

SOCIAL IMPACT ASSESSMENT

Residential subdivision at 18 Gosford Road, Wyee



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1

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EXECUTIVE SUMMARY

The purpose of this Social Impact Assessment (SIA) is to investigate and report on the social impacts of the proposal for rezoning of land at 18 Gosford Road, Wyee. The proposal is located in Lake Macquarie Local Government Area and Lake Macquarie City Council have stated that the proposal is of strategic merit.

This SIA provides a profile of the existing population, community services and social infrastructure of Wyee, the projected population and the social impacts of the proposal.

The SIA undertook the following to determine the social impact of the proposal on the locality:

- Assessment of the current social context, including a demographic profile of the community and surrounding area.
- Provision of information regarding the projected future population, including anticipated population mix and demographics.
- Identification of linkages between the development and existing community.
- Identification of employment opportunities and commuter locations for the future population.
- Assessment of the predicted direct and indirect social impacts of the rezoning, based on the development of the land.
- Evaluation of the significance of the social impacts and identification of possible measures for mitigating the negative impacts and for enhancing positive impacts.

The proposal has been assessed having regard for the Lake Macquarie Social Impact Assessment Guidelines and explored site specific considerations that may result in incremental impacts both on the subject land area and surrounding areas.

The proposal will result in an increase in the available housing stock in the Wyee area which is a positive outcome to support future generations. The proponents may wish to consider a pedestrian pathway within the north-west corner of the site with connection to Murrawal Road. This would enable direct pedestrian connectivity to the Wyee Train Station and Wyee shops as well as interaction with residents along the route.

1 INTRODUCTION

1.1 SIA scope of works

This Social Impact Assessment (SIA) has been prepared on behalf of June Waldon (landowner) by RPS, in support of a planning proposal to Lake Macquarie City Council (Council) for the rezoning of a parcel of land at 18 Gosford Road, Wyee, NSW. The land subject of the planning proposal and this SIA is zoned RU2 Rural Landscape under the *Lake Macquarie Local Environmental Plan 2014* (LMLEP 2014) and the planning proposal is to rezone the land to R2 Low Density Residential.

The SIA will be submitted to Council with a suite of other documents, prepared by other parties, to support the overall planning proposal. A draft planning proposal has been presented to Council and in a letter dated 13th September 2021 Council indicated that the proposal had strategic merit.

This SIA has been prepared with consideration of the LMLEP 2014 and Council's Social Impact Assessment Guidelines from the *Lake Macquarie Development Control Plan 2014* (LMDCP 2014).

The purpose of this SIA is to:

- Assist in establishing the full facts about the project and to support a well-informed decision about the appropriateness of the proposed development.
- Minimise adverse impacts and maximise beneficial impacts of the proposed development.
- Assess the impacts of the proposed development on future generations.
- Inform the development assessment process.

The SIA has also been prepared with consideration of comments provided in Council's letter dated 13th September 2021, specifically:

Council staff identify a need for additional justification to consider if site specific considerations are required to support this PP's incremental impacts both on the subject land area and surrounding areas. The purpose of a Social Impact Assessment is to:

1. *Assist in establishing the full facts about the development, to support a well-informed decision about the appropriateness of the development proposal*
2. *Minimise adverse impacts and maximise beneficial impacts of the development,*
3. *Assess the impacts of the development on future generations,*
4. *Inform the community and facilitate participation by the community in the planning and development assessment process,*
5. *Facilitate the consideration of alternative development proposals, and*
6. *Enhance existing data to inform the planning and development assessment process.*

1.2 Structure of this report

- Section 1 - sets out the purpose for the assessment and following this is the format of the SIA.
- Section 2 – The Development - A description of the local study area and proposed development.
- Section 3 - Methodology– describes the methodology of the SIA.
- Section 4 - Policy Context – outlines the relevant policies associated with social implications of the proposal.
- Section 5 -Social Baseline – presents the baseline information including population and housing projections.
- Section 6 – Consultation – presents the response from consultation undertaken with local stakeholders.
- Section 7 – Identification and Analysis of Social issues - identifies the likely social, economic and accessibility impacts of the proposal.
- Section 8 - Impact Assessment and Prediction– discusses the cumulative impacts.

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- Section 9 - Conclusion – provides the conclusions of the SIA.
- Section 10 – Author qualifications.
- Section 11 – References.

2 THE DEVELOPMENT

2.1 Site description

The site is located in Wyee and is legally described as Lot 217 of Deposited Plan (DP) 755242 and is currently zoned as RU2 Rural Landscape under LMLEP 2014. The subject site is located on the southern edge of the Wyee township with a frontage to Gosford Road on its southern boundary and the partially constructed Jabbarup Road on the eastern boundary as shown in **Figure 1** below.

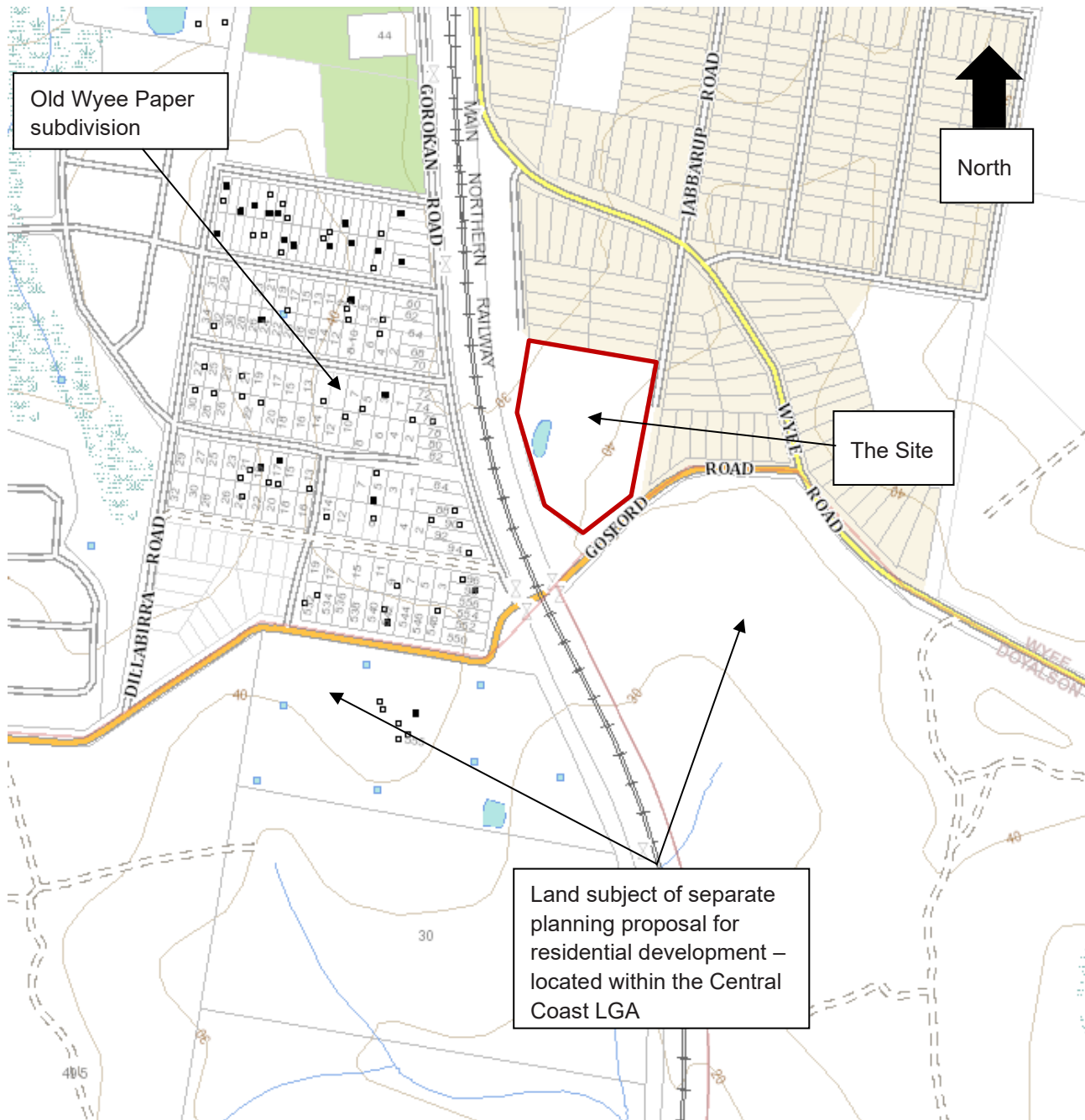


Figure 1 Site Location Plan (Source: SIX Maps)

The subject site consists of an area of 3.14 hectares that is mainly pasture improved and maintained land. More recently the land has been confined to a rural residential use with occasional agistment.

2.2 Site context

Gosford Road represents the LGA boundary between Lake Macquarie City Council (LMCC) and the Central Coast Council (CCC) and provides a connection road link between Wyee Road and the eastern localities of Doyalson and Budgewoi. The road traverses across the M1 Motorway and links with Hue Hue Road in the west, which provides a connecting link with the localities of Warnervale and Wyong in the south and Morisset and Cooranbong in the north.

Land to the immediate south of Gosford Road and opposite the subject site is land subject of a planning proposal for future residential development by the Darkinjung Local Aboriginal Land Council (DLALC).

The Great Northern Railway Line and a road reserve containing the Sydney to Newcastle Gas Pipeline is adjacent to the western boundary of the site. Beyond the site to the north and east are lands zoned R2 Low Density Residential. The site is located within walking distance from public transport (bus routes in Gosford and Wyee Roads) and Wyee Railway Station located approximately 600 metres to the north.

Major shopping centres with support community and medical services are available at Morisset and further afield at Lake Munmorah and Lake Haven. Local shopping is available at Wyee township and surrounding suburbs of Doyalson and Blue Haven. Wyong Hospital at Wadalba, located 8.5km to the south is the closest public hospital.

A context map is provided in **Figure 2**.

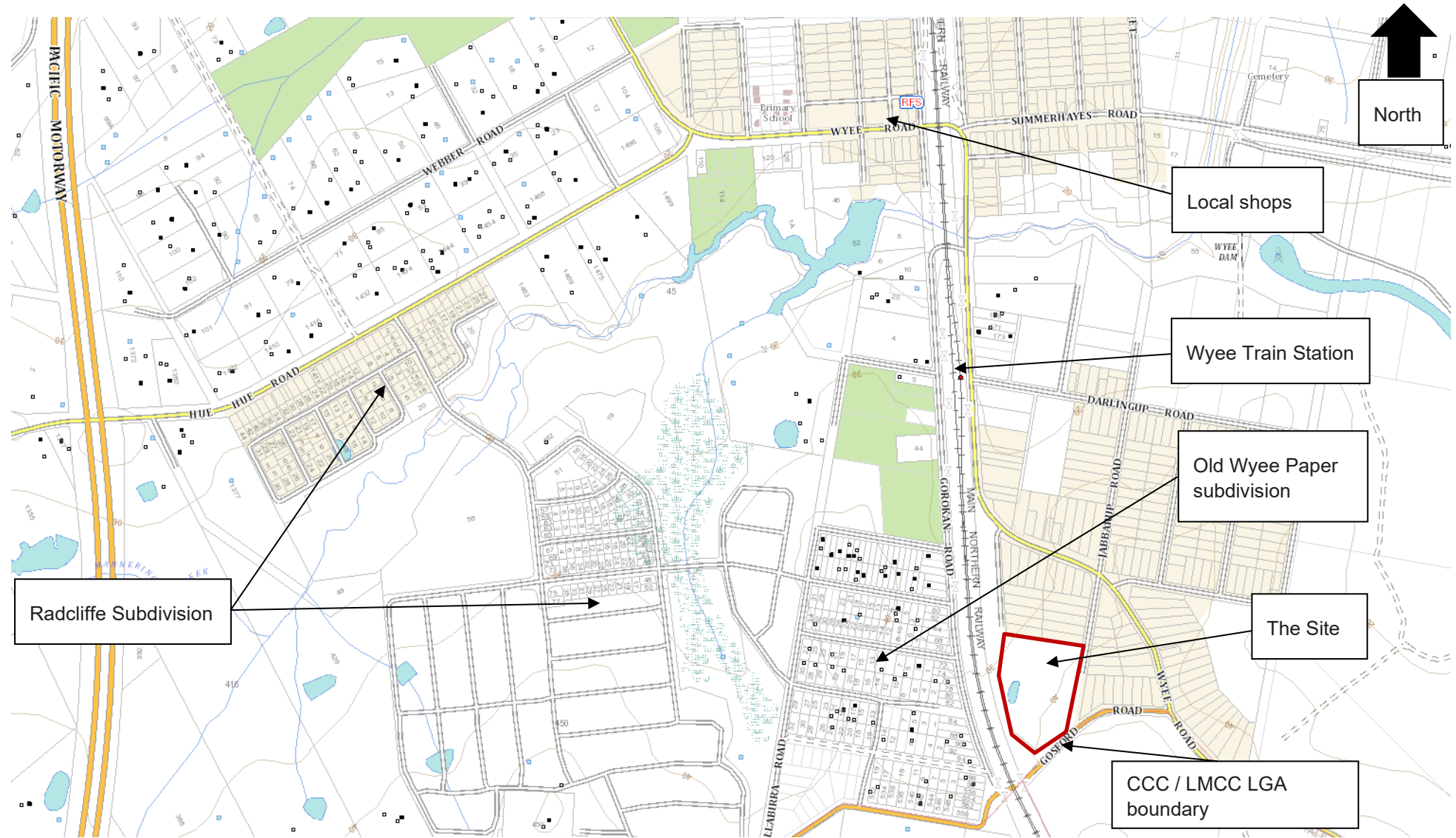


Figure 2 Context Map

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Photographs of the site and surrounding area are contained in **Plates 1 to 23**, below.



Plate 1 Wyee Seventh-Day Adventist Church - Gorokan Road



Plate 2 Wyee Train Station – Gorokan Roadside



Plate 3 Existing residential development within "old paper subdivision area" - looking west along Pirama Road



Plate 4 Existing residential development within "old paper subdivision area" - looking west along Karakunba Road



Plate 5 Looking north off Bushells Ridge Road - looking towards new residential development of Radcliffe Estate, Wyee in the background.



Plate 6 Subject site looking north from Gosford Road



Plate 7 Existing dwelling on the subject site



Plate 8 Southern end of Jabbarup Road adjacent to subject site



Plate 9 **North-west corner of subject site looking south**



Plate 10 **Existing residential development along Jabbarup Road**



Plate 11 North-west corner of subject site looking south



Plate 12 Murrawal Road looking north from northern boundary of subject site.



Plate 13 **Example of recent residential development in Murrawal Road.**



Plate 14 **Wyee Station looking west from Wyee Road.**



Plate 15 Bus stop located on Wyee Road adjacent to Wyee Train Station.



Plate 16 Wyee Sporting Oval



Plate 17 Existing retail shops of Wyee on Wyee Road



Plate 18 New retail development (soon to be operational) along Wyee Road.



Plate 19 **Wyee Public School**



Plate 20 **Playground on Wyee Community land.**



Plate 21 **Tennis courts on Wyee Community land.**



Plate 22 **Main entrance to new residential subdivision of Radcliffe, Wyee.**



Plate 23 Looking south-east along main entrance of Radcliffe, Wyee – new development in the foreground and the background.

2.3 Project description

The proposal seeks to rezone the land at 18 Gosford Road, Wyee (Lot 217 of DP 755242) from RU2 Rural Landscape to R2 Low Density Residential by appropriate mapping amendments to LM LEP 2014. The intended outcome of the proposal is to enable future low density residential subdivision (approximately 45 lots) as depicted in the concept development layout in **Figure 3**.

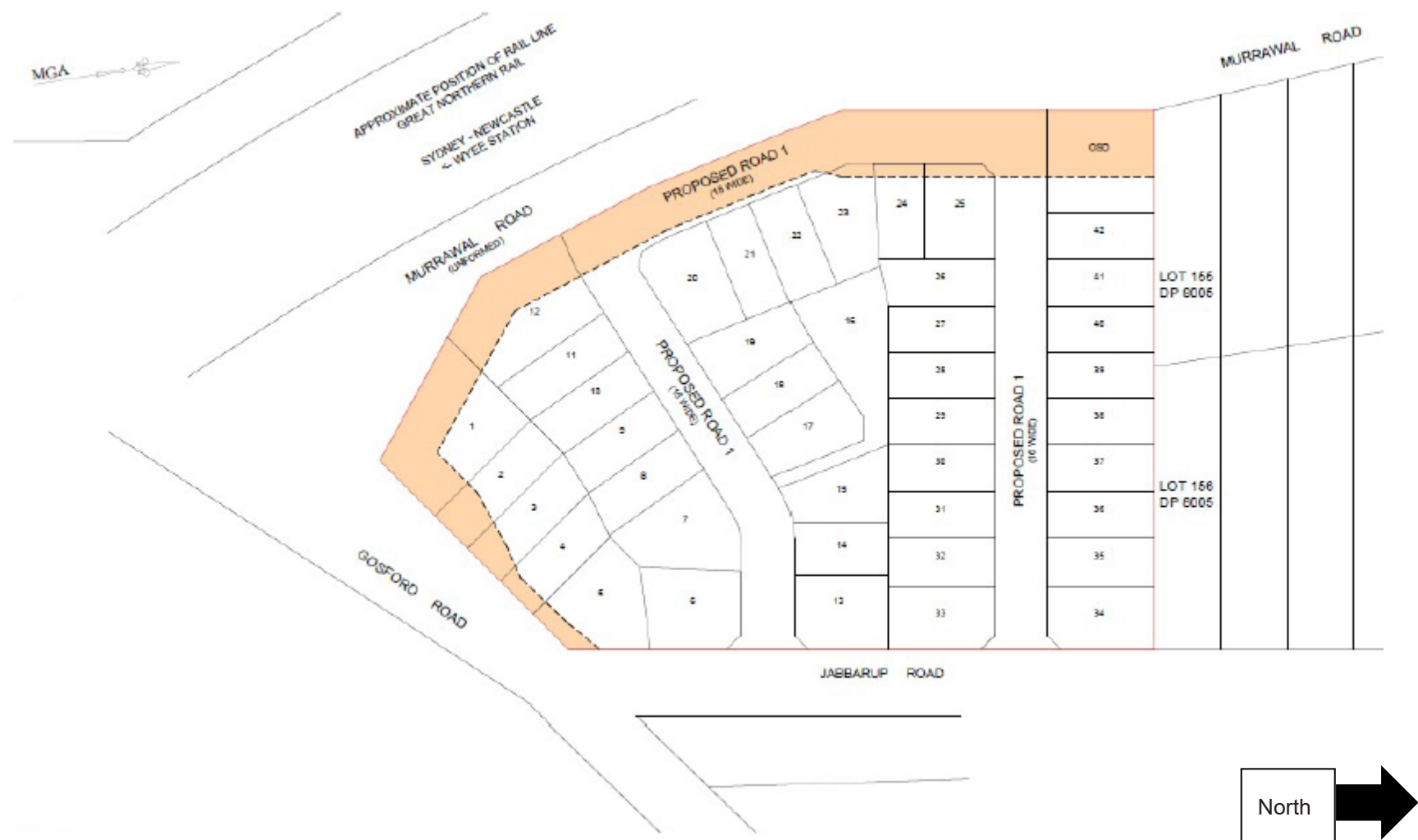


Figure 3 Concept development layout

3 METHODOLOGY

3.1 Study area

The study area for this SIA is the Wyee, NSW Statistical Area.

3.2 Scope

The site is referred to as 18 Gosford Road, Wyee and is located within the Lake Macquarie Local Government Area (LGA).

The SIA seeks to address the following:

- Social issues including population data, health, community services and facilities.
- Perceived impacts on employment, economic and industry factors.
- Accessibility.
- The cumulative likely social impacts.

3.3 Baseline information

A comprehensive desktop assessment has been undertaken to identify the key impacts of the site on the surrounding environment and local community. This data is interpreted to analyse and predict the likely impacts of the proposed development on the locality.

Information has been retrieved from the following sources to support this assessment:

- Census Data from the Bureau of Statistics (ABS).
- Review of the relevant Council and State Strategic Documents.
- Bureau of Crime statistics and Research.
- Lake Macquarie City Council website.
- Lake Macquarie Social

3.4 Consultation

Consultation associated with the proposal was undertaken with a selected number of local stakeholders. Further detail of the parties consulted for this proposal are included under Section 6 Consultation.

3.5 Assessment

This SIA considers potential social and economic impacts on the community (existing and future). It identifies both negative and positive impacts, cumulative impacts and identifies potential mitigation measures and strategies to minimise negative impacts and maximises positive impacts.

4 POLICY CONTEXT

This section identifies the strategic and planning policies that are applicable to the proposed development in relation to this social impact assessment.

4.1 Environmental Planning and Assessment Act 1979

The planning proposal will be assessed under Part 3 of the *Environmental Planning and Assessment Act 1979* (EP&A).

4.2 Hunter Regional Plan 2036

Hunter Regional Plan 2036 applies to the subject site and recognises the need for encouraging compact settlements, revitalisation of communities, support for tourism and improving housing choice and sustainability.

In the Plan, Wyee is identified as an emerging growth area for delivering land for housing. The proposal is considered consistent with Direction 21- create a compact settlement in that it prioritises development to create compact settlements in locations with established services and infrastructure in the Lake Macquarie Western Corridor growth area and the emerging growth area of Cooranbong, Morisset and Wyee. The proposal is also consistent with Action 21.2 Focus development to create compact settlements in locations with established services and infrastructure. The proposal is consistent with Action 21.7 to promote new housing opportunities in urban areas to maximise the use of existing infrastructure.

The plan outlines the demand for an additional 70,000 dwellings will be needed in the region by 2036. Housing supply will be influenced by growth and change in population across the region and by the community's desire for greater housing options. By 2036, the percentage of people over the age of 65 years is projected to increase from 19% to 25%.

4.3 Social Impact Assessment Guideline

Lake Macquarie City Council has a Social Impact Assessment Guideline which was adopted in 2013. The purpose of a social impact assessment according to the guideline is to:

- Assist in establishing the full facts about the development, to support a well-informed decision about the appropriateness of the development proposal.
- Minimise adverse impacts and maximise beneficial impacts of the development.
- Assess the impacts of the development on future generations.
- Inform the community and facilitate participation by the community in the planning and development assessment process.
- Facilitate the consideration of alternative development proposals.
- Enhance existing data to inform the planning and development assessment process.

The policy provides guidance on assessing the social impacts of a development. This is to be used in conjunction with other instruments and policies such as Lake Macquarie Local Environmental Plan 2014, Lake Macquarie Development Control Plan 2014 and Lake Macquarie Social Plan 2009-2014.

4.4 The Lake Macquarie Social Plan 2009 – 2014

The Lake Macquarie Social Plan is a strategic document that identifies the key trends and issues affecting all people that live and work in the area. It addresses the most significant social issues and contains action plans that provide details of the priority issues, strategies to address each of these issues, and the proposed timeframe for implementation of these strategies.

The plan focuses in the area of:

- Housing.
- Health.
- Education, employment and childcare.
- Transport.
- Community safety.
- Leisure, recreation and culture.
- Urban development and the built environment.

This social impact assessment has identified the most significant issue associated with the proposal and provided mitigation measures where necessary.

4.5 Community Strategic Plan 2017- 2027

Our Future in Focus, the Lake Macquarie City Community Strategic Plan 2017-2027 is a blueprint that captures the ideas, priorities and aspirations of the Lake Macquarie City community and has been developed in collaboration with the community. Seven key areas identified in Our Future Focus form our community's vision for the next 10 years.

The planning proposal is considered consistent with Council's Community Strategic Plan as it seeks to respond to the relevant key areas by the following:

Unique Landscape: proposes to optimise land use to meet social, environmental and economic needs of the city and promote a high-quality development by increasing the opportunities for people living and working in and adjacent to existing town centres.

Lifestyle and wellbeing: The proposal will contribute to the growth of the Wyee community.

Mobility and Accessibility: The proposal will contribute to the increase in demand and viability of public transport for Wyee and surrounding centres, noting the recent provision of lifts for disabled access recently installed at Wyee railway station. The proposed roads, drainage and associated infrastructure will meet community needs and service levels.

Diverse economy: The proposal will indirectly contribute to raising the City's profile by increasing the proportion of people capable of living and working within the city.

Connected Communities: The proposal has the potential to provide new residents with walking opportunities to public transport and services from their place of residence.

4.6 Housing Strategy

The Lake Macquarie City Housing Strategy, (adopted 2020) provides a long-term approach to the design and delivery of quality housing in and around the city centres and neighbourhoods of Lake Macquarie. The strategy outlines the requirement for more housing to meet the needs of the population. Lake Macquarie City is projected to grow by almost 30,000 people by 2036, or 14%.

Lake Macquarie has an estimated capacity to supply between 33,000 and 52,000 dwellings by 2050 of which greenfield housing will supply 24-37 percent and infill housing providing 63-76 percent. The subject proposal is classified as an infill urban release, under the criteria of a greenfield development.

The proposal will contribute a potential additional 42 dwellings, to the green field supply in the LGA. The proposal is considered a low-density yield; however, opportunity exists for the development to be affordable rental housing under *State Environmental Planning Policy No. 70 – Affordable Housing*.

4.7 Wyee Strategic Plan

In August 2008, prior to the adoption of the LSPS, Wyee was the subject to the preparation and adoption of a Strategic Overview document. The aim of the document was to provide preliminary guidance on the localities likely to accommodate this growth and on possible sequencing of urban release.

The need for such a document was driven by the pending rezoning and servicing of the Saltro Development land off Hue Hue Road on the western side of the railway line at Wyee. This land has now been rezoned and it was this development that was the catalyst for the HWC servicing of the general locality. This servicing regime included the allowance for the connection to the existing urban population and catered for infill development sites, such as the subject site. The Wyee Overview Strategy identifies the site as having infill potential.

4.8 Lake Macquarie Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) identifies the subject site as being situated within the Southwest Growth Area where Wyee is defined as an area having considerable opportunities for urban development. The area is also identified within the Greater Newcastle Metropolitan Plan to be a location of significant population and employment growth.

The site's proximity to the Central Coast, M1 Pacific Motorway and Northern Railway Line makes this area a sensible location for growth and affordable and diverse housing development with easy access to nearby population and employment areas and main transport infrastructure.

The LSPS objectives for Wyee are:

- The service role of the local centre is reinforced with an increase in services to cater for the growing population.
- Additional residential areas are developed with a range of housing types, particularly near the local centre and railway station while maintaining local ecological corridors.
- High-amenity cycle and pedestrian linkages run between new residential, recreation, and commercial areas and the train station.
- Mannering Creek and its riparian corridors are rehabilitated and conserved.
- Quality recreational areas are provided to cater for the growing community.

The planning proposal is considered consistent with the following planning priorities of the LSPS:

Planning **Priority 2: A City to Call Home**

Strategy: *Work with industry to deliver future housing growth through infill development in and around centres and train stations and new housing areas in the North-West and South-West growth areas.*

Planning **Priority 6: A City with a Vast Natural Environment**

Strategy: *Avoid and minimise the impact of development on areas of high ecological value, while supporting opportunities to enjoy our natural areas and protect, enhance biodiversity areas and corridors.*

5 SOCIAL BASELINE

5.1 Project's social locality

For the purpose of this SIA, the impacts of the proposed development are addressed using the 2016 Census data accessed from the ABS website that correspond to available Census data as follows:

- Australia wide study area.
- Local study area – Wyee- Regional Statistical Area as shown in **Figure 4**.

This information is used for data comparison purposes and consideration of community issues.

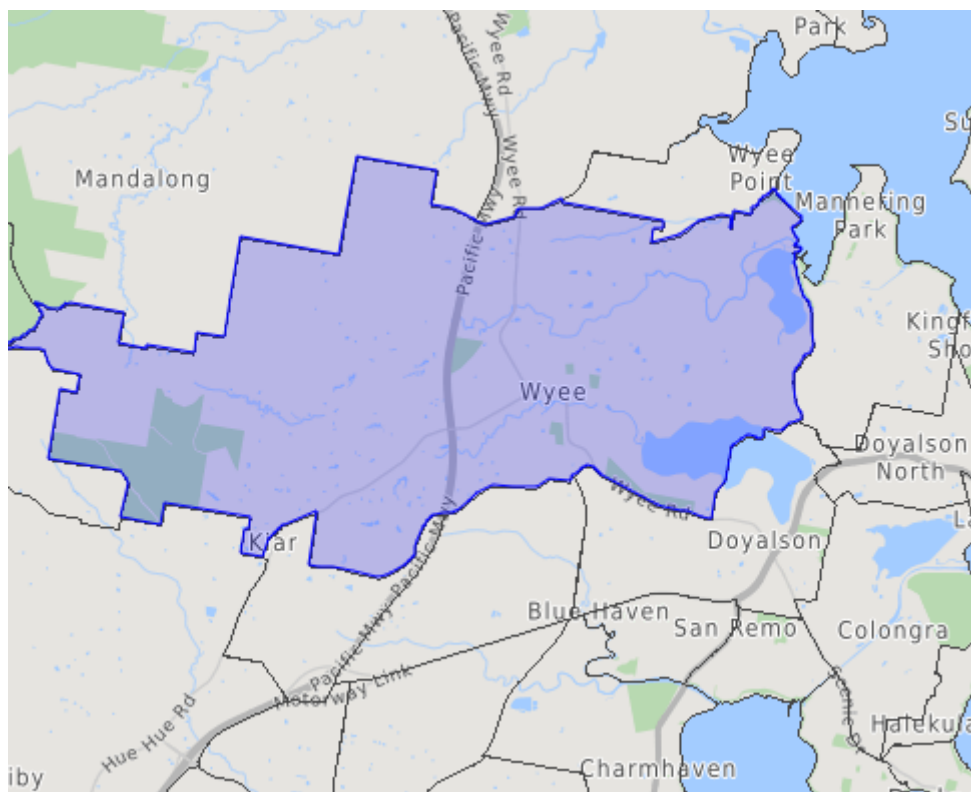


Figure 4 ABS study area – Wyee Statistical area boundary

5.2 Existing social baseline

5.2.1 Population and people

Census data provides that there were 2,406 people living within the subject area in 2016. The population in the locality has grown marginally from the 2012 Census.

In 2016, the working age range (15-64 years old) represented approximately 59.1% of the population in the Wyee locality compared to 65.6% Australia wide.

Local residents over the age of 60 accounted for 30.7% of the population, compared to 21.4% of the Australia wide population within the same age bracket.

In 2016, 85.2% of residents in the locality were born in Australia, 4.0% in England, 0.8% in New Zealand, 0.3% Ireland, 0.3% Germany and 0.3% Lebanon.

English only proficiency was 92.8% compared to 72.7% Australia wide.

5.2.2 Income

In 2016, the locality displayed a median household income of \$1,125 per week. The median weekly personal income for people aged 15 years and older was \$496. Australia wide median household income was higher in 2016, at \$1,755 per week and \$662 weekly for people aged 15 years and older.

5.2.3 Education and employment

Of people aged 15 and over in Wyee (Statistical Area), 9.0% reported having completed Year 12 their highest level of educational attainment, 22.2% have completed a Certificate III or IV and 7.5% had completed an Advanced Diploma or Diploma. In Wyee, 26.2% of people were attending an educational institution. Of these 29.6% were in primary school, 26.4% in secondary school and 15.2% in a tertiary or technical institution.

The most common occupations in Wyee (Statistical Area) included Technicians and Trades workers 16.0%, Labourers 13.0%, Clerical and Administrative Workers 12.0%, Professionals 11.9% and Sales workers 11.7%.

5.2.4 Transport

In Wyee, in 2016, the most common methods of travel to work for employed people were:

- Car, as driver: 65.7%,
- Car, as passenger: 3.8%
- Worked at home: 7.9%

Overall, Australia wide residents travel to work via car as driver or worked at home.

5.2.5 Family and community

In 2016, the average household size in the locality was 2.7 persons, more than the Australia-wide 2.6 persons per household. For families in Wyee, the median weekly rent was \$250 and the median monthly mortgage repayment \$1,733 compared to \$332 and \$1,755 respectively, Australia wide.

Of all households 72.1% were family households, 25.8% were single person households and 2.1% were group households. Australia wide, 71.3% were family households, 24.4% were single person households and 4.3% were group households.

5.2.6 SEIFA Disadvantage

ABS define socio-economic advantage and disadvantage in relation to their access to material, and social resources, and their ability to participate in society. Socio-Economic Indexes for Areas (SEIFA) was developed by ABS, to determine areas for economic opportunity and determine areas that require more services. Access to education, and commitment to school qualifications are important when determining socio-economic advantage and disadvantage, as skills obtained through school education can improve standard of living and the surrounding community.

There are two indexes utilised in this assessment:

- Index of Relative Socio-economic Disadvantage (IRSD) – ranking from disadvantaged, to least disadvantaged.
- Index of Relative Socio-Economic Advantage and Disadvantage (IRSAD) – ranked from most disadvantaged to most advantaged.

SEIFA data is distributed into deciles, with the lowest scoring 10% of areas are given a decile number of 1. The highest 10% of areas are given a decile of 10.

In 2016, the Lake Macquarie Council area (inclusive of Wyee) SEIFA Index of disadvantage was 355. This area is in the percentile of the IRSD index (the least disadvantaged). In comparison, the SEIFA index for Australia in 2016 was 1001.9, in the 46 percentiles.

5.2.7 Crime

The NSW Bureau of Crime Statistics and Research (BOSCAR) identifies key crime statistics for the overall Wyee, NSW area from January 2020 to December 2020. Overall, the trend is considered stable, key statistics are outline below:

- Assault: 1,065.9 per 100,000.
- Homicide: 0 per 100,000.
- Robbery: 18.7 instances.
- Sexual Assault: 154 instances.
- Theft: 2,441.5 instances.
- Malicious damage to property: 658.3 instances.
- Against justice procedures: 916.5 instances.
- Disorderly conduct: 207 instances.
- Drug offences: 905.6 instances.

6 CONSULTATION

This chapter provides an overview of stakeholder engagement for the project a description of the community and stakeholder engagement activities undertaken and a summary of the findings that have been incorporated into the SIA. Further detail on the consultation undertaken for the project is provided in **Table 1** below.

6.1 Stakeholder consultation

Between 19 -22 October 2021 representatives of the following stakeholders were consulted, via telephone and email, as part of the preparation of this report. The content of the email sent to stakeholders is contained in **Appendix A**.

Table 1: Consulted parties

Party consulted (Contact details withheld)	Date called and email sent	Response received
Tristar Medical Group Wyee Shop 2, 131-133 Wyee Road, Wyee	Closed	Not applicable.
Wyee Public School 117 Wyee Road, Wyee	Letter provided through email on 20/10/2021, follow up phone call made on 28/10/21	No response received to date.
Wyee Childcare Centre 5 Collungra Street, Wyee	Letter provided through email on 20/10/2021, follow up phone call made on 28/10/21	No response received to date.
Wyee Community Hall 114 Wyee Road, Wyee	Letter provided through email on 20/10/2021, follow up phone call made on 28/10/21	No response received to date.
Wyee Seventh-day Adventist Church 20 Gorokan Road, Wyee	Letter provided through email on 20/10/2021, follow up phone call 28/10/21	28/10/21 – RPS spoke with Church Clerk about the proposal who has distributed the consultation letter to the community. Initial response is that it is a good development and any growth in the community is positive. More housing is a positive contribution to serve the community.
Wyee Point Swim Centre 1 Larapinta Drive, Wyee Point	Letter provided through email on 20/10/2021, follow up phone call 28/10/21.	28/10/21 – RPS spoke to representative from the Centre, while they do not directly service the community, it is considered a positive for more housing availability.
South Lake Community Services 143 Dora Street, Morisset	Letter provided through email on 20/10/2021, follow up phone call made on 28/10/21	No response received to date.
Lake Macquarie Libraries (Morisset Library) 39 Yambo Street, Morisset	Letter provided through email on 20/10/2021, follow up phone call made on 28/10/21	No response received to date
Lake Macquarie Council 126-138 Main Road, Speers Point	05/10/21 phone call discussion	Main focus should look at likely residents, what is proposed and can be proposed that can provide a connection between new and existing residents. What facilities / services or design elements can encourage social bonds between future and existing residents. Are there opportunities for connection with residents on the western side of the railway (old paper subdivision).

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Party consulted (Contact details withheld)	Date called and email sent	Response received
	Email dated 2/11/2021	Any access ways (ped, vehicle and cycle) that might connect the development more effectively to surrounding public open space, infrastructure and/or facilities.

7 IDENTIFICATION AND ANALYSIS OF SOCIAL ISSUES

In consideration of the proposed development, several aspects of potential social impacts have been examined based on the information provided in this report and from desktop analysis.

7.1 Social impacts

The total population of Wyee in 2016 was 2,406 persons, consisting of 48.9% males and 51.1% females.

- Median weekly household income is \$1,125 compared with \$1,438 (Australia wide).
- Median monthly mortgage repayments are \$1,733 compared to \$1,755 (Australia wide).
- The median age is 46 compared to the Australia wide median age of 38 years.
- The percentage of the population over 55 is 37.9% compared to 27.6% Australia wide.
- The percentage of couples without children is 40.4% compared to 37.8% Australia wide.

7.2 Population

In consideration of the available socio-economic data, the Wyee NSW demographic is a generally middle-aged population of residents with a lower household income than the national average. The *Hunter Regional Plan 2036* identifies that by 2036, the Hunter is expected to be home to around 69,500 more people over the age of 65. While the majority of this population is expected to reside in the greater Newcastle, coastal communities in Lake Macquarie, Port Stephens and the Mid Coast, are also expected to accommodate some of this population.

The property value along the coastal areas creates barriers for lower income earners and retirees who are subject to reduced incomes. The proposal would provide an increase in additional affordable land and housing in an established community.

7.3 Accessibility

The study area is well connected to the road network to the surrounding area and to Sydney and Newcastle. Regional road, Wyee Road, links the study area to the northern Central Coast and the Sydney-Newcastle M1 Motorway at Morisset and a local road (Gosford Road) links the area to Wyong.

The study area is connected to public transport with connections to Sydney, Gosford and Newcastle from the rail station located approximately 600m to the north. The Wyee study area is heavily car dependent with limited local public transport (other than rail) provided. High levels of car ownership and multiple car ownership are present in the area.

High car dependence can result in the study area being significantly impacted by fluctuations in oil prices. The capacity for Wyee residents to respond to changes in oil prices is less elastic than some communities due to the lack of highly frequent public transport (bus) making it difficult to shift from private motor vehicles to other modes of transport unless a switch to rail commuting is made.

The level of car dependence could be reduced through the incorporation of and upgrading of existing pedestrian pathways throughout the existing urban area. This would encourage additional walking and cycling opportunities to destinations such as the Wyee Train Station, Wyee shops, and the community facilities provided in the area.

7.4 Demographic change

The study area of Wyee displays a median age of 46 with a middle-age population with a high presence of couples with children. The age breakdown is well dispersed with a high percentage of the population owning and purchasing their homes. The affordability of housing in this area and its accessibility to employment by road and rail are attractive to most working aged populations.

Car ownership and multiple vehicle ownership is high in the area suggesting a requirement for greater mobility.

These characteristics contrast with the broader local government context. Lake Macquarie has an ageing population with residents that are no longer participating in the workforce and often own their own home.

The area is likely to continue to attract young families preferring low density affordable housing, but may attract other segments, such as:

- Mature families with teenage children seeking low density housing in the median to premium range.
- Empty nesters looking for smaller low to medium density mid-prices housing close to the station and amenities.
- Seniors, either singles or couples, seeking medium to higher density housing ranging from affordable to premium-priced.

The proposal will provide a small footprint of residential land to accommodate the population projections and is not to a scale that will dramatically change the existing demographic. The proposal would provide a compact urban form in an already established area that can connect to existing services.

7.5 Community services and facilities

The local community contains established services and facilities such as halls, churches, libraries, community centres, recreation facilities, education places and health services, that can accommodate the proposal.

Services and facilities available to the local community include the following:

Childcare facilities

A childcare facility is located at Collungara Street, Wyee.

Lake Macquarie Family Day Care provides care for children aged between birth and 12 years old. The care is home based and provides registered carers with supervision by early childhood trained staff.

Education

Wyee Public School is a primary school located at Wyee Road, Wyee.

Services for Young People

The closest services dedicated to young people is at Morisset, with the Southlake Youth Centre located at the Morisset Multipurpose Centre. The Centre provides social and recreational activities, information, education, referral and advocacy for 12 -18-year-old youths. Regular activities include a youth group, drop-in centre, school holiday outings, a young mother's group, parenting classes and school-based programs at Morisset High School.

Health Services

Wyee Medical Clinic is located in the Wyee Shopping Village, Wyee Road. The clinic has general practitioners and provides minor surgical procedures.

The closest hospital is located at Wadalba.

Community Centres

The Wyee Community Hall is located along Wyee Road. It provides service to a range of community groups including the Wyee Playgroup, the Grace Church Playgroup and other social activities.

Libraries and Cultural Centres

Lake Macquarie City Council provides a mobile library service to Wyee. The closest library is located at Morisset.

Recreation & Open Space Facilities

There are a range of recreational facilities and active open spaces located within the Wyee locality.

- Wyee community tennis.
- Wyee boat ramp.
- Wyee Oval.

- Wyee Skate Park.
- Mannering Lake.
- Wyee Point Marina.

Wyee churches

- Wyee Christian Church, 28 Wallarah Street.
- Bethshan Church of Wyee, 70 Wyee Road.
- Wyee Seventh-day Adventist Church, 20 Gorokan Road.

The Radcliffe Estate is located within Precinct A of the Wyee West Precinct Area Plan. Early stages of the Radcliffe Estate are developed and established with later stages under construction. In accordance with the Wyee West Precinct Area Plan the Radcliffe Estate will contain new recreation facilities including sport fields and amenities, a local park, netball courts, dog exercise area and shared pathways. Residents of the Wyee West paper subdivision will have direct access to the new recreation facilities provided by the Radcliffe Estate.

Currently the locality of Wyee contains a limited number of recreation facilities and services however access to these will improve with the on-going development of the Radcliffe Estate. The impact of the planning proposal for the subject site on the existing services is not considered to result in a negative impact on the locality.

7.6 Indigenous heritage and issues

A desktop study of the site has not identified any recorded Aboriginal items or sites. There are no earthworks involved with the rezoning of the land. Future development application can provide further detail for the mitigation of impact or unexpected finds protocols in this regard.

7.7 Community issues

The site is adjacent to existing residential parcels to the north and east but is physically separated from suburbs to the west (the Wyee West paper subdivision and Radcliffe Estate) by the Main Northern Railway Line which acts as a hard physical divider between the western and eastern sides of Wyee.

The planning proposal to rezone the subject for residential development is considered to be a logical extension of the existing urban form. Future urban form can be connected with existing urban form by way of internal streets and pedestrian pathways within the site. Future development will accommodate approximately 42 new residential properties.

The southern end of Murrawal Road terminates at the north-western corner of the subject site and six residential properties are located on the eastern side of Murrawal Road. The road reserve on the western side is heavily vegetated acting as a visual buffer to the railway to the west though closer to the road pavement is an area of maintained grass area that appears to offer some form of community value for residents to interact in an outdoor setting. It is likely that this area is maintained by nearby residents. Because of the short length of this section of Murrawal Street and the single frontage of dwellings to the street the road pavement acts as a safe and convenient pathway for residents.

There is potential for a short pedestrian pathway within the subject site that would connect future residents with the community along Murrawal Road and to Wyee Railway Station and the local shops further to the north. Possible pedestrian connections are illustrated in **Figure 5** and it is noted that broader area of Wyee East would benefit from the construction of a continuous shared pathway along Wyee Road to Wyee train station and potential to the Wyee shops. Provision of a shared pathway would be contingent upon Council funding and programming.

In conclusion the subject site can maximise opportunities for resident interaction by the delivery of internal roads connecting with Jabbarup Road and the provision of a pedestrian pathway to Murrawal Road. Outside of the site, pedestrian movement of all residents of Wyee East would be enhanced by the construction of a shared pathway along Wyee Road.

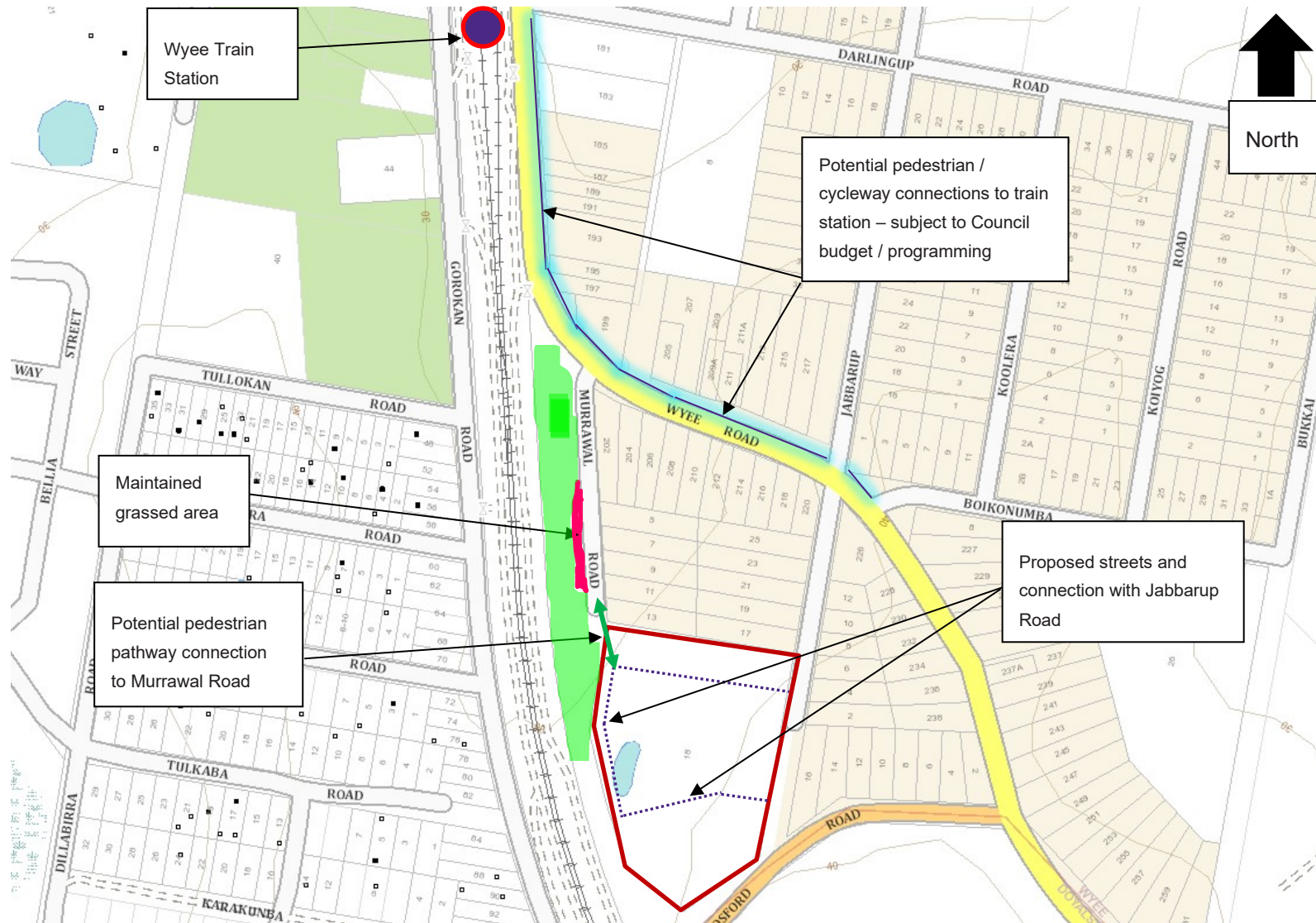


Figure 5 Site and possible connections with existing urban form

To foster a sense of community between the existing and proposed development area, actions to connect the residential area may include:

- Ensuring that there are opportunities for regular, casual interactions between people from both areas, for example at the local library or while shopping for daily necessities.
- Provide street pedestrian connectivity throughout the subject site and within the site consider a pedestrian connection at the north-west corner of the site to connect with Murrawal Road.
- Provide planned activities that bring the communities together, for example, at community events and festivals.
- Provide information on local services and activities, for example through a 'welcome kit' to new residents.

The Wyee Strategic Plan identifies the focus of retail development to increase opportunities for casual interaction and the location of future community facilities to be planned to maximise these opportunities for connectedness.

7.8 Development trends

The Radcliffe Estate and the Wyee West paper subdivision are located within Precinct A of the Wyee West Precinct Area Plan. Early stages of the Radcliffe Estate are developed and established with later stages under construction. Development of the Radcliffe Estate was the catalyst for the Hunter Water Corporation servicing the general locality. This servicing regime included the allowance for the connection to the existing urban population and catered for infill development sites, such as the subject site.

In accordance with the Wyee West Precinct Area Plan the Radcliffe Estate will contain new recreation facilities including sport fields and amenities, a local park, netball courts, dog exercise area and shared pathways. Residents of the Wyee West paper subdivision will have direct access to the new recreation facilities provided by the Radcliffe Estate.

The site subject of this SIA is far smaller than the Radcliffe Estate however it will provide future opportunity for residential development within an established area that is able to be connected to existing services in the general locality. The proposal will provide a site for affordable housing development in future in a growing urban area.

7.9 Economic Trends

The nature of local employment includes aged care residential services 5.1% supermarket and grocery stores 4.5%, hospitals (excluding psychiatric hospitals) 4.5%, road freight transportation 4.4% and take away services 3.2%. The local occupations lend specifically to service-related industries.

Given the nature of local industry and limited footprint of the rezoning, the proposal is not considered to overwhelm local services or result in a substantial population growth. The proposed rezoning and subsequent development of the site is expected to contribute to the creation of a modest number of additional jobs, thus stimulating and supporting the local business.

7.10 Housing

The proposal will provide residential land to increase the diversity of housing types in the study area and renew the existing housing stock.

The rezoning of the site will remove the land use zoning as a barrier to individual landowners addressing the challenges related to availability of housing stock and home ownership in the area.

8 IMPACT ASSESSMENT AND PREDICTION

8.1 Cultural and community wellbeing

The proposed rezoning will provide opportunity for land and housing ownership in the future. Given that the area is currently surrounded by residential parcels to the north and east, the proposal is considered to be consistent with the desired future character of the community.

8.2 Social equity

By providing more residential land in the area, the proposal would allow for improved access to housing. The community of Wyee contains established residential areas directly adjacent the proposal.

Major shopping centres with support community and medical services are also available at Morisset and Lake Munmorah and Lake Haven and neighbourhood shopping available at Wyee township and surrounding suburbs of Doyalson and Blue Haven. Wyong Hospital at Wadalba would represent the closest hospital.

8.3 Cohesiveness of the community

The rezoning of the site itself will have limited immediate impact on neighbouring property owners and stakeholders. Impacts such as increased traffic volumes would be marginal and would relate to subsequent development following the rezoning of the land and this would be subject of assessment under future development application processes. Resultant vehicular movements would be limited to entering and exiting the suburb.

8.4 Sense of place

The proposal relates to a parcel of land that is limited to 3.14 hectares. The rezoning of the land will not result in a significant change to the community and will connect to the existing residential zones to the north and east. The proposal is thought to be more consistent with the desired future character of the community and will accommodate additional housing.

8.5 Intergenerational impact

Intergenerational equity is centred on the concept that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations. There is a moral obligation to ensure that today's economic progress, which will benefit both current and future generations, is not offset by environmental deterioration.

The various consultation activities, with the community and the engagement of suitably qualified and experienced consultants have ensure that the planning and design of the proposal have been transparent. The contents of this SIA will enable LMCC to understand the potential implications of the proposal and therefore identify the required management strategies and mitigation measures to ensure potential for impact is appropriately minimized.

9 CONCLUSIONS

This SIA has been prepared to examine the impacts of a proposed rezoning of land at Wyee, in Lake Macquarie. The proposal has been assessed with regard for the Lake Macquarie Social Impact Assessment Guidelines and for additional justification to consider if site specific considerations are required to support this proposal's incremental impacts both on the subject land area and surrounding areas.

In response to Council's letter dated 13 September 2021, the SIA has found the following:

1. *Assist in establishing the full facts about the development, to support a well-informed decision about the appropriateness of the development proposal*

The locality of Wyee has had historic approval for larger scale rezoning and has resulted in predominantly positive outcomes for the locality. Eventual development of the site is expected to result in effects that would be substantially positive. On balance, it is concluded that the proposed rezoning is consistent with the most proximate land uses and is likely to have a neutral impact.

2. *Minimise adverse impacts and maximise beneficial impacts of the development,*

The projected population will be similar to the existing study area. These changes are anticipated by Lake Macquarie City Council's social planning processes.

3. *Assess the impacts of the development on future generations*

The proposal will result in an increase in the available housing stock in the study area which is a positive outcome to support future generations.

4. *Inform the community and facilitate participation by the community in the planning and development assessment process,*

Limited community consultation was undertaken in the form of contacting local service providers to determine their view of the proposal.

5. *Facilitate the consideration of alternative development proposals, and*

The improved physical connectivity should be supported by community development activities to ensure the new development is connected to the Wyee township and adjacent areas. At the local level the proponents may wish to consider a pedestrian pathway within the north-west corner of the site with connection to Murrawal Road to enable direct pedestrian connectivity to the Wyee Train Station and Wyee shops as well as interaction with residents along the route.

6. *Enhance existing data to inform the planning and development assessment process.*

The SIA has provided information regarding the social baseline of locality, the existing community and the impact of additional housing stock at the subject site.

The SIA has demonstrated that the proposal will provide a positive social outcome for the site and existing community.

10 AUTHOR QUALIFICATIONS AND DECLARATION

This SIA has been prepared by:

Name	Rob Dwyer
Qualification	<ul style="list-style-type: none"> Bachelor of Science, Human and Physical Geography (Newcastle University) Graduate Diploma of Urban and Regional Planning (University of New England)
Memberships	<ul style="list-style-type: none"> Fellow Member, Planning Institute of Australia (PIA) Expert Member, NSW DP&E Independent Hearing Assessment Panels (IHAPs) Member, Hunter Chapter Property Council of Australia (PCA)
Recent experience	<ul style="list-style-type: none"> Green Square Integrated Community Facility and School SIA. Mosman High School upgrade SIA. Bankstown North School upgrade SIA. Mulgoa Primary School SIA. Hunter Valley Village SIA. Hawkesbury Centre of Excellence SIA. Bay Resort, Anna Bay SIA.
Declaration	I declare that this SIA contains all available information that is relevant to the social impact assessment of the development to which this SIA relates and it is true in all material particulars and does not, by its presentation or omission of information, materially mislead.
Signature	



Name	Rob Dwyer
Date	03-11-2021

11 REFERENCES

- Australian Bureau of Statistics (ABS) (Census 2016).
- Lake Macquarie City Council Social Impact Guidelines. June 2013.
<https://www.lakemac.com.au/Development/Planning-controls/Local-Planning-Controls#section-5>.
- Draft Social Impact Assessment Guideline – State significant projects (DPIE, July 2020)
- Appendix A of the Technical Supplement to support the Social Impact Assessment Guideline – State significant projects (DPIE, October 2020).
- Bureau of Crime Statistics and Research website.
- Department of Planning, Infrastructure and Environment, Population and Dwelling Forecasts 2016-2041.

Appendix A

Consultation email

Good afternoon,

RPS has been engaged to prepare a Social Impact Assessment on behalf of June Waldon for the rezoning of land at 18 Gosford Road, Wyee from RU2 Rural Landscape to R2 Low Density Residential. The project will allow for the land outlined in **Figure 1** to provide a potential 42 additional residential lots that will form part of a future development application.

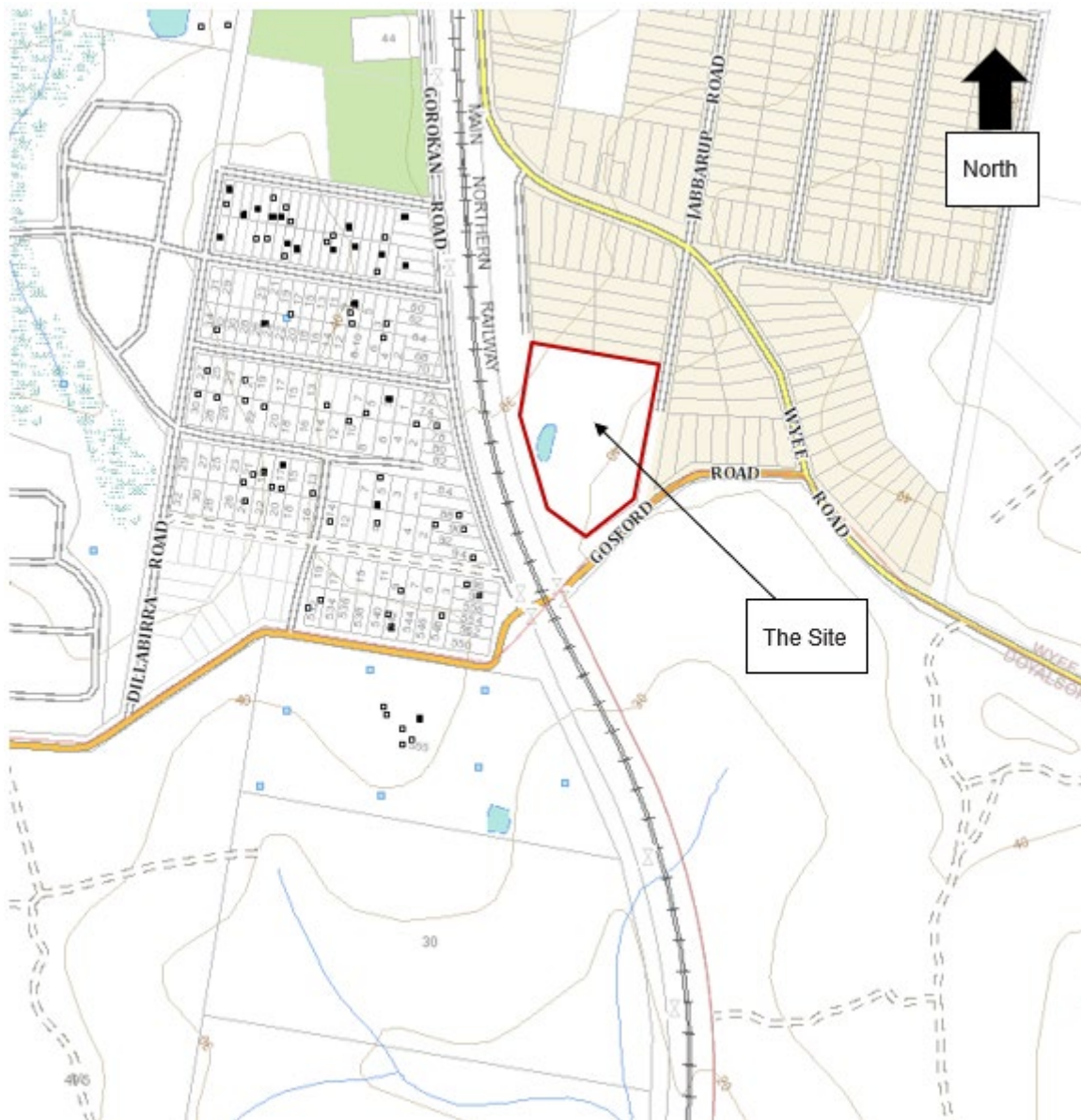


Figure 1 Site Context Plan (Source: SIX Maps)

The purpose of this study is to investigate and report on the social impacts of the proposed rezoning. The Social Impact Assessment (SIA) provides a profile of the existing population, community services and social infrastructure, the projected population and the social impacts of the proposal.

Our ref:

Lake Macquarie City Council has requested that local stakeholders be consulted to determine their capacity for an increase in residential lots and any concerns regarding the proposal.

With regard for the proposal could you please provide your comments, if any, on the following questions.

- Do you believe that the proposal will have an impact on the neighbourhood identity?
- Does the participant have any recommendations to connect the new residential area into the community?
- Does the participant see any issues with access to services or capacity for community facilities to accommodate a small increase in patronage?
- How do you think the community can foster interactions with new residents to increase social bonds?
- Are there any groups or individuals that will be impacted by the proposal?
- Are there any perceived safety issues that the participant is concerned with in relation to the rezoning?
- Does the participant have any further questions or comments regarding the rezoning proposal?

Thank you for your time in participating in the consultation, we appreciate your feedback on the development.