St, Wauchope	10:19	16:19	
Fairmont Dr Ellenborough Cl, Wauchope	10:23	16:23	
Colonial Cct at Homestead Dr, Wauchope	10:31	16:31	
Wauchope RSL, Young St, Wauchope	10:41	16:41	

335W Wauchope to Port Macquarie											
Monday to Friday											
Day Restrictions											
				S	H					S	H
Wauchope RSL, Young St, Wauchope	06:38	07:28	08:21	08:31	10:06	12:06	14:06	15:06	15:06		
Fairmont Dr Ellenborough Cl, Wauchope	06:42	07:32	08:25	08:35	12:10			15:13	15:10		
Colonial Cct at Homestead Dr, Wauchope	06:49	07:41	08:33	08:44	10:14	12:18	14:14	15:21	15:18		
Fairmont Dr Ellenborough Cl, Wauchope				08:51	10:22		14:22				
Wauchope RSL, Young St, Wauchope	06:58	07:52	08:43	08:55	10:28	12:28	14:28	15:38	15:28		
Wauchope Station, Wauchope			08:45		10:30		14:30	15:40	15:30		
John Oxley Dr before Chancellor Dr, Thrumster	07:10	08:06	08:56	09:09	10:41	12:41	14:41	15:51	15:41		
John Oxley Dr after Philip Charley Dr, Port Macquarie	07:13	08:09	08:59	09:12	10:44	12:44	14:44	15:54	15:44		
Oxley Hwy after Widderson St, Port Macquarie	07:20	08:19	09:08	09:22	10:53	12:53	14:53	16:03	15:53		
Hayward St after Horton St, Port Macquarie	07:42	08:42	09:25	09:42	11:12	13:12	15:12	16:18	16:12		
Monday to Friday											
Wauchope RSL, Young St, Wauchope	16:06	17:08	18:08								
Fairmont Dr Ellenborough Cl, Wauchope	16:10		18:13								
Colonial Cct at Homestead Dr, Wauchope	16:18	17:18	18:24								
Fairmont Dr Ellenborough Cl, Wauchope			17:29								
Wauchope RSL, Young St, Wauchope	16:28	17:35	18:35								
John Oxley Dr before Chancellor Dr, Thrumster	16:41	17:47	18:47								
John Oxley Dr after Philip Charley Dr, Port Macquarie	16:44	17:50	18:50								
Oxley Hwy after Widderson St, Port Macquarie	16:53	17:56	18:56								
Hayward St after Horton St, Port Macquarie	17:12	18:12	19:21								
Saturday											
Wauchope RSL, Young St, Wauchope	08:06	10:06	14:06	17:06							
Fairmont Dr Ellenborough Cl, Wauchope	08:10	10:10	14:10	17:10							
Colonial Cct at Homestead Dr, Wauchope	08:18	10:18	14:18	17:18							
Wauchope RSL, Young St, Wauchope	08:28	10:28	14:28	17:28							
Wauchope Station, Wauchope			10:30	14:30							
John Oxley Dr before Chancellor Dr, Thrumster	08:41	10:41	14:41	17:41							
John Oxley Dr after Philip Charley Dr, Port Macquarie	08:44	10:44	14:44	17:44							
Oxley Hwy after Widderson St, Port Macquarie	08:53	10:53	14:53	17:53							
Hayward St after Horton St, Port Macquarie	09:12	11:12	15:12	18:12							
Sunday & Public Holidays											
Wauchope RSL, Young St, Wauchope	10:19	16:19									
Fairmont Dr Ellenborough Cl, Wauchope	10:23	16:23									
Colonial Cct at Homestead Dr, Wauchope	10:31	16:31									
Wauchope RSL, Young St, Wauchope	10:41	16:41									
Wauchope Station, Wauchope	10:43										
John Oxley Dr before Chancellor Dr, Thrumster	10:54	16:54									
John Oxley Dr after Philip Charley Dr, Port Macquarie	10:57	16:57									
Oxley Hwy after Widderson St, Port Macquarie	11:06	17:06									
Hayward St after Horton St, Port Macquarie	11:23	17:27									

Figure 7 – Route 335W Busways Timetable (source: Busways)

Above is the bus timetable for Route 335W Service Port Macquarie to Wauchope via Sancrox.

Whilst the service does not currently run along Sancrox Road, the service is available for the wider area in the current undeveloped state. The proposed concept layout includes provision for future bus networks, as well as the proposed road, cycle and pedestrian network throughout the Le Clos Sancrox development. Sancrox Road a Collector Road and provision has been made within the draft layout for Collector Roads through the site, with bus stops. Previous discussions with Busways indicates that bus routes will be planned once the development is underway and the customers are in the area to utilise the service.

Business

To the north of the site is an animal boarding and breeding establishment known as “Pet Park”, which operates along with a dwelling on the site.

Further to the east is an industrial zone which contained Expressway Spares and other light industrial or business uses. To the north-east of the site is Sancrox Quarry.

Abundance Lifestyle & Garden (Café) and Billabong Zoo are both popular local businesses in vicinity of the site.

4. THE PROPOSED DEVELOPMENT

For the purposes of this Social Impact Assessment, both the proposed zonings and the indicative layout plan have been considered to provide greater certainty as to the expected development following rezoning.

The Planning Proposal seeks to amend the Port Macquarie Hastings Local Environmental Plan 2011 to rezone the subject land to enable development for residential purposes; development for local business purposes; and to conserve areas of environmental significance.

The Development Application, which will be lodged concurrently or shortly after rezoning, is expected to include:

- Residential – approx. 638 lots in R1 zoned land (73.2 ha), 42 lots in R3 zoned land (2.3 ha) and 3 lots in E4 land (existing dwellings on 1.5ha); and
- Business - approx. 1 ha of commercially zoned land.

An opportunity has been identified for a school to be accommodated within the development and these discussions will continue whilst the land is zoned. An educational establishment is a permitted land use in the R1 General Residential zone.

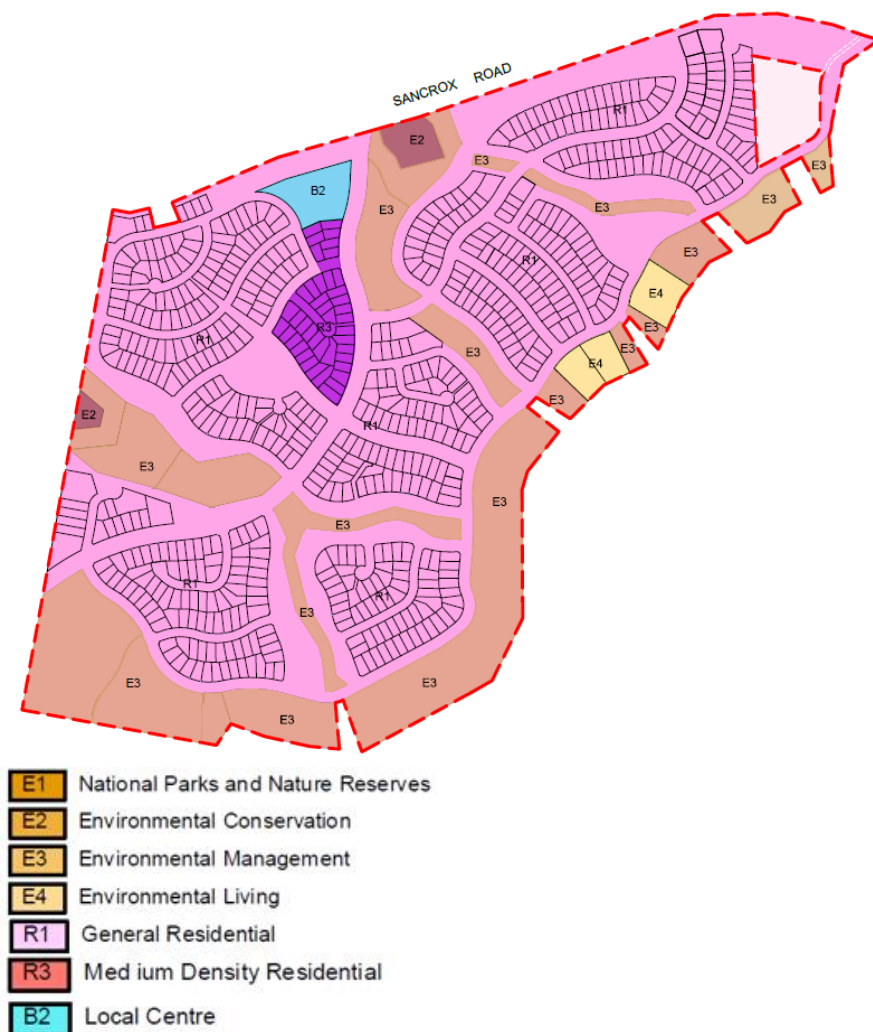


Figure 8 – Proposed Zoning



Figure 9 - Subdivision Concept Layout

Vehicle access to the site will be via two new intersections off Sancrox Road, as shown above.

The proposed western vehicle entrance will be a Collector Road standard and will provide connection to the western boundary, which allows for future expansion at the time of development of the adjoining land. The Collector Road will also make provision for bus stops and the round-about at the western boundary will allow for bus turn around until such time as the road is extended.

A network of pedestrian and cycle pathways will be constructed along the roads.

A Traffic Assessment is an Appendix to the Planning Proposal.

Essential infrastructure currently available to the subject site is water, electricity and telecommunications. A number of the services may need to be upgraded to ensure capacity is met and preliminary investigations and discussions with Council and other service providers have indicated extension of services is possible and the site is unconstrained in relation to servicing.

Vegetation retention and landscape design has been considered in the layout, as well as the Design Guidelines which have been prepared for the development and are an appendix to the Planning Proposal.

5. STRATEGIC POLICY CONTEXT

This section provides a summary of the key policy documents and guidelines relevant to the Subject Site and the proposed development. Many of the policy findings and directions are of key interest to this study and have been considered in the impact assessment outlined in Section 8 below.

Environmental Planning & Assessment Act, 1979

The Environmental Planning & Assessment Act, 1979 and Environmental Planning & Assessment Regulation 2000 establishes the framework for the assessment and approval of development in NSW. The proposal represents 'local development' under the EP&A Act which requires development consent.

Strategies

Urban Growth Management Strategy

Within the previous UGMS 2010-2031, the re-subdivision of the Le Clos farms at Sancrox was mentioned heavily, with immediate timing for investigations which was indicated as commencing in 2010/11.

The recently adopted UGMS 2017-2036, as exhibited did not support investigations at Sancrox, however as a result of public interest, with a large number of submissions to the exhibited documents from landowners of Le Clos Sancrox, the UGMS was amended prior to adoption and Le Clos Sancrox included in the Structure Plan for Sancrox in the adopted UGMS 2017-2036.

The report to Council on 20 June 2018 was detailed with respect to Le Clos Sancrox, as touched on above and indicated that Council could support investigation areas outside of the urban growth boundary in the Regional Plan, such as Le Clos Sancrox, and that Outline plans are to be prepared and submitted to the Department prior to rezoning. The adopted UGMS includes Le Clos Sancrox as part of Outline Plan areas, which Le Clos Sancrox is located within.

The resolutions of Council, with the latest being 20 February 2019, required immediate commencement of Stage 1 planning to prepare an Outline Plan for Sancrox-Fernbank Creek as detailed in the UGMS, and to invite the Le Clos Sancrox landowners to submit a planning proposal in parallel with Stage 1 planning in order to assist in informing the planning process.

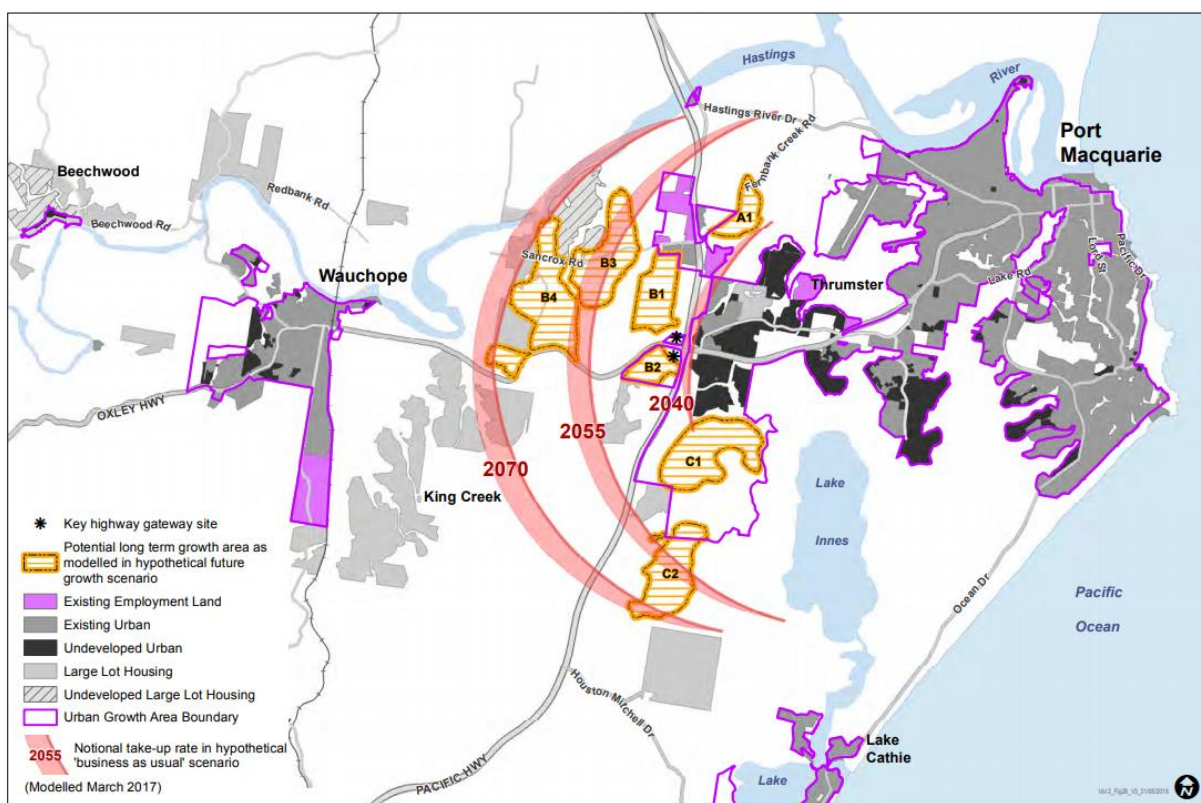


Figure 10 - Hypothetical limits to long term growth – Port Macquarie. Source: UGMS 2017-2036

Greater Sancrox Structure Planning (2015)

In reviewing the Greater Sancrox Structure Plan Issues Paper dated October 2011, it is stated that “a review of the Le Clos Sancrox subdivision has been identified by Council as a key element in planning for the Sancrox area” and Le Clos Sancrox is identified on the maps within the document as “possible future development precincts, coinciding with areas of lower ecological constraint”.

The Structure Planning work did occur to satisfy a key objective of the UGMS in force at that time and was reported to Council for adoption in 2015 and delayed pending the revised UGMS.

Rezoning of the land was invited over 13 years ago, Structure Planning had commenced and finalised in 2015 and the latest UGMS 2017-2036 indicated outline planning could occur on this site.

It is acknowledged that a substantial amount of work has been undertaken by Council in the Greater Sancrox Structure Plan, which would assist in progressing the Outline Planning for Le Clos Sancrox.

The study area is shown below and Le Clos Sancrox is identified as the majority of Sector 5. An extract from the Structure Plan regrading Sector 5 is included which identifies Le Clos Sancrox as a priority.

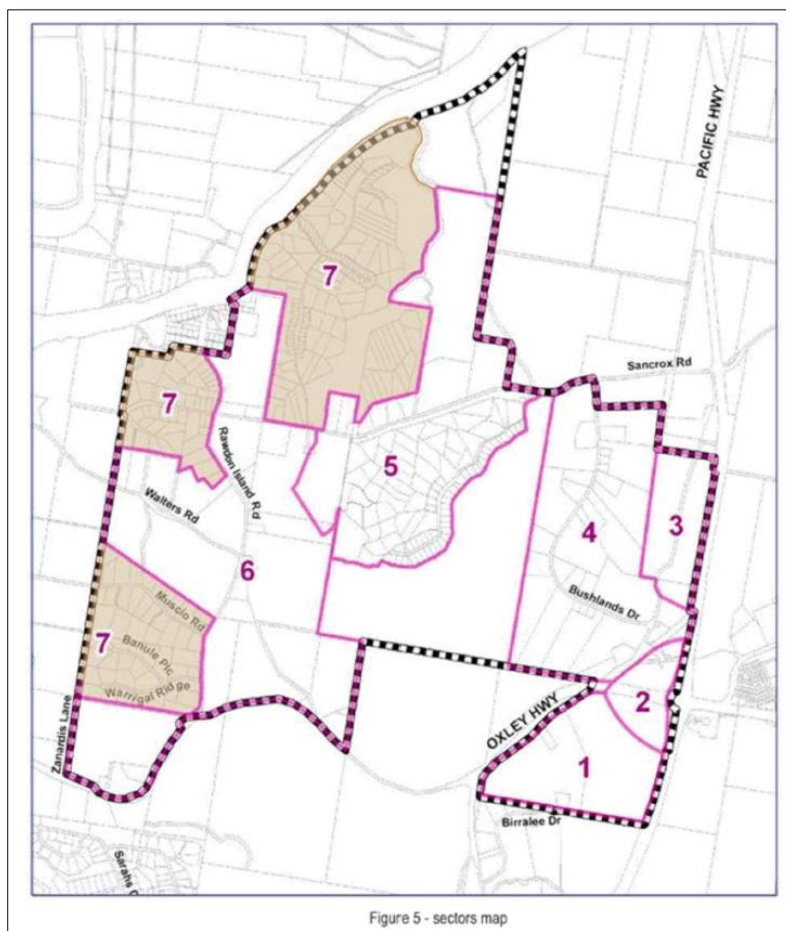


Figure 11 - Study Area (source: Greater Sancrox Structure Plan)

Sector 5 - Central GSA

Sector 5 contains the existing Le Clos Sancrox subdivision and adjoining properties to the north. It also includes a small part of the adjoining property to the west due to the likely reliance on part of that property for access from the Le Clos land.

The Le Clos subdivision has been subject to a moratorium on development because the inadequate size of the existing lots to meet current standards for effluent disposal and bushfire protection when constructing a dwelling. It is proposed that Council resolve this situation as a priority, if possible, having regard to other co-ordination issues in the GSA.

Key issues in preparing a planning proposal for this sector will include:

- the status of the area following the MNCRS and UGMS reviews
- the current poor standard of Sancrox Road
- the need to extend proposed water supply services to the sector
- the provision of co-ordinated road and stormwater infrastructure
- buffer requirements to protect the continued operation of Sancrox quarry
- achievement of the environmental principles described in this Structure Plan, including the retention of existing levels of vegetation cover and co-ordination of suitable environmental offsets for any proposed vegetation clearing
- the potential impact of the proposal on the Rawdon Island Road/Oxley Highway intersection
- bushfire protection.

Investigations for sector 5 could commence in the short-term. The timing of investigations for the sector will depend on the willingness of landowners for the majority of the area, to participate in co-ordinated planning to address the above issues.

Figure 12 – Sector 5 (source: Greater Sancrox Structure Plan)

State Environmental Planning Policies

The Planning Proposal considers the relevant State Environmental Planning Policies including:

- SEPP No. 44 – Koala Habitat Protection
- SEPP (Coastal Management) 2018
- SEPP (Primary Production and Rural Development) 2019
- SEPP No. 55—Remediation of Land
- SEPP (Infrastructure) 2007

The Development Application will be prepared in accordance with these policies.

Local Government

Port Macquarie Hastings Local Environmental Plan 2011

The Planning Proposal addresses the existing and proposed zoning and associated controls under Port Macquarie Hasting LEP 2011, which has the broad function of controlling development throughout the region and provides details on which land uses are permissible and prohibited within each zone. The LEP makes provision for a range of dwelling types and lifestyles in a number of zones, within the urban areas of the towns and villages.

The Planning Proposal includes rezoning of from RU1 Primary Production to:

- R1 General Residential,
- R3 Medium Density,
- B2 Local Centre,
- E2 Environmental Conservation,
- E3 Environmental Management, and
- E4 Environmental Living.

Port Macquarie Hastings Development Control Plan 2013

The role of the Port Macquarie Hastings DCP 2010 is to identify Council's expectations for the future growth/ Although the DCP is not a statutory environmental planning instrument it must be taken into consideration during the assessment process.

Council recognises that every new development impact on and changes the existing environment and so each development proposal must demonstrate a positive contribution, either directly or indirectly, to the objectives and intended outcomes of the Plan.

Development Control Plan 2013 requires the preparation of a Social Impact Assessment for subdivisions of greater than 50 lots / dwellings.

Council's Social Impact Policy 2009 sets out that a full Social Impact Assessment is required, which is to be prepared in accord with that Policy.

6. COMMUNITY PROFILE

This section provides an overview of the socio-economic characteristics of the study area to better understand the underlying and emerging social needs of the community and potential social impacts of the proposed development.

Study Area

The traditional owners of the land are the Birpai Aboriginal people.

The study area is located in statistical area Port Macquarie Hastings Local Government Area.

The analysis uses data from the 2016 Australian Census of Housing and Population as compiled by the Australian Bureau of Statistics (ABS).

For the purpose of this analysis, the area has been defined using Sancrox (State Suburb) (SSC) as defined by the 2016 Australian Census of Housing and Population (ABS). The area is outlined in the figure below. To provide context and highlight the uniqueness of the location, comparisons are made against NSW and Australia as a whole as defined by the 2016 Australian Census of Housing and Population (ABS).

Sancrox Overview

Le Clos Sancrox is located within the locality of Sancrox in the Port Macquarie-Hastings Local Government Area, on the Mid North Coast of NSW, approximately 420 kilometres north of Sydney, and 510 kilometres south of Brisbane. Based on the 2016 Census figures, the population of Sancrox was 572, of this 50.1% were male and 49.9% and Aboriginal and/or Torres Strait Islander people made up 1.2% of the population. The median age for the area was 46 years old. Children aged 0 - 14 years made up 18.4% of the population and people aged 65 years and over made up 19.1% of the population. The median weekly personal income for people aged 15 years and over in Sancrox was \$682.

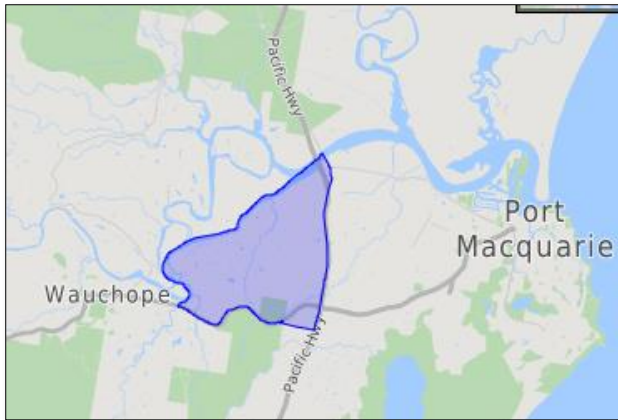


Figure 13 – Profile map (source: ABS, 2019 MapData Services)

Sancrox (SSC) Population Analysis

The statistics and data used to analyse the population trends in the study area have been gathered using the 2016 Australian Bureau of Statistic Census of Population and Housing data. Key statistics are show in graphs and tables.

The total population for Sancrox (State Suburb) in 2016 was 572 and the wider Port Macquarie Hastings area was 78,539. Council's Profile state: "The Port Macquarie - Hastings Council area Estimated Resident Population for 2018 is 83,131, with a population density of 0.23 persons per hectare." Council ID Profile for Kings Creek – Sancrox – Lake Innes – Thrumster states: "The 2018 Estimated Resident Population for Kings Creek - Sancrox - Lake Innes - Thrumster is 4,008, with a population density of 0.25 persons per hectare." This region has an area of 158km² and is bounded by the Hastings River in the north, the locality of Port Macquarie and the Pacific Ocean in the east, the locality of Lake Cathie, Cowarra Creek and the locality of Herons Creek in the south, and Wauchope in the west.

The age and sex structure of the population highlights the level of demand required for essential services and facilities necessary for a community. The age-sex pyramid (below) is a demographic tool which shows patterns of change in the age structure and sex ratio of an area over time; and should be used in conjunction with Household Types and Dwelling Types information to build up a picture of who is living in the area and how it is changing over time.

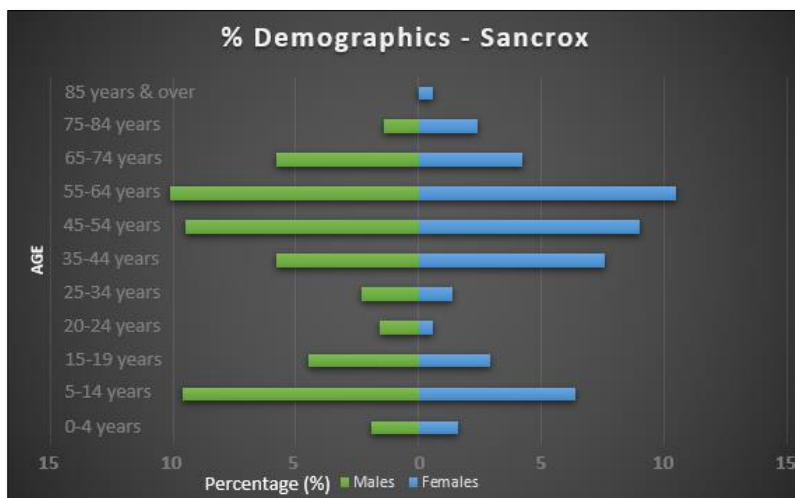


Figure 14 – Age Sex Pyramid Table of Sancrox (Source: profile.id.com.au)

The population graph below demonstrates over a six year period a steady growth in the region.

Analysis of Sancrox (state suburb) profile indicates a large proportion (24.5%) of people in the younger group age of 0 – 19 and also in the older age group of 60+ (27%). There are slightly more males (50.1%) than females (49.9%). Aboriginal and/or Torres Strait Islander people made up 1.2% of the population which reflects similar to New South Wales and Australia as a whole. The median age of people in the Sancrox area (SCC) was 46 years.

People Persons count based on place of usual residence on Census night	Sancrox	%	New South Wales	%	Australia	%
Median age	46	-	38	-	38	-
0-4 years	25	4.3	465,135	6.2	1,464,779	6.3
5-9 years	35	6.1	478,184	6.4	1,502,646	6.4
10-14 years	46	8.0	443,009	5.9	1,397,183	6.0
15-19 years	35	6.1	448,425	6.0	1,421,595	6.1
20-24 years	23	4.0	489,673	6.5	1,566,793	6.7
25-29 years	28	4.9	527,161	7.0	1,664,602	7.1
30-34 years	27	4.7	540,360	7.2	1,703,847	7.3
35-39 years	19	3.3	540,360	7.2	1,703,847	7.3
40-44 years	39	6.8	503,469	6.7	1,583,257	6.8
45-49 years	39	6.8	492,440	6.6	1,581,455	6.8
50-54 years	44	7.7	485,546	6.5	1,523,551	6.5
55-59 years	60	10.4	469,726	6.3	1,454,332	6.2
60-64 years	45	7.8	420,044	5.6	1,299,397	5.6
65-69 years	40	7.0	384,470	5.1	1,188,999	5.1
70-74 years	40	7.0	292,556	3.9	887,716	3.8
75-79 years	17	3.0	217,308	2.9	652,657	2.8
80-84 years	10	1.7	155,806	2.1	460,549	2.0
85 years and over	3	0.5	167,506	2.2	486,842	2.1

Overall, within the population of people aged 15 years and over 61.9% were married, and 12.9% were separated, divorced and widowed, while 25.2% were never married. In comparison, the married percentage with NSW is 48.7% and 48.1% overall in Australia.

The below graph illustrates a consistency in population growth over the various age groups during a 5 year period 2013 – 2017 for the Port Macquarie Hastings Area. The largest growth in age structure in the study area between 2013 – 2017 was in the age group 65 – 74 year olds (1% increase); and a 1% decrease in persons 35 - 44. The average growth in the area over the 5 years has been 0.5%.

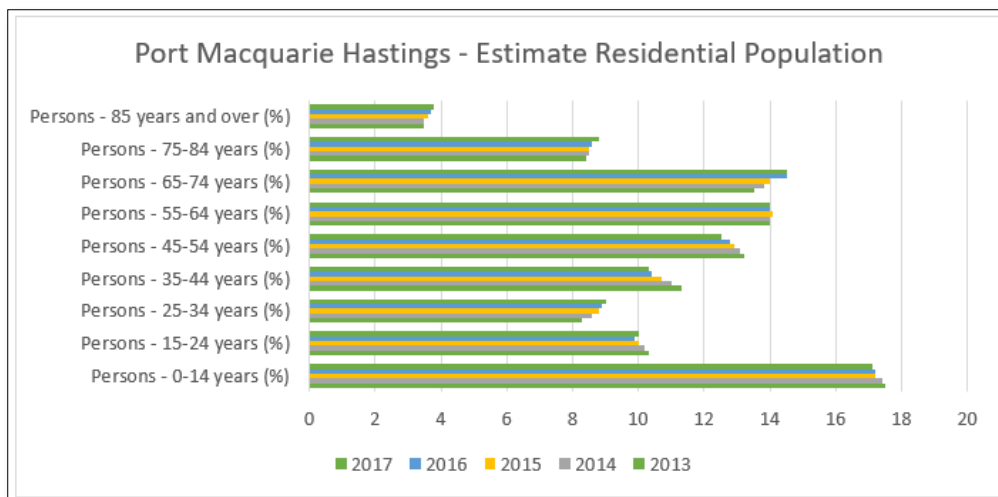


Figure 15 – Population data for 2013 – 2017 in the Port Macquarie Hastings region.

These statistics suggest that whilst Port Macquarie enjoys a greater proportion of the middle working age people, there is a trend towards higher proportions of older adults and seniors citizens.

Density

Population density is the average number of persons per hectare for the Port Macquarie-Hastings region. It is calculated by dividing the population of a geographic region by its land area, measured in this case in hectares. Density figures can be misleading as land included in the calculation may not be used for habitation. Such as, airports, shopping precincts, national parks, industrial estates and so on and are included in the land area even though few, if any actual people live there. As a result, areas with large amounts of residential housing will have higher densities than those where the majority of land is used for industry or open space etc.

In 2016, the population density in Port Macquarie-Hastings area was 0.21 per hectare. This figure was higher compared to Regional NSW, which had a population density of 0.03 persons per hectare (this includes very large areas of non-residential land). It is important to note that this varied across the Council area.

The 2018 Estimated Resident Population for Kings Creek - Sancroix - Lake Innes - Thrumster is 4,008, with a population density of 0.25 persons per hectare. Population density for Sancroix overall is not recorded.

Education

Educational attainment is considered an indicator of socio-economic status, together with occupation, employment and income data. Combined, this data provides an overall evaluation of economic opportunities and the socio-economic status of a suburb/region. For individuals, the level of educational qualifications held was a large effect on employment opportunities and future income levels.

Overall, 17.3% of the population hold a tertiary qualification (being a bachelor's degree level and above), with a large percentage (33.9%) of people holding a Certificate Level and/or Advanced Diploma or Diploma. While 11.2% reported having completed Year 12 as their highest level of educational attainment. 32.6% of people were attending an educational institution; of these, 25.9% were in primary school, 21.6% in secondary school and 13.5% in a tertiary or technical institution.

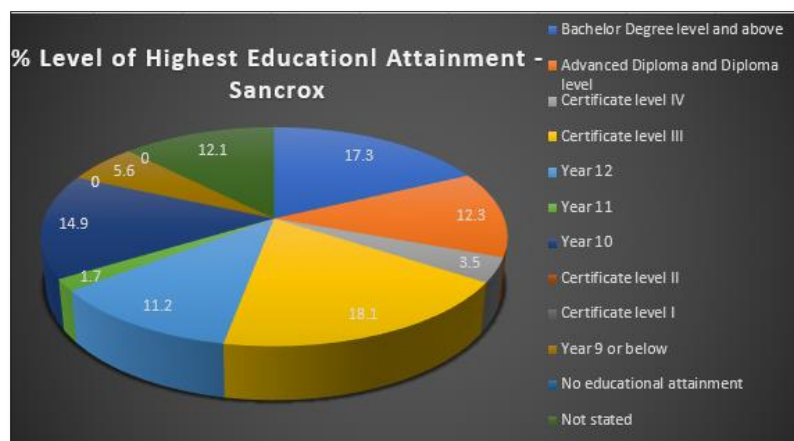


Figure 16 – Education Attainment graph for Sancrox (source: ABS Data)

Level of highest educational attainment <i>People ages 15 years and over</i>	Sancrox	%	New South Wales	%	Australia	%
Bachelor Degree level and above	80	17.3	1,424,716	23.4	4,181,406	22.0
Advanced Diploma and Diploma Level	57	12.3	543,142	8.9	1,687,893	8.9
Certificate level IV	16	3.5	167,947	2.8	551,767	2.9
Certificate level III	84	18.1	730,498	12.0	2,442,203	12.8
Year 12	52	11.2	930,654	15.3	2,994,097	15.7
Year 11	8	1.7	203,574	3.3	941,531	4.9
Year 10	69	14.9	702,178	11.5	2,054,331	10.8
Certificate level II	0	0.0	4,849	0.1	13,454	0.1
Certificate level I	0	0.0	625	0.0	2,176	0.0
Year 9 or below	26	5.6	513,209	8.4	1,529,897	8.0
No educational attainment	0	0.0	54,870	0.9	145,844	0.8
Not stated	56	12.1	627,465	10.3	1,974,794	10.4

Cultural & language diversity

The most common ancestries in Sancrox (State Suburbs) were Australian 31.8%, English 31.0%, Scottish 10.5%, Irish 8.0% and German 2.6%, with 83.0% of people born in Australia. The most common countries of birth was England 2.8% and New Zealand 1.8%. In general, 68.9% of people had both parents born in Australia and 11.2% of people had both parents born overseas. While 90.8% of people only spoke English at home, other languages included Thai 1.2% and Hungarian 0.5%.

The most common responses for religion in Sancrox were Catholic 24.9%, Anglican 24.7%, No Religion, so described 24.4%, Not stated 11.7% and Uniting Church 3.6%; with Christianity was the largest religious group reported overall (69.2%).

<u>Ancestry, top responses</u>	Sancrox	%	New South Wales	%	Australia	%
English	247	31.0	2,302,481	23.3	7,852,224	25.0
Australian	254	31.8	2,261,062	22.9	7,298,243	23.3
Irish	64	8.0	741,671	7.5	2,388,058	7.6
Scottish	84	10.5	587,052	5.9	2,023,470	6.4
German	21	2.6	236,143	2.4	982,226	3.1

<u>Country of Birth</u>	Sancrox	%	New South Wales	%	Australia	%
Australia	468	83.0	4,899,090	65.5	15,614,835	66.7
<i>Other top responses</i>						
England	16	2.8	226,564	3.0	907,570	3.9
New Zealand	10	1.8	117,136	1.6	518,466	2.2
France	3	0.5	11,540	0.2	31,120	0.1
Netherlands	3	0.5	16,900	0.2	70,172	0.3
Canada	3	0.5	13,290	0.2	43,053	0.2

Employment, Occupation, Industry of employment

Types of employment throughout a suburb can be an essential indicator of the socio-economic status of the population, regardless of whether people are employed full-time or part-time, or are unemployed. Employment status is often associated with factors of age structure, opportunities and education.

Overall, Sancrox labour force constitutes 295 people who reported being in the labour force, of these 54.9% were employed full time, 36.6% were employed part-time and 3.1% were unemployed. Of employed people 14.7% worked 1 to 15 hours, 9.7% worked 16 to 24 hours and 40.6% worked 40 hours or more.

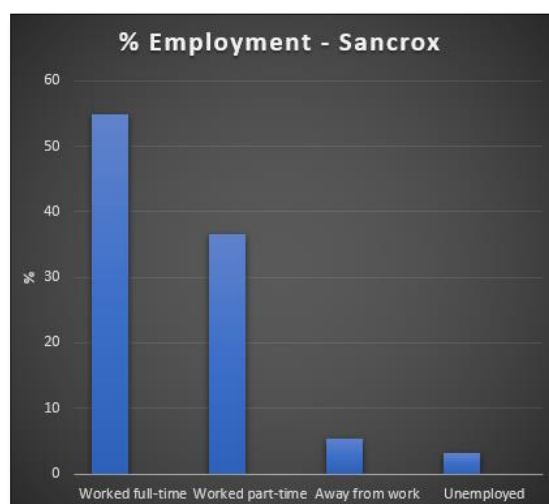


Figure 17 – Employment data graph for Sancrox (source: ABS Data)

Employment	Sancrox	%	New South Wales	%	Australia	%
Worked full-time	162	54.9	2,134,521	59.2	6,623,065	57.7
Worked part-time	108	36.6	1,071,151	29.7	3,491,503	30.4
Away from work	16	5.4	174,654	4.8	569,276	5.0
Unemployed	9	3.1	225,546	6.3	787,452	6.9

The most common occupations included Professionals 20.7%, Technicians and Trades Workers 15.2%, Managers 14.9%, Clerical and Administrative Workers 14.9%, and Community and Personal Service Workers 13.8%. Of the employed people in Sancrox (State Suburbs), 5.9% worked in Primary Education. Other major industries of employment included Hospitals (except Psychiatric Hospitals) 5.4%, Child Care Services 4.9%, Secondary Education 4.4% and Other Social Assistance Services 4.4%.

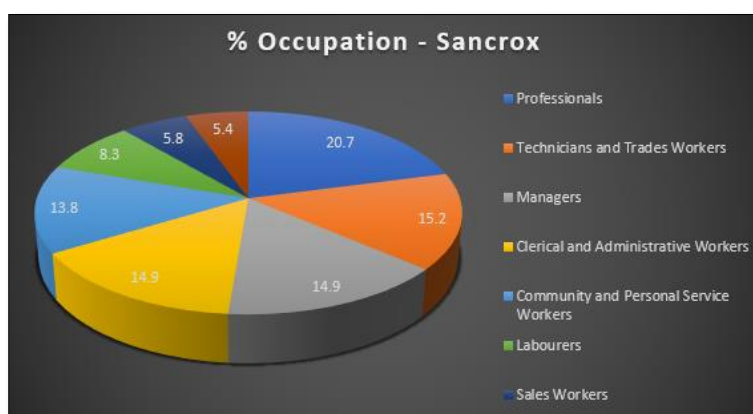


Figure 18 – Occupation graph for Sancrox (source: ABS Data)

Occupation	Sancrox	%	New South Wales	%	Australia	%
Professionals	57	20.7	798,126	23.6	2,370,966	22.2
Technicians and Trades Workers	42	15.2	429,239	12.7	1,447,414	13.5
Managers	41	14.9	456,084	13.5	1,390,047	13.0
Clerical & Administrative Workers	41	14.9	467,977	13.8	1,449,681	13.6
Community & Personal Service Workers	38	13.8	350,261	10.4	1,157,003	10.8
Labourers	23	8.3	297,887	8.8	1,011,520	9.5
Sales Workers	16	5.8	311,414	9.2	1,000,955	9.4
Machinery Operators & Drivers	15	5.4	206,839	6.1	670,106	6.3

Median Weekly Incomes

The income of a household is a vital indicator of the socio-economic status of an area and assist to analysis the economic opportunities in conjunction with other data such as Occupation and Education Attainment.

The median weekly personal income for people aged 15 years and over in Sancrox was \$682.

In comparison, NSW and overall Australia was very similar in medium weekly incomes, however the Family and Household income was slightly lower in Sancrox.

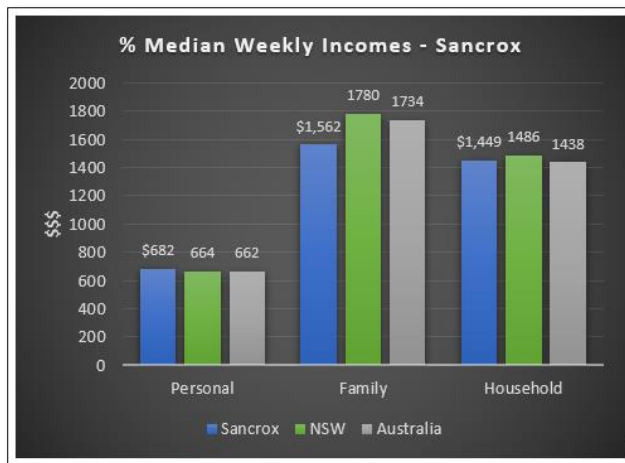


Figure 19 – Median Weekly Incomes graph for Sancrox (source: ABS Data)

Median Weekly Incomes <i>People aged 15 years and over</i>	Sancrox	%	New South Wales	%	Australia	%
Personal	682	-	664	-	662	-
Family	1,562	-	1,780	-	1,734	-
Household	1,449	-	1,486	-	1,438	-

Travel to Work

In Sancrox the most common methods of travel to work for employed people were: Car, as driver 73.3%, Car, as passenger 6.2% and Walked only 3.7%. Other common responses were Worked at home 3.3% and Truck 2.9%. On the day, 0.0% of employed people used public transport (bus) as at least one of their methods of travel to work and 79.5% used car (either as driver or as passenger). In comparison, NSW and overall Australia was very similar with the exception of Car, as driver being over 10% greater.

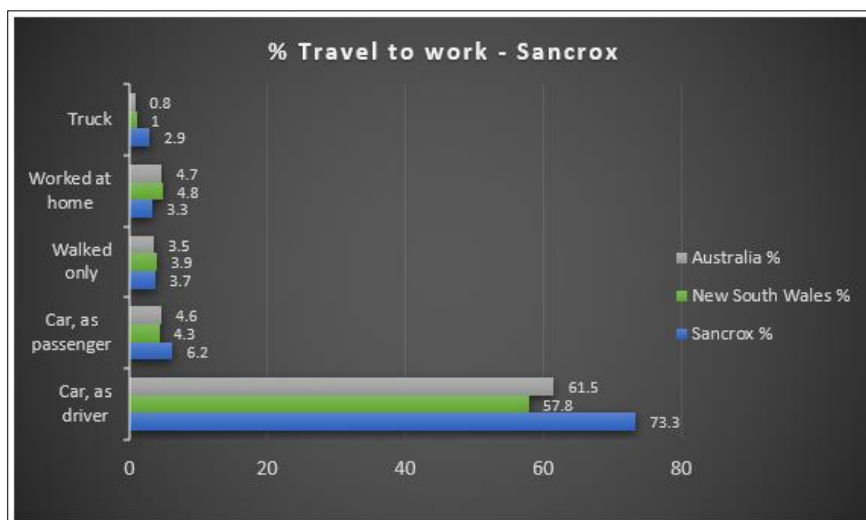


Figure 20 – Data Travel to work graph for Sancrox (source: ABS Data)

Travel to Work, top responses <i>Employed People aged 15 years and over</i>	Sancrox %	New South Wales %	Australia %
Car, as driver	73.3	57.8	61.5
Car as passenger	6.2	4.3	4.6
Walked only	3.7	3.9	3.5
Worked at Home	3.3	4.8	4.7
Truck	2.9	1.0	0.8

Families – family composition, employment status of couple families

The structure of Family Composition is an indicator of the residential function and role of an area. This structure generally provides insights for local government into the level of demand for facilities and services required for the community.

The analysis of family composition revealed a larger proportion of couple families without children (53.0%), followed by couple families with children (38.6%) and 8.4% were one parent families. In comparison to NSW, Couple family without children was substantially higher in Sancrox which suggests the population of the area is more empty nesters and or those wanting a rural lifestyle.

Of single parents 33.3% were male and 66.7% were female. Of couple families with children, 27.8% had both partners employed full-time, 9.7% had both employed part-time and 15.3% had one employed full-time and the other part-time.

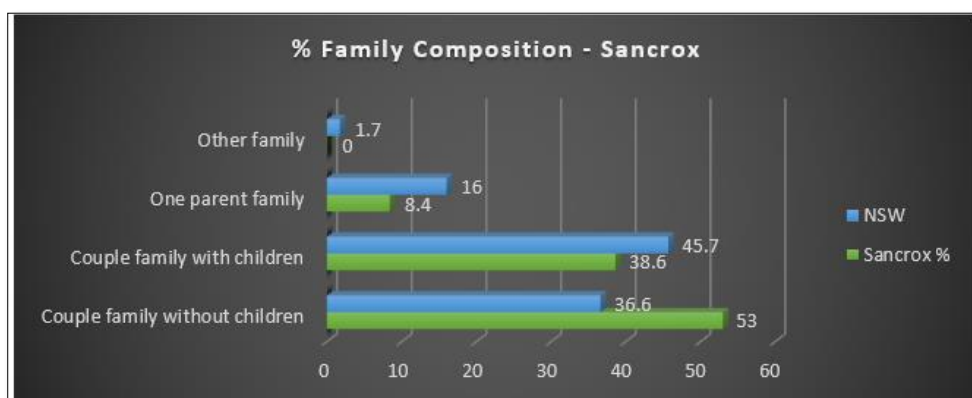


Figure 21 – Family Composition Graph for Sancrox (Source: ABS Data)

Family Composition	Sancrox	%	New South Wales	%	Australia	%
Couple family without children	88	53	709,524	36.6	2,291,987	37.8
Couple Family with children	64	38.6	887,358	45.7	2,716,224	44.7
One Parent Family	14	8.4	310,906	16.0	959,543	15.8
Other Family	0	0	32,438	1.7	102,559	1.7

Dwelling - Structure, Tenure, Household Composition, Number of Motor Vehicles

The Port Macquarie Hastings local government area has grown substantially over the last 10-15 years and many of the older style housing stocks have undergone renovation and transformation. Dwelling stock now comprise 73.4% separate houses, 13.1% semidetached or townhouses, 10.7% flat or apartment and 2.3% being other

dwellings, with 89.6% occupied private dwelling and only 10.4% being unoccupied private dwelling. In comparison, of occupied private dwellings in Sancrox, 94.2% were separate houses, 2.6% were semi-detached, row or terrace houses, townhouses etc, 1.6% were flat or apartments and 0.0% were other dwellings.

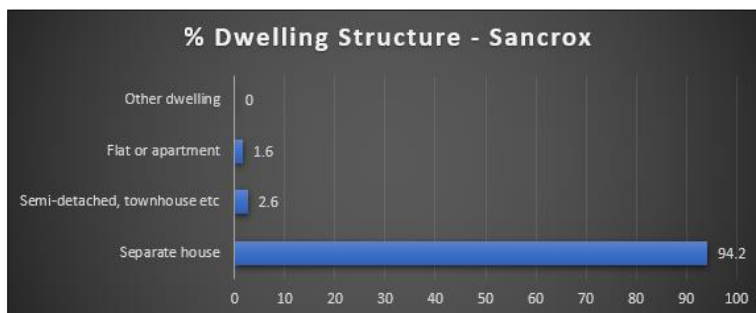


Figure 22 – Dwelling Structure graph for Sancrox (source: ABS Data)

Dwelling Structure	Sancrox	%	New South Wales	%	Australia	%
Separate house	180	94.2	1,729,820	66.4	6,041,788	72.9
Semi-detached, row or terrace house, townhouse etc	5	2.6	317,453	12.2	1,055,016	12.7
Flat or apartment	3	1.6	519,390	19.9	1,087,434	13.1
Other dwelling	0	0.0	23,580	0.9	64,425	0.8

Occupied private dwellings in Sancrox consisted of 92.7% and 7.3% unoccupied private dwellings. These were similar to NSW with 90.1% and 88.8% in Australia overall with occupied dwellings.

Of the occupied private dwellings 49.5% were owned outright, 34.4% were owned with a mortgage and 16.1% were rented (known as Tenure). Dwelling count with Sancrox households, 81.4% were family households, 17.0% were single person households and 1.5% were group households.

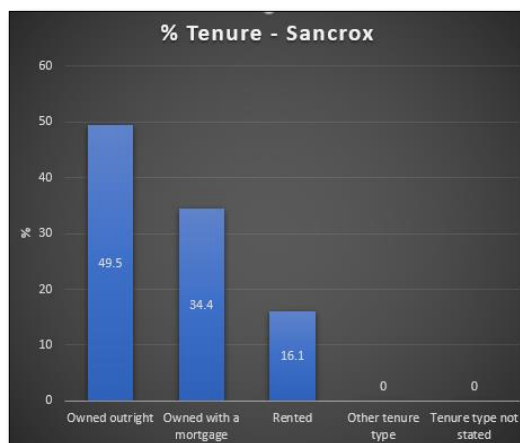
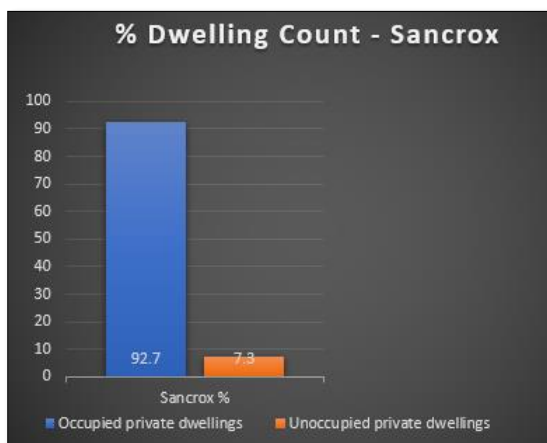


Figure 23 – Dwelling Count & Tenure Graph for Sancrox (Source: ABS Data)

Dwelling Count	Sancrox	%	New South Wales	%	Australia	%
Occupied private dwellings	191	92.7	2,604,320	90.1	8,286,073	88.8
Unoccupied private dwellings	15	7.3	284,741	9.9	1,039,874	11.2

Tenure <i>Occupied private dwellings</i>	Sancrox	%	New South Wales	%	Australia	%
Owned outright	13,010	42.2	839,665	32.2	2,565,695	31.0
Owned with a mortgage	8,159	26.4	840,004	32.3	2,855,222	34.5
Rented	8,160	26.4	826,922	31.8	2,561,302	30.9
Other tenure type	577	1.9	23,968	0.9	78,994	1.0
Tenure type not stated	956	3.1	73,763	2.8	224,869	2.7

In Sancrox 20.6% of occupied private dwellings had one registered motor vehicle garaged or parked at their address, 41.8% had two registered motor vehicles and 35.4% had three or more registered motor vehicles.

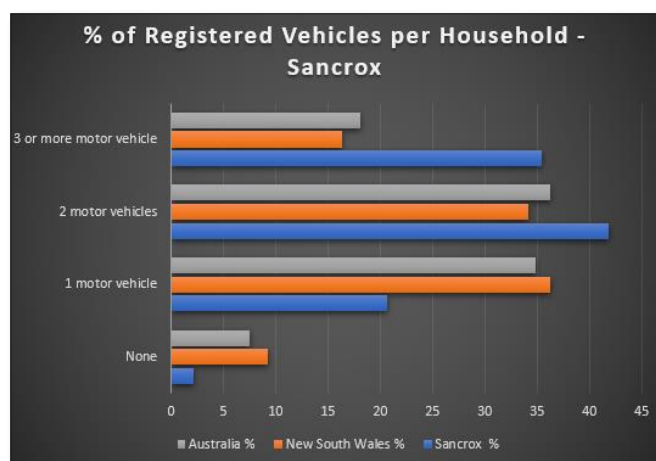


Figure 24 – Registered Vehicles Graph for Sancrox (Source: ABS Data)

Number of registered motor vehicles	Sancrox	%	New South Wales	%	Australia	%
None	4	2.1	239,625	9.2	623,829	7.5
1 motor vehicle	39	20.6	946,159	36.3	2,881,485	34.8
2 motor vehicles	79	41.8	887,849	34.1	2,999,184	36.2
3 or more vehicles	67	35.4	435,053	16.7	1,496,382	18.1
Number of motor vehicles not stated	0	0.0	95,623	3.7	285,197	3.4

Sancrox Services & Facilities / Local Amenities

In considering the adequacy of existing services and facilities in Sancrox area to provide for the needs of new residential area it is relevant to consider what particular services and facilities are available and also what impacts the subdivision may have on these services and facilities.

Numerous services and facilities are available within the Sancrox area (and/or close proximity). These include:

- Abundance Lifestyle & Garden (Café)
- HF Hand Constructors
- Port Bus Charters, Tours & Rentals Pty
- Billabong Zoo: Koala & Wildlife Park
- Pets Park Kennels
- Hanson Construction Materials Pty Ltd
- Cassegrain Wines

Other services within proximity include the following:

Shops:

- Circle of Friends (5.22km) – Gift Shop
- Elements of Design (5.27km) – Ladies Wear, Retail
- Street Smart Clothing (5.28km) – Menswear, Retail
- MidCoast Uniform Solutions (5.28km) – Ladies Wear, Retail
- Three Little Birds (5.29km) – Gift Shop
- ecoWild! Health Food & Organics (5.3km) – Health Food & Organic Products From Nature
- Hastings Co-op Department Store Wauchope (5.31km) – Department Stores
- Hastings Co-op SUPA IGA Liquor Wauchope (5.34km) – Supermarkets & Grocery Stores
- Wauchope One Stop \$2 Plus Shop (5.36km) – Discount Stores
- Class-ique (5.36km) – Ladies Wear, Retail
- Gorgeous Fun Paper & Giftware (5.37km) – Gift Shop
- Bargains Galore (5.39km) – Discount Stores
- Design A Candy (5.58km) – Confectionery & Lolly Shop
- Bago Store (5.6km) – Food &/or General Stores
- SPAR (5.96km) – Food &/or General Stores
- Two Worlds Café & Kids Play Centre (5.56km) – Café

Takeaway:

- Wauchope Seafoods (5.26km)
- Fuzzy Ducks Café (5.33km)
- Top Takeaway (5.39km)
- Wauchope Charcoal Chicken Land (5.39km)
- Country Kitchen (6.39km)

Banks:

- Commonwealth Bank (5.39km)
- NAB (5.4km)

National Parks/State Parks:

- Breckenridge Farmstay (7.2km)
- Bago Bluff National Park (27.5km)

Social and Support (Community) Opportunities

Some of the social opportunities available within proximity of Sancrox include the following.

Clubs, Pubs, other:

- Wauchope R.S.L Club (5.18km)
- Hastings Hotel (5.24km)
- Star Hotel Wauchope (5.27km)
- Lions Club of Wauchope (6km)
- Bago Tavern (7.44km)

Recreation:

- Sancrox Reserve
- Evolution Tennis Academy (5.09km)
- Five Star Fitness (5.56km)
- Wauchope memorial Olympic Pool (9.6km)
- Lank Bain Park (12.0km)

Schools:

- St Josephs Primary School (5.52km)
- Wauchope Primary School (5.52km)
- TG's Child Care Wauchope (5.38km)
- Wauchope Pre-School Kindergarten Inc. (6.01km)
- Riverbreeze Pre-School & Child Care Centre (6.9km)
- Timbertown Pre-School & Long Day Care Centre (7.21km)
- Blooming Kids Early Learning & Long Day Care Centre (8.12km)
- Newman Senior Technical College (8.28km)
- St Columba Anglican School (8.91km)
- Westport High School (10.3km)
- St Joseph's Regional College (10.47km)

Churches:

- Wauchope Seventh-day Adventist Church (3.95km)
- Anglican Church of Australia (5.36km)
- Catholic Church (5.52km)
- Uniting Church in Australia (5.65km)

Doctors:

- Hutton C W (5.12km)
- Gayle Kee (5.37km)
- Hastings Medical Centre (5.56km)
- Campbell Street Surgery (5.65km)

- Schuetz B (6.11km)

Hospitals:

- Wauchope Health Campus (5.82km)
- Wauchope District Memorial Hospital (5.82km)

Accommodation:

- Hastings Hotel Wauchope (5.24km)
- Star Hotel Wauchope (5.27km)
- Wauchope Motel (5.73km)
- Timbertown Resort & Motel (7.08km)
- Breckenridge Farmstay (7.2km)

Summary of Key Findings

- The subject site is located in the locality of Sancrox Suburb of the Government Area of Port Macquarie Hastings.
- The median age is 46 with the working population (aged 15-64) being 65.8%, this is marginally higher than NSW and Australia as a whole at 38 years of age.
- Sancrox area is characterised by a low proportion of people aged over 65 (19.2%) compared to NSW (16.2%) and Australia (15.8%) and a lower proportion of people under 30 (33.4%).
- Data indicates a drop in the age group of 20-39, being 16.9% of the population, compared to NSW with 27.4% and Australia overall with 27.8% of the population.
- Family households were the dominate household composition with a large number of family households being couples without children (53% of family households).
- The most common methods of travel to work for employed people was Car, as driver 73.3%.
- Of unpaid work, a high proportion of the population did unpaid domestic work (75.6%), while NSW had 67.7% and Australia 69%.
- The average people per household was 2.6.
- The median weekly household income \$1449.
- Median weekly rent \$220.
- Average motor vehicles per dwelling 2.3.
- Dwelling diversity in Sancrox is limited with separate houses comprising 94.2% of overall housing stock.

Sancrox would not be considered a diverse and multi-cultural area with the majority of its population born in Australia, and only a small percentage of households having non-English speaking background. Catholic Religion affiliation was the top response of religion within the population.

Sancrox residents have a high level of education, with the majority having tertiary attainment. This has a large bearing on employment opportunities, with more than half the population being employed full-time as a result. The most prevalent occupation type of residents is professionals, followed by Technicians and Trades workers.

7. COMMUNITY ENGAGEMENT

Consultation Outcomes

The Applicant has completed community engagement which they have response to in the Planning Proposal. The objective was to gather feedback from the community and other affected stakeholders to inform the development of its new planning proposal.

Sancrox Community Consultation Feedback

A number of community consultation methods were conducted by Land Dynamics Australia. Two methods were employed, these being:

- Print Communication (hard copy survey)
- Electronic Engagement (survey via Survey Monkey).

A copy of the print communication information is included at Attachment A. The information included a cover letter requesting community feedback on the proposed development, preliminary design, location and a survey.

The community was notified of the survey via:

- Letterbox drop to local residential adjacent to the site; (9 August 2019).
- Online Survey.
- Email

The following residents and local businesses received a copy of the survey.

Address	Survey Distribution	Received Y/N
296 Sancrox Road	Letter Box	
284 Sancrox Road	Letter Box	
282 Sancrox Road	Letter Box	
274 Sancrox Road	Letter Box	Yes (Survey Monkey)
260 Sancrox Road	Letter Box	
258 Sancrox Road	Letter Box	
244 Sancrox Road	Letter Box	
236 Sancrox Road	Letter Box	Yes (Survey Monkey)
204 Sancrox Road	Letter Box	Yes (email)
162 Sancrox Road	Letter Box	
Lot 2, DP 574308 – Hanson Construction	Email – Stephen.kenworthy@hanson.com.au	Yes (email)
Lot 2, DP635110 – Terrance John O'Connor	Email	
Lot 22, DP 884483, 164 Rawdon Island Road – Darren John Burton	Under door – no letter box	
Lot 1, DP1009991, 1418 Oxley Highway, Sancrox	Via Email – 3 Sons Investments Pty Ltd. C/- King & Campbell, Scott Marchant.	
Billabong Zoo	Via Email info@billabongzoo.com.au	

Abundance Café	Via Email sales@abundance.net.au	
Expressway Spares	Via Email sales@expressway.com.au	Yes (email)
Port Bus Charters, Tours and Rentals	Via Email admin@portbus.com.au	
HF Hand Constructors -	Via Email info@hfhand.com.au	
Pets Park Kennels	Via Email info@petsparkkennels.com.au	Yes (email)
RFS – Sancrox Thrumster Fire Station, 164 Bushland Drive	Via Email Strfb10@tpg.com.au	
234 Bushland Drive	Via Email parick.cassegrain@expressway.com.au	Yes (email)

The survey asked opinion questions relevant to the proposed development. The questions being:

1. What is your initial response to the proposed development? For example, are there additional land uses that should be incorporated into the current rezoning proposal?
2. Are you aware of the Moratorium applied to Le Clos Sancrox landowners 12 years ago which restricted dwellings being approved, despite a valid development consent on the site?
3. How best can the proposed rezoning proponent and future residents engage with and actively support the existing Sancrox community including existing groups and organizations?
4. Are there any specific land uses or community facilities or uses which you see as being in need for Sancrox which could be incorporated into the proposal?
5. How long have you lived in the area?
6. The proponent is consulting with all the residents in close proximity of the site, local community groups and business representatives. Can you think of anyone in particular that may be interested to hear of the proposed development and who may like to contribute to the initial consultation stage of the proposed development or ongoing discussions?
7. Do you perceive any issues which may arise from the proposed rezoning and development?
8. Do you have any other questions or comments to make in relation to the proposed re-zoning and do you support the rezoning and development of Le Clos Sancrox?
9. Would you like to be involved in ongoing discussions regarding the proposed rezoning? If yes, please confirm your preferred contact details (Name, Address, Email or Phone).

The consultation project team consisted of:

- Donna Clarke – Town Planner
- Nicole Gillan – Town Planner

A total of nine (9) responses were received to the print communication and online survey.

- 5 via Email
- 3 via Survey Monkey
- 1 via Australia Post

When asked:

- What is your initial response to the proposed development?
 - 6 - fully support the proposed development

- 1 - negative response
- 1 - open minded (both positives & negatives)
- 1 – no response to question

- Are you aware of the Moratorium applied to Le Clos Sancrox
 - 8 replied Yes, with 3 stating unfair to land owners; and
 - 1 replied No

- How best can the proposed rezoning proponent and future residents engage with and actively support the existing Sancrox community including existing groups and organizations
 - Quickly developing; progressing development as soon as possible; development to proceed as soon as possible
 - Lots of promotion and advertising; Keep the local community fully informed; community meetings
 - Supporting the community

- Are there any specific land uses or community facilities or uses which you see as being in need for Sancrox which could be incorporated into the proposal?
 - 2 replied No
 - Community parkland and recreational space; Integrating a bike way within whole Sancrox; open space for children's playgrounds
 - land for a future school and other facilities; maintaining the current lifestyle of the area by creating larger block sizes

- How long have you lived in the area?
 - 2 replied 4 – 5 years
 - 1 replied 18 years
 - 5 replied 20 + years; including 2 respondents 55 years
 - 1 with no reply

- Can you think of anyone in particular that may be interested to hear of the proposed development and who may like to contribute
 - Employees of local businesses (ie Expressway Spares)
 - Lewis Land Group
 - 3 replied No
 - 1 with no reply

- Do you perceive any issues which may arise from the proposed rezoning and development
 - 3 replied Traffic, however overpass has addressed this issue
 - 1 Traffic safety & movement
 - Noise from barking dogs
 - Drainage and flow of water to the northern side of Sancrox Road (flooding)
 - Sewerage & transport

- No effects to current quarry operation and any planned future expansion
- 1 replied No
- Do you have any other questions or comments
 - 4 replied No comment
 - 1 Support the rezoning
 - As long as everyone is aware that the boarding kennels have been operational for 36 years. We will continue to operate
 - I do not support this style of development. I believe a solely rural residential style development without senior living or schooling facilities as these do not fit with the current feel of the Sancrox area.
 - Where has the idea of a school site come from PMHC/Department of School Education?
 - 1 with no reply
- Do you support the rezoning and development of Le Clos Sancrox
 - 5 replied Yes
 - 1 replied No
 - 1 with no reply
- Would you like to be involved in ongoing discussions
 - 2 replied No
 - 7 replied Yes

Summary of Survey Results

A total of 11 local Sancrox residents & local business were invited to participate in the survey. The businesses approached are mentioned above. Nine (9) completed the survey. The respondents were:

Address	Survey Distribution	Received Y/N
274 Sancrox Road	Letter Box	Yes (Survey Monkey)
236 Sancrox Road	Letter Box	Yes (Survey Monkey)
204 Sancrox Road (known also as Pets Park Kennels)	Letter Box and Via Email info@petsparkkennels.com.au	Yes (email)
Lot 2, DP 574308 – Hanson Construction	Email – Stephen.kenworthy@hanson.com.au	Yes (email)
Expressway Spares	Via Email sales@expressway.com.au	Yes (email)
234 Bushland Drive	Via Email parick.cassegrain@expressway.com.au	Yes (email)
Other: Andrew Driver (via Email) Mervyn Bourke (via Australia Post - address not identified) Unknown (via Survey Monkey) Unknown (via Email)		Yes

The main concerns regarding the proposed development were:

- Traffic
- Noise
- Drainage, sewerage
- Transport

Greater Sancrox Structure Plan

The Structure Plan is a framework to guide future planning and development for the Sancrox area and provide a level of overall co-ordination, particularly in relation to land use, environmental management and infrastructure to accommodate future development. As part of the preparation of the Greater Sancrox Structure Plan, community consultation was undertaken, as detailed below.

1.4 Stakeholder consultation

State government and landowners

The GSA *Issues Paper* was presented to State government representatives and landowners for feedback early in the planning process in October 2011.

Reference group

A Reference Group was formed in early 2012 and has been involved throughout preparation of the Structure Plan. Representatives were made up from Council staff, landowners, local development industry and State government agencies - NSW Department of Planning and Environment (DP&E), NSW Roads and Maritime Services (RMS) and NSW Office of Environment and Heritage (OEH).

Council staff meet with the Group several times to identify challenges and opportunities. The outcomes of these meetings and feedback from Group members helped to inform the development of the Structure Plan. Information updates were provided on the PMHC website for all interested persons throughout.

Figure 25 – Structure Plan Stakeholder Consultation (source: Greater Sancrox Structure Plan)

Members of Le Clos Sancrox landowners, as well surrounding landowners and businesses have been involved in the consultation since 2012.

8. IMPACT ANALYSIS

This Chapter details the potential social and economic impacts of the proposed development and mitigation measures designed to minimise negative impacts and maximise positive impacts. This is based on the analysis from the previous chapters.

A number of potential positive and negative social impacts have been identified in this SIA.

Many impacts will be staged due to the likely staging of the development due to its size.

8.1 Positive Social Impact

1. Provision of much needed 'reasonably priced' housing in the Sancrox area;
2. Development site is easily accessible to the highway, Wauchope and Port Macquarie, for commercial, recreation and community services, as well as local Sancrox Reserve and local cafe.
3. Increased economic and social benefits to local businesses from new population;
4. Enrichment of the local community by supporting a diversity of population;
5. Provision of housing stock diversity in Sancrox, consistent with previous Structure Planning;
6. Short Term Construction Opportunities;
7. Long Term Local Employment Opportunities in the local centre;

8. Provision of new services for the area including retail / commercial, parks and walking and cycling networks;
9. Improved existing services in the area, including road upgrades, bus stops and formalising of drainage.

8.2 Negative Social Impacts

1. Impacts on existing social cohesion of the existing community;
2. Risk perception within the existing community (as identified from the community survey);
3. Increased concentration of people in close proximity to each other and other local residents;
4. Increased traffic and impact on road safety in local area;
5. Impact on the existing character/identity of the local area; and
6. Acoustic Impacts for the new residents from the existing animal boarding establishment and the quarry.

8.4 Managing Impacts & Net Benefits to Community

This SIA aims to analyse and manage the intended and unintended social consequences, both positive and negative, of the proposed development. However, this can only occur at a high level; with the rezoning. Further consultation will occur with the exhibition of the Planning Proposal, as well as with the Development Application once lodged.

The initial response was overall supportive of the rezoning, with the exception of concerns raised with respect to the existing animal boarding establishment and the quarry operations. In response to these concerns, the concept layout plan has been amended to increase the vegetated buffer to Sancrox Road and to provide substantial setback of any proposed lots in the vicinity of the animal boarding establishment and the quarry.

The initial acoustic review does not raise issues with respect to the proposed zoning and concept plan with respect to acoustic impacts. At the time of a Development Application, this can be explored in more detail and measures such as fencing or construction standards for dwellings can be recommended.

Urban Design Guidelines have been developed to establish its own character for public spaces and streetscapes ensuring that it ties in with the natural surrounding environment. It is intended to enhance the visual amenity and urban design quality of the estate while providing a broad array of interconnecting public spaces and facilities that benefit all landowners and visitors to the precinct. This will ensure that the character of the area is respected and the new character is established with a strong focus on natural materials such as timber and native species are generally recommended to maintain the bushland feel of Sancrox.

The proposed concept layout provides for large areas of open space in order to prevent development which is a concentration of people in close proximity to each other and other local residents. The resulting design creates precincts connected by bushland, parks, pathways and cycleways, which creates a liveable community.

The traffic upgrades recommended in the traffic assessment will significantly improve Sancrox Road and has been designed to withstand the wider planning which Council is undertaking. This will be a benefit for the existing community and addresses traffic and road safety concerns.

The net benefit to the community in allowing a rezoning which provides for a new residential local or neighbourhood centre within Le Clos Sancrox residential development is the key contribution to provision of a liveable community. The overall development, and wider Sancrox area, makes provision for walkability, public transport, public open space and employment, whilst respecting the environment. The business component, even on the small scale proposed, is a key factor for creating a complete liveable, sustainable and healthy community. This benefit will be experienced beyond Le Clos Sancrox and is expected to inform the wider planning and provide for connections via roads, pathways and cycleways, as indicated on our plans and specialist reports provided for the Planning Proposal.

It is envisaged that the proposed business component of the development will be utilised by the existing and future residents in the wider community for day to day conveniences.

The traffic upgrades will assist with existing concerns identified by the surrounding properties and will increase the safety of Sancrox Road.

The landscape mounding and vegetation corridors along Sancrox Road will assist with ameliorating potential impacts from the animal boarding establishment and the quarry.

The new estate along a Collector Road will encourage the bus company to provide services to Sancrox Road, which is a positive outcome. The road upgrades and the overall concept design increases the transport options, shops, employment, recreational, social and education facilities for the existing and proposed residents. This also assists greatly with the social cohesion of the proposed residents into the local community.

9. CONCLUSION

This report has assessed the potential positive and negative social impacts arising from the Planning Proposal to rezone the subject land to enable development for residential purposes; development for local business purposes; and to conserve areas of environmental significance. The Development Application, which will be lodged concurrently or shortly after rezoning, is expected to include:

- Residential – approx. 638 lots in R1 zoned land (73.2 ha), 42 lots in R3 zoned land (2.3 ha) and 3 lots in E4 land (existing dwellings on 1.5ha); and
- Business - approx. 1 ha of commercially zoned land.

It is concluded that negative impacts associated with the proposed rezoning to allow for the subdivision can be mitigated as part of the development application design and assessment process, as well as through appropriate ongoing site management and as part of a refinement of certain aspects of the site design.

This Social Impact Assessment has sought to identify any issues relating to the rezoning and corresponding subdivision. Further consultation with the exhibition of the Planning Proposal will allow for any other issues to be identified, with the response to the revised changes to the zoning and concept layout expected to have addressed the main concerns identified in this consultation. Overall, the negative impacts of the proposed development can be successfully managed with the implementation of measures in the detail with the Development Application.

The net benefit to the community from the proposed Planning Proposal to allow the Le Clos Sancrox residential and neighbourhood business development is the key contribution to provision of a liveable community.

In keeping with the strategies, development of Le Clos Sancrox and the wider Sancrox area, along with the identified continued population growth, further strengthens the need for proposed residential land and associated business land and a local or neighbourhood centre.

Overall, a positive social impact is envisaged as a result of the Planning Proposal.

10. REFERENCE MATERIAL AND DATA

The socio economic data used in this report has been extracted from the ABS database and includes the most recently released ABS data issued 2011 & 2016.

Other reference documents include:

- “Urban Growth Management Strategy 2017 -2036”, Port Macquarie
- “Social Impact Assessment guidelines” dated September 2017, Department of Planning & Environment
- “Social Impact Assessment Policy” dated 25 February 2009, Port Macquarie Hastings Council
- “Greater Sancrox Structure Plan 2014-2034” dated February 2015, Port Macquarie Hastings Council

ATTACHMENT A

LE CLOS SANCROX COMMUNITY SURVEY

COMMUNITY FEEDBACK REQUEST

Land Dynamics have been engaged to prepare a Social Impact Assessment for a proposed rezoning for low density residential purposes and associated uses at the site known as Le Clos Sancrox.

As a resident living in close proximity to the site, your views and opinions are important, and you are encouraged to participate. Results and comments from this survey will form part of the Social Impact Assessment which has been requested by Port Macquarie Hastings Council.

A feedback survey is attached for you to return to Land Dynamics by post or alternatively you may prefer to email us or complete the online survey.

Your initial feedback is requested by 19 August 2019.



Le Clos Sancrox was previously approved as a vineyard with dwelling lots and comprises approximately 50 owners. It is located on the southern side of Sancrox Road.

Le Clos Sancrox has been subject of a Moratorium imposed by Council 12 years ago which restricted issuing of approvals for dwellings on the lots.



Proposal to Include:

- Masterplanned Community
- Residential Uses
- Complementary Uses could include a school, seniors housing and a small village centre.
- Parks, bushland, waterways, pathways & cycleways.

COMPLETE YOUR SURVEY BY 19 AUGUST 2019

LE CLOS SANCROX COMMUNITY SURVEY

The Survey

This survey has been prepared on behalf of the applicant for a Planning Proposal to rezone the site, based on a resolution of Port Macquarie Hastings Council on 20 February 2019. The information will also be used in the preparation of the Development Application for the overall subdivision of the site which is proposed to occur concurrently to the rezoning. Results and comments from this survey will form part of the Social Impact Assessment which has been requested by Port Macquarie Hastings Council.

The Proposed Development

The proposal is for a site specific rezoning of Le Clos Sancrox and Development Application.

The Site

The development site comprises an existing approved vineyard estate established in the 1980's known as Le Clos Sancrox. The estate is located on the southern side of Sancrox Road and comprises building blocks, each attached to a corresponding viticulture plot.

The Proponent

LCS Estate Pty Ltd is a collective and coordinated legal entity formed by the landowners of Le Clos Sancrox.

Our reasons for community engagement now?

Port Macquarie Hastings Council requires that a Social Impact Assessment be prepared to assess and consider the proposed rezoning, and which includes identification of any likely impacts associated with the development and mitigations to those impacts, if relevant. The Social Impact Assessment will form part of the documentation submitted to Council.

All early engagement on this project with Land Dynamics is voluntary. Council will separately notify all identified relevant stakeholders once a Planning Proposal or Development Application has been lodged with them. Any interested person can make a submission to Council during the Council's formal public notification period.

Please return your response by

19 August 2019 to:

By Mail: Land Dynamics Australia,
PO BOX 2459
Port Macquarie NSW 2444

By Email: PM@ldynamics.com.au

Online: <https://www.surveymonkey.com/r/HFMMN72>



1. What is your initial response to the proposed development? For example, are there additional land uses that should be incorporated into the current rezoning proposal?

2. Are you aware of the Moratorium applied to Le Clos Sancrox landowners 12 years ago which restricted dwellings being approved, despite a valid development consent on the site?

3. How best can the proposed rezoning proponent and future residents engage with and actively support the existing Sancrox community including existing groups and organisations?

4. Are there any specific land uses or community facilities or uses which you see as being in need for Sancrox which could be incorporated into the proposal?

5. How long have you lived in the area?

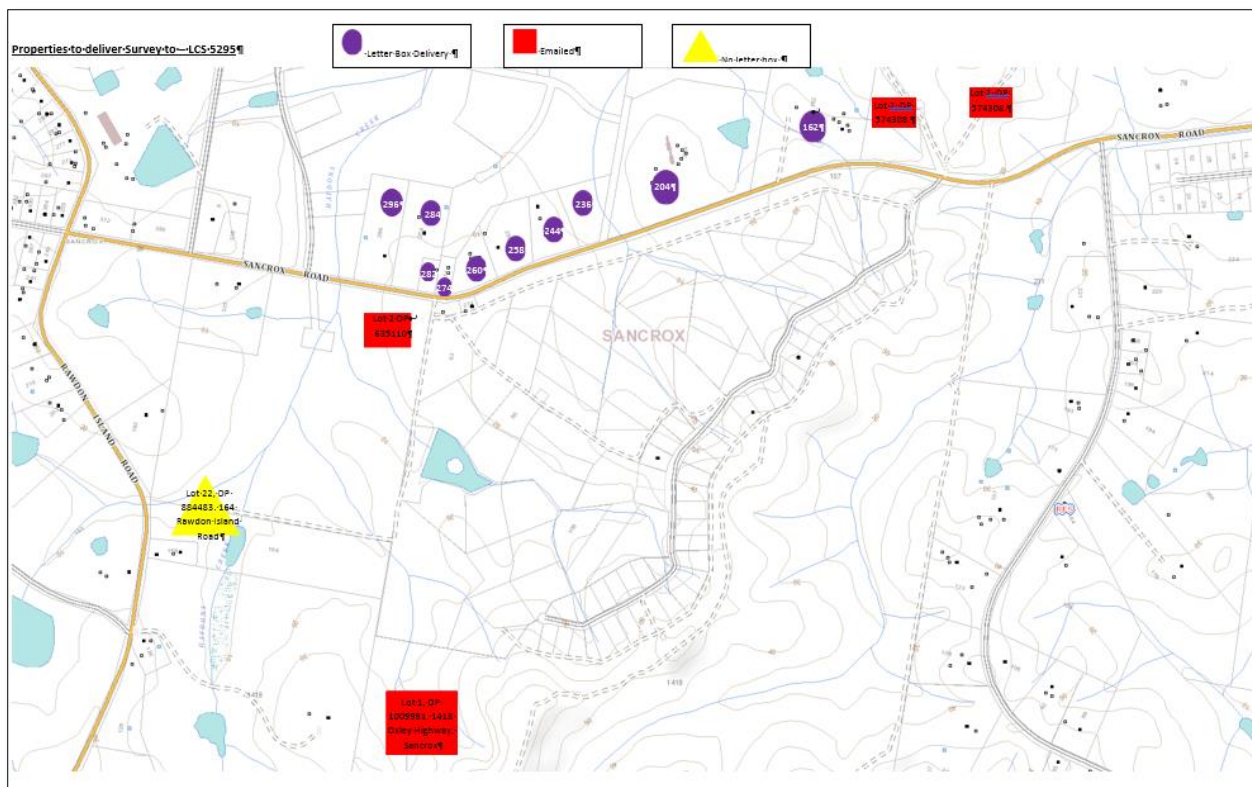
6. The proponent is consulting with all the residents in close proximity of the site, local community groups and business representatives. Can you think of anyone in particular that may be interested to hear of the proposed development and who may like to contribute to the initial consultation stage of the proposed development or ongoing discussions?

7. Do you perceive any issues which may arise from the proposed rezoning and development?

8. Do you have any other questions or comments to make in relation to the proposed rezoning and do you support the rezoning and development of Le Clos Sancrox?

9. Would you like to be involved in ongoing discussion regarding the proposed rezoning? If Yes, please confirm your preferred contact details (Name, Address, Email or Phone).

Thank you for your feedback!



Location of survey delivery and method