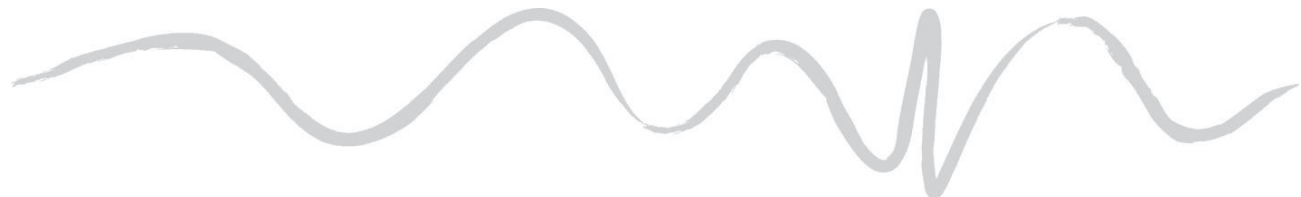


Appendix E

Social Impact Assessment

Social Impact Assessment

George Booth Drive Local Environmental Study



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Social Impact Assessment

George Booth Drive Local Environmental Study

Prepared for: Lake Macquarie City Council
Project Manager: Simon Waterworth
Ref: 1062590
Date: December 2010
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PO Box 9
Lennox Head NSW 2478
T.02 6687 7666

PO Box 1446
Coffs Harbour NSW 2450
T 02 6651 7666

info@geolink.net.au

Table of Contents

<i>Section</i>	<i>Page</i>
1. Introduction	
1.1 Background	1
1.2 Area of Study	1
1.3 Methodology and Scope	2
2. Local and Regional Planning Context	
2.1 Lower Hunter Regional Strategy	3
2.2 Lake Macquarie Social Plan (2009 – 2014).....	4
2.3 Lake Macquarie Lifestyle 2020 Strategy.....	4
2.4 Draft Lake Macquarie Draft Lifestyle Strategy 2020	5
2.5 Integrated Transport Centre	5
2.6 Background Studies	6
3. Community Profile	
3.1 Population Growth.....	7
3.2 Persons by Age.....	8
3.3 Household Structure	9
3.4 Ethnicity	10
3.5 Housing Form.....	11
3.6 Income and Housing Affordability	12
3.7 Employment and Education.....	12
3.8 Key Demographic Findings	14
4. Community Services and Facilities	
4.1 Community Services	15
4.2 Community Facilities	16
5. Access and Mobility	
5.1 Accessibility and Mobility	19
6. Social Impact Assessment Criteria	
6.1 Housing.....	21
6.2 Employment.....	21
6.3 Transport and Accessibility.....	22
6.4 Community Services	23
6.5 Community Facilities	23
6.6 Social Interaction.....	24
7. Conclusions and Recommendations	
7.1 Conclusions	27
7.2 Recommendations	27

Tables

Table 3.1	Population and Change 2001 - 2006	7
Table 3.2	Persons by Age 2006.....	8
Table 3.3	Persons by Age 2006.....	9
Table 3.4	Number of Persons Usually Resident 2006.....	10
Table 3.5	Indigenous Status.....	10
Table 3.6	Ancestry and Place of Birth (2006).....	11
Table 3.7	Dwelling Types (2006)	11
Table 3.8	Mean Loan Repayments and Rents (2006).....	12
Table 3.9	Resident Workforce Status	13
Table 3.10	Educational Achievement (2006)	14
Table 5.1	Motor Vehicles per Dwelling	19
Table 5.2	Method of Travel to Work.....	20
Table 5.3	Extrapolated Data for Dwellings with Four or More Motor Vehicles.....	20
Table 6.1	Social Impact Assessment Checklist	25

Appendices

A	Regional Centre Hierarchy – Lower Hunter Strategy.....	33
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Executive Summary

Pursuant to Section 54 of the *Environmental Planning and Assessment Act 1979*, Lake Macquarie City Council (LMCC) has resolved to prepare a draft Local Environmental Plan (LEP) to rezone a 95 hectare parcel of land at George Booth Drive, Edgeworth (Lot 88 DP755262, Lot 107 DP100048 and part of Lots 6 and 7 DP4647). This Social Impact Assessment informs the Local Environmental Study (LES) being undertaken as part of the draft LEP Amendment.

Under the Lower Hunter Regional Strategy, the site is within a Proposed Urban Area and along a designated Renewal Corridor. The Lake Macquarie *Draft Lifestyle Strategy 2020* specifies the area as an appropriate location for a new urban centre, and the Lake Macquarie Lifestyle 2020 Strategy flags that centre development at George Booth Drive, Edgeworth should provide a support role to larger urban centres in the area. The Lifestyle 2020 Strategy also states that an area south-west of the site should be developed as a “major employment area, catering for core industry”.

The site is on the opposite side of George Booth Drive to what is known as the North Lakes Urban Release Area, which contains the proposed Pambulong Forest Marketplace commercial centre. This centre development will have around 21,230 m² of commercial/retail gross floor area.

The population of Edgeworth and surrounding suburbs, an area known as the West Wallsend Planning District (WWPD), experienced a population growth rate of 8.2% between 2001 and 2006. This level of growth is expected to continue as the Lake Macquarie Draft Lifestyle 2020 Strategy indicates that by 2020 the population of WWPD will be 18,000, equating to a 44% increase on the 2006 population. The population of this area contains a higher than average percentage of youth and young nuclear families

When compared to Lake Macquarie and NSW, the WWPD has a higher than average percentage of persons with both parents born in Australia, and a higher percentage of person who are Aboriginals and Torres Strait Islanders. Housing in WWPD tends to be detached with a small percentage of townhouses and units. Average household income in WWPD is lower than the state average and mean loan repayments are significantly lower than the state mean. Unemployment in WWPD is higher than the state percentage, educational attainment level is generally lower in WWPD than Lake Macquarie and the rest of the state, and the largest sectors of employment are manufacturing and retail.

The area is relatively well provided for in terms of community services and facilities. Though there is potential that through development of the North Lakes Urban Release Area and the subject site, community resources will be stretched. On-going monitoring is required to ascertain residents' satisfaction with the level of services provided and whether new government and privately provided services are required.

Residents of the area are currently highly car dependent and have very high levels of car ownership. This situation is not conducive to a socially inclusive community and investment in public transport in this area must occur. Development of the Lake Macquarie Integrated Transport Centre (ITC), 6 km from the site, will have a positive social impact; however links from the site to the ITC will need to be established to ensure future residents of the site are provided with easy access.

The proposed rezoning has the potential to have positive and negative impacts on housing affordability, employment opportunities, accessibility, provision of services and facilities, and social interaction. Through implementing the specific recommendations set out in Section 6 of this report, it is thought that the rezoning will have a positive impact, both on the existing community and future residents.

Overall, it is recommended that a variety of land uses be provided for as part of the LES. These uses include residential and employment lands. Residential development must contain a mix of housing types and densities, catering to a range of budgets, age groups and family sizes.

Good quality urban design must be achieved to ensure no land use conflicts arise. Road noise from George Booth Drive may be an issue so appropriate buffering and design must be applied to ensure the wellbeing of people living or working near this road. Safe access must be provided across the road to the proposed Pambulong Forest Marketplace. Car dependence must be reduced and therefore the internal layout must be conducive to walking and cycling, both for recreational purposes and commuter purposes, and must aim to connect with other pathways. Ongoing monitoring is recommended to ascertain whether new residents experience any difficulty in access community services and facilities.

This Social Impact Assessments concludes that rezoning the subject site on George Booth Drive, Edgeworth should proceed on the basis of its potential to have a net positive social impact to the area.

Introduction

1.1 Background

Pursuant to Section 54 of the *Environmental Planning and Assessment Act 1979*, Lake Macquarie City Council (LMCC) has resolved to prepare a draft Local Environmental Plan to rezone a 95 hectare parcel of land at George Booth Drive, Edgeworth (Lot 88 DP755262, Lot 107 DP100048 and part of Lots 6 and 7 DP4647). It is proposed to rezone the land in order to accommodate a mixture of urban development and environmental conservation. GeoLINK have been engaged by LMCC to undertake a Local Environmental Study (LES) for the draft LEP Amendment and a component of the LES is the preparation of a comprehensive Social Impact Assessment (SIA). Determining the social impact of a development involves first defining social impact and there are various ways in which it is described. For the purposes of this SIA the following definition will apply:

Social impacts are changes that occur in:

- a) people's way of life (how they live, work, play and interact with one another on a day-to-day basis);
- b) their culture (shared beliefs, customs and values); and
- c) their community (it's cohesion, stability, character, services and facilities)

(Armour, 1992).

This SIA will examine the ability of the draft LEP Amendment to provide a vibrant and resilient local community on the site, with functional links to the nearby areas, including the Pambulong urban centre. The findings of this report will directly input into the overall recommendations for future zoning of the site.

1.2 Area of Study

The site is located near the northern tip of Lake Macquarie, NSW, and is located at the juncture of three suburbs, being Edgeworth, Barnsley and Holmesville. It is approximately 20 km from the Regional City of Newcastle and approximately 5 km from Lower Hunter Regional Strategy (LHRS) designated Emerging Major Regional Centre of Glendale / Cardiff. Furthermore, the site is 3 km from an on-ramp of the Sydney Newcastle Freeway. The site is a LHRS Proposed Urban Area and is adjacent to a LHRS Renewal Corridor. It is forecasted that an additional 160,000 people will live in the region by 2031 and 60% of these people will reside in new urban release areas, including this site. Dependant on the actual amount of land that is rezoned for urban development within the site and the density of the development of that land, the site could cater for between 500 to 700 additional dwellings which would approximately result in an additional 1350 to 1890 residents based on an average of 2.7 residents per household (ABS 2006).

Currently, the subject property is mostly vegetated with open eucalyptus forest, resulting in a designation by LMCC of the southern portion of the property as Native Vegetation and Corridor. This vegetation has been removed within three electricity easements and various tracks which traverse the site. The site has a central ridge, reaching a height of 60 m AHD, and gently slopes down to the north-west and down to the south east. The site is lowest in the south western corner where some areas are less than 10 m AHD. The site has been identified by LMCC as bushfire prone.

There is a large tract of undeveloped land neighbouring the site on the opposite side of George Booth Drive which is zoned to allow residential and mixed use development. Additionally, a Development

Application is currently being assessed over a portion of this land that directly adjoins George Booth Drive for a commercial centre, known as the Pambulong Forest Marketplace. Rezoning of the land subject to this LES must be complimentary to ensure the developments together meet the requirements of the local community and don't detract from one another.

1.3 Methodology and Scope

This SIA aims to assess the existing and future social requirements of the local community. It will also ascertain how development of the subject site might trigger a change in the existing community's way of life, their culture and their community, and how it might generate a need for certain facilities or services. The report will make recommendations on how a change in the zoning of this land can address certain requirements in order to improve the level of service experienced by residents. In order to accurately assess this, the following actions have been completed:

- review of the local and regional planning context;
- profiling of the existing demographic of the local community;
- identification of existing social services and facilities as well as any social infrastructure proposed as part of the Pambulong commercial centre;
- assessment of existing transportation scenario including accessibility and mobility; and
- assessment of potential positive and negative social impacts and development of mitigation measures.

Through the completion of these actions, this report will make recommendations based on social impact for the future rezoning of the site.

Local and Regional Planning Context

There are a number of key strategies and documents that are particularly relevant for the future development of Edgeworth and the surrounding area. A brief summary of each is outlined below.

2.1 Lower Hunter Regional Strategy

The Lower Hunter Regional Strategy was released by the NSW Department of Planning in October 2006 to:

“...ensure this vital Region continues to grow and prosper in a sustainable way, while creating long-term business certainty and attracting more investment and jobs.”

The regional strategy applies to the five Local Government Areas of Newcastle, Lake Macquarie, Port Stephens, Maitland and Cessnock.

The regional strategy includes planning to allow an additional 66,000 new jobs, 160,000 new residents, and 115,000 new dwellings to be generated in the region by 2030, based on the 25 year life of the Strategy. These estimates indicate that in 2031, the region will accommodate a population of approximately 675,000 people, an increase of 31 percent above the current population of 515,000. Based on current population dynamics, the population of the region will include an increasing proportion of older people, relative to that of the rest of NSW. This trend is identified in the Strategy as being the result of a net migration of young people out of the Lower Hunter and net migration of older persons into the Lower Hunter.

A hierarchy of regional centres is a central component of the strategy. One principle of the strategy is for the ‘majority of development to take place close to existing major centres and employment lands to make the most of the opportunities provided’. The Newcastle city centre is identified as the ‘Regional City’ that is supported by a range of major regional centres. The Newcastle city centre will be promoted through a planning process concentrating new commercial and residential development within and around it. Development in Newcastle as the regional city will concentrate on higher order activities including education and health, and higher density commercial developments. The main regional centres that will support the Newcastle city centre are considered to be:

- Charlestown;
- Cessnock;
- Maitland; and
- Raymond Terrace.

Two ‘emerging’ regional centres have also been identified as Morisset and Glendale/Cardiff. Emerging regional centres are regarded as those centres which will develop into new localised centres of population and commercial activity over time. There will be a focus on developing a higher proportion of new housing developments in these growth centres to boost economic and housing capacity. The subject site is 5 km from the Glendale/Cardiff ‘emerging’ regional centre. Furthermore, the site is designated under this regional strategy as a Proposed Urban Area and is connected to a designated Renewal Corridor, which the LHRs defines as a location for “economic renewal and/or housing renewal and intensification” (see **Appendix A** for more detail on the designation of centres, renewal corridors etc. under the LHRs).

Other important aspects of the Lower Hunter Regional Strategy that must be considered within the current project is that industrial land allocation in recent years has not been located near major transport nodes, in particular, public transport. And, the supply of industrial land has been impacted by retail development activity, which has utilised some of the land available for industrial development. This will have a social impact on residents in many ways, including increasing the requirement to drive to work which has an obvious financial cost as well as a flow-on effect on health and fitness, and reducing opportunities for local employment.

2.2 Lake Macquarie Social Plan (2009 – 2014)

The Lake Macquarie Social Plan provides information on the social needs and aspirations of its residents and sets actions and goals around how to respond to these. Development of the plan involved analysis of Council's existing plans, policies and other documents, literature review, analysis of demographic data, community and stakeholder consultation, establishment of priorities and formulation of strategies to respond to priority issues. Through this plan, the following specific priority issues in the LGA relevant to this project have been identified:

- A lack of accessible, affordable and appropriate housing that meets the needs of residents;;
- Lack of services for homeless;;
- Insufficient employment opportunities for older people, people with a disability, and younger people – the need to maintain and grow employment opportunities within the city;
- More and improved public transport is required, that is networked and accessible to all areas;;
- Insufficient bus stops and shelters that are well designed and aesthetically pleasing and
- The need for better cycleway connections between schools, sporting facilities, transport, and residential and commercial areas;
- The need to ensure that new developments/rezonings are connected, sustainable, accessible and flexible;
- The need to ensure new development provides adequate facilities for incoming population;
- The need to ensure that the growing population has adequate access to services to meet their needs (especially as growth in service provision does not keep pace with the growth in population);
- The need to develop and implement policies and programs to adapt to climate change;

Through appropriate rezoning of the subject site, it is thought that some of these social challenges can be alleviated. For instance, a rezoning which creates opportunities for affordable housing and provides much needed employment land will create jobs and help to relieve housing stress.

2.3 Lake Macquarie Lifestyle 2020 Strategy

The Lake Macquarie City Council produced 'Lifestyle 2020 Strategy' (LMCC 2000) that is a strategic plan providing 'long term direction for the overall development of the City and is a tool for managing private and public development in Lake Macquarie'. Lifestyle 2020 core values are sustainability, equity, efficiency and liveability.

Key strategic directions particularly relevant for this study include:

- Focus development activity on Centres to maximise accessibility – George Booth Drive/Edgeworth as a village centre is situated to provide support to the growing town centres of Glendale/ Cardiff and provide a link between the North Lakes and Pambulong Forest Estates;
- The supply of adequate land and housing – George Booth Drive/Edgeworth can provide for residential lands near employment areas (e.g. industrial lands and a commercial node);
- Ensuring provision of adequate infrastructure, services and facilities – George Booth Drive/Edgeworth can provide for solutions for co-location, shared use and flexible design of development;

- Character, heritage and cultural values – George Booth Drive/Edgeworth can be maintained consistent with the character and amenity of a village. Appropriate land zoning can also ensure buffering between areas of potential conflict (e.g. residential and industrial);
- Accommodate social and economic change by providing for mixed use development - George Booth Drive/Edgeworth provides for a mix of residential density, a central commercial node, and an industrial estate;
- Consolidating and encouraging growth of existing industrial lands and supporting the orderly future development of industrial, commercial and retail facilities; and
- Protecting existing and committed land uses that contribute to the economic base of the LGA.

Through appropriate rezoning, the study area is ideally situated to contribute to the future social success of the LGA through the provision of key services where required, provision of housing, industrial land and facilities for recreation.

2.4 Draft Lake Macquarie Draft Lifestyle Strategy 2020

The Draft Lifestyle Strategy 2020 presents particular goals and ideals for the future direction of specific areas. The aim was to provide a framework for the release and development of land in the LGA. The following elements of the Draft are relevant to this LES.

The study area is located in the West Wallsend Planning District. George Booth Drive, the proposed Pambulong Forest Marketplace to the north and the subject site to the south, is identified as an area which is intended for a new town centre. The new centre would connect to its nearest sub-regional centre; Glendale/Cardiff. It was also intended that the location provide a “centre focus” for the planning district and would be an important bus transport node, whereby reducing residents’ reliance on private vehicles. Edgeworth is referred to as maintaining a commercial and employment focus for surrounding residential areas. It is also intended to increase population levels and housing diversity within a walkable distance of the local centre.

The Strategy also states that the area between West Wallsend and Killingworth should be developed as a “major employment area, catering for core industry”. The general tract of land that is being referred to is close to neighbouring the subject site and provides guidance as to the appropriate location of more industrial land in the proposed rezoning. Providing support to this assertion is that the Strategy suggests an extension to Government Road, linking the major employment area to the subject site, where “urban manufacturing and support services” type industry is suggested.

Based on the above excerpts, it is clear that there are definite goals set for the site that will need to be carefully considered and balanced when designing a new structure plan for the rezoning which ensures that minimal negative social impacts occur.

2.5 Integrated Transport Centre

The intended site for the Lake Macquarie Integrated Transport Centre (ITC) is an area adjacent to the major emerging regional centre of Glendale/Cardiff and the Cardiff Industrial Park. It is well situated regarding access to Wyong, Maitland, the Port of Newcastle and Williamtown airport. The subject site sits 6 km to the west of this proposed site.

The ITC is planned to include a new railway station, bus interchange, commuter car park and associated road infrastructure. A new link to the F3 freeway will improve the currently congested regional road network, making the area very attractive for all forms of development. Council has reported that the new transport centre would facilitate the ongoing expansion of specialised manufacturing, technology based enterprises, aluminium and steel fabrication, call centres and construction based industries (LMCC 2002).

LMCC estimate the provision of approximately 2,800 new jobs directly linked with the ITC and possibly another indirect 1,120 jobs, which will have obvious flow-on social benefits for the local community.

2.6 Background Studies

DA 22074/2007 Pambulong Forest Retail Development - Social Impact Assessment

The above mentioned Social Impact Assessment was prepared by Key Insights, November 2007 for the Pambulong Forest Retail Development, DA 22074/2007. The Retail Development relates to a proposed shopping centre for the Pambulong Forest release area. The proposed location of the centre is directly adjacent to the subject site. The Social Impact Assessment concentrated on a "Study Area" which covered West Wallsend, Barnsley, Holmesville, Seahampton, Cameron Park and Edgeworth, and included the subject site. Therefore the data collected for the Pambulong Forest Retail Development – Social Impact Assessment is relevant to this report. The data was mainly sourced from ABS, and used the 2006 census data. However, at the time of publication, not all data from the 2006 census was released.

The summary of demographic findings is presented below;

- A marked difference in age structure for the study site as compared to Lake Macquarie and NSW, with a high proportion of young children and persons in the 30-39 age bracket, suggesting young families;
- A low proportion of older residents;
- Low levels of overseas born residents;
- High proportion of children under 15 years of age;
- High representation of nuclear families*, and low representation of lone households;
- High concentration of households in middle income bracket, low concentration of low and high income brackets;
- Significantly lower taxable incomes than NSW;
- Lake Macquarie has a similar unemployment rate to NSW;
- Overwhelming dominance of detached housing, with higher density housing accounting for only 6%;
- Low rates of volunteering (Volunteering is an indicator of social capital); and
- High levels of home purchasing and low levels of renting.

* A nuclear family is a family group consisting of the father, mother and their children, as distinct from the extended family.

Community Profile

In order to assess the social impact of rezoning and associated future development of the subject site, it is necessary to first understand the community within which it sits. Given the fact that Edgeworth is a semi-developed suburb with large areas of urban investigation land, in order to get a complete picture of the community it is necessary to profile not only Edgeworth but the surrounding suburbs as well. The following demographic profiling uses a combination of statistics that are specific to Edgeworth as well as statistics that group it with neighbouring suburbs, into an area known as the West Wallsend Planning District (WWPD). This district includes the suburbs of Barnsley, Estelville, Holmesville, Killingworth, Seahampton, Wakefield and West Wallsend. For the various topics that are analysed, comparisons are made between Edgeworth, the WWPD, the Lake Macquarie Local Government Area and New South Wales.

3.1 Population Growth

For the suburb of Edgeworth, comparing the 2001 census data with the 2006 data is not particularly useful. The reason for this is that according to the Australian Bureau of Statistics the suburb of Edgeworth had an area of 6.8 km² in 2001 and an area of 5.8 km² in 2006. This has led to what appears to be a decline in the population of Edgeworth on face value, when in fact this is not the case. As such, population data for the WWPD provides a much better understanding of growth in the area. For completeness, the data for Edgeworth is still shown below in below **Table 3.1**.

From 2001 to 2006, the population of the WWPD grew by 951 people, which equates to 8.2 percent. This is significantly greater than the Lake Macquarie LGA which grew by 3% and NSW which grew by 2.7%. Accordingly, it can be said that WWPD including Edgeworth is experiencing relatively high population growth, which is commensurate with the findings of the Lower Hunter Regional Strategy. Population figures are provided in **Table 3.1**.

Table 3.1 Population and Change 2001 - 2006

Area	2001	2006	Change
Edgeworth	7,776	5,906	-31.0%
WWPD	11,541	12,492	8.2%
Lake Macquarie LGA	177,619	183,138	3.0%
NSW	6,371,745	6,549,177	2.7%

Source: ABS (2001 and 2006)

The Lake Macquarie Draft Lifestyle 2020 Strategy indicates that by 2020 the population of WWPD will have surged to around 18,000 people, equating to a 44% increase on the 2006 population.

3.2 Persons by Age

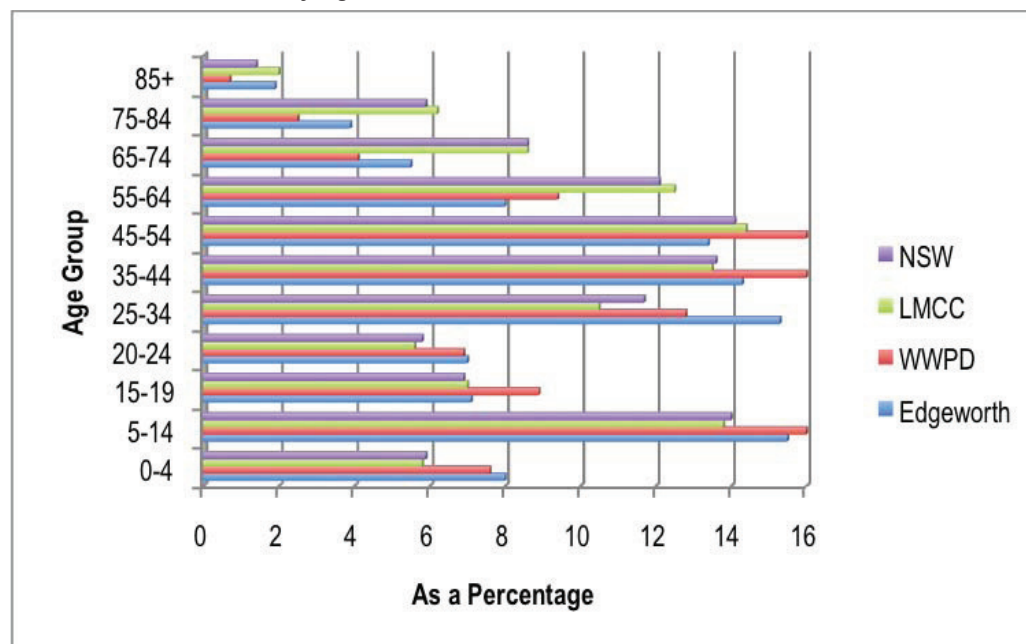
Comparisons between the demographic of Edgeworth and the WWPDP indicate that there are slightly more residents fitting within the 65+ age bracket (10.3% in Edgeworth and 7.3% in WWPDP). This is thought to be a reflection of the existence of the Hawkins Masonic Village (an aged care and retirement village establishment) in Edgeworth. This centre has the capacity to house at least 561 people which is 9.5% of the current population of Edgeworth (Aged Care Guide, 2008). A portion of this facility is adjacent to the subject site, on the opposite side of Northville Drive.

Compared to WWPDP less residents of Edgeworth are aged between 35 and 55, whereas more residents are between 25 and 34. There are also a high proportion of children living in Edgeworth and WWPDP compared to both LM LGA and NSW, indicating that Edgeworth is a popular locality for young nuclear families.

Compared to the State, Edgeworth and WWPDP have higher percentages of zero to fourteen year olds and a lower percentage of people over the age of 54. These statistics again confirm that the study area is popular with young nuclear families and is not experiencing the same level of aging population as either Lake Macquarie as a whole or New South Wales generally.

Furthermore, Edgeworth and WWPDP contain an average of 14.1 percent of the population aged between 25 and 34, compared to 10.5 percent in the LM LGA and 11.7 overall for NSW. Implications of this can be a higher demand for unskilled part time work. This age group is less likely to have finished any tertiary education and therefore require employment which does not require tertiary qualifications. Furthermore, this indicates a potential for more couple with no children households. **Table 3.2 and Table 3.3** contains a detailed population break down by age.

Table 3.2 Persons by Age 2006



Source: ABS (2006)

Table 3.3 Persons by Age 2006

Age Bracket	Edgeworth	WWPD	Lake Macquarie LGA	NSW
0 – 4	6.8%	7.1%	5.8%	6.4%
5 – 14	13.4%	14.7%	13.8%	13.4%
15 – 19	6.7%	7.8%	7.1%	6.7%
20 – 24	6.7%	6.8%	5.6%	6.6%
25 – 34	13.9%	13.4%	10.5%	13.6%
35 – 44	12.2%	14.1%	13.5%	14.6%
45 – 54	13.9%	14.8%	14.4%	13.8%
55 – 64	11.5%	10.4%	12.5%	11.0%
65 – 74	6.7%	5.2%	8.6%	7.1%
75 – 84	5.9%	4.2%	6.2%	5.1%
85 +	2.3%	1.5%	2.0%	1.7%

Source: ABS (2006)

Given that Edgeworth and WWPD seem to contain a higher percentage of young nuclear families, when determining new land use zonings for the subject site it will be pertinent to consider that providing employment and facilities for children and families will be beneficial. These facilities could include parks and open space, schools and child care centres.

3.3 Household Structure

As shown in **Table 3.4** below, Edgeworth has a higher percentage of one person households than WWPD, LM LGA and NSW. As discussed in section 3.2 above, this could be a result of the aged care and retirement village in Edgeworth which houses approximately 9% of the current population of Edgeworth. The WWPD has quite a low percentage of one person households when compared to the rate for LM LGA and NSW.

Again, Edgeworth has a relatively high percentage of two person households, whereas WWPD has the lowest percentage of two person households when compared to LM LGA and the State. Edgeworth has the same percentage of three person households as LM LGA and NSW, but WWPD has a slightly higher percentage of three person households.

Both Edgeworth and WWPD have higher percentages of four person households than LM LGA and NSW, with Edgeworth having one percent more and WWPD having four percent more. The statistics for five person households are varied, as Edgeworth has one percent less than LM LGA and NSW, whereas WWPD has one percent more than LM LGA and NSW. For six or more person households, WWPD has the same percentage as the State, while Edgeworth has a lower percentage than the state but a higher percentage than LM LGA.

The fact that WWPD has more three, four and five person households tends to indicate that the area is popular with families and there may be more 'couple families' living in this area. A 'couple family' is defined by the Australian Bureau of Statistics as a family based on two persons who are in a registered or de facto marriage with at least 1 dependant or non-dependant child.

Table 3.4 Number of Persons Usually Resident 2006

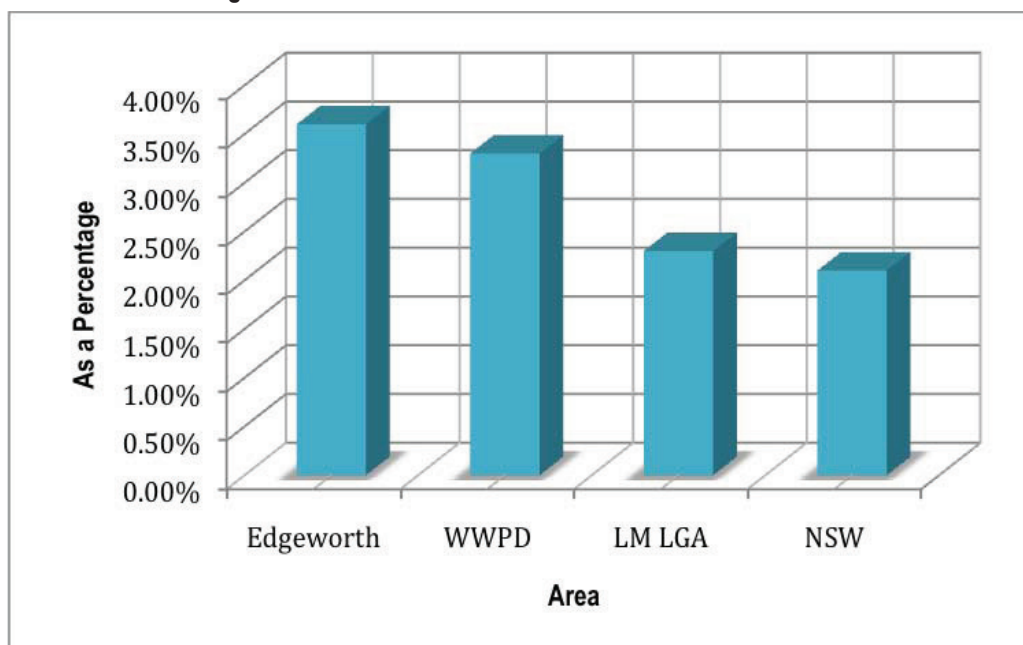
Number of Persons	Edgeworth	WWPD	Lake Macquarie LGA	NSW
One	25%	20%	23%	24%
Two	34%	32%	36%	33%
Three	16%	17%	16%	16%
Four	17%	20%	16%	16%
Five	6%	8%	7%	7%
Six or more	2%	3%	1%	3%

Source: ABS (2006)

3.4 Ethnicity

The percentage of residents of Edgeworth and WWPD who indicated on census night that they are Aboriginal or Torres Strait Islanders is greater than the overall percentage of indigenous persons for both Lake Macquarie LGA and New South Wales, as evidenced in **Table 3.5** below.

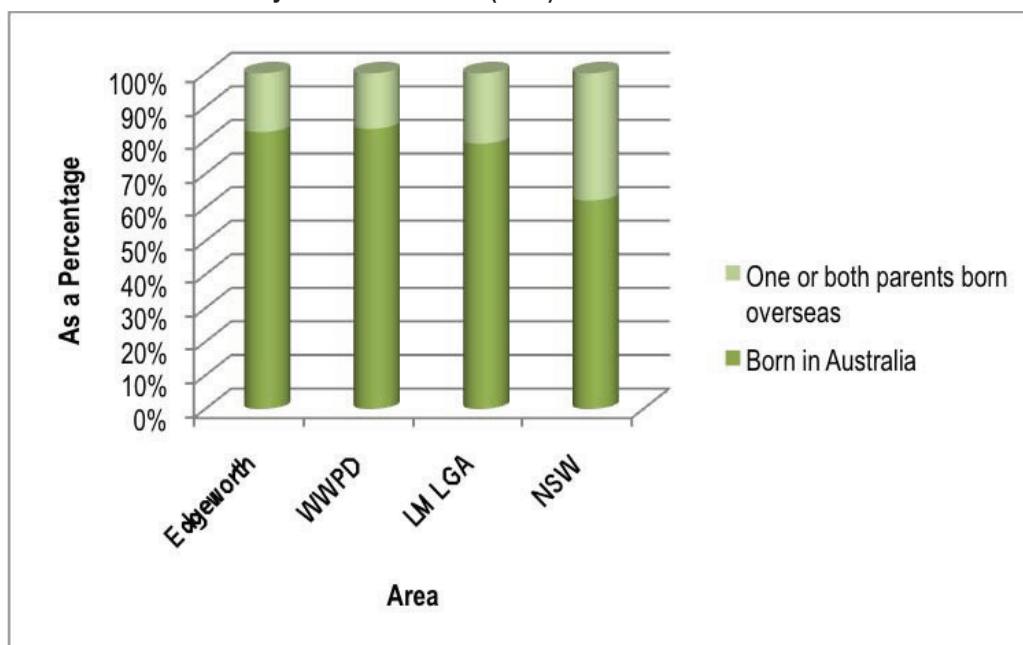
Table 3.5 Indigenous Status



Source: ABS (2006)

The following table indicates the percentages of people born in Australia and the percentages of people with either one or both parents born overseas:

Table 3.6 Ancestry and Place of Birth (2006)



Source: ABS (2006)

Looking at the above table, it is clear that with regard to the birthplace of residents' parents, both Edgeworth and WWPD have lower percentages of overseas born parents than LM LGA and much lower percentages when compared to NSW. Furthermore, there is a marked difference between the percentages of people born in Australia in Edgeworth / WWPD / LM LGA to that of NSW. These statistics indicate that Edgeworth / WWPD are culturally more homogenous than LM LGA and particularly NSW.

3.5 Housing Form

The following table indicates the percentage of various types of dwelling within the various areas of comparison:

Table 3.7 Dwelling Types (2006)

Area	Detached House	Semi-detached, Row, Terrace or Townhouse	Flat, Unit or Apartment	Other
Edgeworth	88.6%	9.7%	1.4%	0.3%
WWPD	93.4%	5.1%	1.1%	0.4%
LM LGA	87.2%	6.8%	4.5%	1.5%
NSW	71.4%	9.7%	17.7%	1.2%

Source: ABS (2006)

The majority of dwellings in Edgeworth and WWPD are detached houses (89% and 93% respectively). These percentages are similar to the figure for LM LGA which has 87% detached houses but much higher than the figure for NSW which is 71%. Furthermore, as can be seen in **Table 3.7**, Edgeworth and WWPD have very low percentages of flats, units and apartments, when compared to NSW as a whole. These results indicated that Edgeworth and WWPD have much lower than average housing density and housing choice.

Given that the Lower Hunter Regional Strategy indicates an additional 160,000 people will reside in the area, any residential development that occurs at the subject site should include a significant amount of semi-detached dwellings and units. This will maximise the available land, working to preserve good quality vegetated land in the Shire, whilst also working to achieve the targets stated in the Regional Strategy. Furthermore, providing a mix of housing types, including units, will alleviate identified affordable housing shortages.

3.6 Income and Housing Affordability

The affordability of dwellings to either rent or buy in Edgeworth and in the West Wallsend Planning District has been determined via comparing the cost of renting or buying in Edgeworth, WWPD, LM LGA and NSW with individual and household incomes. The following table indicates mean loan repayments and mean rents for the areas of comparison:

Table 3.8 Mean Loan Repayments and Rents (2006)

Area	Mean Household Income (month)	Mean Loan Repayment (Month)	Mean Rent (Month)
Edgeworth	\$3,702.20	\$1,196.00	\$779.40
WWPD	\$4,358.20	\$1,176.60	\$851.50
LM LGA	\$3,992.30	\$1,300.00	\$801.00
NSW	\$4,485.90	\$1,517.00	\$909.00

Source: ABS (2006)

Based on the above table, mean loan repayments in Edgeworth are 21.2% lower than the NSW average and mean loan repayments in WWPD are 22.5% lower than the NSW average, whereas repayments overall for LM LGA are 14.3% lower than NSW. With regard to rent, the Edgeworth mean rate is 14.3% less than the NSW mean rate, the WWPD mean rate is 6.3% less than NSW and the LM LGA mean rate is 11.9% less than NSW. So, interestingly, while Edgeworth and WWPD are similar in their variance from NSW in terms of mean loan repayment rates, Edgeworth is quite different to WWPD in regard to mean rental rates. In any case, both rental and loan repayment rates in Edgeworth and WWPD markedly less from the averages for NSW.

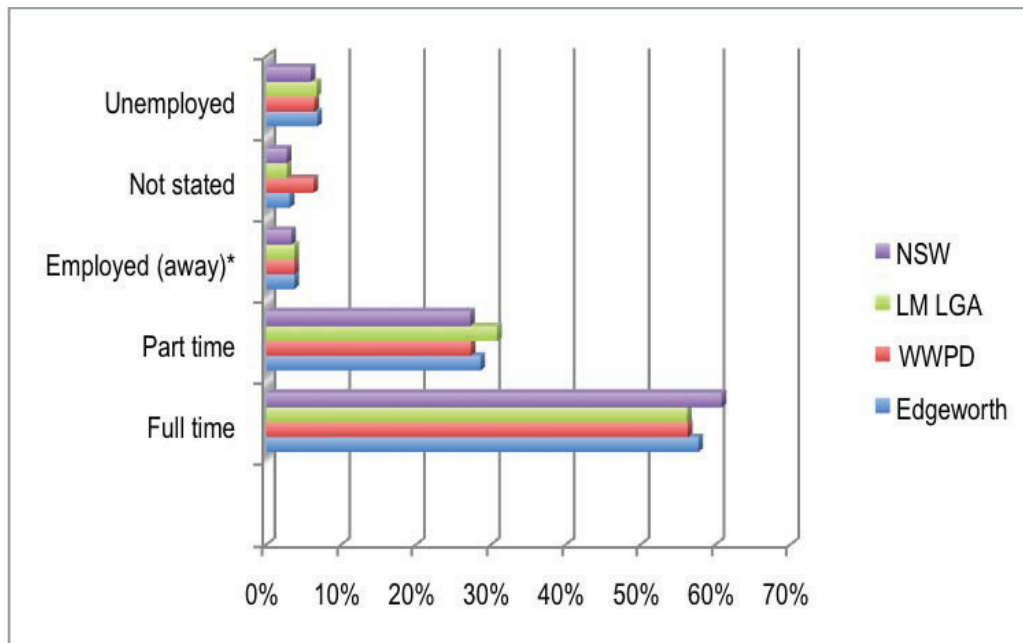
To translate these results to the affordability of housing in Edgeworth and WWPD, these rates must be compared to incomes. The mean household income in Edgeworth is 17.5% less than the NSW mean household income and the mean household income in WWPD is 2.8% less than the rate for NSW.

Therefore, there is greater difference between the cost of housing in Edgeworth / WWPD and the rest of NSW than there is difference between mean household incomes. This may indicate that fortunately, at the moment, housing is slightly more affordable in Edgeworth and WWPD than the rest of Lake Macquarie and the State. As such, when rezoning the subject site, caution should be taken to ensure this remains the case.

3.7 Employment and Education

As shown in **Table 3.9**, the unemployment rate for Edgeworth is similar to the unemployment rate for the greater Lake Macquarie LGA (6.8% and 6.7% respectively) and is slightly higher than the unemployment rate of WWPD (6.4%). The rates for Edgeworth, WWPD and LM LGA are higher than the NSW state rate, which is 5.9%. Edgeworth and LM LGA show higher rates of part time employment than NSW, while the part time rate for WWPD is about the same as the NSW rate.

Table 3.9 Resident Workforce Status



* Comprises employed persons who did not work any hours in the week prior to Census Night.

Source: ABS Census (2006)

The statistics shown above indicate that unemployment in Edgeworth and WWP is around the same level as Lake Macquarie but higher than the unemployment rate for NSW. Rezoning the subject site has the potential to exacerbate the already higher than state average unemployment rate. This is especially if the land is rezoned to allow for residential purposes only and no additional employment land is generated.

Edgeworth has two main industries of employment been manufacturing (15%), and retail trade (14%). This may be a reflection of the low levels of educational attainment, though 50% of persons working in the manufacturing industry are qualified tradesmen and 8.1% of persons working in retail trade have some form of post tertiary education qualifications. Furthermore, of the total number of employed people in Edgeworth, 35% are either managers, professionals or technicians and tradespeople.

For WWP as a whole, the largest employment industry is also manufacturing, followed by retail trade, then health care and social assistance. Lake Macquarie has a different largest employer sector to Edgeworth and WWP, being healthcare and social assistance, followed by retail trade. The top employment sector in NSW overall is retail trade, followed by education and training.

As shown in **Table 3.10** the level of educational achievement for residents of Edgeworth and the wider WWP are quite similar. The majority of Edgeworth and WWP residents' highest level of education is year 10 or below (51.1% and 49.0% respectively). In Edgeworth, 16.7% of residents have completed year 12 as opposed to 15.2% of WWP residents. For both Edgeworth and WWP, 3.1% of residents have achieved a Bachelor Degree or higher.

These statistics for Edgeworth and WWP are quite different from LM LGA statistics, where more residents have completed year 12 (24.3%) and more residents have a Bachelor Degree or higher (8.5%). Additionally, the statistics for Edgeworth and WWP are very different from the NSW figures where only 33.2% of residents have completed year 10 or below, 34.0% of residents have completed year 12 and 13.2% have a Bachelor Degree or higher.

Table 3.10 Educational Achievement (2006)

Area	Completed year 10 or below	Complete year 12	Bachelor Degree or higher
Edgeworth	51.1%	16.7%	3.1%
WWPD	49.0%	15.2%	3.1%
LM LGA	44.5%	24.3%	8.5%
NSW	33.2%	34.0%	13.2%

Source: ABS (2006)

3.8 Key Demographic Findings

3.8.1 Population and Household Structure

- From 2001 to 2006, there was high population growth in WWPD (8.2%) which is predicted to continue in line with the relevant strategic planning documents for the area; and
- WWPD contains more young nuclear families than LM LGA and NSW and is not experiencing an ageing in population to the same extent as LM LGA and NSW.

3.8.2 Ethnicity

- A greater than average amount of Aboriginals and Torres Straight Islanders reside in Edgeworth and WWPD than the LM LGA and NSW average; and
- Edgeworth and WWPD have smaller percentages of residents with one or both parents born overseas than the LM LGA and NSW average.

3.8.3 Housing Type and Affordability

- Edgeworth and WWPD have a similar amount of detached houses as LM LGA, but a much higher proportion than NSW.
- Edgeworth and WWPD have very low levels of flats, units and apartments when compared to the NSW average;
- Mean household income in Edgeworth is significantly lower than WWPD and NSW as a whole (\$656 and \$783 respectively). It is lower than LM LGA but not to the same extent (Edgeworth is \$290 less).
- Mean loan repayments are similar for Edgeworth and WWPD; both are slightly lower than LM LGA mean repayment and significantly lower than the NSW mean repayment.

3.8.4 Employment and Education

- The unemployment rate for Edgeworth is similar to that of LM LGA, but higher than the NSW unemployment rate. The unemployment rate for WWPD is also higher than the NSW rate;
- The largest two sectors of employment in WWPD are manufacturing and retail trade;
- The level of education achieved by residents of Edgeworth and WWPD is lower than LM LGA and significantly lower than the NSW average.

Community Services and Facilities

This section outlines the relevant existing community facilities and community services that provide for Edgeworth and the West Wallsend Planning District, and how rezoning the subject site may impact on these. For the purposes of this report and in order to be consistent with terminology used by Lake Macquarie City Council the terms community facility and community services are defined as:

community facility: includes physical buildings or other infrastructure used for community purposes, including but not limited to schools, community halls, multi-purpose centres and churches; and

community service: is the economic, human and information resources needed and programs or activities undertaken within a community facility

(LMCC Lifestyle Strategy 2020).

This analysis of existing community services and facilities has, as much as possible, taken into account the proposed Pambulong Forest Marketplace, a development application for which, at the time of preparing this report, was being determined by Council. The Pambulong Forest Marketplace is proposed on a 7.2 hectare parcel of land zoned for commercial use, also located on George Booth Drive, on the opposite side of the road to the subject site. At this stage, the only approval that has been granted over this area is for a hotel with a gross floor area of approximately 2,000m². The development application for Pambulong Forest Marketplace states that 21,230 m² of commercial gross floor area will be created in two stages; the first stage to include supermarket of 4,200 m² and 2,385 m² of specialty shops and the second stage to include a discount department store, liquor store and more specialty shops, totalling 12,435 m². Given that there isn't any further detail available on the specific uses of this commercial centre, incorporation of the development into this assessment will be limited.

4.1 Community Services

4.1.1 Medicare

Currently, there is no Medicare branch within Edgeworth or WWPD, or at Stockland Glendale. The closest branch to the subject site is located in Wallsend on Kokera Street, just over 8 km away. As discussed above, given that through development of the subject site and the North Lakes Urban Release Area the population of WWPD will effectively double by 2015, there is potential that the social impact of rezoning the subject site could be that the existing nearby Medicare branch reaches or exceeds its recommended capacity (detailed information on the current capacity of the Kokera Street, Wallsend branch is not available). This potential social impact may need to be addressed through establishing another Medicare branch. It is thought that Stockland Glendale would be the most appropriate location for this kind of service as it is a designated Emerging Regional Centre under the Lower Hunter Regional Strategy. However it may also be possible to locate a Medicare at either the Pambulong Forest Marketplace or in a commercial precinct within the study area.

4.1.2 Centrelink

The closest Centrelink branch is located at Nelson Street, Wallsend (8.5 km away) followed by the Charlestown branch, which is approximately 11 km away. Failing the suitability of those two options there are branches in Mayfield and Newcastle (16 km and 18 km away respectively). Again, detailed information on the current capacity of any of these branches is not available. Given the potential for a significant increase in population within WWPD (an approximate doubling by 2015) there is potential that residents could experience difficulty accessing this service within a reasonable timeframe in the future.

4.1.3 Sporting Clubs

Sporting clubs currently operating within the West Wallsend Panning District include the following:

- Edgeworth Junior Soccer Club;
- Edgeworth Football Club;
- West Wallsend Indoor Swimming Club;
- Sugar Valley Golf Club;
- Edgeworth Bowling Club; and
- Newcastle Kart Club.

4.1.4 Other Social Services

Also located within Edgeworth is the Edgeworth Neighbourhood Centre whose staff provide information to the community about various events, organise short courses, and provide some counselling and support services. In West Wallsend there is Lake Macquarie Adolescent Support which operates out of West Wallsend High School and provides counselling on careers and other issues. Furthermore, the North Lake Youth Service Inc also operates within WWPD and provides counselling and advice to adolescents.

4.2 Community Facilities

4.2.1 Education Institutions

Within WWPD there are currently five public primary and secondary schools, seven childcare centres, kindergarten and preschools, and no tertiary education institutions. Furthermore, at this stage it is thought that there will be at least one new public school developed within the North Lakes Urban Release Area.

Lake Macquarie City Council conducted community consultation as part of preparing their Social Plan. In the consultation sessions that were held, it was raised that the provision of educational facilities needs to keep pace with the development of emerging areas. This is of particular relevance to the rezoning of the subject site as it is highly likely that there will be a residential component and therefore demand for education will be increased.

4.2.2 Parks and Open Space

The WWPD is well provided for with regard to parks and open space. A study undertaken by LMCC in 1993 concluded that WWPD contained 45.549 ha of land zoned Open Space for every 1000 people, which is well in excess of the general standard at the time of 2.83 ha per 1000 people (LMCC, 2001). Council was also contacted to provide updated information and advice on perceived need for open space and recreation in the locality. Population growth in WWPD has been the highest in the LGA, resulting in a reduction in the amount of open space per person; however based on a preliminary analysis of the District, it would appear that an above average provision of open space still exists.

The following parks exist within the area:

- Taylor Park or Taylor Memorial Reserve;
- Edgeworth Ovals;
- Holmesville Oval;
- Gregory Park / Les Wakeman;
- Kane Bruce Memorial Park; and
- Johnson Park.

These are a combination of passive and active recreational areas, whereby some of the abovementioned facilities are formal sporting grounds where various organised competitions are held. Additionally, the

subject site is currently used informally by various user groups including four wheel drive and dirt bike enthusiasts, though use of the site for these purposes is not supported by Lake Macquarie City Council.

As part of developing the North Lakes Urban Release Area, additional sports facilities will be provided. This is a requirement of the North Lakes Section 94 Contributions Plan. The following additional facilities will be provided:

- ten areas of children's play equipment;
- one multi-use court;
- one BMX track;
- one skate park;
- one dog exercise area;
- ten playing fields;
- four cricket wickets;
- three cricket practice nets;
- half a roo ball field;
- eight netball courts; and
- eight tennis courts.

It is felt that given the current provision of both active and passive open space in close vicinity to the development, additional provision of sporting facilities is not required. However, the requirement for open space specified in Council's Local Environmental Plan should still apply and provision of a neighbourhood park should be considered as part of the future development of the site.

4.2.3 Health

Currently, within Edgeworth there are two medical practices, including Edgeworth Oasis Family Practice (located 2.3 km away) and Dr J Aberly (located 2.4 km away). There are also three other medical practices located in Wallsend and one in Elernmore Vale, around 9 km away and one at Glendale (4.4 km away). Though it is unclear whether the services provided at these practices are being used to capacity, there likely to be sufficient utilisation to sustain those businesses.

The population of WWPD in 2006 was 12,492. The North Lakes Urban Release Area when fully developed in 2015 has the potential to accommodate an additional 12,000 people. Therefore, the population of WWPD will effectively be at least double when factoring in any residential development within the subject site, by 2015. Accordingly, without the development of any new medical practices or expansion of the existing practices, there is likely to be a negative social impact on both the existing community and new residents when it comes to accessing medical treatment.

As such, the North Lakes Section 94 Contributions Plan will collect funds for provision of the following additional services:

- a library;
- two multi-purpose centres (minimum combined floor area of 1000 m²); and
- a child and family multi-purpose centre (minimum floor area of 815 m²).

Additionally, it is possible that community health services can be provided in the commercial areas that may be created through the proposed rezoning.

4.2.4 Dental

Residents of Edgeworth and WWPD have access to one dentistry practice which is located within Edgeworth and approximately 2.5 km from the subject site. There are also two other practices in Cardiff, around 6 km from the subject site. As discussed in 4.1.1 and 4.1.2 above, there is likely to be negative social impacts on the existing community with regard to accessing dental care as a result of additional people residing at the subject site. As it is likely that commercial space will be provided as part of rezoning the site, the opportunity for this to be prevented exists through dental practitioners taking up some of that commercial space, though there is no way to ensure this occurs.

Access and Mobility

5.1 Accessibility and Mobility

A transport paper prepared by Research Fellow Janet Stanley of Monash University, asserts that the ability of a person to access the various places that service their day to day needs e.g. employment, health services, education, shopping and recreation is an indicator of their level of social inclusiveness. To not be able to access your day to day needs indicates a level of social exclusion (2006). According to the Lake Macquarie Social Plan 2005, the use of public transport in the LGA and NSW as a whole has declined over the past 20 years, probably as a result of Australia's custom of low density, dispersed development which is difficult to service with a good quality public transport system. Therefore, in order to access those day to day requirements, a private vehicle is required. This indicates a potential social justice issue, whereby those who, for whatever reason, don't have car are at a disadvantage and may experience isolation and exclusion.

As can be seen in below **Table 5.1** and **Table 5.2** residents of Edgeworth have a slightly lower level of car ownership than the whole of WWPD and LM LGA, potentially indicating that these residents would benefit from an improvement in the level of public transport provided. Overall, the WWPD has a higher level of car ownership per dwelling than Edgeworth, LM LGA and NSW, notably it has the lowest number of households without a car and with only one car, and the highest number of households with four or more cars.

With regard to mode of transport to work, Edgeworth, WWPD and LM LGA all have much higher percentages of residents who travel to work solely through use of their car, than the NSW average. This result is not ideal for residents due to the rising cost petrol, and not ideal for the environment due to the emission of greenhouse gasses and the need to prevent harmful climate change.

Table 5.1 Motor Vehicles per Dwelling

Area	None	One	Two	Three	Four or more
Edgeworth	11.5%	38.4%	33.4%	11.6%	4.9%
WWPD	8.6%	33.7%	37.2%	13.5%	6.8%
LM LGA	8.9%	37.9%	37.3%	11.0%	4.7%
NSW	12.1%	39.9%	34.4%	9.4%	4.1%

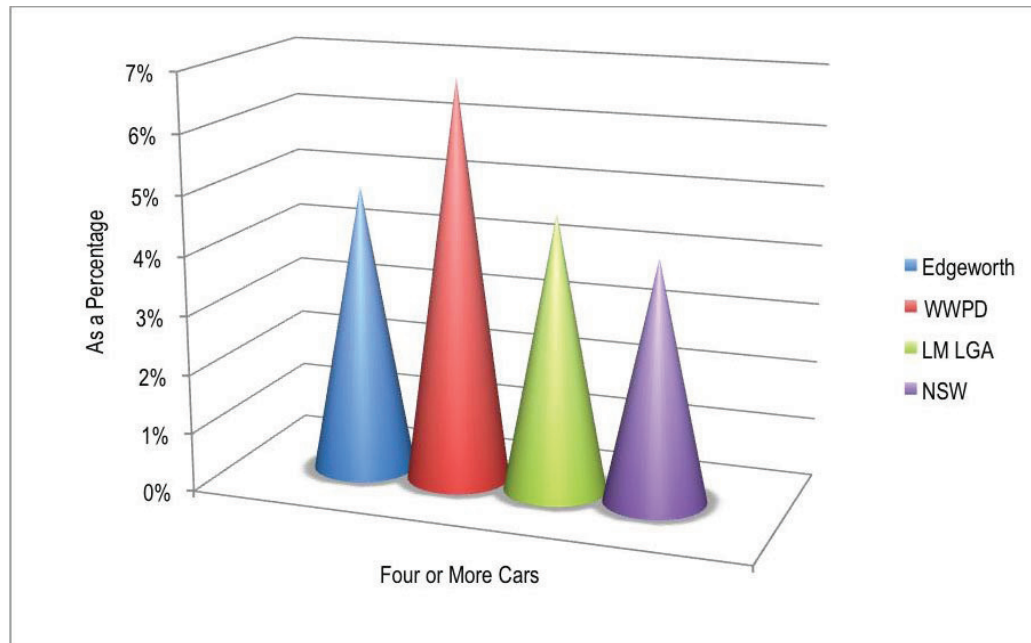
Source: ABS (2006)

Table 5.2 Method of Travel to Work

Area	Use one mode of transport	Use more than one mode of transport (e.g. car + bus)	Solely drive to work
Edgeworth	99.0%	1.0%	83.0%
WWPD	98.5%	1.5%	82.3%
LM LGA	98.5%	1.5%	82.5%
NSW	95.5%	4.5%	68.0%

Source: ABS (2006)

Over the next decade these results may change to reflect less car ownership and less driving to work due to the construction of the Integrated Transport Centre (ITC), discussed in section 2.5 of this report, and through the creation of a bus transport node at the location of the subject site on George Booth Drive. While the ITC will be located 6 km away from the subject site, bus services are likely to improve and there is likely to be a link from the bus transport node in Edgeworth to the ITC. Furthermore, the ITC may provide the opportunity for more people to combine their driving with public transport use through the establishment of a park 'n' ride. It is recommended that when rezoning the subject site, importance is placed on developing a practical network of cycle paths that will enable residents to travel to work via this method in a safe and straightforward manner.

Table 5.3 Extrapolated Data for Dwellings with Four or More Motor Vehicles

Source: ABS (2006)

Social Impact Assessment Criteria

This section of the SIA assesses the proposed rezoning against certain criteria that are believed to be fundamental to the successful functioning of this community. It also assesses the proposed rezoning against a generic SIA Checklist developed by Randwick City Council (see Table 6.1). The information described in Sections 3, 4 and 5 of this report provides the background knowledge that allows this assessment to occur.

6.1 Housing

The rezoning submission from the proponent proposed a range of land uses, including residential development. Dependant on the actual amount of land that is rezoned for urban development within the site and the density of the development of that land, the site could cater for between 500 to 700 additional dwellings which would approximately result in an additional 1350 to 1890 residents based on an average of 2.7 residents per household (ABS 2006). There are many factors that will affect the social impact of developing more dwellings at the subject site. These are listed below.

6.1.1 Possible Positive Impacts

- some affordable housing will be provided, alleviating housing stress for some lower income members of the community;
- some higher density housing will be provided, provided much needed variety in dwelling form in Edgeworth and WWPDP;
- provision of housing for seniors living; and
- dwelling density is adequate and allows population growth targets set out in the Lower Hunter Regional Strategy to be achieved.

6.1.2 Possible Negative Impacts

- no affordable housing options are provided and the value of houses in Edgeworth and WWPDP increases as a result of the development, potentially displacing existing low income residents; and
- housing form continues the existing low density and detached format and the rezoning does not contribute to achieving population growth targets set out in the Lower Hunter Regional Strategy.

6.1.3 Recommended Measures

- Council should work with the proponent to provide a range of housing types including some affordable housing and housing for the aged. There is also the possibility of providing incentives for such housing and this should be encouraged at the pre-development application stage; and
- when determining appropriate zones for the site, consideration should be given to an overall zoning scheme for the site that will ensure a variety of housing densities can be provided.

6.2 Employment

Some employment generating land uses may be developed as a result of the rezoning.

6.2.1 Possible Positive Impacts

- through providing additional commercial / industrial land at the site, more opportunities for employment in the manufacturing, creative industries and support services fields, close to a residential area, will be created;
- employment land within the subject site will be well linked by road and bikeway to the proposed nearby “major employment area, catering for core industry” providing easy access to employment for residents; and
- Unskilled worker employment opportunities will be created through the establishment of a new town centre at the subject site, on George Booth Drive (known as the Pambulong Centre).

6.2.2 Possible Negative Impacts

- Urban design of the rezoning is not adequate, creating a situation where buffer areas between industrial and residential land are not adequate and land use conflicts occur;
- Road networks are not designed carefully and heavy vehicles use residential streets to access the industrial areas of the site, whereby creating nuisance; and
- The type of jobs created through the rezoning are not compatible to new or existing residents and therefore the rezoning does not create jobs close to home.

6.2.3 Mitigation Measures

- At the rezoning stage, best practice urban design principles are used to ensure that no land use conflicts are created and all areas are appropriately interlinked with one another;
- When designing a road layout, it is ensured that access to any industrial areas is not via any road that will cause nuisance to existing or new residents. This may be through providing a separate access point for residential traffic and industrial traffic; and
- It is thought that residents of any new residential development will be similar in demographic to the existing residents and therefore will have similar requirements for employment. Therefore, it is thought that through the provision of employment land and an urban centre, the jobs that will be created will be suitable for the likely demographic of residents.

6.3 Transport and Accessibility

The proposed rezoning is likely to create several changes in the existing transport and access situation in Edgeworth and the WWPD. Through good design and timely implementation, it is thought that these changes will be of great social benefit, though there is also potential for negative implications.

6.3.1 Possible Positive Impacts

- The bus transport node will be developed in a timely manner and potential residents will be provided with easy access to the nearby proposed Integrated Transport Centre at Glendale/Cardiff, to their place of employment and to other urban services;
- The subject site will have a well designed and effective bike path network that connects to other existing and proposed bike paths, enabling residents to travel safely and quickly via bike to get to work, school and other urban services; and
- Car dependence will be reduced.

6.3.2 Possible Negative Impacts

- The proposed bus transport node is not effective and is therefore not utilised, continuing the unsustainable pattern of high car ownership, high levels of driving to work and increasing congestion on the road network;

- Bike paths provided within the site are recreational, aren't suitable for commuter use and therefore don't provide any real opportunity for commuter cyclists; and
- The increase in traffic on George Booth Drive is not adequately managed, causing noise nuisance for residents, triggering them to "close up" their homes eliminating possibility for passive heating and cooling.

6.3.3 Mitigation Measures

- The cost of using the proposed bus service needs to be competitive if not cheaper than the cost of driving;
- Bus services need to be frequent enough to be considered convenient for residents;
- During the urban design process, emphasis should be placed on providing bikeways that are suitable for commuter cyclists i.e. provide links to the existing or proposed network, aren't circuitous and where possible provide shortcuts that can't otherwise be accessed by a car; and
- Through acoustic modelling, the width of buffers is correctly determined to ensure that nuisance does not occur and there is no requirement for residents to "close up" their homes.

6.4 Community Services

The rezoning may have an impact on existing and future residents' access to economic, human and information resources. Some of the potential impacts are as follows:

6.4.1 Possible Positive Impacts

- Through the provision of additional commercial floor area both within the subject site and on the opposite side of George Booth Drive, some new community services will be provided, ensuring that these keep up with increases in population; and
- Through the construction of a bus transport node, residents will be provided with better access to community services located in other nearby centres.

6.4.2 Possible Negative Impacts

- No new community services are provided and the population increases, causing difficulty for residents to access community services.

6.4.3 Mitigation Measures

- Liaise with State and Federal Government to ascertain whether additional people living in WWPDP will trigger a requirement for more government provided social services; and
- Liaise with local sporting clubs to encourage their use of any parks and open space provided within the subject site.

6.5 Community Facilities

Facilities such as child care centres, schools, parks and sports grounds, medical and dental centres, and shops are essential to the functionality of a community. The proposed rezoning has the potential to have the following social impacts on the community, with regard to community facilities.

6.5.1 Possible Positive Impacts:

- Sporting fields and parks will be provided at the subject site, creating the opportunity for existing and new residents to undertake passive and active recreation;
- Within the subject site and the adjoining Pambulong Centre sufficient child care and educational facilities are provided and overcrowding does not occur; and

- Within the subject site and the adjoining Pambulong Centre medical and dental practitioners take up lease areas, ensuring easy access for residents to these essential facilities.

6.5.2 Possible Negative Impacts:

- No new community facilities are provided and the population increases, making access difficult for residents and potentially increasing the need for residents to have a car; and
- Loss of existing recreational opportunities provided at the site e.g. walking, motorbike riding and four wheel driving.

6.5.3 Mitigation Measures

- encouraging medical and dental facilities to locate in nearby commercial; and
- Recreational opportunities should be provided for the subject site this could be on site or in nearby areas.

6.6 Social Interaction

There is potential that the rezoning could impact on the social interaction of the existing community therefore disadvantaging a particular social group or disrupting the cohesiveness of the community. The following specific impacts on social interaction may occur through this rezoning:

6.6.1 Possible Positive Impacts:

- A mix of housing types is provided, including affordable housing, creating a diverse mix of people in the community who are able to interact with one another in a positive and unified manner;
- More opportunities are provided for social interaction through the development of sporting fields, open space, cafes and community facilities at the proposed centre; and
- Due to good quality urban design and the provision of adequate services, residents are engaged in community activities and participate in local events.

6.6.2 Possible Negative Impacts:

- Affordable housing is provided, yet badly designed and located creating disharmony and dissatisfaction for residents of the affordable housing;
- Residents of any new residential land within the subject site are of a different demographic or socio-economic group to existing residents and the two groups don't interact with one another successfully; and
- Due to poor urban design and lack of implementation of CPTED principles, anti-social behaviour occurs in the community.

6.6.3 Mitigation Measures

- Affordable housing should be dispersed throughout any residential development of the site, and clustering of affordable should be avoided;
- Ensure that new zones for the subject site allow for a range of housing types, whereby ensuring a range of residents with different socio-economic situations could potentially reside at the development; and
- At all stages of development of the site, CPTED principles are considered and implemented.

Table 6.1 Social Impact Assessment Checklist

Impact	Likelihood of occurring due to the proposed development		Comments
	Yes	No	
Demographic change: - Changing community needs and expectations - Significant population changes	✓		The rezoning is likely to significantly increase the population size. It is not expected that community needs and expectations will change.
Accommodation and housing: - Low income housing - Affordable housing - Housing for special needs groups - Housing for older people and those with a disability	✓		The development is likely to have a positive impact on accommodation and housing, insofar as more affordable housing should be provided.
Needs of older people: - Access issues - Availability of support services	✓		The rezoning should have a positive impact on older people through the provision of more public transport and a commercial centre within WWPD.
Needs of people with a disability: - Access issues - Signs - Availability of support services	✓		The needs of people with disabilities may be better served through the creation of a commercial centre within WWPD, which will be designed according to the latest Australian Standards for equal access.
Needs of younger people: - Childcare issues - Children's needs - Youth	✓		Through the provision of parks and open space, recreational needs of children in WWPD will be better serviced. There is potential for overcrowding in local schools due to population growth, if more are not provided when necessary.
Health impacts: - Health effects of water and air quality - Toxic wastes and hazardous chemicals		✓	Industrial land uses that may generate emissions or involve the storage of chemicals will be designed to ensure that there is no health risk posted to the community, and no risk to the local environmental.
Cultural issues: - Needs of people of non-English speaking backgrounds - Aboriginal and Torres Strait Islander issues - Religious needs - Other cultural issues		✓	The proposed rezoning won't have any impact on the needs of people from non-English speaking backgrounds. Cultural heritage will be treated with due respect throughout the development of the subject site.
Neighbourhood and community: - Neighbourhood safety - Community identity - Community severance - Community cohesion	✓		Through the rezoning, there is potential to have an impact on community identity. It is thought that through good design, this impact will be a positive

Impact	Likelihood of occurring due to the proposed development		Comments
	Yes	No	
			one and the WWPD will be improved as a result of the development.
Facility requirements: ▪ Need for community services and facilities ▪ Recreation needs ▪ State government provided facilities (education & health) ▪ Transport (public or private)	✓		The rezoning will provide for future development of community services and facilities.
Economic issues: ▪ Local employment generation ▪ Unemployment ▪ Business development	✓		The rezoning is likely to have a positive impact on the local economy through the provision of employment opportunities.
Cumulative impacts: ▪ Redundant facilities and possible re-use ▪ Affects of similar types of developments in the locality	✓		There is potential for the rezoning of this land to have a cumulative impact, as large areas of existing bushland will likely be removed when the site is developed. Should other rezonings occur which trigger similar amounts of vegetation removal, there would be a significant cumulative impact.
Transport/access issues: ▪ Is access equitable for all, e.g. aged, disabled, youth? ▪ Will public transport be required to provide access? ▪ What are the existing arrangements?	✓		The rezoning will improve the existing transport and access situation through the creation of a bus transport node. It is unclear at this stage how many of the buses that will service the proposed node will be accessibly by wheelchair.

Assessment Checklist developed by Randwick City Council (2006)

Conclusions and Recommendations

7.1 Conclusions

Rezoning of the site has the potential to alleviate current demographic challenges occurring in Edgeworth and surrounding suburbs. Growth in the West Wallsend Planning District is higher than the Lake Macquarie Local Government Area and higher than the NSW average and therefore there is a high demand for housing in the area. Through the rezoning, much needed residential land can be created. Dependant on the actual amount of land that is rezoned for urban development within the site and the density of the development of that land, the site could cater for between 500 to 700 additional dwellings which would approximately result in an additional 1350 to 1890 residents based on an average of 2.7 residents per household (ABS 2006).

The unemployment rate in Edgeworth and the West Wallsend Planning District is higher than the NSW rate and therefore there is demand for employment opportunities in the area. There is a high proportion of residents of this area that are either unskilled or technicians and trades people, meaning that rezoning to create industrial and commercial land would be valuable.

The population of Edgeworth and surrounding suburbs tends to be younger than Lake Macquarie and NSW as a whole and there are more nuclear families residing in the area. Therefore educational facilities, recreational opportunities and family and youth services would be beneficial.

Furthermore, Edgeworth and WWPD residents have a high level of car ownership and car dependence which has the potential to either be exacerbated or relieved through the rezoning. Design of the ultimate development and its level of connectivity to the proposed bus transport node at the Pambulong Forest Marketplace will be one of the determining factors.

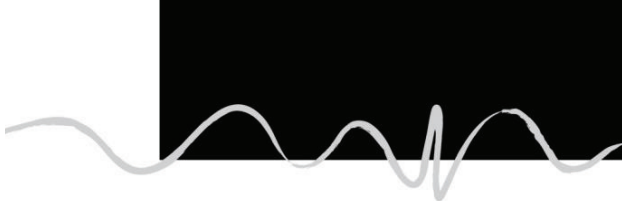
The proposed rezoning is supported from a sociology perspective as it is believed that the potential negative impacts of development at this site are outweighed by the potential positive impacts. The following section makes recommendations designed to ensure the rezoning has a positive social impact.

7.2 Recommendations

The proposed rezoning of the subject site is recommended so long as the following general guidelines and the Mitigation Measures detailed in **Section 6** of this report are applied. Overall, it is recommended that a variety of land uses be provided for at the rezoning stage. Certainly, residential and industrial land must be created and there is also a strong case for provision of some commercially zoned land. Residential development must contain a mix of housing types and densities, catering to a range of budgets.

Good quality urban design must be achieved to ensure no land use conflicts arise. Road noise from George Booth Drive is likely to be an issue so appropriate buffering and design must be applied to ensure the wellbeing of people living or working near this road. Safe access must be provided across the road to the proposed Pambulong Forest Marketplace. Car dependence must be reduced and therefore the internal layout must be conducive to walking and cycling, both for recreational purposes and commuter purposes, and must aim to connect with other pathways. The rezoning must create recreational spaces suitable for the younger demographic that tends to reside within WWPD. Ongoing monitoring is

recommended to ascertain whether new residents experience any difficulty in access community services and facilities.



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Regional Centre Hierarchy – Lower Hunter Strategy

Centre Hierarchy	Commercial Centres Servicing the Lower Hunter	Key functions of centre
Regional city	Newcastle City Centre	High level administrative and public services, cultural and recreational activities, and higher density commercial and residential development.
Major regional centre	Charlestown, Glendale (emerging), Morisset (emerging), Maitland, Raymond Terrace, Cessnock	Location which concentrate businesses and employment in retailing, professional services and civic functions. Central location for regional transport.
Specialised centre	Port of Newcastle, Airport precinct, University of Newcastle, John Hunter Hospital, Pokolbin vineyard and tourism precincts, Nelson Bay tourism precinct	Regionally significant areas of economic activity and employment.
Town centre	Belmont, East Maitland, Jesmond, The Junction, Lambton, Lochinvar (emerging), Mayfield, Mt Hutton, Rutherford, Swansea, Thornton, Toronto, Wallsend, Waratah, Warners Bay	District level shopping and commercial activities, medium to high density residential.
Renewal corridor	Hamilton–Islington (Tudor Street) Mayfield–Islington (Maitland Road) Broadmeadow–Adamstown (Brunker Road) Charlestown–Windale (Pacific Highway) Glendale–Cardiff (Main Road)	Economic/ housing renewal and intensification corridors along major transport routes.
Stand-alone shopping centre	Kotara and Greenhills retail and commercial centres	Private commercial developments located away from other commercial areas.

Source: NSW Department of Planning (2006), *Lower Hunter Regional Strategy*, p. 16