



Speers Point Quarry

Social and Economic Impact Assessment

May 2011

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Version/Date: May 2011

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Document Status

<i>Version</i>	<i>Purpose of Document</i>	<i>Orig</i>	<i>Review</i>	<i>Review Date</i>	<i>Format Review</i>	<i>Approval</i>	<i>Issue Date</i>
<i>Draft</i>	<i>Review by LMCC</i>	<i>KH</i>	<i>AD</i>	<i>11/10/10</i>	<i>KM</i>	<i>KH</i>	<i>27/10/10</i>
<i>Draft</i>	<i>Final review by LMCC</i>	<i>KH</i>	<i>AD</i>	<i>27/05/11</i>	<i>JH</i>	<i>RD</i>	<i>27/05/11</i>

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I Introduction

This Social and Economic Impact Assessment has been prepared by RPS as part of a Local Environmental Study (LES) for the proposed rezoning of land at Speers Point Quarry, Lake Macquarie from 4(1) Industrial Core, 7(2) Conservation Secondary and 1(1) Rural Production to a mix of urban and conservation zones.

The purpose of this study is to identify and report on the potential social and economic impacts of the proposed rezoning.

1.1 Structure

This Introduction sets out the methodology for the assessment and following this, the structure is as follows:

- Section 2 describes the proposal.
- Section 3 outlines the strategic overview.
- Section 4 presents the baseline information including population and housing projections.
- Section 5 identifies the likely social, housing, economic and accessibility impacts of the proposal.
- Section 6 provides the conclusions of the study.

1.2 Assessment Methodology

1.2.1 Scope

The site is located within the local government area of Lake Macquarie City Council (LMCC).

The assessment addresses the following:

- Social Issues including population characteristics; crime; health; community services and facilities; recreation, sport, park and open space; and Aboriginal and European heritage.
- Housing
- Economic Issues including employment and industry.
- Accessibility

1.2.2 Baseline Information

Data about the existing situation has been compiled from a site visit and a desk top study. A range of sources have been used for the desk top study as follows:

- Census data from the Australian Bureau of Statistics;
- Review of relevant LMCC strategic documents;
- LMCC website including the Community Directory and statistical information; and
- The findings of other relevant assessments that form part of the LES.
- Study Areas for assessment purposes are identified and baseline information described in Section 4.

1.2.3 Consultation

In October 2010, representatives of the following organisations were consulted as part of the preparation of this report:

- NSW Education and Training: Swansea Local Area Office
- NSW Education and Training: Asset Management Unit
- Lake Macquarie City Council: Team responsible for the LMCC Social Plan

1.2.4 Assessment

The assessment considers impacts during the construction and operational stages of the scheme. It identifies both negative and positive impacts and potential mitigation measures are set out to minimise negative impacts and maximise positive impacts.

Significance is informed by both the scale/size of the impact together with the sensitivity of the receiving environment. In the case of SIA, the level of importance attributed to a particular issue in a particular area will also guide the determination of significance.

As this is a proposal for rezoning, a detailed scheme is not available at this stage. Preliminary specialist investigations available at present have indicated that the site may be suitable for residential zonings that could support up to 200 dwellings. As such the assessment has been conducted on this basis.

2 The Site and the Proposal

2.1 The Site

The site is located in the northern part of the Lake Macquarie LGA, 17 kilometres south west from the central business district of Newcastle and 8.5 kilometres west from Charlestown town centre. It comprises a disused quarry for which operations began around the end of the 1800s and continued until 2007. It is understood that quarry operations are no longer viable. Grazing of livestock has also been carried out on the site. The site is approximately 80 hectares in area.

The site is accessed from Hopkins Street via a local neighbourhood road network to the west. This road network also includes numerous streets which terminate at the western boundary which could potentially provide vehicle access to the site. A network of bushwalking tracks are located along ridge crests on the site. A Council car park off Quarry Road provides an entry point to the site whilst pedestrian access is also available via the streets on the western edge of the site.

2.2 The Proposal

A concept plan was submitted to Council's Rezoning Assessment Panel (RAP) at its meeting on 19 March 2008. The concept plan indicated that Pit B and surrounds, and Pit A could support low and medium density residential development.

On 13 October 2008, Lake Macquarie Council resolved to prepare a draft amendment to the Lake Macquarie LEP for land at the former Speers Point Quarry.

The proposed rezoning of land at Speers Point Quarry in the northern part of Lake Macquarie Local Government Area from 4(1) Industrial Core, 7(2) Conservation Secondary and 1(1) Rural Production to a mix of urban and conservation zones. It has been determined that the site is not considered suitable for employment related zoning.

3 Strategic Overview

3.1 Introduction

The following national, state and local strategies are of relevance to the proposal and are outlined in this Section:

- National Rental Affordability Scheme
- Lower Hunter Regional Strategy
- Lake Macquarie City Council Social Plan 2009-2014
- Lake Macquarie Community Plan 2008-2018
- SEPP (Affordable Rental Housing) 2009
- Lake Macquarie City Council Development Control Plan No. 1

3.2 National Rental Affordability Scheme

The NRAS is an Australian Government initiative that aims to stimulate the supply of new affordable rental dwellings by up to 50,000 by June 2012. This demonstrates the importance of supplying affordable housing.

3.3 Lower Hunter Regional Strategy

This strategy guides local planning in five government areas including Lake Macquarie and is a 25 year land use strategy. It provides for 115,000 new homes to accommodate projected population growth of 160,000 people and therefore population growth in the region is anticipated.

3.4 Lake Macquarie City Council Social Plan 2009-2014

This plan identifies key issues which affect the liveability of Lake Macquarie including demographics, housing, health, education, employment, childcare, transport, community safety, leisure, recreation and culture. It identifies key actions which the Council can either be responsible for or will have an advocacy or facilitation role in achieving them. Therefore, this sets out the key social issues in the LGA and the actions that are underway to address them.

3.5 Lake Macquarie Community Plan 2008-2018

This sets out five key focus areas for action which are:

1. Caring for the environment
2. Caring for the community
3. Sport, recreation and culture
4. Transport, roads and drainage
5. Urban and economic development

The objective for Focus area 2 is “Advocate for and develop opportunities that will ensure all residents have an equal opportunity to participate in the economic and social life of the community.” For focus area 3 the objective is “To provide a balanced range of well-maintained and accessible recreational, community, educational, sporting, arts and cultural facilities across the city”. Focus area 5’s objective is “The city’s economy prospers, under managed growth that enhances the quality of life while balancing employment and environmental objectives”. This demonstrates the importance of these social and economic issues in the area.

3.6 SEPP (Affordable Rental Housing) 2009

The aims of this policy are:

- To provide a consistent planning regime for the provision of affordable rental housing;
- To facilitate the effective delivery of new affordable rental housing by providing incentives by the way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards;
- To facilitate the retention and mitigate the loss of existing affordable rental housing;
- To employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing;
- To support local business centres by providing affordable rental housing for workers close to places of work;
- To facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation.

This demonstrates promotion of and the importance of the provision of affordable housing.

3.7 Lake Macquarie City Council Development Control Plan No. 1

Section 2.2 of this DCP provides guidance on the need for and guidance on how to undertake a Social Impact Assessment and this has been taken into account for this SIA.

4 Existing Situation

4.1 Study Area

For the purposes of this SIA, the impacts of the proposal are addressed using three study areas, that correspond to available Census data as follows:

- Local Study Area – the suburbs of Boolaroo and Speers Point as shown in Figure 4.1. This area would potentially experience the most direct impacts such as those relating to amenity during construction.
- Wider Suburbs Study Area – as shown in Figure 4.2 the suburbs of Boolaroo, Speers Point, Macquarie Hills, Lakelands and Warners Bay. This area is used for the consideration of community issues.
- Regional Study Area – the Local Government Area of Lake Macquarie as shown in Figure 4.3. This area is used for any impacts on wider services and markets.

Where Census data is used the report uses 'place of usual residence' throughout. Data is sourced from the 2006 Census unless otherwise stated.

This section presents the existing situation for the following:

- Social;
- Housing;
- Economic; and
- Accessibility

This is followed by information about local development trends and a description of the Do Nothing scenario.

4.2 Social

4.2.1 Population

Table 4.1 shows the number of persons recorded in 2001 and 2006. In the local study area (Boolaroo and Speers Point) the population has fallen from 4,215 in 2001 to 4,057 in 2006. Macquarie Hills and Lakelands has also seen a decrease in population. However, there has been an increase in Speers Point and Warners Bay. In the regional study area the number of persons has increased as has NSW.

Table 4.1 Total Persons Data from 2001 and 2006 Census (Source: ABS QuickStats)

	Boolaroo	Speers Point	Macquarie Hills	Lakelands	Warners Bay	Lake Macquarie LGA	NSW
Persons 2001	1,188	3,027	2,518	1,569	6,590	177,185	6,311,168
Persons 2006	954	3,103	2,007	1,562	7,009	183,138	6,549,177

LMCC (2009) considers population data from 1981 to 2006 for Lake Macquarie and finds that the 45-64 year old age group is the most populous and ahead of the 25-44 year old age group which is declining. Also, the 0-11 year old age group is declining and is the most populous age group.

The Department of Planning's New South Wales Statistical Local Area Population Projections, 2006-2036 were produced in 2010 and the projected population of Lake Macquarie LGA and also the Statistical Local

Area of Lake Macquarie – North SLA is provided in Table 4.2 below. The population of Lake Macquarie LGA is expected to increase from 192,000 in 2006 to 232,500 in 2036. The population of Lake Macquarie – North SLA is expected to increase from 75,800 in 2006 to 93,600 in 2036.

Table 4.2 Past and Projected Population of Lake Macquarie LGA 1996-2036 (Source: DoP, 2010)

Year	Lake Macquarie LGA Total Population (30 th June for each year)	Lake Macquarie – North SLA Total Population (30 th June for each year)
<i>Past</i>		
1996	176,800	70,800
2001	187,800	74,100
2006	192,000	75,800
<i>Projected</i>		
2011	197,000	78,000
2016	202,300	80,400
2021	210,100	83,800
2026	218,200	87,300
2031	226,000	90,700
2036	232,500	93,600

4.2.2 Age

Table 4.3 shows the range of ages in the different areas. The range of ages within the wider suburbs study area is broadly similar to that of the regional study area.

The local study area and the wider suburb study area have a higher proportion of 15-24 year olds than the regional area at 12.6%. In particular the suburbs of Macquarie Hills and Lakelands has a higher proportion of those under 64 and a lower median age than the regional study area. There is a lower proportion of persons over 65 years within the wider suburb study area at 14% compared to 16.8% in the regional study area although both of these have a higher proportion compared to NSW. The regional area and most of the wider suburb areas (with the exception of Macquarie Hills and Lakelands) shows a high proportion of those of 65 years and over compared to NSW.

Table 4.3 Age (% of total persons) from 2006 Census (Source: ABS QuickStats)

	Boolaroo	Speers Point	Macquarie Hills	Lakelands	Warners Bay	Lake Macquarie	NSW
0-4 years	4.3	4.9	7.3	4.7	6.4	5.8	6.4
5-14 years	13	11	14.6	17.2	12.5	13.8	13.4
15-24 years	14.8	11.2	14.3	18	11.1	12.6	13.3
25-54 years	38.1	38.3	44.4	40.8	38	38.4	42
55-64 years	12.7	14.6	13.6	10.9	13.1	12.5	11
65 years and over	17	20.1	5.6	8.3	19	16.8	13.8
Median age	40	44	35	38	41	40	37

4.2.3 Country of Birth and Indigenous Population

Table 4.4 shows the proportion of indigenous persons and those born in Australia and elsewhere. Within the local study area (Boolaroo and Speers Point) the proportion of indigenous persons and those born in Australia are broadly similar to the regional proportions although there is a higher proportion of indigenous people in Boolaroo than Speers Point.

However, the proportion of those born in Australia within the local, wider suburb and regional study areas is higher than for NSW.

Table 4.4 Country of Birth and Indigenous Population (% of total persons) from 2006 Census (Source: ABS QuickStats)

	Boolaroo	Speers Point	Macquarie Hills	Lakelands	Warners Bay	Lake Macquarie	NSW
Indigenous persons	3.2	1.4	2	0.4	1.3	2.3	2.1
Birthplace Australia	88.8	84.8	88.3	86.1	84.6	85.4	69

4.2.4 Family Characteristics

Table 4.5 shows family characteristics. The local study area and the wider suburb area has a lower proportion of couple families with children than for the regional study area and for NSW. Within the wider suburb study, Macquarie Hills and Lakelands have a high proportion of couple families with children.

Within the wider suburb area Speers Point and Warners Bay has a high proportion of couple families without children.

The local study area has a higher proportion of one parent families, particularly within Boolaroo, than the wider suburb study area, the regional study area and NSW.

Table 4.5 Family Characteristics (% of total families) from 2006 Census (Source: ABS QuickStats)

	Boolaroo	Speers Point	Macquarie Hills	Lakelands	Warners Bay	Lake Macquarie	NSW
Couple families with children	34.8	39.8	53.1	60.3	39.8	43.6	46.2
Couple families without children	34.8	41.6	33.4	27.9	41.5	38.4	36
One parent families	28.5	17.3	13	10.9	17.2	16.8	16.1
Other families	1.9	1.2	0.5	0.9	1.5	1.1	1.7

4.2.5 Crime

The NSW Bureau of Crime Statistics and Research produces reports on police recorded crime for Local Government Areas. The Local Government Area Crime Report for Lake Macquarie 2008 includes the following:

- Out of 143 LGAs, Lake Macquarie ranks between 27 and 93. The ranking of 27 relates to motor vehicle theft. The next ranking at 42 is for steal from retail store followed by a ranking of 50 for steal from motor

vehicle.

- The report contains illustrations of hot spots of crime across the LGA area. There is a high crime density spot shown for steal from motor vehicle around the local study area.

4.2.6 Health

The locations of health services are identified below.

The Social Plan (LMCC, 2010) identifies a range of facts and statistics including the following:

- In 2007, around 66% males in the Hunter New England Areas were obese/overweight, this is higher than the proportion in NSW at 59%. Whilst a lower proportion of females were obese/overweight this was 53% which is higher than for NSW at 45%.
- Between 2000 and 2004, Hunter New England showed the highest rate of new cases of colorectal cancer in NSW and also rates of melanoma and lung cancer were higher than the state average.

The LMCC have a number of actions set out in the Social Plan such as the provision infrastructure for healthy activities such as shared pathways and recreational facilities and for provision for improvements of GP access.

4.2.7 Community Services and Facilities

Lake Macquarie City Council's Social Plan (2009) identifies a need to ensure that new development provides adequate facilities for an incoming population and the resulting actions include to review developer contribution plans. Also, the Social Plan identifies a need to ensure that the growing population has adequate access to services to meet their needs and the actions include assisting services to attract grants to provide additional services.

Local community services and facilities are identified below and the approximate locations of those within proximity of the site are shown on Figure 4.4.

Local Centres for Shopping and Services

There is convenience retail shopping located on Main Road approximately 750m to the west of the site. This includes newsagent, library, public school, GP and a pharmacy.

The centre at Boolaroo includes a Catholic church, public school, community centre, cinema, supermarket, Family Day Care, pharmacy, butcher and post office.

Child Care Facilities

Lake Macquarie Family Day Care provides care for children from birth to 12 years of age. The care is home based and is co-ordinated from Boolaroo. The facility is sponsored by Lake Macquarie Council.

Boolaroo Speers Point Community Kindergarten Inc is a community pre-school for 3 to 6 year olds.

Macquarie Hills Community Pre School is a not for profit centre for 3 to 5 year olds.

Warners Bay Early Learning and Care Centre Inc caters for children of 0 to 5 years. It is managed by a Parent Management Committee.

Warners Bay Before and After School Care caters for infants and primary aged children.

Lake Macquarie City Council's Social Plan (2009) identifies inefficiencies in the supply of childcare that is inadequate in some areas and oversupplied in other areas and also a lack of before and after school care. The number of children in Lake Macquarie in long day care centres and pre schools increased from 2006 to 2007 (LMCC, 2009). There are the fewest vacancies in the birth to 2 year age group followed by the 2-3 year age group and pre-schools have the fewest vacancies for the 2-3 year age group than for the 4-6 year age group. LMCC's Social Plan sets out an action to identify areas of need and support the development of

new child care services in these areas. The Action Plan includes a strategy to identify areas of need and support the development of new child care services in these areas and to lobby and support applications for before and after school care services. RPS contacted LMCC on 5th October 2010 regarding progress in identifying areas of need and was informed that this is currently underway, a survey has been undertaken and the results are being collated and are not yet publicly available.

Education

Boolaroo Public School is a kindergarten and primary school. The school's annual report of 2009 shows a class size of 16 for kindergarten and 21 for primary.

Speers Point Public School is a primary school with 147 pupils.

Lake Macquarie High School is located in Booragul. The school's annual report of 2009 states that the school has 498 pupils.

The NSW Education and Training Department (Swansea Local Area office and Asset Management Unit) were contacted by RPS on 5th October 2010 regarding capacity at the Boolaroo Public School, Speers Point Public School and Lake Macquarie High School to accommodate up to around 100 additional children. RPS was advised that the buildings at the three schools would accommodate the additional children and that there is sufficient capacity.

Services for Young People

The North Lake Youth Project Inc is located to the north in Edgeworth.

Lake Macquarie City Council's Social Plan (2009) identifies a lack of activities for young people. Its Actions include assisting services to attract grants to provide additional services.

Services for Older People

Boolaroo/Speers Point Senior Citizens Centre is managed by Boolaroo/Speers Point Senior Citizens Inc.

Boolaroo Meals on Wheels delivers food to older people and people with disabilities or their carers.

Health Services

There is a GP service at in Boolaroo and also in Speers Point. GP practices are also located in Warners Bay.

A pharmacy is located within Speers Point shopping area that is open during the day Monday to Friday and Saturday mornings.

Lake Macquarie City Council's Social Plan (2009) identifies a lack of GPs and services in the area. LMCC (2009) reports that in the Eastlakes there is one GP per 1346 population and in the Westlakes there is one GP per 1762 population. These are both above the ideal ratio of one GP per 1200 population and the lack of GPs in the area is identified as an issue in the Social Plan (LMCC, 2009). The Action Plan includes liaising with GP Access to encourage additional GPs to the area and to maintain existing levels of service.

Community Centres

Our Community Place is a neighbourhood centre in Boolaroo and the Five Islands Recreation Club is located in Speers Point.

Libraries and Cultural Centres

There is a branch of the Lake Macquarie City Library in Speers Point.

RSL Sub Branch Boolaroo/Speers Point ensures programs are in place for the wellbeing, care, compensation and commemoration of serving and ex service defence force members and their dependants.

4.2.8 Recreation, Sport, Park and Open Space

Open Space

Speers Point Park is a relatively large area of park located on Park Road and includes a public bath and includes a public swimming centre and is 1km from the site. Speers Point Park includes Macquarie Field, Norm Johnson Field, Old Treddinnick Fields and Northlakes Oval. Walters Park is to the north west of Five Islands Road, and the new Treddinnick Fields are located to the north of The Esplanade, and are all included within the Speers Point Park recreation area. Tulkaba Park is west of Speers Point Park, in Teralba.

There are other parks and picnic areas around the edge of Lake Macquarie to the south of the site such as Awaba Bay and Green Point Foreshore.

The Blue Gum Hills Regional Park is approximately 7km to north of the site and the Hunter Wetlands National Park is 11km to the north.

Sport and Recreation Facilities

Lake Macquarie City Council's Sports Facility Strategy 2009 – 2014 (adopted February 2010) identifies the following facilities in the planning district of Cardiff:

- Athletics = 2
- Australian Rules Football = 2
- BMX = 1
- Cricket = 12
- Netball = 19 courts
- Rugby League = 4
- Rugby Union = 2
- Football = 23

A Sports Facility Audit was undertaken by LMCC in 2008 and this included levels of facility use by clubs as follows in Table 4.6. Therefore, providing an indication of capacity.

Table 4.6 Level of Use of Facilities by Clubs (LMCC, 2010)

Club	Facility	Level of Use
Edgeworth Little Athletics	Edgeworth Oval	High
Cardiff-Boolaroo District Cricket Club	Cardiff Ovals and Walters Park (Boolaroo)	Cardiff Ovals – medium Walters Park – high
Ulinga Junior Cricket Club	Ulinga Fields Cardiff South and Hillsborough Oval	Ulinga Fields – high Hillsborough Oval - medium
Warners Bay Senior Cricket Club	Feighan Oval and John Street Oval, Warners Bay and Walters Park, Boolaroo	Feighan Oval – medium John Street Oval – high Walters Park - high
Cardiff City Football Club	Cardiff Oval (2)	Medium
Edgeworth Junior Soccer Club	Edgeworth Ovals	High
Edgeworth Senior Soccer Club	Edgeworth Ovals	High
Lake Macquarie City Football	Macquarie Field, Speers Point	High

Club		
Cardiff Netball Club	Ken Booth and Nancy Dwyer Netball courts, Cardiff	Low
Warners Bay Netball Club	Warners Bay Netball Courts	High
Cardiff Junior Rugby League Club	Cardiff Oval (1)	Medium
Glendale Rugby League Club	Bill Bower Ovals, Glendale	No 1 – medium Nos 2 and 3 – Low
Lake Macquarie Rugby Union Club	Walters Park, Boolaroo	High

Speers Point Amateur Sailing Club and a public jetty are located on the southern edge of Speers Point Park. There is a public boat ramp and pontoon jetty on the western side of Speers Point Park, on the shoreline to Cockle Creek.

Lake Macquarie City Council's Sports Facility Strategy (2009-2014) addresses the potential future provision needs. One of the aims of the Strategy is to:

“Enable Council to quantify and prioritise financial resources that will be required over a 5-10 year period to provide sports facility infrastructure that meets user requirements;

Relevant to the study area, the Strategy identifies future works at the New Treddinnick Oval at Speers Point Park.

The Sports Facility Strategy addresses the potential impact of the changing population on sports participation within Lake Macquarie and forecasts that the Cardiff Planning District will have the highest population at 2028 with an increase from just over 35,000 in 2006 to over 42,000 by 2028.

Research work associated with Council's Social Plan (2009-2014) identifies a lack of facilities for young people and it is noted that actions are in place to work with local youth networks and assist in attracting grants for additional services. The Social Plan also indicates that the Council is planning for the construction of new community/multipurpose facilities to meet the needs of the current and future population.

Cycleways and Pedestrian Pathways

Lake Macquarie has an extensive and expanding network of off-road shared pathways providing opportunities for recreational cycling, jogging, and walking. The site is within proximity to the off-road shared pathway that extends from Booragul, near the Lake Macquarie City Art Gallery, and generally follows the northern foreshore of Lake Macquarie to Eleebana. This off-road shared pathway is extremely popular with residents, both locally and those outside the Lake Macquarie local government area. Council has long term plans to link this pathway with other pathways within Croudace Bay, Valentine and Belmont, ultimately linking Belmont to Booragul.

The traffic impact assessment for the study area identifies expected pedestrian movements between the site and Main Street and a desire line between the site and the lake foreshore and that access would be via Alley Street to the south or via a number of other residential streets (Mark Waugh, 2010).

4.2.9 Aboriginal and European Heritage Issues

A Cultural Heritage Survey and Assessment for Speers Point Quarry has been undertaken by RPS in 2010 and the findings of this assessment include:

- The area known as Munibung Hill held ceremonial and spiritual significance for the Awabakal people,

the Aboriginal people of the Lake Macquarie area. This is rated highly significant with regard to its place in the ceremonial and dreamtime stories of the Awabakal people.

- There is high potential for Aboriginal use of the site and its surroundings.
- There are six Aboriginal cultural Heritage sites although no European heritage sites recorded. The six Aboriginal sites comprised five isolated stone artefacts or small stone artefact scatters and one grinding groove (most likely associated with the processing of food). The grinding groove is assessed as having high significance whereas the stone artefacts have low significance.

Therefore, the area has Aboriginal cultural value.

4.3 Housing

Tenure type is set out in Table 4.7 below. The local study area (Boolaroo and Speers Point) has broadly similar proportions of Fully Owned, Being Purchased and Rented dwellings to the regional study area. Compared to NSW, the local study area has a higher proportion of fully owned dwellings, a similar/lower proportion of dwellings being purchased and a lower proportion of rented dwellings.

Table 4.7 Tenure Type (% of total occupied private dwellings) (Source: ABS 2006 Census QuickStats)

	Boolaroo	Speers Point	Macquarie Hills	Lakelands	Warners Bay	Lake Macquarie	NSW
Fully owned	40.4	44.5	31.7	40.3	42.9	38.6	33.2
Being purchased	30.2	26.8	53.4	45.3	28.1	33.4	30.2
Rented	23.6	23.1	11.8	10.9	23.7	21.9	28.4
Other	2.3	0.2	0	0	0.5	1.1	0.8
Not stated	4.6	5.5	3.2	3.6	4.9	4.9	7.4

Dwelling characteristics are set out in Table 4.8 below. Within the local study area Boolaroo has a lower number of private dwellings than Speers Point and the dwellings consist mainly of separate houses whereas Speers point does have a greater range of housing types. The proportion of separate houses in the local study area is broadly similar to the proportion in the region although high compared to NSW. Generally there is a high proportion of separate houses within the wider suburb area.

Table 4.8 Dwelling Characteristics (Number of dwellings and % of total occupied private dwellings) (Source: ABS 2006 Census QuickStats)

	Boolaroo	Speers Point	Macquarie Hills	Lakelands	Warners Bay	Lake Macquarie	NSW
Total private dwellings (No.)	429	1,404	690	516	3,087	74,740	2,728,719
Occupied private dwellings (No.)	394	1,284	663	494	2,874	69,322	2,470,451
Separate house (%)	94.9	82.9	96.7	90.5	76.2	87	69.7
Semi-detached, row or terrace	0	7.5	2.4	9.5	13.7	6.9	9.8

house, townhouse etc (%)							
Flat, unit or apartment (%)	4.3	9.6	0.9	0	10	4.6	19
Other dwellings (%)	0.8	0	0	0	0.1	1.4	1.4
Not stated (%)	0	0	0	0	0	0.1	0.1

The Department of Planning's New South Wales Household and Dwelling Projections 2006-2036 (2008 release) report the following:

- The number of households in NSW is projected to increase by 41% from 2006 (2.65 million) to 2036 (3.72 million).
- Average household size is projected to fall from 2.53 persons per household in 2006 to 2.38 by 2036.
- Annual household growth is expected to be between 33,700 and 38,300.
- The greatest growth is anticipated for the lone person household. Projected increases are from 646,500 in 2006 to 1.06 million by 2036 – an increase of 64%. This will be driven in part by the significant increase in the elderly population.
- Ageing will also generate significant growth in households containing couples without children – projected increase from 654,900 in 2006 to 1 million by 2036.
- Family households are expected to increase by 34% from 1.91 million in 2006 to 2.56 million in 2036. In 2006 family households accounted for 72% of all households and by 2036 the share is expected to fall to 69%.

LMCC's Social Plan (2009) identifies a lack of accessible, affordable and appropriate housing and the strategy for LMCC includes addressing planning provisions for affordable housing in the DCP and conducting a review of land availability for a diverse range of housing types e.g. aged and affordable housing.

With regard to the cost of housing, the Lake Macquarie Key Facts (2010) report that the median house price for Boolaroo was \$343,000 in 2009 which is just below the median house price for lake Macquarie LGA at \$345,000.

4.4 Building Activity

Between 2004-05 and 2008-09 over 500 new houses are approved for construction each year in Lake Macquarie LGA (Table 4.9). In 2006-07 and 2007-08 over 600 new houses were approved, but this dropped back slightly to 540 in 2008-09 reflecting more general market conditions. The number of new 'other residential' dwellings has varied over the same time period.

In the 2006-07 and 2007-08 reporting periods the value of residential building works approved in Lake Macquarie was over \$200 million, and this only decreased to \$185 million in 2008-09. In 2006-07 and 2007-08 the total value of building approvals in Lake Macquarie was over \$500 million, and in 2008-09 was still \$300 million.

Table 4.9: Building Approvals for year ended 30 June, Lake Macquarie LGA (Source: ABS website)

	2004	2005	2006	2007	2008
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Private sector houses	no.	655	626	510	641	594
Total dwelling units	no.	1 008	743	780	1,216	802
Value of private sector houses	\$m	121.0	129.5	114.7	142.5	138.8
Value of new residential building	\$m	183.6	147.2	164.6	273.2	187.2
Value of total residential building	\$m	228.4	199.0	215.3	311.2	225.4
Value of total non-residential building	\$m	46.0	73.5	61.6	192.4	281.0
Value of total building	\$m	274.5	272.5	276.9	503.6	506.4

4.5 Economic

4.5.1 Employment and Industry

Table 4.10 shows the labour statistics at 2006 although it should be noted that this is prior to the global financial crisis. Levels of full time employment in 2006 within the local study area and wider suburb area were similar to those for the regional study area however these are lower than for NSW.

Unemployment levels in 2006 in the local study area were on average higher than the regional study area and for NSW. Within the wider suburb study area Speers Point, Macquarie Hills, Lakelands and Warners Bay had lower levels of unemployment than the regional study area and NSW.

Table 4.10 Labour force (% of employed persons aged 15 years or over) from 2006 Census (Source: ABS QuickStats)

	Boolaroo	Speers Point	Macquarie Hills	Lakelands	Warners Bay	Lake Macquarie	NSW
Employed full time	56.4	57.8	58.7	56.3	54.7	56.2	60.8
Employed part time	29.8	31.3	30.8	34.5	32.4	30.8	27.2
Employed away from work	2.7	3	3.7	3.2	3.8	3.7	3.3
Employed hours not stated	0.7	2.3	2.2	2.3	3.3	2.7	2.7
Unemployed	10.5	5.5	4.6	3.6	5.8	6.7	5.9

The Australian Bureau of Statistics identifies a national trend across Australia that shows the unemployment rate has fallen between August 2009 and August 2010.

Lake Macquarie Council's Key Facts of 2010 provides key statistics about employment and business and industry including:

- The workforce has increased from 75,000 in 1996 to 93,000 in 2009.
- The unemployment rate of 5.2% is the lowest in the Lower Hunter.
- 71% jobs in Lake Macquarie are filled by Lake Macquarie residents.
- Leading industries (as a proportion of employment) include:

- Health care and social assistance employing 10,045 (13.1%)
- Retail trade employing 9,803 (12.8%)
- Manufacturing employing 8,512 (11.1%)
- There has been substantial growth in health and community services and also in construction in recent years.

Regarding local business development, LMCC produce a range of information about the local area including an Investment Prospectus providing information to businesses considering locating to Lake Macquarie, produce newsletters and organise business seminars and events.

4.5.2 Income

Table 4.11 shows income levels. The local study area had lower median income levels compared to the region and NSW. Within the wider suburb study area this shows higher levels of income than those in the regional study area – this is attributable to the higher income levels shown within Lakelands, Warners Bay and Macquarie Hills.

Table 4.11 Income Levels (\$ weekly) from 2006 Census (Source: ABS QuickStats)

	Boolaroo	Speers Point	Macquarie Hills	Lakelands	Warners Bay	Lake Macquarie	NSW
Median individual income	367	408	523	551	412	394	461
Median household income	718	901	1315	1565	876	922	1036
Median family income	981	1130	1354	1655	1093	1102	1181

4.5.3 Industry of Employment

Of those employed persons in the study area there higher proportions of persons who work in Retail Trade, Manufacturing, Accommodation and Food Services, and Public Administration & Safety, when compared with Lake Macquarie as a whole (Table 4.12). Conversely, there are lower proportions of persons who are employed in Administrative and Support Services, Education & Training, Professional, Scientific & Technical Services and Health Care & Social Assistance in the study area when compared with Lake Macquarie.

Table 4.12 Employment by Industry (% of employed persons aged 15 years or over) (Source: ABS Census Tables)

	Boolaroo	Speers Point	Lakelands	Macquarie Hills	Warners Bay	Lake Macquarie	NSW
Occupation							
Agriculture, forestry & fishing	1	<1	0	<1	<1	<1	3
Mining	3	2	3	2	1	2	1
Manufacturing	13	9	10	14	10	11	10
Electricity, gas, water & waste services	1	1	2	1	2	2	1

Construction	9	11	7	7	9	9	7
Wholesale trade	3	4	3	5	3	4	5
Retail trade	16	12	15	15	13	13	11
Accommodation & food services	8	6	7	5	6	6	7
Transport, postal & warehousing	5	4	4	4	4	4	5
Information media & telecommunication s	1	1	1	2	1	1	2
Financial & insurance services	3	4	5	6	4	3	5
Rental, hiring & real estate services	2	2	1	2	1	2	2
Professional, scientific & technical services	3	6	7	4	5	5	7
Administrative & support services	<1	3	2	2	3	3	3
Public administration & safety	8	7	7	5	7	6	6
Education & training	5	8	9	8	8	8	8
Health care & social assistance	12	13	12	11	13	13	10
Arts & recreation services	2	1	2	2	1	1	1
Other services	4	4	3	4	5	4	4
Inadequately described/Not stated	2	3	2	2	2	2	3

4.6 Accessibility

4.6.1 Existing Traffic, Public Transport, Cycle Ways and Foot Ways

The Traffic Impact Assessment for the Speers Point Rezoning by Mark Waugh (2010) identifies the following characteristics:

- Existing traffic flows on the local roads in the immediate vicinity of the site are relatively low and well within acceptable limits. During peak periods existing traffic on the local roads experiences acceptable delays. There are high volume of flows along the Esplanade during peak periods with capacity issues at intersections.
- Bus stops are located on Main Road close to the site providing access to Newcastle Buses (bus routes are illustrated in the Traffic Impact Assessment (Mark Waugh, 2010).
- The nearest railway station is located at Cockle Creek, approximately 3km to the north of the site.

- There is a shared cycle way and foot way between Booragul and Belmont. Footpaths are provided along both sides of Main Road although the residential streets in the vicinity of the site do not provide off street footways or cycle ways.

4.6.2 Vehicle Ownership

Table 4.13 shows the number of motor vehicles per dwelling in 2006. The local study area has a higher proportion of dwellings without motor vehicles than the wider suburb study area, the regional study area and NSW. However, the range shown for the local study area is broadly similar to the regional study area and that for NSW i.e. the highest proportion of dwellings have one car, followed by two cars and then figures fall for 3 and 4+ cars. Within the wider suburb study area Macquarie Hills and Lakelands has particularly high proportions of dwellings with 2, 3 and 4+ cars.

Table 4. 13 Motor Vehicles Per Dwelling (%) 2006 (Source: ABS Community Profile)

	Boolaroo	Speers Point	Macquarie Hills	Lakelands	Warners Bay	Lake Macquarie	NSW
No cars	13.2	9.6	1.7	2.0	7.9	9	12
1 motor vehicle	41.1	37.5	25	24.2	40.8	38	40
2 motor vehicles	33.4	37.2	51.9	45.6	35.3	37	34
3 motor vehicles	8.2	11	13.8	14.6	8.8	11	9.4
4 or more motor vehicles	4	4.7	7.3	11.1	3.4	4.8	4

4.7 Development Trends

Table 4.14 below identifies the rezonings and potential developments are within a 1km radius of the site (based on advice from Lake Macquarie City Council, Strategic Planning).

Table 4.14 Rezonings and Potential Developments within 1km

Site	Number of dwellings	Site Area	Reference
Approved			
Lawson Road, Macquarie Hills	87		DA Approved DA/4087/2004/C
Pasminco #1	300	15ha	Rezoning Approved F2006/00547
Fairfax Road	280	10ha	F2005/00788
Potential			
Pasminco #2	(no other information at present)	25ha	
Pasminco #3	800	80ha	Future Planning Proposal Anticipated

These schemes would generate an increase to the population in the area in addition to the increase associated with the proposed Speers Point Quarry rezoning and are therefore taken into account with regard to cumulative effects in Section 5.6 of this report.

4.8 No Development Scenario

In the event of the proposals not proceeding it is anticipated that the site would continue much as it is at present – a disused quarry. RPS understands that quarrying at the site is no longer viable.

An opportunity to provide housing at this site for a growing population would not be realised although there would not be an increased demand on local services and facilities from those that might have lived at the site.

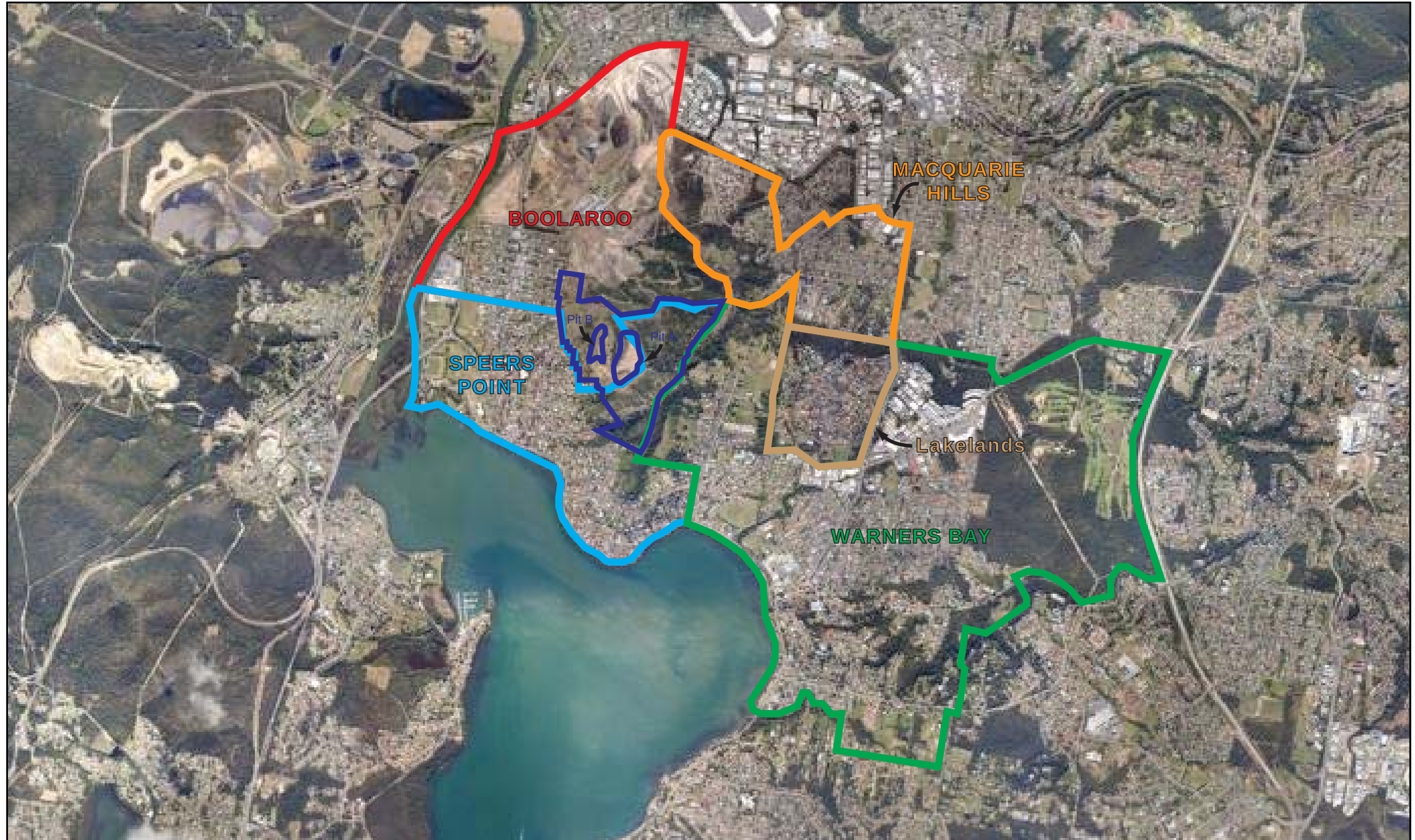
Local Study Area - Boolaroo and Speers Point

Figure 4.1



Wider Suburbs Study Area

Figure 4.2



Regional Study Area

Figure 4.3



Approximate Locations of Community Facilities/Services

Figure 4.4



5 Impact Assessment

5.1 Introduction

This section identifies the potential social, housing, economic and accessibility impacts and potential measures to ameliorate negative impacts and enhance positive impacts. It then describes the broad cumulative impacts and provides a discussion about Section 94 contributions.

5.2 Social Impacts

5.2.1 Demographics

The local study area has the following key features:

- The population has declined from 2001 and 2006 as has the suburbs of Macquarie Hills and Lakelands whilst the neighbouring Warners Bay have increased in population.
- A higher proportion of indigenous people compared to the wider and regional study areas.
- A relatively low proportion of couples families with children and a relatively high proportion of one parent families.
- Higher level of unemployment compared to the regional study area and NSW (based on Census of 2006).
- Relatively low median income levels.

The proposed rezoning would provide for up to 200 dwellings, and based on an average size household of 2.53 (DoP, 2008), would create a potential increase in the population of approximately 506 persons within the local study area. (The lower range of 150 dwellings would generate an increase of approximately 380).

The anticipated age make up of the new residents can be based upon the proportions of age groups of the current population in Lake Macquarie i.e. it is assumed that those moving to the area might be of similar age groups to those already living in Lake Macquarie. The age groups in Lake Macquarie in 2006 are set out in Table 5.1 below together with the predicted number of persons per age group from a total of 506.

Table 5.1: Predicted Age Groups

Age Group	% of persons in Lake Macquarie (Source: ABS, Census 2006)	Predicted approximate number of persons at the site from total of 506 (figures rounded)
0-4 years	5.8	29
5-14 years	13.8	70
15-24 years	12.6	64
25-54 years	38.4	194
55-64 years	12.5	63
65 years and over	16.8	85

5.2.2 Amenity

During construction, there is potential for negative effects on the local area in particular the local study area of Boolaroo and Speers Point. Potential negative impacts of dust, noise and construction traffic movements should be minimised through management measures set out in an appropriate Construction Environmental Management Plan, or similar.

The rezoning could provide an area of conservation that would add to the existing community facilities and contribute to the protection and management of cultural values at the site.

5.2.3 Child Care and Education

The additional residents could be anticipated to include approximately 29 0-4 year olds, 70 5-14 year olds and 64 15-24 year olds.

There are few vacancies for child care for particular age groups and it is currently unknown as to whether the site is within an area of need (research is currently underway by LMCC in accordance with the Social Plan). Therefore, subject to the findings of the LMCC's research on areas of need for childcare, it might be appropriate for the scheme for the site to consider the provision of or contribution to childcare facilities.

The NSW Education and Training Department (Swansea Local Area office and Asset Management Unit) were contacted by RPS on 5th October 2010 regarding capacity at the Boolaroo Public School, Speers Point Public School and Lake Macquarie High School to accommodate up to around 100 additional children. RPS was advised that the buildings at the three schools would accommodate the additional children and that there is sufficient capacity.

5.2.4 Health Services

There is an existing lack of GPs and an additional 506 residents would increase pressure for existing services and therefore a negative impact. LMCC identify action to address the existing lack of GPs in their Social Plan (LMCC, 2009). Nevertheless, the scheme for the site could consider a contribution to community health facilities.

5.2.5 Crime

The guidance within the Department of Urban Affairs and Planning's 'Crime Prevention and the Assessment of Development Applications' should be taken into account during the design of a scheme.

5.2.6 Cultural Heritage Issues

The Cultural Heritage assessment by RPS has found that the area has Aboriginal heritage significance. Whilst mitigation measures are set out within the Cultural Heritage report there could be scope to incorporate recognition of this significance within the design of the scheme such as through a design or information feature.

5.2.7 Recreation, Sport, Park and Open Space

The additional residents would be located within proximity of recreational facilities including a relatively large area of park, shared cycleway and foot way along the foreshore. The Council is investigating the adequacy and supply of existing sports facilities to meet current and future needs. All new development that generates additional population will increase the demand for open space and recreation and community facilities. Development of the site will be required to meet this demand, which could be provided through the payment of section 94 contributions to Council refer to Section 5.7.

5.3 Housing Impacts

The population within the regional study area is predicted to increase and therefore this site would contribute to accommodating this demand, providing from 150 up to 200 dwellings and therefore a significant positive impact.

The local study area has a relatively high proportion of fully owned dwellings. The vast majority of dwellings in the local study area are separate houses and therefore a lack of diversity in housing stock. The site has potential to further enhance the positive impact by increasing the diversity of housing types in the local study area to meet local needs. Whilst there is a need for dwellings suitable for older people the site is separated to an extent by open space and therefore such housing might be better located closer to existing facilities. However, the provision of affordable housing is identified as being particularly important within the regional study area as well as at state level and the rezoning may be able to include an affordable housing component within a detailed scheme.

5.4 Economic Impacts

5.4.1 Employment/Retail/Commercial Industry

Although it is expected that many of the new residents of working age would already have employment, the new population would provide an increased labour force in the area which has relatively low unemployment levels. Potential commuter locations include the central business district light industrial areas of Newcastle which is approximately 17km from the site, Charlestown town centre approximately 8.5km from the site, Cardiff approximately 4km to the north east and Glendale approximately 4km to the north.

The construction of the scheme would provide temporary construction employment and therefore a positive effect in terms of employment opportunities. In 2006 there was a particularly high number of construction businesses in Lake Macquarie at 2,688 or 22.3% of businesses (LMMC, Key Facts, 2010). Post construction employment opportunities are minimal. However, the new population would be expected to make use of the existing retail and commercial facilities and therefore a positive impact on the local community in terms of expenditure and the generation of indirect employment resulting from spending by the new residents.

5.5 Accessibility Impacts

The local road network has been found to work reasonably well with minimal delays (Mark Waugh, 2010). Preliminary site investigations have indicated that a residential rezoning of some of the site could potentially generate some 1,800 vehicle movements per day as a maximum although it is considered that this is an acceptable impact on the local road network (Mark Waugh, 2010).

The local area shows a relatively high proportion of households without cars although the regional area has generally higher proportions of 2+ cars than the local area.

The site is within proximity to a Newcastle Bus route, 363. Bus route 363 runs to Newcastle via Valentine, Eleebana, Warners Bay, Lakelands, Speers Point, Boolaroo, Cockle Creek, Glendale, Cardiff, New Lambton Heights and the John Hunter Hospital. The nearest railway station is approximately 3km from the site. The TIA reports that existing public transport services will provide adequate capacity for the additional demands from the site (Mark Waugh, 2010).

The LMCC Social Plan (2009) identifies a requirement for more and improved public transport in Lake Macquarie and also a need for better cycleway connections between schools, sporting facilities, transport and residential and commercial areas. The Council have an action to advocate for improved and integrated transport systems with Lower Hunter Councils and report that additional cycleways and footpaths are being

constructed (LMCC, 2009) – there is a strategy to provide 2.5km new footpath paving and 6km of new cycleways annually.

As the site is within proximity of a range of community services and facilities and also public transport, the level of car dependence, and therefore negative impacts, could be reduced on site by providing facilities to enable cycling such as cycle ways and secure bicycle parking and also pedestrian pathways. In addition to access via Hopkins Street there may be scope for additional direct links to existing roads to the north to shorten the distances to local facilities.

5.6 Cumulative Effects

Other rezoning schemes and potential developments that include residential uses within 1km of the site are identified in Section 4 above. In particular, Pasminco sites 1, 2 and 3 located within the study area are expected to provide up to 1,000 dwellings and around 1,600 jobs in the area. At present Stage 1 has been approved for rezoning. Development on this site may result in up to 300 dwellings and 800 jobs. As part of the rezoning process social and economical impacts have been addressed in relation to the needs of this scheme.

These schemes together with the Speers Point rezoning would generate an increase in the population of the area and therefore increased pressure on local services and facilities.

There may be potential for the developments, together, to trigger additional development with regard to services such as new or expanded retail.

5.7 Section 94 Contributions

The site falls within the remit of The Lake Macquarie Section 94 Contributions Plan Citywide – Glendale Catchment 2004 (as amended). This relates to the dedication of land or payment of monies (or both) for development that is considered likely to require the provision of or increase the demand for public services and facilities in the area. The plan applies primarily to residential development. Contributions are set out for the following purposes:

- Open space and recreation;
- Community facilities;
- Roadworks, traffic management and facilities;
- Drainage, stormwater and water quality control; and
- Management.

Current Section 94 contributions can be found on Council's website. Residential development on this site would trigger Section 94 Contributions for land and/or monies towards public services and facilities.

6 Conclusion

This SIA has addressed the potential social and economic impact of the proposed rezoning of land at Speers Point Quarry. It is estimated that any development may result in between 150 and 200 dwellings.

The population would potentially increase by approximately 506 people (in relation to 200 dwellings). The scheme should consider the provision of or contribution to child care facilities (subject to the findings of an LMCC review of childcare provision and whether the site is within an area of need for such facilities). It is considered that the local public schools could accommodate the additional children.

The site has cultural heritage value that could be recognised within the detailed design of the scheme.

The site is located within proximity of a number of sports/recreational facilities and LMCC is addressing future needs under their Sports Strategy.

The provision of a conservation zone would be beneficial to the community.

It is recommended that a Construction Environmental Management Plan be required at the DA stage to minimise negative effects of construction on local people.

Temporary employment would be generated during the construction of the scheme that would be a positive impact. The new residents would generate expenditure at local businesses and this in turn has the potential to generate indirect employment.

The scheme would provide housing and in view of the projected increase in population this would be a significant positive impact. There is currently a lack of diversity in local housing stock and a scheme on this site could further enhance the positive impact by providing a diversity of housing types and also by designing to accommodate local needs in particular affordable housing.

The site is within proximity of a range of community facilities and services and to public transport. The increase in traffic movements from the site is predicted to be acceptable (Mark Waugh, 2010). The scheme has the potential to reduce the level of car dependence through design measures.

The scheme would be subject to Section 94 Contributions to provide land and/or monies towards public services and facilities.

In general, the proposed rezoning is not of a scale that would create significant adverse social or economic impacts. Section 94 contributions will assist in funding necessary services/facilities.

7 References

Australian Bureau of Statistics Website

Department of Planning, 2008, new South Wales Household and Dwelling Projections, 2006-2036, 2008 release

Department of Planning, 2010, new South Wales Statistical Local Area Population Projections, 2006-2036

Department of Urban Affairs and Planning, 2001, Crime Prevention and the Assessment of Development Applications

Lake Macquarie City Council, Community Directory Website

Lake Macquarie City Council, June 2009, Draft Social Plan 2009-2014 (this was adopted in October 2009 and LCC have stated that the text from this draft has remained unchanged)

Lake Macquarie City Council, February 2010, Sports Facility Strategy 2009-2014

Lake Macquarie Section 94 Contributions Plan Citywide – Glendale Catchment 2004 (as amended).

Mark Waugh Pty Ltd, 2010, Traffic impact Assessment

RPS, 2010, Cultural Heritage Survey and Assessment for Speers Point Quarry