

HADRON
GROUP

Social Impact Assessment

TRINITY POINT MIXED-USE DEVELOPMENT



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List of Abbreviations

| Abbreviation | Definition |
|--------------|--|
| ABS | Australian Bureau of Statistics |
| EIS | Environmental Impact Statement |
| EP&A ACT | Environmental Planning and Assessment Act 1979 |
| HIA | Health Impact Assessment |
| JPG | Johnson Property Group |
| LGA | Local Government Area |
| PP | Planning Proposal |
| SA2 | Statistical Area Level 2 |
| SEARs | Planning Secretary's Environmental Assessment Requirements |
| SEPP SRD | State Environmental Planning Policy State and Regional Development |
| SIA | Social Impact Assessment |
| SSD | State Significant Development |

Executive Summary

Project overview

This Social Impact Assessment (SIA) relates to a mixed-use development at Trinity Point in Morisset Park at a site currently zoned SP2 – tourism. Johnson Property Group (the Proponent) has previously obtained development approval for the proposed tourism, hospitality and residential uses. The new concept Development Application (DA) is larger in scale than the previously approved plans and is considered a State Significant Development under the State Environmental Planning Policy State and Regional Development (SEPP SRD) because it contains a tourism component exceeding \$10 million and is located on a site considered to be an environmentally sensitive area.

Scope of the new concept DA compared to previous approved development applications

| Component | Previous (approved) DAs | Concept DA | Change |
|---------------------------------|-------------------------|------------|--------|
| Hotel (rooms) | 65 | 218 | 153 |
| Hotel (serviced apartments) | 93 | 6 | -87 |
| Function room (seats) | 300 | 300 | 0 |
| Restaurant (seats) | 340 | 600 | 260 |
| Residential (no. of apartments) | 157 | 180 | 23 |

Source: ADW Johnson (2021), SSD Scoping Report & Request for Secretary's Environmental Assessment Requirements

The proposed facilities are to be spread across six buildings, with four buildings for the residential apartments and two buildings for the hotel, restaurant and function centre. The southernmost residential building (adjacent to Bluff Point) will be six storeys, with all other buildings eight storeys.

Trinity Point has been identified as a significant tourism asset in the Lake Macquarie Local Strategic Planning Statement with a key role in growing the visitor economy. The site's waterfront location also makes it ideal for resort-style living and increasing the choice of housing within the Morisset region, which is consistent with local and state strategic planning. The concept DA has been carefully designed to fulfill these two objectives, while also ensuring that the local community feels connected to the site. The development includes a range of public benefits focused on enhancing access to the foreshore, while protecting and promoting the area's unique ecosystem and Aboriginal history.

Purpose and scope of this Social Impact Assessment

The purpose of this SIA is to analyse the social impacts of the Concept DA, as part of the Environmental Impact Statement (EIS) for the development.

This assessment has been prepared in accordance with the Secretary's Environmental Assessment Requirements (SEARs), issued 24 September 2021 and the SIA Guidelines for State Significant Projects.

At a high-level, the SIA aims to:

1. Identify and evaluate potential social impacts and benefits
2. Develop actions to mitigate negative social impacts or enhance social benefits
3. Monitor and manage identified social impacts and benefits.

Study area definition: area of social influence

The site is in the suburb of Morisset Park, which forms part of Bonnell's Bay – Silverwater Statistical Area 2 (SA2). The SA2 was selected as the social locality because the Australian Bureau of Statistics has defined SA2s as representing communities which interact economically and socially. The development is likely to impact residents of Morisset Park (a suburb within the Bonnell's Bay – Silverwater SA2) the most; to account for this, the

demographic characteristics of the population of Morisset Park have also been considered to inform an understanding of the potential impacts of the development on that community.

Summary of key social impacts and benefits

The development has been assessed with regard to each impact factor defined within the SIA Guidelines. The assessment has been undertaken with consideration of the issues identified through the baseline analysis, and in terms of the significance of each impact, with an overall risk rating taking into account the likelihood, and consequence of the identified risk.

Overall, the level of impacts of the development have been assessed as ranging from low to moderate, with no major significant negative impacts identified, that cannot be mitigated.

Key challenges identified with the new concept DA relate to:

- **Temporary impacts to amenity and surroundings during the construction phase** of the development. Changes to amenity may relate to environmental factors such as noise, traffic and parking, vibration, views and air quality. These impacts will be managed in accordance with legislation and regulation, through a Construction Management Plan.
- **Changes to the community's connection to place associated with the significant increase in density** on the site. The site is at the end of a peninsula in a suburb which predominantly comprises detached dwellings. The residential component of the development would significantly increase the permanent population of Morisset Park, while the tourism and hospitality components would significantly increase the number of visitors to the site. The increase in noise and traffic, together with the visual impact of the buildings has the potential to negatively impact on some community members' sense of place.
- **Community perception on potential traffic and parking impacts, including safety.** The development will lead to a significant increase in traffic movements on the roads leading to the site, particularly Trinity Point Drive. There is sufficient parking onsite (at grade and in basement parking) to cater for normal day-to-day demand, which should minimise on-street parking. While traffic movements associated with the tourism and hospitality components are not expected to reinforce peak hour traffic, there will be an increase in traffic generally on roads around the site. An Operations Management Plan will need to consider traffic and parking provisions for major events.
- **Community perception on the capacity of social infrastructure to meet the needs of the future population** of Morisset Park. The community consultation identified that there were concerns around the lack of recreational and community facilities in the locality of the site, particularly for the young. The development includes amenities which the local community can use – a wellness centre, retail shops and the meeting rooms for hire at the conference centre. In addition, the public domain will provide opportunities for passive and active recreation and will connect to and enhance the adjacent Council foreshore reserve.

The most significant social benefits of the proposal relate to:

- **Improvements to surrounding local character and landscape of the area**, and associated connection to place, through enhanced access to the foreshore. The development will connect the site to adjacent public reserve through provision of a path along the foreshore. This includes connection to Bluff Point which is a site of importance to the local Aboriginal community. The Proponent is also proposing additional public benefits to be funded through 7.12 contributions. These include public amenities in the northern part of the site adjoining the marina, reinstatement of the sea baths to the south of the site, upgrades to Bluff Point to provide a public park with amenities including consideration of cultural heritage, and upgrades to the foreshore adjoining the sea baths.
- **Increased supply and choice of dwellings in proximity to amenities and employment.** The development will deliver 180 apartments comprising a mix of two, three and four-bedrooms. This will significantly increase the share of apartments and two-bedroom dwellings in the Bonnell's Bay – Silverwater SA2. The development will support Morisset's role as an emerging strategic centre by creating a significant number of onsite jobs

and attracting a workforce with a diverse range of skills to reside in the area. This will attract further investment to the area, which will support future housing supply, employment and incomes.

- **Increased employment opportunities for the local and broader community** during both the development's construction and operational phases. The construction phase is estimated to generate over 300 jobs directly and a further 700 jobs indirectly over its estimated 4-year construction. Furthermore, the operational phase of the development is estimated to support 398 jobs directly onsite.
- **Increased opportunities for attracting visitors to the Lake Macquarie region.** The development's tourism and hospitality offerings are aligned with local and state strategic plans to increase tourism in the Hunter region and specifically in Lake Macquarie.

A Health Impact Assessment (HIA) was undertaken as requested by the SEARs. Positive health impacts were associated with the provision of open space and quality public spaces, access to quality housing and employment opportunities. Negative health impacts were associated with increased traffic movements (during both the construction and operational phases) and how the scale of the development would impact on some community members' sense of place.

Recommended mitigation and enhancement measures

Impacts are recommended to be monitored and managed through collaboration with key stakeholders, to affectively address them if/or when they arise. Specifically, the measures proposed, and understood to be adopted, are set out in Table below.

Table 1: Summary of impact mitigation and enhancement measures

| Proposed measure | Timing |
|---|---|
| Prepare a Construction Management Plan, including mitigation measures to reduce the impacts associated with noise, vibration and visual amenity during the construction phase. | Prior to commencement of construction |
| Develop a comprehensive Operational Plan of Management to effectively address: <ul style="list-style-type: none"> • Management of events, programs and activities on the site to minimise amenity impacts on surrounding neighbours • Safety, health and wellbeing of users of the site and communities in the locality • Public and active transport access to the site • Traffic management during major events. | Prior to occupation of the tourism and hospitality facilities |
| Develop and implement user experience surveys and monitoring plans to identify the direct and indirect impacts of the development during its operation. | During operation |
| Undertake ongoing engagement with key stakeholders including the local community, Lake Macquarie Council, Destination NSW and Create NSW. | During construction and operation |
| Implement the recommendations of the Cultural Heritage Assessment report. Work in conjunction with the local Aboriginal community to identify opportunities to incorporate native plantings and to acknowledge their local culture through the landscaping plan and interactive signage. | Prior to construction |
| Enhance positive impact of the delivery of the development through consideration of: <ul style="list-style-type: none"> • Including the local community in programming and events at the function centre. • Supporting local community groups through subsidised room hire at the function centre and providing the opportunity for fundraising events on site. • Including a commitment to local employment in the procurement process. | During operation |

Treatment of SEARs requirements

For ease of reference, the SEARs requirements relevant to the SIA and how and where they have been addressed are provided in the table below.

Table 2: SEARs requirements

| SEARs reference | Sub-point requirement | How and where it's been addressed |
|--|--|---|
| General Requirements (p. 1) Where relevant, the assessment of key issues below, and any other significant issues identified in the risk assessment, must include: | <i>Adequate baseline data.</i> | A social baseline study has been prepared (Section 4), which provides baseline data on the demographic characteristics of the community impacted by the development. |
| | <i>Measures to avoid, minimise and if necessary, offset predicted impacts, including detailed contingency plans for managing any significant risks to the environment.</i> | A social impact rating table (Table 32: Impact and benefit rating table) includes actions to mitigate/enhance identified social impacts. |
| | <i>Consideration of the potential cumulative impacts due to other developments in the vicinity (completed, underway or proposed).</i> | A detailed assessment of identified social impacts has been provided in Table 31: Trinity Point development social outcomes , which considers cumulative impacts. |
| | <i>A health impact assessment of local and regional impacts associated with the development, including those health risks associated with relevant key issues.</i> | A Health Impact Assessment of potential health risks and benefits associated with the development (Section 5.6) has been conducted in accordance with Department of Health Guidelines. |
| 13. Social Impact (p. 8) <i>The EIS must:</i> <i>Prepare a social impact assessment, in accordance with the Social Impact Assessment Guidelines for State Significant Projects which:</i> | <i>Identifies and analyses the potential social impacts of the development, from the points of view of the affected community/ies and other relevant stakeholders, i.e. how they expect to experience the project.</i> | A detailed assessment of identified social impacts has been provided in Table 31: Trinity Point development social outcomes , which considers impacts on different groups. |
| | <i>Considers how potential environmental changes in the locality may affect people's: way of life; community; access to and use of infrastructure, services, and facilities; culture; health and wellbeing; surroundings; personal and property rights; decision-making systems; and fears and aspirations, as relevant and considering how different groups may be disproportionately affected.</i> | A detailed assessment of identified social impacts has been provided in Table 31: Trinity Point development social outcomes which evaluate how environmental changes from the proposal are likely to impact the community. |
| | <i>Assesses the significance of positive, negative, and cumulative social impacts considering likelihood, extent, duration, severity/scale, sensitivity/importance, and level of concern/interest.</i> | A social impact rating table (Table 32: Impact and benefit rating table) provides an overall impact rating based on the detailed assessment. |
| | <i>Includes mitigation measures for likely negative social impacts, and any proposed enhancement measures.</i> | A social impact rating table (Table 32: Impact and benefit rating table) provides mitigation/enhancement measures for each social impact. |
| | <i>Details how social impacts will be adaptively monitored and managed over time.</i> | Section 6 sets out the preliminary arrangements for monitoring and management of social impacts of the development during the post-approval process. |

| SEARs reference | Sub-point requirement | How and where it's been addressed |
|-----------------|--|--|
| | <i>Considers how the proposed residential buildings and private communal space provide a sense of community and interaction amongst residents.</i> | The range of private amenities that will be provided for the onsite apartment residents is discussed in section 1.1.2: Development Proposal . |

Source: Planning Secretary's Environmental Assessment Requirements (24 September 2021), Trinity Point Mixed-use Development.

Concluding comments

Overall, it is considered that with a range of mitigation measures to manage any risks as well as enhance the positive benefits, the project is anticipated to bring significant public benefits to the local and broader communities.

1 Introduction

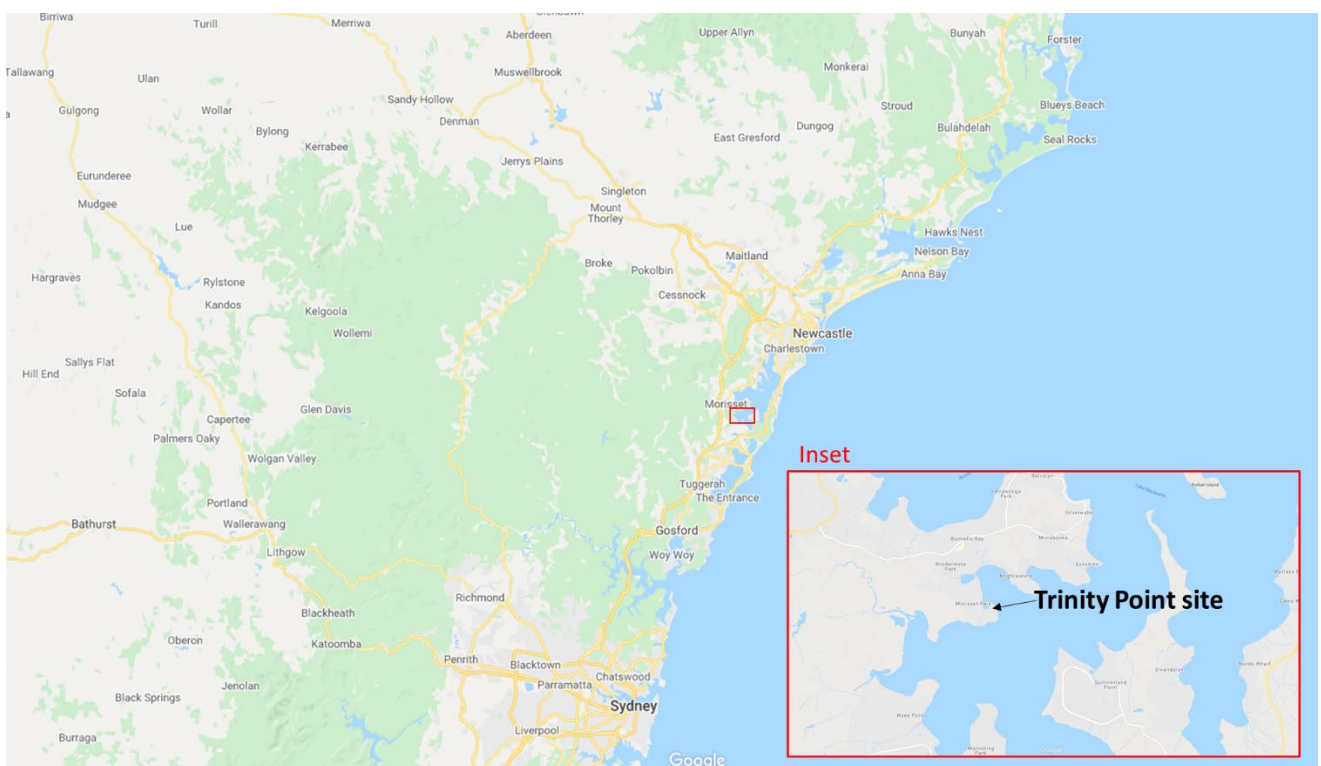
1.1 PROPOSED DEVELOPMENT

This report identifies and assesses the social impacts of a proposed new mixed-use tourism, commercial and residential development at Trinity Point, NSW. The site area is currently zoned SP2 – tourism.

The site of the proposed development is at Trinity Point, within the suburb of Morisset Park and the City of Lake Macquarie. Trinity Point is around 30 km south-west of Newcastle and 88 km north-east of Sydney. The site address is 49, 81 and 85 Trinity Point Drive, Morisset Park NSW 2264 and is comprised of Lots 101 and 102 DP 1256630 and Lot 32 DP 1117408.

Figure 1 illustrates the location of Trinity Point and nearby population centres.

Figure 1: Trinity Point site location



Source: ADW Johnson 2021, SSD Scoping Report & Request for Secretary's Environmental Assessment Requirements; Hadron Group Analysis.

The Trinity Point site is located at the end of a peninsula and the edge of the waters of Lake Macquarie. It is surrounded by mostly low-density housing (detached dwellings) with some medium-density housing (townhouses) developed by the proponent adjacent to the site. The site is largely undeveloped, apart from the existing marina facilities and a temporary restaurant.

1.1.1 Accessibility

The Trinity Point site is well-connected to the surrounding areas via the existing road network. The site is also served by public transport; Morisset station is located around 6 km from the site (an 8-minute drive) and is accessible by bus (a bus stop is located around a 10-minute walk from the site).

1.1.2 Concept Development Application (DA)

The concept Development Application (DA) includes a hotel with 244 rooms/serviced apartment units, 180 residential apartments, a 300-seat function centre and two 300-seat restaurants. These facilities are to be spread across six buildings, with four buildings for the residential apartments and two buildings for the hotel, restaurant and function centre. The southernmost residential building (adjacent to Bluff Point) will be six storeys, with all other buildings eight storeys.

Figure 2: Site Plans



Source: Koichi Takada Architects 2022, Site Plans

The development will provide a range of amenities for visitors, apartment residents and the community around the site, including walkways providing access to the lake foreshore and public reserve at Bluff Point, open space, access to meeting rooms at the function centre, a wellness centre and two restaurants. These amenities will help

to create a sense of place and increase community cohesion for the entire Morisset Park community. In addition, the development will provide a range of facilities for the onsite apartment residents, including a swimming pool, poolside amenities and open spaces. These amenities will help to build a sense of community and privacy for the permanent residents of Trinity Point.

The concept DA represents an expansion in scope to previously approved DAs as outlined in Table 2.¹

Table 3: Scope of the concept development proposal compared to previous applications

| Component | Previous (approved) DAs | Concept DA | Change |
|---------------------------------|-------------------------|------------|--------|
| Hotel (rooms) | 65 | 237 | 172 |
| Hotel (serviced apartments) | 93 | 7 | -86 |
| Function room (seats) | 300 | 300 | 0 |
| Restaurant (seats) | 340 | 600 | 260 |
| Residential (no. of apartments) | 157 | 180 | 23 |

Source: ADW Johnson (2021), *SSD Scoping Report & Request for Secretary's Environmental Assessment Requirements*

1.2 LEGISLATIVE CONTEXT

The proposed development at Trinity Point is considered a State Significant Development (SSD) under Clause 13(2)(b) of the *State Environmental Planning Policy (State and Regional Development) 2011 (SEPP SRD)* because it contains a tourism component that has a capital investment value in excess of \$10 million and is on a site located in an environmentally sensitive area. The *Environmental Planning and Assessment Act 1979 (EP&A Act)* outlines the assessment framework for SSDs. Section 4.39 of the Act requires that a DA for an SSD be accompanied by an EIS.

For the development at Trinity Point to proceed, two clauses in the Lake Macquarie Local Environmental Plan (2014) will need to be amended via submission of a Planning Proposal:

- **Clause 4.3 (Height of Buildings)** – This clause currently restricts building heights within the site to between 6 and 16 metres. This clause will need to be amended to accommodate the proponent's plans for buildings of up to 36 metres.
- **Clause 7.16 (Development on certain land at Trinity Point, Morisset Park)** – This clause imposes certain restrictions on the site, such as the number of residential dwellings and commercial floor areas. This clause will need to be amended to accommodate the proponent's development plans.

1.3 STRATEGIC PLANNING CONTEXT

The proposed Trinity Point development aligns with several strategic planning documents for the Hunter and Lake Macquarie region. The following section describes the key strategies and alignment of the proposed development.

1.3.1 Hunter Regional Plan 2036

The *Hunter Regional Plan 2036* is the NSW Government's strategy to guide land-use planning decisions in the wider Hunter region, which includes the Lake Macquarie Local Government Area.² The Plan sets out four overarching goals for the region:

¹ The previously submitted DAs for the tourism and hospitality component (DA/1731/2014) and residential component (DA496/2015/) were approved by the Hunter and Central Coast Joint Regional Planning Panel on 5 May 2016.

² Department of Planning, Industry and Environment 2016, *Hunter Regional Plan 2036*.

- Goal 1 – The Leading regional economy in Australia
- Goal 2 – A biodiversity-rich natural environment
- Goal 3 – Thriving communities
- Goal 4 – Greater housing choice and jobs

The proposed Trinity Point development is closely aligned with these goals and will directly support progress towards their achievement by increasing housing choice and supply (Direction 22), showcasing sustainable architecture (Direction 17), enhancing access to the lake and connections to existing open space (Direction 18), protecting Bluff Point (Direction 19), providing homes and jobs within 30 minutes of a strategic centre (Direction 1) and growing tourism in the region (Direction 9).

1.3.2 Greater Newcastle Metropolitan Plan 2036

The *Greater Newcastle Metropolitan Plan 2036* sets out the vision and strategies that will guide sustainable growth across the five LGAs that comprise Greater Newcastle.³ The plan aims to assist the region in achieving the vision outlined in the *Hunter Regional Plan 2036* and guide the five councils in their planning. The proposed Trinity Point development is closely aligned with the plan's outcome 'Deliver housing close to jobs and services', by providing high quality residential apartments close to the strategic centre of Morisset and within commuting distance of Newcastle's city centre.

Furthermore, the tourism and hospitality components of the Trinity Point development will directly support strategy 6 of the plan 'Promote tourism, major events and sporting teams on the national and international stage'. Lake Macquarie is specifically identified as one of the opportunities to improve recreational amenities for the region and the Trinity Point hotel and tourism facilities will directly support these ambitions.

1.3.3 Lake Macquarie Local Strategic Planning Statement

The *Lake Macquarie Local Strategic Planning Statement* sets out how the City will achieve its vision and will guide the City's growth over the coming years.⁴ The statement's planning goal is for Lake Macquarie to be 'one of the most productive, adaptable, sustainable and liveable places in Australia'. The proposed Trinity Point development will directly support the following identified planning priorities:

- **Planning Priority 2: A city to call home – where diverse housing options cater to everyone's needs.** This will be achieved through growth in the stock and choice of housing, particularly in proximity to jobs and amenities. The residential apartments delivered by the Trinity Point development will directly contribute towards achieving this priority by significantly increasing the supply of apartments/flats in the Morisset region.
- **Planning Priority 3: A city of prosperity – that attracts investment, creates jobs, and fosters innovation.** One of the key principles identified for this priority is to facilitate development which brings investment and economic and employment growth close to where people live. The tourism and hospitality components of the Trinity Point development closely align with this principle by creating a significant number of ongoing jobs onsite and also supporting regional economic activity through the additional resident and visitor populations.

The proposed development site is also situated within the South West Growth Area, which is identified for significant population and employment growth. The statement specifically identifies how the development of Trinity Point into a significant tourist asset will 'support the growing visitor economy including conference facilities, restaurants and a marina'.

³ Department of Planning, Industry and Environment 2018, *Greater Newcastle Metropolitan Plan (2036)*.

⁴ Lake Macquarie City Council 2020, *Local Strategic Planning Statement*.

1.3.4 Lake Macquarie Destination Management Plan

The *Lake Macquarie Destination Management Plan* provides a framework to better understand the visitor economy, including features, challenges and opportunities.⁵ The Plan sets the vision to ‘transform Lake Macquarie into a recognised visitor destination both nationally and internationally’. The Plan’s Key Strategic Priority 1 is to ‘Deliver unique visitor experiences to enable growth in tourism’ – the hotel and tourism facilities being delivered at Trinity Point will directly contribute towards this priority by providing the amenities to attract visitors to the region. Action 1.1 underpinning this Strategic Priority specifically mentions attracting more events and festivals to the Lake, and the amenities provided by the Trinity Point development such as the conference centre and restaurants will support this action.

1.3.5 NSW Public Spaces Charter

The development is consistent with the ten principles of the charter:⁶

1. **Open and welcoming** – The development will provide improved access to the foreshore and Bluff Point for the community. A boardwalk will traverse the site providing easy wayfaring for all ages and abilities. The site will include interactive play elements for the younger population to enjoy.
2. **Community focused** – The development provides additional open space for the community to access as well as opportunities for the community to socialise in the restaurants/cafes and the meeting rooms for hire at the conference centre.
3. **Culture and creativity** – The development will improve access to Bluff Point, an important Aboriginal site. Interactive signage will be provided at Bluff Point and throughout the site highlighting the area’s heritage.
4. **Local character and identity** – Interactive signage throughout the site will allow the public to connect to the heritage of the land and the landscaping will soften the impact of the development and provide additional canopy cover. The development has been sensitively designed to maintain view lines through to the lake.
5. **Designed for place** – The ground level plan for the development has been designed so that it provides access to the foreshore and Bluff Point for the local community and to the site’s amenities, while also providing privacy for residents and guests.
6. **Safe and secure** – The boardwalk traversing the site will be well-lit and easy to navigate. The site will have a sizeable permanent and temporary population and will be patrolled by security.
7. **Local business and economies** – The development will include two restaurants with takeaway facilities, as well as a conference centre which will host both community and business events. The site’s waterfront location makes it ideal for tourism events to showcase the region.
8. **Well-managed** – The public space will be maintained for the continued enjoyment of residents, visitors and the local community.
9. **Green and resilient** – The proposed development is a high-quality design of six hill shaped buildings that reflect the natural surroundings. The development is designed to be highly sustainable, carbon neutral and self-sufficient. The sloping design of the buildings will help reduce the impact on views through to the lake and the green roofs are designed both for heat island effect mitigation and to help reduce the visual impact of the buildings.
10. **Healthy and active** – The site has excellent access for cyclists, being on the Morisset Peninsula to Cooranbong cycle route. The site provides opportunities for both passive and active recreation and will include interactive play elements for the younger population to enjoy.

⁵ Lake Macquarie City Council 2018, *Destination Management Plan 2018-2022*.

⁶ Department of Planning, Industry and Environment 2021, *NSW Public Spaces Charter*.

2 Methodology

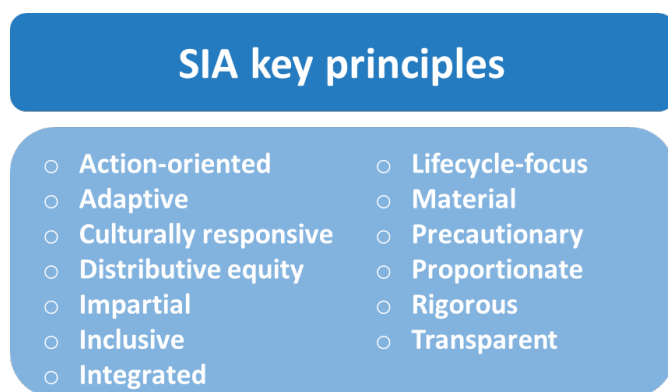
This section outlines the methodology applied in undertaking the Social Impact Assessment (SIA) for the proposed development. The SIA responds to all relevant requirements identified in the SEARs, including General Requirements and all requirements in section 13 – Social Impact. It has also been prepared in accordance with the *SIA Guidelines for State Significant Projects*.

2.1 SIA PRINCIPLES

Social impacts can be described as the consequences felt by people when a project brings about change. A SIA aims to identify and analyse these impacts from the perspectives of the affected communities and other affected stakeholders and develop responses to identified impacts to reduce or mitigate their impacts (negative social impacts) or enhance them (positive social impacts).

The SIA is an evidence-based process of gathering and analysing information and is guided by the following principles:

Figure 3: SIA key principles



Source: Department of Planning, Industry and Environment (2021), *SIA Guidelines for State Significant Projects*

2.2 SIA PROCESS

The SIA is conducted over three phases as outlined in the SIA Guidelines for State Significant Projects:

- **Phase 1 – Scoping:** during this initial phase of the assessment, demographic data is collected to gain an understanding of the community and how it might be impacted by the development. A preliminary investigation is also undertaken during this phase to identify and evaluate potential social impacts of the development.
- **Phase 2 – SIA report:** A more detailed analysis is undertaken during this phase to identify and assess likely social impacts of the development, including cumulative impacts of other projects. Actions to mitigate negative social impacts and enhance positive social impacts are identified during this phase. A Health Impact Assessment (HIA) has also been conducted during this phase in accordance with the requirements of the project's SEARs.
- **Phase 3 – Monitoring and Management Framework:** a framework for monitoring and managing social impacts during the post-approval process is developed during this final phase of the SIA. This purpose of this framework is to ensure that mitigation/enhancement measures in place continue to be effective so that the community continue to experience a net benefit as the development moves from approval to construction and operations.

Further details on each of these phases and the steps within each are provided in the following sections.

Phase 1: Scoping

The key steps in the scoping phase include:

- **Step 1a: Establishing the project's social locality** – This involves determining the geographic area impacted by the project and forms the basis of the social baseline study.
- **Step 1b: Gain an understanding of the characteristics of the community within the social locality (social baseline)** – Before undertaking the process of identifying and analysing the potential social impacts of a project, we need to understand the characteristics of the impacted community first. This involves gathering information and data on the characteristics of the community within the social baseline – without the project.
- **Step 1c: Conduct an initial evaluation of the likely impacts of the project on different groups within the social locality.** The following are assessed for each impact:
 - Level of assessment – minor, standard, detailed, not relevant
 - Category – impacts are categorised according to one or more of the categories in the table below.
- **Step 1d: Consider potential project/design refinements in response to the identified social impacts** – This involves developing a response to mitigate negative social impacts and enhance positive social impacts.
- **Step 1e: Conduct other research and investigations, such as community consultation.**

Table 3 outlines the social impact categories that are considered in the SIA.

Table 4: Social impact categories

| Category | Definition |
|-------------------------|---|
| Way of life | How people live, how they get around, how they work, how they play, and how they interact daily |
| Community | Composition, character, cohesion, function, and sense of place |
| Access | How people access and use infrastructure, services and facilities, whether provided by local, state, or federal governments, or by for-profit or not-for-profit organisations or groups |
| Culture | Both Aboriginal and non-Aboriginal culture, including shared beliefs, customs, values, stories, and connections to country, land, waterways, places, and buildings |
| Health and wellbeing | Physical and mental health, especially for those who are highly vulnerable to social exclusion or substantial change, plus wellbeing of individuals and communities |
| Surroundings | Access to, and use of, services that ecosystems provide, public safety and security, access to and use of the natural and built environment, and its aesthetic value and amenity |
| Livelihoods | People's capacity to sustain themselves, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits |
| Decision-making systems | Whether people experience procedural fairness; can make informed decisions; have power to influence decisions; and can access complaint, remedy and grievance mechanisms |

Source: DPIE 2021, SIA Guidelines for State Significant Projects.

Phase 2: SIA report

Phase 2 of the SIA process (this report) aims to build on the work conducted in the scoping phase, including reviewing and analysing identified impacts in more detail. The key steps involved include:

- **Step 2a: Identify and analyse potential social impacts (including cumulative impacts) from the perspectives of the affected communities and other affected stakeholders** – This includes detailed assessments of how environmental changes within the social locality will impact people according to the categories listed in Table 3: Social impact categories above.
- **Step 2b: Assess specific social impacts according to relevant categories, including likelihood, magnitude and an overall rating of the social impact** – Each impact is analysed in the absence of any mitigation or

enhancement actions. This involves assigning a likelihood and magnitude to each impact according to the following tables.

Table 5: Likelihood categories

| Likelihood | Definition |
|----------------|--|
| Almost certain | Definite or almost definitely expected (e.g. has happened on similar projects) |
| Likely | High probability |
| Possible | Medium probability |
| Unlikely | Low probability |
| Very unlikely | Improbable or remote probability |

Source: DPIE 2021, SIA Guidelines for State Significant Projects.

Table 6: Magnitude levels

| Magnitude | Definition |
|------------------|--|
| Transformational | Substantial change experienced in community wellbeing, livelihood, infrastructure, services, health, and/or heritage values; permanent displacement or addition of at least 20% of a community |
| Major | Substantial deterioration/improvement to something that people value highly, either lasting for an indefinite time or affecting many people in a wide area |
| Moderate | Noticeable deterioration/improvement to something that people value highly, either lasting for an extended time or affecting a group of people |
| Minor | Mild deterioration/improvement, for a reasonably short time, for a small number of people who are generally adaptable and not vulnerable |
| Minimal | Little noticeable change experienced by people in the locality |

Source: DPIE 2021, SIA Guidelines for State Significant Projects.

An overall rating is then determined based on the likelihood and magnitude levels, using the following matrix.

Figure 4: Social impact rating matrix

| | | Magnitude level | | | | |
|------------------|-----------------------|-----------------|--------|----------|-----------|------------------|
| | | 1 | 2 | 3 | 4 | 5 |
| Likelihood level | | Minimal | Minor | Moderate | Major | Transformational |
| A | Almost certain | Low | Medium | High | Very High | Very High |
| B | Likely | Low | Medium | High | High | Very High |
| C | Possible | Low | Medium | Medium | High | High |
| D | Unlikely | Low | Low | Medium | Medium | High |
| E | Very unlikely | Low | Low | Low | Medium | Medium |

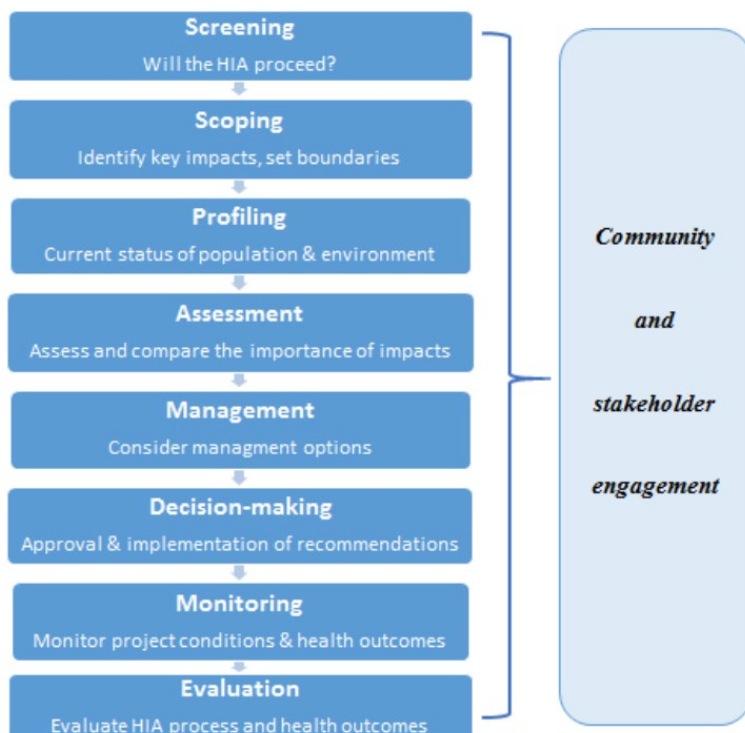
Source: DPIE 2021, SIA Guidelines for State Significant Projects.

Responses to each impact have then been developed to mitigate (negative social impacts) or enhance (positive social impacts) their effects. The assessment is then repeated assuming the responses have been implemented, to determine their residual impact rating.

- **Step 2c: Conduct a Health Impact Assessment** – One of the requirements listed in the General Requirements section of the issued SEARs is that a Health Impact Assessment (HIA) “of local and regional impacts associated with the development, including those health risks associated with relevant key issues” is

conducted. An HIA provides a systematic approach to addressing any potential health costs and benefits that may occur from a project. This health impact assessment has been carried out in accordance with Department of Health guidelines.⁷ A health impact assessment consists of the steps as outlined in Figure 5.

Figure 5: Health Impact Assessment steps



Source: Department of Health 2017, *Health Impact Assessment Guidelines*.

Phase 3: Monitoring and Management Framework

This third phase of the SIA process occurs post-approval and ensures that the social impacts of the development will continue to be monitored and managed.

⁷ Department of Health 2017, *Health Impact Assessment Guidelines*

3 Stakeholder engagement

A comprehensive stakeholder engagement has been undertaken by SEC Newgate to gather feedback and concerns from the community and relevant stakeholders regarding the proposed development. The issues raised by stakeholders have been collated and summarised into themes outlined in the table below.

Table 7: Summary of issues raised during the stakeholder engagement

| Theme | Issues raised |
|---|--|
| Strategic and planning | <ul style="list-style-type: none"> Concerns regarding a change in site zoning to reflect increased residential use Building heights being too high |
| Engagement process | <ul style="list-style-type: none"> Recommended consultation online and in person Recommended reaching out to local groups |
| Justification and evaluation of project | <ul style="list-style-type: none"> Concern around the economic viability of the proposal |
| Economic, environmental and social | <ul style="list-style-type: none"> Traffic impact on local road network (including safety) Request for pedestrian paths and traffic signals at Bonnells Bay Public School On-street parking impact Stress on local infrastructure from population increase Noise from increased use on site Flora and fauna impacts Runoff pollution of Lake Macquarie Site flooding Shadowing from the site Aboriginal impact Construction impact Affordability Request for jobs to be given to locals Bushfire safety and access during an emergency |
| Design and alternatives | <ul style="list-style-type: none"> Overdevelopment in local context Foreshore setbacks Request for local road and footpath upgrades Request for public access to the foreshore and seating Request for community park facilities Request for public access to onsite facilities Request for disability access for footpaths and parking Request for a public jetty Request for restoration of the sea baths Onsite landscaping Request for temporary boat storage facilities on site Local Middens and their protection Designing with country |
| Statutory | <ul style="list-style-type: none"> Adequacy of planning application and process |
| Issues beyond scope or not relevant | <ul style="list-style-type: none"> Impacts from the use of the helipad Proponent credibility due to the change in proposals Current restaurant is too expensive The residential apartments will be too expensive for local residents to purchase |

Source: SEC Newgate (2022), Consultation Outcomes Report.

4 Social baseline

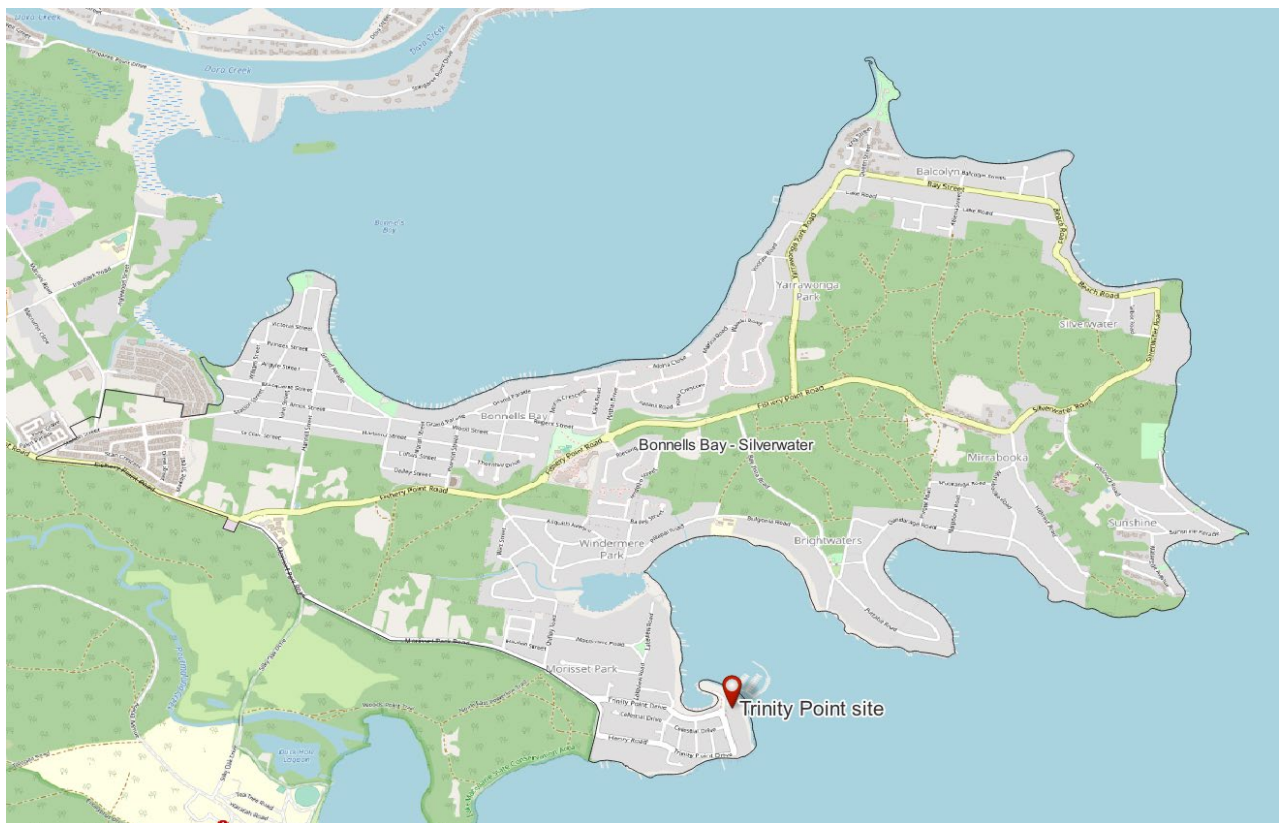
This section of the report aims to establish the social context without the project.

4.1 TRINITY POINT SOCIAL LOCALITY – BONNELLS BAY – SILVERWATER SA2

The site is in the suburb of Morisset Park, which forms part of Bonnells Bay – Silverwater Statistical Area 2 (SA2).⁸ The SA2 was selected as the social locality because the ABS has defined SA2s as representing communities which interact economically and socially, therefore it was determined to be a reasonable choice for the social locality. The development is likely to impact residents of Morisset Park (a suburb within the Bonnells Bay – Silverwater SA2) the most; to account for this, the demographic characteristics of the population of Morisset Park have been considered in addition to the wider Bonnells Bay – Silverwater SA2 population. These demographic profiles aim to provide a better understanding of the community and how it may be impacted by the development.

Figure 6 identifies the Trinity Point site and the Bonnells Bay – Silverwater SA2 (denoted by the light black outline).

Figure 6: Trinity Point site



Source: ADW Johnson 2021, SSD Scoping Report & Request for Secretary's Environmental Assessment Requirements; Hadron Group Analysis.

⁸ Statistical Areas Level 2 (SA2s) are medium-sized general purpose areas built up from whole Statistical Areas Level 1. Their purpose is to represent a community that interacts together socially and economically. Source: ABS 2016, 1270.0.55.001 - Australian Statistical Geography Standard (ASGS): Volume 1 - Main Structure and Greater Capital City Statistical Areas, July 2016.

The main sources of data and key metrics obtained for this analysis include:

- ABS (2016), *Census of Population and Housing* (TableBuilder and QuickStats): SA2, LGA and suburb-level data on population, household, labour force and educational characteristics
- ABS (2011), *Census of Population and Housing* (TableBuilder and QuickStats): SA2, LGA and suburb-level data on population, household, labour force and educational characteristics
- ABS (2021), *Data by Region*: SA2 and LGA data on population, educational attainment, income and housing market characteristics (housing prices and rents)
- Remplan (2021), *Population projections – Lake Macquarie City Council*: population, household and dwellings projections for the Lake Macquarie LGA (2021 to 2041)

4.1.1 Population

The total population of Bonnells Bay – Silverwater SA2 was 8,726 people in 2016. The population increased by 790 persons between 2011 and 2016, a change of 10 per cent. By age cohort, the over 65 age group accounted for the bulk of growth over this period, increasing by 22 per cent. Aboriginal and Torres Strait Islander people comprised 4.3 per cent of the population of Bonnells Bay - Silverwater in 2016.

Table 8: Population – Bonnells Bay – Silverwater SA2

| Age Group | 2011 | 2016 | Change (2011-2016) | % Change (2011-2016) |
|--------------|--------------|--------------|--------------------|----------------------|
| 0-14 years | 1,533 | 1,633 | 100 | 7% |
| 15-64 years | 4,825 | 5,162 | 337 | 7% |
| 65+ years | 1,578 | 1,931 | 353 | 22% |
| Total | 7,936 | 8,726 | 790 | 10% |

Source: ABS 2016, *Census 2016 QuickStats*; ABS 2011, *Census 2011 QuickStats*.

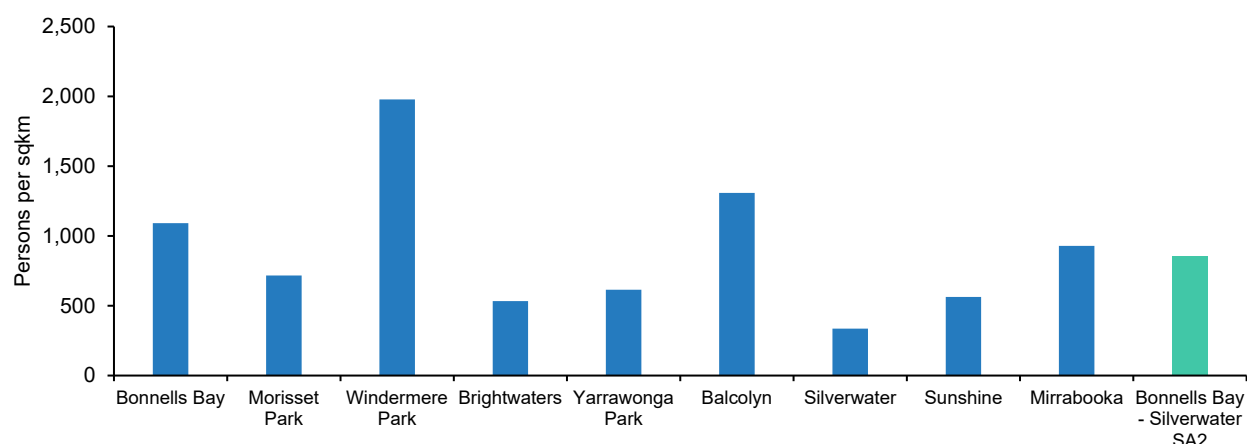
Table 9: Composition of Bonnells Bay – Silverwater SA2 population by age cohort

| Age Group | 2011 | 2016 | Change (ppts 2011-2016) |
|-------------|-------|-------|-------------------------|
| 0-14 years | 19.3% | 18.7% | -0.6 |
| 15-64 years | 60.8% | 59.2% | -1.6 |
| 65+ years | 19.9% | 22.1% | 2.2 |

Source: ABS 2016, *Census 2016 QuickStats*; ABS 2011, *Census 2011 QuickStats*.

The Bonnells Bay – Silverwater SA2 covers an area of just under 10.2 sqkm. The SA2 comprises nine suburbs including Morisset Park. The population density of these suburbs varies. Bonnells Bay, the largest suburb by area, had a density of over 1,000 persons per sqkm as of 2016, as did Balcolyn and Windermere Park (the smallest suburb by area). Morisset Park's population density, at just over 700 persons per sqkm, was 16 per cent below the average for the Bonnells Bay – Silverwater SA2 as of 2016.

Figure 7: Population density of Bonnells Bay – Silverwater SA2 and constituent suburbs – 2016



Source: ABS Census 2016 QuickStats; Remplan.

This density variation largely reflects differences in the share of reserves in each suburb as opposed to differences in the composition of dwellings, with only 74 dwellings not classified as a 'separate house' recorded for the whole Bonnells Bay – Silverwater SA2 as at Census 2016. The share of dwellings not classified as 'separate house' in Morisset Park and Bonnells Bay – Silverwater SA2 was lower than in the Morisset – Cooranbong SA2 and Lake Macquarie LGA. Attached dwellings made up only 5 per cent of stock in Morisset Park and 2 per cent in Bonnells Bay – Silverwater SA2, compared to 14 per cent in both Morisset – Cooranbong SA2 and Lake Macquarie LGA.

Table 10: Dwelling composition by region, 2016

| | Morisset Park | Bonnells Bay - Silverwater SA2 | Morisset - Cooranbong SA2 | Lake Macquarie LGA |
|--------------------------------------|---------------|--------------------------------|---------------------------|--------------------|
| Numbers | | | | |
| Separate house | 228 | 3,139 | 4,471 | 62,390 |
| Semi-detached, row or terrace house, | 12 | 42 | 669 | 7,106 |
| Flat or apartment | - | 32 | 92 | 2,785 |
| Other dwelling | - | - | 149 | 632 |
| Composition | | | | |
| Separate house | 95% | 98% | 83% | 86% |
| Semi-detached, row or terrace house, | 5% | 1% | 12% | 10% |
| Flat or apartment | 0% | 1% | 2% | 4% |
| Other dwelling | 0% | 0% | 3% | 1% |

Source: ABS Census 2016

Morisset Park

The population of Morisset Park grew at a slightly faster rate than Bonnells Bay – Silverwater SA2 between 2011 and 2016, increasing by 131 persons or 21 per cent. Strong growth was witnessed in both the older (65+ years) and younger (0-14 years) population cohorts. There were 22 Aboriginal and Torres Strait islander people resident in Morisset Park in 2016, making up 3.0 per cent of the suburb's population.

Table 11: Population - Morisset Park

| Age Group | 2011 | 2016 | Change (2011-2016) | % Change (2011-2016) |
|--------------|------------|------------|--------------------|----------------------|
| 0-14 years | 124 | 161 | 37 | 30% |
| 15-64 years | 396 | 427 | 31 | 8% |
| 65+ years | 97 | 160 | 63 | 65% |
| Total | 617 | 748 | 131 | 21% |

Source: ABS 2016, Census 2016 QuickStats; ABS 2011, Census 2011 QuickStats.

Table 12: Composition of Morisset Park population by age cohort

| Age Group | 2011 | 2016 | Change (ppts 2011-2016) |
|-------------|-------|-------|-------------------------|
| 0-14 years | 20.1% | 21.5% | 1.4 |
| 15-64 years | 64.2% | 57.1% | -7.1 |
| 65+ years | 15.7% | 21.4% | 5.7 |

Source: ABS 2016, Census 2016 QuickStats; ABS 2011, Census 2011 QuickStats.

4.1.2 Household characteristics

There were 3,894 households in the Bonnells Bay – Silverwater SA2 in 2016. Of these, 63 per cent were family households and 17 per cent were lone households. The average family size was 2.9 persons. The household type that saw the greatest growth between 2011 and 2016 was couple families with children, increasing from 829 households to 928 households – an increase of 12 per cent.

Table 13: Bonnells Bay – Silverwater SA2 – Number of households

| Household type | 2011 | 2016 | Change (2011-2016) | % change (2011-2016) |
|---------------------------------------|--------------|--------------|--------------------|----------------------|
| Family households | 2,256 | 2,434 | 178 | 8% |
| <i>Couple Family with Children</i> | 829 | 928 | 99 | 12% |
| <i>Couple Family without Children</i> | 1,008 | 1,066 | 58 | 6% |
| <i>One parent family</i> | 419 | 440 | 21 | 5% |
| <i>Other family</i> | 20 | 20 | 0 | 0% |
| Lone person household | 658 | 663 | 5 | 1% |
| Group household | 85 | 91 | 6 | 7% |
| Visitors only household | 26 | 27 | 1 | 4% |
| Other/Not applicable | 612 | 659 | 47 | 8% |
| Total | 3,657 | 3,894 | 237 | 6% |

Source: ABS 2016, Census 2016 QuickStats; ABS 2011, Census 2011 QuickStats.

Table 14: Bonnells Bay – Silverwater SA2 – Composition of households

| Household type | 2011 | 2016 | Change (ppts, 2011-2016) |
|---------------------------------------|------|------|--------------------------|
| Family households | 62% | 63% | 0.8 |
| <i>Couple Family with Children</i> | 23% | 24% | 1.2 |
| <i>Couple Family without Children</i> | 28% | 27% | -0.2 |
| <i>One parent family</i> | 11% | 11% | -0.2 |
| <i>Other family</i> | 1% | 1% | 0.0 |
| Lone person household | 18% | 17% | -1.0 |
| Group household | 2% | 2% | 0.0 |
| Visitors only household | 1% | 1% | 0.0 |
| Other/Not applicable | 17% | 17% | 0.2 |

Source: ABS 2016, Census 2016 QuickStats; ABS 2011, Census 2011 QuickStats.

Morisset Park trends

The number of households in Morisset Park increased from 266 to 300 between 2011 and 2016. Compared to the wider Bonnells Bay – Silverwater SA2, Morisset Park had a larger share of couple families without children in 2016 (36 per cent vs 27 per cent). Consistent with the growth in the population aged over 65, couples without children is the household type which experienced the strongest growth between 2011 and 2016.

Table 15: Morisset Park – Number of households

| Household type | 2011 | 2016 | Change (2011-2016) | % change (2011-2016) |
|---------------------------------------|------------|------------|--------------------|----------------------|
| Family households | 173 | 215 | 42 | 24% |
| <i>Couple Family with Children</i> | 78 | 83 | 5 | 6% |
| <i>Couple Family without Children</i> | 73 | 109 | 36 | 49% |
| <i>One parent family</i> | 22 | 23 | 1 | 5% |
| <i>Other family</i> | 0 | 0 | 0 | 0% |
| Lone person household | 39 | 28 | -11 | -28% |
| Group household | 12 | 8 | -4 | -33% |
| Visitors only household | 0 | 5 | 5 | 0% |
| Other/Not applicable | 42 | 44 | 2 | 5% |
| Total | 266 | 300 | 34 | 13% |

Source: ABS 2016, Census 2016 QuickStats; ABS 2011, Census 2011 QuickStats.

Table 16: Morisset Park – Composition of households

| Household type | 2011 | 2016 | Change (ppts, 2011-2016) |
|---------------------------------------|------|------|--------------------------|
| Family households | 65% | 72% | 6.6 |
| <i>Couple Family with Children</i> | 29% | 28% | -1.7 |
| <i>Couple Family without Children</i> | 27% | 36% | 8.9 |
| <i>One parent family</i> | 8% | 8% | -0.6 |
| <i>Other family</i> | 0% | 0% | 0.0 |
| Lone person household | 15% | 9% | -5.3 |
| Group household | 5% | 3% | -1.8 |
| Visitors only household | 0% | 2% | 1.7 |
| Other/Not applicable | 16% | 15% | -1.1 |

Source: ABS 2016, Census 2016 QuickStats; ABS 2011, Census 2011 QuickStats.

4.1.3 Labour force characteristics

The most common occupations of residents of Bonnells Bay – Silverwater SA2 were Professionals, and Technicians and Trades, comprising 18.1 per cent and 17.8 per cent of employed persons respectively. Technicians and Trades is the profession that increased its share the most between 2011 and 2016, increasing from 15.5 per cent to 17.8 per cent.

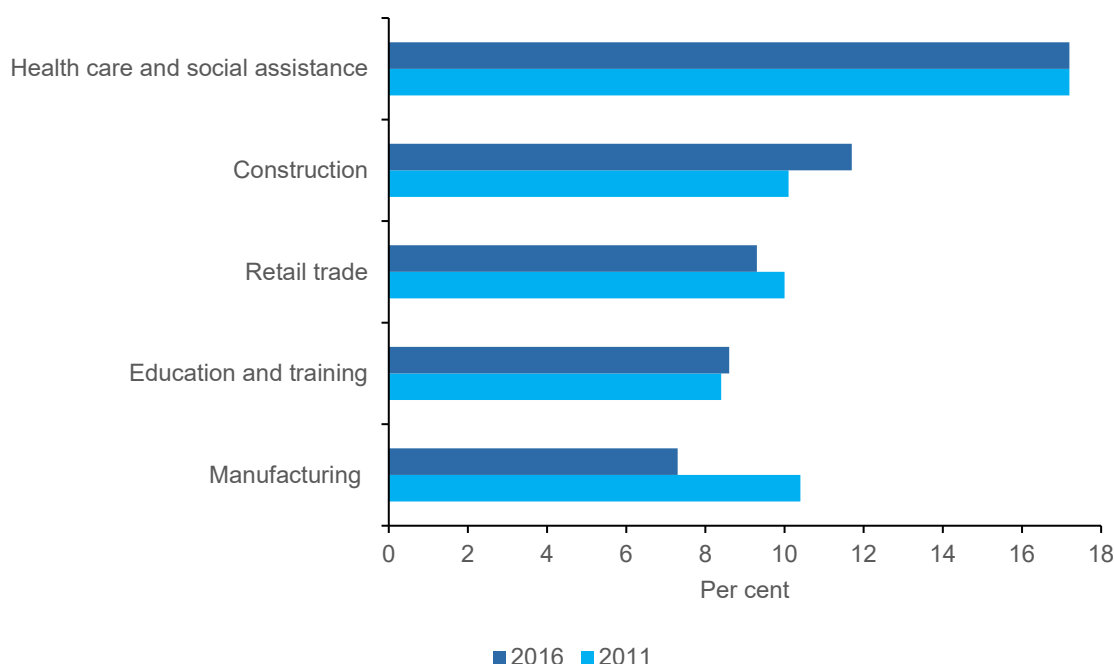
Table 17: Distribution of occupations of employed persons (% of total) – Bonnells Bay – Silverwater SA2

| Occupation | 2011 | 2016 | Change (ppts, 2011-2016) |
|--|------|------|--------------------------|
| Clerical and administrative workers | 14.7 | 13.7 | -1 |
| Community and personal service workers | 10.1 | 11.8 | 1.7 |
| Labourers | 12.1 | 10.8 | -1.3 |
| Machinery operators and drivers | 8.4 | 7.8 | -0.6 |
| Managers | 8.9 | 9.1 | 0.2 |
| Professionals | 19.4 | 18.1 | -1.3 |
| Sales workers | 9.1 | 9.2 | 0.1 |
| Technicians and trades workers | 15.5 | 17.8 | 2.3 |

Source: ABS 2016, Census 2016 QuickStats; ABS 2011, Census 2011 QuickStats.

By industry of employment, Health care and Social Assistance (17.2 per cent), Construction (11.7 per cent) and Retail Trade (9.3 per cent) comprised the largest shares of employed residents in the Bonnells Bay – Silverwater SA2. Notable shifts in industries of employment between 2011 and 2016 included a decline in the proportion of employed persons in Manufacturing from 10.4 per cent to 7.3 per cent and an increase in the proportion of employed persons in Construction from 10.1 per cent to 11.7 per cent.

Figure 8: Industry of employment of Bonnells Bay – Silverwater residents - top five industries (per cent of total)



Source: ABS 2016, Census 2016 QuickStats; ABS 2011, Census 2011 QuickStats.

Morriset Park trends

Professionals comprised the largest share of employed persons in Morisset Park in 2016 at around 20 per cent, similar to the wider Bonnells Bay – Silverwater SA2 area. The most significant change in the composition of employed persons in Morisset Park between 2011 and 2016 was the increase in the share of persons working in Community and Personal Service Workers from 5.4 per cent to 10.7 per cent.

Table 18: Distribution of occupations of employed persons (% of total) – Morisset Park

| Occupation | 2011 | 2016 | Change (ppts, 2011-2016) |
|--|------|------|--------------------------|
| Clerical and Administrative Workers | 17.2 | 17.2 | 0.0 |
| Community and Personal Service Workers | 5.4 | 10.7 | 5.3 |
| Labourers | 9.8 | 12.0 | 2.2 |
| Machinery Operators and Drivers | 6.8 | 8.7 | 1.9 |
| Managers | 12.8 | 10.4 | -2.4 |
| Professionals | 23.6 | 20.1 | -3.5 |
| Sales Workers | 9.8 | 6.1 | -3.7 |
| Technicians and Trades Workers | 13.5 | 14.9 | 1.4 |

Source: ABS 2016, Census 2016 QuickStats; ABS 2011, Census 2011 QuickStats.

4.1.4 Educational attainment

Around 50 per cent of Bonnells Bay – Silverwater SA2 residents had some post-school qualifications, while 37 per cent had school-level qualifications in 2016. The proportions of residents with advanced diplomas and postgraduate degrees increased the most between 2011 and 2016, increasing by 2.8 and 1.5 percentage points respectively.

Table 19: Highest level of education attained (% of total)* - Bonnells Bay – Silverwater SA2

| Highest level of education | 2011 | 2016 | Change (ppts, 2011-2016) |
|---|------|------|--------------------------|
| School education level | 38.6 | 37 | -1.6 |
| Certificate level | 17.6 | 15.8 | -1.8 |
| Graduate diploma and graduate certificate level | 1.5 | 1.8 | 0.3 |
| Advanced diploma and diploma level | 8.5 | 11.3 | 2.8 |
| Bachelor's degree level | 14.6 | 14.4 | -0.2 |
| Postgraduate degree level | 4.8 | 6.3 | 1.5 |

Source: ABS 2016, Census 2016 QuickStats; ABS 2011, Census 2011 QuickStats. Note, *Numbers may not sum to 100% because 'Not stated' has not been included

Morriset Park trends

Morriset Park residents had similar levels of school-level and post-school level qualifications to people in the wider Bonnells Bay – Silverwater SA2 area in 2016, but with a lower share of residents having obtained advanced diploma level and university level qualifications and a higher share having attained certificate level qualifications.

Table 20: Highest level of education attained (% of total)* - Morisset Park

| Highest level of education | 2016 |
|------------------------------------|------|
| School education level | 34.9 |
| Certificate level | 25.2 |
| Advanced diploma and diploma level | 9.7 |
| Bachelor's degree level or above | 17.5 |

Source: ABS 2016, Census 2016 QuickStats. Note, *Numbers may not sum to 100% because 'Not stated' has not been included; comparable data for 2011 not available

4.2 REGIONAL SOCIO-ECONOMIC COMPOSITION

Population

The Bonnells Bay – Silverwater SA2 had an estimated population of 9,590 in 2020 (4.6 per cent of the population of the Lake Macquarie LGA) and the adjacent Morisset – Cooranbong SA2 had a population of 16,581 (8.0 per cent of the population of Lake Macquarie LGA).

The 2020 populations of Bonnells Bay – Silverwater SA2 and Morisset – Cooranbong SA2 included a higher share of people aged over 65 (23.7 per cent) than the Lake Macquarie LGA (20.9 per cent) and significantly higher than the overall New South Wales share (16.6 per cent).

Table 21: Comparison on demographic composition for key regions, 2020

| Age Group | Bonnells Bay – Silverwater SA2 | Morisset – Cooranbong SA2 | Lake Macquarie LGA | New South Wales |
|-------------------------|--------------------------------|---------------------------|--------------------|------------------|
| Population (no.) | | | | |
| 0-14 years | 1,742 | 2,896 | 39,245 | 1,508,750 |
| 15-64 years | 5,572 | 9,750 | 125,196 | 5,292,142 |
| 65+ years | 2,276 | 3,935 | 43,334 | 1,366,640 |
| Total | 9,590 | 16,581 | 207,775 | 8,167,532 |
| % of total* | | | | |
| 0-14 years | 18.2% | 17.5% | 18.9% | 18.5% |
| 15-64 years | 58.1% | 58.8% | 60.3% | 64.8% |
| 65+ years | 23.7% | 23.7% | 20.9% | 16.7% |

Source: ABS 2022, Data by Region. Note, * Numbers may not sum to 100% due to rounding errors.

Housing

Median house price movements for Bonnells Bay – Silverwater SA2, Morisset – Cooranbong SA2, and Lake Macquarie LGA tracked together between 2015 and 2020, with the median house price in all three regions running at around \$590,000 in 2020.

The median sales price for an attached dwelling in the Bonnells Bay – Silverwater SA2 was \$540,000 in 2020, which was 15 per cent higher than the median sales price in the Lake Macquarie LGA and 44 per cent higher than the median sales price in the Morisset – Cooranbong SA2. The low levels of attached dwelling stock in the Bonnells Bay – Silverwater SA2 makes it difficult to compare its year-to-year sales performance against other regions. However, the lakeside location of suburbs within the Bonnells Bay – Silverwater SA2 would be expected to support higher median prices than the neighbouring Morisset – Cooranbong SA2.

Attached dwellings in Bonnells Bay – Silverwater SA2 and Morisset – Cooranbong SA2 accounted for over 50 per cent of those regions' total dwelling approvals over the five years to 2020. However, there have been no significant attached dwelling developments approved in the Bonnells Bay – Silverwater SA2 since late 2017. In the first eleven months of 2021 there were only two new 'other residential' units approved. Over the same period there were 70 units approved in the Morisset – Cooranbong SA2.

As a result of strong demand, the population densities of Bonnells Bay – Silverwater SA2 and Morisset – Cooranbong SA2 both increased over the five years to 2020, by 9.3 per cent and 9.8 per cent respectively.⁹ The small Bonnells Bay – Silverwater SA2 had an estimated 2020 population density of 944 persons per sqkm, while Morisset – Cooranbong SA2 had an estimated population density of 50 persons per sqkm. (Lake Macquarie LGA had a population density of 320 persons per sqkm as at 2020, an increase of 3.3 per cent on the 2015 rate).

As at Census 2016, the share of households where mortgage payments were greater than or equal to 30 per cent of household income was similar for Bonnells Bay – Silverwater SA2 (6.3 per cent), Morisset – Cooranbong SA2 (6.4 per cent) and Lake Macquarie LGA (6.5 per cent). However, the share of households where rental payments were greater than or equal to 30 per cent of household incomes was slightly higher in Bonnells Bay – Silverwater SA2 (10.5 per cent) compared to Morisset – Cooranbong SA2 (9.1 per cent) and Lake Macquarie LGA (9.6 per cent).

⁹ ABS 2022, Data by Region (Population and People)

Table 22: Housing indicators by region

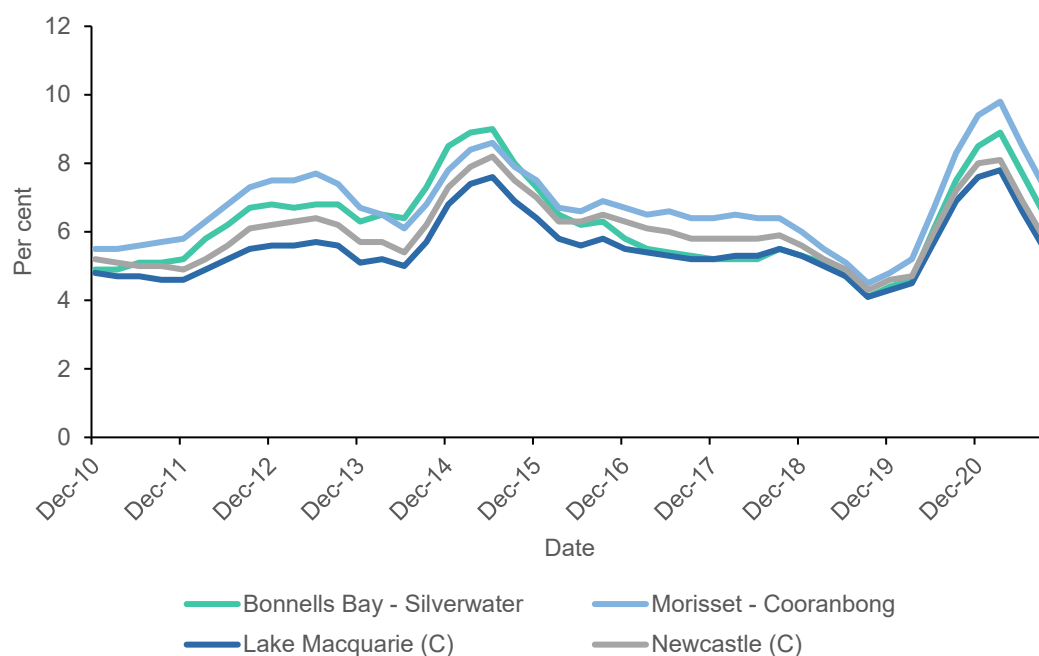
| Housing Indicators | Bonnells Bay - Silverwater SA2 | Morisset - Cooranbong SA2 | Lake Macquarie LGA |
|---|--------------------------------|---------------------------|--------------------|
| Median total income – 2018 | \$45,715 | \$44,576 | \$49,559 |
| Household monthly mortgage payments – average – 2016 | \$1,759 | \$1,845 | \$1,855 |
| Household monthly rental payments – average – 2016 | \$1,499 | \$1,320 | \$1,360 |
| Houses – median sale price (\$), 2020 | \$590,000 | \$587,750 | \$599,000 |
| Attached dwellings – median sale price (\$), 2020 | \$540,000 | \$375,000 | \$470,000 |
| Building approvals – private sector houses (no.)* | 55 | 160 | 820 |
| Building approvals – private sector dwellings excluding houses (no.)* | 30 | 90 | 483 |

Source: ABS 2022, Data by Region. Note, * average 2016-2020 except for Lake Macquarie LGA, average 2018-2020.

Employment

The unemployment rates in Bonnells Bay – Silverwater SA2 and Morisset – Cooranbong SA2 have been consistently above those of Newcastle and Lake Macquarie in recent years, even prior to the onset of the COVID-19 pandemic.

Figure 9: Unemployment Rate



Source: Labour Market Information Portal 2021, Small Area Labour Market, September quarter 2021.

The share of persons aged 15-64 active in the labour market as at Census 2016 was 73.3 per cent for the Lake Macquarie LGA, 71.5 per cent for Bonnells Bay – Silverwater SA2 and 67.4 per cent for Morisset – Cooranbong SA2.

Education

The population of Bonnells Bay – Silverwater SA2 had a slightly lower level of educational attainment than the Morisset – Cooranbong SA2 and the wider Lake Macquarie LGA as at Census 2016. The proportion of Bonnells Bay – Silverwater SA2 residents with a bachelor or postgraduate degree was 21 per cent compared to 22 per cent for Morisset – Cooranbong SA2 and 22 per cent for the wider Lake Macquarie LGA.

The Bonnells Bay – Silverwater SA2 ranked higher than the Morisset – Cooranbong SA2 in terms of a key ranking of socio-economic advantage “SEIFA” in 2016, but below the wider Lake Macquarie LGA.

Table 23: Educational and socioeconomic indicators, 2016

| Measure | Bonnells Bay – Silverwater SA2 | Morisset – Cooranbong SA2 | Lake Macquarie LGA |
|---------------------------------|--------------------------------|---------------------------|--------------------|
| School education level | 37.0% | 33.8% | 33.4% |
| Certificate or Diploma level | 28.9% | 28.2% | 28.2% |
| Bachelor or Postgraduate degree | 20.7% | 21.5% | 22.4% |
| SEIFA state decile ranking* | 5 | 4 | 7 |

Source: ABS 2020, Data by Region. Note, * Index of relative socio-economic advantage and disadvantage

4.3 POPULATION PROJECTIONS

The population of Bonnells Bay – Silverwater SA2 is forecast to reach 9,846 by 2041 – an increase of 402 persons or 4 per cent above estimated 2021 levels. This rate of growth is significantly lower than the 64 per cent projected for Morisset – Cooranbong SA2 and 15 per cent projected for Lake Macquarie LGA.

The composition of the Bonnells Bay – Silverwater SA2 and Morisset – Cooranbong SA2 populations at 2041 are expected to remain in line with their current profiles. The population of Lake Macquarie is expected to see an increase in the share of persons aged over 65 years, bringing its population composition in line with the other two regions at 2041.

Table 24: Population Projections

| | Bonnells Bay – Silverwater SA2 | | Morisset – Cooranbong SA2 | | Lake Macquarie LGA | |
|----------------------------------|--------------------------------|-------|---------------------------|--------|--------------------|---------|
| | 2021 | 2041 | 2021 | 2041 | 2021 | 2041 |
| Population | 9,444 | 9,846 | 16,964 | 27,828 | 208,813 | 239,194 |
| Change in population 2021-2041 | - | 402 | - | 10,864 | - | 30,381 |
| % Change in population 2021-2041 | - | 4% | - | 64% | - | 15% |
| Population composition | | | | | | |
| 0-14 Years | 19% | 18% | 18% | 19% | 18% | 17% |
| 15-64 Years | 58% | 57% | 58% | 58% | 60% | 59% |
| 65+ Years | 24% | 25% | 24% | 23% | 21% | 24% |

Source: Remplan (2021), Lake Macquarie Population, Households and Dwellings Forecasts to 2041

The number of households and dwellings are both forecast to increase by around 7 per cent in Bonnells Bay – Silverwater SA2 between 2021 and 2041, above the 4 per cent projected growth in population. As a result, the

average household size is project to decline slightly from 2.49 persons to 2.43 persons. A similar pattern is expected for Lake Macquarie LGA, but for Morisset Cooranbong SA2 the average household size is projected to increase slightly as a result of an increase in the share of persons aged 0-14 years.

Household composition at 2041 is expected to be largely unchanged from 2021 for all three regions. The main projected change is a slight reduction in the share of couple family with no children households and offsetting increase in the share of lone person households. The ageing population is a key contributing factor to this shift in composition.

Table 25: Household and dwellings projections

| | Bonnells Bay – Silverwater SA2 | | Morisset Cooranbong SA2 | | Lake Macquarie LGA | |
|----------------------------------|--------------------------------|-------|-------------------------|--------|--------------------|---------|
| | 2021 | 2041 | 2021 | 2041 | 2021 | 2041 |
| Dwellings | | | | | | |
| Dwellings | 4,430 | 4,754 | 7,154 | 11,506 | 90,113 | 106,064 |
| Change in dwellings 2021-2041 | - | 324 | - | 4,352 | - | 15,951 |
| % change in dwellings 2021-2041 | - | 7% | - | 61% | - | 18% |
| Households | | | | | | |
| Households | 3,788 | 4,044 | 6,266 | 10,178 | 81,914 | 96,362 |
| Change in households 2021-2041 | - | 256 | - | 3,912 | - | 14,448 |
| % change in households 2021-2041 | - | 7% | - | 62% | - | 18% |
| Household composition | | | | | | |
| Couple family with children | 27% | 27% | 27% | 28% | 29% | 29% |
| Couple family with no children | 33% | 32% | 30% | 29% | 29% | 28% |
| One parent family | 13% | 13% | 10% | 10% | 12% | 12% |
| Other family | 1% | 1% | 1% | 1% | 1% | 1% |
| Lone person household | 20% | 21% | 24% | 25% | 23% | 25% |
| Group household | 3% | 2% | 2% | 3% | 2% | 2% |
| Multiple family | 4% | 4% | 5% | 4% | 3% | 3% |

Source: Remplan (2021), Lake Macquarie Population, Households and Dwellings Forecasts to 2041

Based on the above population projections, the population density of Bonnells Bay – Silverwater SA2 is expected to increase slightly from 944 persons per sqkm currently to 969 persons per sqkm in 2041, while the population density of Morisset – Cooranbong SA2 will increase from 50 persons per sqkm to 84sqkm and that of Lake Macquarie LGA from 320 persons per sqkm to 369 persons per sqkm.

4.4 SUMMARY OF KEY DEMOGRAPHIC TRENDS

- Morisset Park suburb had a higher share of couple family with no children and couple family with children households in 2016 than the Bonnells Bay – Silverwater SA2. It also had a slightly younger population.

- The employment, occupation and education profile of Morisset Park suburb in 2016 was similar to the Bonnells Bay – Silverwater SA2.
- As at 2016, Morisset Park suburb housing predominantly comprised detached dwellings. Demand for a lakeside location supported a significantly higher population density in Morisset Park and other Bonnells Bay – Silverwater SA2 suburbs than for Morisset – Cooranbong SA2 and the overall Lake Macquarie LGA.
- The Bonnells Bay – Silverwater SA2 and Morisset – Cooranbong SA2 both saw strong demand for attached dwellings over the five years to 2020 which saw the population densities in both regions increase by over 9 per cent.
- The projected age and household composition of Bonnells Bay – Silverwater SA2 in 2041 is similar to its 2016 composition and the projected 2041 composition for both Morisset – Cooranbong SA2 and Lake Macquarie LGA. An ageing of Lake Macquarie LGA's population is expected to see its age profile shift to be in line with the other two regions, while strong planned employment and population growth around the strategic centre of Morisset is expected to preclude a further ageing in the other two regions by attracting strong growth in working age populations.
- Population growth in the Morisset – Cooranbong SA2 is expected to significantly outstrip that of the neighbouring Bonnells Bay – Silverwater SA2. This reflects a preference for detached housing in the Lake Macquarie region and the availability of developable land in the large Morisset – Cooranbong SA2 compared to the significantly smaller Bonnells Bay – Silverwater SA2.
- Dwelling and household growth in Bonnells Bay – Silverwater SA2 is expected to outstrip population growth over the 20 years to 2041 resulting in a fall in average household size
- The large share of smaller households (couples without children and lone person households), high amenity value of lakeside living and proximity to the strategic centre of Morisset suggests that there will be strong demand for attractive attached dwellings at available sites within Bonnells Bay – Silverwater SA2.

5 Impact assessment

5.1 DEVELOPMENT POPULATION

The proposed development includes 180 residential apartments:

- 94 x 2-bedroom apartments
- 65 x 3-bedroom apartments
- 21 x 4-bedroom apartments

The estimated development population was calculated using the following data:

1. Average number of people resident in two, three and four bedroom apartments in the Lake Macquarie LGA.¹⁰ Lake Macquarie was selected because there is a low number of apartments in Morisset Park.
2. Residential Vacancy Rates for the Hunter region.¹¹ This is the proportion of residential dwellings that were vacant during the survey period. The vacancy rate used was for all dwelling types and sizes because more granular estimates were not available.
3. Age distribution of the population of Lake Macquarie.¹²

For example, the development population for two-bedroom apartments and age group 0-19 years was calculated as:

$$\text{No. of two-bedroom apartments} \times \text{Average no. of residents in two-bedroom apartments in Lake Macquarie} \times (1 - \text{Residential Vacancy Rate}) \times \text{Proportion of the Lake Macquarie population aged 0-19 years}$$

The total estimated resident population of the development (aggregating all apartment sizes and age groups) is 64 (incremental to the 2016 concept DA approval) or 326 in total.

Table 26: Development Population estimates

| | Base case (approved DAs) | Project case (Concept DA) | Change |
|----------------------|--------------------------|---------------------------|--------|
| No. of apartments | 157 | 180 | 23 |
| Occupied apartments | 153 | 176 | 23 |
| Estimated population | 262 | 326 | 64 |
| <i>Persons 0-19</i> | 64 | 79 | 15 |
| <i>Persons 20-64</i> | 144 | 179 | 35 |
| <i>Persons 65+</i> | 54 | 68 | 14 |

Source: Number and type of apartments (JPG); Age distribution in Morisset Park and average persons per apartment in Lake Macquarie LGA (ABS 2016 Census QuickStats); Residential vacancy rates (Real Estate Institute of NSW 2021, Vacancy Rate Survey Results); Hadron Group calculations.

It is estimated that there will be approximately 20 persons in each of the following age cohorts: 0-4 years, 5-9 years, 10-14 years and 14-19 years.

¹⁰ ABS 2016, *Census of Population and Housing, 2016, TableBuilder, 2016 Census - Selected Dwelling Characteristics, Dwelling Structure by Number of Persons Usually Resident in Dwelling by Number of Bedrooms in Private Dwelling (ranges) by LGA*

¹¹ Real Estate Institute of NSW 2021, *Vacancy Rate Survey Results, September quarter 2021*

¹² ABS 2016, *Census 2016 QuickStats – Lake Macquarie*

5.2 SOCIAL INFRASTRUCTURE REVIEW

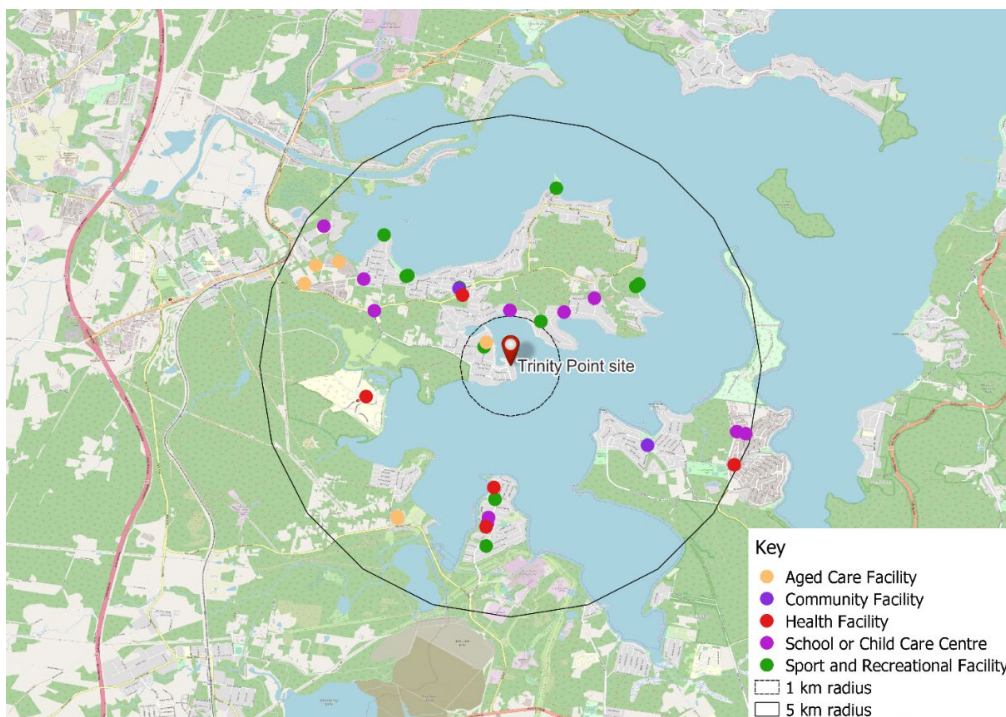
This section undertakes an audit of existing social infrastructure to better understand gaps and likely future needs of the resident population in the locality of the site.

The audit has been undertaken for a 1km and 5km radius of the site and has been informed by an analysis of Google Maps and data from the Australian Government's Child Care Finder website and the NSW Department of Education.

5.3 EXISTING FACILITIES

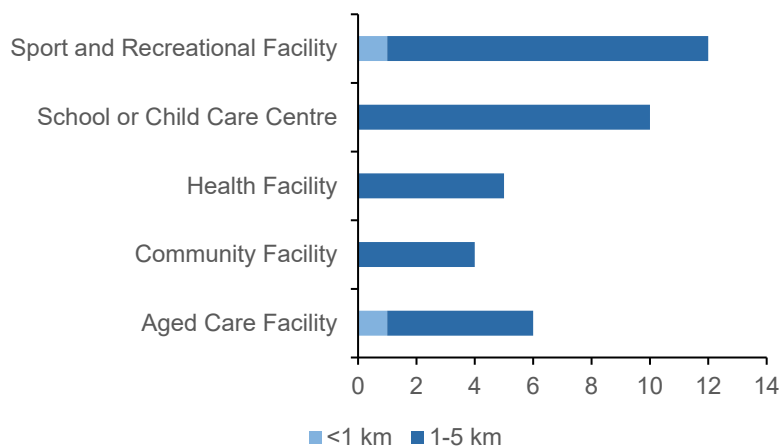
There are a range of community facilities in proximity to the site.

Figure 10: Location of existing facilities



Source: Google Maps (current as at 12 December 2021)

Figure 11: Number of Existing Facilities by proximity to Trinity Point



Source: Google Maps (current as at 12 December 2021)

Sport and recreational facilities

In addition to the Council owned land in the Trinity Point Foreshore Reserve, there are a range of parks, playgrounds, reserves and recreation facilities in the vicinity of the site:

- Irene Austin Reserve Playground is less than 1km from the site, with a further seven playgrounds within a 5km radius of the site.
- The Lake Macquarie Conservation Area is less than 1km from the site, with a further four parks and four reserves within a 5km radius of the site.
- Morisset Boat Ramp is less than 1km from the site, with a further seven boat ramps within a 5km radius of the site.
- There are two swim schools (at Wyee Point and Gwandalan) and a skate park (at Bonnells Bay) within a 5km radius of the site.

Table 27: Parks and playgrounds within a 5km radius of the site

| Facility name | Address | Proximity |
|-------------------------------------|--|-----------|
| Bonnells Bay Park | 11A Albert Street, Bonnells Bay 2264 | 1-5 km |
| Bonnells Bay Playground | 275 Fishery Point Rd, Bonnells Bay, NSW 2264 | 1-5 km |
| Brightwaters Park | 25 Bulgonia Road, Brightwaters 2264 | 1-5 km |
| Hall Street Reserve Playground | 25 Bulgonia Rd, Brightwaters, NSW 2264 | 1-5 km |
| Irene Austin Reserve Playground | Macquarie Rd, Morisset Park, NSW 2264 | <1 km |
| James Vale Playground | 9W Waverley Rd, Mannering Park, NSW 2259 | 1-5 km |
| Mannering Park Playground | 2W Campbell Parade, Mannering Park, NSW 2259 | 1-5 km |
| Pendlebury Park | 69 Grand Parade, Bonnells Bay, NSW 2264 | 1-5 km |
| Pendlebury Park Playground | 80 Grand Parade, Bonnells Bay, NSW 2264 | 1-5 km |
| Shingle Splitter's Point Playground | 1 Queen St, Balcolyn, NSW 2264 | 1-5 km |
| Sunshine Park | Sunshine Parade, Sunshine, NSW 2264 | 1-5 km |
| Sunshine Park Playground | Sunshine Parade, Sunshine, NSW 2264 | 1-5 km |

Source: Google Maps (current as at 12 December 2021)

Significant investment in district level sports facilities is being delivered under the proponent's Watagan Park Voluntary Planning Agreement. These facilities will be approximately 10km from the site.

On 27 January 2022, the NSW Government announced that the former Myuna Bay Sport and Recreation Centre will be relocated to land between Morisset Hospital and Bonnells Bay Public School. The facility is likely to include sports fields, an indoor sports hall, pool, bike and walking trails. The facility will be within 3km of the site and will be fully accessible to the public.

Education and childcare facilities

There are no childcare facilities within 1km of the site, but there are four within 5km and several more just outside of the 5km radius. At the time of undertaking this social audit (January 2022), the Australian Government's Child Care Finder website indicated that Goodstart Early Learning and Kindy Patch had vacancies. Mirrabooka Early Childhood Centre also indicated they had some capacity. There were also vacancies at the Morisset & District Children's Centre Co-operative and the Gwandalan Pre-School, both of which are just outside of the 5km radius assumed for the audit.

Table 28: Schools and childcare facilities within 5km of the site

| Facility name | Address | Proximity |
|-------------------------------------|---|-----------|
| Bonnells Bay Public School | Morriset Park Rd, Bonnells Bay, NSW 2264 | 1-5 km |
| Brightwaters Christian College | 82 Bulgonia Rd, Brightwaters, NSW 2264 | 1-5 km |
| Goodstart Early Learning | 45 Vales Rd, Mannering Park, NSW 2259 | 1-5 km |
| Gwandalan Outside School Hours Care | 27 Orana Rd, Gwandalan, NSW 2259 | 1-5 km |
| Gwandalan Public School | Kanangra Dr, Gwandalan, NSW 2259 | 1-5 km |
| Heritage College Lake Macquarie | 85 Ironbark Rd, Morisset, NSW 2264 | 1-5 km |
| Kindy Patch Bonnells Bay | 208 Harbord St, Bonnells Bay, NSW 2264 | 1-5 km |
| Little Pickles | 103A Dandaraga Rd, Brightwaters, NSW 2264 | 1-5 km |
| Mannering Park Public School | 43 Vales Rd, Mannering Park, NSW 2259 | 1-5 km |
| Mirrabooka Early Childhood Centre | 26 Hillcrest Rd, Mirrabooka, NSW 2264 | 1-5 km |

Source: Google Maps (current as at 12 December 2021)

There was availability for Outside of School Hours Care (OSHC) at Gwandalan, Bonnells Bay and Mannering Park schools. While the Covid-19 pandemic will have impacted enrolments, all three institutions indicated that they also had some capacity pre-2020.

NSW Department of Education data shows that Morisset Public School and Morisset High School had spare capacity in 2020, but Bonnells Bay Public School was not able to accept non-local enrolments.

Community Facilities

There are two libraries within a 5km radius of the site, as well as a Youth & Community Centre and a Community Hall for hire.

Table 29: Community facilities within 5km of the site

| Facility name | Address | Proximity |
|---------------------------------------|--|-----------|
| Bonnells Bay Youth & Community Centre | 275 Fishery Point Rd, Bonnells Bay, NSW 2264 | 1-5 km |
| Gwandalan Library Link | Koowong Rd, Gwandalan NSW 2259 | 1-5 km |
| Morisset Library | 39 Yambo St, Morisset NSW 2264 | 1-5 km |
| Summerland Point Community Hall | 62W Cams Blvd, Summerland Point, NSW 2259 | 1-5 km |

Source: Google Maps (current as at 12 December 2021)

The Morisset Contributions Catchment Recreation, Open Space and Community facilities and Services Study (HNP, 2012) concluded that there were deficiencies in community facility provision in the Morisset Contributions Catchment which needed to be addressed and that population growth would place additional strain on these facilities. The Lake Macquarie City Council Development Contribution Plan 2012 apportions the estimated cost of facilities required to meet demand from population growth to future developments. The proposed infrastructure includes an expansion of floorspace and facilities at Morisset Library. The Proponent has provided \$2,792,500 in contributions to date towards the Morisset Library expansion for other developments in the Morisset area and will provide further Section 7.11 contributions for the Trinity Point development to fund additional community and recreational facilities.

Aged Care Facilities

There are several aged care facilities in the vicinity of the site, reflecting the area's older population profile.

Table 30: Aged care facilities within 5km of the site

| Facility name | Address | Proximity |
|---|---|-----------|
| Ambleside Retirement Village | 15-17 Lakeview Rd, Morisset Park, NSW 2264 | <1 km |
| Bay Village Estate | 601 Fishery Point Rd, Morisset, NSW 2264 | 1-5 km |
| Bayside NSW Aged Care | 136 Marconi Rd, Bonnells Bay, NSW 2264 | 1-5 km |
| Greenleaf Retirement Resorts Wyee Point | 100 Government Rd, Wyee Point, NSW 2259 | 1-5 km |
| Lakeside Retirement Village | 157 Marconi Rd, 80 Seagull St, Bonnells Bay, NSW 2264 | 1-5 km |
| Wyee Point Lifestyle Community | 100 Government Rd, Wyee Point, NSW 2259 | 1-5 km |

Source: Google Maps (current as at 12 December 2021)

Health Facilities

There are two general medical practices within a 5km radius of the site with a dozen more within a 5-10km radius, along with dental practices and facilities providing a range of complementary therapies. The nearest public hospitals are at Wyong, 30km SSW of the site, and at Belmont, 40km NNE. The nearest private hospital is at Toronto, 20km NNE of the site.

Table 31: Health facilities within 5km of the site

| Facility name | Description | Address | Proximity |
|-----------------------------------|---|--|-----------|
| A Well Adjusted Clinic | Complementary therapy (sleep) | 3 Mistral Cl, Gwandalan, NSW 2259 | 1-5 km |
| Central Coast Clinic | Complementary therapy (chiro / massage) | 9 Kenilworth St, Mannering Park, NSW 2259 | 1-5 km |
| Morisset Hospital | Specialist hospital (acute mental health) | Dora St, Morisset, NSW 2264 | 1-5 km |
| Ochre Medical Centre Bonnells Bay | General practice | Suite 12 Bay Shopping Square, Fishery Point Rd, Morisset, NSW 2264 | 1-5 km |
| Shean W T & Partners | General practice | 75 Macquarie Rd, Mannering Park, NSW 2259 | 1-5 km |

Source: Google Maps (current as at 12 December 2021).

5.4 DEMAND FROM THE TRINITY POINT DEVELOPMENT

Factors which influence demand for social infrastructure from a development include the projected demographic characteristics of the population, the cumulative needs of the population and surrounding community, the capacity of existing facilities and the targeted rates of provision per head of population for the area.

The expected demands on facilities and infrastructure from the proposed development have been calculated using a range of published benchmarks.

The anticipated demands on social infrastructure – both incremental to the 2016 concept DA approval and for the total projected population – are shown in the following table.

Table 32: Planning proposal population demand for community facilities

| | Type of facility | Benchmark provision rate | Demand from Planning Proposal (incremental) | Demand from Planning Proposal (total) |
|----------------------------------|----------------------------|----------------------------------|---|---------------------------------------|
| Education | Public primary schools | 1: 1,500 new dwellings | 0.0 | 0.1 |
| | Public high schools | 1: 4,500 new dwellings | 0.0 | 0.0 |
| Health and social welfare | Community health centre | 1: 20,000 people | 0.0 | 0.0 |
| | Hospital beds | 2 beds: 1000 people | 0.3 | 0.8 |
| | Aged care housing | 1:10,000 people | 0.0 | 0.0 |
| | High care (nursing home) | 40 beds: 1,000 people 70yrs+ | 0.8 | 2.2 |
| | Low care (hostel) places | 48 places: 1,000 people 70yrs+ | 0.9 | 2.7 |
| | Youth centres | 1: 20,000 people | 0.0 | 0.0 |
| | Community service centre | 85 sqm per 1000 people | 11.6 | 33.5 |
| | Childcare facility | 1 place: 2.48 children 0 – 4yrs | 3.2 | 9.3 |
| | After school care facility | 1 place: 2.70 children 5 – 11yrs | 3.3 | 9.3 |
| Culture | Branch library | 1: 33,000 people | 0.0 | 0.0 |
| | District library | 1: 40,000 people | 0.0 | 0.0 |
| | Performing arts centre | 1: 30,000 people | 0.0 | 0.0 |
| Community centre | Local | 85 sqm per 1000 people | 11.6 | 33.5 |
| | District | 1: 20,000 people | 0.0 | 0.0 |
| Recreation | Indoor basketball courts | 1: 10,000 people | 0.0 | 0.0 |
| | Outdoor sports courts | 1: 10,000 people | 0.0 | 0.0 |
| | Aquatic facilities | 1:50,000 people | 0.0 | 0.0 |
| | Sportsfields | 1ha/1000 people | 0.1 | 0.4 |
| | Natural areas | 1ha/1000 people | 0.1 | 0.4 |
| | Local parks | 1 park/1500 people | 0.1 | 0.3 |

Sources: Hadron Group calculations, Growth Centre Commission – Development Code 2006, Lake Macquarie Council Parks and Play Strategy

Table 30 shows that the development population will create limited additional demand for social infrastructure.

Community consultation was undertaken to inform the EIS. The community's concerns around social infrastructure were predominantly focused on the adequacy of recreational and community facilities, particularly for the young.

The recently approved Myuna Bay Sport and Recreation Centre will significantly increase the supply of recreational facilities in proximity to the site. Lake Macquarie Council has also recently approved the Cedar Mills development at the former Morisset Golf Course for tourism and entertainment uses and is developing a Master Plan and Plan of Management for Morisset Showground for a range of uses recreational and community uses.

The proposed development itself will offer a range of passive and active recreation opportunities centred on access to the foreshore. Additional community space will be made available in the meeting rooms available for hire at the conference centre.

The social audit suggests there is currently sufficient capacity in childcare and after school care to cater to the projected increase in population from the proposed development.

The development will also provide Section 7.11 contributions which can be used to further enhance recreational and community facilities and childcare facilities in the Morisset catchment.

5.5 SOCIAL IMPACTS

Social impacts have been identified and analysed from the perspective of the community and other affected stakeholders. Different stakeholder groups considered include:

- Neighbours to the development
- The local Aboriginal community
- Vulnerable groups (including people with disability, health conditions, low incomes, culturally and linguistically diverse groups)
- Community within Morisset Park
- Community within Bonnells Bay – Silverwater SA2
- Community within the Lake Macquarie region
- Businesses within the Lake Macquarie region

The environmental changes brought about by the development have been analysed in terms of their impacts (including cumulative impacts) on people's way of life, community, access, culture, health and wellbeing and livelihoods. This section addresses the first, second and sixth requirements in Section 13 of the SEARs as well as the requirement for consideration of cumulative impacts. The table below presents the results of this analysis in accordance with step 2a of the methodology.

Table 33: Trinity Point development social outcomes

| Social impact | Evaluation |
|---|--|
| Way of life – increase in the supply and choice of dwellings close to amenities and employment | <p>As at Census 2016, there were only 44 occupied flats or apartments (1.1 per cent of total occupied dwellings) in the Bonnells Bay – Silverwater SA2 compared to around 3,800 detached houses.</p> <p>Trinity Point is a high-quality lakeside development and as such the apartments delivered are also expected to attract higher than average price points. While the proposed development will not directly improve housing affordability, it will support Morisset's role as an emerging strategic centre, creating a significant number of jobs and attracting a population with a diverse range of skills to reside in the area. This will attract further investment to the area, which will support future housing supply, employment and incomes.</p> <p>The development is aligned with the following priorities identified in the Lake Macquarie City Housing Strategy: increasing diversity and choice in housing (priority 2), facilitate efficient opportunities for housing close to jobs and services (priority 3) and facilitate housing design for innovation and sustainability (priority 5).</p> <ul style="list-style-type: none"> • Impact direction: Positive • Impact on different groups: This is likely to impact people currently living or interested in living in the Lake Macquarie region as it provides more housing choice for people wanting to relocate for lifestyle or other factors. • Cumulative impacts: No other significant medium density residential developments are currently approved in Morisset Park. • Likelihood: Almost certain – the design for the development includes 180 residential apartments. • Magnitude: Moderate – The development will significantly increase the diversity of housing available in proximity to Morisset strategic centre. |

| Social impact | Evaluation |
|---|--|
| <p>Community – impacts to cohesion and sense of place (construction phase)</p> | <p>The construction phase of the development is expected to last around 4 years. During this period there will be additional dust and noise emanating from the site and additional traffic movements, including heavy vehicles, to and from the site.</p> <ul style="list-style-type: none"> • Impact direction: Negative • Impact on different groups: This impact will predominantly affect the community in the immediate vicinity of the site as well as residents along Fishery Point Road, Morisset Park Road and Trinity Point Road, which will be the main route for construction traffic. • Cumulative impacts: Some. There are currently no other significant residential developments planned in Morisset Park. However, if the Myuna Bay Sport and Recreation Centre is underway at the same time this could create cumulative traffic impacts for Bonnells Bay residents. • Likelihood: Almost certain. • Magnitude: Moderate – there would be significant impacts for residents in the immediate vicinity of the site and on the route leading to the site for an extended period. |
| <p>Community – impacts to cohesion and sense of place (operational phase)</p> | <p>The development's population is equivalent to 44% of the estimated population of Morisset Park in 2016. The increase in population will bring Morisset Park's population density to slightly above the current average for the Bonnells Bay – Silverwater SA2 and in line with that of the suburbs of Bonnells Bay, Balcolyn and Mirrabooka.</p> <p>The proposed build will not align with everyone's aesthetic preferences, and it is very different in scale and design to other buildings in Morisset Park.</p> <p>The scale of the proposed development is larger than previously approved. Consequently, there is a risk that negative impacts (e.g., acoustics, visual amenity, access, congestion and parking) could be amplified to the extent that they infringe on the community's enjoyment of the area and their sense of place.</p> <p>There are several aspects of the proposed development which are expected to mitigate these impacts:</p> <ul style="list-style-type: none"> • There is sufficient parking on the site for the defined uses as prescribed in the Lake Macquarie Development Control Plan 2014. Significant use of the streets adjacent to the site for parking is assessed as being of low likelihood. During major events this likelihood increases due to the need for overflow parking. An Event Management Plan will be required for major events to mitigate traffic and parking impacts. • There are only 180 residential units on the site and not all households will contribute to peak flow traffic. The units are expected to attract retirees, those seeking a second home and stay-at-home workers. The site also has good public and active transport links to Morisset. • Traffic flows generated by the restaurants, hotel and function centre are not expected to reinforce peak flow traffic. • The tourism and hospitality uses are in the northern section of the site next to the marina which minimises their impact on existing residential areas. • The sloping design of the buildings will help reduce the impact on views through to the lake and the green roofs are designed both for heat island effect mitigation and to help reduce the visual impact of the buildings. • The development is designed to provide enhanced connectivity to public foreshore land. The walkway will connect the proponent's land to adjoining public reserve and will be fully accessible to the public. • The proponent has proposed to provide public benefits on Council owned foreshore land utilising the 7.12 contributions from the development: public amenities in the northern part of the site adjoining the marina, reinstatement of the sea baths to the south of the site, |

| Social impact | Evaluation |
|---|---|
| | <p>upgrades to Bluff Point to provide a public park with amenities including consideration of cultural heritage, and upgrades to the foreshore adjoining the sea baths.</p> <ul style="list-style-type: none"> • While there will be some land not accessible to the public to provide privacy for residents and guests, the public will have full access to Council owned land via the walkway as well as to the site's amenities – restaurants, wellness centre, function centre, business centre and retail shops. • The meeting rooms in the function centre will be available for hire by the community, which will support social cohesion. • The proponent's Trinity Point master-planned development extends down Trinity Point Road as far as Lakeview Road and down Henry Road as far as Sundial Drive. It is these residents who will be most impacted by the proposed development in terms of acoustics, visual amenity, congestion and parking. These residents will have been aware of the proposal for a mixed use development on the site when they purchased their lots. This suggests that they viewed the development of the lake-based resort as a positive factor in their purchase decision – or at least not a negative one. • Impact direction: Negative • Impact on different groups: This impact will be felt most by those living adjacent to the development, who will be most exposed to the noise, traffic and visual impacts. The broader community of Morisset Park will also be affected, particularly by the increase in traffic movements. • Cumulative impacts: None. There are currently no other significant residential developments planned in Morisset Park. • Likelihood: Likely – under the new concept DA there will be a significant increase in density on the site compared to previously approved plans. • Magnitude: Minor – the community consultation identifies concern from some local residents about the impact of the increase in density but there was not a consensus that the increase in density would have a net negative impact on the local community's sense of place. |
| <p>Surroundings – High quality urban design which enhances the connection to the foreshore</p> | <p>The proposed development is a high-quality design of six hill shaped buildings which reflect the natural surroundings. The development is designed to be highly sustainable, carbon neutral and self-sufficient. The sloping design of the buildings will help reduce the impact on views through to the lake and the green roofs are designed both for heat island effect mitigation and to help reduce the visual impact of the buildings.</p> <p>The walkway through the site will be accessible to persons with disabilities, signposted and well-lit. It will include both seating and shade opportunities to enjoy the foreshore.</p> <p>The development will provide enhanced connectivity to public foreshore land. The walkway will connect the proponent's land to adjoining public reserve. There will be no public foreshore path without the development as the cultural significance and existing vegetation and topography within Council's foreshore does not permit access without heritage or ecological impact.</p> <p>The proponent has also proposed to provide public benefits on Council owned foreshore land using the 7.12 contributions from the development: public amenities in the northern part of the site adjoining the marina, reinstatement of the sea baths to the south of the site, upgrades to Bluff Point to provide a public park with amenities including consideration of cultural heritage, and upgrades to the foreshore adjoining the sea baths.</p> |

| Social impact | Evaluation |
|---|--|
| | <ul style="list-style-type: none"> • Impact direction: Positive • Impact on different groups: The site's residents, tourists and visitors will benefit directly from the high-quality urban design. The local community will benefit from the foreshore access, although not everyone will appreciate the design's scale and aesthetics. The broader community of Morisset and Lake Macquarie will benefit from the impact the design has on attracting visitors and investment to the region. • Cumulative impacts: There are no other major developments planned in the suburb of Morisset Park. • Likelihood: Likely – the NSW State Design Review Panel has assessed the design. • Magnitude: Moderate – the foreshore access and enhancements will be maintained, allowing people to enjoy them for many years to come. |
| Access – Increased traffic movements | <p>The combination of the large permanent population (as compared to the current Morisset Park population) and the operation of the tourism and hospitality facilities will create a significant increase in traffic movements on roads leading to the site.</p> <ul style="list-style-type: none"> • Impact direction: Negative • Impact on different groups: Local residents of Morisset Park will be most impacted by the increase in traffic movements in terms of congestion, safety, noise and emissions and the potential reduction in parking availability. • Cumulative impacts: There are no other major developments planned in the suburb of Morisset Park. • Likelihood: Almost Certain – traffic modelling has been undertaken which identifies a substantial increase in traffic movements on roads into the site. • Magnitude: Moderate – there will be a noticeable increase in traffic movements. |
| Access – Increased demand for community services and facilities | <p>The additional population (incremental change of 64 people on the existing approved plans and a total change of 326 people) will increase demand for social infrastructure. The visitor population is not expected to place significant additional demands on social infrastructure. While the increase in population from the development represents a significant increase for Morisset Park suburb (44 per cent over 2016 levels)¹³, the impact on social infrastructure demand is not expected to be significant (see section 5.4).</p> <ul style="list-style-type: none"> • Impact direction: Negative • Impact on different groups: This will impact the community of Morisset Park as well as neighbouring suburbs as the social infrastructure used by residents of Morisset Park is predominantly located in more populous neighbouring suburbs. • Cumulative impacts: There are no other major developments planned in the suburb of Morisset Park. • Likelihood: Likely – The permanent population of the development is estimated at 326 people. • Magnitude: Minor – Although some concerns were raised in the community consultation about the potential strain on local facilities from the increased population, many saw it as an opportunity for new or upgraded facilities to be provided. Suggestions included additional open space, enhanced access to the foreshore and the restoration of the sea baths, all of which are proposed to be delivered as part of the development. |
| Culture – Impacts on Aboriginal heritage | <p>Bluff Point is an area of Aboriginal significance. It is part of the Council foreshore reserve. The proposed development will provide enhanced access to Bluff Point and proposes to provide a public park with amenities including consideration of cultural heritage through Section 7.12 contributions.</p> |

¹³ ABS 2016, *2016 Census*.

| Social impact | Evaluation |
|--|--|
| | <ul style="list-style-type: none"> • Impact direction: Positive • Impact on different groups: The proposed enhancements of Bluff Point will be undertaken in consultation with the local Aboriginal community. It will provide visitors to the site with an opportunity to understand and connect with country. • Cumulative impacts: None • Likelihood: Likely – The foreshore path which connects the development to the Council foreshore reserve is a fundamental characteristic of the design. • Magnitude: Minor – The development provides an opportunity to protect the Aboriginal culture of Trinity Point and to educate visitors on the importance of the site and its ecosystems to the traditional custodians of the land. |
| Health and wellbeing – impact of change on local community | A Health Impact Assessment was requested in the SEARs. See Section 5.6. |
| Likelihoods – employment opportunities | <ul style="list-style-type: none"> • Temporary effects – the development is expected to directly support around 300 full-time equivalent jobs (FTE) during its estimated 4-year construction. • Permanent effects – it is estimated that the development will support 398 jobs once fully developed: hotel (179 jobs), restaurants (150 jobs), business centre (18 jobs), wellness centre (6 jobs), function centre (18 jobs) and specialty retail (27 jobs). <p>There will be significant flow-on benefits for employment and economic activity during both the construction and operational phases of the development. The tourism facilities will not only stimulate employment within the supply chains required to service their direct demand but will also have multiplier effects through tourist expenditure in the local area.</p> <ul style="list-style-type: none"> • Impact direction: Positive • Likelihood: Likely – the numbers of jobs are estimated based on the current design. The degree to which these jobs are filled by locals will depend on how focused local recruitment efforts are and the availability of skills in the local labour market. The proponent intends to include a commitment to local employment and to training in the procurement process. • Magnitude: Major – the development will provide opportunities for employment onsite and will have significant flow-on benefits for employment and economic activity more broadly in the region. The existing temporary restaurant '8 at Trinity' employs around 75 FTEs, with many of those workers supported by the restaurant in acquiring qualifications. <p>The mix of jobs – hospitality, tourism, and construction – is well aligned with the industry and occupation profiles of the local area (Bonnells Bay – Silverwater SA2, Morisset – Cooranbong SA2), which has a slightly higher unemployment rate than the overall Lake Macquarie LGA.¹⁴</p> |
| Livelihoods – Boosting Lake Macquarie's draw for major events and tourism | The proposed development will provide facilities and amenities that support Lake Macquarie's vision as a tourism and events destination. The hotel, function centre and restaurants will attract additional visitors to the area. The tourism offering is aligned with several actions identified in the Lake Macquarie Destination Management Plan directed at encouraging lake-based activities and tourism opportunities and attracting events to the area. |

¹⁴ ABS 2021, *Small Area Labour Market Statistics, September Quarter 2021*.

| Social impact | Evaluation |
|---------------|--|
| | <ul style="list-style-type: none"> • Impact direction: Positive • Impact on different groups: This is likely to have impacts for both the community and business sector within the Lake Macquarie region. The community will benefit from having more events staged locally, while the business sector will benefit both directly and indirectly from the staging of these events. • Cumulative impacts: If the tourism and events facilities are successful in attracting major events it will increase the profile of the area creating positive flow-on effects for tourism and investment. The development will complement the Cedar Mills development in Morisset, which will attract tourism through its major outdoor events spaces including a water park, concert venue and petting zoo. • Likelihood: Possible – the success of the venue as a tourism and events draw will require positive feedback and support from Lake Macquarie Council and the State Government. • Magnitude: Moderate – if the development is successfully run and marketed it has the potential to have a material impact on tourism in Lake Macquarie. |

Source: Hadron Group analysis.

The following table presents the results of the assessment of individual social impacts as described in step 2b of the methodology. This step addresses requirement three under section 13 of the SEARs. A rating is determined for each impact and mitigation/enhancement measures are identified. A residual rating is then determined assuming the mitigation/enhancement actions have been applied.

Table 34: Impact and benefit rating table

| Impact | Evaluated | Project-specific mitigation/ enhancement measures | Residual impact significance |
|---|---|--|------------------------------|
| Increase in the supply and choice of dwellings close to amenities and employment | Almost certain + Moderate = High | <ul style="list-style-type: none"> • The site is zoned SP2 – tourism. The residential component cannot be provided without the tourism and hospitality components. • The development is not designed to be delivered in stages, which will mitigate the risk that either the residential or tourism and hospitality components will not be fully delivered. | Very High (positive) |
| High quality urban design which enhances the connection to the foreshore | Likely + Moderate = High | <ul style="list-style-type: none"> • The design has been to the NSW State Design Review Panel. • The design has been modified to reflect community feedback, resulting in a significant reduction in the proposed scale of the development compared to the scoping report. • The design has been modified to mitigate adverse impacts and enhance positive impacts as identified in a range of technical studies undertaken for the EIS: visual, acoustics, traffic, sustainability, culture. | High (positive) |
| Creation of significant numbers of employment opportunities for people in the Lake Macquarie area | Likely + Major = High | <ul style="list-style-type: none"> • Jobs will be advertised in the local community. • The procurement process will include a commitment to prioritise local employment and training. | Very High (positive) |

| Impact | Evaluated | Project-specific mitigation/ enhancement measures | Residual impact significance |
|---|-------------------------------------|---|------------------------------|
| Boosting Lake Macquarie's draw for major events and tourism | Possible + Moderate = Medium | <ul style="list-style-type: none"> The development includes tourism, events and hospitality components as well as residential apartments. This mix is intended to keep the site activated and profitable year-round. Council has identified the site as a way of increasing the visitor economy and attracting events to the region. The tourism operator and Council will need to work together to maximise the site's potential. | High (positive) |
| Protecting and promoting Aboriginal culture | Likely + Minor = Medium | <ul style="list-style-type: none"> An Aboriginal Cultural Heritage Assessment (ACHA) has been undertaken to inform the EIS. The ACHA identifies a number of recommendations for protecting Aboriginal sites during the works. There is potential to mitigate the negative impacts and enhance the positive benefits of the proposed development by ensuring measures are employed to maintain cultural connection, values and stories to the site. | High (positive) |
| Increased demand for community services and facilities | Likely + Minor = Medium | <ul style="list-style-type: none"> The development will provide a landscaped public domain, amenities including meeting rooms for hire and enhanced access to the foreshore and connectivity with Council reserve land. The development will provide 7.11 contributions to fund additional social infrastructure in the Morisset catchment. It is proposed that additional public benefits are funded by the development's 7.12 contributions, involving the enhancement of Council reserve land adjacent to the site. | Low (negative) |
| Impact on community cohesion and sense of place (operational phase) | Likely + Moderate = High | <ul style="list-style-type: none"> Community consultation has been undertaken for the EIS. The size of the development has been scaled back compared to the scoping report and request for SEARs to reflect the community's concerns. A range of technical studies have been undertaken to support the EIS and identify and mitigate adverse impacts. Ongoing consultation with the community to identify issues as they arise and potential mitigation measures. Mitigation measures will be set out in an Operations Management Plan which will identify measures to reduce the impacts associated with major events on local residents. A communications plan will be developed to ensure that the local community are given prior warning of disruptive major events. There is the potential to mitigate the negative impacts and enhance the positive benefits of the proposed development by increasing the inclusion of the local community in event planning at the site and also supporting local community groups through access to the site's facilities and providing opportunities for community fundraising onsite. | Medium (negative) |

| Impact | Evaluated | Project-specific mitigation/ enhancement measures | Residual impact significance |
|--|---|---|------------------------------|
| Increased traffic movements (operational phase) | Almost Certain + Moderate = High | <ul style="list-style-type: none"> A traffic and parking study has been undertaken to inform the EIS. The study found that the proposed Concept DA would result in minimal additional impacts to the road network operation compared to the previously approved concept and no significant difference in the intersection level of service rating and average delay across the modelled network, with all intersections operating at an acceptable LoS C or better during peak period. The study found that the parking provision was consistent with statutory requirements and that both motorcycle and bicycle parking was proposed onsite. | Medium (negative) |
| Impact on community cohesion and sense of place (construction phase) | Almost Certain + Moderate = High | <ul style="list-style-type: none"> Mitigation measures will be set out in a Construction Management Plan to reduce the impacts associated with noise and vibration and visual amenity during the construction phase. A communications plan will be developed and continually updated to ensure that the local community are given prior warning of disruptive events. | Medium (negative) |

Source: Hadron Group

5.6 HEALTH IMPACTS

This section presents the results of the Health Impact Assessment (HIA) conducted in accordance with the methodology set out in step 2c and addressing the requirements for a HIA specified in the SEARs. Since there are many similarities with the social impact assessment framework, the HIA has been conducted at a high level and focuses on the key steps of scoping and assessment. The stakeholder engagement conducted as part of the project development process is a significant input in this HIA. A rapid HIA was determined to be appropriate in terms of level of detail as the scale of the project is relatively localised, requiring a desktop literature review of potential health impacts.

5.6.1 Scoping

The boundaries of the assessment will be the same as those the SIA – i.e. the social locality of Morisset Park and the Bonnells Bay – Silverwater SA2. Refer to section 4.1 for a detailed community profile of this area. The following table lists some likely health impacts that could result from a built environment project, such as the Trinity Point development.

Table 35: Health impact scoping

| Impact | Direction of impact | Description |
|---|---------------------|---|
| Provision of quality public spaces and facilities will encourage local residents to exercise and live more healthy lifestyles | Positive | Provision of walkways and improved access to the lake will allow people to spend more time outdoors and exercise more, contributing to better mental and physical health outcomes. |
| Provision of quality open spaces could increase social cohesion, improving wellbeing | Positive | Provision of improved public spaces will provide the opportunity for the community to spend more time outdoors and interact, allowing people to form connections and reduce the risks of people feeling isolated. |
| Increase in the supply of quality and affordable homes will contribute to improved wellbeing. | Positive | The project increases the number and choice of housing in the Morisset Park area, providing more opportunities for people to access an attractive lakeside lifestyle. |
| Increases in employment opportunities directly contributes to improved physical and mental wellbeing. | Positive | The project will create a significant number of jobs during both the construction and operational phases which provide opportunities for local jobseekers and businesses. |
| Degradation in the aesthetics of the area and increases in noise could adversely impact people's wellbeing | Negative | Noise during construction and operational phase of the project, along with changes in the aesthetic nature of the area, could contribute to stress and adversely affect people's wellbeing. |
| Increase in traffic could reduce road safety | Negative | Higher traffic volumes can increase the risk of pedestrian injury/death. Fears about personal safety could dissuade people from exercising, contributing to adverse health outcomes. |

Source: *Health impacts from Thompson, S 2007, 'A planner's perspective on the health impacts of urban settings', NSW Public Health Bulletin Vol. 18(9–10); Hadron Group analysis*

5.6.2 Assessment

Once the scoping was complete and all likely health impacts identified, each impact was then assessed according to the methodology outlined in the guidelines. Research was conducted and the consultation findings reviewed to provide evidence to support each rating. The following table presents the results of the assessment of each identified health impact.

Table 36: Health impact assessment results

| Health impact | Direction of impact | Rating | Distribution | Evidence |
|---|---------------------|--------------------------|--|--|
| Provision of quality public spaces and facilities will encourage local residents to exercise and live more healthy lifestyles | Positive | Medium + Likely = Medium | Changes will mainly impact residents of Morisset Park. | Rozek, J et al, 'Evidence supporting the health benefits of Public Open Space, Heart Foundation Healthy Active Design' compiles a wide range of research papers and studies from around the world that find evidence linking open space provision with improved health outcomes. |
| Provision of quality open spaces could increase social cohesion, improving wellbeing | Positive | Low + Possible = Low | Changes will mainly impact residents of Morisset Park. | Viniece Jennings and Omoshalewa Bamkole (2019), 'The Relationship between Social Cohesion and Urban Green Space: An Avenue for Health Promotion', International Journal for Environmental |

| Health impact | Direction of impact | Rating | Distribution | Evidence |
|--|---------------------|--------------------------------|--|--|
| | | | | Research and Public Health presents evidence linking public open space with increased social cohesion. |
| Increase in the supply of quality and affordable homes will contribute to improved wellbeing. | Positive | High + Likely = High | Changes will impact people who want to move to the area. | Rolfe et al (2020), 'Housing as a social determinant of health and wellbeing: developing an empirically-informed realist theoretical framework', BMC Public Health presents finds that housing provision, housing quality and neighbourhood are all significantly correlated with health outcomes. |
| Increases in employment opportunities directly contributes to improved physical and mental wellbeing. | Positive | High + Very Likely = Very High | Changes will mainly impact people living in the Lake Macquarie region. | Emerson, E et al (2018), 'Housing as a social determinant of health and wellbeing: developing an empirically-informed realist theoretical framework', BMC Public Health provides evidence that people who are employed are more likely to have better health outcomes, using data on British adults. |
| Degradation in the aesthetics of the area and increases in noise could adversely impact people's wellbeing | Negative | Medium + Possible = Low | Changes will impact residents living adjacent to the development site. | Some residents raised concerns about the increase in density during community consultation, particularly regarding the height of the buildings and increase in noise from use onsite. (See mitigation measures in Table 32). |
| Increase in traffic could reduce road safety | Negative | Medium + Likely = Medium | Changes will mainly impact residents living on Trinity Point Drive. | Traffic was the most commonly raised concern during the consultation, particularly safety round Bonnells Bay Public School and the impact on on-street parking. (See mitigation measures in Table 32). |

Source: Hadron Group analysis.

6 Monitoring and management framework

This section describes the monitoring and management processes to ensure social impacts are managed in the post-approval, construction and operational phases of the development as outlined in phase 3 in the methodology. This phase addresses requirement five under section 13 of the SEARs. The following sections set out the monitoring and management framework for the project. These arrangements will be formalised into a Social Impact Monitoring Plan (SIMP) as required under the conditions of consent.

6.1 MONITORING PROGRAM

The following table sets out the ongoing monitoring arrangements for the project's identified social impacts.

Table 37: Social impact monitoring arrangements

| Outcome | Indicators | Target | Methodology | Frequency | Responsibility |
|---|---|--------------------------|--|-----------|---|
| Increase in choice and mix of dwellings in proximity to employment centres, transport and amenities | No. of apartments built at the site. No. of two, three and four bedroom apartments built at the site. | As per submitted design. | Monitor completions of apartments to ensure they are aligned with the project schedule. | Annually | Trinity Point development implementation team |
| Creation of significant numbers of employment opportunities for people in the Lake Macquarie area | Local workforce participation | n/a | Ensure that local employment commitments are being met. | Quarterly | |
| Boosting Lake Macquarie's draw for major events and tourism | Lake Macquarie visitor numbers No. of hotel guests No. of conferences/events No. of restaurant patrons | n/a | Source data from Destination NSW Maintain records of usage/demand for each facility within the development | Annually | |
| Enhanced accessibility for the community to the lake foreshore and public reserve | Community consultation | n/a | Consult with community to see if they are using the development's open spaces. | Annually | Stakeholder engagement team |
| Increased demand for community facilities | Community consultation | n/a | Consult with community to determine if capacity of available facilities is sufficient for the increasing population. | Annually | |
| Impact on community cohesion and sense of place | Community consultation | n/a | Consult with community to determine if there are any residual issues. | Annually | |

Source: Hadron Group analysis.

6.2 OTHER MANAGEMENT AND MONITORING ARRANGEMENTS

6.2.1 Incident notification

A process will be established to collect and respond to feedback, complaints, breaches and grievances regarding social issues raised by the community. This process will be provided to all neighbouring residents affected by the development, including how to submit feedback or complaints (mailing address, phone number, email address). Part of the process of handling complaints, breaches or grievances will be to communicate the outcome to the community.

6.2.2 Review process for monitoring program

In addition to the ongoing monitoring of social impacts, the impacts being monitored will be reviewed annually. If any unforeseen social impacts arise as the development proceeds, these will be added to the program for monitoring and management. Moreover, if any social impacts being monitored are deemed to be no longer relevant, these will be removed from the monitoring program.

If there are uncertainties about the nature or extent of particular social impacts, additional research may be carried out by the Trinity Point project implementation team to gather findings from research papers, case studies or other developments as part of the annual review process.

6.2.3 Reporting and data sharing

Annual reports summarising the findings of social impact monitoring activities will be generated and made available to the community. In addition, data may be shared with Lake Macquarie Council and the NSW Department of Planning and Environment to contribute to ongoing sharing of knowledge and insights.

HADRON
GROUP



24 March 2022

Dear Mr Keith Johnson

Subject: Trinity Point mixed-use tourism and residential development - public benefits

Thank you for your request regarding Council's response about the public benefits offered at the proposed Trinity Point mixed-use tourism and residential development.

Council acknowledges and are supportive in principle of the public benefits offered by the proposed development, and do not expect the development to deliver open space and recreational infrastructure, other than what has already been secured (i.e. the foreshore lands and future walkway, etc).

Further, Council is willing to enter into discussions regarding the redirection of 7.12 development contributions to deliver works at Trinity Point that benefit the public and the Lake Macquarie community.

Please reach out to the undersigned when you wish to commence these discussions.

If you have any further questions or require further information, please reach out to the undersigned.

Yours faithfully,

A handwritten signature in black ink that reads "A Regado".

Amy Regado
Section Manager Development
Development Assessment and Certification

Our Ref: Your Ref:

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