



Social Impact Assessment

**Rezoning Application – Pacific
Highway, Lake Munmorah**

ADW Johnson
on behalf of
Darkinjung Local Aboriginal Council

November 2017

This report was prepared by Dr Mark Sargent, Principal Consultant, Aigis Group.

AIGISGROUP



**AIGIS GROUP
MARK SARGENT ENTERPRISES
ABN 41317 992 919
13 DEBS PARADE
DUDLEY NSW 2290
P/F: 02 4944 9292
M: 0423 489 284
E: msemarksargent@dodo.com.au**



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Executive Summary

- Aigis Group has been commissioned by ADW Johnson Pty Ltd to prepare this Social Impact Assessment (SIA) on behalf of the Applicant for rezoning of land on the Pacific Highway at Lake Munmorah/Crangan Bay and Kanangra Drive, Crangan Bay.
- The Applicant is the Darkinjung Local Aboriginal Council (DLALC). DLALC represents the interests of its members, of whom there are around 800 people, and the entire Aboriginal community of the Central Coast LGA, of 12,485 people (Australian Bureau of Statistics [ABS] 2016 Census).
- The land subject of this application is proposed to be rezoned to R2 Low Density Residential. The current conceptual subdivision layout for the land to be rezoned allows for development of 547 residential lots. At present the land is zoned E3 Environmental Management, under the Wyong Local Environmental Plan 2013.
- The Central Coast LGA is likely to experience continued population growth over the two decades presently assessed by NSW DPE. This will entail the need for additional housing for the increasing population. Upon approval, the proposed rezoning may provide approximately 1.3% of the implied additional required dwellings and accommodate 1.8% of the projected additional population to 2036.
- The increase in population will necessitate greater capacity to provide essential services to the additional residents. Evidence gathered from public agency planning documents, particularly CCC/WSC and CCLHD, clearly demonstrates that population growth in this area of the LGA is anticipated, and that planning includes provision for this growth. It is assessed that there is also capacity for other privately-provided commercial services to meet demand derived from the increasing population.
- There are unlikely to be material social impacts imposed on the immediate community as a consequence of the rezoning. The rezoning is unlikely to entail any material economic effects for the community in the short term. However, there will be impacts associated with subsequent development of the site. These may need to be reassessed at the relevant time.
- Resident, residential community and institutional stakeholders in the immediate area of the sites proposed for rezoning were invited to comment on the application. No submissions were received in response to this invitation. As a consequence, no matters of interest to the community were identified in this process.
- There are likely to be positive socioeconomic effects experienced by DLALC, its members, and the broader Aboriginal community it serves consequent to approval. The rezoning would initiate a process that may reasonably be anticipated to significantly increase DLALC's capacity to deliver its statutory obligations and provide additional functions of benefit to its stakeholders.
- As a result of this assessment of socioeconomic effects associated with the rezoning application, it is concluded that, on balance the proposal is likely to produce a positive socioeconomic outcome in the Central Coast LGA.



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Abbreviations

ABS	Australian Bureau of Statistics
CCC	Central Coast Council
CCLHD	Central Coast Local Health District
CSP	Community Strategic Plan
DCP	Development Control Plan
DLALC	Darkinjung Local Aboriginal Land Council
DP	Development Plan
DPE	Department of Environment and Planning (NSW)
EDS	Economic Development Strategy
EEC	Endangered Ecological Community
FTTN	Fibre to the Node
LALC	Local Aboriginal Land Council
LEP	Local Environmental Plan
LGA	Local Government Area
NBN	National Broadband Network
NWSSP	North Wyong Shire Structure Plan
SA2	Statistical Area Level 2 (ABS)
SIA	Social Impact Assessment
SLA	Statistical Local Area (ABS)
WSC	Wyong Shire Council

1 Introduction

Aigis Group has been commissioned by ADW Johnson Pty Ltd to prepare this Social Impact Assessment (SIA) on behalf of the Applicant for rezoning of land located on the Pacific Highway at Lake Munmorah/Crangan Bay, and Kanangra Drive, Crangan Bay. The Applicant is the Darkinjung Local Aboriginal Council (DLALC). DLALC represents the interests of its members, of whom there are around 800 people, and the entire Aboriginal community of the Central Coast LGA, of 12,485 people (Australian Bureau of Statistics [ABS] 2016 Census).

2 Approach

The SIA addresses the requirement of Section 79C(1)(b) of the *Environmental Planning and Assessment Act 1979*, in respect of the assessment of social and economic impacts of the proposal in the relevant area. The report integrates a range of secondary (including private sector and public agency material; e.g. Wyong Shire Council (WSC)/ Central Coast Council (CCC), ABS; and primary (e.g. stakeholder consultation output) data, to profile the communities of interest for the rezoning application, and assess the potential for both positive and negative impacts arising from the proposal in that context.

3 Description of the proposal

3.1 Site location

The lands subject of the application are identified as:

- Lot 642 DP 1027231, 405-415 Pacific Highway, Lake Munmorah.
- Lot 644, DP 1027231, 2 Kanangra Drive Crangan Bay.
- Lot 100, DP 1044282, 425 Pacific Highway, Crangan Bay.

The relative locations of each site are displayed in the diagrams included at Annexure 1, along with a diagram of the, with the current indicative lot layout for subdivision consequent to the rezoning.

3.2 Outline of proposed land use

The site has been identified as being appropriate to accommodate standard-sized residential allotments. As such, the land is proposed to be rezoned to R2 Low Density Residential. At present the land is zoned E3 Environmental Management, under the Wyong Local Environmental Plan (LEP) 2013. The proposal will also include appropriate provision for retention of any required conservation corridors, subject to determination of future ownership of the relevant areas.

4 Consistency with government policy

4.1 NSW Government Central Coast Regional Plan 2036

The Regional Plan includes a number of provisions relevant to the proposed rezoning. These are identified below.

- *support the Darkinjung Local Aboriginal Land Council in the strategic assessment of its landholdings to identify priority sites for further investigation of economic opportunities (2016:7).*

Goal 1: *The coordinated assessment and development of land owned by the Darkinjung Local Aboriginal Land Council will deliver long term benefits for the region's Aboriginal community (2016:15).*

Direction 6: Strengthen the economic self-determination of Aboriginal communities

The NSW Government and Central Coast Council will work with the Darkinjung Local Aboriginal Land Council to identify how its land can best be planned, managed and developed.

Encouraging Aboriginal people to gain economic benefit from their land will support broader regional development, biodiversity and social outcomes. The NSW Government and Darkinjung Local Aboriginal Land Council will work towards achieving the overall aim of the Aboriginal Land Rights Act 1983 (NSW) which lays the foundations for a more secure economic and self-reliant future for all Aboriginal people in NSW (2016: 25-27).

Encouraging Aboriginal people to gain economic benefit from their land will support broader regional development, biodiversity and social outcomes. The NSW Government and Darkinjung Local Aboriginal Land Council will work towards achieving the overall aim of the Aboriginal Land Rights Act 1983 (NSW) which lays the foundations for a more secure economic and self-reliant future for all Aboriginal people in NSW (2016:27).

Goal 3: Well-connected communities and attractive lifestyles (2016: 41-43).

Goal 4: A variety of housing choice to suit needs and lifestyles (2016: 45-49).

Goals 3 and 4 in the plan address a number of approaches to managing both housing supply driven by predicted population growth (refer to Section 5.2) and ensuring diversity of future housing stock to ensure that the various needs of the community can be best met.

The current rezoning proposal directly addresses these objectives, while simultaneously emphasising the associated socioeconomic benefit for the Darkinjung and other Aboriginal residents of the LGA, and for the LGA population more broadly.

4.2 Central Coast/Wyong Shire Council socioeconomic plans/policies

4.2.1 Economic Development Strategy

The WSC Economic Development Strategy (EDS) includes the following relevant provisions:

3. Capital investments: Wyong Shire Council has identified shortfalls in infrastructure including transport, education, retail/commercial, residential, tourism and community services (2014:21).



4.6.4 Encourage suitably located rural residential developments to meet the housing needs of professionals (2014:27).

The proposal is relevant to contributing to addressing the residential shortfall identified by WSC (Item 3). Future development of the site will entail improvements to local infrastructure to support such development, and other development in the area.

4.2.2 North Wyong Shire Structure Plan 2012

North Wyong Shire Structure Plan (NWSSP) identifies that; *'In the longer term, development is expected to occur around the Doyalson and Lake Munmorah corridor and areas on the southern shores of Lake Macquarie'* (2012:12). The plan also targets the development of 1,670 dwellings, and the creation of between 925 and 1,890 jobs associated with population growth projections in Lake Munmorah. Based on the 547 lots currently planned for the rezoned land, (32.8% of targeted additional dwellings), between 303 and 620 of the projected jobs may be occupied by residents of the rezoned land.

4.2.3 Community Strategic Plan (CSP) 2030

The proposal is consistent with the following element of the CSP:

- *Fostering opportunity and partnership with Aboriginal people* (2013:22).

Both the State government and Council recognise the importance of collaboration with DLALC as the representative body of the local Aboriginal community.

5 Social profile

5.1 Demographic profile; Lake Munmorah & surrounding areas

Relevant demographic information for Lake Munmorah, the Lake Munmorah - Mannering Park Statistical Area 2 (SA2), and the Central Coast LGA are presented in Table 1, and compared to NSW data.

Key observations in respect of the data in Table 1 are:

- Lake Munmorah and the SA2 have broadly similar population composition to the LGA and NSW. However, there is a noticeably larger proportion of Aboriginal and Torres Strait Islander residents in these local areas. The latter is of particular interest to the Applicant, given the representative role of DLALC.
- There are several indicators of the older population in the area. The median age is significantly higher than for the broader population comparators, and there are larger proportions of families comprising couples with no children, and also single person households. This is consistent with the location of two retirement villages in the immediate vicinity of the site (Parktrees and Vallhalla by Gateway) and the Pacific Lakes gated community on Elizabeth Bay Drive, Lake Munmorah.



- Income data are also indicative of the older population. All measures are lower for Lake Munmorah and the SA2, consistent with the concentration of retired residents in the area, who typically have lower and/or fixed incomes.

Table 1: Relevant demographic data

<i>Demographics</i>	Lake Munmorah		SA2 ¹		CCLGA ²		NSW	
	Count	%	Count	%	Count	%	Count	%
Population	5,248	-	10,728	-	327,736	-	-	-
Persons of Aboriginal or Torres Strait Islander descent	218	4.2	478	4.5	12,485	3.8	2.9	
Male	2,543	48.5	5,208	48.5	158,768	48.4	49.3	
Female	2,699	51.5	5,522	51.5	168,972	51.6	50.7	
Median age (years)	48	-	49	-	42	-	38	
Population density	- ³	-	10/km ²	-	199.5/km ²	-	9.7/km ²	
<i>Households</i>								
Occupied private dwellings	2,072	91.8	4,283	90.2	121,041	87.5	90.1	
Average persons/household	2.4	-	2.3	-	2.5	-	2.6	
<i>Household composition</i>								
Family households	1,434	69.3	2,948	68.9	85,380	70.5	72.0	
Single/one person households	586	28.3	1,222	28.6	31,956	26.4	23.8	
Group households	48	2.3	109	2.5	3,712	3.1	4.2	
<i>Families</i>								
Couple, no children	704	47.8	1,459	48.2	33,499	38.1	36.6	
Couple, children	521	35.4	1,001	33.1	36,311	41.3	45.7	
One parent, children	231	15.7	528	17.4	16,863	19.2	16.0	
Other family	17	1.2	38	1.3	1,195	1.4	1.7	
<i>Median weekly incomes</i>								
Personal	\$ 521	-	\$ 504	-	\$ 600	-	\$ 664	
Family	1,339	-	1,256	-	1,560	-	1,780	
Household	1,024	-	977	-	1,258	-	1,486	

Source: ABS 2016 Census data; ABS Data by Region data.

¹ Lake Munmorah-Mannering Park SA2

² Central Coast LGA

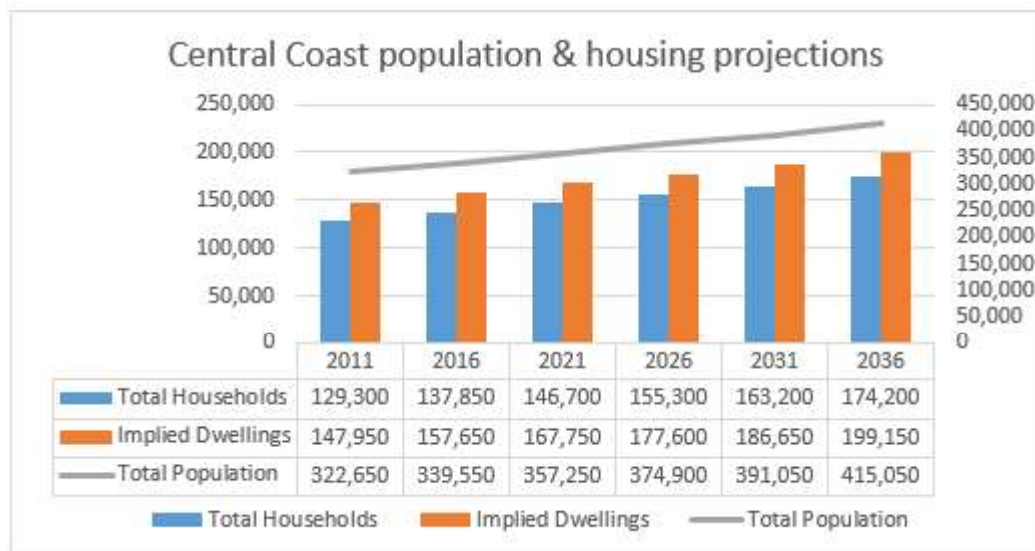
³ No land area disclosed in ABS statistics, therefore cannot be calculated

5.2 Population growth projections

5.2.1 Overall population growth

NSW Department of Planning and Environment (DPE) population projections (2016) are presented in Figure 1⁴ and Table 2. The projections address both population growth and implied demand for housing.

Figure 1



Note: Population growth scaled on right vertical axis.

Table 2: NSW DPE population & housing projections - growth rates 2011-2036

	2011-16	2016-21	2021-26	2026-31	2031-36
Average annual population growth(%)	1.0	1.0	1.0	0.8	1.2
Average annual household growth (%)	1.3	1.3	1.1	1.0	1.3

Based on DPE's assumptions the demand for additional dwelling is likely to grow at a rate slightly above projected population growth. Cumulative increases in the period 2016 to 2036 are 22.2% and 26.3% for population and implied dwellings respectively. This is due to DPE's assumption of a decline in the average household size. This is likely to be a consequence of the ageing population and the increase in the number of one and two-person households that this would precipitate, in concert with overall population increase.

In general terms the data emphasise the need for increases in the stock of housing in order to accommodate growth in the LGA. As is identified in WSC's EDS, development of suitable residential options is also essential to supporting economic development, from the perspective of accommodating employees in emerging, new and expanding industries. These interdependencies are also reflected in the NWSSP (WSC, 2012).

⁴ Implied dwellings based on DPE Household Growth Index (household size, or persons per household).

5.2.2 Specific population groups

Based on the DPE data for the Central Coast, the proportional cumulative increases for specific population groups are presented in Table 3.

Table 3: Population projections; specific population groups, 2016-2036

	Total	% Δ
0-19 years	13,050	15.3
20-39 years	9,150	11.7
40-59 years	8,200	9.5
60 – 79 years	26,800	38.1
80+ years	18,300	92.4
60+ years (total)	45,100	50.1

In the context of the proposed rezoning, the significant increase projected for the older population groups suggests a need for housing options suitable to these ordinarily smaller households. As is discussed in Section 3, the Lake Munmorah area has a large existing stock of such dwellings, due principally to the presence of retirement villages in the area. There is also significant projected growth in the age groups to 39, indicating increases in the number of families, and the demand for appropriate housing and other services such as health and education that this entails. Based Diagram A1.4 (Annexure A), there are approximately 547 residential lots currently proposed. Assuming this count and the present ABS average household size for the LGA of 2.5 persons, Table 4 displays an assessment of the contribution of development of the proposed rezoned site to future LGA housing requirements.

Table 4: Projected housing contribution of 556 lots

Total additional implied dwellings LGA	41,500
Total projected population change LGA	75,500
% additional implied dwellings provided by rezoning (547 lots)	1.3%
Estimated population (547 lots)	1,368
% total population change absorbed by 547 lots	1.8%

The proposed rezoning may provide 1.3% of the additional requirement for dwellings, and accommodate 1.8% of the additional population.

5.3 Community characteristics

5.3.1 Selected community data

The demographic data presented in Table 1 indicated an older population than for the rest of the LGA. However, based on the planning material discussed in Section 4, it is apparent that future growth in this area of the LGA is likely to be comparable to the broader LGA in its composition, as a large proportion of future housing is likely to be developed in the area.

The adjacent Warnervale-Wadalba SA2 may be considered as more indicative of the likely household composition of the proposed site once developed. In Warnervale-Wadalba, family households comprise 83.2% and couple families with children 51.7% of households respectively. This may be more indicative of anticipated household composition for a new release area on the proposed rezoned site. Site and surrounding area characteristics

5.4 Site characteristics

A physical description of the site location is:

- Located on the northern alignment of the Pacific Highway at Lake Munmorah;
- Bounded to the west by properties on the eastern alignment of Carters Road, Lake Munmorah (including St Brendan's Catholic Primary School);
- Bounded to the east by Kanangra Drive, Crangan Bay⁵;
- Bounded to the north by the Lake Macquarie State Conservation Area (east of Chain Valley Bay Road) and the riparian corridor of the creek flowing from Chain Valley Bay/Lake Macquarie (west of Chain Valley Bay Road).

5.5 Surrounding area features

The site is located at the eastern end of the Lake Munmorah township. The area is largely characterised by its close proximity to state and national conservation areas. As noted above, Lake Macquarie State Conservation area is directly to the north of the site. The suburb of Chain Valley Bay is situated to the north/northwest of the site, with Lake Macquarie immediately north of that suburb. The Munmorah State Recreation Area occupies the majority of the land to the south of the site on the Pacific Highway. There are no existing residential properties that will be directly bounded by the site.

As is further noted in Section 6.1, the western extent of the site will directly adjoin the grounds of St Brendan's, and the adjacent parish centre. There is also electricity generation/transmission infrastructure on the north-eastern corner of the Pacific Highway and Carters Road, which will be in close proximity to the western boundary of the section of the site currently proposed for subdivision.

5.6 Characteristics of housing stock in the area

As noted previously the area is characterised by the large concentration of small dwellings, largely accommodating older residents. A comparison of the composition of existing housing stock in Lake Munmorah, the SA2 and the LGA is presented in Table 5.

⁵ The current plan does not extend the development are through to Kanangra Drive, nominally leaving some area for retention as a conservation corridor.

Table 5: Existing housing stock (by dwelling structure)

	Local (%)	SA2 (%)	LGA (%)	NSW (%)
<i>Dwelling structure</i>				
Separate house	98.3	97.6	78.5	66.4
Semi-detached, row or terrace house, townhouse etc.	0.4	0.6	12.4	12.2
Flat or apartment	1.2	1.0	7.6	19.9
Other dwelling	0.0	0.6	0.9	0.9
<i>Number of bedrooms</i>				
None (includes bedsitters)	0.5	0.5	0.3	0.7
1 bedroom	3.9	2.8	3.5	6.0
2 bedrooms	23.6	24.9	18.9	22.2
3 bedrooms	40.5	43.2	40.7	37.2
4 or more bedrooms	28.5	25.7	34.0	31.3
Average number of bedrooms per dwelling	3	3	3.2	3

Lake Munmorah and the SA2 are relatively similar in terms of dwelling stock. However, these two more immediate areas display some differences when compared to the LGA. The two salient features are a larger proportion of 2-bedroom dwellings and a lower proportion of 4 or more bedroom dwellings. Once again, this is consistent with the concentration of retirement villages in the area and the associated smaller dwelling sizes contained therein. This is particularly apparent for Lake Munmorah compared with the LGA. The proportions of separate houses and 1-bedroom dwellings for the suburb are (98.3%) and (3.9%) respectively. The LGA has a comparable proportion of single bedroom dwellings (3.5%), however these are evidently comprised of terraces/townhouses and flats or apartments (12.4% and 7.6% respectively for the LGA, compared with 0.4% and 1.2% for Lake Munmorah), rather than the small separate dwellings characteristic of Lake Munmorah. These observations are also relevant for the SA2.

The currently proposed subdivision associated with the rezoning is based on the development of lots that will largely accommodate free-standing dwellings. In assessing the likely size of housing that would be constructed during development of the site, it is noted that ABS data implies that the size of houses, defined by the number of bedrooms, has increased over time. For the LGA, the proportion of four bedroom houses increased from 32.1% to 34.0% between the 2011 and 2016 Censuses. Similarly, for NSW this proportion increased from 27.9% to 31.3% over the decade 2006 to 2016. This implies that a significant proportion of new housing stock has comprised dwellings with four or more bedrooms. As an additional comparison, abridged corresponding 2016 Census data for the adjacent Warnervale-Wadalba SA2 are presented in Table 6. This SA2 features large areas of relatively recent housing development, and may be considered as indicative of current housing development activity.

Table 6: Warnervale-Wadalba SA2 selected dwelling characteristics (%)

Separate house	93.7
4 or more bedrooms	74.8

The development in the adjacent SA2 has resulted in a largely homogenous stock of new dwellings. These analyses suggest that once developed, dwellings on the site may be predominantly separate houses, potentially with a significant proportion of 4-bedroom dwellings. There may also be an implied increase in the population associated with a stock of larger dwellings. The average number of people per household in Warnervale-Wadalba is 3.1 (compared with 2.5 for the LGA). Based on the 547 lots analysed in Table 4, this would result in a population of 1,696, an increase in implied population of approximately 24% over the estimate presented in Table 4.

It is likely that the development associated with the proposed rezoning will result in the local dwelling stock becoming more consistent with that for the LGA over time. The existing large concentration of dwellings appropriate and/or designed for older residents is likely to reduce the necessity of providing any large proportion of such dwelling stock on the developed site.

6 Access to services and public infrastructure

6.1 Service audit

This section addresses access to essential services for future residents on the proposed site. These services include health, education, public transport services and emergency services. Access to public infrastructure includes hospitals, transport hubs, commercial areas (e.g. retailers), sports and recreational facilities and access to utilities (water, electricity, sewer etc.). Table 7 provides a summary of relevant services and infrastructure, and the proximity of these to the site. The sites/service providers identified are based on those in closest proximity. There are further options available to potential residents within the broader surrounding areas.

Table 7: Summary of services and public infrastructure access

Service/infrastructure type	Description	Proximity to site (by road)
Utilities		
Town water	-	To site ⁶
Reticulated sewer	-	To site
Electricity	-	To site
Gas	-	To site
Telecommunications including broadband	-	NBN FTTN connected to area ⁷
Public transport		
Rail	Wyee Station – Central Coast/Newcastle Intercity line	≈ 13km
Bus	Busways Routes 95 & 95X (Refer to Annexure 4)	Route 95 travels Chain Valley Bay Road and Kanangra Drive. Route 95X travels Kanangra Drive.
	Coast Liner Route 98 (Refer to Annexure 4)	Travels Chain Valley Bay Road.
Education facilities		
Preschool ⁸	Blue Haven Jelli Beanz Kindergarten; Blue Haven OOSH Service; Goodstart Early Learning Blue Haven; Goodstart Early Learning Lake Munmorah; Little Coast Kids Northlakes, San Remo; Muck-A-Bout, Charmhaven.	Various
Primary (NSW Public School) ⁹	Lake Munmorah Public School (500)	< 1km

⁶ Utilities infrastructure and services to be extended to site as part of subsequent development.

⁷ National Broadband Network, fibre to the node.

⁸ In addition to the identified facilities, there a number of other facilities in other suburbs in reasonable proximity, and some services provided at some of the identified primary schools.

⁹ The identified public schools are those which the Department nominates as the local school for a student nominally residing at 495 Bushells Ridge Road Bushells Ridge.



Service/infrastructure type	Description	Proximity to site (by road)
Education facilities (continued)		
Primary (Other)	Blue Haven Public School (539); Northlakes Public School (380); St Brendan's Catholic School Lake Munmorah (456).	Various
Secondary (NSW Public School)	Lake Munmorah High School (699)	< 1km
Secondary (Other)	Northlakes High School (877); St Brigid's Catholic College Lake Munmorah (202); Lakes Grammar Anglican School Warnervale [K-12] (930); MacKillop Catholic College Warnervale [K-12] (1,514)	Various
Hospitals & other health services/facilities		
Public Hospital	Wyong Hospital; Belmont Hospital	≈ 18km & ≈ 26km respectively
Private Hospitals	Berkeley Vale Private Hospital	≈ 34km
Community Health Centre	Lake Haven CHC	≈ 12km
General Practice (nearest)	Coastal Lakes Medical Practice, Lake Munmorah (8 GPs) Lake Munmorah Doctors Surgery (8 GPs) ¹⁰	≈ 5km ≈ 1km
Emergency Services		
NSW Ambulance Service	Doyalson Ambulance Station	≈ 11km
NSW Fire & Rescue	Doyalson Fire Station	≈ 11km
NSW Police	Toukley Police Station	≈ 12km
NSW Rural Fire Service	Lake Munmorah Rural Fire Brigade	≈ 2km
NSW State Emergency Service	Wyong SES Unit	≈ 22km

¹⁰ There are also a number of other medical facilities in the area, including dental and ancillary health providers.

Service/infrastructure type	Description	Proximity to site (by road)
Shopping/retail		
Supermarket (full service), other retail & services ¹¹	Lake Munmorah Shopping Centre	≈ 3km
Full service shopping centre, 'big box' hardware/retail etc.	Lake Haven	≈ 12km
Local shopping centre (newsagent, pharmacy, liquor store, hairdresser)	Anita Avenue, Lake Munmorah	≈ 2km

¹¹ Refer to Annexure 5.

6.2 Key observations – service location and accessibility

Key observations on service location and accessibility are as follows:

- The site is well-located in respect of access to the range of services that are likely to be required by residents.
- As identified in Table 3, there is expected to be growth of 15.3% to 2036 among school-aged LGA residents. ABS Census data (2016) estimates the number of children per household at 0.8 for all households. Based on 547 lots, this infers the number of children potentially resident in the rezoned area at 438. This will clearly increase demand for placements across preschool and compulsory education levels, however, demand driven by these additional households would gradually increase over the development period. This would facilitate a similarly gradual absorption of the additional demand into the system, and planning processes to support this. In terms of proximity to educational facilities, the site is located very near to two high schools and two primary schools, all located on Carters Road.
- The current Central Coast Local Health District (CCLHD) Clinical Service Plan operates for the period 2012 to 2022. Its current service demand assumption are based on population growth for the combined LGA of 355,400 (2021). This is less than one percent lower than the more recent estimates described in Figure 1. This would indicate that planning for medical services in the LGA is likely to accommodate the change associated with population on the rezoned site. The Plan also recognises that based on the assumptions current at the time of publication, '55% of all Central Coast growth (20,400 additional residents) [*will occur*] in the Wyong North-East SLA alone' (2013:35). This geographical area includes the site proposed for rezoning, indicating that service planning takes growth in the area into account.
- Most emergency services are located in relatively close proximity to the site.
- Generally, locational proximity and effective access to infrastructure and services in the surrounds of the site are typical for such an urban area.

7 Identification of community issues

This section addresses issues identified during development of the current rezoning application.

7.1 Publicly available material

A review of publicly available material which identifies potential development on the site was conducted. DLALC has publicly addressed plans for the site in its submission to DPE on development of the Central Coast Regional Plan 2036¹². In its submission, DLALC identified the lands at Lake Munmorah and Crangan Bay subject of this application as a site for future residential development (Points 4 and 8 of submission). As is noted in Section 4, there is also

¹² DLALC Submission to NSW DPE consultation process on development of the Central Coast Regional Plan (March 2016).

https://majorprojects.accelo.com/public/81d8be6b0fac2046b933ae1f168a32e3/REF%20139_%202016%2003%2031%20Darkinjung%20Local%20Aboriginal%20Land%20Council_%20Various%20issues.pdf



a significant amount of government-published material that describes likely development in the area more generally.

7.2 Outline of consultation undertaken

7.2.1 Description of consultation methods

The occupants and/or management in the case of the two retirement villages were delivered an invitation to comment on the proposed rezoning on 27 October 2017. The four schools on Carters Road were provided with a similar opportunity.

Occupants of properties opposite the site on the Pacific Highway at Lake Munmorah were provided with a letter inviting the occupants to comment. These were delivered to each premises on 27 October 2017. The properties are listed in Table 8. A copy of the notification provided to these households is included at Annexure B.

Table 8 List of residential occupants/communities consulted

Street name	Street Numbers/description of site
<i>Residential occupants/communities</i>	
Pacific Highway	Parktrees Village; 690, 692, 694 (private residences)
Mulloway Road	45 (private residence); Valhalla by Gateway Village
<i>Non-residential premises</i>	
Carters Road	Lake Munmorah Public School
Carters Road	Lake Munmorah High School
Carters Road	St Brendan's Catholic Primary School
Carters Road	St Brigid's Catholic College

7.2.2 Resident/community stakeholder responses

No substantive responses to the invitation for comment provided to these key stakeholders were received. It is reiterated that the most proximate residential landholders are situated some distance from the actual site, which may have influenced the lack of response.

7.2.3 Non-residential stakeholder responses.

One request for additional time to consider the application was received by Gateway Lifestyle corporate office, however no comment was subsequently received prior to completion of this report. Although this request was issued at corporate level, it should be considered as representing the interests of the residents of Valhalla Village.

7.2.4 Summary of direct consultation outcomes

As no feedback was received from the invited key stakeholders, it is concluded that no material impacts are foreseen by those stakeholders as a result of the rezoning. However,

there is some likelihood that a similar request in respect of subsequent development may result in some stakeholder input.

7.3 Discussion of matters arising from consultation process

As discussed in Section 7.2, there were no matters identified as a consequence of the invitation to consult. The prospect of a requirement for subsequent consultation is noted.

8 Assessment of social impacts

8.1 Social role of Darkinjung LALC

8.1.1 Obligations under the New South Wales Aboriginal Land Rights Act 1983

The DLALC website (2017) observes that ‘Since its creation in 1984, Darkinjung Local Aboriginal Land Council has constantly focused on improving the lives of its members. The Council achieves this objective by implementing policies and procedures through the operational functions of an Aboriginal Land Council, and in accordance with the *New South Wales Aboriginal Land Rights Act 1983 No 42 (NSW, ALRA, 1983)*¹³. DLALC has 800 members, and also represents a total 12,485 Aboriginal people resident in the LGA.

With respect to the present application, the Act (Section 52) provides for DLALC to, *inter alia*;

- *To implement the wishes of its members (as decided at a meeting of the Council) with respect to the acquisition, management, use, control and disposal of land and the acquisition, establishment and operation of enterprises (including enterprises that promote employment and employment training as a means of obtaining self-sufficiency for Aboriginal persons);*
- *To acquire, construct, upgrade or extend residential accommodation for Aboriginal persons in its area;*
- *To protect the interests of Aboriginal persons in its area in relation to the acquisition, management, use, control, and disposal of its land;*
- *To ensure that no part of the income or property of the Council is transferred directly or indirectly by way of dividend or bonus or otherwise by way of profit to members of the Council (nothing in this paragraph prevents the payment in good faith of remuneration to any officer or member of staff of the Council).*
-

Furthermore, the Act (Section 51) provides that:

- *The objects of each Local Aboriginal Land Council are to improve, protect and foster the best interests of all Aboriginal persons within the Council’s area and other persons who are members of the Council.*

8.1.2 DLALC strategic objectives

The DLALC *Community Land Business Plan 2016 – 2019* and its *2017 Annual Report* set out a hierarchy of goals, objectives and strategies for performing the various functions of the

¹³ Subsequently referred to as ‘the Act’.



Council under the Act, including those identified in Section 9.1.1. These broadly serve the interests of DLALC members and the broader Aboriginal community in the area.

8.1.3 Summary of benefits to DLALC members and the Aboriginal community.

The current application and the subsequent development of the subject lands it relates to will support a range of beneficial programs and outcomes for DLALC members and the regional Aboriginal community more broadly. These benefits include the potential for providing housing either on the site once developed, or elsewhere in the LGA, using the proceeds of development of the sites. Development and/or disposal of the site will also provide greater resources to meet DLALC's other obligations in respect of its members and other stakeholders.

8.2 Impacts on the broader community

One of the key themes that is apparent throughout DLALC's statements of goals, objectives and strategies, is the undertaking to operate collaboratively and cooperatively with state and local governments and private sector entities in achieving DLALC's goals. These undertakings are reciprocated in government planning documents, notably the Regional Plan (refer to Section 4.2 above). On this basis, the broader CCC LGA community also stands to benefit from the proposed rezoning. Rezoning and development of the lands would support DLALC's self-sufficiency aspiration, which may also reduce reliance on other public resources.

It is evident from population data and supporting policy material from government agencies that the LGA will experience population growth over forward planning periods, with the attendant increases in required housing stock. From this perspective in particular, the regional community will benefit through the additional housing opportunities created. Material presented in Section 7.2 indicates that government agencies have allowed for population increase across the LGA and in particular in the area including the site.

Growth in the number of residents and households also supports derived growth in the regional and local economies, as more residents access infrastructure and services in the area. This of itself will increase employment, as more jobs are required to meet the growth in economic activity. The anticipated extent of these effects are presented in the NWSSP.

The proposed rezoning also allows for retention of significant tracts of conservation lands, which includes preservation of one Endangered Ecological Community (EEC) located in that part of the site west of Chain Valley Bay Road. These provisions will benefit the regional community by protecting key biodiversity areas and values, and retaining to some extent the character of the surrounding area.

8.3 Impacts on the immediate community

The rezoning of the site has, of itself, little impact on the immediate community in the short term. Subsequent development is likely to entail a range of effects as housing is constructed and occupied by new residents. These impacts include increased demand for services (such



as those identified in Table 7). Other impacts such as increased traffic volumes would necessarily be subject of assessment in any subsequent development application process, particularly with respect to access and egress to the Pacific Highway, most notably from Chain Valley Bay Road. There are also positive impacts likely to be occasioned, such as the development and/or improvement of existing infrastructure and services. In practicality, there are no residential properties that could be described as being spatially immediate to the proposed site. This is likely to mitigate any effects likely to be experienced by residents of properties/communities in the area, but at some remove from the proposed site.

The landholder/occupant most proximate to the proposed site is St Brendan's School and the adjacent parish centre. The rear of the school would notionally be separated from the rear boundary of the site by a buffer zone of native vegetation. As this buffer is relatively narrow, it is likely that there will be some benefit accruing to the school/parish centre, resulting from the increased territorial enforcement offered by having occupied residential dwellings in close proximity to the rear of the school.

In terms of amenity for existing residents and other landholders, this is likely to be affected to some extent upon development. However, the proposed rezoning provides for the retention of significant areas of conservation lands (as noted in Section 8.2), which will ensure some continuity in terms of the character of the local area. These conclusions are consistent with the results of the invitation for key stakeholders to consult on the rezoning proposal. No responses were received as a result of that invitation, suggesting that material impacts are not anticipated.

Each of the effects discussed in this section would require detailed assessment during the approval process for subsequent development of the site.

8.4 Summary of social impacts

As the current application relates to a rezoning only at this stage, there are few material impacts likely to result. As has been noted at a number of points in the SIA, material effects may be expected in relation to later development of the site.

DLALC and the community it serves are likely to be the key beneficiary of the rezoning, as it would place DLALC in a position to capitalise on this part of its landholdings. This would ultimately contribute to supporting its members and stakeholders. These outcomes would also be beneficial to the broader regional community.

8.5 Economic impacts

8.5.1 Financial benefit to DLALC

As was identified in Section 8.1.1 of this report, DLALC may not distribute any part of its income or property as dividends, bonuses or profits to its members. Any financial benefit generated by DLALC as a result of rezoning of the site and any subsequent development must be directed under the *Act* towards providing community benefit which the *Act* defines as;



a benefit or service provided for the benefit of Aboriginal persons, and may include, but is not limited to, the following:

- *funeral funds,*
- *residential accommodation,*
- *education and training,*
- *scholarships and other assistance for education and training,*
- *cultural activities,*
- *child care,*
- *aged care services.*

The current application for rezoning does not of itself entail any immediate financial benefit to DLALC. Any such financial benefit would be consequent to development of and/or disposal of the site, and would require reassessment at the appropriate time. In such an eventuality, the provision of the identified benefits or services by DLALC would represent a further source of socioeconomic benefit to members and other Aboriginal residents represented by DLALC in the area. The provision of benefits and services would be a source of additional economic stimulus, as the goods and services required to fulfil DLALC's observations are procured. Some proportion of these goods and services would be sourced from within the LGA.

8.6 Broader economic impacts

As is the case with the social impacts on the broader community, the rezoning does not entail any immediate economic effects. However, subsequent development of the site permitted by the rezoning would have material effects. These effects include positive impacts on the construction industry, with the employment that would support during the development stage and construction of individual dwellings over the ensuing roll-out of lots. As an indicator of the scale of this effect, the Housing Industry of Australia¹⁴ (HIA, 2010) estimated that for an additional \$1 million spent on residential construction, nine (9) direct employment positions are generated amongst the required tradesmen etc. The manufacture and supply of materials supports another seven (7) positions across the supply chain. These stimuli are in addition to civil and infrastructure works which would precede the construction phase.

As has been noted, the longer-term increase in the number of residents in the area is likely to stimulate additional economic activity and employment, as businesses respond to meeting demand for the additional goods and services these households would create. As was noted in Section 4.2.2, based on the assessments contained in the NWSSP, the rezoned land may accommodate from 303 to 620 employees, whose economic activity would to some extent be concentrated in the local and regional economies. These effects would be distributed across private and public sector providers, the latter including, for example, public schools and hospitals. CCC would also be involved in service provision, however these

¹⁴ <http://economics.hia.com.au/media/The%20Economic%20Multiplier%20Effects%20of%20Housing%202010.pdf>



costs would be met by the increase in the number of rateable properties accommodated by the site.

9 Conclusions & recommendations

9.1 Conclusions

The Central Coast LGA is likely to experience continued population growth over the two decades presently assessed by NSW DPE. This will entail the need for additional housing, employment and provisioning of the increasing population. Government planning documents indicate that much of the growth in housing and population will occur in the north-eastern part of the LGA, of which the site forms part. Upon approval, the proposed rezoning may potentially provide approximately 1.3% of the implied additional required dwellings and accommodate 1.8% of the projected additional population to 2036. Based on the alternative assumption discussed in Section 5.6, the impact on housing supply result in up to 2.2% of the projected population increase being accommodated on the site, if the pattern of larger dwellings and number of occupants apparent in surrounding areas is replicated for the site.

The increase in population will necessitate greater capacity to provide essential services to the additional residents. Evidence gathered from public agency planning documents, particularly CCC/WSC and CCLHD clearly demonstrate that population growth in this area of the LGA is anticipated, and that planning includes provision for this growth. It is assessed that there is also capacity for other privately-provided commercial services to meet demand derived from the increasing population, as there appears to be capacity for expansion.

There are unlikely to be material social impacts imposed on the immediate community as a consequence of the rezoning. Material impacts may be anticipated in respect of subsequent development of the site, however this would necessarily be subject of separate assessment. Consultation processes did not produce any comment from those stakeholders assessed as being in relatively close proximity to the site, and thus potentially being affected. This is interpreted as indicating that material effects are not expected in the short term.

There are likely to be positive socioeconomic effects experienced by DLALC, its members, and the broader Aboriginal community it serves consequent to approval. The rezoning would initiate a process that may reasonably be anticipated to significantly increase DLALC's capacity to deliver its statutory obligations and provide additional functions of benefit to its stakeholders.

As a result of this assessment of socioeconomic effects associated with the rezoning application, it is concluded that, on balance, the proposal is likely to produce a positive socioeconomic outcome in the Central Coast LGA.



9.2 Recommendations

Should the rezoning of the site be approved, any subsequent application for development will require reassessment of the socioeconomic effects of the proposal. This will also involve further engagement with the community and stakeholders, as material effects are likely to become apparent at that point and/or thereafter.

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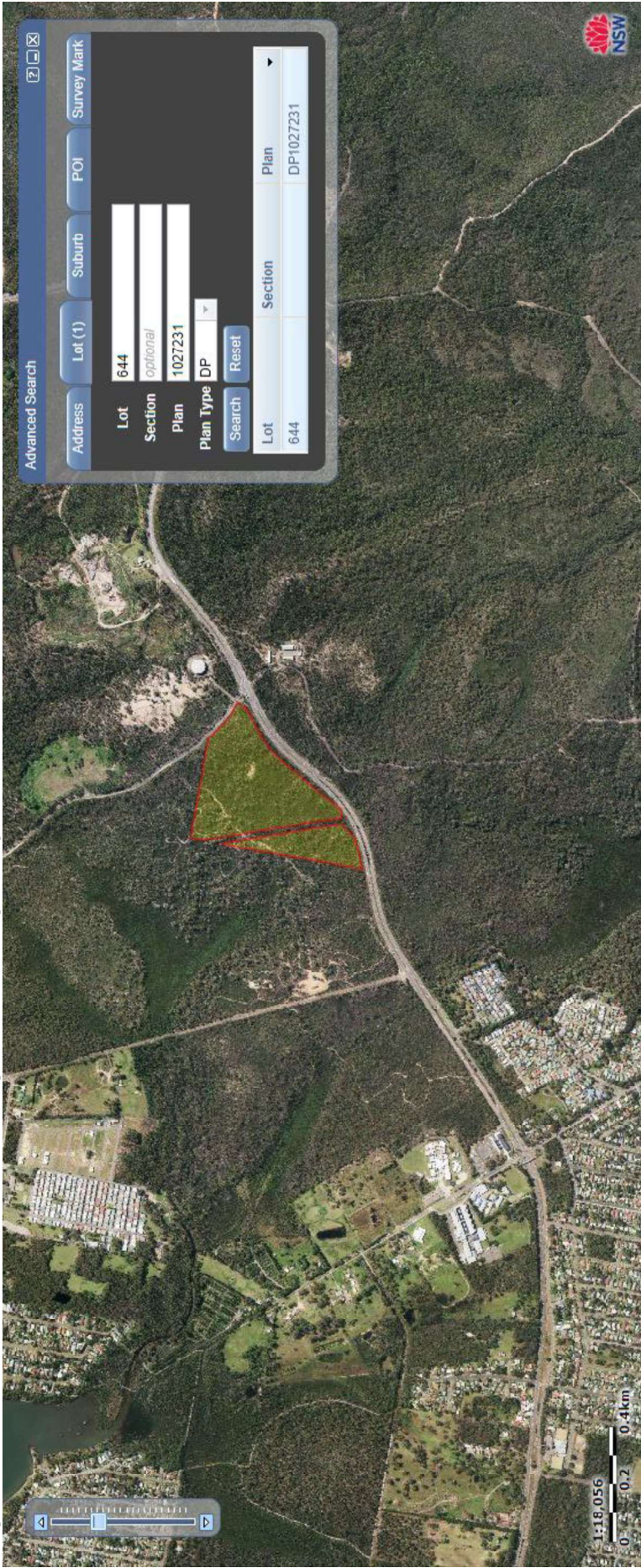
Annexure 1: Diagrams of subject lots

Diagram A1.1 Lot 642 DP1027231; 405 – 415 Pacific Highway, Lake Munmorah



Source: NSW Department of Lands; SIX Maps

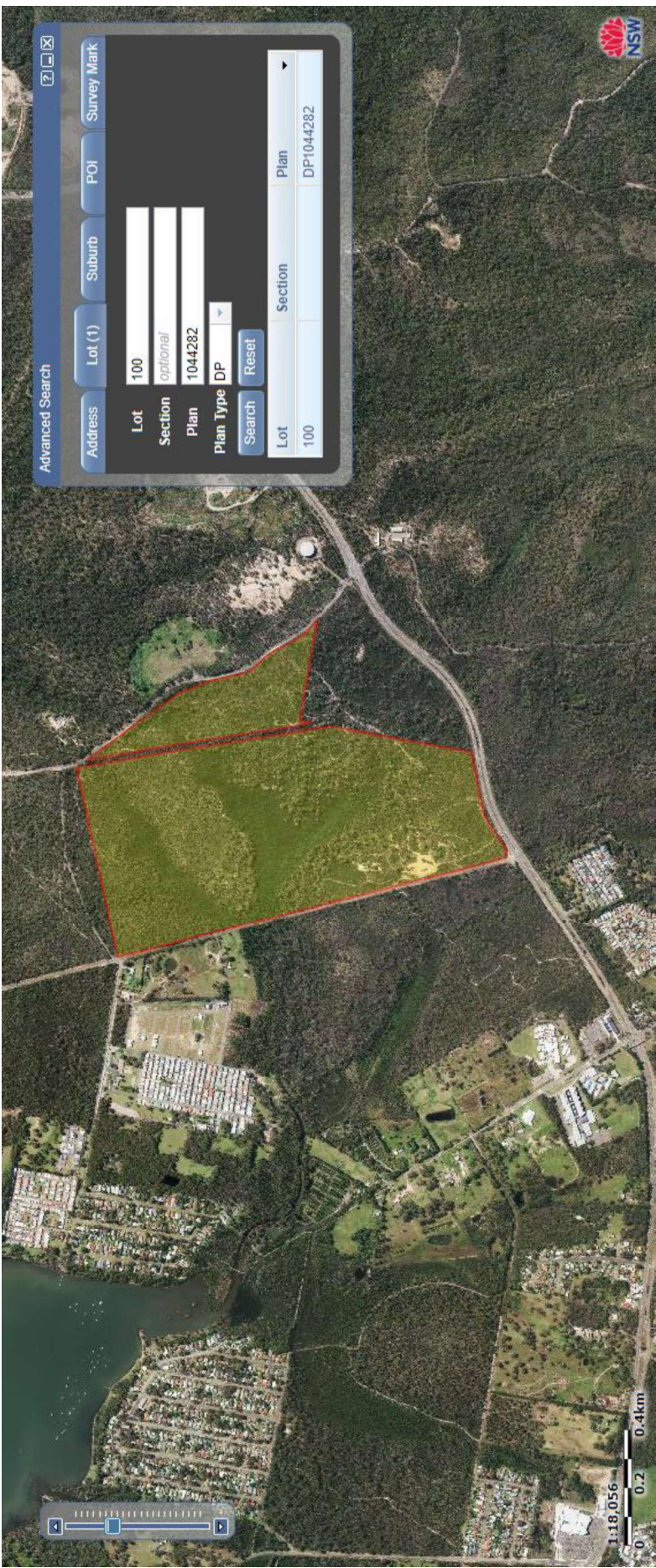
Diagram A1.2: Lot 644 DP1027231; 2 Kanangra Drive, Crangan Bay



Source: NSW Department of Lands; SIX Maps

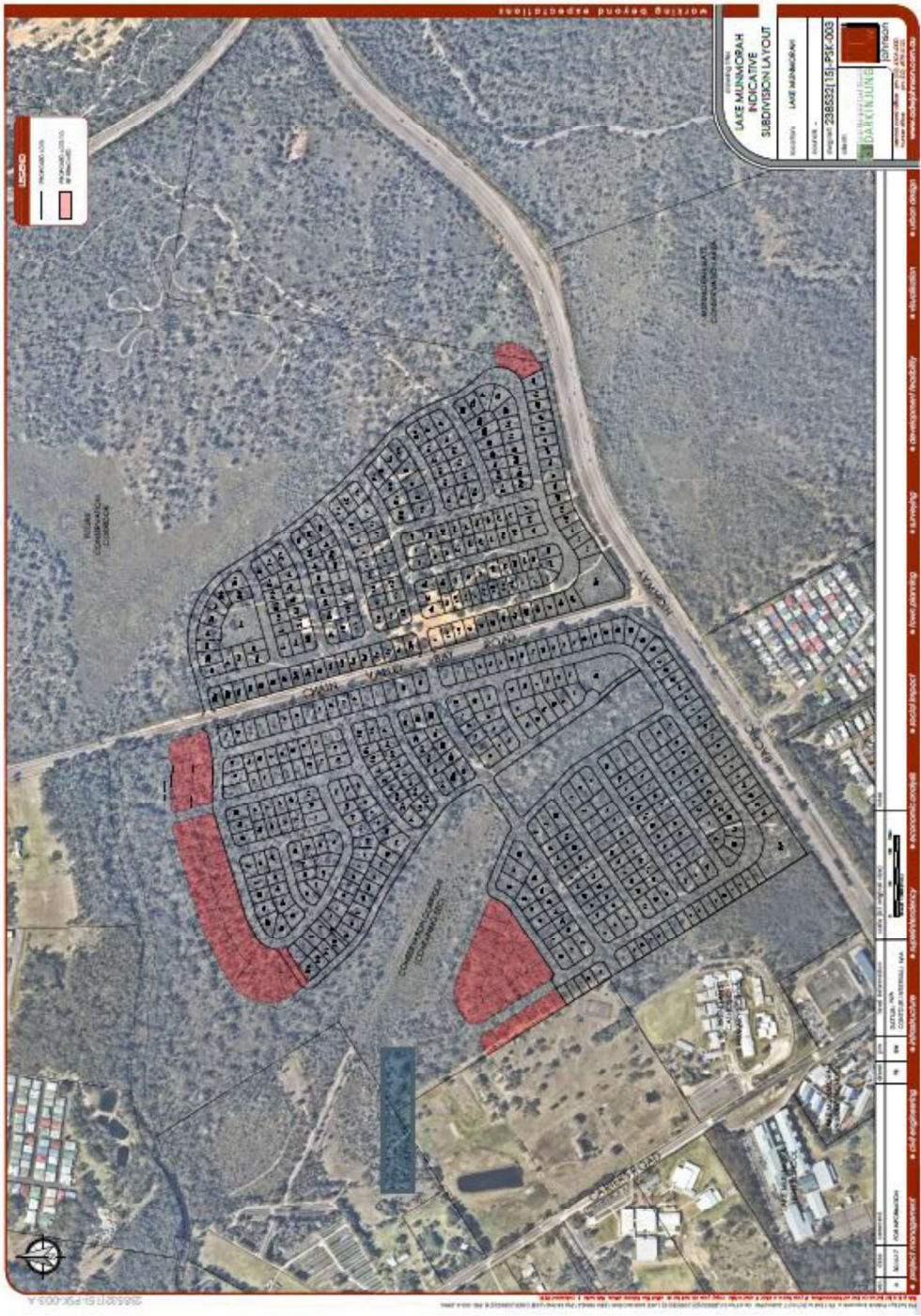


Diagram A1.3: Lot 100 DP1044282; 425 Pacific Highway, Crangan Bay



Source: NSW Department of Lands: SIX Maps

Diagram A1.4: Consolidated sites showing current proposed lot configuration¹⁵



¹⁵ The parts of the subdivision highlighted in red have been excised from an earlier version of the diagram.

Annexure 4: Local bus service routes

Diagram A4.1: Busways routes 95 & 95X

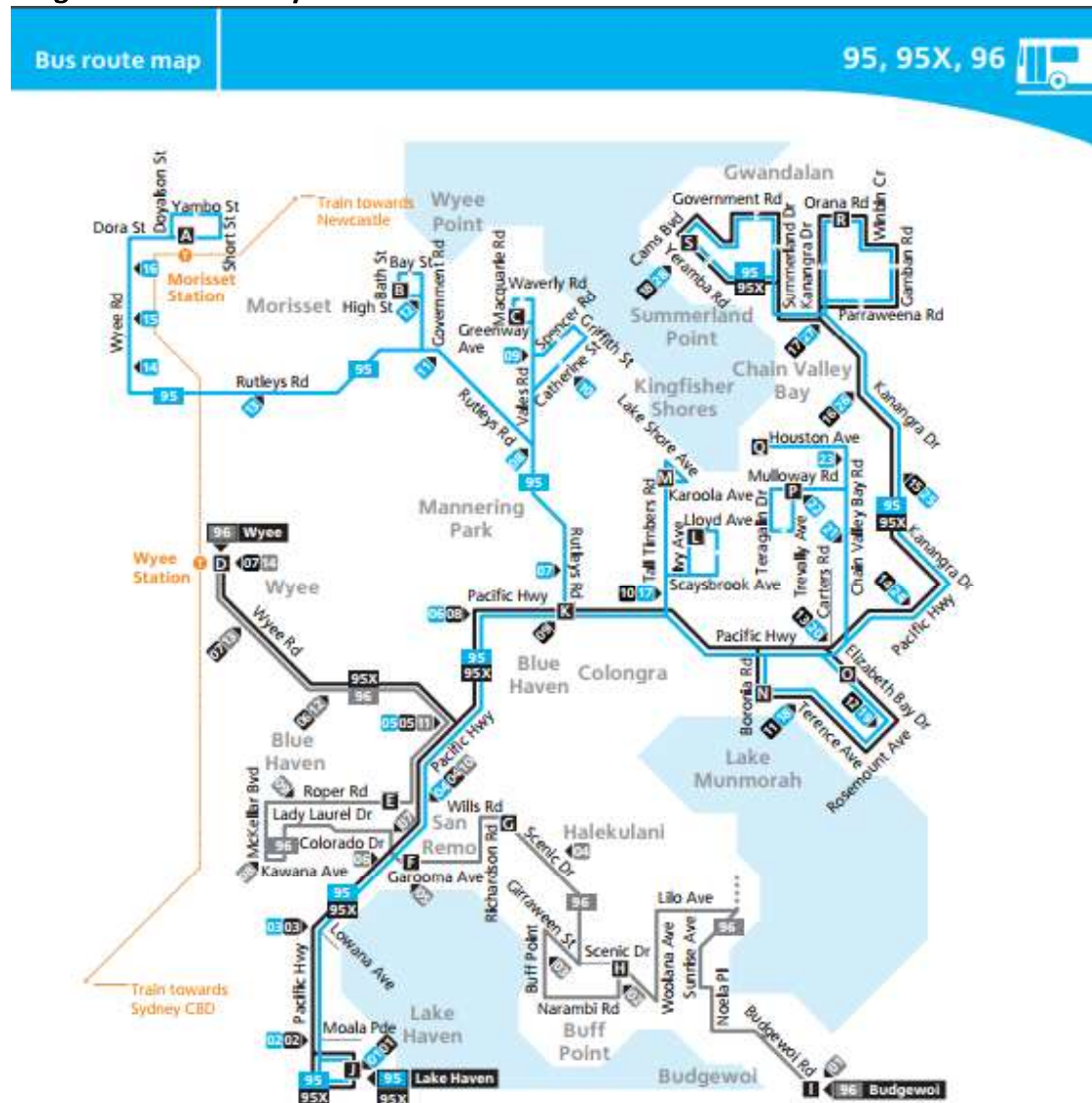
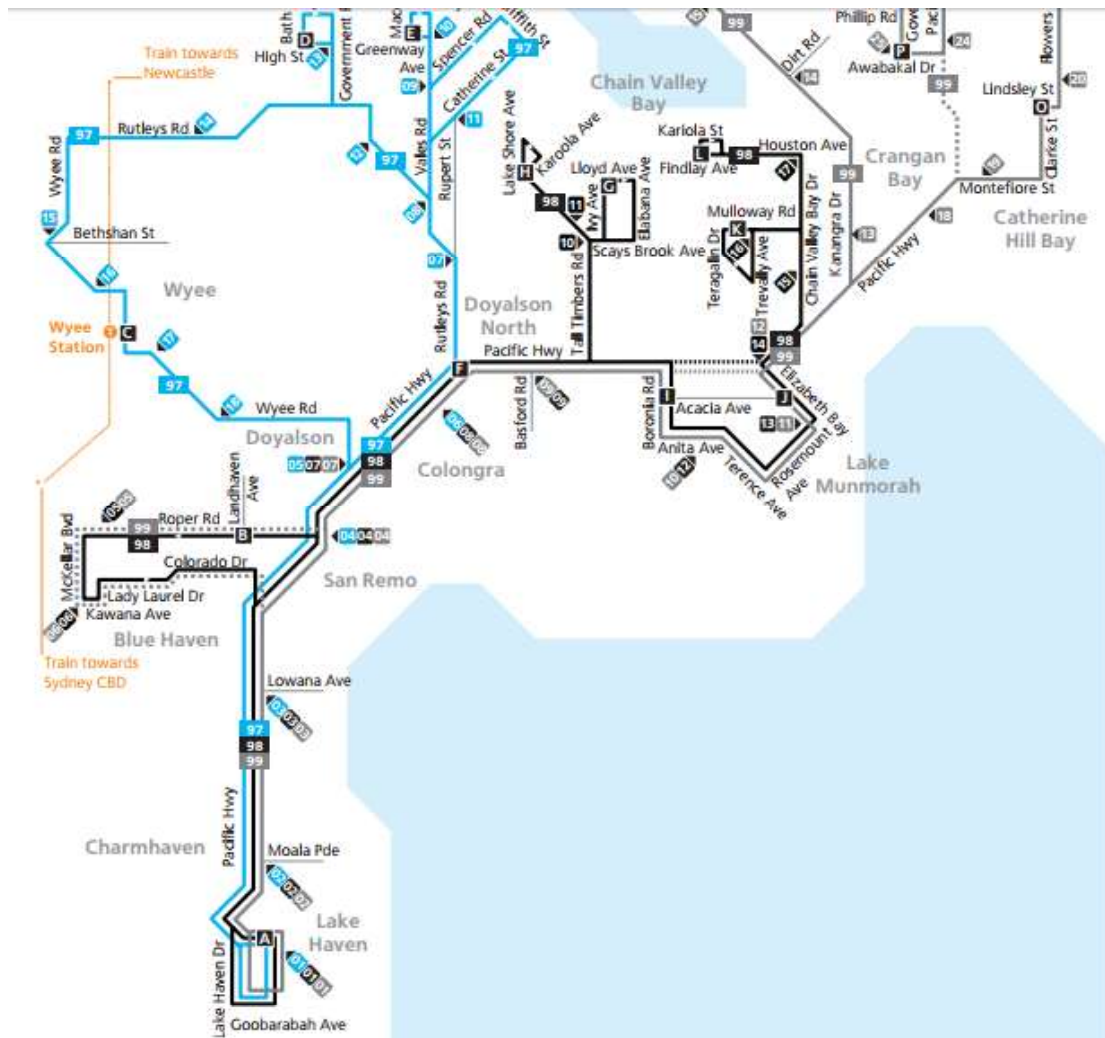


Diagram A4.2 Coast Liner Route 98¹⁶



¹⁶ The route is identified in black in the diagram.

Annexure 5: Lake Munmorah Shopping Centre services

CENTRE DIRECTORY

Legend

-  Male toilet
-  Female toilet
-  Disabled toilet

1	Nargis Indian & Kebabs	(02) 4358 3446
2	Subway	(02) 4358 1846
3	Newcastle Permanent	(02) 4358 2382
4	Anika's Mirror Hair Salon	(02) 4358 4779
5	Eyecare Plus	(02) 4390 7435
6	Super Dollar Warehouse	(02) 4358 2888
7	CTC Tobacconist	(02) 4358 3365
8	Acupuncture & Massage	(02) 4358 2882
9	Friendly Pharmacy	(02) 4358 3519
10	Lake Munmorah Newsagency	(02) 4358 2592
11	Lake Munmorah Bakehouse	(02) 4358 3332
12	Jamaica Blue	(02) 4358 8808
13	3 In One Asian	(02) 4358 8996
K01	Cafe 1 Dao	(02) 4358 2882
K02	Sushi Avenue	0433 918 006
M1	Woolworths	(02) 4356 4510
M01	Coastal Lakes Medical Practice	(02) 4358 2068



Annexure 7: Consultation notification letter¹⁷

AIGIS GROUP



AIGIS GROUP
MARK SARGENT ENTERPRISES
ABN 41317 992 919
13 DEBS PARADE
DUDLEY NSW 2290
P/F: 02 4944 9292
M: 0423 489 284
E: msemarksargent@dodo.com.au

27 October 2017

The Resident

**Re: Application for rezoning of lands at Pacific Highway, Lake Munmorah, Pacific Highway
Crangan Bay & Kanangra Drive, Crangan Bay**

The Darkinjung Local Aboriginal Land Council (LALC) is the owner of land situated on the Pacific Highway, Lake Munmorah/Crangan Bay, and on Kanangra Drive, Crangan Bay. Darkinjung currently holds gateway approval for these lands. Darkinjung is presently seeking rezoning approval in respect of these lands through Central Coast Council, for potential future development as R2 Low Density Residential subdivision. The subject lands are:

- Lot 642 DP 1027231, 405-415 Pacific Highway, Lake Munmorah.
- Lot 644, DP 1027231, 2 Kanangra Drive Crangan Bay.
- Lot 100, DP 1044282, 425 Pacific Highway, Crangan Bay.

The location and extent of each site can be viewed by accessing the NSW Department of Lands *Spatial Information Exchange* (SIX) website and entering lot and DP numbers as indicated:

< <https://maps.six.nsw.gov.au/> >

As part of the assessment process for this DA, the *Environmental Planning and Assessment Act 1979* requires consideration of the social and economic impacts of such proposals. Aigis Group has been commissioned to prepare a Social Impact Assessment (SIA) for this application. The SIA requires consultation with interested parties/stakeholders.

¹⁷ Note that letters to the principals of the four schools on Carters Road, and the management of Valhalla by Gateway and Parktrees villages were addressed individually.



Should you wish to provide comment on the application, you are invited to do so via email.
Additional contact details are provided below

Email address: msemarksargent@dodo.com.au

You are invited to respond to this invitation by 5pm, Tuesday 31 October.

Yours sincerely

Aigis Group

A handwritten signature in blue ink, appearing to read 'Mark Sargent'.

Dr Mark Sargent GAICD

Principal

Aigis Group/Mark Sargent Enterprises

13 Debs Parade Dudley NSW 2290

(P/F): 02 4944 9292

(M): 0423 489 284

(E): msemarksargent@dodo.com.au